# Nantucket Planning Board

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

Date: August 1, 2016

To: Planning Board

From: Holly E. Backus
Land Use Specialist

Re: Staff Report for August 8, 2016 Planning Board Meeting

**Call to Order:**

**Approval of the Agenda:**

**Minutes:**

- **June 13, 2016**
- **July 11, 2016**

**ANRs:**

- **#8002 Christopher T. Oberg, 30 Macy Lane (Map 68 Parcel 105)**
  The purpose of this plan is to divide a single lot into Lot A and Lot B. The plan creates two (2) buildable lots pursuant to an approved Special Permit for a secondary residential lot under the Nantucket Housing Needs Program from year-round residents (Planning Board file #58-15) which was approved by the board at the December 14, 2015 Planning Board Meeting. Lot 1 is approximately 3,580 square feet and Lot B is approximately 4,691 square feet. Staff notes that the plan does not indicate the regularity "r" factor as required in the Bylaw, and that the proposed lots do not match the size lots in the Special Permit Decision (filed with the Town Clerk on January 20, 2016 and recorded at the Registry of Deeds on June 14, 2016 and included in the Board's packet.) The difference of the lot sizes indicated in the Special Permit and the proposed plan are a difference of 195 square feet. Staff recommends endorsement, however the Applicant will need to apply for an amendment to the Special Permit in regards to the lot size changes.

- **#8003 Mark Clausen & Mary Davis and Elizabeth & Mark Norris, 130A Main Street, 130B Main Street, and 130 Main Street (Map 42.3.3 Parcel 96.1 and Map 42.3.3 Parcel 96.3)**
  The purpose of this plan is to divide a single lot, on which three (3) buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. All three (3) of the dwelling units are currently in condominium ownership. Evidence of all three (3) dwellings is provided with property tax cards of 1950 and 1954 for the Town of Nantucket and included with the application. Staff recommends endorsement.

- **#8004 Suzanne McMahon, 15 Weweeder Avenue (Map 80 Parcel 30)**
  The purpose of this plan is to combine Lot 5, Parcel A-1 and Parcel 2A into one lot. Staff recommends endorsement.

- **#8005 C. Gail Greenwald, 6 Washington Avenue (Map 60.2.4 Parcel 66)**
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 the buildings is provided with the aerial photo of Madaket from the late 1920s, acquired from the Nantucket Historical Association. Staff recommends endorsement.

- **#8006 Joseph R. Paul, 4 Dartmouth Street (Map 76.1.3 Parcel 1)**
The purpose of this plan is to divide a lot into Lot A and Lot B. The plan creates two (2) buildable lots pursuant to a pending Special Permit for secondary residential lot under the Nantucket Housing Needs Program for year-round residents (Planning Board File #45-16). Lot A is approximately 84,000 square feet and Lot B is approximately 40,000 square feet. The proposed lots meet the frontage requirements for LUG-3, which is 200'. Should the board approve the pending Special Permit, staff recommends endorsement.

- **#8007 Mariam Varian, 4 Okorwaw Avenue (Map 79 Parcel 131)**
  The purpose of this plan is to divide lot 15 into Lot A and Lot B. Lot A is approximately 85,075 square feet and Lot B is approximately 40,005 square feet. The proposed lots meet the frontage requirements for LUG-1, which is 100' off a public way, Okorwaw. (See attached Order of Taking by Eminent Domain by the BOS May 25, 2016.) The Board should note that this property was rezoned from LUG-2 to LUG-1 by the 2016 ATM Warrant Article 50, which was approved by the AG in July. Staff recommends endorsement.

- **#8008 Wesquo Property B, LLC, 57 Washington Street (Map 42.2.3 Parcel 37)**
  The purpose of this plan is to amend the previously endorsed ANR plans (Planning Board #7842, June 8, 2015 and Planning Board #7898, November 19, 2015.) The plan indicates the "adjusted lot line." Staff recommends endorsement of this revised plan.

- **#8009 Carolyn Marzo, 26 East Lincoln Ave (Map 42.4.1 Parcel 41)**
  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 with 1938 aerial photography of the Town of Nantucket. The Applicant notes that the date of the structures in the property card is incorrect. Staff notes that the neighboring lot at 24 East Lincoln was divided off the subject lot in 1994 by a 41-81L plan. Staff recommends endorsement.

- **#8010 7 Swain Street, LLC, 7 & 9 Swain Street (Map 42.4.1 Parcels 78 & 79)**
  The purpose of this plan is to combine Lots 19D, 19E, 20D and 20E as shown on Plan 2002-9 (included in the Board's packet) and re-subdivided into Lot 19F and Lot 20F.The proposed lots meet the frontage and minimum lot size for R-1. Staff notes that the proposed lot line will create an encroachment of the existing dwelling; however the plan notes that the dwelling will be moved or razed. Staff recommends endorsement.

- **#8011 Zeke Dog, LLC, 2 Quidnet Reserve Drive (Map 21 Parcel 27.1)**
  The purpose of this plan is to create an unbuildable lot for the purposes of conveyance and combined with Lot 6. Staff asked the surveyor to add the following statements on the plans:
  Lot 9 contains inadequate lot area as defined in the Nantucket Zoning Bylaw to comply with the minimum area requirements applicable under such Bylaw. Lot 9 is not to be used as a separate building lot. Lot 9 is to be conveyed to and combined with Lot 6. With these notations, staff recommends endorsement.

- **#8012 Eric Rosenberg & Michele Kolb, 7 Gardner Street (Map 42.3.3 Parcel 58)**
  The purpose of this plan is an amendment to the previously approved ANR #7989 that divided a single lot that had two (2) or more buildings in existence prior to the 1955 enactment of the Subdivision Control Law. Evidence is provided of both buildings from the 1923 Sanborn Maps and 1938 aerial maps of the Town of Nantucket. More specifically, the plan is an amendment in lot sizes with Lot 7 at 3,478 square feet and Lot7A at 2,692 square feet; a difference of 47 square feet. Staff recommends endorsement of this revised plan.

**Second Dwellings:**

- **Brian & Mary MacDonald, 11 Cottage Avenue, Siasconset (Map 73.3.1 Parcel 52),** ***CONTINUE TO 9-12-16***
- **Greywoods LLC, 63 Hummock Pond Road (Map 56 Parcel 466)**
- **Ronald Lindsay, 15 Pippens Way (Map 43 Parcel 94.3)**
- **James Fong, 85 Tom Nevers Road (Map 91 Parcel 14)**
- **Robert & Lauren Keane, 17 Deer Run Road (Map 57 Parcel 13)**
- **Chris Bloom, 11 Lily Street (Map 42.3.4 Parcel 50)**
- **Shaun & Jennifer Broderick, 4 Old Mill Court (Map 55 Parcel 925)**
- **FMI, LLC, 7 Starbuck Court (Map 42.3.3 Parcels 80, 81 & 126)**
- **Grant Tyler Ewing, 18 Sleepy hollow Road (Map 66 Parcel 447.2)**

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

**Tertiary Dwellings:**

- **Sharon L. Hubbard, 28 Dukes Road (Map 56 Parcel 190)** ***WITHDRAWN***

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

**Previous Plans:**

- **#6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road,** *Covenant & Restriction Agreement discussion,* ***CONTINUE TO 9-12-16***
- **#09-12 Cape Cod 5,** *performance security release*
  Staff will provide a recommendation at the meeting.

- **#791 Nantucket Beach Properties, Jonathan Way,** *Form J (Lot 590)*
  ******** Re-affirm vote***

- **#6986 Cachalot,** *Release of some funds*
  Staff will provide a recommendation at the meeting.

- **#7577 Cliff Lane Subdivision,** *Form J (Lots B and C and any or all remaining lots)*
  Staff will provide a recommendation at the meeting.

- **#7919 Hatikva Way Subdivision,** *Form J (Lots 34, 35 & 36) & endorse legal documents*
  Staff recommends endorsement.

- **#30-16 Richard A. Travaglione, Trustees of 27 & 29 Tomahawk Road Ralty Trust,** *endorse plans*
  Staff recommends endorsement.

**Public Hearings:**

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road *CONTINUE TO 11-14-16***
  *This Application was not heard at the December, January, February, March, April, May, June & July meetings.*

- **#36-16 Seacliff, LLC and 146 Cliff Road, LLC, 144 & 146 Cliff Road *CONTINUE TO 9-12-16***
  FROM 07-01-16 STAFF REPORT:
  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.

- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue**
  *(This application was not discussed at the June & July meetings.)*
  FROM 05-02-16 STAFF REPORT:
  The Applicant is proposing an approval of a Definitive Subdivision Plan at 20 Sparks Avenue. The Applicant is proposing a four (4) lot subdivision, three (3) of which are buildable lots. The site contains approximately 21,038 square feet and currently contains two (2) residential structures on the lot. The Applicant proposes three (3) buildable lots and a roadway lot containing a 14' wide gravel roadway with a 20' wide layout named Waterhouse Way and terminating in a *cul de sac*. The Applicant is requesting a variety of waivers, including a reduction in the roadway width and the allowance of a gravel surface. Each lot meets the minimum lot area requirements for the CMI district; however, the current plan shows a roadway layout that creates a frontage issue for Lot 3. Also, the list of waivers submitted with the application was taken from a Planning Board decision for an entirely different area, so the applicant should confirm that all of those apply and that they are seeking similar conditions. For example, the conditions that were submitted included a duplex prohibition. Staff notes that the plan in your packet does not meet the frontage requirements for the CMI district. Specifically, Lot 3 does not have 50 feet of frontage. Staff anticipates that a new plan will be provided prior to the meeting. We also note that the zoning information on the plan references the RC district, and this property was rezoned at the 2016 ATM. Although a prior sketch plan was submitted, that does not provide the zoning freeze protection that a preliminary plan provides.

  UPDATE:
  The Applicant has provided revised plans with detailed drainage, grading and erosion control details. The plans provide a proposed 14' wide private way with a paved apron at the intersection with Sparks Avenue. Each lot has proposed underground roof drain systems for existing or future dwelling, details of which are included in the plans. Each lot is also proposed with a street tree proposed with thin the access and utility easement. It is important to note that at the time of this report, the Board's consultant engineer, Mr. Ed Pesce, PE has not received these revised plans. Staff questions why the existing dwelling in the area of proposed lot 3 is not shown on the site plan. Staff recommends further discussion at the meeting.

- **#35-16 Seacliff, LLC and 142 Cliff Road, LLC, 144 Cliff Road & 142 Cliff Road**
  FROM 07-01-16 STAFF REPORT:
  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.

  UPDATE:
  The Applicant's representative provided a revised plan for the Board's consideration. Although the Applicant moved the eastern driveway access to the west by 13' and improved the distances between all the driveways by at least 30' apart, they are still close together, traffic is heavy and vehicular speeds are high. Staff believes there are other options that should be perused.

- **#37-16 Inn Partners Regatta, LLC, 78 Center Street**
  FROM 07-01-16 STAFF REPORT:
  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.

  UPDATE:
  The Application has been re-advertised accordingly and new abutter's notices have been sent. Staff has met with an adjacent abutter on this request who had questions on the procedures and laws pertaining to the Planning Board's review of this request. Staff has no additional comments.

- **#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.

FROM 07-01-16 STAFF REPORT:
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.

UPDATE:
No further update.

- **#7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road**

FROM 07-01-16 STAFF REPORT:
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.

UPDATE:
No further update.

- **#39-16 Old South Road Crossing Retail "Liner" Buildings, 63, 67m 73, and 75(A) Old South Road**

FROM 07-01-16 STAFF REPORT:
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.

UPDATE:
No further update.

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

FROM 07-01-16 STAFF REPORT:

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.

UPDATE:

No further update.

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

FROM 07-01-16 STAFF REPORT:

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.

UPDATE:

No further update.

- **#44-16 Old Thumper LLC (Amendment), 29 Young's Way**

The Applicant is seeking an Amendment to a previously granted Special Permit dated November 19, 2015 to construct a three (3) car garage bay contractor shop upon the premise instead of the approved two (2) bays. The commercial garage bays would be located on the first floor, while the two (2) bedroom dwelling is located above. The premise is located within the Public Wellhead Recharge District and the Applicant has received another Certificate of Water Quality Compliance from the Wannacomet Water Company. A copy of the previous Special Permit is included with the Board's packet for convenience. Staff recommends approval.

- **#45-16 Joseph R. Paul, 4 Dartmouth Street**
  The Applicant is seeking a Special Permit to create a secondary residential lot for year-round residents. The Applicant is further requesting a waiver from the shared driveway requirement and lot size requirement. Specifically, the Applicant is requesting to divide the 124,000 square foot lot (zoned LUG-3) into Lot A (84,000 square feet) and LOT B (40,000). The secondary lot would exceed the minimum lot size requirements; however the primary lot would be 1,000 square foot less than required under the Bylaw. In addition, the Applicant proposes to keep the existing driveway access for the primary lot off of Dartmouth Street, while the proposed secondary lot will have access off of Clarendon Street. Should the Board is so inclined to approve the application; staff respectfully has the following questions for the Applicant:
  1) Please explain the rationale behind the waiver requested for the lot sizes, as there is more than sufficient square footage to meet the minimum lot sizes required under the Bylaw.
  2) Please clarify the reason for the proposed driveway location off of Clarendon Street, as it appears it is to provide adequate space for the proposed septic tank.

- **#46-16 Bijan Sabel & Lauren R. Sabet, 77 Eel Point Road**
  The Applicant is seeking a Special Permit to construct a second driveway access. It appears that the Applicant is requesting a second driveway access off the existing driveway for the adjacent neighbor off 83 Eel Point Road; however the existing driveway is located upon the Applicant's property. The Applicant has also submitted a copy of a deed where they have rights within the existing driveway. The Applicant has also submitted photographs of the site for the Board's consideration. It is important to note that staff has received letters in support from the adjacent neighbor. Staff recommends approval.

- **#47-16 Hillsboro & 15th, LLC and 5050 Properties, LLC (Amendment), 1, 3, 5, and 7 Flint Road and 28, 30, 32, and 34 Tomahawk Road**
  The Applicants are requesting an Amendment to a previously granted MCD Special Permit dated July 11, 2016 to allow the construction of two (2) second floor dwellings (duplex), with one (1) dwelling to contain one (1) bedroom and the other dwelling to contain two (2) bedrooms. In addition, the Applicant is seeking a waiver from the Off-Street Parking requirements for the proposed residential use. The site is within the Coffin commercial subdivision off Arrowhead Drive and the uses proposed are consistent with the intent of the subdivision. This property is currently zoned Commercial Industrial (CI); however it is subject to a "Zoning Freeze" under the Residential Commercial (RC-2) zoning district. Staff notes that a modification to the Arrowhead Drive Subdivision is in front of the Board (Planning Board File #8001) to modify condition #7 that allows "one (1) second floor dwelling for employees only shall be allowed for each development project regardless of the number of contiguous parcels comprising such development project." Staff notes that the Applicant's approved development (Planning Board File #18-16) comprises of eight (8) contiguous parcels and that the request would not exceed what each lot is allowed to have if the lots were developed individually. Should the Board be so inclined to approve the request, they should approve the modification to the subdivision prior. Staff recommends approval.

- **#48-16 NIR Retail LLC, 137 Old South Road**
  The Applicant is requesting a MCD Special Permit to construct a 6,256 square foot structure for a laundry facility. In addition, the Applicant is seeking to construct a four (4) bedroom, 720 square foot structure on the premise for Neighborhood Employee Housing. The Applicant's existing laundry facility recently burned down at the Marine Home Center location. In addition, the Applicant is seeking relief from Open Space requirement, Off-Street Parking requirements, Traffic Study requirements, and Setback requirements for the Board to consider. The Applicant has provided the required Employee housing Management Plan for the Board's consideration. The Applicant's

surveyor will be presenting and discussing a more detailed site plan at the meeting for the Board's discussion. It is important to note that his application has not yet been reviewed by the Board's consultant engineer, Mr. Ed Pesce, PE.

- **#8000 Beach Walk Way, 130 Somerset Road**
  The Applicant is seeking approval of a Definitive Subdivision Plan to subdivide the approximate 25,141 square foot parcels into three (3) lots, consisting of two (2) buildable lots and one (1) unbuildable lot. The proposed buildable lots will contain 13,149 square feet (Lot 1) and 11,992 square feet (Lot 2). The reconfigured lots will meet the required minimum lot size; however will not meet the required 75' of frontage. The existing lots were created in 2006 under the RC-2 zoning, however the lots were rezoned to R-10 and therefore creating the lots non-conforming with frontage requirements. This new configuration will create a new access lot that will provide frontage for the tow (2) buildable lots and the new roadway access that will contain the existing 12' wide gravel driveway. Although it is important for the Board to note that Staff has received multiple oppositions to this request, we recommend endorsement.

- **#8001 Arrowhead Drive Subdivision Modification, 3 Arrowhead Drive**
  The Applicant is seeking a modification to a previously approved Definitive Subdivision to allow two (2) second floor dwellings (a duplex) for employees for each project within the development. Currently, the Definitive Subdivision states "that one (1) second floor dwelling for employees only shall be allowed for each development project regardless of the number of contiguous parcels comprising such development project." This modification will then allow all development projects within the subdivision to have a duplex as their employee housing. Staff recommends endorsement.

**ZBA Cases:**

- **#24-16 6 Lily Street LLC & Sconset Partners LLC, 6 and 8 Lily Street (Map 73.3.1 Parcels 109 & 110**
- **#30-16 Kaplan Family Nominee Trust, 8 Harborview Way (Map 42.4.1 Parcel 28)**
- **#31-16 Laura F. Hanson, 55 Center Street (Map 42.4.4 Parcel 72)**
- **#32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust, 45 Quidnet Road (Map 21 Parcel 21)**

Staff will provide a recommendation at the meeting.

**Public Comments:**

**Other Business:**

- **40B 106 Surfside Road,** *Comments*
- **Housing Production Plan,** *Discussion*
- **Discuss Special Meeting dates**
- **Discuss Special Town Meeting Warrant Articles for scheduling public hearing dates**

**Adjourn:**

# Nantucket Planning Board

**UPDATE AS OF 8-4-16**

**Nantucket Planning Board Agenda**

**MONDAY, AUGUST 8, 2016**
**6:30PM**
**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: Pgs. 10-12

III. Minutes:

- June 13, 2016
- July 11, 2016

IV. ANRs:

- #8002 Christopher T. Oberg, 30 Macy Lane (Map 68 Parcel 105) Pgs. 13-20
- #8003 Mark Clausen & Mary Davis, Elizabeth & Mark Norris, 130A Main Street, Mark J. & Pia L. Abate, 130B Main Street and 130 Main Street (Map 42.3.3 Parcel 96.1 and Map 42.3.3 Parcel 96.3) Pgs. 21-46
- #8004 Suzanne McMahon, 15 Weweeder Avenue (Map 80 Parcel 30) Pgs. 47-50
- #8005 C. Gail Greenwald, 6 Washington Avenue (Map 60.2.4 Parcel 66) Pgs. 51-61
- #8006 Joseph R. Paul, 4 Dartmouth Street (Map 76.1.3 Parcel 1) Pgs. 62-65
- #8007 Miriam Varian, 4 Okorwaw Avenue (Map 79 Parcel 131) Pgs. 66-86

- **#8008 Wesquo Property B, LLC, 57 Washington Street (Map 42.2.3 Parcel 37) Pgs. 87-93**
- **#8009 Carolyn Marzo, 26 East Lincoln Ave. (Map 42.4.1 Parcel 41) Pgs. 94-137**
- **#8010 7 Swain Street, LLC, 7 & 9 Swain Street (Map 42.4.1 Parcels 78 & 79) Pgs. 138-142**
- **#8011 Zeke Dog, LLC, 2 Quidnet Reserve Drive (map 21 Parcel 27.1) Pgs. 143-155**
- **#8012 Eric Rosen Berg & Michele Kolb, 7 Gardner Street (Map 42.3.3 Parcel 58) Pgs. 156-163**

**V. Second Dwellings:**

- **Greywoods LLC, 63 Hummock Pond Road (Map 56 Parcel 466) Pgs. 164-168**
- **Ronald Lindsay, 15 Pippens Way (Map 43 Parcel 94.3) Pgs. 169-185**
- **James Fong, 85 Tom Nevers Road (Map 91 Parcel 14) Pgs. 186-189**
- **Robert & Lauren Keane, 17 Deer Run Road (Map 57 Parcel 13) Pgs. 190-193**
- **Chris Bloom, 11 Lily Street (Map 42.3.4 Parcel 50) Pgs. 194-202**
- **Shaun & Jennifer Broderick, 4 Old Mill Court (Map 55 Parcel 925) Pgs. 203-206**
- **FMI, LLC, 6 New Dollar Lane (Map 42.3.3 Parcels 80, 81 & 126) Pgs.207-210**
- **Grant Tyler Ewing, 18 Sleepy Hollow Road (Map 66 Parcel 447.2) Pgs. 211-224**
- **Brian & Mary MacDonald, 11 Cottage Avenue, Siasconset (Map 73.3.1 Parcel 52), *CONTINUE TO 9-12-16***

**VI. Tertiary Dwellings:**

- **Sharon L. Hubbard, 28 Dukes Road (Map 56 Parcel 190), *WITHDRAWN***

**VII. Previous Plans:**

- **#09-12 Cape Cod 5,** *performance security release*
- **#791 Nantucket Beach Properties, Jonathan Way,** *Form J (Lot 590)*
  - ******* Re-affirm vote**
- **#6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road,** *Covenant & Restriction Agreement discussion,* ***CONTINUE TO 9-12-16***
- **#6986 Cachalot,** *Release of some funds*
- **#7577 Cliff Lane Subdivision,** *Form J (Lots B and C and any or all remaining lots)*
- **#7919 Hatikva Way Subdivision,** *Form J (Lots 34, 35 & 36) & endorse legal documents*
- **#30-16 Richard A. Travaglione, Trustees of 29 Tomahawk Road Realty Trust & 27 Tomahawk Road Realty Trust, 27 & 29 Tomahawk Road,** *Endorse plans*

**VIII. Public Hearings:**

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road,** *action deadline 11-30-16,* ***CONTINUE TO 11-14-16***
- **#36-16 Seacliff, LLC and 146 Cliff Road, LLC, 144 & 146 Cliff Road,** *action deadline 9-11-16,* ***CONTINUE TO 9-12-16***
- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue,** *action deadline 09-30-16*
- **#35-16 Seacliff, LLC and 142 Cliff Road, LLC, 144 Cliff Road & 142 Cliff Road,** *action deadline 9-11-16*
- **#37-16 Inn Partners Regatta, LLC, 78 Center Street,** *action deadline 9-11-16*
- **#7918 Richmond Great Point Development, LLC, 42, 48, & 54 Skyline Drive & 20 Davkim Lane,** *action deadline 09-30-16*
- **#7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road,** *10-28-16*
- **#39-16 Old South Road Crossing Retail "Liner" Buildings, 63, 67m 73, and 75(A) Old South Road,** *action deadline 9-11-16*

- **#40-16 "Meadows II" Rental Apartment Development Project, 20 and 20R Davkim Lane,** *action deadline 9-11-16*
- **#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*
- **#44-16 Old Thumper LLC (Amendment), 29 Young's Way,** *action deadline 11-6-16*
- **#45-16 Joseph R. Paul, 4 Dartmouth Street,** *action deadline 11-6-16*
- **#46 -16 Bijan Sabet & Lauren R. Sabet, 77 Eel Point Road,** *action deadline 11-6-16*
- **#47-16 Hillsboro & 15th, LLC and 5050 Properties, LLC (Amendment), 1, 3, 5, and 7 Flint Road, and 28, 30, 32, and 34 Tomahawk Road,** *action deadline 11-6-16*
- **#48-16 NIR Retail LLC, 137 Old South Road,** *action deadline 11-6-16*
- **#8000 Beach Walk Way, 130 Somerset Road,** *action deadline 11-23-16*
- **#8001 Arrowhead Drive Subdivision Modification, 3 Arrowhead Drive,** *action deadline 11-25-16*

**IX. ZBA Cases:**

- **#24-16 6 Lily Street LLC & Sconset Partners LLC, 6 and 8 Lily Street (Map 73.3.1 Parcels 109 & 110**
- **#30-16 Kaplan Family Nominee Trust , 8 Harborview Way (Map 42.4.1 Parcel 28)**
- **#31-16 Laura F. Hanson, 55 Center Street (Map 42.4.4 Parcel 72)**
- **#32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust, 45 Quidnet Road (Map 21 Parcel 21)**

**X. Public Comments:**

**XI. Other Business:**

- **40B 106 Surfside Road,** *Comments*
- **Housing Production Plan,** *Discussion*
- **Discuss Future Special Meeting dates**
- **Discuss Special Town Meeting Warrant Articles for scheduling public hearing dates**

**XII. Adjourn:**

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

August 2, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Request for Continuation of August 8, 2016 Public Hearing
Processing of "Valero Road" Definitive Subdivision
Valero Properties - # 60, # 62, # 64, # 66, and # 68 Old South Road

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the two owners of the subject properties (Old South Road Trust and Valero Realty Trust) is to respectfully request a further continuance of the public hearing related to the Planning Board's consideration and processing of the "Valero Road" definitive subdivision that has been submitted for the Valero properties located at 60, 62, 64, and 68 Old South Road.

As you know, the Planning Board re-opened the public hearing on this matter at its June 8, 2015 meeting and the Board, as well as you and Mr. Vorce, provided us with some preliminary input on certain changes that should be made to the subdivision plans and also asked a series of questions that would need to be addressed before the Board would be expected to close the public hearing and take action on the matter. Immediately prior to the June 8, 2015 meeting, we also received the "*Engineering Review*" letter issued by Pesce Engineering & Associates, Inc. containing the Town consulting engineer's comments and requests for certain technical clarifications and information with respect to some aspects of the design of the subdivision.

We are continuing to review this information and these questions with our civil engineer (Hayes Engineering) and with the property owners. A final decision with respect to the pending definitive subdivision has also been complicated by the Valero's need to consider: (1) the prospective impacts of the zoning bylaw changes that were approved at the November 9, 2015 Special Town Meeting which apply to the subject property, and, (2) the prospective impacts of the adjacent development that has now been proposed on a substantial portion of the (abutting) Richmond Great Point Development property located on the south side of Old South Road, may have on the future use and development of the subject property.

Accordingly, in order to allow us sufficient time to continue to complete this process, and to make any changes that may be necessary to the design and plans, we are respectfully requesting a further continuance of the public hearing related to the definitive subdivision from the August 8, 2016 meeting of the Planning Board to the November 14, 2016 meeting of the Planning Board.

We appreciate your consideration and that of the Planning Board with respect to our request, and we look forward to continuing to work with you and Mr. Vorce, the Planning Board, and all the involved parties as the review of the matter progresses.

If you any immediate questions with respect to either this request or the matter in general, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Old South Road Trust and Valero Realty Trust

Cc: Town of Nantucket Board of Health
Richard Valero, OSRT / VRT
Kenneth Valero, OSRT / VRT
Eliot Brais, Esq.
Philip Pastan, TRC
Kathryn Fossa, TRC
Andrew Burek, Esq., TRC
John Ogren, Hayes Engineering

# Nantucket Planning Board

## Extension of Action Deadline

**Date: August 2, 2016**

**To: Nantucket Planning Board**

**Re: File #7716**

**Applicant(s)/Owner(s): Valero Realty Trust and Old South Road Trust**

**Subdivision Name: Valero Road Definitive Subdivision**

**Property Address: 60, 62, 64, 66 and 68 Old South Road**

Please consider this a voluntary extension of the Planning Board's action deadline to take final action on the above-referenced application from **August 31, 2016**, to **November 30, 2016**.

**David J. Armanetti, Director of Real Estate Development**
**The Richmond Company, Inc.**

Owner/Applicant or Applicant's Representative

Town Clerk's Stamp

## Catherine Ancero

**From:** John Brescher [john@gliddenandglidden.com]
**Sent:** Thursday, August 04, 2016 2:25 PM
**To:** Holly Backus; Leslie Snell
**Cc:** Catherine Ancero; Jessie Glidden; Richard Beaudette; Bill Hunter
**Subject:** Planning Board Application No. 35-16 - 144 & 146 Cliff Road

Hi Holly,

Request is hereby made to continue Planning Board Application No. 35-16 until the September meeting. Please let us know if you have any questions.

Thanks.

Best,
John

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

Statement of Confidentiality:
The information contained in this electronic message and any attachments to this message are attorney-privileged and is confidential information intended only for the use of the individual or entity named as addressee above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify Glidden & Glidden, P.C. by telephone and delete this message and any attachments from your system.

# DEFINITIVE SUBDIVISION PLANS

- for -

# WATERHOUSE WAY SUBDIVISION

20 SPARKS , AVENUE

NANTUCKET, MASSACHUSETTS


*ISLAND SURVEYORS, LLC.*
*PROFESSIONAL LAND SURVEYORS*
*90 OLD SOUTH ROAD*
*NANTUCKET, MA. 02554*
*508-228-2720*

NANTUCKET ISLAND

NOT TO SCALE

## PLAN INDEX


| TITLE | SHEET NO. |
|---|---|
| COVER SHEET | 1 |
| LOTTING PLAN | 2 |
| SITE LAYOUT & UTILITY PLAN | 3 |
| DRAINAGE , GRADING & EROSION CONTROL PLAN | 4 |
| CONSTRUCTION DETAILS | 5 |


"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____


**SURVEYOR OF RECORD**

ISLAND SURVEYORS, LLC.
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

**ENGINEER OF RECORD**

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
(508) 967-0673



***SITE DESIGN ENGINEERING, LLC.***
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|
| PLAN REVISIONS | | | |

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

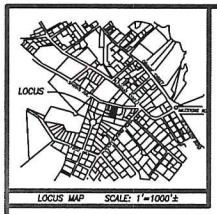
ISSUED FOR: APPROVAL

**DEFINITIVE SUBDIVISION**
**WATERHOUSE WAY**
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE: COVER

SCALE: NTS

SHEET NO. 1 OF 5




CURRENT ZONING CLASSIFICATION:
Commercial Mid Island (CMI)

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

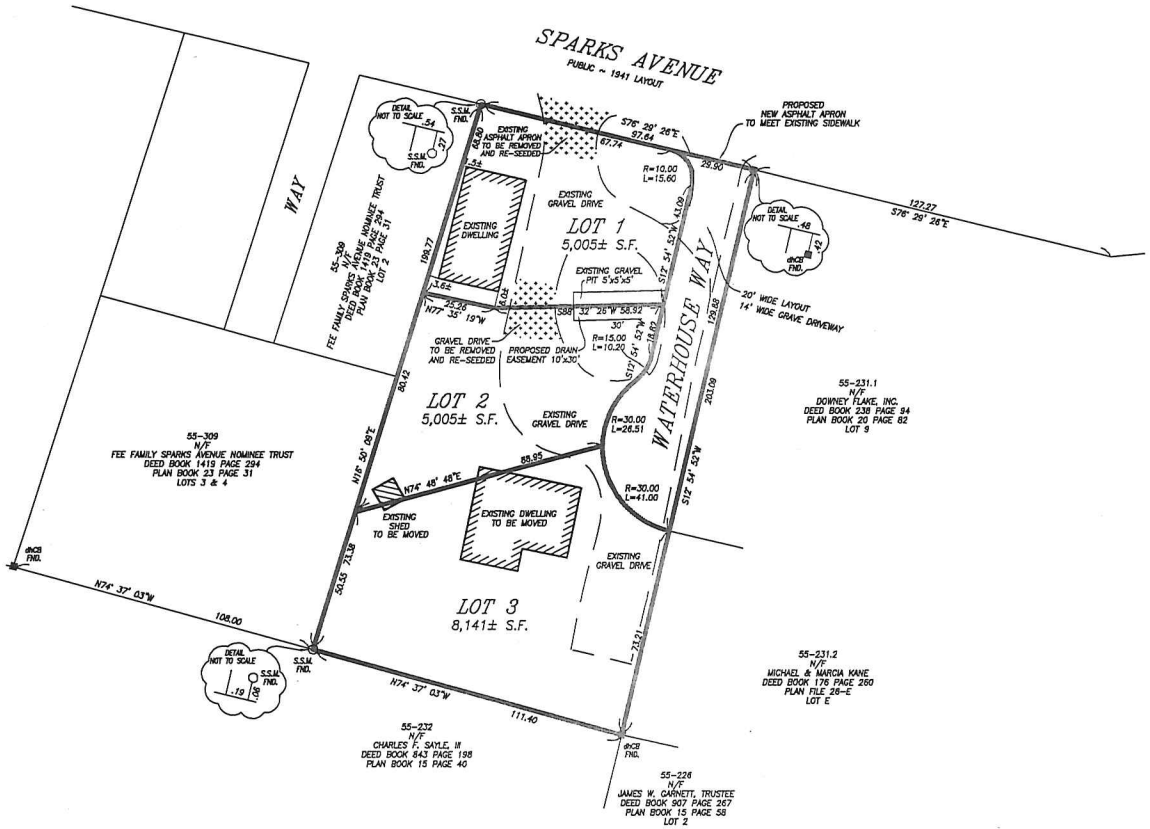
ZONING CLASSIFICATION AT TIME OF SUBMISSION OF DEFINITIVE PLAN:
Residential Commercial (R.C.)

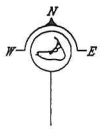
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

## LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND




BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

# REVISED DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: MARCH 14, 2016
REVISED: JUNE 1, 2016

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

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

"I, CATHERINE STOVER, 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 NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK DATE:

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED:
DATE ENDORSED:
PLANNING BD. FILE No.

ASSESSORS MAP 55 PARCEL 307

K-541

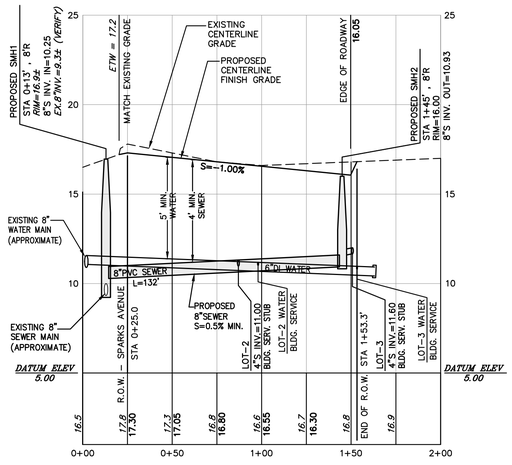
## LEGEND

**EXISTING**

- AIR CONDITIONING UNIT
- BUSH/SHRUB
- CLEAN OUT
- CONCRETE BOUND/DRILL HOLE FOUND
- ELECTRIC METER
- FENCE (POST & RAIL)
- FENCE (STOCKADE)
- IRRIGATION CONTROL VALVE
- LANDSCAPED AREA
- MAILBOX
- PROPANE TANK
- PROPERTY LINE
- SEWER MANHOLE
- SEWER MAIN
- SPOT ELEVATION
- SPRINKLER HEAD
- TREE LINE
- UTILITY POLE
- WATER MAIN
- WATER SHUT OFF
- WATER SERVICE

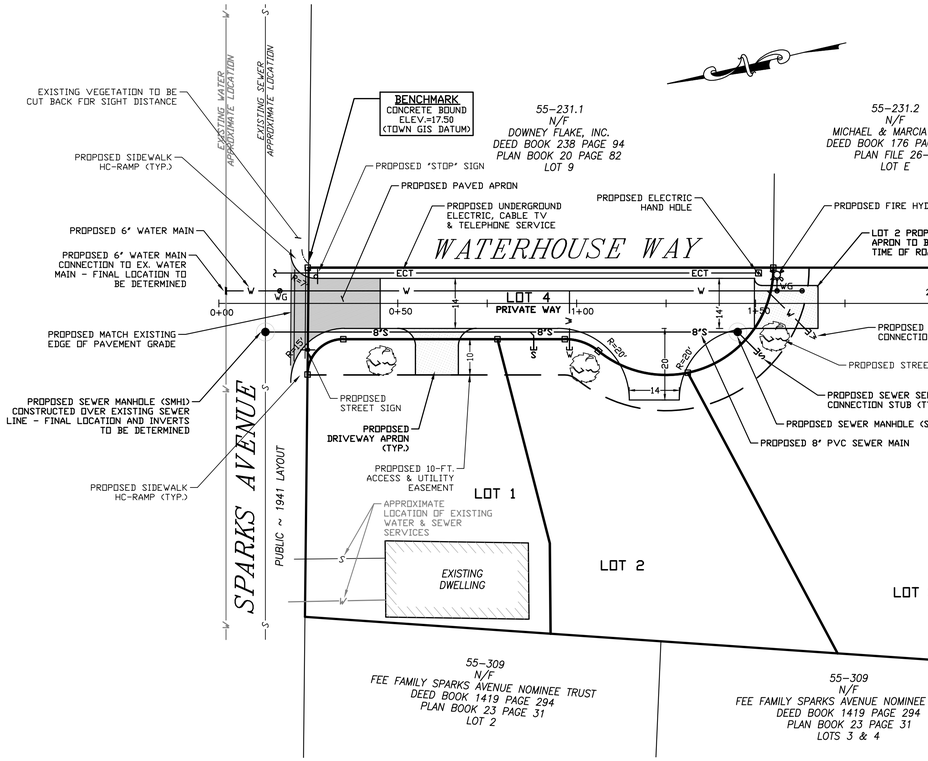
**PROPOSED**

- ELECTRIC/CABLE TV/TELEPHONE SERVICE
- HYDRANT
- PROPERTY LINE
- SEWER MANHOLE
- SEWER MAIN
- WATER MAIN
- WATER GATE




## SEWER & WATER PROFILE

SCALE: HOR. 1" = 40'
VER. 1" = 4'



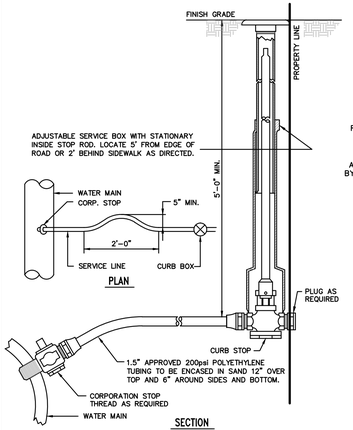

## SITE PLAN

20 0 10 20 40

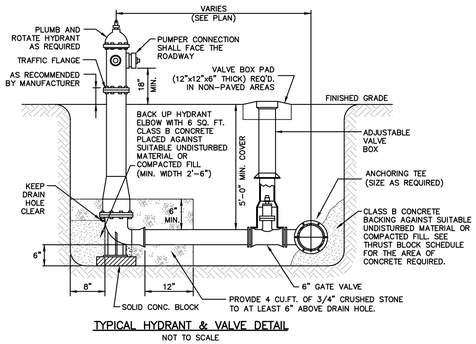
SCALE: 1 INCH = 20 FEET

### WATER MAIN CONSTRUCTION NOTES

1. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS OTHERWISE DIRECTED, ALL WATER PIPES SHALL BE INSTALLED 4'-0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN'S WATER DEPARTMENT IN THE FIELD.
3. ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
4. ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE TOWN'S WATER DEPARTMENT SPECIFICATIONS. ANY PORTION OF THE WORK NOT MEETING THE REQUIRED TESTING STANDARDS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. THE TOWN'S WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK PRIOR TO IMPLEMENTATION. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED SITE WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT PRIOR CONSULTATION OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER. ANY CHANGES SO MADE WITHOUT THE CONSENT OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE BY EITHER PARTY, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
6. THE CONTRACTOR SHALL INTERRUPT WATER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL NOTIFY THE WATER DEPARTMENT 72 HOURS IN ADVANCE OF ANY REQUIREMENT FOR UNWATERING OF ISOLATING A SECTION OF THE MAIN.
7. IN THE EVENT THAT NORMAL WATER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE LINES.
8. THE CONTRACTOR SHALL NOT OPERATE WATER DISTRIBUTION SYSTEM VALVES WITHOUT THE SUPERVISION OF THE WATER DEPARTMENT. IF SUCH SUPERVISION IS PROVIDED BY THE OWNER, AT TIMES OTHER THAN DURING REGULAR WORKING HOURS OF THE WATER DEPARTMENT, THE CONTRACTOR SHALL REIMBURSE THE WATER DEPARTMENT FOR ALL SALARY EXPENSES INCURRED BY THE WATER DEPARTMENT IN PROVIDING SUCH SUPERVISION.

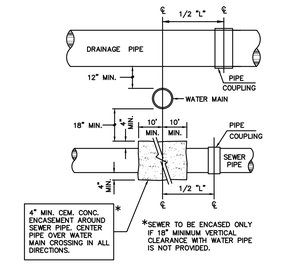



TYPICAL SERVICE CONNECTION
NOT TO SCALE

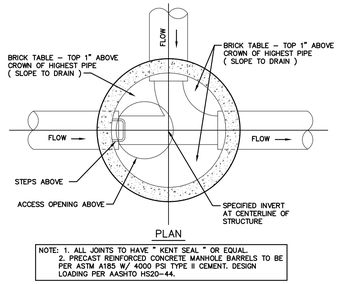



TYPICAL HYDRANT & VALVE DETAIL
NOT TO SCALE

NOTE: HYDRANT AND GATE VALVE TO BE RODDED TO ANCHOR TEE.

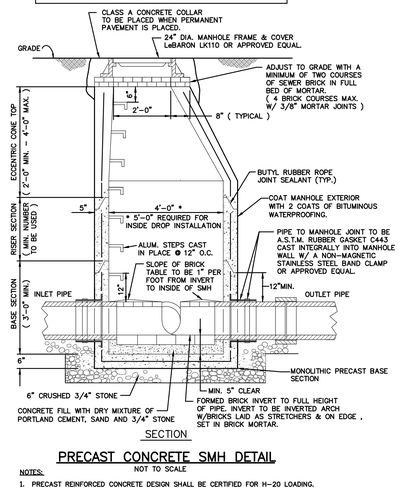



SEWER, WATER & DRAIN CROSSING DETAIL
NOT TO SCALE



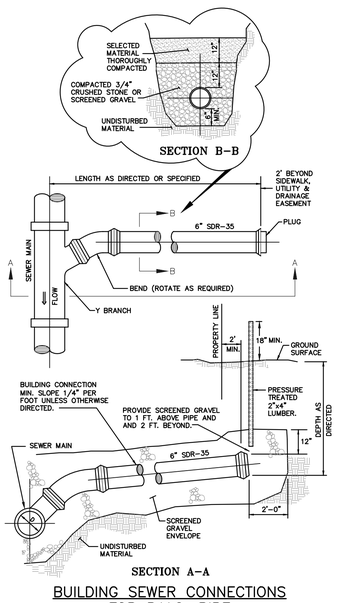

PLAN

NOTE: 1. ALL JOINTS TO HAVE " KENT SEAL " OR EQUAL.
2. PRECAST REINFORCED CONCRETE MANHOLE BARRELS TO BE PER ASTM A185 W/ 4000 PSI TYPE II CEMENT. DESIGN LOADING PER AASHTO H320-44.

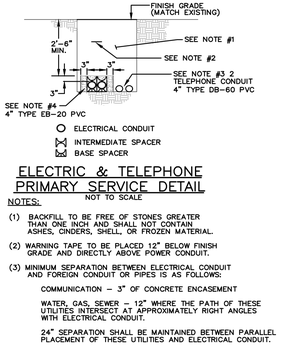



PRECAST CONCRETE SMH DETAIL
NOT TO SCALE

NOTES:
1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.




BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE
NOT TO SCALE




ELECTRIC & TELEPHONE PRIMARY SERVICE DETAIL
NOT TO SCALE

NOTES:
(1) BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL, OR FROZEN MATERIAL.
(2) WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
(3) MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:
COMMUNICATION - 3" OF CONCRETE ENCASEMENT
WATER, GAS, SEWER - 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.
24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.
(4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 0211.

"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____


ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

ISSUED FOR: APPROVAL

# DEFINITIVE SUBDIVISION
# WATERHOUSE WAY

20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA

PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE:
SITE LAYOUT & UTILITY PLAN & PROFILE

SCALE: 1" = 20'

SHEET NO.
3 OF 5

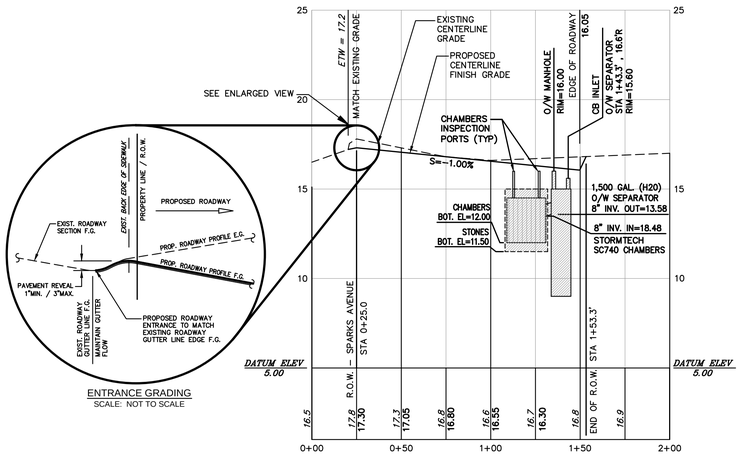
## LEGEND

**EXISTING**

- AIR CONDITIONING UNIT (AC)
- BUSH/SHRUB
- CONCRETE BOUND/DRILL HOLE FOUND (CB/DH)
- FENCE (POST & RAIL)
- FENCE (STOCKADE)
- LANDSCAPED AREA
- PROPERTY LINE
- SPOT ELEVATION (98.4)
- TOPOGRAPHIC CONTOUR (99)
- TREE LINE

**PROPOSED**

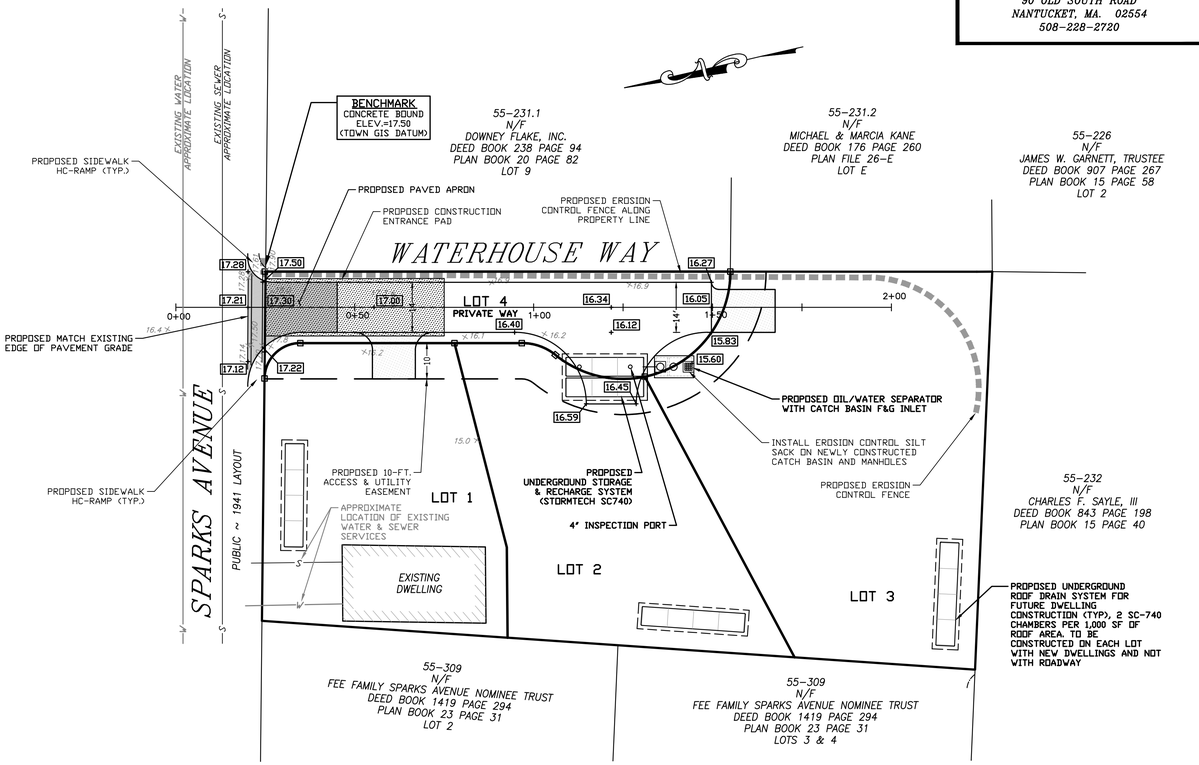
- PROPERTY LINE
- SPOT ELEVATION (97.7+)
- TOPOGRAPHIC CONTOUR (98)




ENTRANCE GRADING
SCALE: NOT TO SCALE

## GRADING & DRAINAGE PROFILE

SCALE: HOR. 1" = 40'
VER. 1" = 4'

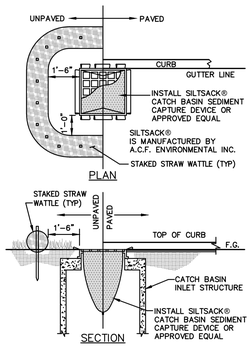



## SITE PLAN

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

### NOTE

ALL DWELLINGS ARE TO UTILIZE ROOF DRAIN COLLECTION SYSTEMS TO CAPTURE ROOF TOP RUNOFF. THIS RUNOFF IS TO BE DIRECTED TO SUBSURFACE STORAGE AND INFILTRATION SYSTEMS ON THE RESPECTIVE LOT.




### INLET SEDIMENTATION CONTROL DETAIL

NOT TO SCALE

### SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.

   INSTALLATION SEQUENCE
   A. INSTALL SILT FENCE AND HAYBALES AS SHOWN ON PLAN.
   B. CLEAR AND GRUB SITE.
   C. CONSTRUCT SITE INFRASTRUCTURE AS SHOWN ON PLANS.
   D. THE FOLLOWING ACTIVITIES SHALL TAKE PLACE IMMEDIATELY FOLLOWING CONSTRUCTION OF EMBANKMENTS AND FILL SLOPES: PLACEMENT OF LOAM AND GRASS SEED, INSTALLATION OF GEOWEB SLOPE STABILIZATION.
   E. THE CONTRACTOR SHALL INSPECT ALL FILL SLOPES AND EMBANKMENTS ON A WEEKLY BASIS AND FOLLOWING ALL RAINFALL EVENTS UNTIL A MINIMUM 75% GRASS COVER IS ESTABLISHED SUFFICIENT TO PREVENT EROSION FROM OCCURRING.

2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.

3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

4. DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.

5. THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.

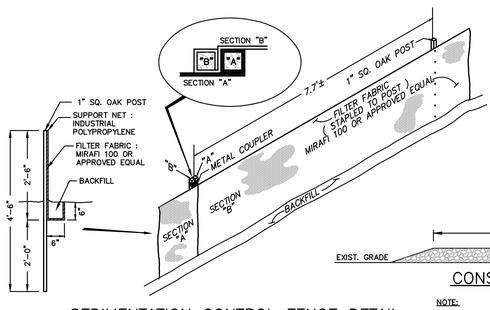
6. WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
   - WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.
   - INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
   - WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

7. CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM CLIFF ROAD.

8. CONTRACTOR SHALL COMPLETE STREET SWEEPING OF THE ADJACENT SECTION OF CLIFF ROAD ON AN APPROXIMATELY WEEKLY BASIS OR AS NEEDED.

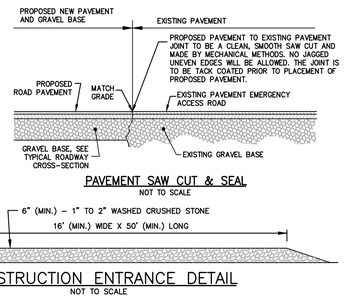
### STORMWATER FACILITY OPERATION AND MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES UNTIL SUCH TIME AS THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
2. ALL STORMWATER FACILITIES SHOULD BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT FOR THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL INSPECT AND CLEAN ALL FACILITIES OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
4. ACCUMULATED SILT AND SEDIMENT SHOULD BE REMOVED FROM ALL FACILITIES AT LEAST ONCE A YEAR OR MORE FREQUENTLY IF ACCUMULATED DEPTH OF SEDIMENT EXCEEDS THREE INCHES.
5. THE SIDE SLOPES AND BOTTOMS OF ALL DRAINAGE SWALES SHOULD BE MOWED TO A MINIMUM HEIGHT OF FOUR INCHES AT LEAST TWICE A YEAR. ALL GRASS CLIPPINGS AND ORGANIC MATTER SHOULD BE REMOVED FROM ALL DRAINAGE WAYS AND WETLAND BUFFER ZONES.
6. ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH. TRANSPORTATION AND DISPOSAL OF SEDIMENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
7. ANY DEFICIENCIES NOTED DURING MAINTENANCE SHALL BE REPORTED TO THE OWNER AND CORRECTED IMMEDIATELY.



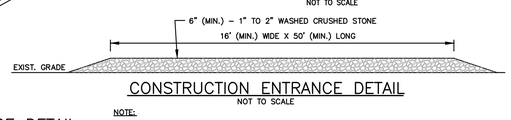

### SEDIMENTATION CONTROL FENCE DETAIL

NOT TO SCALE




### PAVEMENT SAW CUT & SEAL

NOT TO SCALE




### CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

NOTE:
CONSTRUCTION ENTRANCE IS A TEMPORARY STONE – STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AND FROM A PAVED PUBLIC ROAD OR OTHER PAVED AREAS.

"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED
NANTUCKET PLANNING BOARD

APPROVED (DATE): _____
ENDORSED (DATE): _____
P.B. FILE NO.: _____


ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|
| | | | |

PLAN REVISIONS

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

ISSUED FOR: APPROVAL

**DEFINITIVE SUBDIVISION**
**WATERHOUSE WAY**
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

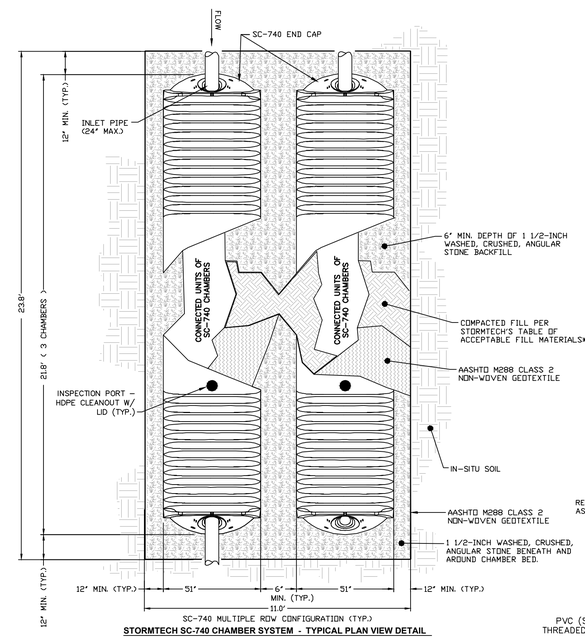
DRAWING TITLE:
DRAINAGE , GRADING & EROSION CONTROL PLAN & PROFILE

SCALE: 1" = 20'

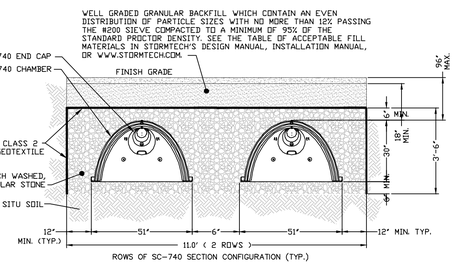
SHEET NO.
4 OF 5

## CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
4. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
6. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
7. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS DIRECTED OTHERWISE, ALL WATER PIPES SHALL BE INSTALLED 5' - 0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
8. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S SEWER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
9. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
10. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
11. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
12. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
14. THE CONTRACTOR SHALL NOTIFY THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
15. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND TOWN OF NANTUCKET ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
17. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
18. ALL PROPOSED UTILITY CONNECTIONS (WATER, SEWER, ELECTRIC, ETC.) TO SERVICE ALL LOTS SHALL BE EXTENDED A MINIMUM OF 5' BEYOND ALL OTHER INFRASTRUCTURE TO AVOID UNNECESSARY DAMAGE TO EXISTING IMPROVEMENTS UPON CONSTRUCTION OF INDIVIDUAL LOTS.
19. ALL DRAINAGE PIPES ARE TO BE 8-INCH AND 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL. MODEL N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR APPROVED EQUAL. REFER TO PLAN AND PROFILE DRAWINGS.



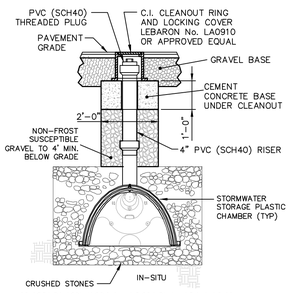

**STORMTECH SC-740 CHAMBER SYSTEM - TYPICAL PLAN VIEW DETAIL**




**STORMTECH SC-740 CHAMBER SYSTEM**
**TYPICAL CROSS SECTION DETAIL**

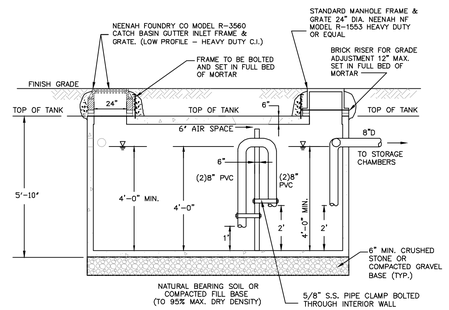
## STORMTECH STORAGE & INFILTRATION SYSTEM

NOT TO SCALE

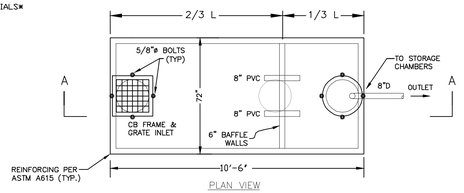



## INSPECTION PORT DETAIL

NOT TO SCALE




SECTION A-A




PLAN VIEW

## OIL/WATER & SEDIMENT SEPARATOR DETAIL WITH CATCH BASIN FRAME & GRATE INLET

NOT TO SCALE

NOTES:
1. USE 1,500 GAL. H-20 TWO COMPARTMENT TANK AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.

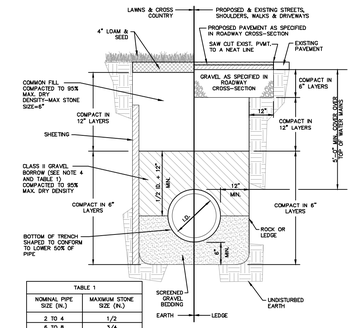



TABLE 1

| NOMINAL PIPE SIZE (IN.) | MAXIMUM STONE SIZE (IN.) |
|---|---|
| 2 TO 4 | 1/2 |
| 6 TO 8 | 3/4 |
| 10 TO 16 | 1 |
| 18 AND LARGER | 1-1/2 |

## TYPICAL PLASTIC PIPE TRENCH DETAIL

NOT TO SCALE

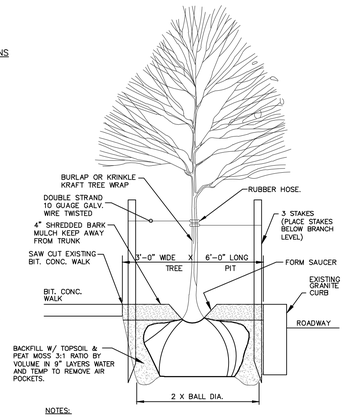
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

TREE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS

Recommended tree species for new plantings
d = deciduous
e = evergreen

Open Areas
- d Plane tree (Platanus occidentalis)
- d Gingko (Gingko biloba)
- d Sycamore maple (Acer pseudoplatanus)
- d Thornless honey locust (Gleditsia triacanthus)
- d Japanese Pagoda tree (Sophora japonica)
- d Seedless Ash (Fraxinus pennsylvatica lanceolata)
- e Red cedar (Juniperus viginiana)
- e Japanese black pine (Pinus thunbergii)
- e Pitch pine (Pinus rigida)
- e Spruce varieties (Picea sp.)
- e White fir (Abies consolor)
- e Arbor vitae (Thuja orientalis)
- e Holly (Ilex opaca)
- e Cryptomeria (Cryptomeria japonica)
- e Sawara false cypress (Chamecyparis)

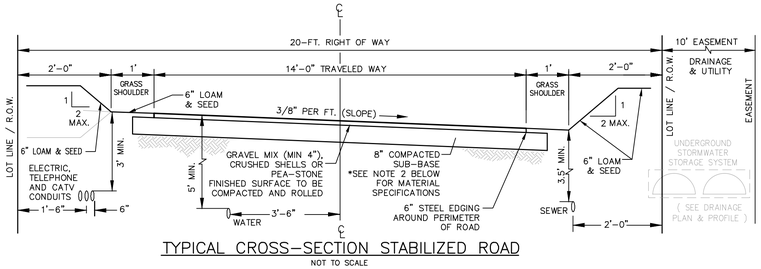
Sheltered Areas
Any of the above species, and, in addition:
- d Black tupelo (Nyssa sylvatica)
- d Elms (Ulmus carpinifolia, U chinensis, U americana)
- d Sweet Gum (Liquidambar styraciflua)
- d Flowering ash (Fraxinus ornus)
- d Linden (Tilia Americana)
- d Gray birch (Betula populifolia)
- d Washington thorn (Cratageaus phaenopyrum)
- e Holly (Ilex opaca)
- d Crabapple (Malus sp.)
- d White poplar (Populus alba)
- d Niobe weeping willow (Salix niobe hort.)
- d Oaks (Quercus rubra, Q. alba, Q. stellata)
- d Black locust (Robinia pseudoacacia)
- d Honeylocust (Gleditsia triacanthos)




NOTES:
1. REMOVE ALL CONTAINERS, BASKETS, BURLAP, ETC., FROM ROOT BALL.
2. STAKING AND FLAGGING AS REQUIRED
3. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
4. LARGE-GROWING 4" TRUNK DIAMETER, CALIPER 1' ABOVE GROUND
5. TREE SPECIES ARE TO COMPLY WITH THOSE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS.

## TREE PLANTING - GUYING DETAIL

NOT TO SCALE




## TYPICAL CROSS-SECTION STABILIZED ROAD

NOT TO SCALE

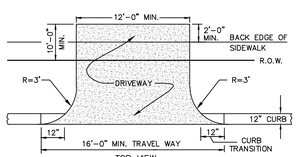
## TYPICAL ROADWAY CONSTRUCTION MATERIAL NOTES

NOTES:
1. GRAVEL MIX: SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS.. MATERIAL SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS:

| SIEVE DESIGNATION | PERCENT PASSING |
|---|---|
| 1/2 IN | 50-85 |
| NO. 4 | 40-75 |
| NO. 50 | 8-28 |
| NO. 200 | 0-10 |

2. COMPACTED SUB-BASE: DENSE GRADED CRUSHED STONE, M.D.P.W. SPEC. M2.01.7 COARSE AGGREGATE SHALL CONSIST OF HARD, DURABLE PARTICLES OF FRAGMENTS OF STONE WITH A MAXIMUM STONE SIZE OF 2 INCHES. MATERIALS THAT BREAK UP WHEN ALTERNATIVELY FROZEN AND THAWED OR WETTED AND DRIED SHALL NOT BE USED. COARSE AGGREGATE SHALL HAVE A PERCENTAGE OF WEAR, BY THE LOS ANGELES TEST, OF NOT MORE THAN 45. FINE AGGREGATE SHALL CONSIST OF NATURAL OR CRUSHED SAND. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27. THE COMPOSITE MATERIAL SHALL BE FREE FROM CLAY, LOAM OR OTHER PLASTIC MATERIAL, AND SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS:

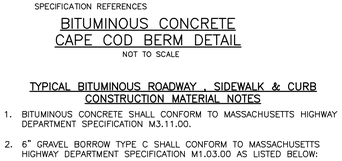
| SIEVE DESIGNATION | PERCENT PASSING |
|---|---|
| 2 in. | 100 |
| 1-1/2 in. | 70-100 |
| 3/4 in. | 50-85 |
| NO. 4 | 30-55 |
| NO. 50 | 8-24 |
| NO. 200 | 3-10 |




## DRIVEWAY APRON

NOT TO SCALE

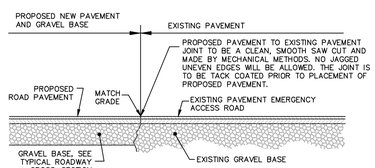
NOTES: 1. DRIVEWAY APRONS TO BE CONSTRUCTED WITH SAME MATERIALS AS THE ROADWAY.




1. SEE TYP. CROSS SECTION NOTES FOR MATERIAL SPECIFICATION REFERENCES

## BITUMINOUS CONCRETE CAPE COD BERM DETAIL

NOT TO SCALE




## PAVEMENT SAW CUT & SEAL

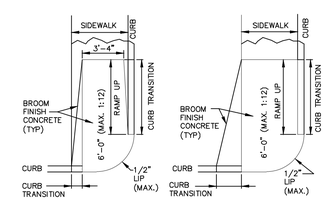
NOT TO SCALE

## TYPICAL BITUMINOUS ROADWAY - SIDEWALK & CURB CONSTRUCTION MATERIAL NOTES

1. BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

   GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

| SIEVE DESIGNATION | PERCENT PASSING | |
|---|---|---|
| 1/2 IN | 50-85 | MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION |
| NO. 4 | 40-75 | |
| NO. 50 | 8-28 | |
| NO. 200 | 0-10 | |




## HANDICAP RAMP DETAIL

NOT TO SCALE

"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____


ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DESCRIPTION | DATE | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

ISSUED FOR: APPROVAL

**DEFINITIVE SUBDIVISION**
**WATERHOUSE WAY**
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE: CONSTRUCTION DETAILS

SCALE: NOT TO SCALE

SHEET NO. 5 OF 5

PB

# Nantucket Planning Board

## Extension of Action Deadline

NANTUCKET TOWN CLERK
2016 JUL 25 PM 2:00

**Date:** 07/19/2016

**To:** Nantucket Planning Board

**Re:** File # 7946

**Applicant(s)/Owner(s):** Stephen M. Waterhouse

**Special Permit Name:** Stephen M. Waterhouse

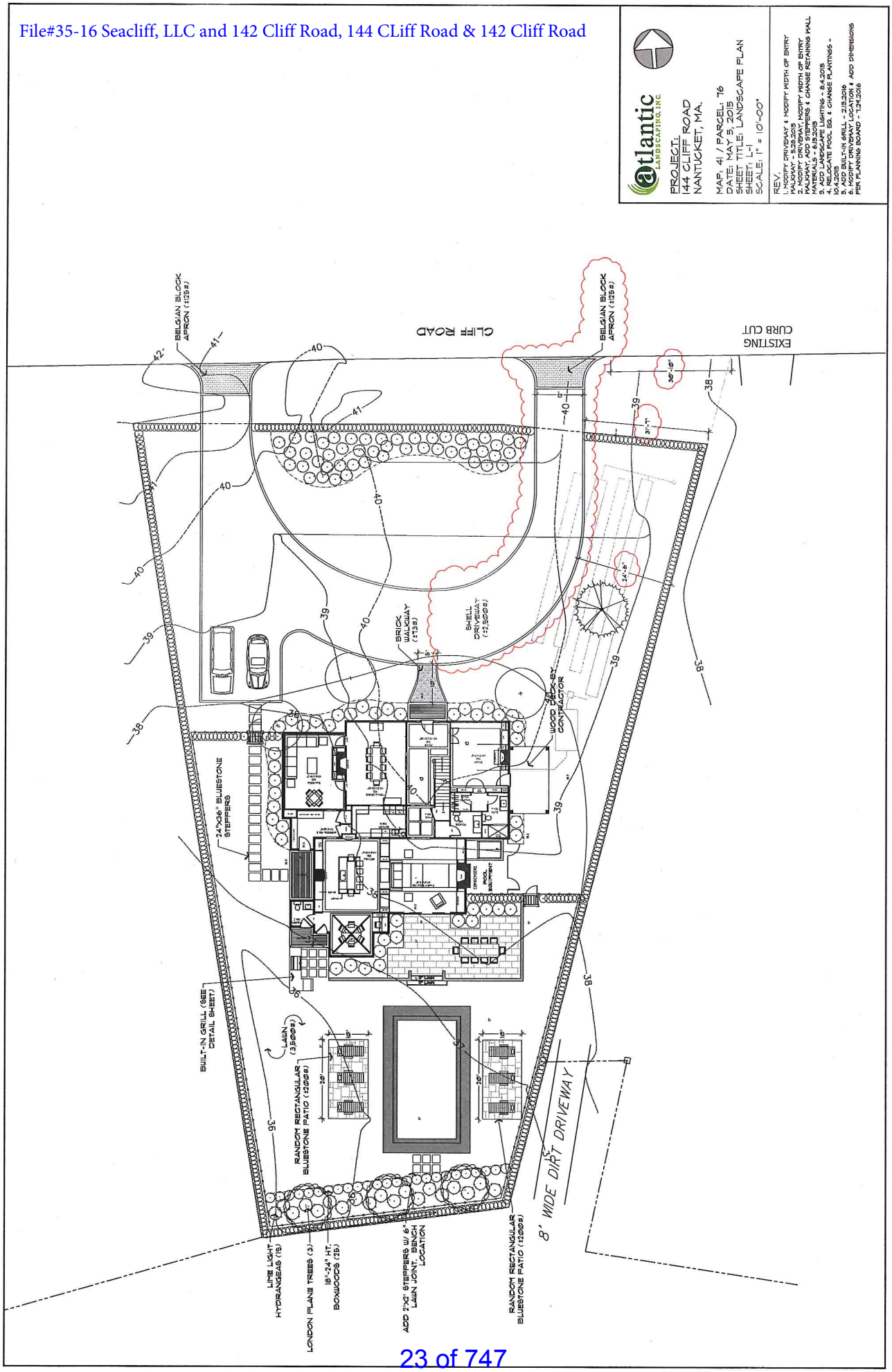
**Property Address:** 20 Sparks Avenue

Please consider this a voluntary extension of the Planning Board's action deadline to take final action on the above-referenced application from 07-27-16, to 09-30-16.

Edward Grubb AGENT

Owner/Applicant or Applicant's Representative

Town Clerk's Stamp


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'-0"
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
5. ADD BUILT-IN GRILL - 2.13.2016
6. MODIFY DRIVEWAY LOCATION & ADD DIMENSIONS PER PLANNING BOARD - 7.21.2016
CLIFF ROAD
EXISTING CURB CUT
BELGIAN BLOCK APRON (125±)
BELGIAN BLOCK APRON (125±)
BRICK WALKWAY (113±)
SHELL DRIVEWAY (±2,500±)
WOOD DECK BY CONTRACTOR
24"X36" BLUESTONE STEPPERS
BUILT-IN GRILL (SEE DETAIL SHEET)
LAWN (3500±)
RANDOM RECTANGULAR BLUESTONE PATIO (1200±)
8' WIDE DIRT DRIVEWAY
LITTLE LIGHT HYDRANGEAS (15)
LONDON PLANE TREES (3)
18"-24" HT. BOXWOODS (25)
ADD 2'X2' STEPPERS W/ 6" LAWN JOINT. BENCH LOCATION
RANDOM RECTANGULAR BLUESTONE PATIO (1200±)

## Holly Backus

**From:** John Brescher [john@gliddenandglidden.com]
**Sent:** Tuesday, August 02, 2016 9:24 AM
**To:** Holly Backus
**Subject:** FW: 78 Centre Street

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

---

**From:** John Brescher
**Sent:** Tuesday, August 02, 2016 9:09 AM
**To:** 'graciesmansion@gmail.com' <graciesmansion@gmail.com>
**Cc:** 'Holly Visco' <hjv@sfapc.com>; 'Leslie Snell' <LSnell@nantucket-ma.gov>; 'Don' <Don@brackeneng.com>
**Subject:** FW: 78 Centre Street

Good morning Mr. Lowy:

Please see below from Don Bracken of Bracken Engineering regarding the location of the lot line. Don confirmed that their survey is accurate and set points at each lot corner. The Bracken Engineering team would be happy to review this information with you or your surveyor.

Thanks.

Best,
John

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

---

**From:** Don [mailto:Don@brackeneng.com]
**Sent:** Monday, August 01, 2016 3:39 PM
**To:** John Brescher <john@gliddenandglidden.com>; Jeff Ippoliti <jeff@359main.com>
**Cc:** Paul Benk <p.benk@att.net>; Dmitri Kapalis <DKapalis@emeritusdevelopment.com>; Matthew MacEachern <Matt@emeritusdevelopment.com>
**Subject:** RE: 78 Centre Street

Hello All:

After the last Planning Board meeting we checked our research and survey calculations for the lot line the neighbor questioned. We set a point at each end of the lot line. At the street there is a nail in the top of a fence post and in the back there is a bean pole.

John- do you want to reach out to the neighbor and let them know? If he wants to hire his own surveyor we are obligated to share our information.

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.

July 16, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: Application #7918- proposed new road (Clay Street) to tie Skyline Drive into a major residential/commercial development.

To the members of the Nantucket Planning Board,

My family started coming to Nantucket in 1918 when my grandfather purchased a property at 105 Main Street. My wife and I built our house at 47 Skyline Drive over 30 years ago and our plan is to move to the island full time upon my retirement in about three years. We have invested everything we have into our property as we love the location and out neighborhood. The country feel of our neighborhood is becoming more and more important to us as so much of the island is being developed.

We are writing to express our strong opposition to the developer's plan to create a new road (Clay Street) which would connect Skyline Drive to the developer's proposed 250 + unit development. The section of Skyline Drive onto which the proposed new road would connect is zoned LUG2 with a minimum lot size of 2 acres. To tie this neighborhood into RC2 zoning totally defeats the purpose of LUG2 zoning requirements. Furthermore, tying the Skyline Drive neighborhood to the proposed major development would completely alter the characteristics of the Skyline Drive neighborhood with an unprecedented increase in traffic that would undoubtedly negatively impact the values and quality of life for all Skyline Drive home owners. I assure you that had the current property owners in the Skyline Drive neighborhood been advised that at some point their neighborhood could be connected to the largest commercial/residential development ever proposed on Nantucket, the vast majority would not have purchased their properties.

In response to the concerns of the neighborhood, it appears, (assuming I read the proposed changes correctly); the developer has now apparently offered to alter his plans and has proposed a gravel road to only access 4 lots, however still a new street, however he is still proposing a new street. If the intent of the developer is to provide access to only 4 lots, and assuming all lots fully conform to the required RUG2 zoning then why does the developer need a new street? Two of the subject lots (# 48 and #54) already have direct frontage on Skyline Drive. There is absolutely no need to tie these properties into a new road as they have adequate frontage on Skyline. The two lots in the back (# 48 and # 54) do not meet LUG 2 zoning and should not be allowed access to Skyline Drive. If for some reason, the Planning Board feels these two lots are entitled to access Skyline Drive then a shared driveway would be more than sufficient. Again, unless there is an ulterior motive, there is no need for a new road.

We respectfully ask that the Planning Board reassess the proposed request and deny the developer's request for a new road. Lots # 48 and # 54 have no access issues, having direct frontage on Skyline Drive. Lots # 48 and #54, as proposed, do not meet the requirements of RUG2 zoning. Again, if for some reason the Planning Board feels that these two back lots are entitled to access Skyline Drive and meet the requirements of RUG2 zoning, then a shared driveway is all that is required. Alternatively these two lots could have access onto Nancy Ann Lane.

There is clearly no need to add a new street onto Skyline Drive. Some members on the Board seem determined to open the developer's massive project up to as many roads as possible with little concern for the impact on the abutting neighborhoods and home owners. If you reside in one of these neighborhoods, there is little doubt as to how you would vote. The developer has a number of other options for access to his development. There is no need to destroy the characteristics of the Skyline Drive neighborhood, because a single developer wishes to maximize the development of his property.

Sincerely,

Graham and Claudia Kilvert
Residents of 47 Skyline Drive

RECEIVED
AUG 02 2016
By

PHILLIPS & ANGLEY
ATTORNEYS AND COUNSELLORS AT LAW
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
ONE WASHINGTON MALL
BOSTON, MASSACHUSETTS 02108
(617) 367-8787
FAX (617) 227-8992
WWW.PHILLIPS-ANGLEY.COM

JEFFREY J. PHILLIPS, P.C.
JEFFREY T. ANGLEY, P.C.
CHRISTOPHER S. TOLLEY
DANIEL TREGER
NICHOLAS P. SHAPIRO
ROBERT K. HOPKINS

August 1, 2016

2016 AUG -2 PM 12:25

Town of Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554
Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Re: Pour La Table, LLC *et al.* v.Richmond Great Point Development, LLC
Land Court Department - Docket No.: 16 MISC 00094 (KCL)

Dear Ms. Snell:

This office represents Pour La Table, LLC and Edwin A. and Marie E. Lemberg (collectively the "Lembergs"), which own the property located at 42A Skyline Drive, Nantucket, MA (the "Lemberg Property"). The Lemberg Property is depicted as Lot 42A on a plan of land entitled "Plan of Land in Nantucket, MA." drawn by Hayes Engineering, Inc. dated November 13, 2013 revised December 4, 2013 and recorded with the Nantucket County Registry of Deeds (the "Registry"), as Plan Number 69 of 2013 (the "2013 ANR Plan"). The purpose of this correspondence is to provide the Nantucket Planning Board and Planning Department with notice of the above-referenced Land Court litigation.

As detailed in the pleadings filed in that action, the Lembergs maintain that they own the portion of the paper way labelled "Clay Street" on the 2013 ANR, to the midpoint thereof, abutting the Lemberg Property, and that the Defendant Richmond Great Point Development, LLC, has no interest, either fee or easement, in this portion of Clay Street. Accordingly, the Town of Nantucket is advised that any voluntary transfer of title of that portion of Clay Street or use of that portion of Clay Street for the layout of a subdivision roadway requires the consent of the Lembergs.

Very truly yours,

Jeffrey T. Angley

JTA/ns
cc: Client
Martin M. Fantozzi, Esq.

L:\LITG\Lemg001\Nantucket.PB.L.08.01.16 final.doc

20131200005658
Bk: Pg: 0 Page: 0
Doc: PLAN 12/12/2013 02:08 PM

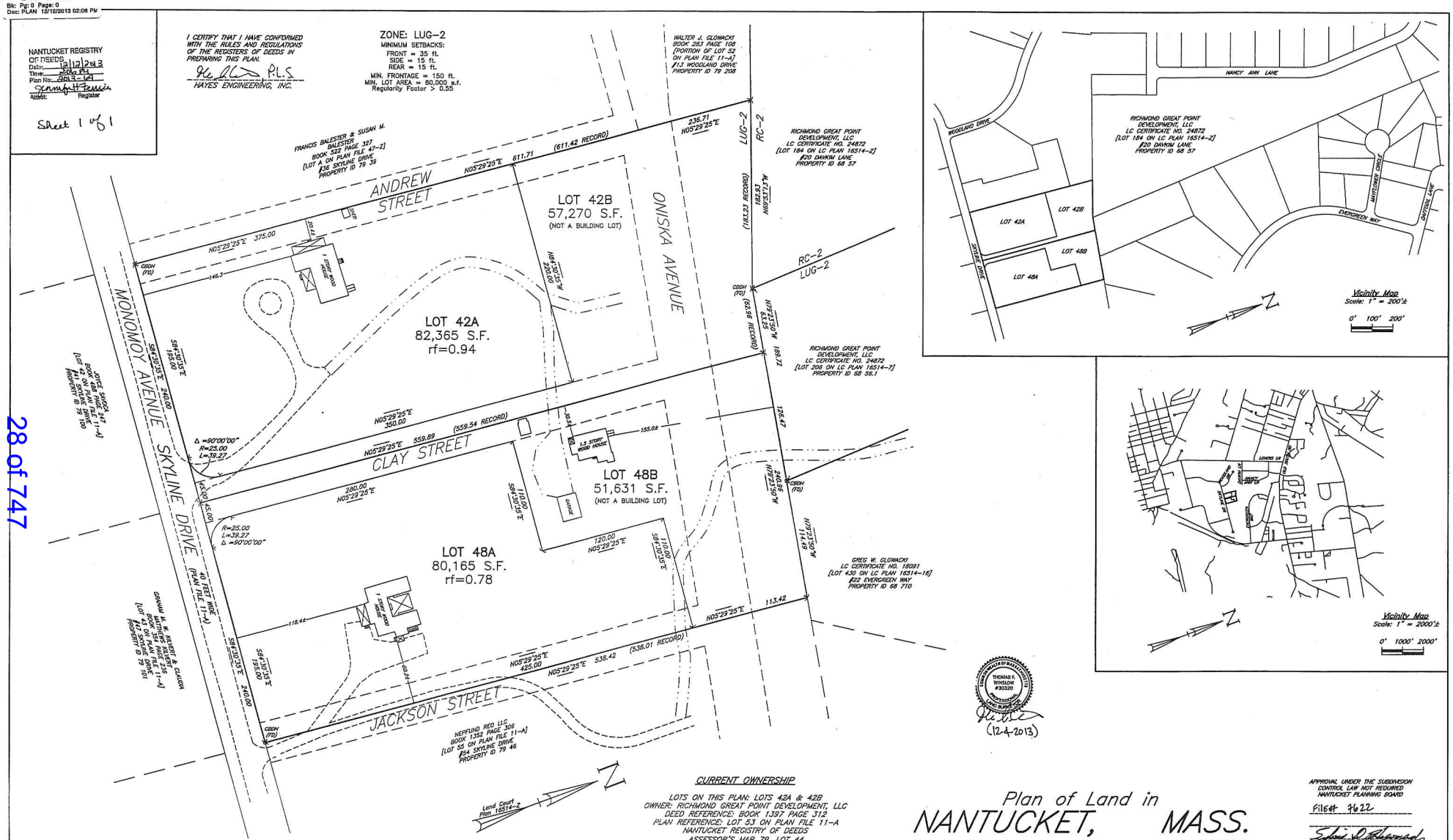
NANTUCKET REGISTRY OF DEEDS
Date: 12/12/2013
Time: 2:08 PM
Plan No: 2013-121
Attest: Register

Sheet 1 of 1

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

P.L.S.
HAYES ENGINEERING, INC.

ZONE: LUG-2
MINIMUM SETBACKS:
FRONT = 35 ft.
SIDE = 15 ft.
REAR = 15 ft.
MIN. FRONTAGE = 150 ft.
MIN. LOT AREA = 80,000 s.f.
Regularity Factor > 0.55










THOMAS P. WINSLOW #30320
REGISTERED PROFESSIONAL LAND SURVEYOR
(12-4-2013)

Land Court Plan 16514-Z

THE PLANNING BOARD DETERMINES THAT LOTS 42A, 42B, 48A AND 48B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

NOTES:

1. LOTS 42A & 48A SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss. 2A AND 16A.
2. LOTS 42B & 48B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LAND OF RICHMOND GREAT POINT DEVELOPMENT, LLC [LOT 184 ON LC PLAN 16514-Z].

CURRENT OWNERSHIP

LOTS ON THIS PLAN: LOTS 42A & 42B
OWNER: RICHMOND GREAT POINT DEVELOPMENT, LLC
DEED REFERENCE: BOOK 1397 PAGE 312
PLAN REFERENCE: LOT 53 ON PLAN FILE 11-A
NANTUCKET REGISTRY OF DEEDS
ASSESSOR'S MAP 79, LOT 44
#42 SKYLINE DRIVE, NANTUCKET, MA

LOTS ON THIS PLAN: LOTS 48A & 48B
WJG 48 SKYLINE DRIVE TRUST
DEED REFERENCE: BOOK 1398 PAGE 39
PLAN REFERENCE: LOT 54 ON PLAN FILE 11-A
NANTUCKET REGISTRY OF DEEDS
ASSESSOR'S MAP 79, LOT 45
#48 SKYLINE DRIVE, NANTUCKET, MA

# Plan of Land in NANTUCKET, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 40'
0' 20' 40' 80' 120'

November 13, 2013
Revised:
December 4, 2013

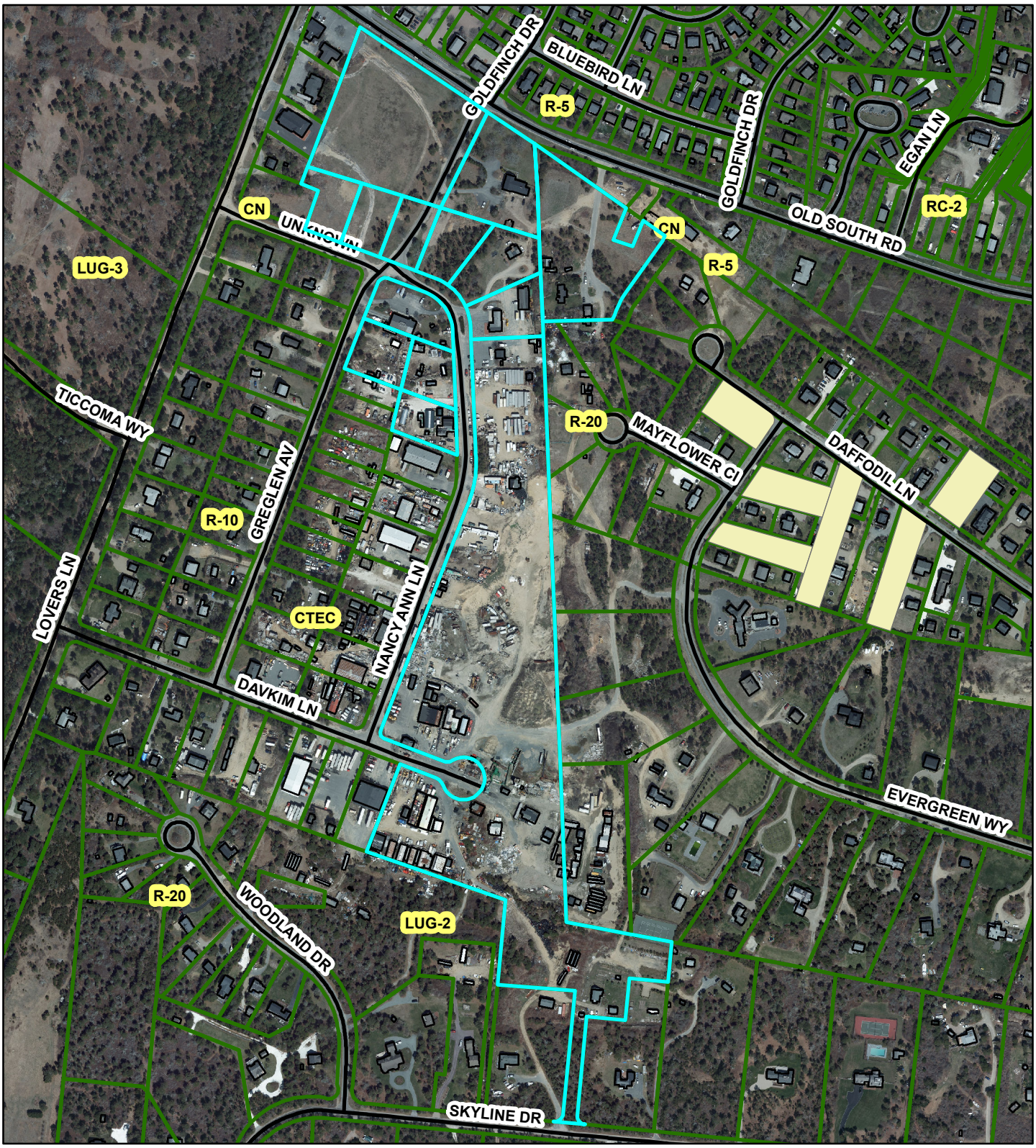
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD
Filed: 7622
DATE: 12-09-13

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

28 of 747

N:\NANTUCKET\DWG\42-48Sky.dwg, 12/12/2013 2:15:17 PM, TPW

#7988 Richmond Great Point Development, LLC
Definitive Subdivision Plan
Nancy Ann Lane, Greglen Avenue, Davkim Lane & Old South Road
Map 68 Parcels 57, 129, 130, 131, 132 , 133, 157, 158, 176, 177, 204, 205, 206, 207, & 999.2



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

JUN 1 5 2016

# Nantucket Planning Board

## Form B
## Application for Approval of a Definitive Subdivision Plan
## (AR)

"Old South Road Crossing" Definitive Subdivision

File one completed form with the Planning Board and one copy with the Town Clerk.

RECEIVED
JUN 15 2016
By

Date: June 13, 2016

**To the Planning Board of Nantucket:**

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision of Land in Nantucket, Mass shown on a plan entitled designed by Hayes Engineering, Inc. dated June 9, 2016, and described as follows: located on Multiple Lots on Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road (See "Attachment A" for List of Individual Parcels), number of lots proposed Thirteen (13), total acreage of tract +/- 22.8 Acres, hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

(See "Attachment B" for List of Individual Parcels)

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # _____, Parcel _____, and said land is free of encumbrances except for the following: (See "Attachment C" for List of Encumbrances)

Said plan ❍ has ❍ has not evolved from a preliminary plan submitted to the Board on _____(date) and ❍ approved ❍ disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations*.

Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

Philip Pastan, (Sole) Manager of Richmond Great Point Development LLC

Contact Phone #: (978 )988-3900 Fax #: ( 978 )988-3950 E-mail: ppastan@richmondco.com

Name of owner(s): Richmond Great Point Development LLC

Address of owner(s): 23 Concord Street, Wilmington MA 01887

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

Owner's signature Philip Pastan, as Manager of Richmond Great Point Development LLC

OK 6/13/16

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____ RECEIVED JUN 15 2016

Time: _____ BY: AS for Bott

Planning Board File # _____

"ATTACHMENT A"
LIST OF INDIVIDUAL PROPERTIES INCLUDED IN "FORM B" APPLICATION
"OLD SOUTH ROAD CROSSING" DEFINITIVE SUBDIVISION
RICHMOND GREAT POINT DEVELOPMENT LLC (OWNER / APPLICANT)

| Index | Parcel Address | Assessor's Tax Map / Parcel ID | | Land Court Plan Information | |
|---|---|---|---|---|---|
| | | Map | Parcel | Plan Number | Lot |
| 1 | 63 Old South Road | 68 | 157 | 16514-103 | 872 |
| 2 | 67 Old South Road | 68 | 158 | 16514-L | 59 |
| 3 | 73 Old South Road | 68 | 129 | 16514-97 | 853 |
| 4 | 75 (A) Old South Road | 68 | 999.2 | 16514-100 | 858 |
| 5 | 3 Nancy Ann Lane | 68 | 132 | 16514-Z | 160 |
| 6 | 4 Nancy Ann Lane | 68 | 204 | 16514-103 | 869 |
| 7 | 5 Nancy Ann Lane | 68 | 133 | 16514-Z | 161 |
| 8 | 6 Nancy Ann Lane | 68 | 205 | 16514-Z | 179 |
| 9 | 8 Nancy Ann Lane | 68 | 206 | 16514-Z | 180 |
| 10 | 10 Nancy Ann Lane | 68 | 207 | 16514-Z | 181 |
| 11 | 12 Nancy Ann Lane | 68 | 176 | 16514-Z | 182 |
| 12 | 14 Nancy Ann Lane | 68 | 130 | 16514-Z | 183 |
| 13 | 2 Greglen Avenue | 68 | 131 | 16514-Z | 159 |
| 14 | 4 Greglen Avenue | 68 | 177 | 16514-Z | 177 |
| 15 | 20 Davkim Lane | 68 | 57 | 16514-Z | 184 |

"ATTACHMENT B"
LIST OF INDIVIDUAL PROPERTIES FOR DERIVATION OF TITLE FOR DEFINITIVE SUBDIVISION
RICHMOND GREAT POINT DEVELOPMENT LLC
"OLD SOUTH ROAD CROSSING" DEFINITIVE SUBDIVISION

| Index | Parcel Address | | Deed Recording Reference (Date, Book, Page) | | | Internal Reference in Deed | |
|---|---|---|---|---|---|---|---|
| | | | Date | Book | Page | Parcel Number | Page |
| 1 | 63 Old South Road | | August 8, 2013 | O1397 | 312 | Thirty-Three | 7 |
| 2 | 67 Old South Road | | August 8, 2013 | O1397 | 312 | One | 1 |
| 3 | 73 Old South Road | | August 8, 2013 | O1397 | 312 | Forty-Three | 9 |
| 4 | 75 (A) Old South Road | | February 6, 2015 | Document # 00147075 | | n/a | n/a |
| 5 | 3 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Fourteen | 4 |
| 6 | 4 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Twenty-Seven | 6 |
| 7 | 5 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Fifteen | 4 |
| 8 | 6 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Twenty-Eight | 6 |
| 9 | 8 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Twenty-Nine | 6 |
| 10 | 10 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Thirty | 6 |
| 11 | 12 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Thirty-One | 7 |
| 12 | 14 Nancy Ann Lane | 20% Partial Interest | August 8, 2013 | O1397 | 312 | Fifty | 10 |
| | | 20% Partial Interest | July 14, 2014 | Document # 145051 | | n/a | n/a |
| | | 20% Partial Interest | October 10, 2014 | Document # 145942 | | n/a | n/a |
| | | 20% Partial Interest | October 10, 2014 | Document # 145959 | | n/a | n/a |
| | | 20% Partial Interest | November 7, 2014 | Document # 146249 | | n/a | n/a |
| 13 | 2 Greglen Avenue | | February 17, 2015 | Document # 147131 | | n/a | n/a |
| 14 | 4 Greglen Avenue | | February 17, 2015 | Document # 147135 | | n/a | n/a |
| 15 | 20 Davkim Lane | | August 8, 2013 | O1397 | 312 | Thirty-Two | 7 |

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Definitive Subdivision
Richmond Great Point Development LLC (Owner / Developer)
"Old South Road Crossing" Definitive Subdivision

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) comprising a Definitive Subdivision Plan for the series of adjoining properties located at 42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive, and 20 Davkim Lane.

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the approval of a definitive subdivision of land to allow for the reconfiguration of certain roadway segments and the reconfiguration of existing lots in this area comprising a series of thirteen (13) contiguous lots and +/- 1,270 linear feet (0.24 miles) of roadway segments, totaling +/- 24.3 acres of land, located along Old South Road, Nancy Ann Lane, Greglen Avenue, and Davkim Lane.

The submittal is being made in accordance with and conforms to the provisions of Section 2.06 of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

The primary objective of the subdivision is to reconfigure, re-route, and improve the engineering design, safety, and condition of portions of the existing Nancy Ann Lane and Greglen Avenue roadways in the northern center of the Richmond Great Point Development LLC portfolio, which connect into Old South Road (to the north) and Lovers Lane (to the west), to "set the table" to accommodate the mixed-use development that is being proposed on adjacent properties owned by Richmond Great Point Development LLC, primarily comprised of the +/- 15,500 gross square feet series of retail "liner" buildings that are proposed to be developed along the frontage of Old South Road, the 225 unit 'Meadows II" workforce housing rental community that is proposed to be developed on the +/- 14.5 acre 20 and 20(R) Davkim Lane properties, and the 100 lot "Sandpiper Place" workforce homeownership housing community that is proposed to be developed on the +/- 17.2 acre combination of properties located off Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way.

The first action proposed, which is the straightening, widening, and improvement to a "boulevard" type design of the segment of Nancy Ann Lane which is located in the northern half of the portfolio, is necessary in order to allow for the development of the retail "liner" buildings and, ultimately, to allow for the enhanced access and capacity that is necessary to allow for the development of the two housing initiatives described above.

In order to develop the two easternmost retail "liner" buildings, the existing stub of Greglen Avenue that currently runs from the northern edge of the existing 'Parcel Plus" property located at 2 Greglen Avenue and connects at a stop-sign controlled "T" intersection with Old South Road, offset slightly from the intersection of Goldfinch Drive, located on the northern side of Old South Road, will be abandoned. It is noted that this existing "stub" or "roadway segment" is actually not a right of way that was laid out or approved on any plan, and does not even have status as a legal road; it was simply constructed by a predecessor owner and has been continued to be utilized for this purpose for many years.

The current condition of this "stub" or "roadway segment" creates a quirky and unsafe "S" curve that has very steep radius curves, connecting from the northern end of Nancy Ann Lane, past the "Parcel Plus" property and connecting into Old South Road.

Upon its termination, this "stub" or "roadway segment" will be replaced by a straighter, wider, significantly improved reconfigured Nancy Ann Lane, which will run straight / directly into a (proposed) ninety degree, stop sign controlled "T" intersection with Old South Road, located approximately at the mid-point (roughly equidistant) between the existing Goldfinch Drive entrance and exit intersections to the existing Naushop residential community located on the north side of Old South Road, thereby eliminating the existing unsafe "S" curve with the restricted turning radius.

This new intersection will have a substantially more generous design width, including a center median and multiple dedicated turning lanes, to provide the additional capacity and design enhancements that will be necessary to accommodate the adjacent proposed development and all existing uses and businesses in the area, including the multiple existing trucking-intensive businesses located along the southern portion of Nancy Ann Lane and along Davkim Lane (including Cape Cod Express, Coca-Cola, Pepsi-Cola, Structures Unlimited, and Sayles Seafood).

As shown on the attached plan, a new roadway segment will then also be constructed along the southern boundary of the 4 Greglen Avenue property and the 5 Nancy Ann Lane property, running east to west and connecting Nancy Ann Lane and Greglen Avenue, in order to allow continued cross-access out to Lovers Lane and Old South Road, as a second means of vehicular access and circulation to the area.

The reconfiguration of the roadways, as described herein, will require the slight reconfiguration of the series of +/- fifteen (15) existing properties in the vicinity of the proposed roadway areas, primarily located along Nancy Ann Lane and the northern portion of Greglen Avenue. Most of these properties are vacant and will not be reconfigured until the roadway reconfiguration improvements are completed.

No buildings are proposed to be developed as part of the proposed subdivision; the subdivision is only comprised of the roadway reconfiguration, re-routing, and improvement and the (slight) reconfiguration of the lots surrounding the new roadway configuration.

The current zoning of the land / lots in the area is classified in three different zoning districts; portions are classified within the Commercial Neighborhood (CN) zoning district, portions are classified within the Commercial Trade, Entrepreneurship and Craft (CTEC) zoning district, and portions are classified within the Residential-5 (R-5) zoning district.

The specific dimensional characteristics of the thirteen (13) lots that are proposed to be reconfigured as a result of the proposed subdivision, and the length and area of the proposed roadway segments, will be as follows (following the proposed reconfigurations):

| Lot Number on Plan And Street Address | Lot Area (Square Footage) | Lot Area (Square Footage) | Lot Frontage (Linear Feet) | Lot Regularity Factor (rf) |
|---|---|---|---|---|
| Lot # 1 – 4 Road "C" | 38,388 | 0.88 | 96.55 | 0.701 |
| Lot # 2 – 6 Road "C" | 37,107 | 0.85 | 55.00 | 0.628 |
| Lot # 3 – 8 Road "C" | 52,581 | 1.21 | 84.86 | 0.794 |
| Lot # 4 – 4 Road "A" | 47,309 | 1.09 | 274.83 | 0.650 |
| Lot # 5 – 6 Road "A" | 28,161 | 0.65 | 105.00 | 0.776 |
| Lot # 6 – 8 Road "A" | 28,159 | 0.65 | 105.53 | 0.770 |
| Lot # 7 – 4 Road "A" | 36,606 | 0.84 | 178.89 | 0.995 |
| Lot # 8 – 2 Greglen Avenue" | 29,520 | 0.68 | 178.84 | 0.998 |
| Lot # 9 – 4 Greglen Avenue | 16,366 | 0.38 | 75.01 | 0.929 |
| Lot # 10 – 6 Road "A" | 20,145 | 0.46 | 80.16 | 0.913 |
| Lot # 11 – 5 Nancy Ann Lane | 22,250 | 0.51 | 201.78 | 0.929 |
| Lot # 12 – 73 Old South Road | 102,656 | 2.35 | 566.26 | 0.563 |
| Lot # 13 – 20 Davkim Lane | 534,267 | 12.26 | 1,331.13 | 0.552 |
| Roadways ("A" and "B") | 64,900 | 1.49 | 1,270 Linear Feet | n/a |
| **Subtotal (Average)** | **1,058,415** | **24.30** | **n/a** | **0.784** |

As documented in the above-table and on the attached plans, the thirteen (13) lots resulting from the proposed subdivision will meet or exceed the relevant dimensional criteria and related requirements, as such are established in Section 139-16 (A) and (D) of the Town of Nantucket Zoning Bylaw for each of the applicable zoning districts.

In addition to the completed (Form B) application, attached hereto, we have submitted the following plans and technical materials that are required to be submitted to provide for the processing and approval of the proposed subdivision, including: (1) the *Definitive Plan, Old South Road Crossing, Nantucket, Mass* as prepared by Hayes Engineering, Inc., dated June 9, 2016, depicting the subdivision of the lots along with the applicable / customary notes and details (totaling 11 sheets), (2) the *Site Analysis Report*, as prepared by Hayes Engineering, Inc., dated June 10, 2016, (3) the *Street Network Plan*, as prepared by Hayes Engineering, Inc., dated June 9, 2016, and (4) the *Requested Waivers*, as prepared by Hayes Engineering, Inc., dated June 2016. Additional detail on the drainage improvements for the proposed roadways and a full *Stormwater Management Plan* will be submitted under separate cover, at a later date, once the additional design of this system has been refined.

We have also attached "Attachment A" and "Attachment B" to the Form B application form, detailing the specifics of the fifteen (15) existing parcels that comprise the proposed subdivision and the derivation of the title to the land comprising the proposed subdivision, given that the land includes multiple parcels, and that title to several of the parcels has been derived from different sellers / grantors.

We trust that this submittal conforms to the applicable requirements for such a Definitive Subdivision Plan (AR) and we look forward to the completion of your review and the subsequent review and approval of the plan by the Town of Nantucket Planning Board.

If you any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti, Director of Real Estate Development
The Richmond Company, Inc. (Applicant / Development Manager)
On Behalf of Richmond Great Point Development LLC (Owner)

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC
Arthur Reade, Esq.

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Definitive Subdivision
Richmond Great Point Development LLC (Owner / Developer)
"Old South Road Crossing" Definitive Subdivision

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the approval of a definitive subdivision of land to allow for the reconfiguration of certain roadway segments and the reconfiguration of lots in this area comprising a series of thirteen (13) contiguous lots and several proposed roadway segments, totaling +/- 24.3 acres of land, located along Old South Road, Nancy Ann Lane, Greglen Avenue, and Davkim Lane.

The Notice (and copy of the completed (Form B) application and accompanying plan) is being submitted to your office in accordance with and conforms to the provisions of Section 2.06 of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

Upon your acknowledgment of receipt of this Notice (by way of time / date stamping the application), we intend to submit the original completed (Form B) application and accompanying plan to the Town of Nantucket Planning Board to obtain its review and subsequent approval.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH

Hayes Engineering, Inc

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. **NAN-0107J**

**SITE ANALYSIS REPORT**
**OLD SOUTH ROAD CROSSING**
**NANTUCKET, MASSACHUSETTS**

June 10, 2016

This site analysis report was prepared as part of the submission requirements of a definitive subdivision plan in accordance with Section II, 2.06(a) (11) of the Rules and Regulations of the Planning Board for the Town of Nantucket, as amended. This subdivision plan proposes the creation of thirteen (13) lots, in conjunction with 1,268 linear feet of roadway, together with approximately 2,300 linear feet of improvements to Old South Road, Greglen Avenue and Nancy Ann Lane (Road C) as shown on the subdivision plans. The new roadways, known as Road A and Road B are proposed to be constructed as shown on the typical cross-sections illustrated on the profile plans, in order to provide frontage and adequate access to the lots within the parcel in a safe and convenient manner.

The site, being approximately 24.3 acres in extent, is located approximately 2.1 miles southeast of the town center, and is currently consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways. The topography of the site ranges from approximately 22 feet above the North American Vertical Datum of 1988 (NAVD88) to approximately elevation 43.

The area in which the project is proposed to be constructed is within the CN, R-5 and CTEC zoning districts. Zoning requirements for each district are summarized in the table below:

| Criteria | CN Zoning District | R-5 Zoning District | CTEC Zoning District |
|---|---|---|---|
| **Lot Area** | 7,500 sf. | 5,000 sf. | 10,000 sf. |
| **Lot Frontage** | 50 feet | 50 feet | 50 feet |
| **Front Yard** | 10 feet | 10 feet | 10 feet |
| **Side Yard** | 5 feet | 10 feet on one-side, 5 feet thereafter | 5 feet |
| **Rear Yard** | 10 feet | 5 feet | 10 feet |
| **Ground Cover** | 40% | 40% | 40% |

Lot areas of proposed lots vary from 16,000 sf. to 534,000 sf.

The property is comprised of Evesboro soils and were determined by using the Web Soil Survey from the National Cooperative Soil Survey for Nantucket County. The Evesboro sands consist of excessively-drained soil, generally found in smooth, irregular-shaped areas, as reported by the Soil Conservation Service. It is expected that the permeability of the soil is rapid in the surface layer and subsoil, and very rapid in the substratum.

Due to the granular nature and the grain size of the Evesboro soils coupled with the site topography and proposed drainage design leads us to believe that erosion is not expected to be a problem. Likewise, these soils are largely void of the small grain sizes, and do not produce excessively dusty conditions. Should dust control be required, it would be handled by wetting the surface of exposed areas during periods of activity of construction vehicles or in highly windy conditions. No other form of dust control is anticipated.

No surface water resources are present on the parcel being developed, nor are any portion of the site subject to the Wetlands Protection Act for Coastal Wetland Areas (M.G.L. Chapter 131, Section 40).

No areas of the site are represented as having severe limitations due to seasonal high water table. Similarly, no portion of the site is designated as being in a Zone A, B or V, as shown on the Flood Insurance Rate Map (FIRM), Community Panel #25019C0089G, effective date June 9, 2014.

The Evesboro sands typically provide poor potential for growth of vegetation.. The site is generally comprised of a sand and gravel pit with paved areas, numerous storage structures and gravel drives. There exists scattered clusters of vegetation on the southern end of the property of vegetation with the remained either pavement or devoid of vegetation. Any tree removal for the proposed roadways will be minimal as the majority of the area within the proposed roadway is currently gravel driveways or the sand and gravel pit.

An examination of the profile sheets submitted with the plan reveals that no major changes in watershed areas or directions are contemplated by construction of the subdivision proposed in this application. The general design approach for management of storm water is to collect the roadway drainage as well as runoff from portions of the site. This runoff is to be collected in deep sump catch basins, and then directed via a closed pipe system VortSentry treatment devices and discharge to proposed subsurface infiltration areas. The closed piping system shall be designed with sufficient capacity to accommodate the 25-year design storm and mitigation for the 100-year design storm. Stormwater entering the proposed subsurface infiltration area will provide for groundwater recharge in the proposed development. Also, the proposed deep sump catch basins and VortSentry devices will improve the water quality of the runoff from the proposed roadway.

The improvements which are contemplated for construction of the subdivision roadways include rights-of-ways with varying width as depicted on the plans. Existing roadways to be abandoned shall have pavement and infrastructure removed. Minimum pavement width for newly proposed roadways having two-way (bidirectional) traffic is 24-feet.

Sanitary sewer from the lots are proposed to be connected to municipal sanitary facilities available in Old South Road proximate to the intersection with Goldfinch Drive.

Potable water will be provided for domestic purposes by connecting to the Town water supply The proposed eight (8) inch water main through the project will be connected to an existing twelve (12) inch water main in Old South Road and existing eight (8) inch water main in Nancy Ann Lane.

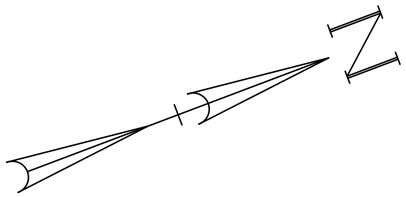
The project roadways are provided to service future commercial and residential\multifamily developments within the project limits. The proposed roadway system will connect two existing roadways, Greglen Avenue and Nancy Ann Lane to Old South Road. These connection will provide for adequate site distances so as to enable vehicles to safely enter and exit the property, as well as providing adequate access for emergency vehicles.

The traffic generated by uses adjacent to the proposed roadway will add to the existing traffic volumes of the surrounding streets. Roadway improvements are proposed in Old South Road to mitigate new traffic generation. The geometry and construction of the proposed roadway system will provide for a safe and convenient alignment for vehicular traffic and access to the lots by emergency vehicles.

A sidewalk is being proposed along one side of the proposed Road A right-of-way.

It is presently anticipated that all construction related to the physical roadway and infrastructure improvements would be completed within two (2) years following the receipt of all necessary approvals.

There are no proposed common open spaces associated with this development.



**NOTES:**

1) ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON N.A.V.D. 88.

2) TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE THE RESULT OF COMPILING ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. AND NANTUCKET GIS INFORMATION.

LOVERS LANE
ROAD C
LOT 1
LOT 2
LOT 3
OLD SOUTH RD
GREGLEN AVENUE
LOT 9
LOT 8
GOLDFINCH DR
ROAD B
LOT 10
LOT 7
LOT 11
LOT 6
LOT 5
LOT 4
BLUEBIRD LN
ROAD A
DAVKIM LANE
NANCY ANN LANE
LOT 12
LOT 13
WAY
OLD SOUTH ROAD
MAYFLOWER CIRCLE
DAFFODIL LANE
EVERGREEN WAY

# SITE ANALYSIS MAP

## OLD SOUTH ROAD CROSSING

(#63, 67, 73 & 75A OLD SOUTH ROAD; #3, 4, 5, 6, 8, 10, 12 & 14 NANCY ANN LANE; #20 DAVKIM LANE; #2 & 4 GREGLEN AVENUE)

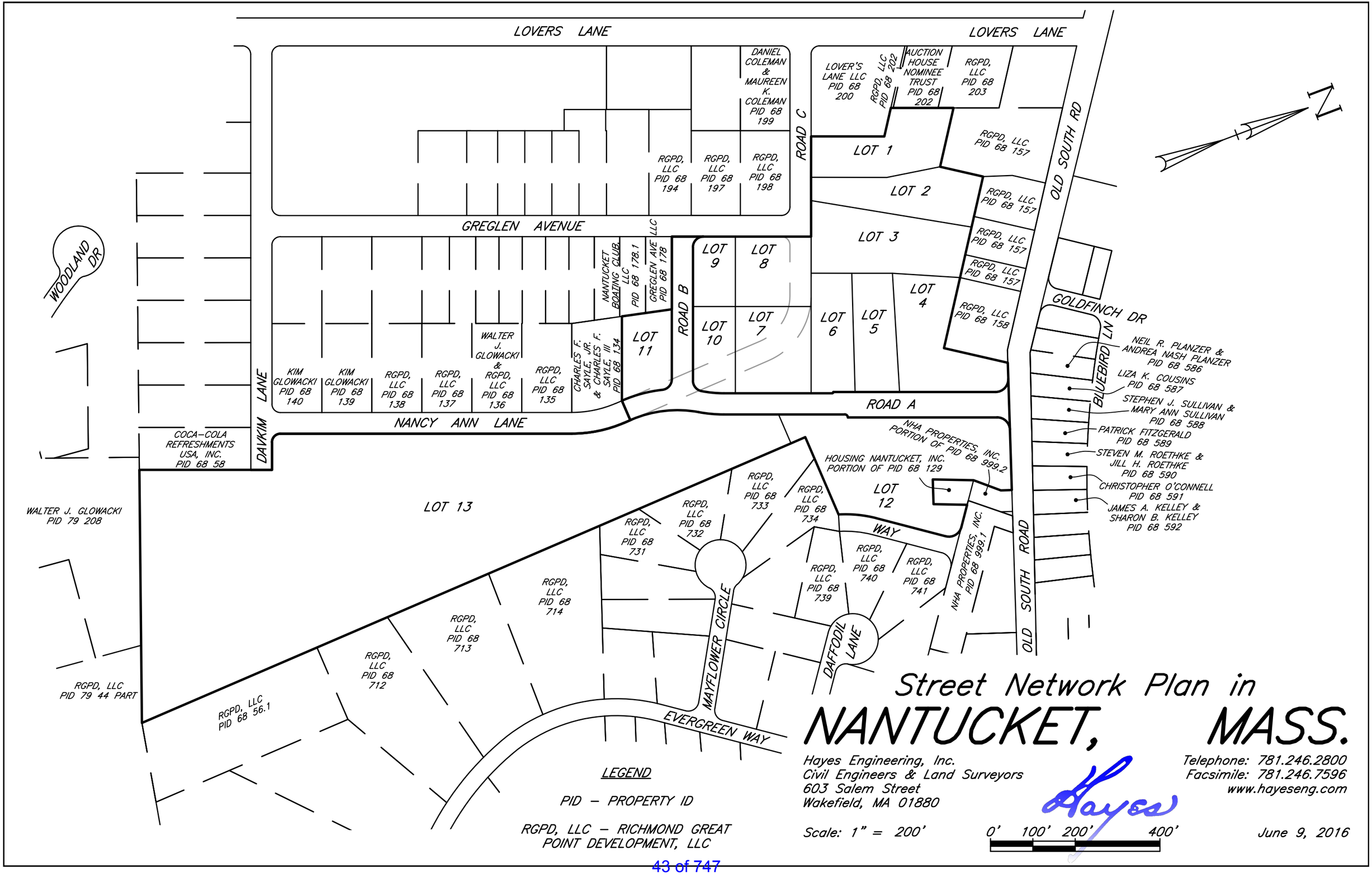
## Nantucket, Mass.


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, Mass. 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 120'

Date: June 9, 2016

Hayes Engineering, Inc.




# Street Network Plan in NANTUCKET, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 200'

0' 100' 200' 400'

June 9, 2016

# Subdivision Plan of Land in NANTUCKET, MASS.

*Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103*


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 100'

0' 50' 100' 200' 300'

June 9, 2016

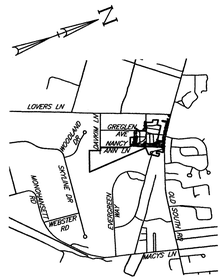
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

PROFESSIONAL LAND SURVEYOR




Vicinity Map
Scale: 1" = 2000'±

0' 1000' 2000'

## CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC

LAND COURT CERTIFICATE NO. 24872

[LOT 59 ON LC PLAN 16514–L]
#67 OLD SOUTH ROAD
PROPERTY ID 68 158

[LOT 160 ON LC PLAN 16514–Z]
#3 NANCY ANN LANE
PROPERTY ID 68 132

[LOT 161 ON LC PLAN 16514–Z]
#5 NANCY ANN LANE
PROPERTY ID 68 133

[LOT 179 ON LC PLAN 16514–Z]
#6 NANCY ANN LANE
PROPERTY ID 68 205

[LOT 180 ON LC PLAN 16514–Z]
#8 NANCY ANN LANE
PROPERTY ID 68 206

[LOT 181 ON LC PLAN 16514–Z]
#10 NANCY ANN LANE
PROPERTY ID 68 207

[LOT 182 ON LC PLAN 16514–Z]
#12 NANCY ANN LANE
PROPERTY ID 68 176

[LOT 184 ON LC PLAN 16514–Z]
#20 DAVKIM LANE
PROPERTY ID 68 57

[LOT 853 ON LC PLAN 16514–97]
#73 OLD SOUTH ROAD
PORTION OF PROPERTY ID 68 129

[LOT 869 ON LC PLAN 16514–103]
#4 NANCY ANN LANE
PROPERTY ID 68 204

[LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157

LC CERTIFICATE NOS. 12709 & 25430

[LOT 183 ON LC PLAN 16514–Z]
#14 NANCY ANN LANE
PROPERTY ID 68 130

LAND COURT CERTIFICATE NO. 25525

[LOT 858 ON LC PLAN 16514–100]
#75A OLD SOUTH ROAD
PROPERTY ID 68 999.2

LAND COURT CERTIFICATE NO. 25529

[LOT 159 ON LC PLAN 16514–Z]
#2 GREGLEN AVENUE
PROPERTY ID 68 131

LAND COURT CERTIFICATE NO. 25530

[LOT 177 ON LC PLAN 16514–Z]
#4 GREGLEN AVENUE
PROPERTY ID 68 177

Land Court Plan 16514–Z

## Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

## LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

⊡ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

## ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

## ZONE: R–5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER
REAR = 5 FEET

ALLOWABLE GROUND COVER % = 40%

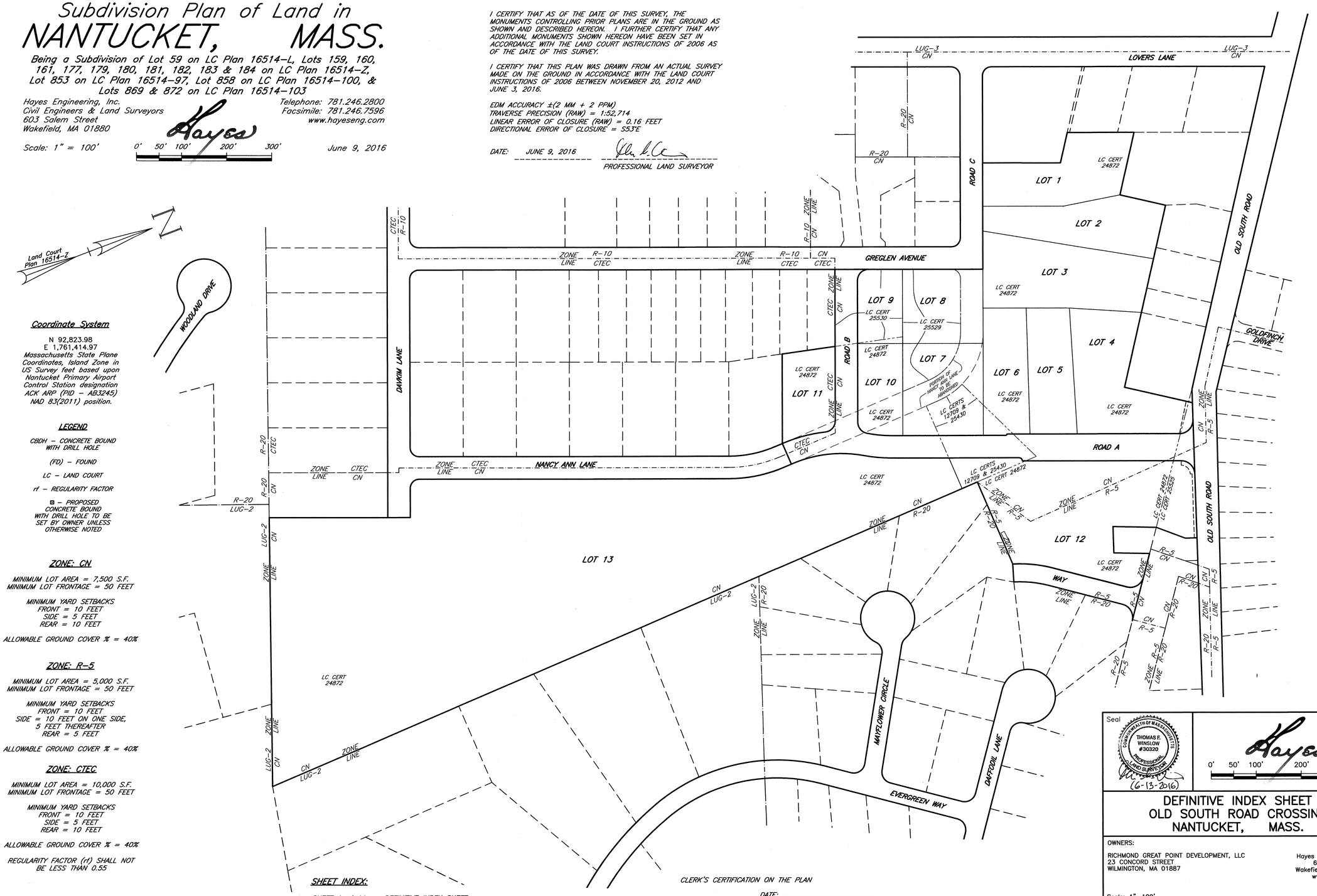
## ZONE: CTEC

MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55




## SHEET INDEX:


SHEET 1 of 11: DEFINITIVE INDEX SHEET
SHEET 2 of 11: DEFINITIVE PLAN SHEET 1 (LOTS 1–3)
SHEET 3 of 11: DEFINITIVE PLAN SHEET 2 (LOTS 4–12)
SHEET 4 of 11: DEFINITIVE PLAN SHEET 3 (LOT 13)
SHEET 5 of 11: DEFINITIVE PLAN SHEET 4 (ABANDONMENT PLAN)
SHEET 6 of 11: DEFINITIVE TOPOGRAPHIC PLAN SHEET 1
SHEET 7 of 11: DEFINITIVE PLAN & PROFILE SHEET 1
SHEET 8 of 11: DEFINITIVE PLAN & PROFILE SHEET 2
SHEET 9 of 11: ROADWAY IMPROVEMENTS & SEWER SHEET 1
SHEET 10 of 11: ROADWAY IMPROVEMENTS SHEET 2
SHEET 11 of 11: DETAIL SHEET


## NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

Seal
COMMONWEALTH OF MASSACHUSETTS
THOMAS F. WINSLOW #30320
PROFESSIONAL LAND SURVEYOR
(6-13-2016)

0' 50' 100' 200' 300'

# DEFINITIVE INDEX SHEET
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 100'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

INDEX SHEET

SHEET 1 OF 11

N:\NAN66\Dnancyann.dwg, 6/13/2016 12:36:24 PM, TFW

# Subdivision Plan of Land in
# NANTUCKET, MASS.

*Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103*


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 40'

0' 20' 40' 80' 120'

June 9, 2016

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

LOVERS LANE

ROAD C

GREGLEN AVENUE

ROAD B

(PUBLIC – VARIABLE WIDTH)
1942 COUNTY LAYOUT
ROAD PLAN #200, ROAD DRAWER #1

OLD SOUTH ROAD

LOCATION LINE OF 1942 COUNTY LAYOUT
LC DOCUMENT NO. 16561

DANIEL COLEMAN & MAUREEN K. COLEMAN
LC CERTIFICATE NO. 21078
[LOT 84 ON LC PLAN 16514–R]
#10 LOVERS LANE
PROPERTY ID 68 199

LOVER'S LANE LLC
LC CERTIFICATE NO. 26028
[LOT 870 ON LC PLAN 16514–103]
#9 LOVERS LANE
PROPERTY ID 68 200

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 871 ON LC PLAN 16514–103]

AUCTION HOUSE NOMINEE TRUST
LC CERTIFICATE NO. 25555
[LOT 857 ON LC PLAN 16514–99]
#4 LOVERS LANE
PROPERTY ID 68 202

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 25381
[LOT 856 ON LC PLAN 16514–99]
#2 LOVERS LANE
PROPERTY ID 68 203

EASEMENT TO NANTUCKET ELECTRIC COMPANY
LC DOCUMENT NO. 18452
[IN PRIVATE WAYS AND 10' WIDE STRIP ON LOTS]

DECLARATION REGARDING PARKING SPACES (APPROXIMATE LOCATION)
LC DOCUMENT NO. 139263

PARKING EASEMENT
LC DOCUMENT NO. 136846

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157
[SEE LOT 1 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157
[SEE LOT 2 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157
[SEE LOT 3 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 59 ON LC PLAN 16514–L & LOT 872 ON LC PLAN 16514–103]
#63 & 67 OLD SOUTH ROAD
PROPERTY ID 68 157 & 68 158
[SEE LOT 4 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 59 ON LC PLAN 16514–L & LOT 872 ON LC PLAN 16514–103]
#63 & 67 OLD SOUTH ROAD
PROPERTY ID 68 157 & 68 158
[SEE LOT 5 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 867 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 868 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 866 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 865 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 863 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 861 ON LC PLAN 16514–102]

NANTUCKET BOATING CLUB, LLC
LC CERTIFICATE NO. 26815
[LOT 4 ON LC PLAN 16514–93]
#68 GREGLEN AVENUE
PROPERTY ID 68 178.1

GREGLEN AVE LLC
LC CERTIFICATE NO. 25832
[LOT 3 ON LC PLAN 16514–93]
#64 GREGLEN AVENUE
PROPERTY ID 68 178

EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY
LC DOCUMENT NO. 16956
[IN PRIVATE WAYS]

EASEMENT TO NANTUCKET ELECTRIC COMPANY
LC DOCUMENT NO. 19452
[IN PRIVATE WAYS AND 10' WIDE STRIP ON LOTS]

EASEMENT TO NANTUCKET ELECTRIC COMPANY
LC DOCUMENT NO. 18452
[IN PRIVATE WAYS AND 10' WIDE STRIP ON LOTS]
(PORTION TO BE RELOCATED)

PORTION OF NANCY ANN LANE TO BE ABANDONED

N:95,830.69
E:1,756,504.46

N:96,168.93
E:1,756,560.42

N:96,090.20
E:1,756,679.19

N:96,176.95
E:1,756,736.69

N:95,947.54
E:1,757,082.79

N:95,747.14
E:1,756,725.61

N:95,439.49
E:1,756,609.49
SSM (FD)

N:95,378.92
E:1,756,769.80

N:95,262.75
E:1,756,743.86

N20°46'38"E 172.86

N59°27'56"W 68.17

147.95 N20°40'57"E

S56°27'56"E 142.50

N69°17'52"W 96.55

N69°18'56"W 139.86

179.06 N20°46'38"E

127.95 N09°23'06"E

N33°32'04"E 104.08

S56°28'04"E 122.24

55.00 N69°18'56"W

59.82 N69°18'56"W

84.86 N69°18'56"W

25.04

383.95 N30°03'34"E

S56°28'04"E 415.27

S56°28'04"E 122.24

N20°40'21"E 328.84

74.99 N20°40'21"E

75.01 N20°40'21"E

178.84 N20°40'21"E

P=25.00 L=39.26 Δ=89°59'47"

3+59.76

N69°18'26"W 171.37

N69°18'26"W 336.65

N69°18'26"W 314.94

N69°18'26"W 165.03

N69°18'26"W 165.09

N69°18'26"W 283.25

140.00 S69°18'26"E

N20°41'34"E 100.00

N20°41'34"E 178.86

119.02 N12°35'00"E

N20°44'06"E 192.12

96.06 N20°44'06"E

96.06 N20°44'06"E

CBDH (FD) (6–1–2016) (BROKEN)

159.85 S24°20'51"W

S56°28'04"E 170.75

N33°31'56"E 154.56

140.45

LOT 1
38,388 S.F.
(rf=0.701)

LOT 2
37,107 S.F.
(rf=0.628)

LOT 3
52,581 S.F.
(rf=0.794)

LOT 4
47,309 S.F.
(rf=0.650)

LOT 5
28,161 S.F.
(rf=0.776)

LOT 6
28,159 S.F.
(rf=0.770)

LOT 7
36,606 S.F.
(rf=0.995)

LOT 8
29,520 S.F.
(rf=0.998)

LOT 9
16,366 S.F.
(rf=0.929)

LOT 10
20,145 S.F.
(rf=0.913)

LOT 11
22,250 S.F.
(rf=0.929)

## Coordinate System

N 92,823.98
E 1,761,414.97
*Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.*

## LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

Land Court Plan 16514–Z

N

## NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 as 24 AND 164.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

_____
PROFESSIONAL LAND SURVEYOR

Seal
COMMONWEALTH OF MASSACHUSETTS
THOMAS F. WINSLOW #30320
REGISTERED PROFESSIONAL LAND SURVEYOR
(6-13-2016)

0' 20' 40' 80' 120'

# DEFINITIVE PLAN
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 1 OF 4

SHEET 2 OF 11

N:\NAN66\Dnancyann.dwg, 6/13/2016 12:38:58 PM, TFW

# Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 40' — June 9, 2016

**Coordinate System**

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

**LEGEND**

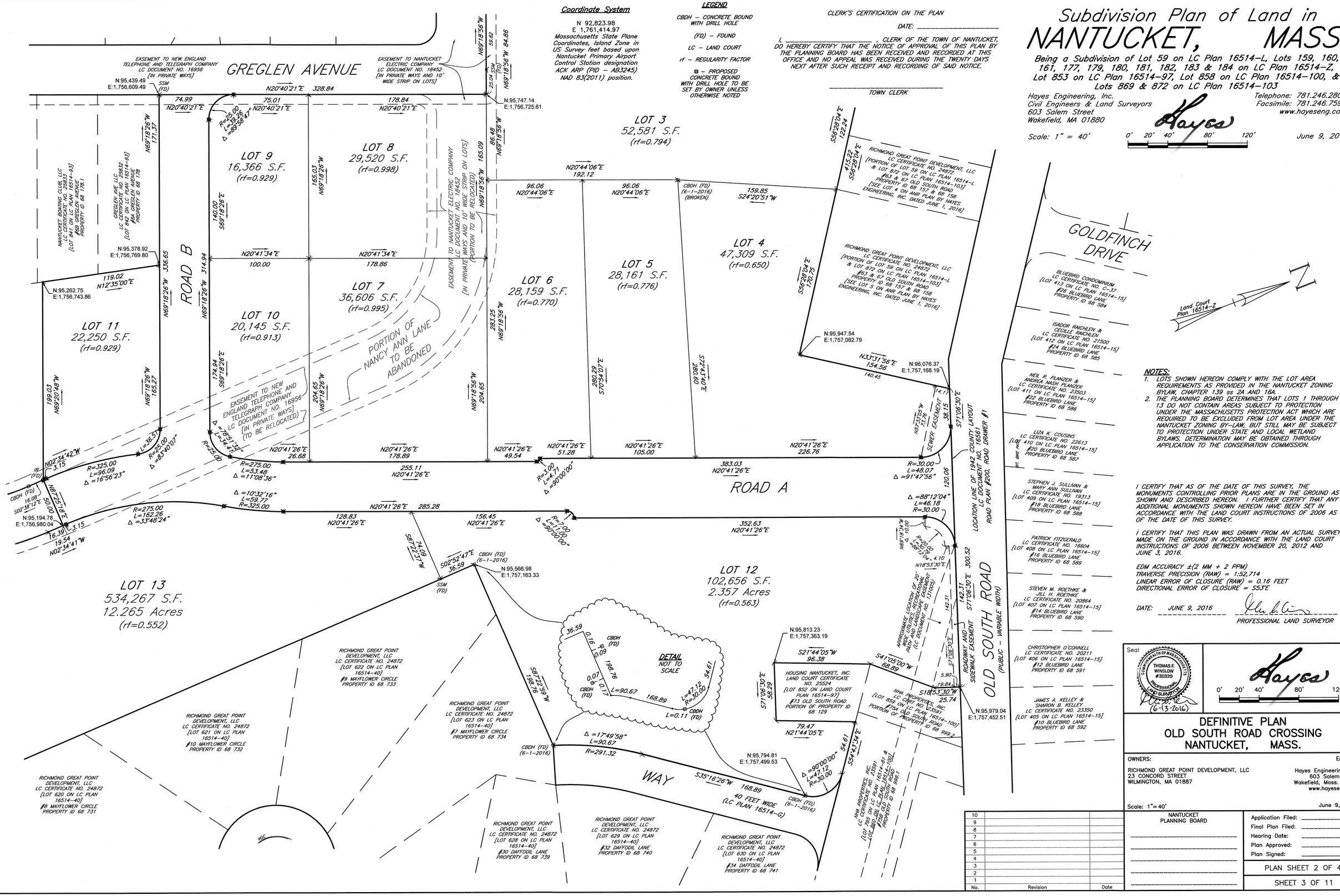
CBDH – CONCRETE BOUND WITH DRILL HOLE
(FD) – FOUND
LC – LAND COURT
rf – REGULARITY FACTOR
◘ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK




**NOTES:**

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 §§ 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016 _____ PROFESSIONAL LAND SURVEYOR

Seal: COMMONWEALTH OF MASSACHUSETTS — THOMAS F. WINSLOW #30320 — PROFESSIONAL LAND SURVEYOR — (6-13-2016)

0' 20' 40' 80' 120'

# DEFINITIVE PLAN
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40' — June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 2 OF 4

SHEET 3 OF 11

N:\NAM66\Dnancyann.dwg, 6/13/2016 12:58:33 PM, TPW

# Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 50'  0' 25' 50' 100' 150'  June 9, 2016

**Coordinate System**

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

**LEGEND**

CBDH – CONCRETE BOUND WITH DRILL HOLE
(FD) – FOUND
LC – LAND COURT
rf – REGULARITY FACTOR
□ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

CLERK'S CERTIFICATION ON THE PLAN

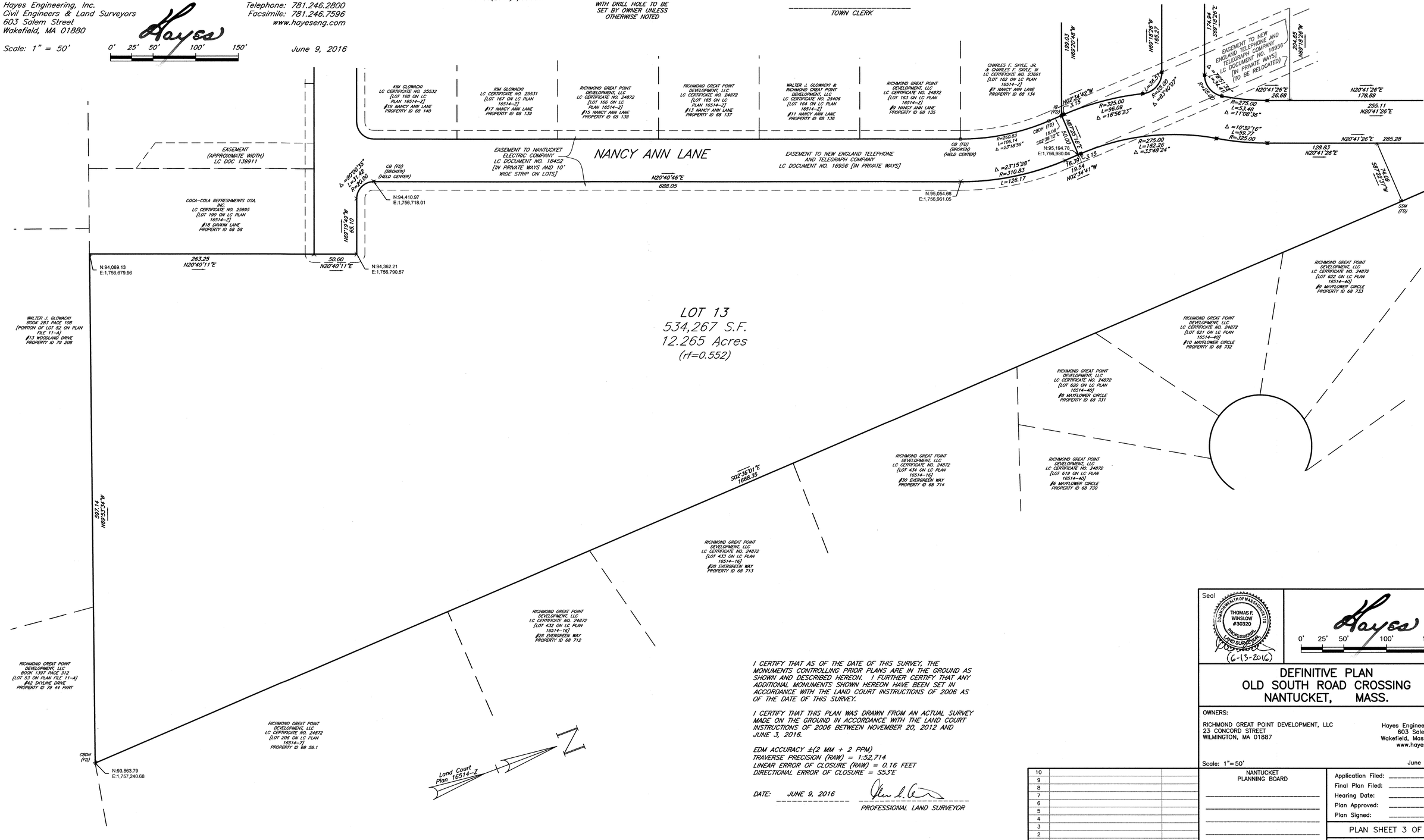
DATE: _____

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

_____
TOWN CLERK

**NOTES:**

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.




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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

PROFESSIONAL LAND SURVEYOR

Seal: COMMONWEALTH OF MASSACHUSETTS — THOMAS F. WINSLOW #30320 — PROFESSIONAL LAND SURVEYOR — (6-13-2016)

Hayes 0' 25' 50' 100' 150'

# DEFINITIVE PLAN
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=50'  June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 3 OF 4

SHEET 4 OF 11

N:\WAN66\Dnancyann.dwg, 6/13/2016 12:41:56 PM, TFW

# Subdivision Plan of Land in
# NANTUCKET, MASS.

*Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103*


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 40'

0' 20' 40' 80' 120'

June 9, 2016

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

**Coordinate System**

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

**LEGEND**

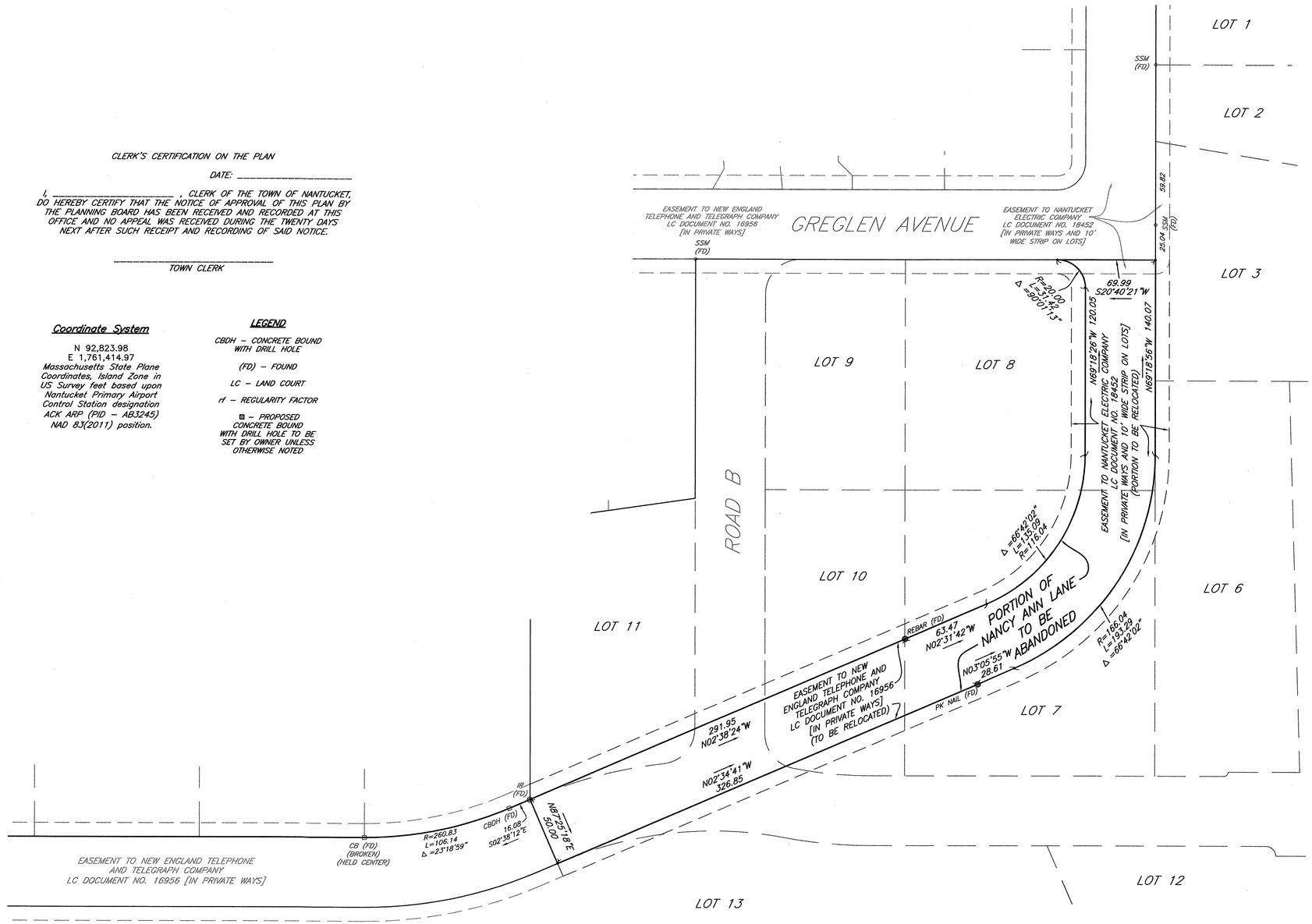
CBDH – CONCRETE BOUND WITH DRILL HOLE

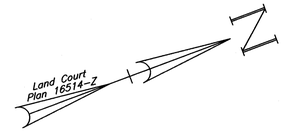
(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

⊡ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED




**NOTES:**

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

_____
PROFESSIONAL LAND SURVEYOR

Seal

COMMONWEALTH OF MASSACHUSETTS
THOMAS F. WINSLOW #30320
PROFESSIONAL LAND SURVEYOR
(6-13-2016)

0' 20' 40' 80' 120'

## DEFINITIVE PLAN
## OLD SOUTH ROAD CROSSING
## NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET
PLANNING BOARD

_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 4 OF 4

SHEET 5 OF 11

N:\NAN66\Dnanoyam.dwg, 6/13/2016 12:44:13 PM, TFW

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

GREGLEN AVENUE

ROAD B

ROAD A

GOLDFINCH DRIVE

OLD SOUTH ROAD (PUBLIC - VARIABLE WIDTH)

WAY

PORTION OF NANCY ANN LANE TO BE ABANDONED

LOT 2
37,107 S.F.
(rf=0.628)

LOT 3
52,581 S.F.
(rf=0.794)

LOT 4
47,309 S.F.
(rf=0.650)

LOT 5
28,161 S.F.
(rf=0.776)

LOT 6
28,159 S.F.
(rf=0.770)

LOT 7
36,606 S.F.
(rf=0.995)

LOT 8
29,520 S.F.
(rf=0.998)

LOT 9
16,366 S.F.
(rf=0.929)

LOT 10
20,145 S.F.
(rf=0.913)

LOT 11
22,250 S.F.
(rf=0.929)

LOT 12
102,656 S.F.
2.357 Acres
(rf=0.563)

LOT 13
534,267 S.F.
12.265 Acres
(rf=0.552)

Land Court Plan 16514-Z

N

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes

0' 20' 40' 80' 120'

# DEFINITIVE TOPOGRAPHIC PLAN
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET
PLANNING BOARD

_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

TOPO SHEET 1 OF 1

SHEET 6 OF 11

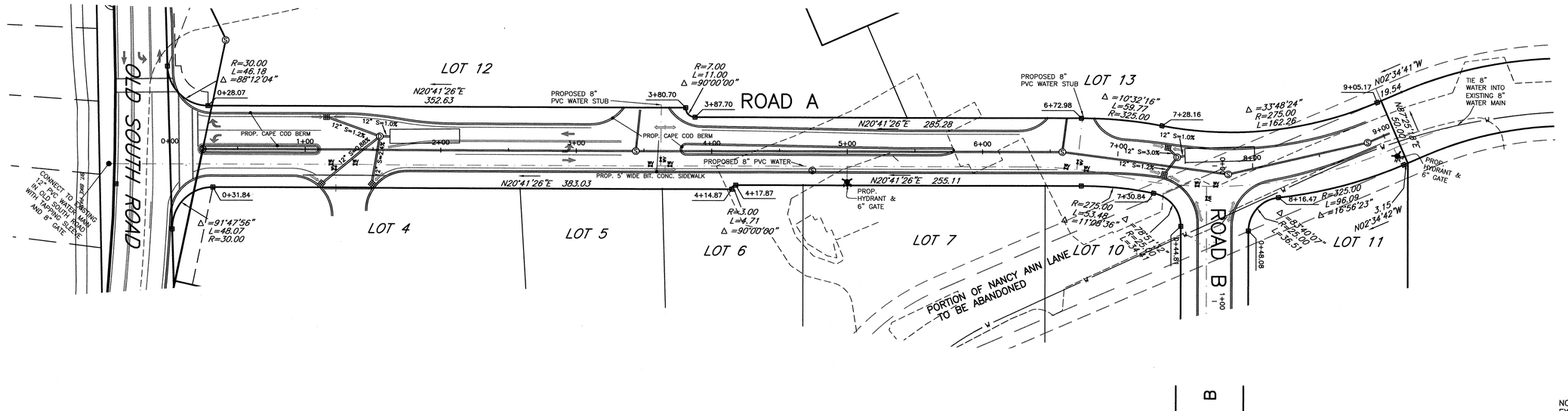
N:\NAN66\Dnancyann.dwg, 6/13/2016 1:49:05 PM, JO

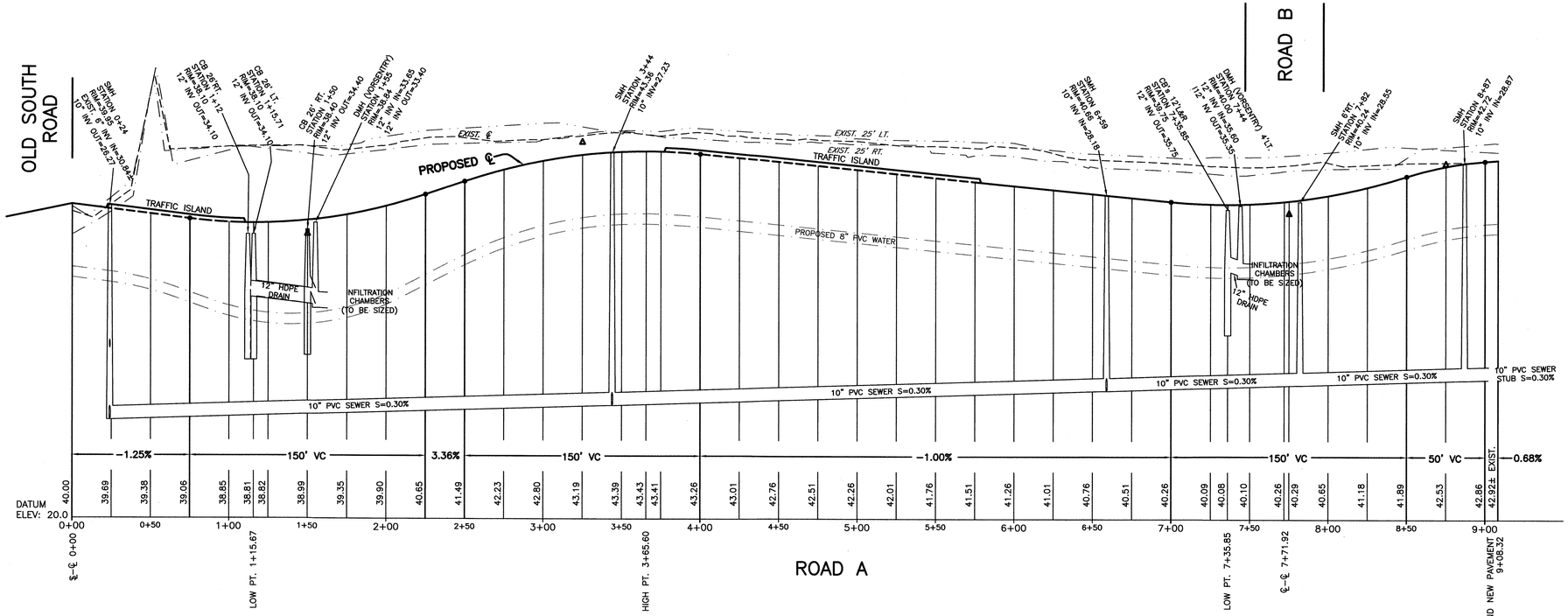
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK




NOTE:
EXISTING UTILITIES AND PAVEMENT IN THE PORTION OF NANCY ANN LANE TO BE ABANDONED ARE TO BE REMOVED.

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

# DEFINITIVE PLAN & PROFILE
# ROAD A
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' (Hor.) & 4' (Ver.) June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PROFILE SHEET 1 OF 2

SHEET 7 OF 11

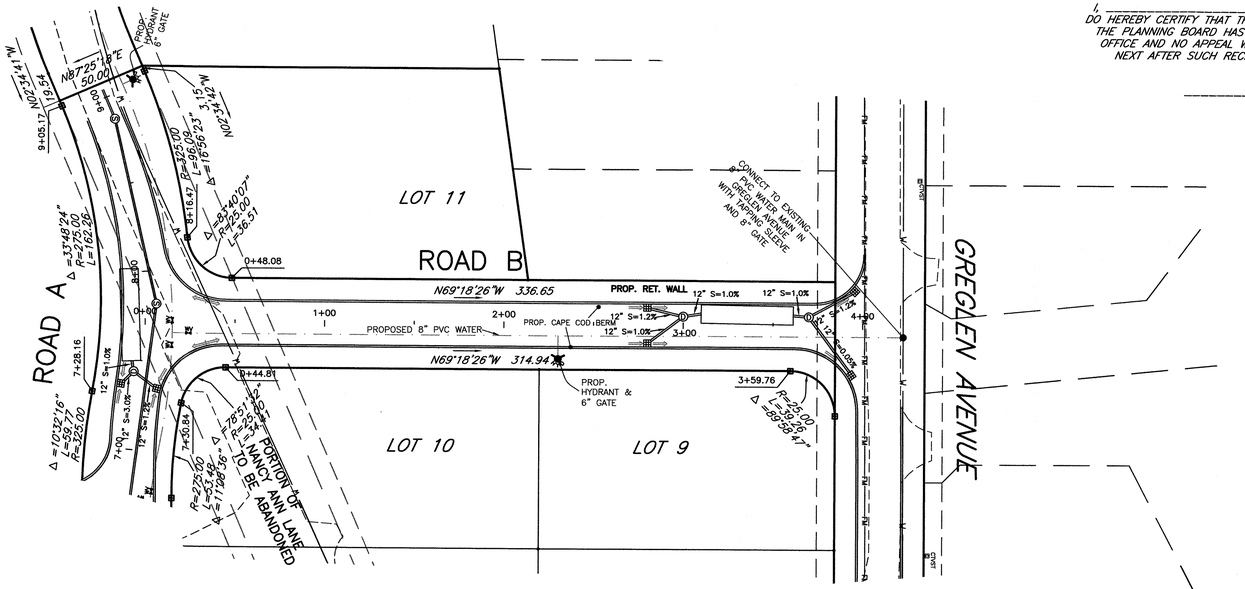
N:\NAN65\Dnancyann.dwg, 6/13/2016 1:49:30 PM, JO

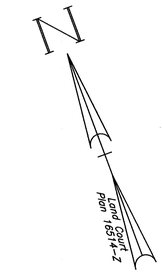
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

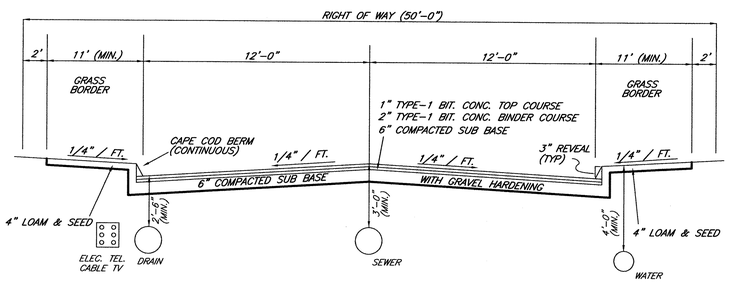
I, _____ , CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK



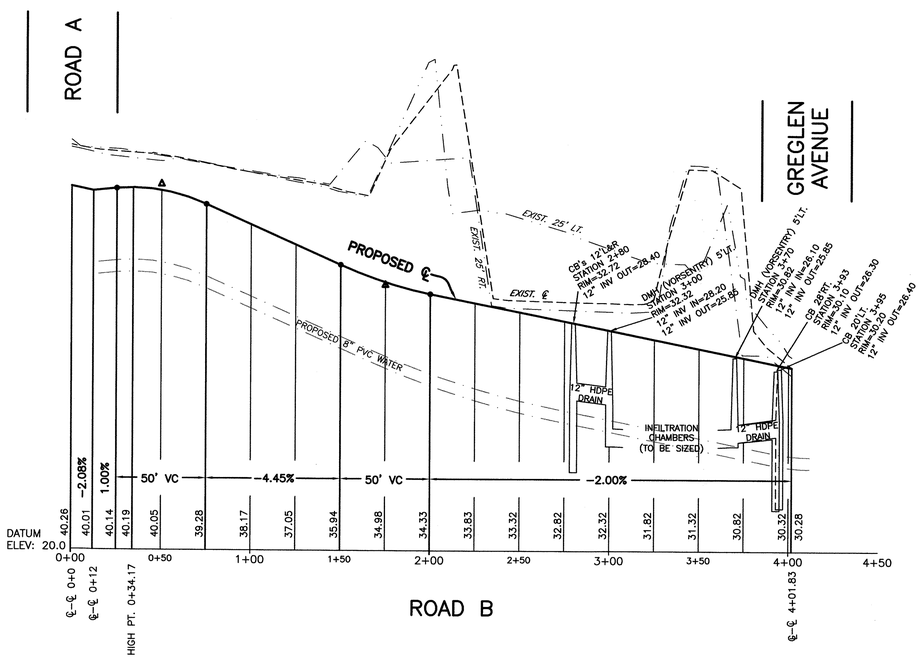




NOTE:
EXISTING UTILITIES AND PAVEMENT IN THE PORTION OF NANCY ANN LANE TO BE ABANDONED ARE TO BE REMOVED.




TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE




Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

# DEFINITIVE PLAN & PROFILE
# ROAD B
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' (Hor.) & 4' (Ver.)
June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

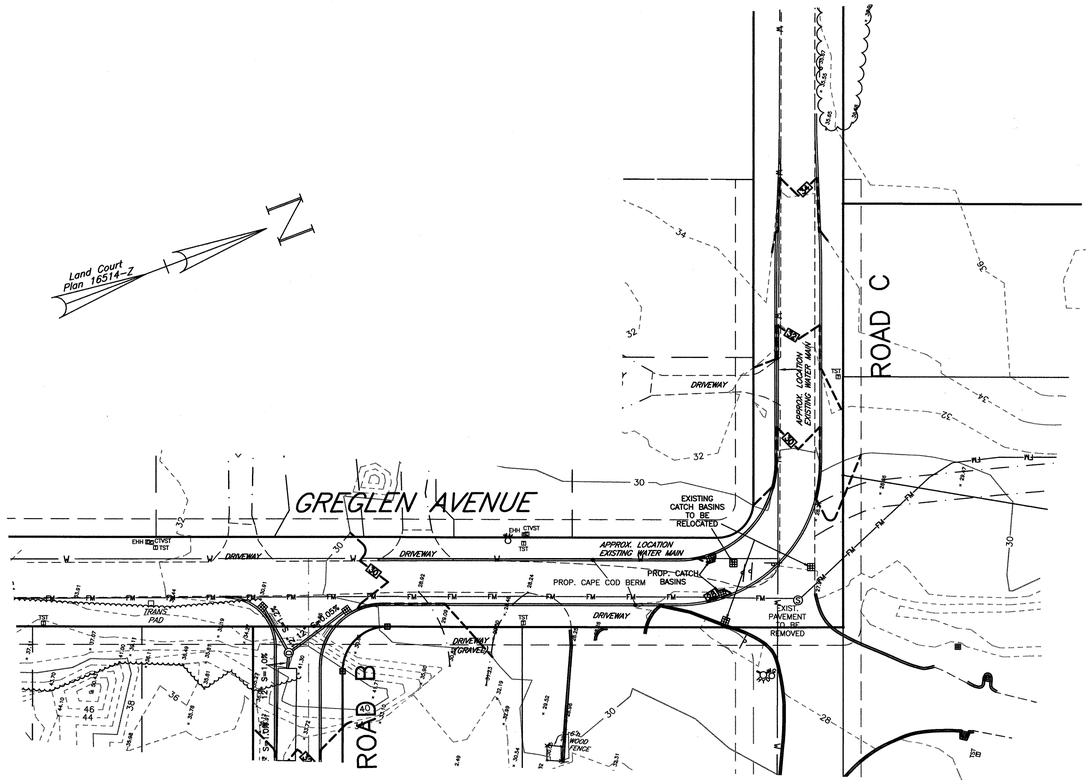
NANTUCKET
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

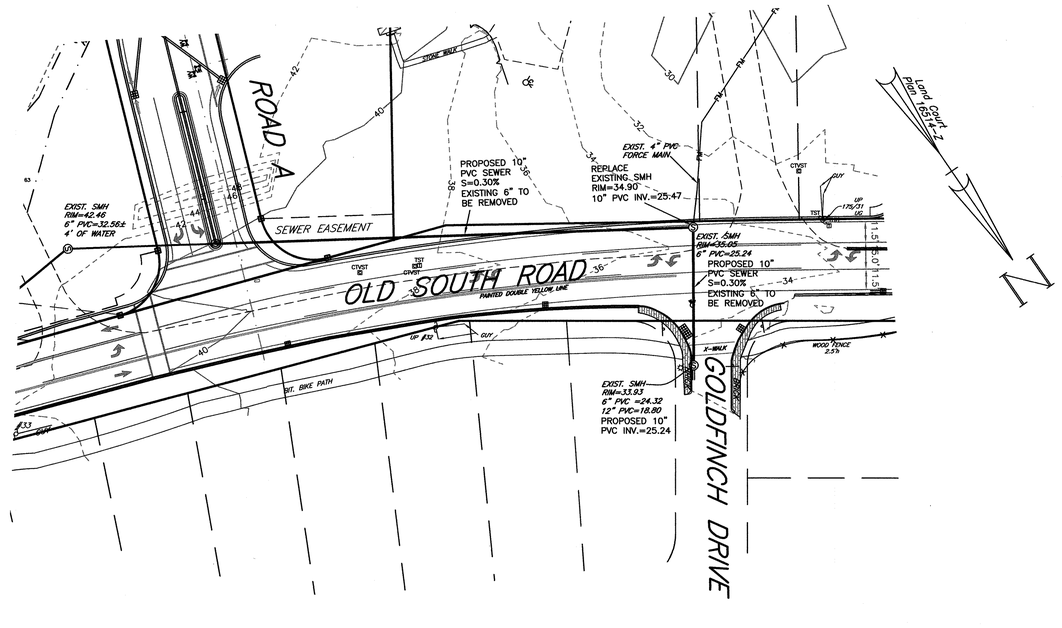
PROFILE SHEET 2 OF 2

SHEET 8 OF 11

N:\WANG\Dnanoyann.dwg, 6/13/2016 1:49:52 PM, JO




GREGLEN AVENUE & ROAD C
ROADWAY IMPROVEMENTS




PROPOSED SEWER FROM
ROAD A TO EXISTING SEWER
IN GOLDFINCH DRIVE

*CLERK'S CERTIFICATION ON THE PLAN*

*DATE: _____*

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

_____
*TOWN CLERK*

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. OGREN — CIVIL — No. 37145 — REGISTERED PROFESSIONAL ENGINEER — 6/13/16

Hayes — 0' 20' 40' 80' 120'

**GREGLEN AVENUE & NANCY ANN ROADWAY IMPROVEMENTS & SEWER NANTUCKET, MASS.**

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET
PLANNING BOARD

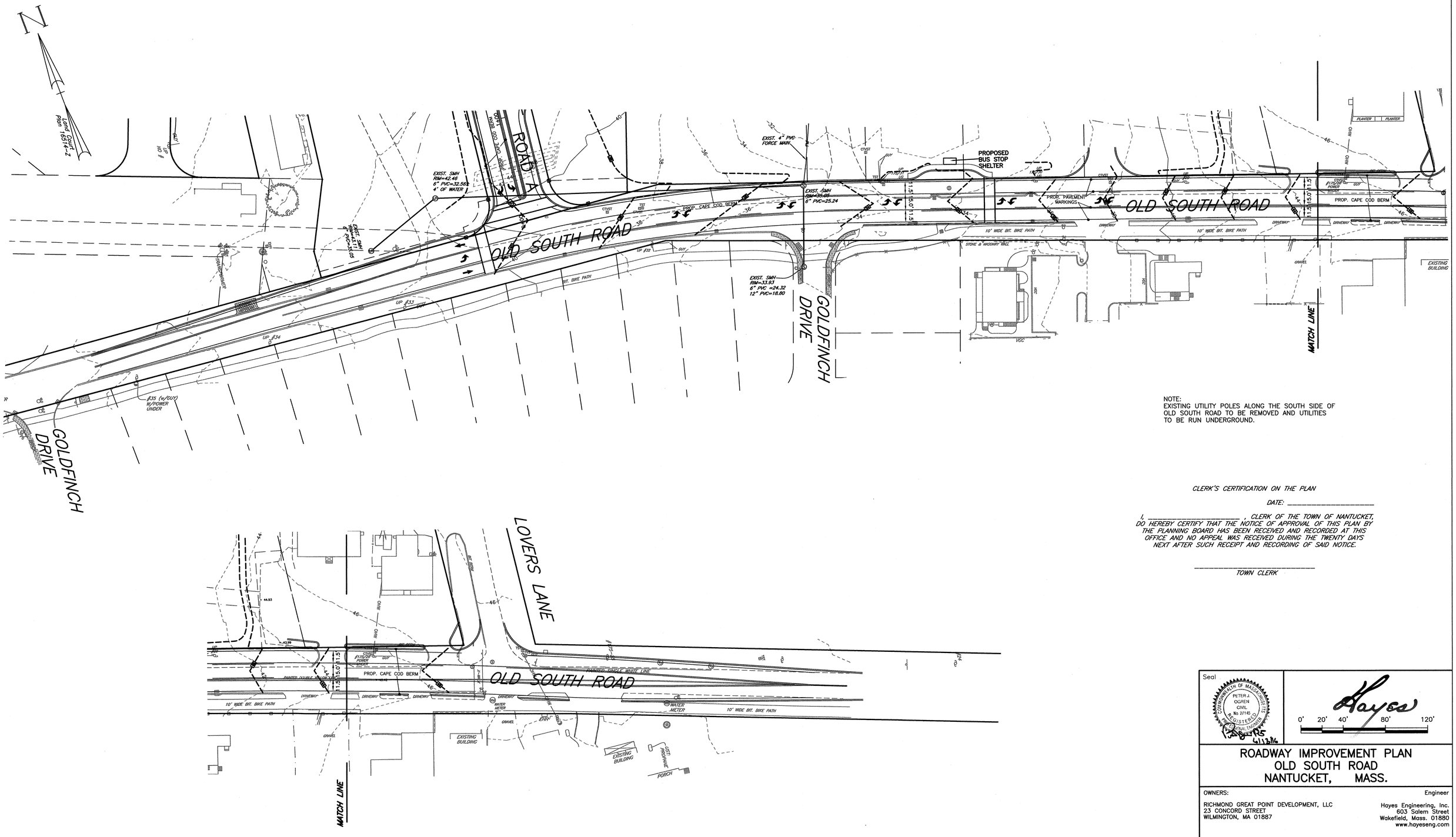
_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

IMPROVEMENT SHEET 1 OF 2

SHEET 9 OF 11

N:\WAN66\Dnaincyann.dwg, 6/13/2016 1:50:29 PM, JD




NOTE:
EXISTING UTILITY POLES ALONG THE SOUTH SIDE OF OLD SOUTH ROAD TO BE REMOVED AND UTILITIES TO BE RUN UNDERGROUND.

*CLERK'S CERTIFICATION ON THE PLAN*

*DATE: _____*

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

*_____*
*TOWN CLERK*

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

# ROADWAY IMPROVEMENT PLAN
# OLD SOUTH ROAD
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'
June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET
PLANNING BOARD

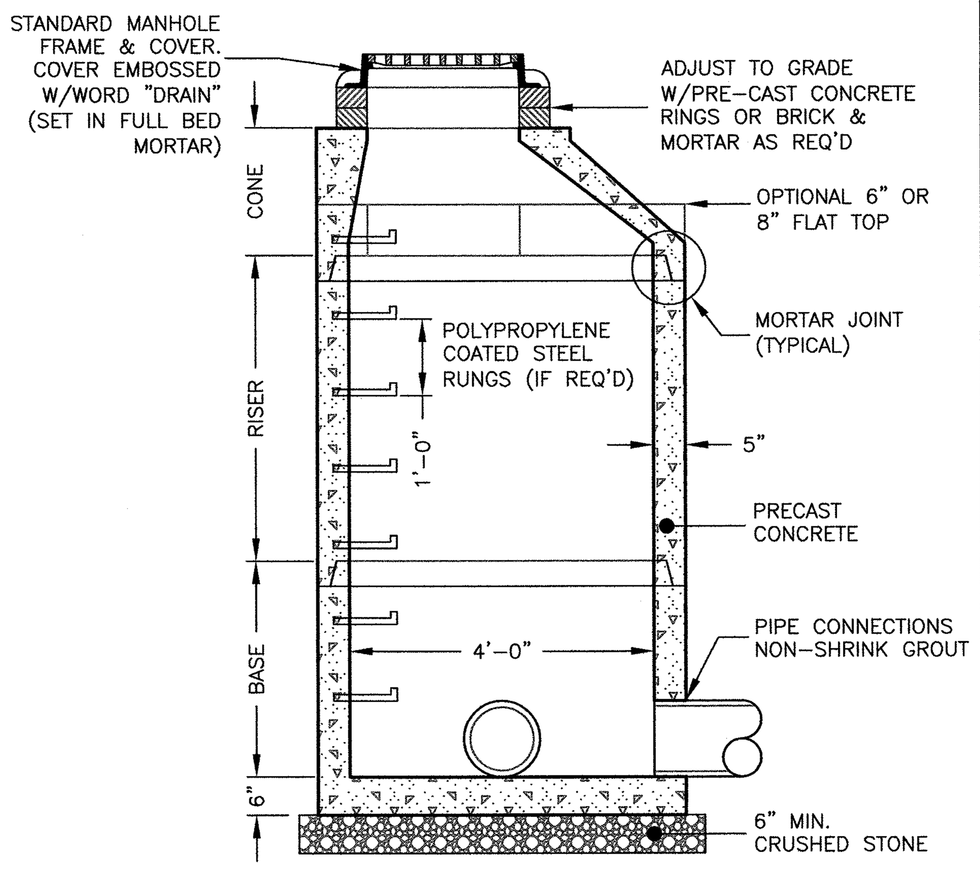
_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

IMPROVEMENT SHEET 2 OF 2

SHEET 10 OF 11

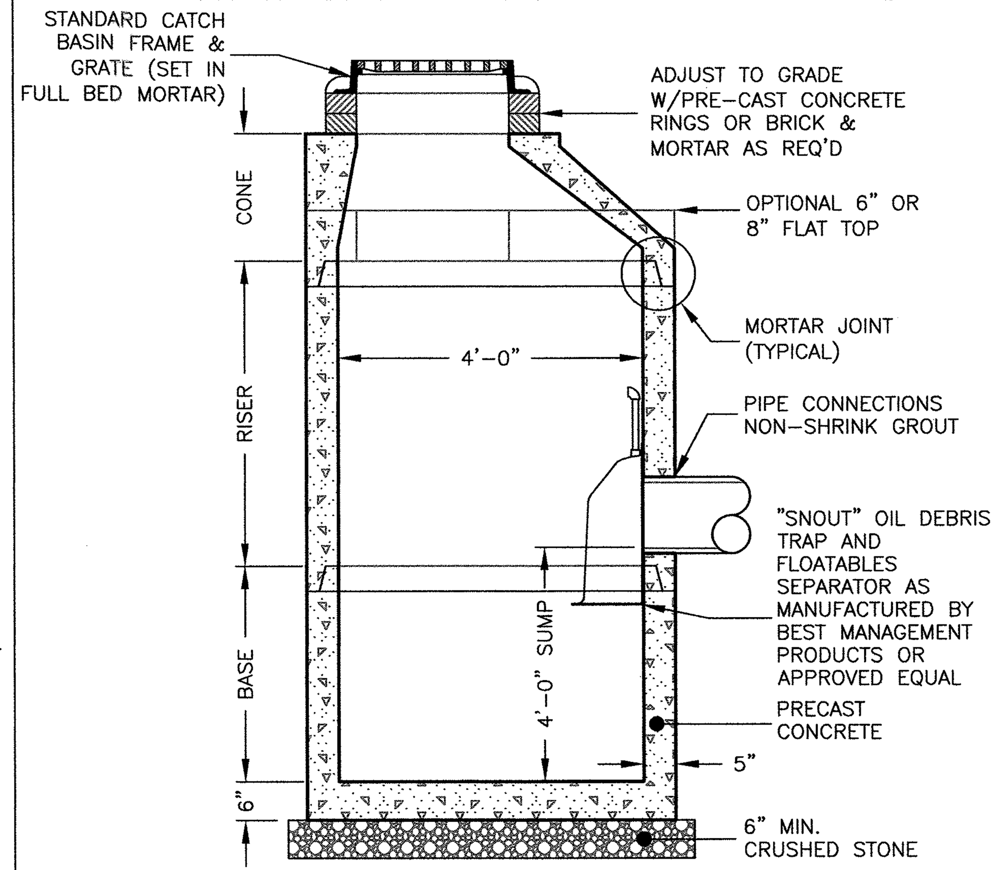
N:\NAN66\Dnancyann.dwg, 6/13/2016 1:50:51 PM, JO




## PRE-CAST DRAIN MANHOLE

NOT TO SCALE

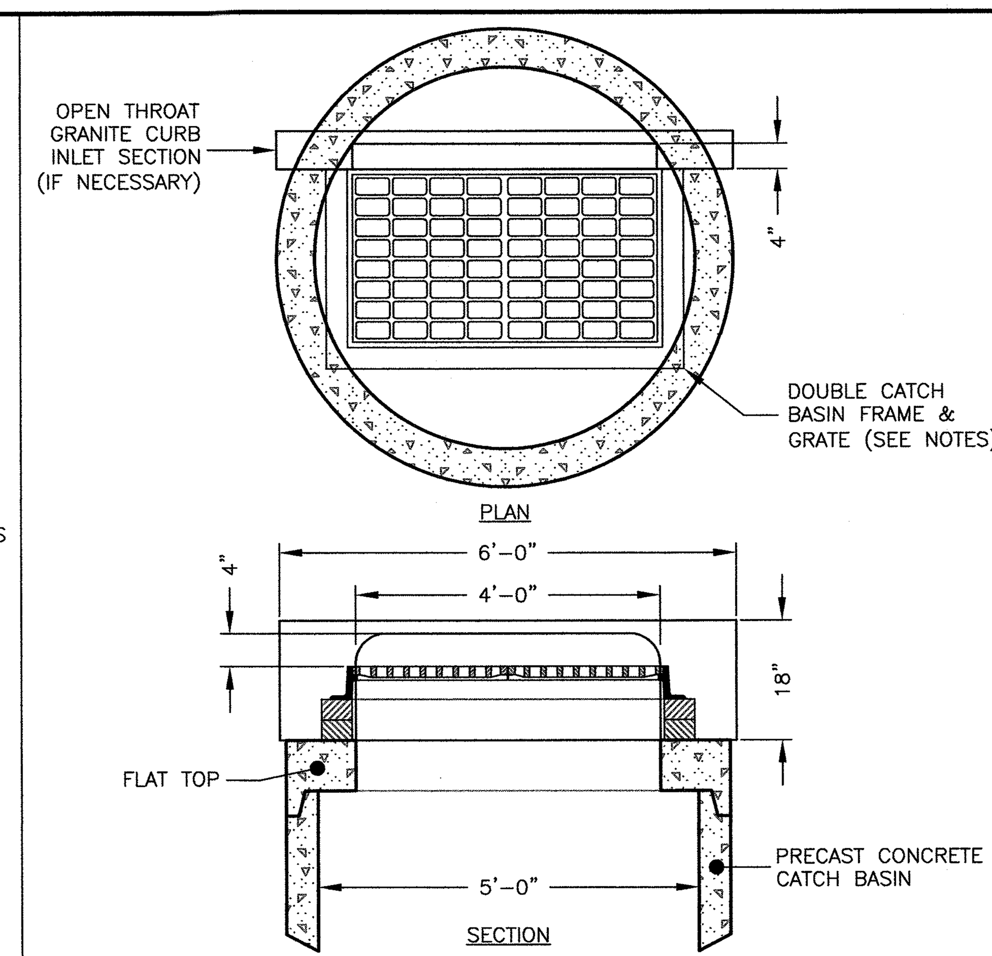
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."




## PRE-CAST CATCH BASIN

NOT TO SCALE

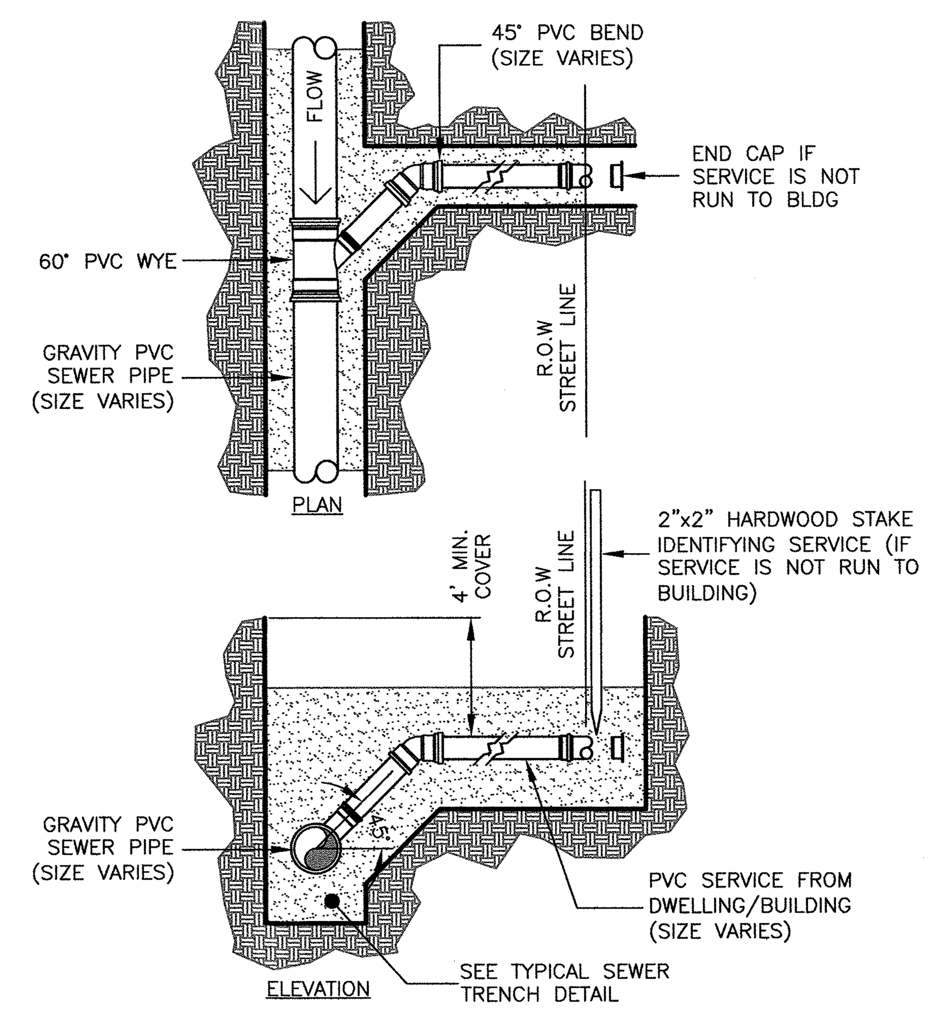
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."




## DOUBLE FRAME & GRATE

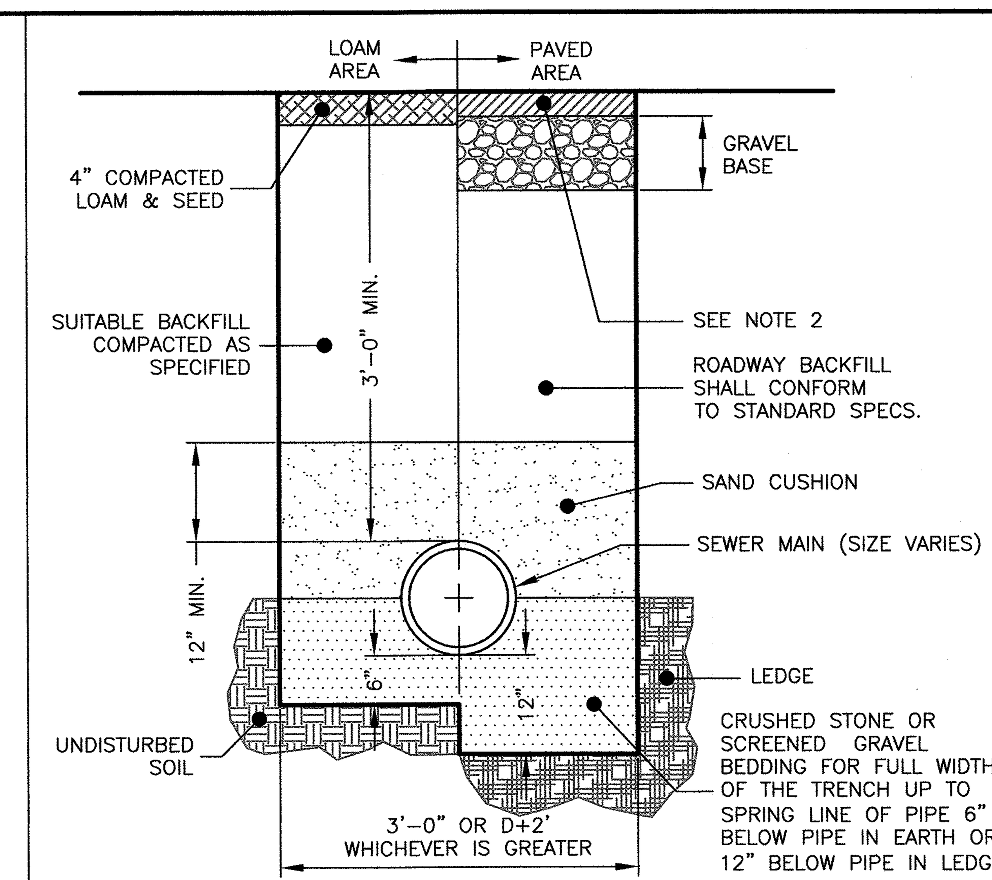
NOT TO SCALE

NOTES:
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK120D-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.




## SEWER SERVICE CONNECTION

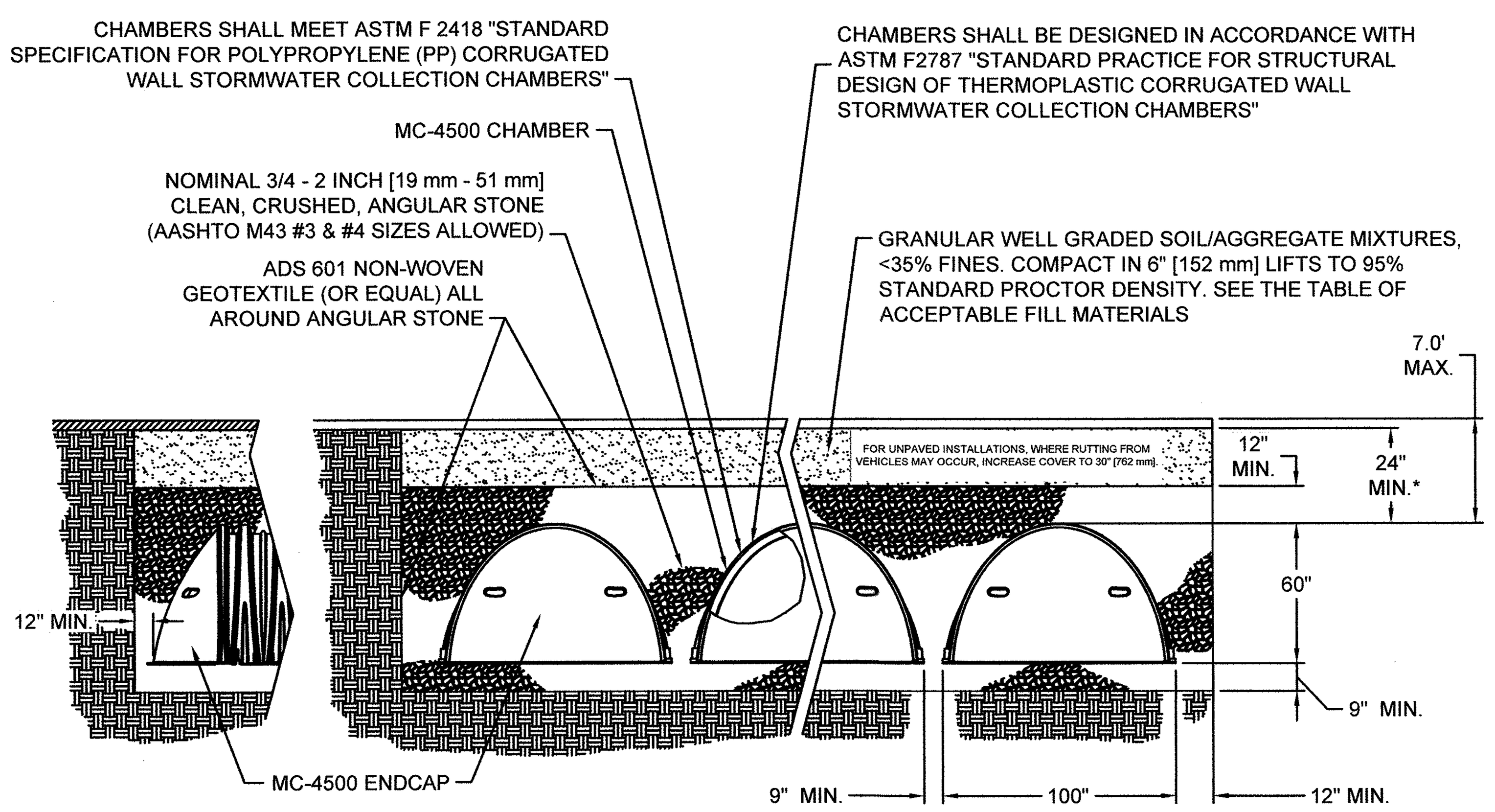
NOT TO SCALE




## SEWER TRENCH

NOT TO SCALE

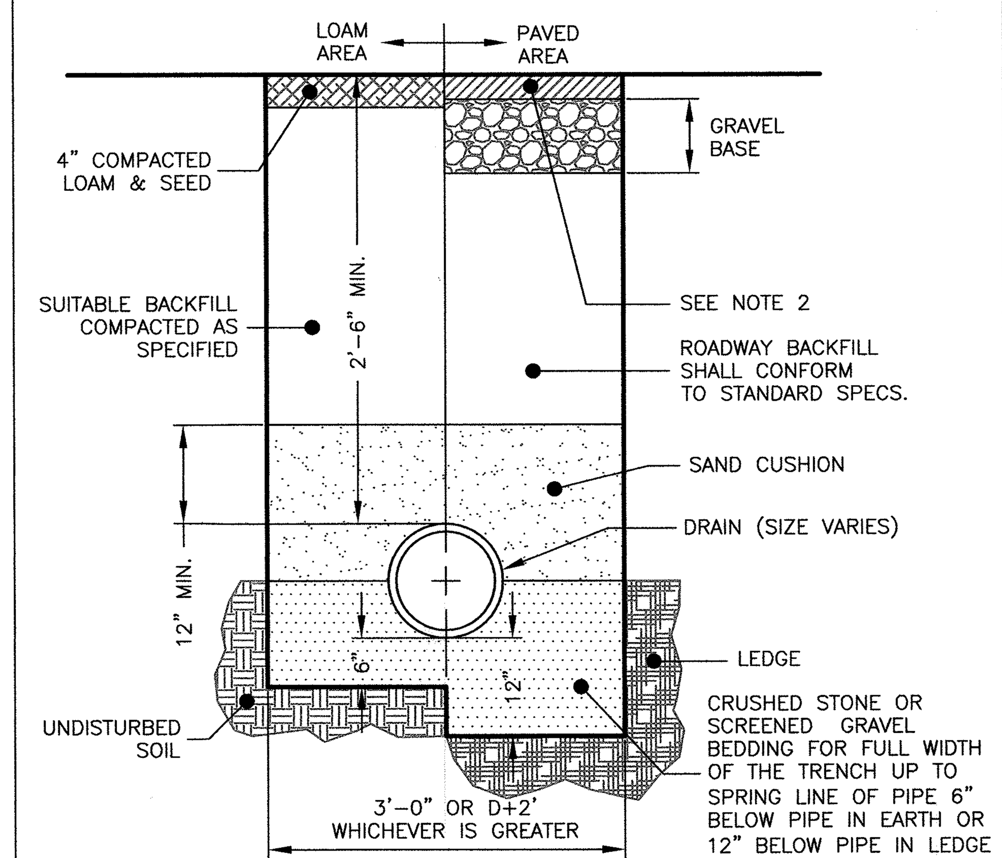
NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.




PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

## 5 MC-4500 TYPICAL CROSS-SECTION

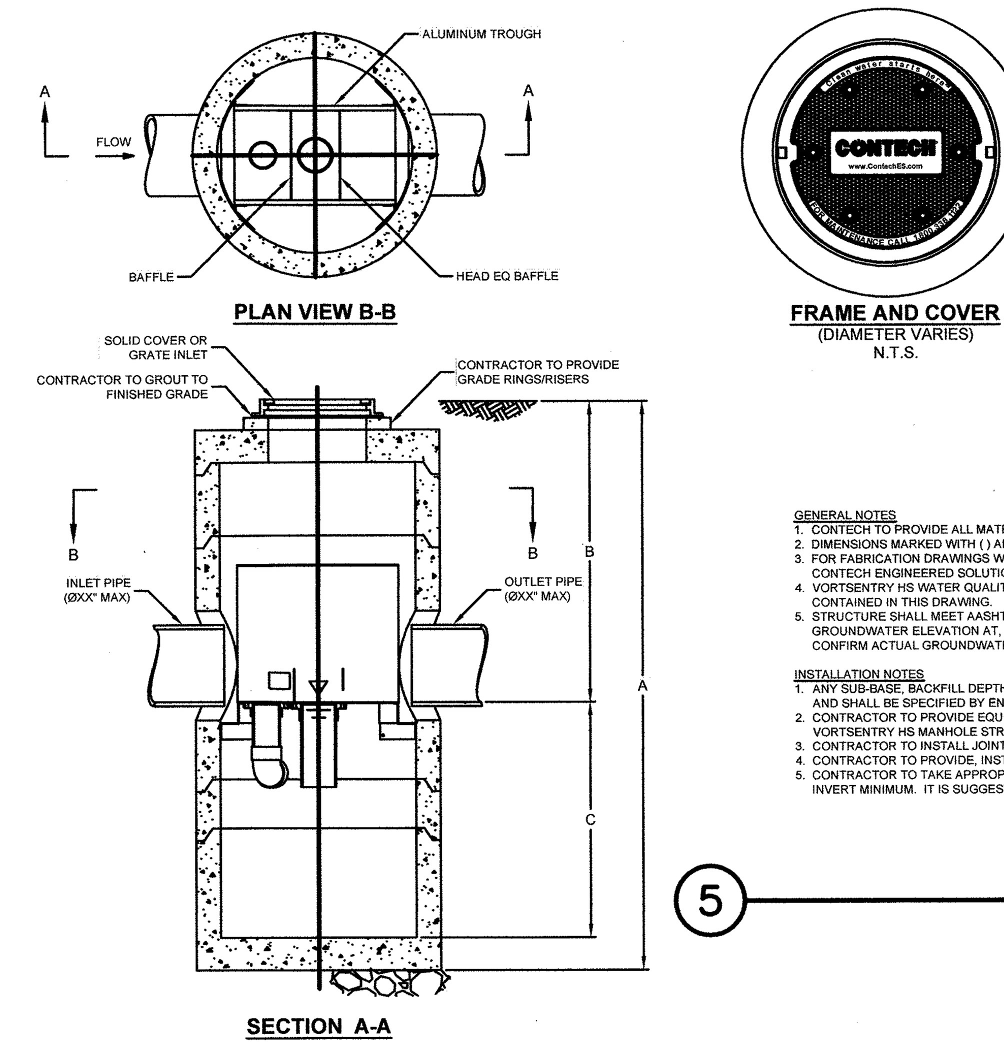
NOT TO SCALE




## DRAIN TRENCH

NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.




GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

## 5 VORTSENTRY HS STANDARD DETAIL

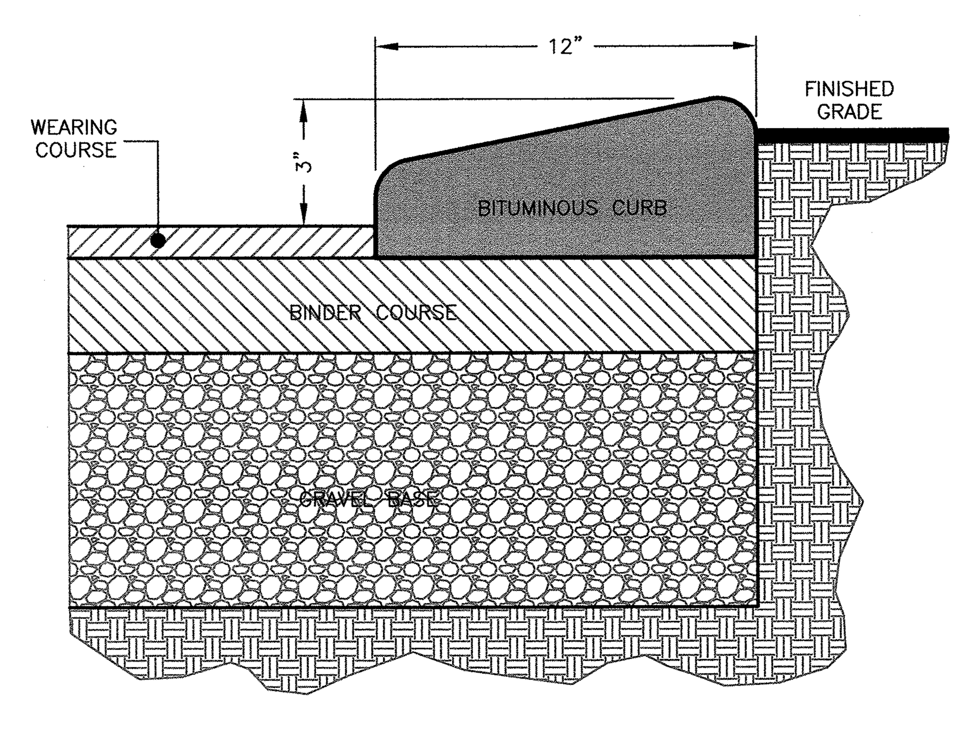
*CLERK'S CERTIFICATION ON THE PLAN*

*DATE: ______________________*

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

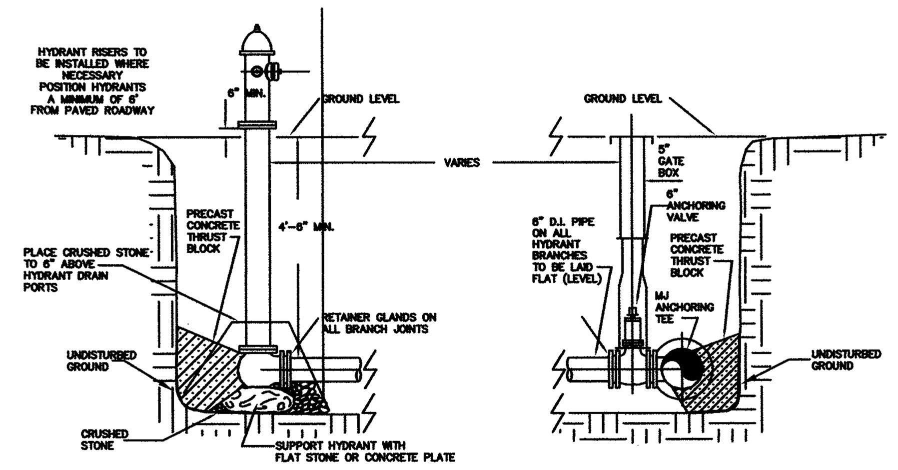
______________________

*TOWN CLERK*




## CAPE COD CURB

NOT TO SCALE

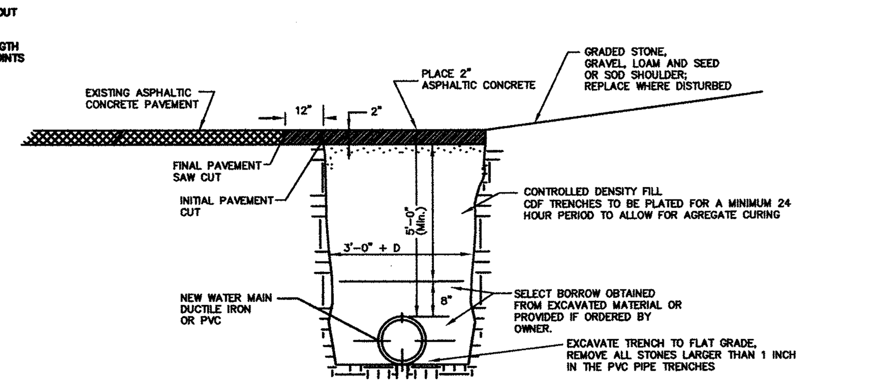



TYPICAL HYDRANT ASSEMBLY INSTALLATION

NOT TO SCALE

NOTES:

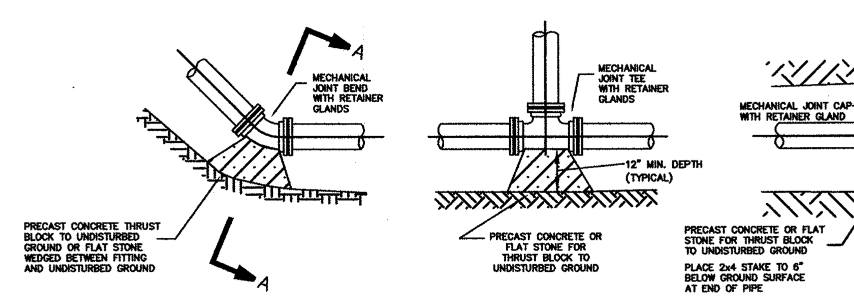
1. HYDRANTS ARE TO BE INSTALLED WITHIN THE ROADWAY LAYOUT
2. FOR HYDRANTS INSTALLED AT DEAD END OF WATER MAINS: INSTALL VALVE WITH RESTRAINED JOINTS AND ONE FULL LENGTH OF PIPE BETWEEN VALVE AND HYDRANT WITH RESTRAINED JOINTS
3. ALL HYDRANT BRANCH PIPING TO BE 6" DUCTILE IRON PIPE.




TYPICAL CROSS TRENCH IN ROADWAY SURFACE

(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)

NOT TO SCALE

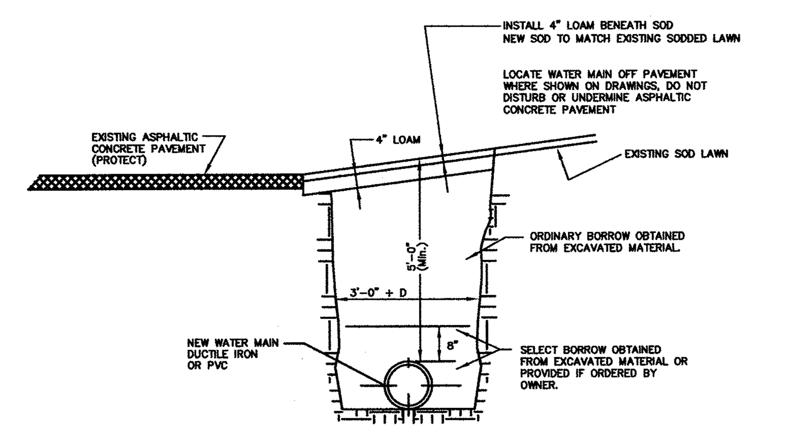



TYPICAL THRUST BLOCK DETAILS

NOT TO SCALE

| PIPE DIAMETER | BENDS 11.25 | BENDS 22.5 | BENDS 45 | BENDS 90 | TEE |
|---|---|---|---|---|---|
| 6 | 1 | 1 | 1 | 2 | 1.5 |
| 8 | 1 | 1 | 2 | 3 | 2.5 |
| 12 | 1 | 2 | 3.5 | 6.5 | 5 |

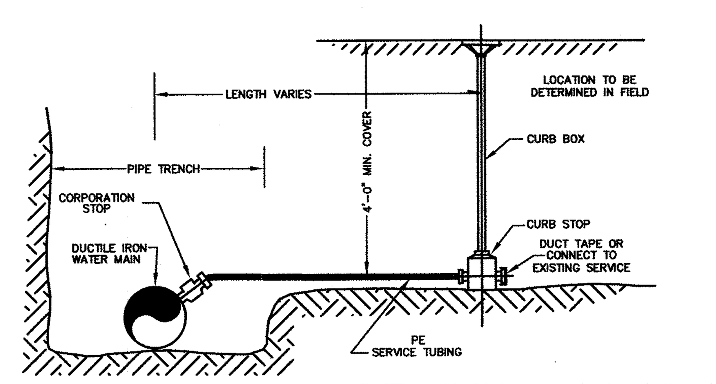
THRUST BLOCK BEARING AREA (SF)
(BASED UPON 100 psi WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)



TYPICAL TRENCH IN SHOULDER (SOD)

(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)

NOT TO SCALE

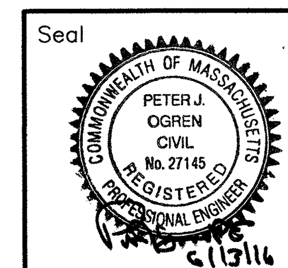



TYPICAL SERVICE CONNECTION

NOT TO SCALE

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Seal




0' 20' 40' 80' 120'

# DETAIL SHEET
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=N.T.S.

June 9, 2016

NANTUCKET PLANNING BOARD

Application Filed: ____________
Final Plan Filed: ____________
Hearing Date: ____________
Plan Approved: ____________
Plan Signed: ____________

DETAIL SHEET 1 OF 1

SHEET 11 OF 11

N:\WAN66\Dmancyann.dwg, 6/13/2016 1:51:12 PM, JO

**REQUESTED WAIVERS**
**OLD SOUTH ROAD CROSSING**
**NANTUCKET, MASSACHUSETTS**

June 2016

**Town of Nantucket Rules and Regulations**

| | |
|---|---|
| Section 2.06b(10) | The elevations shown on the plan are NAVD88 rather than half-tide datum. |
| Section 2.06b(14)(a) | Landscape Plan to be provided prior to Planning Board approval. |
| Section 2.06b(14)(b) | Existing trees to be saved will be decided during construction. |
| Section 4.03e | No Right-of-way rounding is proposed on the south side of the intersection of Road B and Greglen Avenue. However, a 28 foot curb radius is being proposed. |
| Section 4.06(b)(3) | Stormtech® MC-4500 stormwater chambers to be substituted for the leaching basin (Appendix A, Plate No. 12) |
| Section 4.13 | Dry sewer lines are not proposed to be installed. |
| Section 4.16 | Same as Section 2.06b(14)(a) & (b) above. |
| Section 4.18 | No sidewalks are proposed along the sides of the proposed roadway Road B and one sidewalk is proposed along a portion of Road A. |
| Section 4.23 | Soil tests will be provided prior to Planning Board approval. |

Hayes Engineering, Inc

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. **NAN-0107J**

**SITE ANALYSIS REPORT**
**OLD SOUTH ROAD CROSSING**
**NANTUCKET, MASSACHUSETTS**

June 10, 2016

This site analysis report was prepared as part of the submission requirements of a definitive subdivision plan in accordance with Section II, 2.06(a) (11) of the Rules and Regulations of the Planning Board for the Town of Nantucket, as amended. This subdivision plan proposes the creation of thirteen (13) lots, in conjunction with 1,268 linear feet of roadway, together with approximately 2,300 linear feet of improvements to Old South Road, Greglen Avenue and Nancy Ann Lane (Road C) as shown on the subdivision plans. The new roadways, known as Road A and Road B are proposed to be constructed as shown on the typical cross-sections illustrated on the profile plans, in order to provide frontage and adequate access to the lots within the parcel in a safe and convenient manner.

The site, being approximately 24.3 acres in extent, is located approximately 2.1 miles southeast of the town center, and is currently consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways. The topography of the site ranges from approximately 22 feet above the North American Vertical Datum of 1988 (NAVD88) to approximately elevation 43.

The area in which the project is proposed to be constructed is within the CN, R-5 and CTEC zoning districts. Zoning requirements for each district are summarized in the table below:

| Criteria | CN Zoning District | R-5 Zoning District | CTEC Zoning District |
|---|---|---|---|
| **Lot Area** | 7,500 sf. | 5,000 sf. | 10,000 sf. |
| **Lot Frontage** | 50 feet | 50 feet | 50 feet |
| **Front Yard** | 10 feet | 10 feet | 10 feet |
| **Side Yard** | 5 feet | 10 feet on one-side, 5 feet thereafter | 5 feet |
| **Rear Yard** | 10 feet | 5 feet | 10 feet |
| **Ground Cover** | 40% | 40% | 40% |

Lot areas of proposed lots vary from 16,000 sf. to 534,000 sf.

The property is comprised of Evesboro soils and were determined by using the Web Soil Survey from the National Cooperative Soil Survey for Nantucket County. The Evesboro sands consist of excessively-drained soil, generally found in smooth, irregular-shaped areas, as reported by the Soil Conservation Service. It is expected that the permeability of the soil is rapid in the surface layer and subsoil, and very rapid in the substratum.

Due to the granular nature and the grain size of the Evesboro soils coupled with the site topography and proposed drainage design leads us to believe that erosion is not expected to be a problem. Likewise, these soils are largely void of the small grain sizes, and do not produce excessively dusty conditions. Should dust control be required, it would be handled by wetting the surface of exposed areas during periods of activity of construction vehicles or in highly windy conditions. No other form of dust control is anticipated.

No surface water resources are present on the parcel being developed, nor are any portion of the site subject to the Wetlands Protection Act for Coastal Wetland Areas (M.G.L. Chapter 131, Section 40).

No areas of the site are represented as having severe limitations due to seasonal high water table. Similarly, no portion of the site is designated as being in a Zone A, B or V, as shown on the Flood Insurance Rate Map (FIRM), Community Panel #25019C0089G, effective date June 9, 2014.

The Evesboro sands typically provide poor potential for growth of vegetation.. The site is generally comprised of a sand and gravel pit with paved areas, numerous storage structures and gravel drives. There exists scattered clusters of vegetation on the southern end of the property of vegetation with the remained either pavement or devoid of vegetation. Any tree removal for the proposed roadways will be minimal as the majority of the area within the proposed roadway is currently gravel driveways or the sand and gravel pit.

An examination of the profile sheets submitted with the plan reveals that no major changes in watershed areas or directions are contemplated by construction of the subdivision proposed in this application. The general design approach for management of storm water is to collect the roadway drainage as well as runoff from portions of the site. This runoff is to be collected in deep sump catch basins, and then directed via a closed pipe system VortSentry treatment devices and discharge to proposed subsurface infiltration areas. The closed piping system shall be designed with sufficient capacity to accommodate the 25-year design storm and mitigation for the 100-year design storm. Stormwater entering the proposed subsurface infiltration area will provide for groundwater recharge in the proposed development. Also, the proposed deep sump catch basins and VortSentry devices will improve the water quality of the runoff from the proposed roadway.

The improvements which are contemplated for construction of the subdivision roadways include rights-of-ways with varying width as depicted on the plans. Existing roadways to be abandoned shall have pavement and infrastructure removed. Minimum pavement width for newly proposed roadways having two-way (bidirectional) traffic is 24-feet.

Sanitary sewer from the lots are proposed to be connected to municipal sanitary facilities available in Old South Road proximate to the intersection with Goldfinch Drive.

Potable water will be provided for domestic purposes by connecting to the Town water supply The proposed eight (8) inch water main through the project will be connected to an existing twelve (12) inch water main in Old South Road and existing eight (8) inch water main in Nancy Ann Lane.

The project roadways are provided to service future commercial and residential\multifamily developments within the project limits. The proposed roadway system will connect two existing roadways, Greglen Avenue and Nancy Ann Lane to Old South Road. These connection will provide for adequate site distances so as to enable vehicles to safely enter and exit the property, as well as providing adequate access for emergency vehicles.

The traffic generated by uses adjacent to the proposed roadway will add to the existing traffic volumes of the surrounding streets. Roadway improvements are proposed in Old South Road to mitigate new traffic generation. The geometry and construction of the proposed roadway system will provide for a safe and convenient alignment for vehicular traffic and access to the lots by emergency vehicles.

A sidewalk is being proposed along one side of the proposed Road A right-of-way.

It is presently anticipated that all construction related to the physical roadway and infrastructure improvements would be completed within two (2) years following the receipt of all necessary approvals.

There are no proposed common open spaces associated with this development.

#39-16 Richmond Great Point Development, LLC
Old South Road Crossing Retail Liner Buildings
63, 67, 73, 75A Old South Road
Map 68 Parcels 157, 158, 129 & 999.2

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Special Permit (Retail Major Commercial Development)
Richmond Great Point Development LLC (Owner / Developer)
Old South Road Crossing Retail "Liner" Buildings Development

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "Old South Road Crossing" retail "liner" buildings development, comprised of +/- 15,500 gross square feet of retail buildings on a series of five (5) contiguous properties totaling +/- 2.4 acres of land located on portions of the 63, 67, 73 and 75 (A) Old South Road properties.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

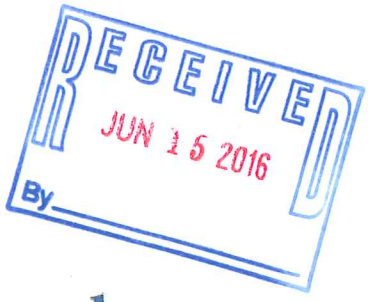
Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH




# Nantucket Planning Board

## Application for a Special Permit

Date: June 13, 2016 File #: 39-16

Name of development: Old South Road Crossing Retail "Liner" Buildings

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)
Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950
E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Hayes Engineering, Inc. (John Ogren)

Mailing address: 603 Salem Street, Wakefield MA 01880 Phone number: 781-246-2800 Fax number: 781-246-7596 E-mail: jogren@hayeseng.com

Location of lot(s):

Street address Portions of 63, 67, 73, and 75(A) Old South Road

Tax Assessors Map Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels
Book Page Plan **OR**

Plan File # **OR** Land Court Plan # at Certificate #

Size of parcel: 104,109 SF (2.39 Acres) sq. ft. Zoning District: Commercial Neighborhood (CN)

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 |
|---|---|
| | |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| 139-18(B) | Required parking spaces - request a waiver for four (4) parking space deficit (93 required, 89 provided) |
| 139-18(A)(4) | Required parking to be provided on same lot - request a waiver for several parking spaces in immediately adjacent lots to be shared in common through binding easement) . |
| 139-20.1(B)(2)(f)[1] | Maximum driveway corning roundings - request waiver to allow driveway corner roundings with radii up to twenty-eight (28) feet, to better accomodate truck traffic and deliveries. |

*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:

Owner / Applicant for this MCD is concurrently developing 56 statutorily affordable rental units and 26 statutorily affordable home ownership units on immediately adjacent properties.

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) Philip Pastan, as Manager of Richmond Great Point Development LLC

_____

Applicant's Signature

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)

**"Attachment A" to**
**Major Commercial Development / Special Permit Application**

**Old South Crossing Retail "Liner" Buildings Development**
**63, 67, 73, and 75(A) Old South Road, Town of Nantucket MA**

**ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS**

---

## 63 Old South Road (Portion of 3.41 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 157

Registry / Plan Information; Lot # 872 on Land Court Plan # 16514-103)
(Land Court Certificate # 24872)

## 67 Old South Road (Portion of 1.69 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 158

Registry / Plan Information; Lot # 59 on Land Court Plan # 16514-L)
(Land Court Certificate # 24872)

## 73 Old South Road (Portion of 2.92 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 129

Registry / Plan Information; Lot # 853 on Land Court Plan # 16514-97)
(Land Court Certificate # 24872)

## 75(A) Old South Road (Portion of 0.35 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 999.2

Registry / Plan Information; Lot # 858 on Land Court Plan # 16514-100)
(Land Court Certificate # 25525)

**"Attachment B" to**
**Major Commercial Development / Special Permit Application**

**Old South Crossing Retail "Liner" Buildings Development**
**63, 67, 73, and 75(A) Old South Road, Town of Nantucket MA**

The title to the land included in the above-referenced application is derived as follows:

**As to the Owner of One Hundred Percent (100%) of the 63 Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Thirty-Three" on Page 7 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 67 Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel One" on Page 1 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 73 Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Forty-Three" on Page 9 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 75(A) Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated February 5, 2015, recorded at the Nantucket County Registry of Deeds, as Certificate # 25525, Document # 00147075, recorded on February 6, 2015 (referred to as "Lot 858 on Land Court Plan numbered 16514-100").

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Major Commercial Development / Special Permit (Retail)
Old South Crossing Retail "Liner" Buildings / 63, 67, 73, and 75(A) Old South Road
Richmond Great Point Development LLC (Owner / Developer)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a master commercial development / special permit to allow for the development of the series of retail "liner" buildings which are proposed to be located on a combination of five contiguous properties comprising +/- 2.39 acres of land located on portions of 63, 67, 73, and 75(A) Old South Road, fronting on Old South Road, east of Lovers Lane, in the northwestern core of the properties which were acquired by Richmond Great Point Development LLC from Walter J. Glowacki in August of 2013.

The proposed project is comprised of a cumulative total of +/- 15,500 gross square feet of retail, personal services, and restaurant space, allocated within a series of five (5) single story buildings, running from west to east along the frontage of Old South Road, integrated with connecting walkways, parking, and vehicular access. The size of the individual buildings, running from west to east, range in size from 5,170 gross square feet, to 3,235 gross square feet, to 2,400 gross square feet, to 1,500 gross square feet, to 3,200 gross square feet (with an additional 1,200 square feet area for outdoor seating).

The uses, sizes, location, orientation (fronting on Old South Road) and the character of the buildings are expressly consistent with the objectives and recommendations set forth in the land use section of the '*Naushop Crossing Area Plan*" which was created over a two year period by the Naushop Crossing Area Plan Work Group, and was adopted by the Nantucket Planning and Economic Development Commission in March of 2014.

The entirety of the property is designated within the Commercial-Neighborhood (CN) zoning district, which permits the development of retail, personal services, and restaurant uses (small / up to 70 seats).

Because the proposed project is comprised of 5,000 gross square feet or more of commercial use, "located on contiguous tracts of land and held in common or control" in the aggregate, it is subject to the issuance of a major commercial development / special permit by the Planning Board (as set forth in Section 139-11 and Section 139-30 of the Town of Nantucket Zoning Bylaw).

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor).

Because it is subject to issuance of a major commercial development / special permit, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

Each of the five (5) individual proposed buildings is located on a separate buildable lot (the subdivision for which will be achieved by way of the processing and endorsement of an Approval Not Required (ANR) Plan) which has been submitted to and is expected to be endorsed by the Planning Board at its June 13, 2016 meeting.

The lots resulting from the proposed subdivision action (in order to accommodate the development of the proposed project) will meet or exceed the relevant dimensional criteria and related requirements, as such are established in the local zoning bylaw for the applicable zoning district, including but not limited to the following:

- Minimum Lot Area (Not Less than 7,500 Square Feet)
- Minimum Lot Frontage (Not Less than 50 Linear Feet)
- Minimum Lot Regularity Factor (Not Less than 0.55)

The specific dimensional characteristics of the five (5) lots that are proposed to be created (in order to accommodate the development of the proposed project) will be as follows:

**Old South Crossing Retail Liner Buildings Project**
**Summary of Dimensional Characteristics (Proposed Lots / Buildings)**

| Lot Number on Plan | Lot Area (Square Footage) | Lot Frontage (Linear Feet) | Lot Regularity Factor (rf) |
|---|---|---|---|
| Lot # 1 / Building # 1 | 40,925 | 181.78 | 0.939 |
| Lot # 2 / Building # 2 | 16,232 | 114.52 | 1.009 |
| Lot # 3 / Building # 3 | 13,583 | 92.41 | 0.948 |
| Lot # 4 / Building # 4 | 8,163 | 55.54 | 0.796 |
| Lot # 5 / Building # 5 | 25,206 | 171.72 | 0.992 |
| **Subtotal (Average)** | **104,109 (2.39 A)** | **123.19** | **0.937** |

The proposed project meets or exceeds all of the applicable intensity and dimensional criteria set forth in the Town of Nantucket Zoning Bylaw, including the maximum ground cover and the regularity factor. A summary of the proposal for most of the relevant criteria, broken out by lot / building for each of the five (5) individual buildings, are depicted in the "Zoning Table" that is included on the cover sheet of the plan set that is included as part of this submittal.

A total of eighty-nine (89) off street parking spaces have been proposed to serve the project. A total of ninety-three (93) spaces are required, based on the minimum parking requirements set forth in Section 139-18 of the Town of Nantucket Zoning Bylaw (Off Street Parking Requirements), resulting in the project providing ninety-six percent (96%) of the total required off street parking. Based on the foregoing, a waiver is requested to allow for approval of the project with the anticipated deficit of four (4) off street parking spaces.

The basis and justification for the requested waiver is set forth herein. Because the parking, as designed, is located in adjacent, physically interconnected lots and because the nature of the retail, personal services, and restaurant uses that are anticipated often generate multiple uses by the same patrons during a single trip to the property, and because the nature and operating hours of the specific uses that generally occupy such multi-building and multi-tenant retail clusters create different peaks of operation and gaps in opening / closing times and operating hours, we believe that the four (4) parking space deficit will be deminimus and will not adversely impact the operation of the proposed project and that the parking provided will be more than sufficient.

In addition, because of the nature of the design of the vehicular circulation system and "parking islands" in order to meet the required subdivision and frontage requirements, and to allow for greater open space and a better aesthetic layout overall, the parking lots serving several of the buildings have been consolidated and interconnected as such to where some of the individual parking spaces overlap into adjacent (interior) lots. As a result, a second parking-related waiver is requested, from the requirement set forth in Section 139-18(A)(4) that "all off street parking spaces shall be provided on the same lot as the principal or accessory use they are required to serve".

Should the Planning Board approve the relief described above, the rights and conditions of the shared parking between the lots and uses will be documented in a binding easement that will be recorded and will be applicable to all of the lots, which will essentially function as a small, integrated shopping center.

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

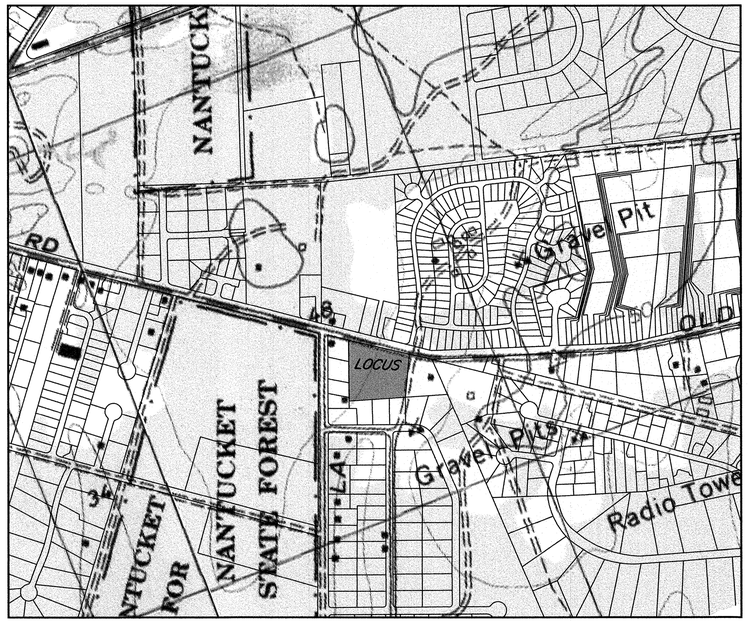
If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH
John Ogren, Hayes Engineering

# OLD SOUTH ROAD CROSSING
# RETAIL "LINER BUILDINGS"
## MAJOR COMMERCIAL DEVELOPMENT/
## SPECIAL PERMIT SITE PLAN
AT
63, 67, 73 and 75A OLD SOUTH ROAD
NANTUCKET, MASSACHUSETTS




KEY MAP
SCALE: 1"=500'±
0' 500' 1,000'

SOURCE: USGS science for a changing world

## LEGEND OF SYMBOLS & ABBREVIATIONS

| EXISTING | | PROPOSED |
|---|---|---|
| BM No.1 BM | BENCH MARK | P-BM No.1 PBM |
| BB | BITUMINOUS BERM | PBB |
| CCB | BITUMINOUS CAPE COD BERM | PCCB |
| | BUILDING | |
| CATV | UNDERGROUND CABLE | P-CATV |
| 57 | COUNTOUR (1') | P-57 |
| 60 | CONTOUR (5') | P-60 |
| EL. 57.2 | ZONE A (100-YEAR FLOOD ZONE) | N/A |
| CONC. | CEMENT CONCRETE | CONC. |
| SGC | SLOPED GRANITE CURB | PSGC |
| VGC | VERTICAL GRANITE CURB | PVGC |
| EOD | EDGE OF DISTURBANCE | LOW |
| D | UNDERGROUND DRAIN PIPE | D |
| | CATCH BASIN | |
| | DRAIN MANHOLE | |
| | ROUND CATCH BASIN | |
| E | UNDERGROUND ELECTRIC | E |
| X | CHAIN LINK FENCE | X |
| | POST & RAIL FENCE | |
| | STOCKADE FENCE | |
| | VINYL FENCE | |
| FFE=60.43 GFE=57.65 | FINISHED FLOOR ELEVATION | FF=60.43 GF=57.65 |
| FDN | GARAGE FLOOR ELEVATION | |
| | FOUNDATION | W=119.00 |
| G | UNDERGROUND GAS MAIN | G |
| GS | UNDERGROUND GAS SERVICE | GS |
| GRAVEL | EDGE OF GRAVEL | GRAVEL |
| x 57.83 | SPOT GRADE | 52X3 |
| GUARD RAIL | GUARD RAIL | PR. GUARD RAIL |
| | HANDICAP PLACARD PARKING | |
| HCR | WHEEL CHAIR RAMP | HCR |
| HW | HEADWALL | |
| LDSCP | LANDSCAPE AREA | P-LDSCP |
| LEDGE | LEDGE OUTCROP | |
| | BOLLARD | |
| OHW | OVERHEAD WIRE | P-OHW |
| UP No. 1 | UTILITY POLE | PROP. UP |
| 7 spaces | PAINTED PARKING & SPACE COUNT | 7 spaces |
| PATH | PATH | PR. PATH |
| EP | EDGE OF PAVEMENT | PR. EP |
| 1:1 RIP-RAP | BOULDER RIP-RAP & SLOPE | 1:1 RIP-RAP |
| S | UNDERGROUND SEWER | S |
| SS | UNDERGROUND SEWER SERVICE | SS |
| | SEWER MANHOLE | |
| | SEWER CLEANOUT | |
| BIT. SIDEWALK 4'w | BITUMINOUS CONCRETE SIDEWALK | 4'w BIT. SIDEWALK |
| SIGN | SIGN | SIGN |
| | EROSION & SEDIMENTATION CONTROL | |
| | STEPS | |
| BLDR | BOULDER | |
| | STONEWALL | |
| | CENTERLINE OF SWALE | SWALE |
| T | UNDERGROUND TELEPHONE | T |
| | TESTHOLE LOCATION | PTH-1 |
| | MONITORING WELL LOCATION | P-MW |
| | PERCOLATION TEST LOCATION | PTH-1 |
| SINGLE WHITE | PAINTED TRAFFIC LINE & TYPE | PR. SINGLE WHITE |
| 12" MAPLE | DECIDUOUS TREE, SIZE & TYPE | 2" OAK |
| 6" PINE | CONIFEROUS TREE, SIZE & TYPE | 2" PINE |
| ARBORVITAE | HEDGE ROW AND TYPE | PR. ARBORVITAE |
| BW=57.5 TW=60.5 | RETAINING WALL | PBW=57.5 PTW=60.5 |
| W | UNDERGROUND WATER MAIN | W |
| WS | UNDERGROUND WATER SERVICE | WS |
| W-PNT | PAINTED UNDERGROUND WATER | N/A |
| | WATER GATE VALVE BOX | |
| | WATER SERVICE CURB BOX | |

## ZONING TABLE

| ZONE | CN | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 |
|---|---|---|---|---|---|---|
| DIMENSIONAL CONTROLS | REQUIRED/ALLOWED | PROVIDED | PROVIDED | PROVIDED | PROVIDED | PROVIDED |
| FRONT YARD SETBACK | 10 ft. | 40.0 ft. | 24.2 ft. | 25.2 ft. | 25.1 ft. | 25.2 ft. |
| SIDE YARD SETBACK | 5 ft. | 39.9 ft. | 14.1 ft. | 10.0 ft. | 8.0 ft. | 42.5 ft. |
| REAR YARD SETBACK | 10 ft. | 97.4 ft. | 73.2 ft. | 72.2 ft. | 72.1 ft. | 72.2 ft. |
| MIN. FRONTAGE | 50 ft. | 181.78 ft. | 114.52 | 92.41 ft. | 55.54 ft. | 171.72 ft. |
| MIN. LOT AREA | 7,500 s.f. | 40,925 sf. | 16,232 sf. | 13,583 sf. | 8,163 sf. | 25,206 sf. |
| MAX. GROUND COVER RATIO | 40% | 12.6% | 19.9% | 17.7% | 18.4% | 12.7% |
| MIN. OPEN AREA | 30% (MCD) | 41.5% | 31.3% | 29.9% | 37.3% | 39.2% |

PROPERTY LIES WITHIN THE WELLHEAD PROTECTION DISTRICT.

## NOTES:

1. LOT LINES DEPICTED HEREON ARE TAKEN FROM "SUBDIVISION PLAN OF LAND IN NANTUCKET, MASS." DATE JULY 16, 2015 REVISED THROUGH OCTOBER 5, 2015 PREPARED BY HAYES ENGINEERING, INC.
2. TOPOGRAPHIC INFORMATION DEPICTED HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. ON THE FOLLOWING DATES:
   a. SEPTEMBER 22, 2014
   b. JUNE 16, 2015
   c. SEPTEMBER 17, 2015
3. THE DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE ENTIRE PARCEL IS LOCATED WITHIN THE WATER RESOURCE PROTECTION DISTRICT, ZONE II WELLHEAD PROTECTION AREA.
5. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (A or V) AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C 0089G EFFECTIVE JUNE 9, 2014.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
9. THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.

**WAIVERS REQUESTED:**

1. §139-20.1.B(2)(f)[1] MAXIMUM DRIVEWAY CORNER ROUNDINGS: ALLOW CORNER ROUNDINGS WITH RADII UP TO 28'.
2. §139-18.A(4) REQUIRED OFF STREET PARKING SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL OR ACCESSORY USE THEY ARE REQUIRED TO SERVE: ALLOW CROSS ACCESS EASEMENTS FOR PARKING.
3. §139-18.B PARKING REQUIREMENTS: ALLOW 89 SPACES IN PLACE OF THE 93 SPACES REQUIRED.

## PARKING CALCULATIONS

| LOT NO. | REQUIRED | PROVIDED |
|---|---|---|
| LOT 1 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(5,170sf GFA)(1sp/200sf) = 25.8 spaces<br>1 space PER 3 employees on peak shift<br>(6 employees)(1sp/3emp) = 2 spaces<br>Total = 28 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 2sp | 22 spaces<br>(2 handicapped accessible) |
| LOT 2 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(3,235sf GFA)(1sp/200sf) = 16.2 spaces<br>1 space PER 3 employees on peak shift<br>(3 employees)(1sp/3emp) = 1 spaces<br>Total = 17 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 1sp | 17 spaces<br>(1 handicapped accessible) |
| LOT 3 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(2,400sf GFA)(1sp/200sf) = 12 spaces<br>1 space PER 3 employees on peak shift<br>(3 employees)(1sp/3emp) = 1 spaces<br>Total = 13 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 1sp | 14 spaces<br>(1 handicapped accessible) |
| LOT 4 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(1,500sf GFA)(1sp/200sf) = 7.5 spaces<br>1 space PER 3 employees on peak shift<br>(3 employees)(1sp/3emp) = 1 spaces<br>Total = 9 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 1sp | 9 spaces<br>(1 handicapped accessible) |
| LOT 5 | RESTAURANT, TAVERNS AND BARS, including outside seated-service areas - 1 space PER 3 seats<br>(70 seats)(1sp/3 seats) = 23.3 spaces<br>1 space PER 3 employees on peak shift<br>(9 employees)(1sp/3emp) = 3 spaces<br>Total = 26 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 2sp | 27 spaces<br>(2 handicapped accessible) |
| TOTAL | 93 PARKING SPACES | 89 PARKING SPACES |

**NOTE:**

CROSS ACCESS AND PARKING EASEMENTS TO BE PROVIDED FOR ALL DRIVEWAYS AND PARKING DEPICTED HEREON.

## SHEET INDEX



| PLAN TITLE | SHEET DESIGNATION |
|---|---|
| INDEX | C1 |
| EXISTING CONDITIONS | C2 |
| LAYOUT | C3 |
| GRADING | C4 |
| UTILITIES | C5 |
| DETAILS | C6 |
| DETAILS | C7 |
| INTERIM SITE PLAN | C8 |



Prepared For:

Owner / Applicant
RICHMOND GREAT POINT DEVELOPMENT, LLC
90 SALEM STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:


Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com


Design By: PJO
Drawn By: AMC
Checked By: PJO
Project File: NAN-0107T
Comp. No: NAN66
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Scale: 1"=30' (0' 15' 30' 60')
Date: June 10, 2016

Drawing Title:
OLD SOUTH ROAD CROSSING
INDEX PLAN
OLD SOUTH ROAD
NANTUCKET, MASS.

Seal:
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGNIBENE
CIVIL
No. 27148
REGISTERED PROFESSIONAL ENGINEER
5/31/16

Drawing No.:
C1

SHEET 1 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 9:26:59 AM, TC

LOT 6
231,579 S.F.
5.31 Acres

LOT 1
40,925 S.F.

LOT 2
16,232 S.F.

LOT 3
13,583 S.F.

LOT 4
8,163 S.F.

LOT 5
25,206 S.F.

DECLARATION REGARDING PARKING SPACES (APPROXIMATE LOCATION) LC DOCUMENT NO. 136283

3.5' HIGH POST & RAIL FENCE

3.5' HIGH POST & RAIL FENCE

OLD SOUTH ROAD
(PUBLIC - VARIABLE WIDTH)
1942 COUNTY LAYOUT
ROAD PLAN #200, ROAD DRAWER #1

LOVERS LANE
(66 FEET WIDE)

GOLDFINCH DRIVE

PARKING EASEMENT LC DOCUMENT NO. 136283

10' WIDE BIT. BIKE PATH

PATH (DIRT)

STONE & MASONRY WALL

STONE & MASON RET. WALL

STONE WALK

WOOD FENCE 2.5'h

P&R FENCE 3' HIGH

6' STOCKADE FENCE

BROKEN PAVEMENT

DRIVEWAY (GRAVEL)

GRAVEL

BIT. BIKE PATH

PAINTED DOUBLE YELLOW LINE

BIT. BERM

CONC. AC PAD

REFRIGERATION UNITS

PLANTER

EXISTING BUILDING

OLD SOUTH LIQUORS SIGN

ENTER DO NOT ENTER SIGNS

PEDESTRIAN CROSSING SIGN

TRUCKS ENTERING SIGN

SIGN: "OLD SOUTH LIQUORS" & (2) FLOODLIGHTS

SIGN: HP PARKING

SIGN: "STOP"

SIGN: "STOP" & "DO NOT ENTER"

NEW & OLD UP #2 W/POWER UNDER

#1-1 W/POWER UNDER

#1 W/POWER UNDER

ELECTRIC METER

WATER METER

GRANITE STEP

GATE

FIRE PULL BOX

BRICK

CONC

GRAVEL

DRIVEWAY

CB RIM=34.79 12" RCP INV.=30.92 12" CMP INV.=31.39

CB RIM=33.59 8" PVC INV.=30.79 10" CMP INV.=30.79

DMH RIM=33.38 6" IRON TOP PIPE=29.28

CB RIM=34.91 NO PIPE OBSERVED WATER DOWN 4.15

DBL CB RIM=33.70

DBL CB RIM=34.12

CB RIM=33.02 10"CMP INV.=30.37 12" CMP INV.=30.17

CB RIM=32.70 8" PVC INV.=31.25

EXIST. SMH RIM=33.93 6" PVC =24.32 12" PVC=16.80

EXIST. SMH RIM=35.05 8" PVC=25.24

FF=45.45

FF=41.99

FF=44.0

FF=44.6

Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Phone: 781.245.1860
Wakefield, MA 01880
Fax: 781.246.7596
www.hayeseng.com

Design By: PJO
Drawn By: AMC
Checked By: PJO
Project File: NAN-0107T
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1" = 30'
0' 15' 30' 60'

Date: June 10, 2016

Drawing Title:

# OLD SOUTH ROAD CROSSING
## EXISTING CONDITIONS PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

Seal:

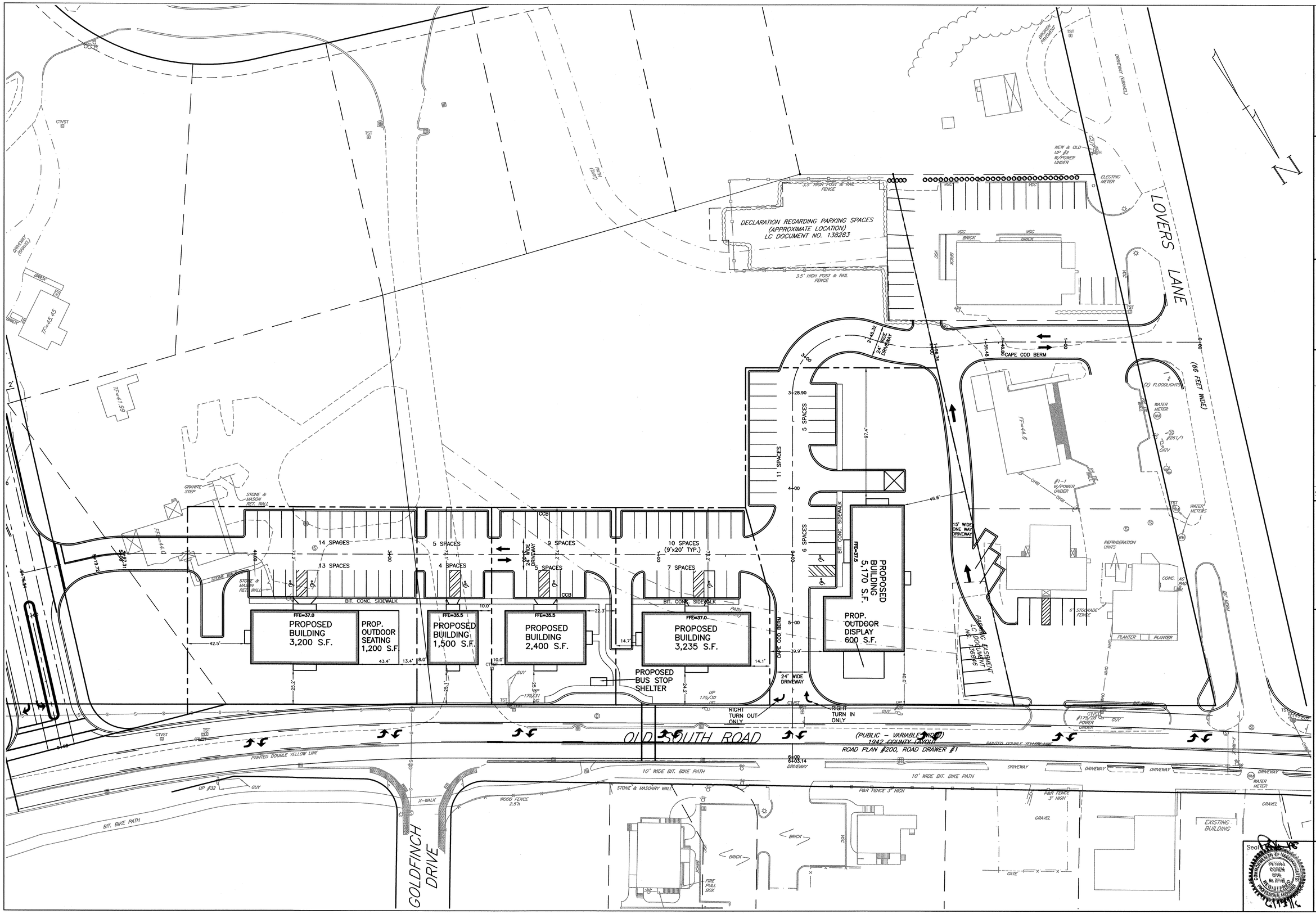
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER

Drawing No.:

C2

SHEET 2 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:36:11 AM, TC




Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayesengr.com

Design By: PJO
Drawn By: AMC
Checked By: PJO
Project File: NAN-0107T
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"= 30'
0' 15' 30' 60'

Date: June 10, 2016

Drawing Title:

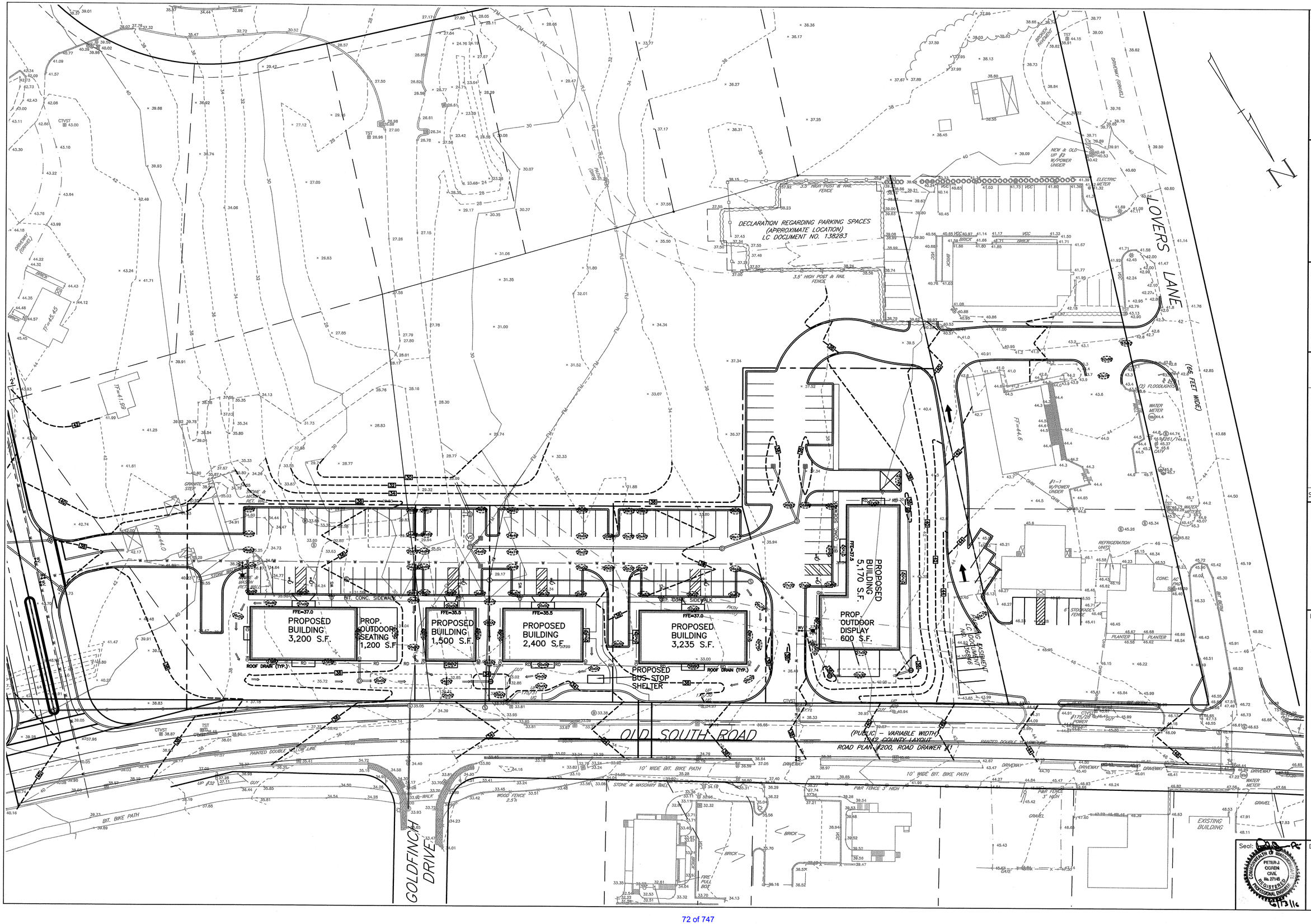
# OLD SOUTH ROAD CROSSING
## LAYOUT PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. OLIVIERI — CIVIL — No. 39165 — REGISTERED PROFESSIONAL ENGINEER

Drawing No.: C3

SHEET 3 OF 8

N:\NAN66\SP_OSRlinear_COMPILED.dwg, 6/13/2016 8:34:06 AM, TC




Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
410 LEXINGTON AVE
CONCORD, MA 01887
(978) 988-3900

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

| | |
|---|---|
| Design By: | PJO |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0107T |
| Comp. No: | NAN66 |
| ☒ Issued For Permit | |
| ☐ Issued For Review | |
| ☐ Issued For Bid | |
| ☐ Issued For Construction | |
| ☒ Not For Construction | |

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Scale: 1"=30'
0' 15' 30' 60'

Date: June 10, 2016

Drawing Title:

OLD SOUTH ROAD CROSSING
GRADING PLAN
OLD SOUTH ROAD
NANTUCKET, MASS.

Seal:

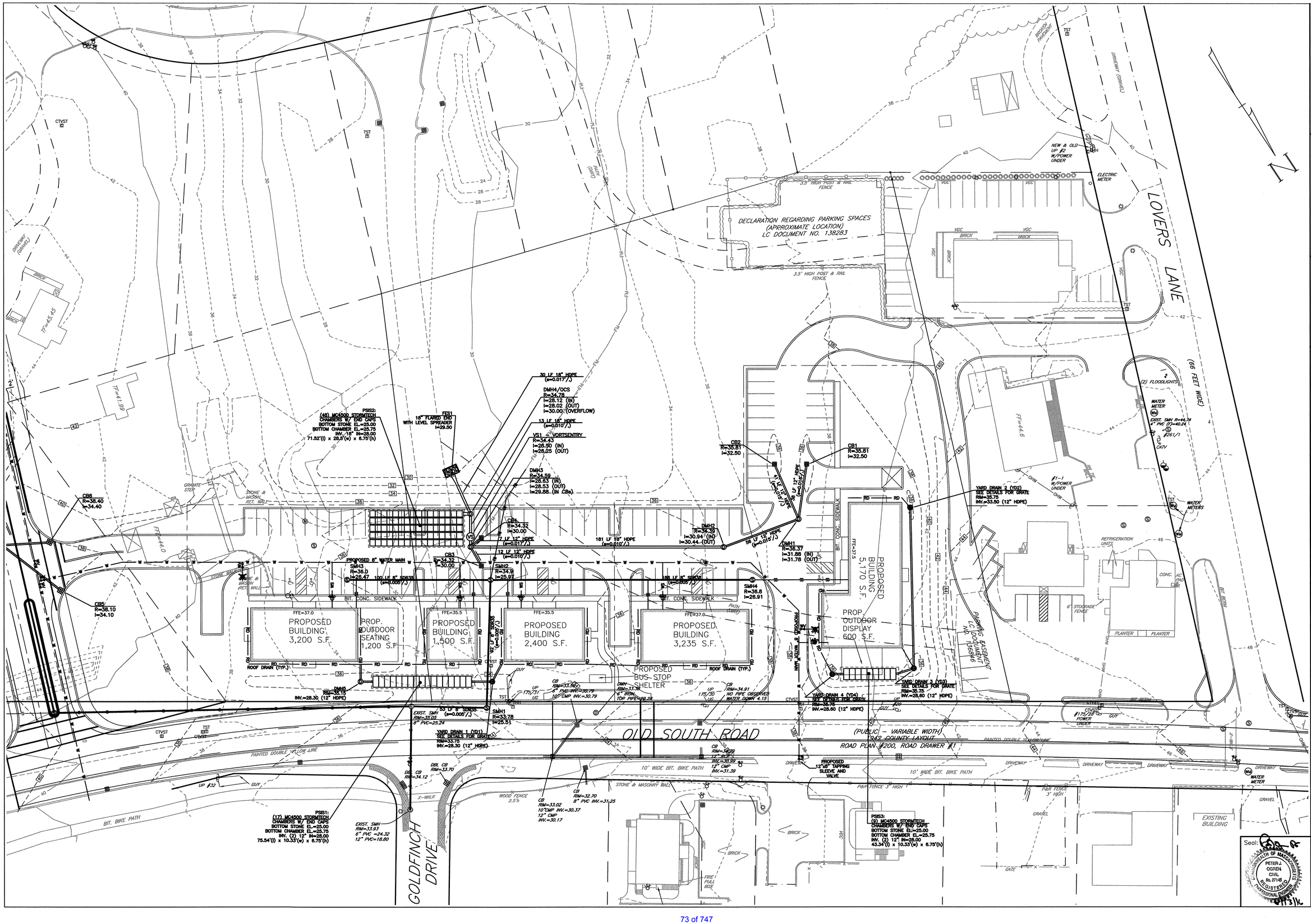
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27149
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Drawing No.:

C4

SHEET 4 OF 8

N:\NAN66\SP_OSRiner_COMPILED.dwg, 6/13/2016 8:34:11 AM, TC




Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3800

Prepared By:


Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Phone: 781.246.3800
Fax: 781.246.7596
www.hayesengr.com


| | |
|---|---|
| Design By: | PJO |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0107T |
| Comp. No: | NAN66 |

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"=30'

0' 15' 30' 60'

Date: June 10, 2016

Drawing Title:

# OLD SOUTH ROAD CROSSING UTILITIES PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

Seal:

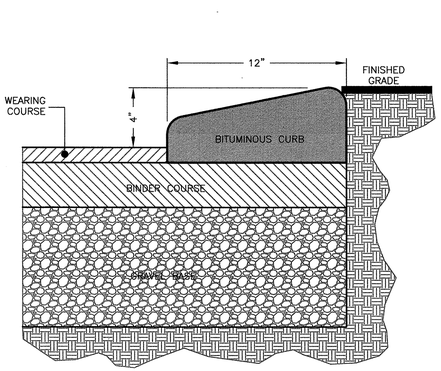
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 37145
REGISTERED PROFESSIONAL ENGINEER

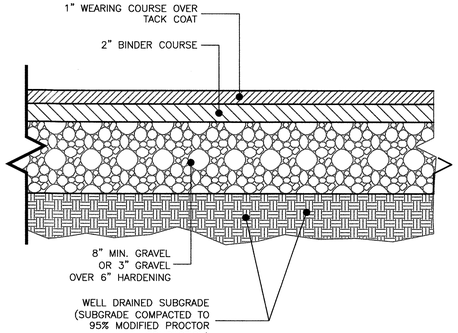
Drawing No.:

C5

SHEET 5 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:34:16 AM, TC

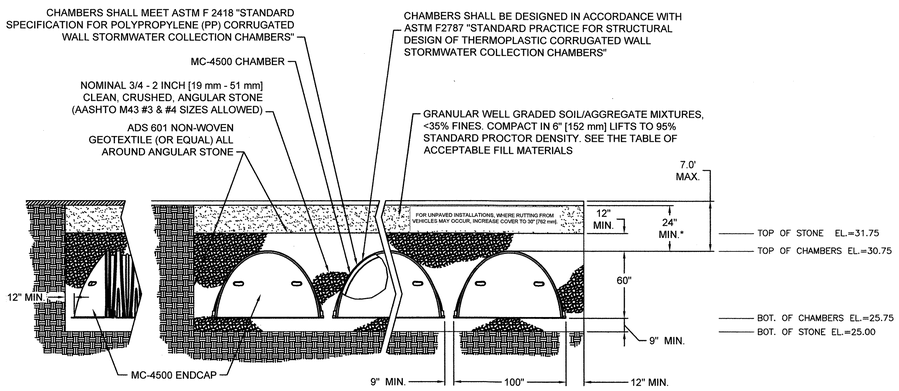



## 2 PAVEMENT SECTION
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.

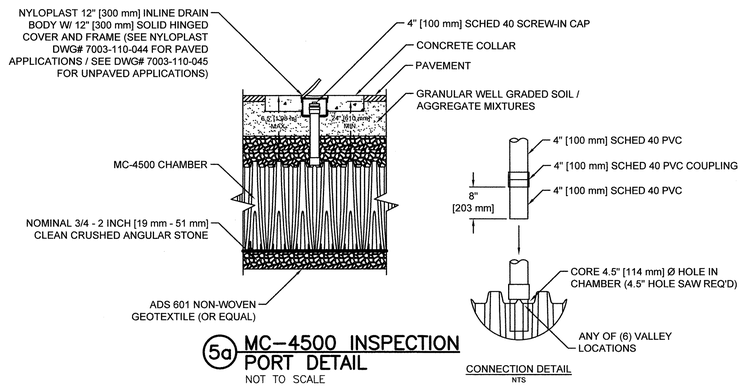
## 1 CAPE COD CURB
NOT TO SCALE



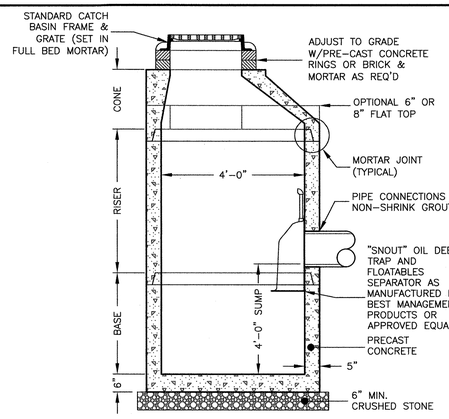

PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

## 5 MC-4500 TYPICAL CROSS-SECTION
NOT TO SCALE

NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

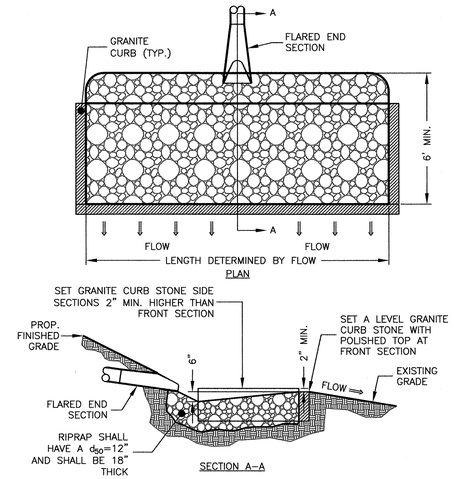



## 5a MC-4500 INSPECTION PORT DETAIL
NOT TO SCALE

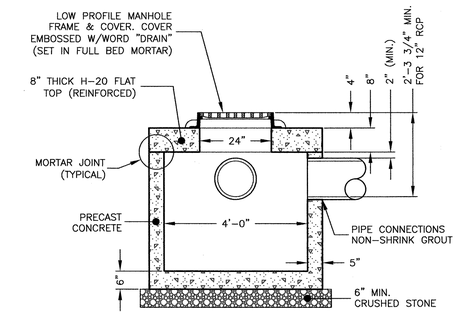



## 3 PRE-CAST CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

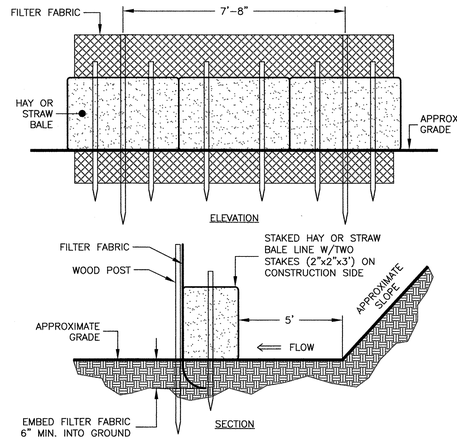



## 6 LEVEL SPREADER
NOT TO SCALE



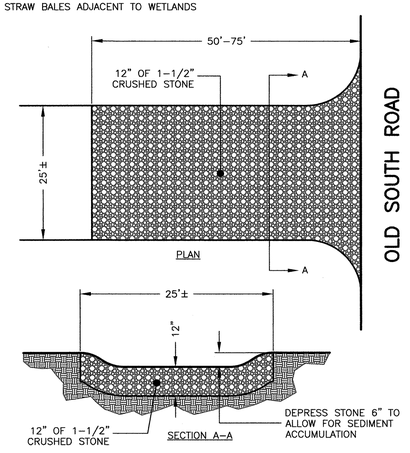

## 9 REDUCED COVER DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



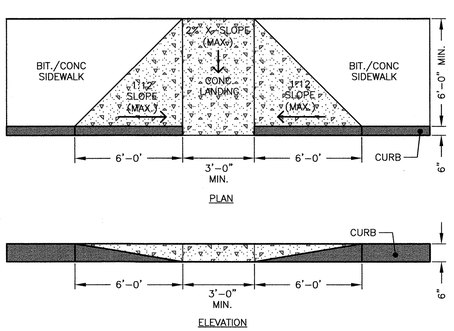

## 4 SILT FENCE & HAY/STRAW BALE
NOT TO SCALE

NOTE:
USE STRAW BALES ADJACENT TO WETLANDS



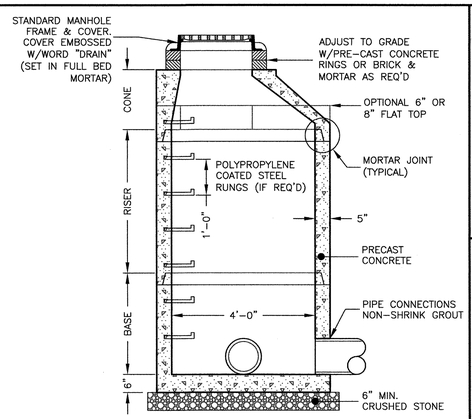

## 7 TIRE TRACKING PAD
NOT TO SCALE

NOTE:
PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY



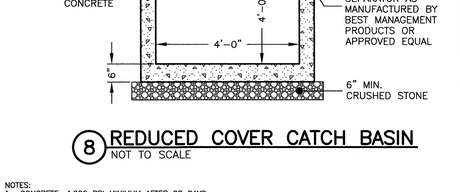

## 10 WHEELCHAIR RAMP
NOT TO SCALE

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.




## PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

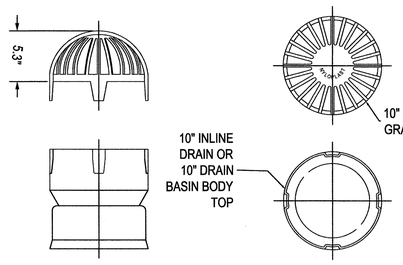



## 8 REDUCED COVER CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

1099CGD

APPROX. DRAIN AREA = 54.00 SQ IN
APPROX. WEIGHT = 8.36 LBS




## 11 NYOPLAST YARD DRAIN INLET
NOT TO SCALE

Prepared For:

Owner / Applicant
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Phone: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

| | |
|---|---|
| Design By: | EES |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0139 |
| Comp. No: | NAN66 |
| ☒ Issued For Permit | |
| ☐ Issued For Review | |
| ☐ Issued For Bid | |
| ☐ Issued For Construction | |
| ☒ Not For Construction | |

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Scale: 1"=NTS

Date: June 10, 2016

Drawing Title:

OLD SOUTH ROAD CROSSING
DETAIL SHEET 1
OLD SOUTH ROAD
NANTUCKET, MASS.

Seal:

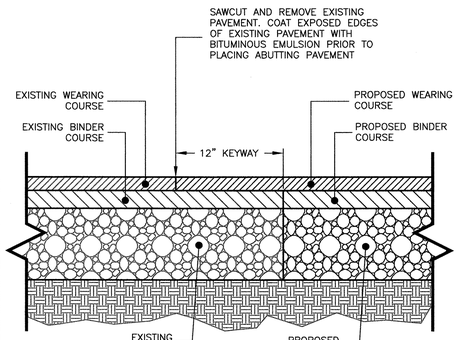
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Drawing No.:

C6

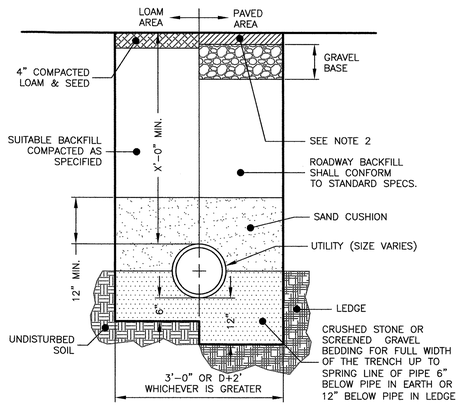
SHEET 6 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:34:21 AM, TC



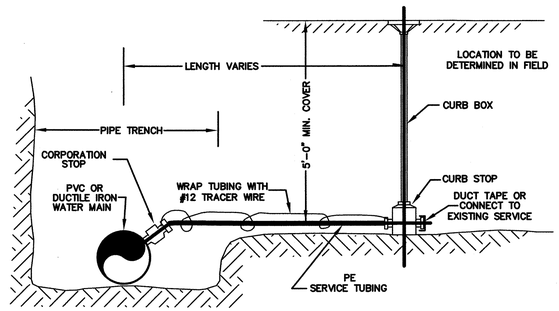

1 PAVEMENT KEYWAY
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.

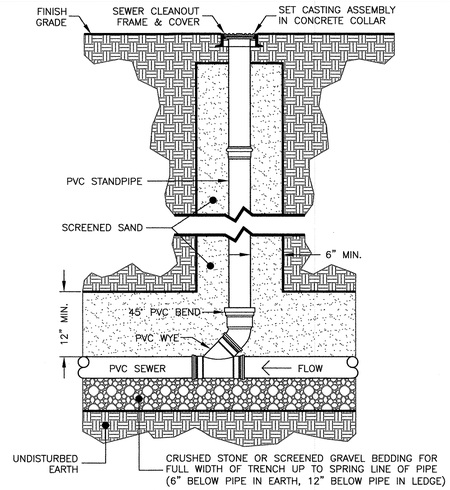



2 UTILITY TRENCH
NOT TO SCALE

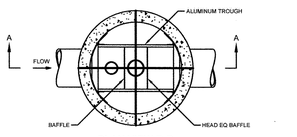
NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.



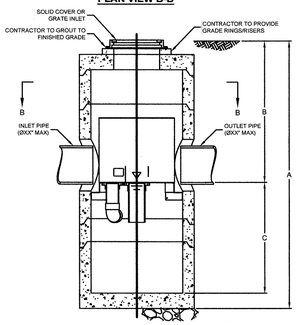

3 TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE




4 SEWER SERVICE CLEANOUT
NOT TO SCALE




PLAN VIEW B-B



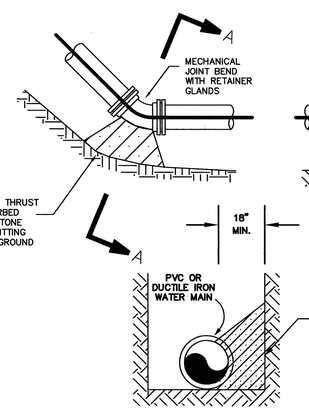

SECTION A-A

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

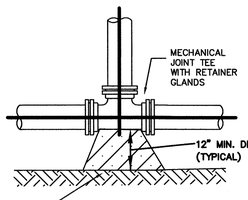
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

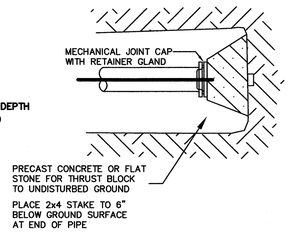
INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

5 VORTSENTRY HS
STANDARD DETAIL




SECTION A-A

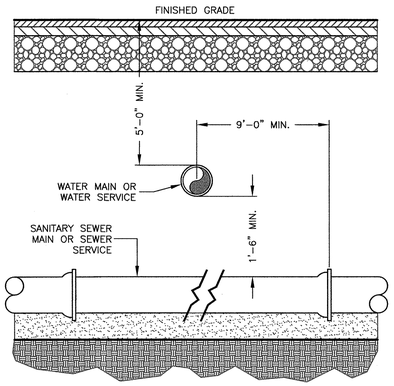



| PIPE DIAMETER | BENDS | | | | TEE |
|---|---|---|---|---|---|
| | 11.25 | 22.5 | 45 | 90 | |
| 4 & 6 | 1 | 1 | 1 | 2 | 1.5 |
| 8 | 1 | 1 | 2 | 3 | 2.5 |
| 12 | 1 | 2 | 3.5 | 6.5 | 5 |

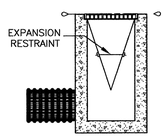
THRUST BLOCK BEARING AREA (SF)
(BASED UPON 100 psi WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)

6 TYPICAL THRUST BLOCK
NOT TO SCALE

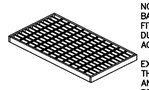



7 WATER/SEWER CROSSING
NOT TO SCALE

NOTES:
1. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
2. IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN WILL BE INSULATED.

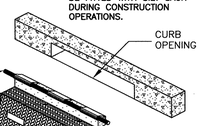


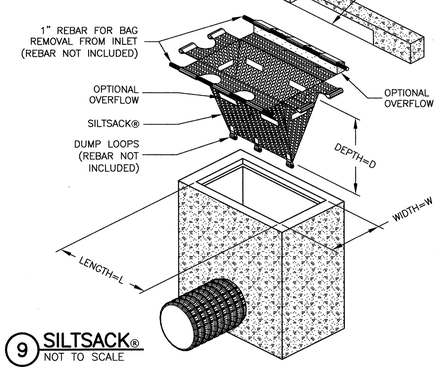

SIDE VIEW INSTALLED



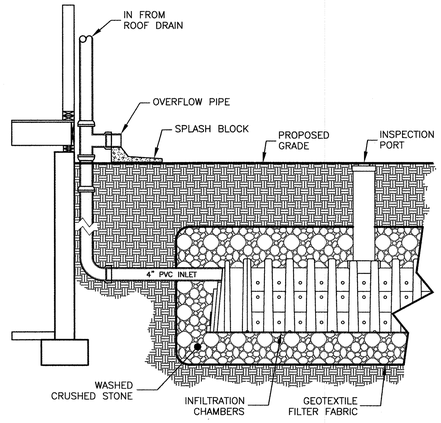
NOTE: ALL PROPOSED CATCH BASINS ON-SITE TO BE FITTED WITH SILT SACK DURING CONSTRUCTION ACTIVITES.

EXISTING CATCH BASIN AT THE INTERSECTION OF NANCY ANN AND LOWERS LANES TO BE FITTED WITH SILT SACK DURING CONSTRUCTION OPERATIONS.




9 SILTSACK®
NOT TO SCALE




8 ROOF DRAIN TO CHAMBER
NOT TO SCALE

NOTE:
1. CULTECS SHALL BE INSTALLED A MINIMUM OF 10' FROM HOUSE.

Prepared For:

Owner / Applicant
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
NANTUCKET, MA 01887
(978) 985-3900

Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.3043
Fax: 781.246.7596
www.hayeseng.com

| | |
|---|---|
| Design By: | EES |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0139 |
| Comp. No: | NAN66 |

- ☒ Issued For Permit
- ☐ Issued For Review
- ☐ Issued For Bid
- ☐ Issued For Construction
- ☒ Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"=NTS

Date: June 10, 2016

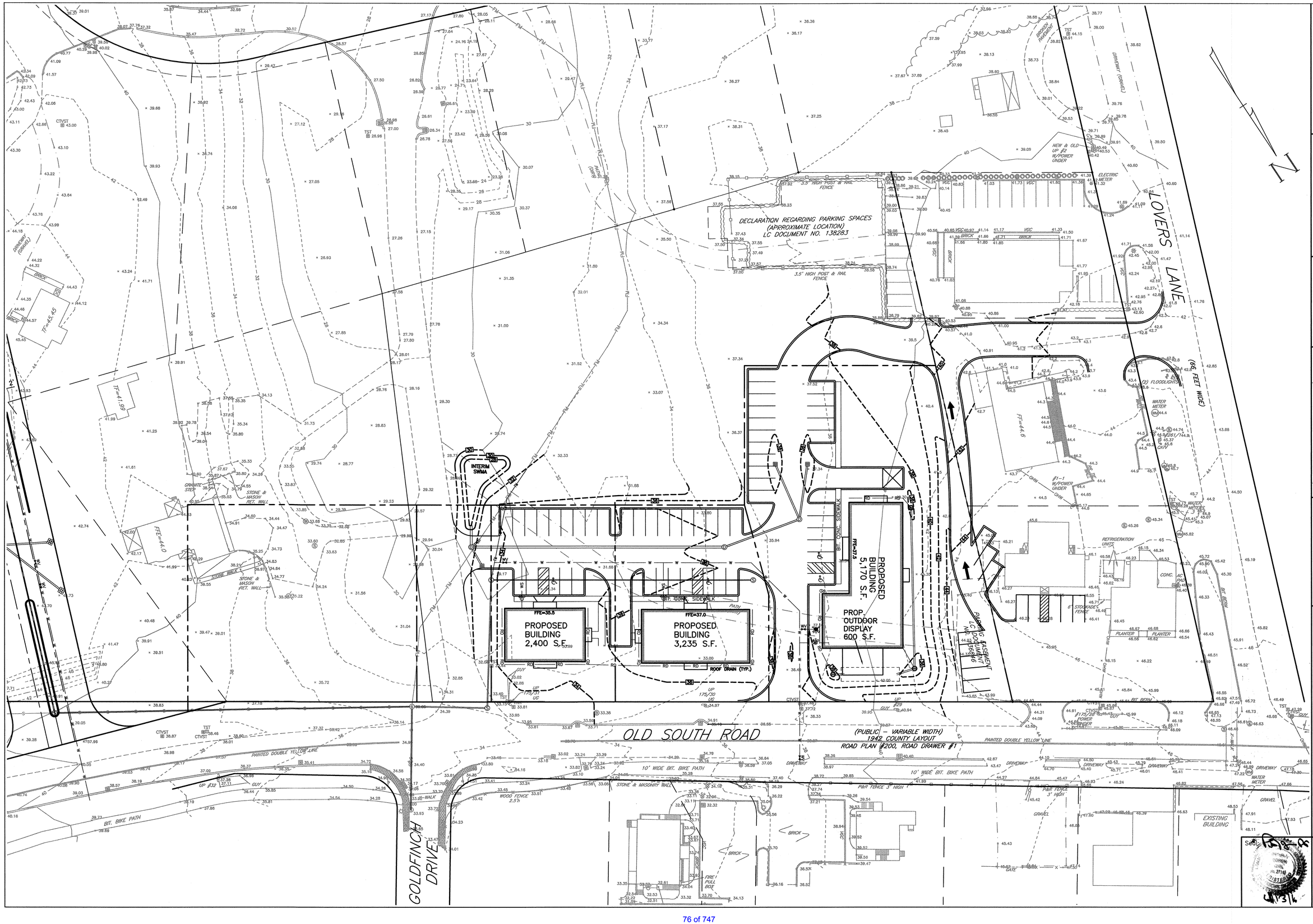
Drawing Title:
OLD SOUTH ROAD CROSSING
INDEX PLAN
OLD SOUTH ROAD
NANTUCKET, MASS.

Seal:
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGRIN
No. 47...
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Drawing No.:
C7

SHEET 7 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:34:26 AM, TC




Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:


Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayesengr.com


| | |
|---|---|
| Design By: | PJO |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0107T |
| Comp. No: | NAN66 |

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"=30' (0' 15' 30' 60')

Date: June 10, 2016

Drawing Title:

# OLD SOUTH ROAD CROSSING
## INTERIM SITE PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

Seal: COMMONWEALTH OF MASSACHUSETTS — PAUL J. OHLSON — No. 27161 — REGISTERED PROFESSIONAL ENGINEER — 7/31/16

Drawing No.:

C8

SHEET 8 OF 8

N:\NAN66\SP_CSRIner_INTERIM.dwg, 6/13/2016 8:35:33 AM, TC

Hayes Engineering, Inc

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. NAN-0107J

# Storm Water Management Report

## Major Commercial Development
## Special Permit Site Plan
## Old South Road Crossing
## Nantucket, Massachusetts

6/13/16

June 10, 2016

# Table of Contents

1.0 Introduction ..... 1
1.1 Pre-Development Conditions ..... 1
1.2 Post-Development Conditions ..... 2
1.3 Ground Cover Conditions ..... 2
2.0 Storm Water Management ..... 3
2.1 Pre-Development Conditions ..... 3
2.1.1 Drainage System ..... 3
2.1.2 Watersheds ..... 3
2.1.3 Runoff Calculations ..... 3
2.2 Post-Development Conditions ..... 5
2.2.1 Drainage System ..... 5
2.2.2 Watersheds ..... 5
2.2.3 Runoff Calculations ..... 7
3.0 Massachusetts DEP Storm Water Management Standards ..... 9
3.1 Standard 1: No New Untreated Discharges ..... 9
3.2 Standard 2: Peak Rate Attenuation ..... 9
3.3 Standard 3: Recharge ..... 10
3.4 Standard 4: Water Quality ..... 11
3.5 Standard 5: Land Uses with Higher Potential Pollution Loads ..... 12
3.6 Standard 6: Critical Areas ..... 13
3.7 Standard 7: Redevelopment Projects ..... 13
3.8 Standard 8: Construction Period Pollution Prevention ..... 13
3.9 Standard 9: Operation and Maintenance Plan ..... 14
3.10 Standard 10: Illicit Discharges ..... 14
4.0 Conclusion ..... 14

# List of Tables

Table 1 - Ground Cover Conditions....2
Table 2 - Design Storms....5
Table 3 - Pre-Development Condition Peak Rates of Runoff....5
Table 4 - Pre-Development Condition Peak Volume of Runoff....5
Table 5 - Hydrologic Soil Properties by Soil Texture (Rawls, Brakensiek & Saxton, 1982)....8
Table 6 - Post-Development Peak Rate of Runoff....8
Table 7 - Post-Development Peak Volume of Runoff....8
Table 8 - Peak Rates of Runoff Comparison....10
Table 9 - Runoff Volume Comparison....10
Table 10 - Recharge Target Depth by Hydrologic Soil Group....11

# List of Figures

Figure 1- USGS Vicinity Map....1
Figure 2 - Pre-Development Watershed Map....4
Figure 3 - Post-Development Watershed Map....6

# List of Appendices

Appendix A: NRCS Soil Mapping and Data
Appendix B: HydroCAD® Calculations
Appendix C: Massachusetts DEP Storm Water Checklist
Appendix D: Water Quality Calculations
Appendix E: Construction Period Pollution Prevention Plan
Appendix F: Operations and Maintenance Plan

# 1.0 Introduction

Richmond Great Point Development, LLC (the "Applicant") propose to construct a multi-unit retail development to be known as "Old South Road Crossing" (the "Project") proximate to the intersection of Old South Road and Lovers Lane. The Project area is depicted on Figure 1 below showing a portion of the United States Geologic Survey (USGS) topographic map. The Project is a portion of a larger project including both residential and commercial uses; this larger project will include improvements to infrastructure through the relocation, improvement and reconfiguration of portions of Old South Road, Nancy Ann Drive, and Davkim Road.

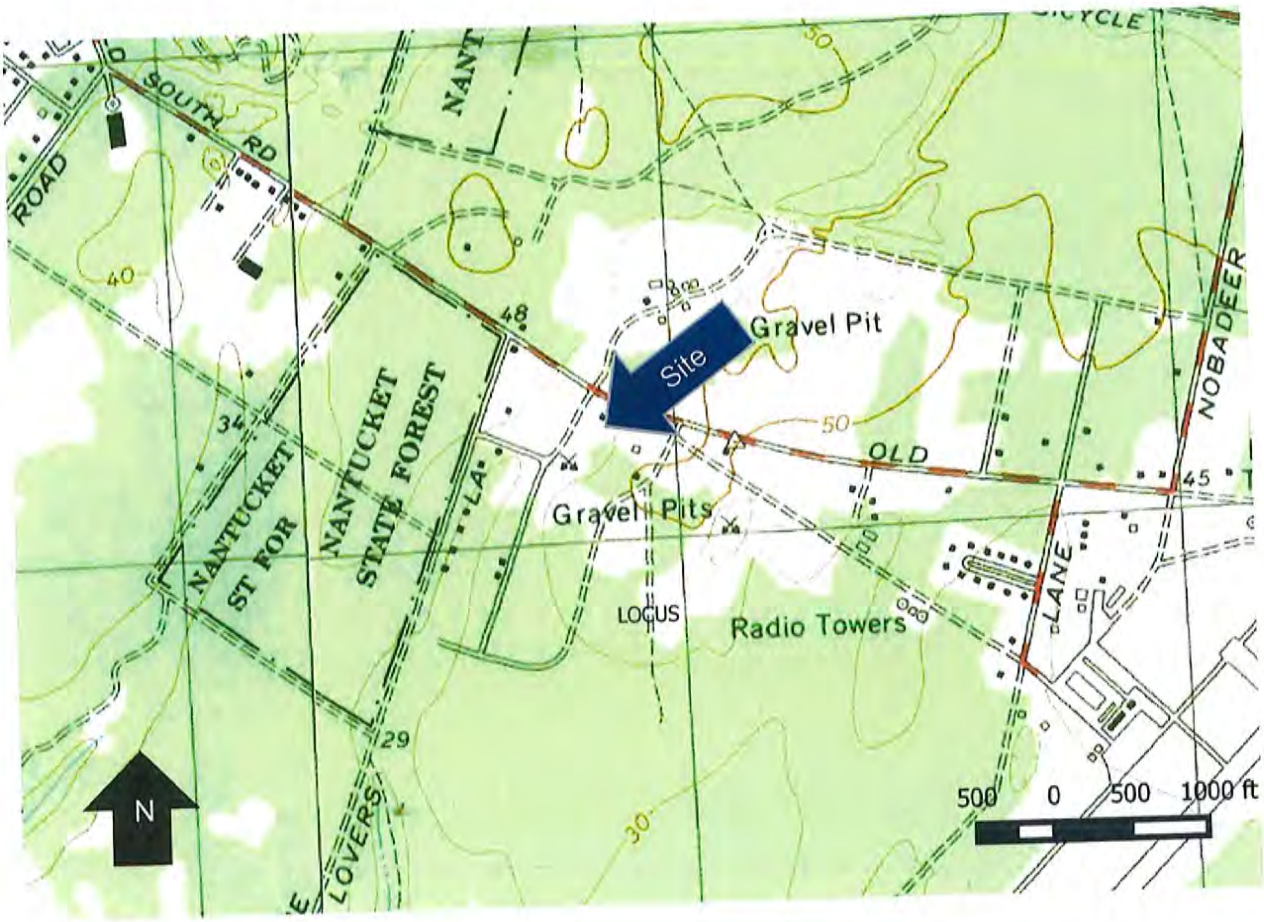
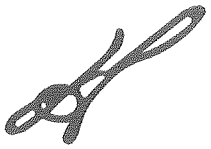



*Figure 1- USGS Vicinity Map*

## 1.1 Pre-Development Conditions

The Project site in its existing condition consists of developed and undeveloped areas near the intersection of Old South Road and Lovers Lane.

The United States Department of Agriculture Natural Resource Conservation Service (NRCS) Soil Survey mapping indicates soils representative of Evesboro sand within the Project area. This well drained soil exhibits deep ground water and is classified as Hydrologic Soil Group (HSG) "A."



The NRCS identifies the following characteristics of soils classified as Group A:

Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

NRCS Soil Survey Mapping and Soil Data accompany this report as Appendix A.

## 1.2 Post-Development Conditions

The Project as proposed includes the construction of a five (5) retail structures varying in size between 1,500 and 5,170 square feet, associated parking and driveways. A comprehensive storm water management and drainage system will also be constructed to capture, convey and treat runoff from the Project.

## 1.3 Ground Cover Conditions

The hydrologic study area consists of approximately 6.5± acres in land area. The following table summarizes the pre- and post-development ground cover conditions for the study area(s):

*Table 1 - Ground Cover Conditions*

| **Cover Type** | **Existing Area (Acres)** | **Proposed Area (Acres)** | **Change (Acres)** |
|---|---|---|---|
| Impervious Surfaces | 0.87 | 2.46 | +1.59 |
| Bare Soil | 0.92 | 0.11 | -0.81 |
| Brush, Poor | 2.00 | 0.00 | -2.00 |
| Meadow | 0.64 | 0.00 | -0.64 |
| Grass, Good | 2.06 | 4.17 | +2.11 |
| **Total** | **6.49** | **6.75** | **+0.26** |

*Note:* HydroCAD® Calculations provided in Appendix B summarize cover conditions for each sub-catchment.

# 2.0 Storm Water Management

## 2.1 Pre-Development Conditions

### 2.1.1 Drainage System

The proposed site generates surface runoff conveyed by overland flow to the South via a broad valley that bisects the site. There is no structured drainage system in this area.

### 2.1.2 Watersheds

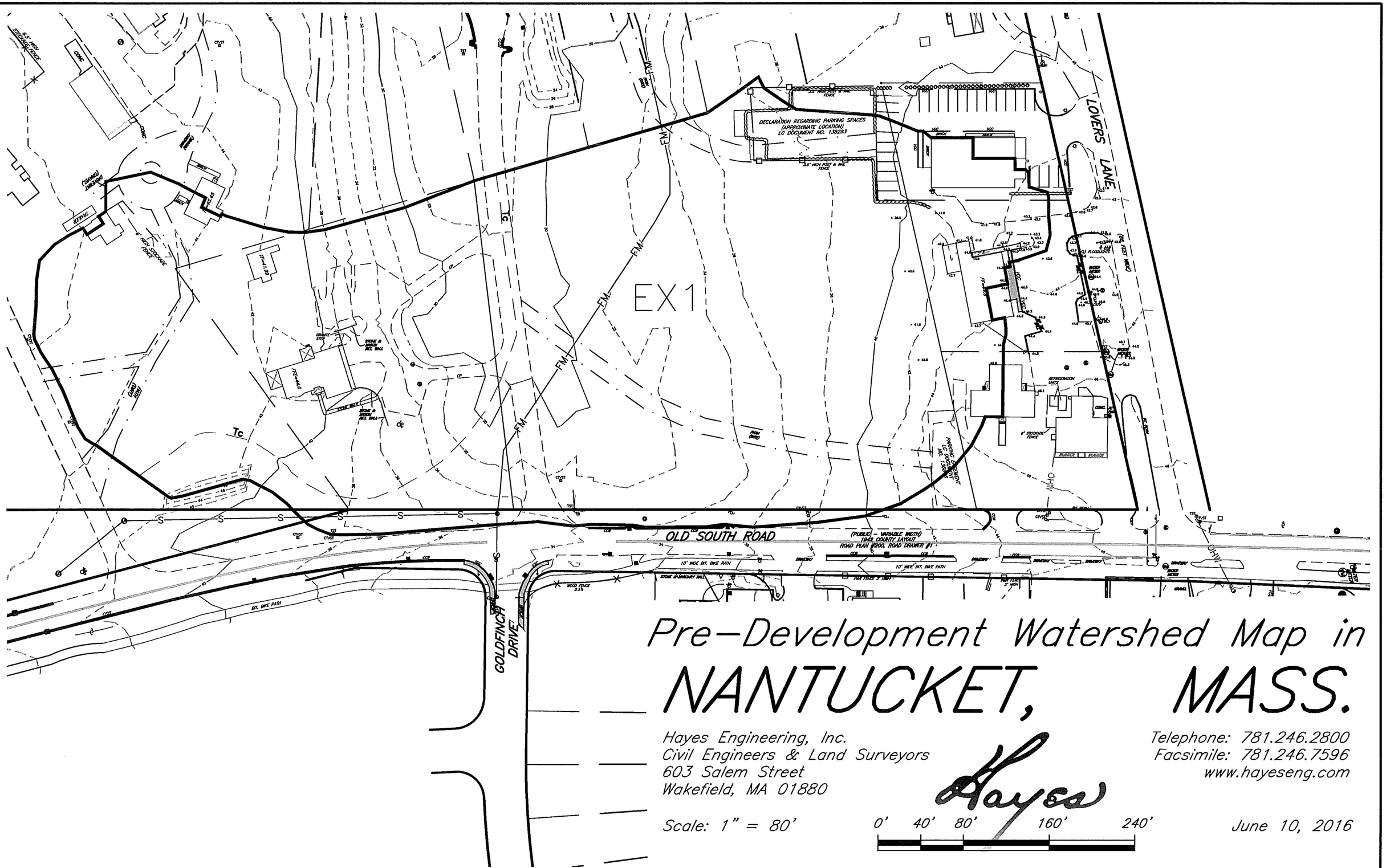
Under existing conditions, the site is divided into one (1) sub-catchment area. (See Figure 2 – Pre-Development Watershed Map).

The study point of comparison, Point of Comparison 1, is at the intersection of the above aforementioned valley and the downgradient property line of Lot 6.

Sub-catchment EX1 is tributary to Study Point of Comparison 1 (POC1). EX1 encompasses the Project area and consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways near the perimeter of the sub-catchment.

### 2.1.3 Runoff Calculations

Runoff calculations were performed in accordance with the methodology outlined in the NRCS Soil Conservation Service (SCS) methods as defined in Technical Release 55 (TR-55) and Technical Release 20 (TR-20) which are the basis for they HydroCAD® hydrologic model. Existing cover conditions and times of concentrations were used to generate runoff hydrographs for each of the three (3) sub-catchments in each of the Type III design storms in accordance with Technical Paper 40 (TP-40) as identified in Table 2.




# Pre-Development Watershed Map in NANTUCKET, MASS.


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 80'

0' 40' 80' 160' 240'

June 10, 2016

*Table 2 - Design Storms*

| DESIGN STORM (RETURN FREQUENCY) | RAINFALL (INCHES/24-HOURS) |
|---|---|
| 2-year | 2.6 |
| 10-year | 4.9 |
| 25-year | 5.4 |
| 50-year | 6.5 |
| 100-year | 7.2 |

Pre-development peak rate and volumes of runoff to the Study Points of Comparison are shown in Table 3 and Table 3, below.

*Table 3 - Pre-Development Condition Peak Rates of Runoff*

| Study Point | 2-yr Storm Peak Flow ($Q_p$) (cfs) | 10-yr Storm Peak Flow ($Q_p$) (cfs) | 25-yr Storm Peak Flow ($Q_p$) (cfs) | 50-yr Storm Peak Flow ($Q_p$) (cfs) | 100-yr Storm Peak Flow ($Q_p$) (cfs) |
|---|---|---|---|---|---|
| POC1 | 0.9 | 3.2 | 5.4 | 7.4 | 9.5 |

*Table 4 - Pre-Development Condition Peak Volume of Runoff*

| Study Point | 2-yr Storm Peak Volume ($V_p$) (ac-ft.) | 10-yr Storm Peak Volume ($V_p$) (ac-ft.) | 25-yr Storm Peak Volume ($V_p$) (ac-ft.) | 50-yr Storm Peak Volume ($V_p$) (ac-ft.) | 100-yr Storm Peak Volume ($V_p$) (ac-ft.) |
|---|---|---|---|---|---|
| POC1 | 0.2 | 0.5 | 0.7 | 0.9 | 1.2 |

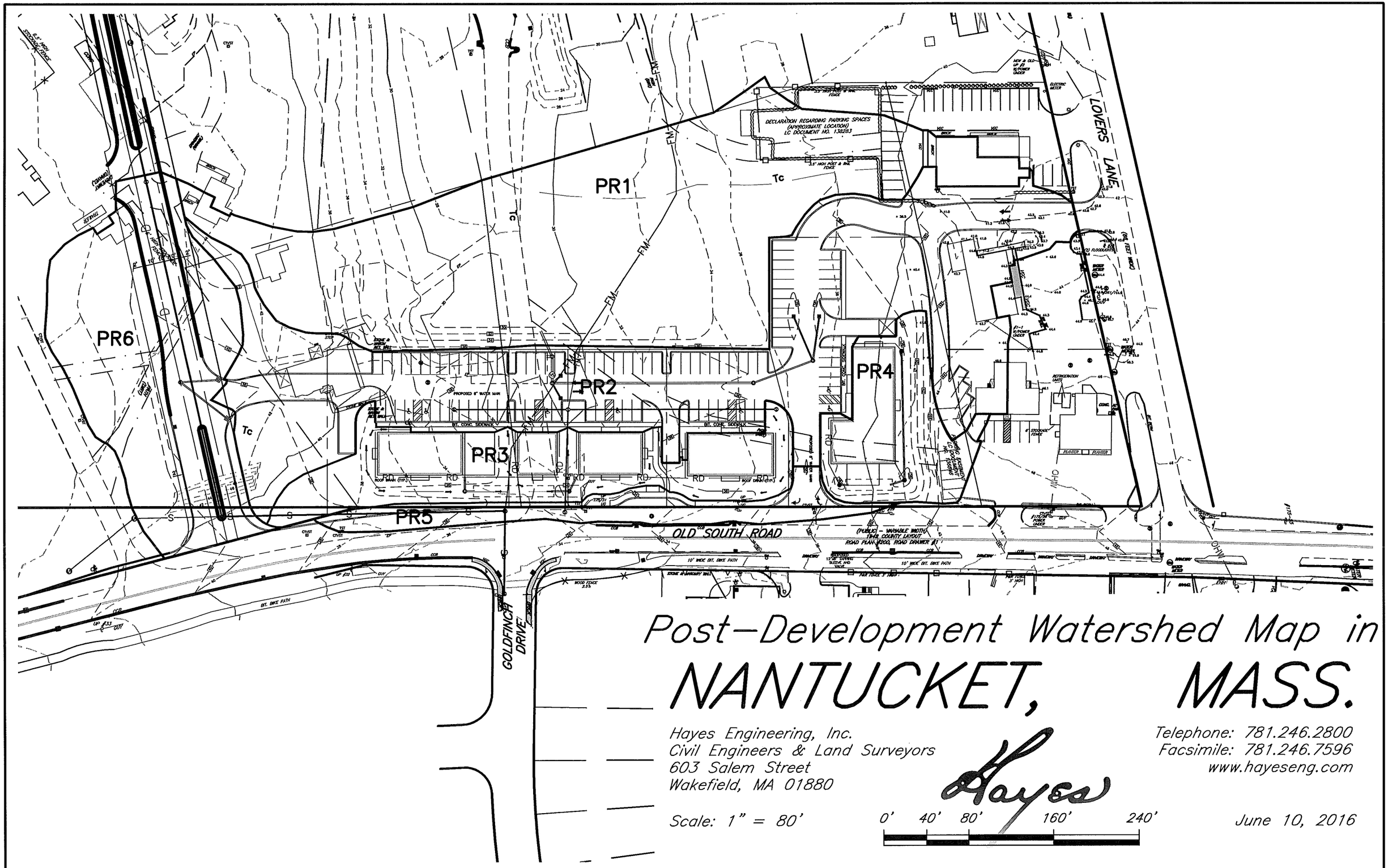
## 2.2 Post-Development Conditions

### 2.2.1 Drainage System

The proposed drainage system consists of swales, catch basins, manholes and culverts that direct runoff to treatment and infiltration best management practices (BMPs) on-site.

### 2.2.2 Watersheds

The Project as proposed divides the study area into six (6) sub-catchments that are ultimately tributary to the Study Point of Comparison (See Figure 3 – Post-Development Watershed Map). The Study Point of




# Post–Development Watershed Map in NANTUCKET, MASS.

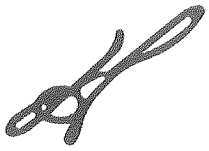

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 80'

0' 40' 80' 160' 240'

June 10, 2016



Comparison and its respective sub-catchment areas are described below:

**POC1** – Existing valley at the downgradient property boundary of Lot 6:

- Sub-catchment PR1 consists of the undeveloped portions of the project area to the south including the majority of Lot 6;
- Sub-Catchment PR2 consists of the parking and driveways associated with the Project;
- Sub-catchment PR3 consists of the rooftops and rear landscaped areas for the proposed retail buildings on lots 2 through 5.
- Sub-catchment PR4 consists of the rooftop and rear landscaped area for the proposed retail building on lots 4.
- Sub-catchments PR5 and PR6 are areas of the Project site that are to be modified by the infrastructure improvements proposed as part of the overall development plan of the area. Runoff from these sub-catchments will be addressed by the infrastructure servicing the new and/or modified roadways.

Sub-catchments PR2, PR3 and PR4 are collected and directed to Proposed Sub-Surface Infiltration Systems (PSISs).

- PSIS1 to be constructed under the proposed swale in sub-catchment PR3;
- PSIS2 to be constructed under the parking lot in sub-catchment PR2. Runoff in excess of the infiltration capacity of the PSIS will flow overland to Study Point of Comparison 1.; and
- PSIS3 to be constructed adjacent to the proposed building on Lot 1 in sub-catchment PR4.

### 2.2.3 Runoff Calculations

As in the pre-development condition, runoff calculations were performed in accordance with the methodology outlined in the NRCS Soil Conservation Service (SCS) methods as defined in Technical Release 55 (TR-55) and Technical Release 20 (TR-20) which are the basis for they HydroCAD® hydrologic model. Proposed cover conditions and times of concentrations were used to generate runoff hydrographs for each of the six (6) sub-catchments in each of the Type III design storms in accordance with Technical Paper 40 (TP-40) as identified in Table 2.

The developed runoff hydrographs were then flood routed through the proposed sub-surface infiltration systems factoring the respective infiltration rates for the corresponding soil types as identified in the Rawls Table of Infiltration Rates (see Table 5, below).

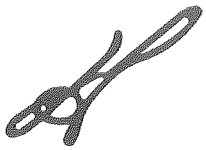


*Table 5 - Hydrologic Soil Properties by Soil Texture (Rawls, Brakensiek & Saxton, 1982)*

| Texture Class | Effective Water Capacity ($C_w$) (inch per inch) | Minimum Infiltration Rate (*f*) (inches per hour) | Hydrologic Soil Group |
|---|---|---|---|
| Sand | 0.35 | 8.27 | A |
| Loamy Sand | 0.31 | 2.41 | A |
| Sandy Loam | 0.25 | 1.02 | A |
| Loam | 0.19 | 0.52 | B |
| Silt Loam | 0.17 | 0.27 | B |
| Sandy Clay Loam | 0.14 | 0.17 | C |
| Clay Loam | 0.14 | 0.09 | D |
| Silty Clay Loam | 0.11 | 0.06 | D |
| Sandy Clay | 0.09 | 0.05 | D |
| Silty Clay | 0.09 | 0.04 | D |
| Clay | 0.08 | 0.02 | D |

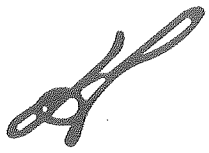
Post-development peak rate and volumes of runoff to the Study Points of Comparison are shown in Table 6 and Table 7, below.

*Table 6 - Post-Development Peak Rate of Runoff*

| Study Point | 2-yr Storm Peak Flow ($Q_p$) (cfs) | 10-yr Storm Peak Flow ($Q_p$) (cfs) | 25-yr Storm Peak Flow ($Q_p$) (cfs) | 50-yr Storm Peak Flow ($Q_p$) (cfs) | 100-yr Storm Peak Flow ($Q_p$) (cfs) |
|---|---|---|---|---|---|
| **POC1** | 0.0 | 0.6 | 3.7 | 6.1 | 8.8 |

*Table 7 - Post-Development Peak Volume of Runoff*

| Study Point | 2-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 10-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 25-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 50-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 100-yr Storm Runoff Volume ($V_p$) (ac-ft.) |
|---|---|---|---|---|---|
| **POC1** | 0.0 | 0.1 | 0.2 | 0.4 | 0.5 |



#### 2.2.4 Hydraulic Calculations

The closed drainage system piping was sized for the twenty-five (25) year storm using the peak flow rates calculated for the respective post-development sub-catchments tributary to each catch-basin and Manning's Equation for each section of pipe. Please refer to Appendix C for pipe sizing calculations for the project.

# 3.0 Massachusetts DEP Storm Water Management Standards

Although the proposed subdivision is not located within areas under jurisdiction the Massachusetts Department of Environmental Protection's (MaDEPs) Wetlands Protection Act (WPA), the proposed storm water management system has been designed to comply with the ten (10) standards of the MaDEP Storm Water Management Policy to the maximum extent practicable. Each of the standards and the extent of Project compliance are summarized below. Please refer to Appendix D for the completed MassDEP Storm Water Checklist.

## 3.1 Standard 1: No New Untreated Discharges

***No new storm water conveyances (e.g. outfalls) may discharge untreated storm water directly to or cause erosion in wetlands or waters of the Commonwealth.***

The Project does not discharge any storm water directly to a wetland or water of the Commonwealth. Storm water quality controls are proposed with the project including: deep-sump and hooded catch basins, and sub-surface infiltration areas.

## 3.2 Standard 2: Peak Rate Attenuation

***Storm water management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.***

Storm water management controls to mitigate peak rates of runoff from the Project were developed for the 2, 10, 25, 50 and 100-year, 24-hour design storm events. As previously stated, runoff calculations were performed in accordance with the methodology outlined in the NRCS Soil Conservation Service (SCS) methods as defined in Technical Release 55 (TR-55) and Technical Release 20 (TR-20) which are the basis for they HydroCAD® hydrologic model. Calculations are provided as Appendix B to this report.

Table 8 summarizes the pre- and post-development peak rates of runoff for the Project and Table 9 summarizes the pre- and post-development volumes of runoff for the Project

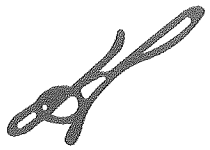


*Table 8 - Peak Rates of Runoff Comparison*

| Study Point | 2y Storm $Q_p$ (cfs) | | | 10y Storm $Q_p$ (cfs) | | | 25yStorm $Q_p$ (cfs) | | | 50y Storm $Q_p$ (cfs) | | | 100yStorm $Q_p$ (cfs) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ |
| **POC1** | 0.9 | 0.0 | -0.9 | 3.2 | 0.6 | -2.7 | 5.4 | 3.7 | -1.7 | 7.4 | 6.1 | -1.3 | 9.5 | 8.5 | -1.0 |

*Table 9 - Runoff Volume Comparison*

| Study Point | 2y Storm Runoff Volume ($V_p$) (ac-ft.) | | | 10y Storm Runoff Volume ($V_p$) (ac-ft.) | | | 25yStorm Runoff Volume ($V_p$) (ac-ft.) | | | 50y Storm Runoff Volume ($V_p$) (ac-ft.) | | | 100yStorm Runoff Volume ($V_p$) (ac-ft.) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ |
| **POC1** | 0.2 | 0.0 | -0.2 | 0.5 | 0.1 | -0.4 | 0.7 | 0.2 | -0.5 | 0.9 | 0.4 | -0.5 | 1.2 | 0.5 | -0.7 |

## 3.3 Standard 3: Recharge

***Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration ... At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the storm water management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Storm Water Handbook.***

The Project approximates the annual recharge to groundwater through the use of structural and non-structural best management practices (BMPs) including a sub-surface infiltration system and existing surface infiltration as well as through implementation of the proposed long-term operations and maintenance plan.

In accordance with the Massachusetts Storm Water Handbook the required recharge volume ($R_v$) for the Project equals a depth of runoff corresponding to the soil type time the impervious areas covering that soil type at the post-development site.

As previously stated and documented in Appendix A, soils on-site are best represented by hydrologic soil group A. The target depth factor (F) identified for hydrologic soil type A is identified as 0.6-inches in Table 2.3.2: Recharge Depth by Hydrologic Soil Group of the Massachusetts Storm Water Handbook (and included as Table 10, below).

*Table 10 - Recharge Target Depth by Hydrologic Soil Group*

| NRCS HYDROLOGIC SOIL TYPE | APPROX. SOIL TEXTURE | TARGET DEPTH FACTOR (F) |
|---|---|---|
| A | sand | **0.6-inch** |
| B | loam | **0.35-inch** |
| C | silty loam | **0.25-inch** |
| D | clay | **0.1-inch** |

The proposed increase in impervious area at the post-development site was listed previously as 1.59 acres in Table 1 of this report.

The required recharge volume ($R_v$) for the Project can be calculated as indicated below:

$$R_v = F \times Impervious\ Area$$

$$= (0.6\ inches)\left(\frac{1\ foot}{12\ inches}\right)(1.59\ acres)$$

$$= 0.08\ acre - feet = 3{,}485\ cubic\ feet$$

The Storm Water Handbook also requires that recharge facilities be constructed in soils capable of absorbing the recharge volume within 72 hours. Drawdown time (in hours) can be calculated as indicated below:

$$t_d = \frac{R_v}{(f)(A_b)}$$

Where,

$t_d$ = Drawdown Time (hours)

$R_v$ = Required Recharge Volume in cubic feet (Calculated above)

f = Rawls Infiltration Rate (See Table 3) in feet per hour

$A_b$ = Bottom Area of Infiltration Systems in square feet

(from PSIS1-3, Appendix B)

$$t_d = \frac{3{,}485\ cf}{\left(\frac{8.27\ inches}{hour}\right)\left(\frac{1\ ft}{12\ inches}\right)(780 + 2{,}038 + 448\ sf)}$$

$$t_d = 1.5\ hours$$

The proposed sub-surface infiltration systems (PSIS1, PSIS2 and PSIS3) will infiltrate the required recharge volume in approximately 1.5 hours.

## 3.4 Standard 4: Water Quality

***Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). The standard is met with pollution prevention plans, storm water best management practices sized to capture the required water quality volume, and pretreatment measures.***

Runoff generated by new impervious surfaces will be collected and, when required, treated with deep sump and hooded catch basins, a proprietary swirl particle separator (VortSentry HS) and then infiltrated to achieve a presumptive removal rate of 80%. TSS Removal Calculations and VortSentry sizing tables are included as Appendix D to this report.

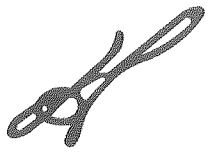
Operations and maintenance plans for construction and post-development phases of the Project are included as Appendix E and Appendix F, respectively, to this report.

## 3.5 Standard 5: Land Uses with Higher Potential Pollution Loads

***For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Storm Water Handbook to eliminate or reduce the discharge of storm water runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and storm water runoff, the proponent shall use the specific structural storm water BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Storm Water Handbook. Storm water discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.***

Standard 5 is not applicable to the Project. The Project is not associated with uses that will subject the site to higher potential pollutant loads as defined in the MaDEP Wetlands and Water Quality regulations.

Land Uses with Higher Potential Pollutant Loads (LUHPPLs) are identified in 310 CMR 22.20B(2) and C(2) a through k and m and in 310 CMR 22.21(2)(a) 1 through 8 and (b) 1 through 6; areas within a site that are the location of activities that are subject to an individual National Pollutant Discharge Elimination System (NPDES) permit or the NPRDE Multi-Sector General Permit; automotive fueling facilities, exterior fleet storage areas, exterior vehicle service and equipment cleaning areas; marinas and boatyards; parking lots with high-intensity use; confined disposal facilities and disposal sites.



## 3.6 Standard 6: Critical Areas

***Storm water discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and storm water discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural storm water best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Storm Water Handbook.***

The Project is located within the Zone II of the Town of Nantucket public water supply. As such, the Project uses structural and non-structural BMPs suitable for use within this critical area. Water calculations included in Appendix E are based upon more stringent standards for critical areas that include:

- One-inch of run-off over impervious surfaces to calculate the Required Water Quality Volume
- Achieving a minimum of 44-percent TSS removal prior to discharge into infiltration BMPs.

## 3.7 Standard 7: Redevelopment Projects

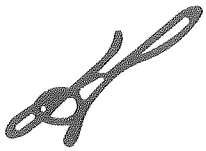
***A redevelopment project is required to meet the following Storm Water Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing storm water discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Storm Water Management Standards and improve existing conditions.***

Standard 7 is not applicable to the Project. The MaDEP Storm Water Management Handbook definition of a redevelopment project identifies the, *"development, rehabilitation, expansion, and phased projects on previously developed sites, provided the redevelopment results in no net increase in impervious area."*

## 3.8 Standard 8: Construction Period Pollution Prevention

***A plan to control construction-related impacts, including erosion sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan), must be developed and implemented.***

A Construction Period Pollution Prevention and Erosion Control Plan is included as Appendix F to this report. This program details the construction period operation and maintenance for best management practices employed on the project and provides sequencing for pollution prevention measures and erosion and sedimentation controls. Locations of erosion control measures are depicted on the Definitive Plan set.



### 3.9 Standard 9: Operation and Maintenance Plan

***A long-term operation and maintenance plan must be developed and implemented to ensure that storm water management systems function as designed.***

A Long Term Operation and Maintenance Plan is included as Appendix G to this report. The Operation and Maintenance program provides details and scheduled for routine and non-routine maintenance to the selected best management practices used in the Project.

### 3.10 Standard 10: Illicit Discharges

***All illicit discharges to the storm water management system are prohibited.***

Illicit discharges to the storm water management system are discharged that are not entirely comprised of storm water. Discharges to the storm water management system from the following activities or facilities are permissible:

- Firefighting
- Water Main Flushing
- Landscape Irrigation
- Uncontaminated Groundwater
- Potable Water Sources
- Foundation Drains
- Air Conditioning Condensation
- Footing Drains
- Individual Resident Car Washing
- Flows from Riparian Habitats and Wetlands
- Dechlorinated Water from Swimming Pools
- Water Used for Street Sweeping
- Water Used to Clean Residential Buildings (without detergents)

All other illicit discharges to the storm water management system are prohibited.

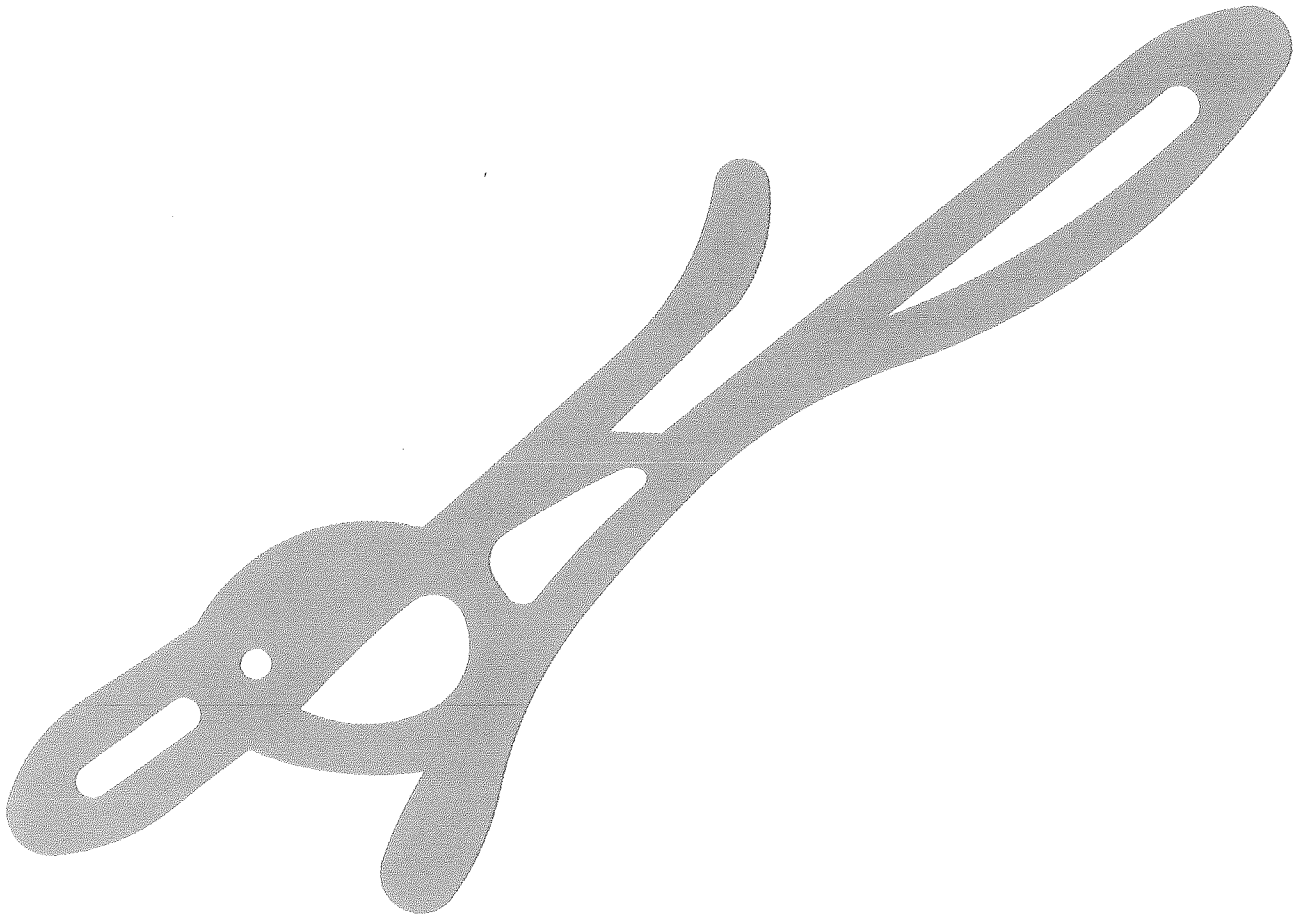
There are no known illicit discharges anticipated through the completion of this project. Post-construction prevention of illicit discharges is addressed in the Good Housekeeping Practices section of Appendix G.

## 4.0 Conclusion

The Project as proposed has been designed to address both the quality and quantity of storm water runoff from the site improvements. The Project is not subject to the MaDEP Storm Water Standards; however, it has been designed to meet or exceed each of the ten (10) standards to the maximum extent practicable.

# APPENDIX A:

## NRCS Soil Mapping and Data



Soil Map—Nantucket County, Massachusetts
(Old South Road Retail)

Map Scale: 1:3,900 if printed on A landscape (11" x 8.5") sheet.

Meters: 0, 50, 100, 200, 300

Feet: 0, 150, 300, 600, 900

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/8/2016
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** |
| 180B | Chilmark sandy loam, 3 to 8 percent slopes | 1.3 | 4.1% |
| 294A | Evesboro sand, 0 to 3 percent slopes | 18.7 | 61.9% |
| 294B | Evesboro sand, 3 to 8 percent slopes | 10.3 | 34.0% |
| **Totals for Area of Interest** | | **30.3** | **100.0%** |

# Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

# Report—Map Unit Description

## Nantucket County, Massachusetts

### 180B—Chilmark sandy loam, 3 to 8 percent slopes

**Map Unit Setting**

*National map unit symbol:* 996s
*Mean annual precipitation:* 41 to 48 inches
*Mean annual air temperature:* 50 to 54 degrees F
*Frost-free period:* 175 to 240 days
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Chilmark and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Chilmark**

**Setting**

*Landform:* Moraines
*Landform position (two-dimensional):* Shoulder
*Landform position (three-dimensional):* Side slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Friable coarse-loamy eolian deposits over dense fine-loamy lodgment till derived from granite and gneiss

**Typical profile**

*H1 - 0 to 10 inches:* sandy loam
*H2 - 10 to 31 inches:* sandy loam
*H3 - 31 to 60 inches:* stratified sandy clay loam to clay

**Properties and qualities**

*Slope:* 3 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Natural drainage class:* Well drained
*Runoff class:* High
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water storage in profile:* Moderate (about 8.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2e
*Hydrologic Soil Group:* C

**Minor Components**

**Nantucket**

*Percent of map unit:* 4 percent

**Plymouth**

*Percent of map unit:* 4 percent

**Evesboro**

*Percent of map unit:* 4 percent

**Woodbridge variant**

*Percent of map unit:* 3 percent

## 294A—Evesboro sand, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 996v
*Elevation:* 10 to 450 feet
*Mean annual precipitation:* 41 to 48 inches
*Mean annual air temperature:* 50 to 54 degrees F
*Frost-free period:* 175 to 240 days
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Evesboro and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Evesboro

#### Setting

*Landform:* Outwash plains
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Loose sandy glaciofluvial deposits

#### Typical profile

*H1 - 0 to 6 inches:* sand
*H2 - 6 to 20 inches:* loamy sand
*H3 - 20 to 60 inches:* stratified sand to sandy loam

#### Properties and qualities

*Slope:* 0 to 3 percent
*Depth to restrictive feature:* More than 80 inches
*Natural drainage class:* Excessively drained
*Runoff class:* Very low
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (2.00 to 20.00 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water storage in profile:* Low (about 4.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 7s
*Hydrologic Soil Group:* A

### Minor Components

#### Udipsamments

*Percent of map unit:* 5 percent

**Klej**
*Percent of map unit:* 5 percent

**Riverhead**
*Percent of map unit:* 3 percent

**Katama**
*Percent of map unit:* 2 percent

## 294B—Evesboro sand, 3 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 996w
*Elevation:* 10 to 450 feet
*Mean annual precipitation:* 41 to 48 inches
*Mean annual air temperature:* 50 to 54 degrees F
*Frost-free period:* 175 to 240 days
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Evesboro and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Evesboro

#### Setting

*Landform:* Outwash plains
*Landform position (two-dimensional):* Shoulder
*Landform position (three-dimensional):* Riser
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Loose sandy glaciofluvial deposits

#### Typical profile

*H1 - 0 to 6 inches:* sand
*H2 - 6 to 26 inches:* loamy sand
*H3 - 26 to 60 inches:* stratified sand to sandy loam

#### Properties and qualities

*Slope:* 3 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Natural drainage class:* Excessively drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (2.00 to 20.00 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water storage in profile:* Low (about 4.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 7s
*Hydrologic Soil Group:* A

**Minor Components**

**Riverhead**

*Percent of map unit:* 5 percent

**Klej**

*Percent of map unit:* 5 percent

**Udipsamments**

*Percent of map unit:* 5 percent

## Data Source Information

Soil Survey Area: Nantucket County, Massachusetts
Survey Area Data: Version 12, Sep 19, 2014

# Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

*Hydrologic soil group* is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

*Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

*Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

*Group C.* Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

*Group D.* Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Texture* is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

*Classification* of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

*Rock fragments* larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage.

*Percentage (of soil particles) passing designated sieves* is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field.

*Liquid limit* and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination.

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

# Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba).

**Engineering Properties–Nantucket County, Massachusetts**

| Map unit symbol and soil name | Pct. of map unit | Hydrologic group | Depth | USDA texture | Classification | | Fragments | | Percentage passing sieve number— | | | | Liquid limit | Plasticity index |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unified | AASHTO | >10 inches | 3-10 inches | 4 | 10 | 40 | 200 | | |
| | | | *In* | | | | *Pct* | *Pct* | | | | | *Pct* | |
| 180B—Chilmark sandy loam, 3 to 8 percent slopes | | | | | | | | | | | | | | |
| Chilmark | 85 | C | 0-10 | Sandy loam | ML, SM | A-1, A-2, A-4 | 0- 0- 0 | 0- 2- 3 | 95-98-100 | 90-95-100 | 45-65-85 | 15-35-55 | — | NP |
| | | | 10-31 | Sandy loam | SM | A-1, A-2, A-4 | 0- 0- 0 | 0- 2- 3 | 95-98-100 | 90-95-100 | 45-60-75 | 15-28-40 | — | NP |
| | | | 31-60 | Stratified sandy clay loam to clay | CL, CL-ML, ML | A-4 | 0- 0- 0 | 0- 2- 3 | 95-98-100 | 95-98-100 | 90-95-100 | 80-88-95 | 12-19-26 | 2-6 -10 |
| 294A—Evesboro sand, 0 to 3 percent slopes | | | | | | | | | | | | | | |
| Evesboro | 85 | A | 0-6 | Sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 6-20 | Loamy sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 20-60 | Stratified sand to sandy loam | SC-SM, SM, SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 75-88-100 | 65-83-100 | 35-65-95 | 0-18- 35 | 10-13-15 | NP-3 -5 |

| Engineering Properties–Nantucket County, Massachusetts | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map unit symbol and soil name | Pct. of map unit | Hydrologic group | Depth | USDA texture | Classification | | Fragments | | Percentage passing sieve number— | | | | Liquid limit | Plasticity index |
| | | | | | Unified | AASHTO | >10 inches | 3-10 inches | 4 | 10 | 40 | 200 | | |
| | | | *In* | | | | *Pct* | *Pct* | | | | | *Pct* | |
| 294B—Evesboro sand, 3 to 8 percent slopes | | | | | | | | | | | | | | |
| Evesboro | 85 | A | 0-6 | Sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 6-26 | Loamy sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 26-60 | Stratified sand to sandy loam | SC-SM, SM, SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 75-88-100 | 65-83-100 | 35-65-95 | 0-18- 35 | 10-13-15 | NP-3 -5 |

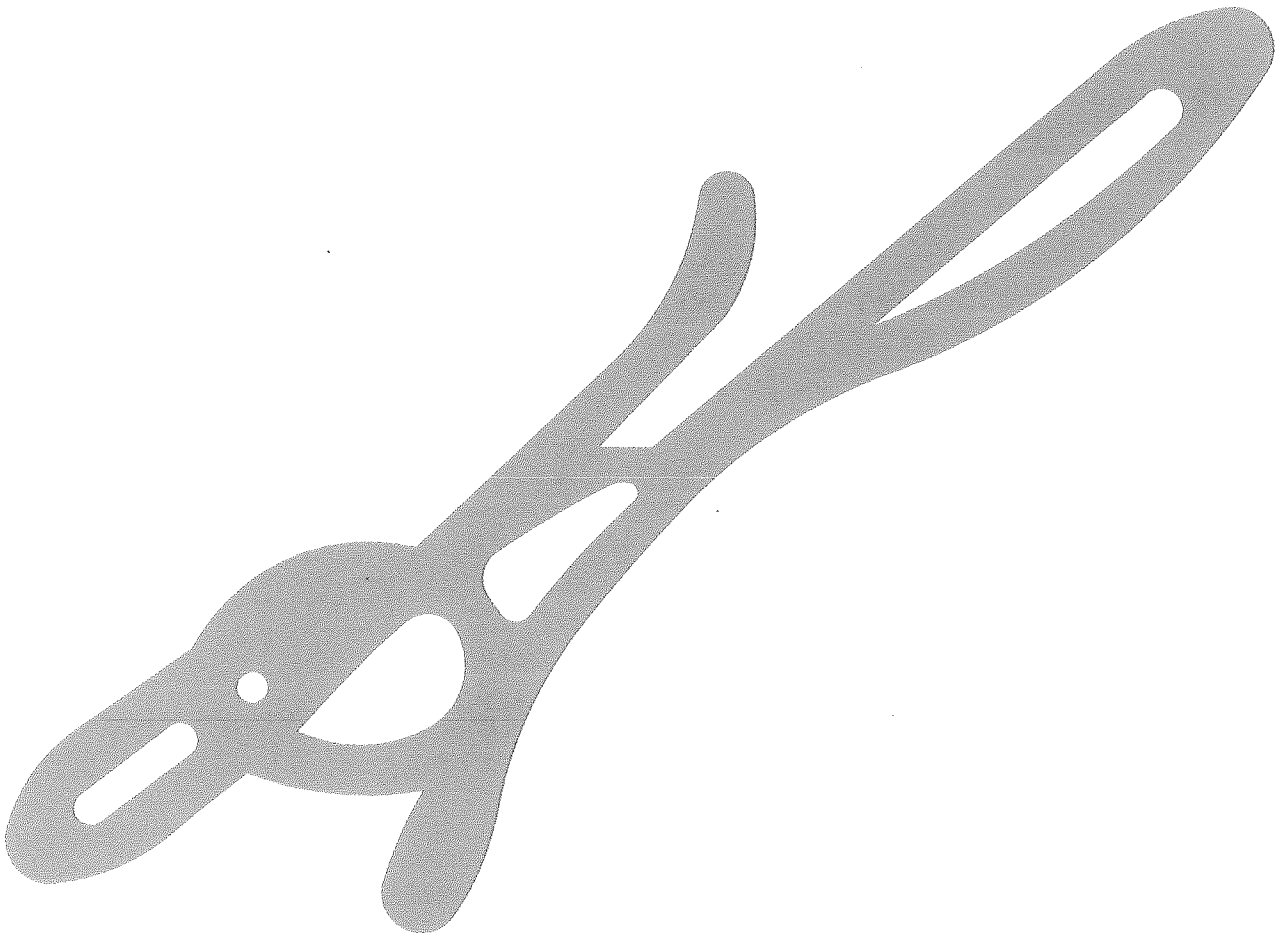


## Data Source Information

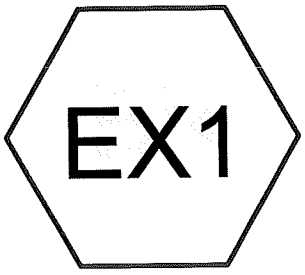
Soil Survey Area: Nantucket County, Massachusetts
Survey Area Data: Version 12, Sep 19, 2014

# APPENDIX B:

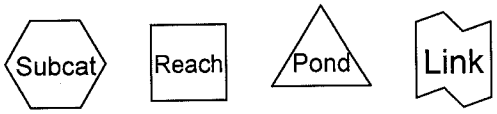
## HydroCAD® Calculations



# EXISTING RUNOFF




## Existing Watershed




**Routing Diagram for NAN-0107J-E**
Prepared by Hayes Engineering, Inc., Printed 6/13/2016
HydroCAD® 10.00-16 s/n 03206 © 2015 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 89,730 | 39 | >75% Grass cover, Good, HSG A (EX1) |
| 87,123 | 48 | Brush, Poor, HSG A (EX1) |
| 28,003 | 30 | Meadow, non-grazed, HSG A (EX1) |
| 40,269 | 77 | Newly graded area, HSG A (EX1) |
| 38,088 | 98 | Roofs, HSG A (EX1) |
| **283,213** | **54** | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (sq-ft) | HSG-B (sq-ft) | HSG-C (sq-ft) | HSG-D (sq-ft) | Other (sq-ft) | Total (sq-ft) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 89,730 | 0 | 0 | 0 | 0 | 89,730 | >75% Grass cover, Good | EX1 |
| 87,123 | 0 | 0 | 0 | 0 | 87,123 | Brush, Poor | EX1 |
| 28,003 | 0 | 0 | 0 | 0 | 28,003 | Meadow, non-grazed | EX1 |
| 40,269 | 0 | 0 | 0 | 0 | 40,269 | Newly graded area | EX1 |
| 38,088 | 0 | 0 | 0 | 0 | 38,088 | Roofs | EX1 |
| **283,213** | **0** | **0** | **0** | **0** | **283,213** | **TOTAL AREA** | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=0.35"
Flow Length=610' Tc=24.0 min CN=54 Runoff=0.86 cfs 8,149 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 8,149 cf Average Runoff Depth = 0.35"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 0.86 cfs @ 12.56 hrs, Volume= 8,149 cf, Depth= 0.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1**<br>Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1**<br>Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2**<br>Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=0.87"
Flow Length=610' Tc=24.0 min CN=54 Runoff=3.19 cfs 20,582 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 20,582 cf Average Runoff Depth = 0.87"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 3.19 cfs @ 12.42 hrs, Volume= 20,582 cf, Depth= 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1** Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2** Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=1.33"
Flow Length=610' Tc=24.0 min CN=54 Runoff=5.42 cfs 31,393 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 31,393 cf Average Runoff Depth = 1.33"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 5.42 cfs @ 12.39 hrs, Volume= 31,393 cf, Depth= 1.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1**<br>Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1**<br>Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2**<br>Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=1.73"
Flow Length=610' Tc=24.0 min CN=54 Runoff=7.37 cfs 40,776 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 40,776 cf Average Runoff Depth = 1.73"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 7.37 cfs @ 12.38 hrs, Volume= 40,776 cf, Depth= 1.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1** Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2** Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=2.16"
Flow Length=610' Tc=24.0 min CN=54 Runoff=9.49 cfs 50,873 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 50,873 cf Average Runoff Depth = 2.16"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

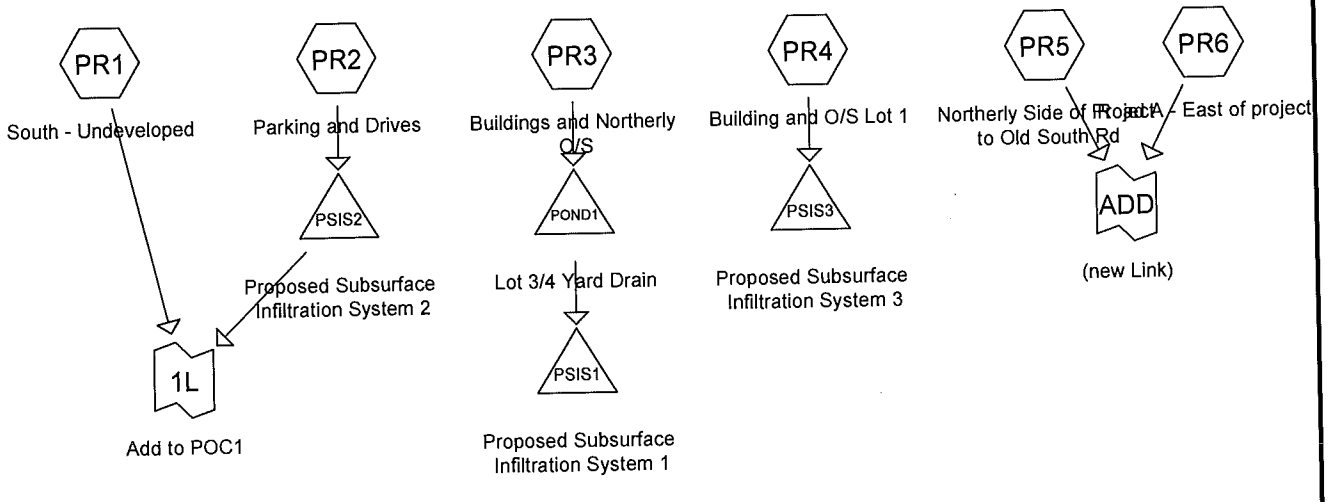
Runoff = 9.49 cfs @ 12.37 hrs, Volume= 50,873 cf, Depth= 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1** Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2** Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

## PROPOSED RUNOFF




Subcat Reach Pond Link

**Routing Diagram for NAN-0107J-P**
Prepared by Hayes Engineering, Inc., Printed 6/13/2016
HydroCAD® 10.00-16 s/n 03206 © 2015 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 181,857 | 39 | >75% Grass cover, Good, HSG A (PR1, PR2, PR3, PR4, PR5, PR6) |
| 4,949 | 77 | Newly graded area, HSG A (PR1) |
| 59,246 | 98 | Paved parking, HSG A (PR2) |
| 23,968 | 98 | Paved roads w/curbs & sewers, HSG A (PR5, PR6) |
| 5,900 | 98 | Roofs, HSG A (PR4) |
| 6,075 | 98 | Unconnected pavement, HSG A (PR1) |
| 11,922 | 98 | Unconnected roofs, HSG A (PR3) |
| **293,917** | **61** | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (sq-ft) | HSG-B (sq-ft) | HSG-C (sq-ft) | HSG-D (sq-ft) | Other (sq-ft) | Total (sq-ft) | Ground Cover | Subca Numbe |
|---|---|---|---|---|---|---|---|
| 181,857 | 0 | 0 | 0 | 0 | 181,857 | >75% Grass cover, Good | |
| 4,949 | 0 | 0 | 0 | 0 | 4,949 | Newly graded area | |
| 59,246 | 0 | 0 | 0 | 0 | 59,246 | Paved parking | |
| 23,968 | 0 | 0 | 0 | 0 | 23,968 | Paved roads w/curbs & sewers | |
| 5,900 | 0 | 0 | 0 | 0 | 5,900 | Roofs | |
| 6,075 | 0 | 0 | 0 | 0 | 6,075 | Unconnected pavement | |
| 11,922 | 0 | 0 | 0 | 0 | 11,922 | Unconnected roofs | |
| **293,917** | **0** | **0** | **0** | **0** | **293,917** | **TOTAL AREA** | |

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.06"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=0.02 cfs 509 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=1.44"
Flow Length=392' Tc=10.1 min CN=76 Runoff=3.05 cfs 11,185 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=0.71"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=0.36 cfs 1,757 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=0.53"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.14 cfs 765 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=1.94"
Tc=6.0 min CN=83 Runoff=0.63 cfs 1,990 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=0.49"
Tc=6.0 min CN=58 Runoff=0.36 cfs 1,850 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=33.86' Storage=7 cf Inflow=0.36 cfs 1,757 cf
Discarded=0.02 cfs 153 cf Primary=0.34 cfs 1,604 cf Outflow=0.37 cfs 1,757 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=25.65' Storage=202 cf Inflow=0.34 cfs 1,604 cf
Outflow=0.15 cfs 1,605 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=27.68' Storage=3,850 cf Inflow=3.05 cfs 11,185 cf
Discarded=0.39 cfs 11,191 cf Primary=0.00 cfs 0 cf Outflow=0.39 cfs 11,191 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=25.25' Storage=45 cf Inflow=0.14 cfs 765 cf
Outflow=0.09 cfs 769 cf

**Link 1L: Add to POC1** Inflow=0.02 cfs 509 cf
Primary=0.02 cfs 509 cf

**Link ADD: (new Link)** Inflow=0.98 cfs 3,840 cf
Primary=0.98 cfs 3,840 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 18,057 cf Average Runoff Depth = 0.74"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 0.02 cfs @ 15.17 hrs, Volume= 509 cf, Depth= 0.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1**<br>Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1**<br>Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 3.05 cfs @ 12.15 hrs, Volume= 11,185 cf, Depth= 1.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet**<br>Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1**<br>Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2**<br>Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 0.36 cfs @ 12.21 hrs, Volume= 1,757 cf, Depth= 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.14 cfs @ 12.20 hrs, Volume= 765 cf, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 0.63 cfs @ 12.09 hrs, Volume= 1,990 cf, Depth= 1.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 0.36 cfs @ 12.13 hrs, Volume= 1,850 cf, Depth= 0.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 0.71" for 2 Year event
Inflow = 0.36 cfs @ 12.21 hrs, Volume= 1,757 cf
Outflow = 0.37 cfs @ 12.21 hrs, Volume= 1,757 cf, Atten= 0%, Lag= 0.2 min
Discarded = 0.02 cfs @ 12.21 hrs, Volume= 153 cf
Primary = 0.34 cfs @ 12.21 hrs, Volume= 1,604 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 33.86' @ 12.21 hrs Surf.Area= 125 sf Storage= 7 cf

Plug-Flow detention time= 0.1 min calculated for 1,755 cf (100% of inflow)
Center-of-Mass det. time= 0.1 min ( 898.5 - 898.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.02 cfs @ 12.21 hrs HW=33.86' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

**Primary OutFlow** Max=0.34 cfs @ 12.21 hrs HW=33.86' TW=25.19' (Dynamic Tailwater)
↑—**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 0.34 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 0.65" for 2 Year event
Inflow = 0.34 cfs @ 12.21 hrs, Volume= 1,604 cf
Outflow = 0.15 cfs @ 12.15 hrs, Volume= 1,605 cf, Atten= 56%, Lag= 0.0 min
Discarded = 0.15 cfs @ 12.15 hrs, Volume= 1,605 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 25.65' @ 12.61 hrs Surf.Area= 781 sf Storage= 202 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 6.1 min ( 900.8 - 894.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A** |
| | | | 5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1 |
| | | | Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf |
| | | | Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap |
| | | | Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 12.15 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 1.44" for 2 Year event
Inflow = 3.05 cfs @ 12.15 hrs, Volume= 11,185 cf
Outflow = 0.39 cfs @ 11.85 hrs, Volume= 11,191 cf, Atten= 87%, Lag= 0.0 min
Discarded = 0.39 cfs @ 11.85 hrs, Volume= 11,191 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 27.68' @ 13.09 hrs Surf.Area= 2,038 sf Storage= 3,850 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 83.7 min ( 936.4 - 852.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.85 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=25.00' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** ( Controls 0.00 cfs)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

Inflow Area = 17,215 sf, 34.27% Impervious, Inflow Depth = 0.53" for 2 Year event
Inflow = 0.14 cfs @ 12.20 hrs, Volume= 765 cf
Outflow = 0.09 cfs @ 12.20 hrs, Volume= 769 cf, Atten= 38%, Lag= 0.0 min
Discarded = 0.09 cfs @ 12.20 hrs, Volume= 769 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 25.25' @ 12.51 hrs Surf.Area= 448 sf Storage= 45 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 2.0 min ( 916.5 - 914.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 12.20 hrs HW=25.08' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.03" for 2 Year event
Inflow = 0.02 cfs @ 15.17 hrs, Volume= 509 cf
Primary = 0.02 cfs @ 15.17 hrs, Volume= 509 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 0.80" for 2 Year event
Inflow = 0.98 cfs @ 12.11 hrs, Volume= 3,840 cf
Primary = 0.98 cfs @ 12.11 hrs, Volume= 3,840 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.33"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=0.25 cfs 2,617 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=2.45"
Flow Length=392' Tc=10.1 min CN=76 Runoff=5.30 cfs 19,079 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=1.45"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=0.85 cfs 3,584 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=1.18"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.40 cfs 1,690 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=3.08"
Tc=6.0 min CN=83 Runoff=0.99 cfs 3,159 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=1.11"
Tc=6.0 min CN=58 Runoff=1.14 cfs 4,183 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=33.95' Storage=23 cf Inflow=0.85 cfs 3,584 cf
Discarded=0.04 cfs 263 cf Primary=0.81 cfs 3,321 cf Outflow=0.85 cfs 3,584 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=26.90' Storage=955 cf Inflow=0.81 cfs 3,321 cf
Outflow=0.15 cfs 3,325 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=30.31' Storage=7,494 cf Inflow=5.30 cfs 19,079 cf
Discarded=0.39 cfs 17,781 cf Primary=0.49 cfs 1,302 cf Outflow=0.88 cfs 19,083 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=26.54' Storage=412 cf Inflow=0.40 cfs 1,690 cf
Outflow=0.09 cfs 1,694 cf

**Link 1L: Add to POC1** Inflow=0.64 cfs 3,920 cf
Primary=0.64 cfs 3,920 cf

**Link ADD: (new Link)** Inflow=2.13 cfs 7,341 cf
Primary=2.13 cfs 7,341 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 34,312 cf Average Runoff Depth = 1.40"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 0.25 cfs @ 12.45 hrs, Volume= 2,617 cf, Depth= 0.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 5.30 cfs @ 12.15 hrs, Volume= 19,079 cf, Depth= 2.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 0.85 cfs @ 12.19 hrs, Volume= 3,584 cf, Depth= 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.40 cfs @ 12.17 hrs, Volume= 1,690 cf, Depth= 1.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 0.99 cfs @ 12.09 hrs, Volume= 3,159 cf, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 1.14 cfs @ 12.11 hrs, Volume= 4,183 cf, Depth= 1.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 1.45" for 10 Year event
Inflow = 0.85 cfs @ 12.19 hrs, Volume= 3,584 cf
Outflow = 0.85 cfs @ 12.21 hrs, Volume= 3,584 cf, Atten= 1%, Lag= 0.9 min
Discarded = 0.04 cfs @ 12.21 hrs, Volume= 263 cf
Primary = 0.81 cfs @ 12.21 hrs, Volume= 3,321 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 33.95' @ 12.21 hrs Surf.Area= 226 sf Storage= 23 cf

Plug-Flow detention time= 0.2 min calculated for 3,580 cf (100% of inflow)
Center-of-Mass det. time= 0.2 min ( 874.1 - 873.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.04 cfs @ 12.21 hrs HW=33.95' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

**Primary OutFlow** Max=0.80 cfs @ 12.21 hrs HW=33.95' TW=25.90' (Dynamic Tailwater)
↑—**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 0.80 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 29,748 sf, | 40.08% Impervious, | Inflow Depth = | 1.34" | for 10 Year event |
| Inflow = | 0.81 cfs @ | 12.21 hrs, Volume= | 3,321 cf | | |
| Outflow = | 0.15 cfs @ | 12.05 hrs, Volume= | 3,325 cf, | Atten= 81%, | Lag= 0.0 min |
| Discarded = | 0.15 cfs @ | 12.05 hrs, Volume= | 3,325 cf | | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 26.90' @ 12.96 hrs Surf.Area= 781 sf Storage= 955 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 49.4 min ( 920.7 - 871.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A**<br>5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 12.05 hrs HW=25.16' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 93,320 sf, | 63.49% Impervious, | Inflow Depth = | 2.45" | for 10 Year event |
| Inflow = | 5.30 cfs @ | 12.15 hrs, Volume= | 19,079 cf | | |
| Outflow = | 0.88 cfs @ | 12.77 hrs, Volume= | 19,083 cf, | Atten= 83%, | Lag= 37.1 min |
| Discarded = | 0.39 cfs @ | 11.70 hrs, Volume= | 17,781 cf | | |
| Primary = | 0.49 cfs @ | 12.77 hrs, Volume= | 1,302 cf | | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 30.31' @ 12.77 hrs Surf.Area= 2,038 sf Storage= 7,494 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 168.8 min ( 1,005.8 - 837.1 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.70 hrs HW=25.09' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=0.49 cfs @ 12.77 hrs HW=30.31' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Inlet Controls 0.49 cfs @ 1.88 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

Inflow Area = 17,215 sf, 34.27% Impervious, Inflow Depth = 1.18" for 10 Year event
Inflow = 0.40 cfs @ 12.17 hrs, Volume= 1,690 cf
Outflow = 0.09 cfs @ 12.05 hrs, Volume= 1,694 cf, Atten= 79%, Lag= 0.0 min
Discarded = 0.09 cfs @ 12.05 hrs, Volume= 1,694 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 26.54' @ 12.83 hrs Surf.Area= 448 sf Storage= 412 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 34.3 min ( 918.6 - 884.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 12.05 hrs HW=25.11' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.25" for 10 Year event
Inflow = 0.64 cfs @ 12.76 hrs, Volume= 3,920 cf
Primary = 0.64 cfs @ 12.76 hrs, Volume= 3,920 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 1.54" for 10 Year event
Inflow = 2.13 cfs @ 12.10 hrs, Volume= 7,341 cf
Primary = 2.13 cfs @ 12.10 hrs, Volume= 7,341 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.60"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=0.64 cfs 4,850 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=3.21"
Flow Length=392' Tc=10.1 min CN=76 Runoff=6.94 cfs 24,949 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=2.04"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=1.25 cfs 5,052 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=1.71"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.63 cfs 2,456 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=3.91"
Tc=6.0 min CN=83 Runoff=1.25 cfs 4,001 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=1.63"
Tc=6.0 min CN=58 Runoff=1.79 cfs 6,132 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=34.17' Storage=93 cf Inflow=1.25 cfs 5,052 cf
Discarded=0.08 cfs 369 cf Primary=1.07 cfs 4,683 cf Outflow=1.15 cfs 5,052 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=28.11' Storage=1,673 cf Inflow=1.07 cfs 4,683 cf
Outflow=0.15 cfs 4,690 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=30.82' Storage=7,940 cf Inflow=6.94 cfs 24,949 cf
Discarded=0.39 cfs 19,678 cf Primary=3.04 cfs 5,277 cf Outflow=3.44 cfs 24,955 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=27.67' Storage=799 cf Inflow=0.63 cfs 2,456 cf
Outflow=0.09 cfs 2,462 cf

**Link 1L: Add to POC1** Inflow=3.67 cfs 10,128 cf
Primary=3.67 cfs 10,128 cf

**Link ADD: (new Link)** Inflow=3.03 cfs 10,133 cf
Primary=3.03 cfs 10,133 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 47,440 cf Average Runoff Depth = 1.94"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 0.64 cfs @ 12.34 hrs, Volume= 4,850 cf, Depth= 0.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 6.94 cfs @ 12.15 hrs, Volume= 24,949 cf, Depth= 3.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 1.25 cfs @ 12.19 hrs, Volume= 5,052 cf, Depth= 2.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.63 cfs @ 12.16 hrs, Volume= 2,456 cf, Depth= 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 1.25 cfs @ 12.09 hrs, Volume= 4,001 cf, Depth= 3.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 1.79 cfs @ 12.10 hrs, Volume= 6,132 cf, Depth= 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.04" for 25 Year event
Inflow = 1.25 cfs @ 12.19 hrs, Volume= 5,052 cf
Outflow = 1.15 cfs @ 12.25 hrs, Volume= 5,052 cf, Atten= 8%, Lag= 3.6 min
Discarded = 0.08 cfs @ 12.25 hrs, Volume= 369 cf
Primary = 1.07 cfs @ 12.25 hrs, Volume= 4,683 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 34.17' @ 12.25 hrs Surf.Area= 432 sf Storage= 93 cf

Plug-Flow detention time= 0.4 min calculated for 5,046 cf (100% of inflow)
Center-of-Mass det. time= 0.4 min ( 863.5 - 863.1 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.08 cfs @ 12.25 hrs HW=34.16' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

**Primary OutFlow** Max=1.07 cfs @ 12.25 hrs HW=34.16' TW=26.48' (Dynamic Tailwater)
↑—**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 1.07 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 1.89" for 25 Year event
Inflow = 1.07 cfs @ 12.25 hrs, Volume= 4,683 cf
Outflow = 0.15 cfs @ 11.90 hrs, Volume= 4,690 cf, Atten= 86%, Lag= 0.0 min
Discarded = 0.15 cfs @ 11.90 hrs, Volume= 4,690 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 28.11' @ 13.38 hrs Surf.Area= 781 sf Storage= 1,673 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 101.1 min ( 962.8 - 861.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A** |
| | | | 5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1 |
| | | | Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf |
| | | | Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap |
| | | | Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 11.90 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 3.21" for 25 Year event
Inflow = 6.94 cfs @ 12.15 hrs, Volume= 24,949 cf
Outflow = 3.44 cfs @ 12.41 hrs, Volume= 24,955 cf, Atten= 51%, Lag= 15.6 min
Discarded = 0.39 cfs @ 11.50 hrs, Volume= 19,678 cf
Primary = 3.04 cfs @ 12.41 hrs, Volume= 5,277 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 30.82' @ 12.41 hrs Surf.Area= 2,038 sf Storage= 7,940 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 148.1 min ( 977.4 - 829.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.50 hrs HW=25.09' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=3.00 cfs @ 12.41 hrs HW=30.81' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Inlet Controls 3.00 cfs @ 3.07 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

| | | | | |
|---|---|---|---|---|
| Inflow Area = | 17,215 sf, | 34.27% Impervious, | Inflow Depth = | 1.71" for 25 Year event |
| Inflow = | 0.63 cfs @ | 12.16 hrs, Volume= | 2,456 cf | |
| Outflow = | 0.09 cfs @ | 11.95 hrs, Volume= | 2,462 cf, | Atten= 86%, Lag= 0.0 min |
| Discarded = | 0.09 cfs @ | 11.95 hrs, Volume= | 2,462 cf | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 27.67' @ 13.22 hrs Surf.Area= 448 sf Storage= 799 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 82.6 min ( 954.5 - 871.9 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 11.95 hrs HW=25.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.64" for 25 Year event
Inflow = 3.67 cfs @ 12.40 hrs, Volume= 10,128 cf
Primary = 3.67 cfs @ 12.40 hrs, Volume= 10,128 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 2.12" for 25 Year event
Inflow = 3.03 cfs @ 12.10 hrs, Volume= 10,133 cf
Primary = 3.03 cfs @ 12.10 hrs, Volume= 10,133 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.87"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=1.11 cfs 6,950 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=3.82"
Flow Length=392' Tc=10.1 min CN=76 Runoff=8.25 cfs 29,671 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=2.53"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=1.58 cfs 6,278 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=2.17"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.81 cfs 3,107 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=4.56"
Tc=6.0 min CN=83 Runoff=1.45 cfs 4,668 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=2.08"
Tc=6.0 min CN=58 Runoff=2.34 cfs 7,793 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=34.34' Storage=181 cf Inflow=1.58 cfs 6,278 cf
Discarded=0.11 cfs 467 cf Primary=1.28 cfs 5,811 cf Outflow=1.40 cfs 6,278 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=29.33' Storage=2,337 cf Inflow=1.28 cfs 5,811 cf
Outflow=0.15 cfs 5,814 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=31.11' Storage=8,180 cf Inflow=8.25 cfs 29,671 cf
Discarded=0.39 cfs 21,037 cf Primary=5.06 cfs 8,666 cf Outflow=5.45 cfs 29,703 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=28.86' Storage=1,176 cf Inflow=0.81 cfs 3,107 cf
Outflow=0.09 cfs 3,108 cf

**Link 1L: Add to POC1** Inflow=6.13 cfs 15,616 cf
Primary=6.13 cfs 15,616 cf

**Link ADD: (new Link)** Inflow=3.79 cfs 12,461 cf
Primary=3.79 cfs 12,461 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 58,466 cf Average Runoff Depth = 2.39"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 1.11 cfs @ 12.24 hrs, Volume= 6,950 cf, Depth= 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 8.25 cfs @ 12.14 hrs, Volume= 29,671 cf, Depth= 3.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 1.58 cfs @ 12.18 hrs, Volume= 6,278 cf, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.81 cfs @ 12.16 hrs, Volume= 3,107 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 1.45 cfs @ 12.09 hrs, Volume= 4,668 cf, Depth= 4.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 2.34 cfs @ 12.10 hrs, Volume= 7,793 cf, Depth= 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.53" for 50 Year event
Inflow = 1.58 cfs @ 12.18 hrs, Volume= 6,278 cf
Outflow = 1.40 cfs @ 12.26 hrs, Volume= 6,278 cf, Atten= 12%, Lag= 4.6 min
Discarded = 0.11 cfs @ 12.26 hrs, Volume= 467 cf
Primary = 1.28 cfs @ 12.26 hrs, Volume= 5,811 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 34.34' @ 12.26 hrs Surf.Area= 594 sf Storage= 181 cf

Plug-Flow detention time= 0.6 min calculated for 6,270 cf (100% of inflow)
Center-of-Mass det. time= 0.6 min ( 857.2 - 856.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.11 cfs @ 12.26 hrs HW=34.33' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

**Primary OutFlow** Max=1.28 cfs @ 12.26 hrs HW=34.33' TW=26.93' (Dynamic Tailwater)
**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 1.28 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.34" for 50 Year event
Inflow = 1.28 cfs @ 12.26 hrs, Volume= 5,811 cf
Outflow = 0.15 cfs @ 11.85 hrs, Volume= 5,814 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.15 cfs @ 11.85 hrs, Volume= 5,814 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 29.33' @ 13.92 hrs Surf.Area= 781 sf Storage= 2,337 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 149.5 min ( 1,005.5 - 856.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A**<br>5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 11.85 hrs HW=25.10' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 3.82" for 50 Year event
Inflow = 8.25 cfs @ 12.14 hrs, Volume= 29,671 cf
Outflow = 5.45 cfs @ 12.30 hrs, Volume= 29,703 cf, Atten= 34%, Lag= 9.6 min
Discarded = 0.39 cfs @ 11.30 hrs, Volume= 21,037 cf
Primary = 5.06 cfs @ 12.30 hrs, Volume= 8,666 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 31.11' @ 12.30 hrs Surf.Area= 2,038 sf Storage= 8,180 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 135.7 min ( 960.1 - 824.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.30 hrs HW=25.08' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=5.00 cfs @ 12.30 hrs HW=31.11' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Inlet Controls 5.00 cfs @ 3.58 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

| | | | | |
|---|---|---|---|---|
| Inflow Area = | 17,215 sf, 34.27% Impervious, | Inflow Depth = | 2.17" | for 50 Year event |
| Inflow = | 0.81 cfs @ 12.16 hrs, | Volume= | 3,107 cf | |
| Outflow = | 0.09 cfs @ 11.85 hrs, | Volume= | 3,108 cf, | Atten= 89%, Lag= 0.0 min |
| Discarded = | 0.09 cfs @ 11.85 hrs, | Volume= | 3,108 cf | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 28.86' @ 13.82 hrs Surf.Area= 448 sf Storage= 1,176 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 131.5 min ( 996.0 - 864.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 11.85 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.99" for 50 Year event
Inflow = 6.13 cfs @ 12.30 hrs, Volume= 15,616 cf
Primary = 6.13 cfs @ 12.30 hrs, Volume= 15,616 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 2.61" for 50 Year event
Inflow = 3.79 cfs @ 12.10 hrs, Volume= 12,461 cf
Primary = 3.79 cfs @ 12.10 hrs, Volume= 12,461 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=1.16"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=1.75 cfs 9,326 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=4.44"
Flow Length=392' Tc=10.1 min CN=76 Runoff=9.57 cfs 34,496 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=3.05"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=1.92 cfs 7,564 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=2.65"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=1.01 cfs 3,796 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=5.22"
Tc=6.0 min CN=83 Runoff=1.65 cfs 5,343 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=2.55"
Tc=6.0 min CN=58 Runoff=2.92 cfs 9,558 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=34.50' Storage=293 cf Inflow=1.92 cfs 7,564 cf
Discarded=0.14 cfs 575 cf Primary=1.49 cfs 6,989 cf Outflow=1.63 cfs 7,564 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=31.24' Storage=3,077 cf Inflow=1.49 cfs 6,989 cf
Outflow=0.15 cfs 6,990 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=31.45' Storage=8,450 cf Inflow=9.57 cfs 34,496 cf
Discarded=0.39 cfs 22,242 cf Primary=7.15 cfs 12,268 cf Outflow=7.54 cfs 34,509 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=30.55' Storage=1,612 cf Inflow=1.01 cfs 3,796 cf
Outflow=0.09 cfs 3,800 cf

**Link 1L: Add to POC1** Inflow=8.84 cfs 21,594 cf
Primary=8.84 cfs 21,594 cf

**Link ADD: (new Link)** Inflow=4.57 cfs 14,901 cf
Primary=4.57 cfs 14,901 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 70,083 cf Average Runoff Depth = 2.86"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 1.75 cfs @ 12.21 hrs, Volume= 9,326 cf, Depth= 1.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 9.57 cfs @ 12.14 hrs, Volume= 34,496 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 1.92 cfs @ 12.18 hrs, Volume= 7,564 cf, Depth= 3.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 1.01 cfs @ 12.16 hrs, Volume= 3,796 cf, Depth= 2.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 1.65 cfs @ 12.09 hrs, Volume= 5,343 cf, Depth= 5.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 2.92 cfs @ 12.10 hrs, Volume= 9,558 cf, Depth= 2.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 3.05" for 100 Year event
Inflow = 1.92 cfs @ 12.18 hrs, Volume= 7,564 cf
Outflow = 1.63 cfs @ 12.27 hrs, Volume= 7,564 cf, Atten= 15%, Lag= 5.3 min
Discarded = 0.14 cfs @ 12.27 hrs, Volume= 575 cf
Primary = 1.49 cfs @ 12.27 hrs, Volume= 6,989 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 34.50' @ 12.27 hrs Surf.Area= 756 sf Storage= 293 cf

Plug-Flow detention time= 0.9 min calculated for 7,555 cf (100% of inflow)
Center-of-Mass det. time= 0.9 min ( 851.9 - 851.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.14 cfs @ 12.27 hrs HW=34.49' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.14 cfs)

**Primary OutFlow** Max=1.48 cfs @ 12.27 hrs HW=34.49' TW=27.41' (Dynamic Tailwater)
**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 1.48 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.82" for 100 Year event
Inflow = 1.49 cfs @ 12.27 hrs, Volume= 6,989 cf
Outflow = 0.15 cfs @ 11.80 hrs, Volume= 6,990 cf, Atten= 90%, Lag= 0.0 min
Discarded = 0.15 cfs @ 11.80 hrs, Volume= 6,990 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 31.24' @ 14.38 hrs Surf.Area= 781 sf Storage= 3,077 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 204.2 min ( 1,055.4 - 851.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A** |
| | | | 5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1 |
| | | | Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf |
| | | | Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap |
| | | | Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 11.80 hrs HW=25.11' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 4.44" for 100 Year event
Inflow = 9.57 cfs @ 12.14 hrs, Volume= 34,496 cf
Outflow = 7.54 cfs @ 12.24 hrs, Volume= 34,509 cf, Atten= 21%, Lag= 6.1 min
Discarded = 0.39 cfs @ 11.05 hrs, Volume= 22,242 cf
Primary = 7.15 cfs @ 12.24 hrs, Volume= 12,268 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 31.45' @ 12.25 hrs Surf.Area= 2,038 sf Storage= 8,450 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 125.2 min ( 945.3 - 820.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.05 hrs HW=25.09' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=7.09 cfs @ 12.24 hrs HW=31.43' TW=0.00' (Dynamic Tailwater)
**2=Culvert** (Inlet Controls 7.09 cfs @ 4.08 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 17,215 sf, | 34.27% Impervious, | Inflow Depth = | 2.65" | for 100 Year event |
| Inflow = | 1.01 cfs @ | 12.16 hrs, Volume= | 3,796 cf | | |
| Outflow = | 0.09 cfs @ | 11.80 hrs, Volume= | 3,800 cf, | Atten= 92%, | Lag= 0.0 min |
| Discarded = | 0.09 cfs @ | 11.80 hrs, Volume= | 3,800 cf | | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 30.55' @ 14.31 hrs Surf.Area= 448 sf Storage= 1,612 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 189.3 min ( 1,047.6 - 858.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 11.80 hrs HW=25.09' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 1.37" for 100 Year event
Inflow = 8.84 cfs @ 12.24 hrs, Volume= 21,594 cf
Primary = 8.84 cfs @ 12.24 hrs, Volume= 21,594 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

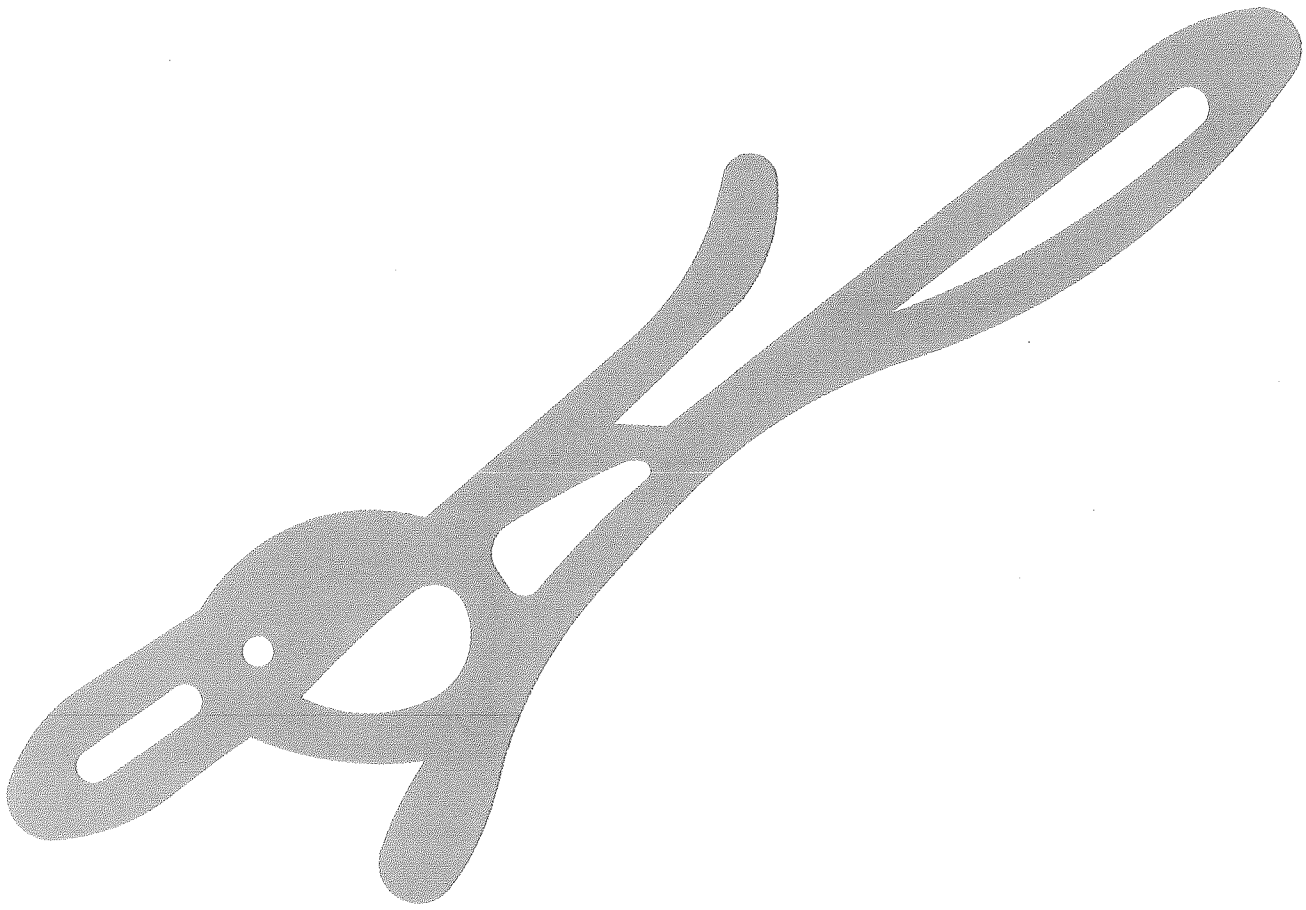
## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 3.12" for 100 Year event
Inflow = 4.57 cfs @ 12.10 hrs, Volume= 14,901 cf
Primary = 4.57 cfs @ 12.10 hrs, Volume= 14,901 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

# APPENDIX C:

## Massachusetts DEP Storm Water Checklist



**Massachusetts Department of Environmental Protection**
Bureau of Resource Protection - Wetlands Program

# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

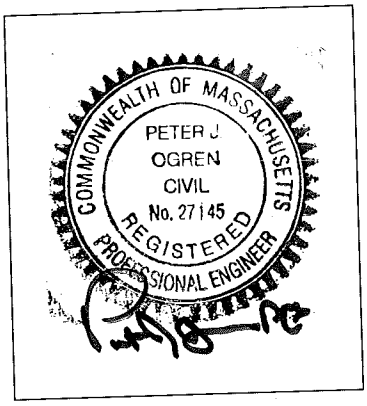
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

## Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature




6/13/16

Signature and Date

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

# Checklist for Stormwater Report

## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

**Standard 1: No New Untreated Discharges**

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

☒ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☒ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 3: Recharge** (continued)

☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☒ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

**Standard 4: Water Quality**

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☒ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☒ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☒ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 4: Water Quality** (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☒ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

**Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)**

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☒ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

**Standard 6: Critical Areas**

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable**

☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

**Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control**

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control** (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

**Standard 9: Operation and Maintenance Plan**

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

**Standard 10: Prohibition of Illicit Discharges**

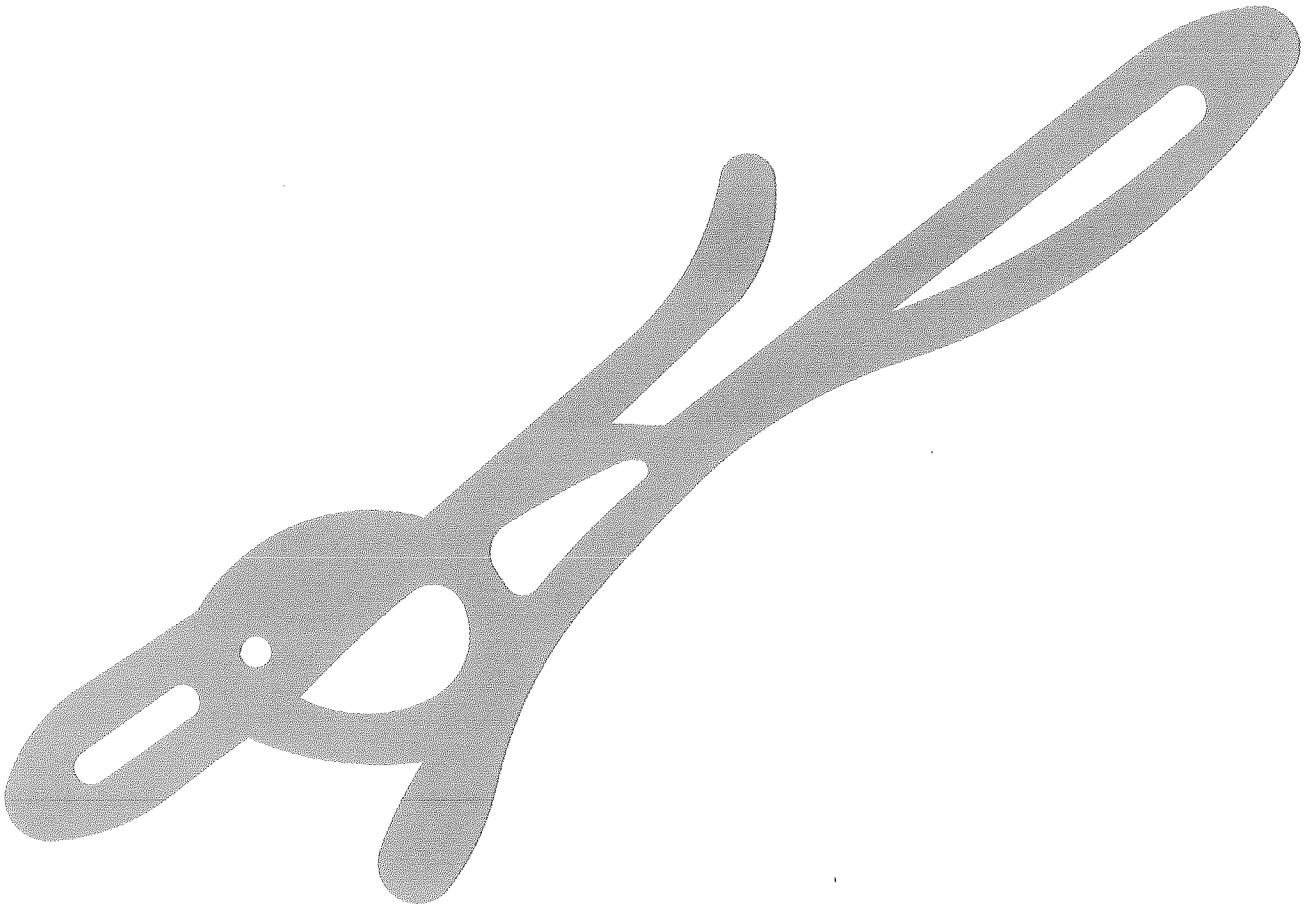
☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☒ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

# APPENDIX D:

## Water Quality Calculations



**To POC 1:**

*Water Quality Volume Calculation:*

$$V_{wq} = d_{wq} \times A_{imp}$$

Where,

$V_{wq}$ = Water Quality Volume

$d_{wq}$ = Water Quality Depth (1.0-inch for Critical Areas, ½-inch for Non-Critical Areas)

$A_{imp}$ = Impervious Area Directed to BMP (Sub-catchment PR2)

$$V_{wq} = (1.0") \left(\frac{1\ foot}{12\ inches}\right) (59{,}246\ sf)$$

$$V_{wq} = 4{,}937\ cf$$

PSIS2 Storage Volume = 8,576 cf

*Proprietary Structure Sizing Calculation per MassDEP "Standard Method to Covert Required Water Quality Volume to a Discharge Rate (October 15, 2013):*

Impervious Area to VortSentry = 59,246 sf (0.00213 sq. mi.).

Time of Concentration for Watershed PR1 = 10.1 minutes (0.17 hours)

Unit Peak Discharge ($q_u$) from DEP Figure 3: 700 csm/in

$$Q_{1.0"} = (q_u)(A_{imp})(d_{wq})$$

Where,

$Q_{1.0"}$ = Peak Flow Rate associated with the first 1.0-inches of runoff

$q_u$ = Unit Peak Discharge, in Cubic Feet per Second per Square Mile per Inch (csm/in.)

$A_{imp}$ = Impervious Area in Drainage Area in Square Miles

$d_{wq}$ = Water Quality Depth in Inches

$$Q_{1.0"} = \left(700 \frac{csm}{in}\right) (0.00213\ sq.mi.)(1.0\ in)$$

$$Q_{1.0"} = 1.49\ cfs$$

Maximum Design Flow Rate for VortSentry HS60 = 2.2 cfs

INSTRUCTIONS:
1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

*Version 1, Automated: Mar. 4, 2008*

Location: Old South Road Crossing

## TSS Removal Calculation Worksheet

| B<br>BMP[1] | C<br>TSS Removal Rate[1] | D<br>Starting TSS Load* | E<br>Amount Removed (C*D) | F<br>Remaining Load (D-E) |
|---|---|---|---|---|
| Deep Sump and Hooded Catch Basin | 0.25 | 1.00 | 0.25 | 0.75 |
| Proprietary Treatment Practice | 0.75 | 0.75 | 0.56 | 0.19 |
| Infiltration Basin | 0.80 | 0.19 | 0.15 | 0.04 |
| | 0.00 | 0.04 | 0.00 | 0.04 |
| | 0.00 | 0.04 | 0.00 | 0.04 |

**Total TSS Removal =** 96%

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: NAN-0107J
Prepared By: AMC
Date: 6/10/2016

*Equals remaining load from previous BMP (E) which enters the BMP

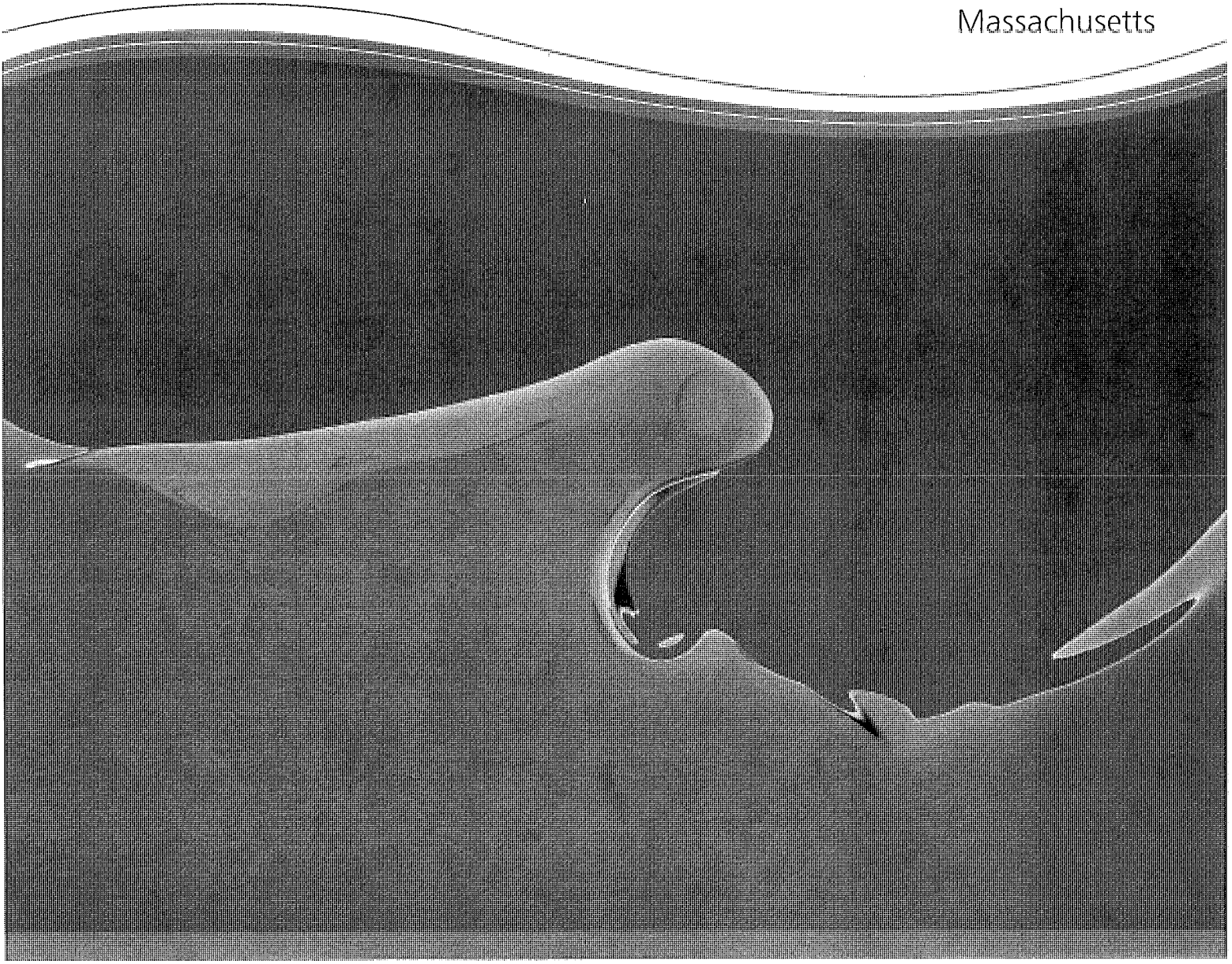
Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed
1. From MassDEP Stormwater Handbook Vol. 1

NAN · 0107J

CONTECH®
ENGINEERED SOLUTIONS

# Hydrodynamic Separation Products Overview

Massachusetts



CDS

Vortechs®

VortSentry® HS

# Available Models

| Vortechs Model | Swirl Chamber Diameter | | Internal Length | | Peak Treatment Flow[1] | | Sediment Storage[2] | |
|---|---|---|---|---|---|---|---|---|
| | ft | m | ft | m | cfs | L/s | yd3 | m3 |
| 1000 | 3 | 0.9 | 9 | 2.7 | 1.6 | 45.3 | 0.7 | 0.5 |
| 2000 | 4 | 1.2 | 10 | 3 | 2.8 | 79.3 | 1.2 | 0.9 |
| 3000 | 5 | 1.5 | 11 | 3.4 | 4.5 | 127.4 | 1.8 | 1.4 |
| 4000 | 6 | 1.8 | 12 | 3.7 | 6 | 169.9 | 2.4 | 1.8 |
| 5000 | 7 | 2.1 | 13 | 4 | 8.5 | 240.7 | 3.2 | 2.4 |
| 7000 | 8 | 2.4 | 14 | 4.3 | 11 | 311.5 | 4 | 3.1 |
| 9000 | 9 | 2.7 | 15 | 4.6 | 14 | 396.4 | 4.8 | 3.7 |
| 11000 | 10 | 3 | 16 | 4.9 | 17.5 | 495.5 | 5.6 | 4.3 |
| 16000 | 12 | 3.7 | 18 | 5.5 | 25 | 707.9 | 7.1 | 5.4 |

1. Peak Treatment Flow is maximum flow treated for each unit listed. This flow represents an infrequent storm event such as a 10 or 25 yr storm.
   Standard Vortechs System depth below invert is 3' for all precast models.
   Cast-in-place system are available to treat higher flows. Check with your local representatives for specifications.
2. Maintenance recommended when sediment depth has accumulated to within 12-18 inches of the dry weather water surface elevation.

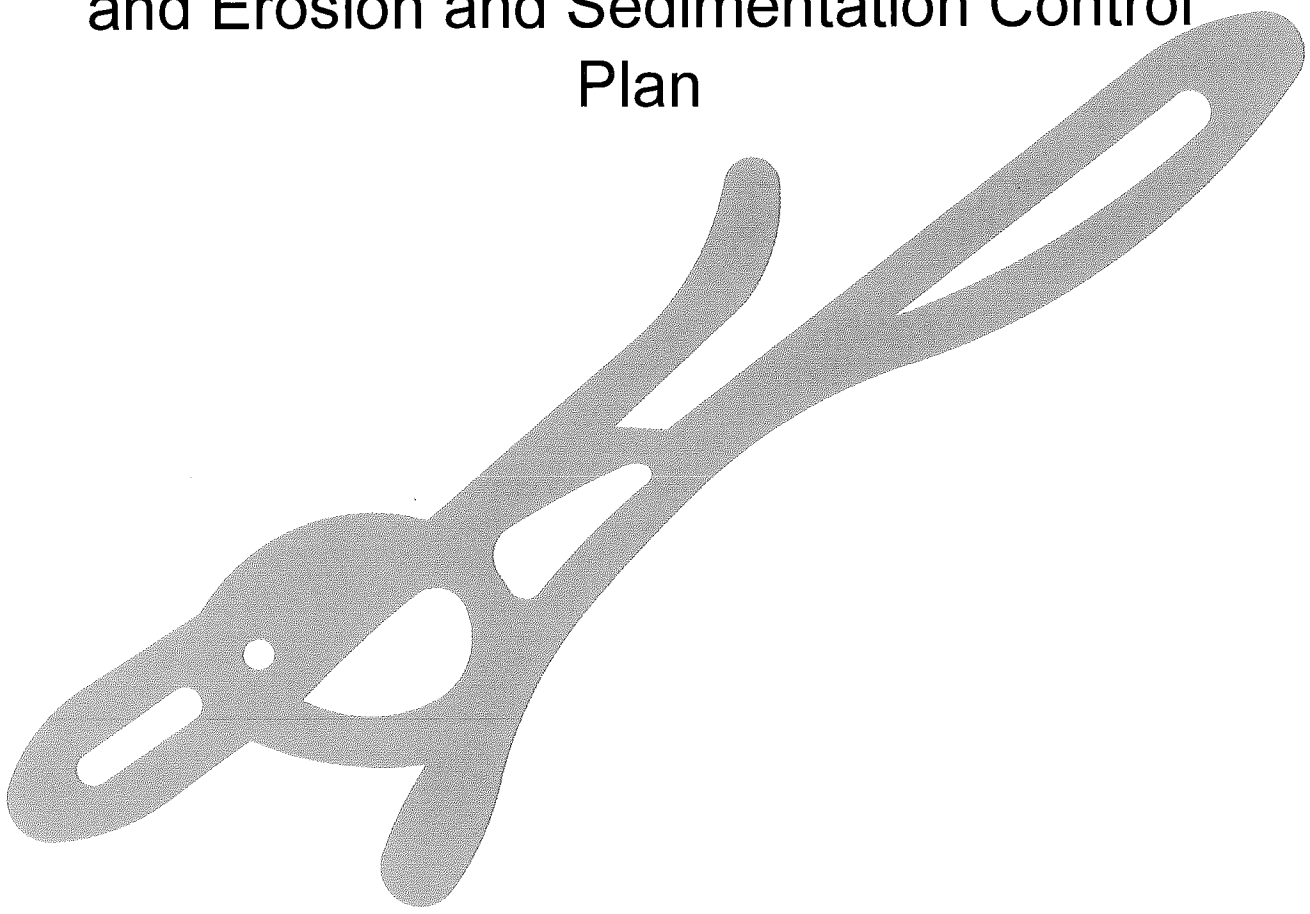
| VortSentry HS Model | Swirl Chamber Diameter (ft) | Typical Depth Below Invert (ft) | Treatment Capacity (cfs)[1] | Max. Inlet/Outlet Pipe Diameter (in) | Maximum Sediment Storage Capacity (CF) |
|---|---|---|---|---|---|
| VortSentry HS36* | 3 | 5.6 | 0.55 | 18 | 39 |
| w/ 1' added sump | 3 | 6.6 | 0.55 | 18 | 47 |
| w/ 2' added sump | 3 | 7.6 | 0.55 | 18 | 54 |
| w/ 3' added sump | 3 | 8.6 | 0.55 | 18 | 61 |
| w/ 4' added sump | 3 | 9.6 | 0.55 | 18 | 68 |
| w/ 5' added sump | 3 | 10.6 | 0.55 | 18 | 75 |
| VortSentry HS48** | 4 | 6.8 | 1.2 | 24 | 85 |
| w/ 1' added sump | 4 | 7.8 | 1.2 | 24 | 97 |
| w/ 2' added sump | 4 | 8.8 | 1.2 | 24 | 110 |
| w/ 3' added sump | 4 | 9.8 | 1.2 | 24 | 123 |
| w/ 4' added sump | 4 | 10.8 | 1.2 | 24 | 135 |
| VortSentry HS60*** | 5 | 8.0 | 2.2 | 30 | 156 |
| w/ 1' added sump | 5 | 9.0 | 2.2 | 30 | 176 |
| w/ 2' added sump | 5 | 10.0 | 2.2 | 30 | 196 |
| w/ 3' added sump | 5 | 11.0 | 2.2 | 30 | 215 |

*maintenance recommended when sediment reaches a height of 3'-7" below water surface elevation in sump.
**maintenance recommended when sediment reaches a height of 4'-9" below water surface elevation in sump.
***maintenance recommended when sediment reaches a height of 6.0' below water surface elevation in sump.
1. Design Flow Rate is based on 80% removal of particle size distribution with an average particle size of 240 micron. This flow also represents the maximum flow prior to which bypass occurs.

Notes: Systems can be sized based on a water quality flow (e.g. 1 inch storm) or on a net annual basis depending on the local regulatory requirement.
When sizing based on a water quality storm, the required flow to be treated should be equal or less than the listed water quality flow for the selected system. Systems sized based on a water quality storm are generally more conservatively sized.
Additional particle size distributions are available for sizing purposes upon request.
Depth below invert is measured to the inside bottom of the system. This depth can be adjusted to meet specific storage or maintenance requirements.
Contact our support staff for the most cost effective sizing for your area.

# APPENDIX E:

## Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan



***Construction Period Pollution Prevention Plan***
*Old South Road Crossing – Nantucket, MA*
*June 10, 2016*

**Project Name:** Old South Road Crossing
Retail Liner Buildings
Nantucket, MA

**Owner's Name:** Richmond Great Point Development, LLC
23 Concord Street
Wilmington, MA

**Applicant's Name:** Same as above

**Party Responsible for Maintenance:** To be determined

**Project Description:**

Richmond Great Point Development, LLC (the "Applicant") propose to construct a multi-unit retail development to be known as "Old South Road Crossing" (the "Project") proximate to the intersection of Old South Road and Lovers Lane.

**Erosion and Sedimentation Control Measures During Construction Activities:**

**Siltation Fence and Hay Bales**

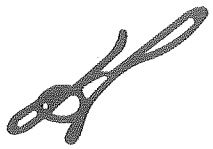
Silt fence with hay bales are to be installed as shown on Sheet 8 of 8 (Erosion Control Plan) of the Definitive Plan Set. Silt fence and hay bales are to be installed prior to the commencement of work on the site and in accordance with the design plans. An additional supply of silt fence and hay bales shall be maintained on-site for repair and/or replacement of any disturbed silt fence or hay bales. The silt fence and hay bale line(s) shall be inspected and maintained on a weekly basis. Deposited sediment shall be removed when the level of deposition reaches approximately one-third (1/3) the height of the fence.

**Storm Drain Inlet Protection**

A temporary storm inlet protection filter will be placed in all catch basin units. The purpose of the filter is to prevent the inflow of sediment into the closed drainage system(s). The filters shall remain in place until a permanent vegetative cover is established and the transport of sediment is no longer visibly apparent. The filter shall be inspected and maintained on a weekly basis and after significant storm events. Significant storm events are those having greater than one-quarter (1/4) inch of precipitation in a 24-hour period.

**Surface Stabilization**

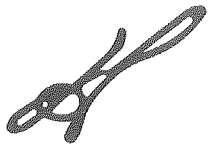
The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and sedimentation. No construction sediment shall be allowed to enter infiltration areas. All disturbed slopes shall be stabilized with a permanent vegetative cover. Some or all of the following measures can be used on the Project as conditions may warrant:



- Temporary Seeding
- Temporary Mulching
- Placement of Hay
- Placement of Geo-Synthetic Fabrics
- Hydroseeding
- Permanent Seeding
- Placement of Sod

**Surface and Subsurface Infiltration Facilities**

No construction period runoff should be directed toward infiltration facilities. The performance of these facilities shall be checked weekly and after significant storm events throughout construction.



## INSPECTION SCHEDULE and EVALUATION CHECKLIST

To be completed weekly and within 24-hours of significant rainfall events (greater than 1/4-inches in a 24-hour period).

Inspector's Name: _____ Date: _____

Qualifications: _____

_____

Days since last rainfall: _____ days Amount of last rainfall: _____inches

### Stabilization Measures

| Sub-Catchment | Date of Last Disturbance | Date of Next Disturbance | Stabilized (Yes or No) | Stabilized With: | Condition |
|---|---|---|---|---|---|
| PR1 | | | | | |
| PR2 | | | | | |
| PR3 | | | | | |
| PR4 | | | | | |
| PR5 | | | | | |
| PR6 | | | | | |

**Stabilization required:** _____

_____

_____

_____

_____

_____

_____

To be performed by: _____ on or before: _____

## PERIMETER CONTROLS

Date of Inspection: _____

### Silt Fence and Hay Bales:

| To Study Area: | Has sediment reached 1/3 height of silt fence? (Yes or No) | Depth of Silt (inches) | Is fence secure? (Yes or No) | Is there evidence of bypass or overtopping? (Yes or No) | Describe location of Problem(s), if any. |
|---|---|---|---|---|---|
| POC1 | | | | | |

**Maintenance required for silt fence and hay bales:** _____

_____

_____

To be performed by: _____ on or before: _____

### Stabilized Construction Entrance:

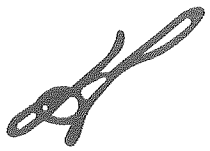
| Location | Does much sediment get tracked onto roadway? (Yes or No) | Is gravel clean or full of sediment? | Is all traffic using the entrance to access/exit the site? (Yes or No) | Is the culvert beneath the entrance working? (Yes or No) |
|---|---|---|---|---|
| Old South Road | | | | |

**Maintenance required for stabilized construction entrance:** _____

_____

_____

To be performed by: _____ on or before: _____



**Other Best Management Practices:**

| BMP | In use? (Yes or No) | Maintenance Required? (Yes or No) | Describe location of Problem(s), if any. |
|---|---|---|---|
| Sweeping of Adjacent Roads | | | |
| Catch Basin Inlet Protection | | | |
| VortSentry | | | |
| PSIS1 | | | |
| PSIS2 | | | |
| PSIS3 | | | |

**Maintenance required:** _____

_____

_____

_____

_____

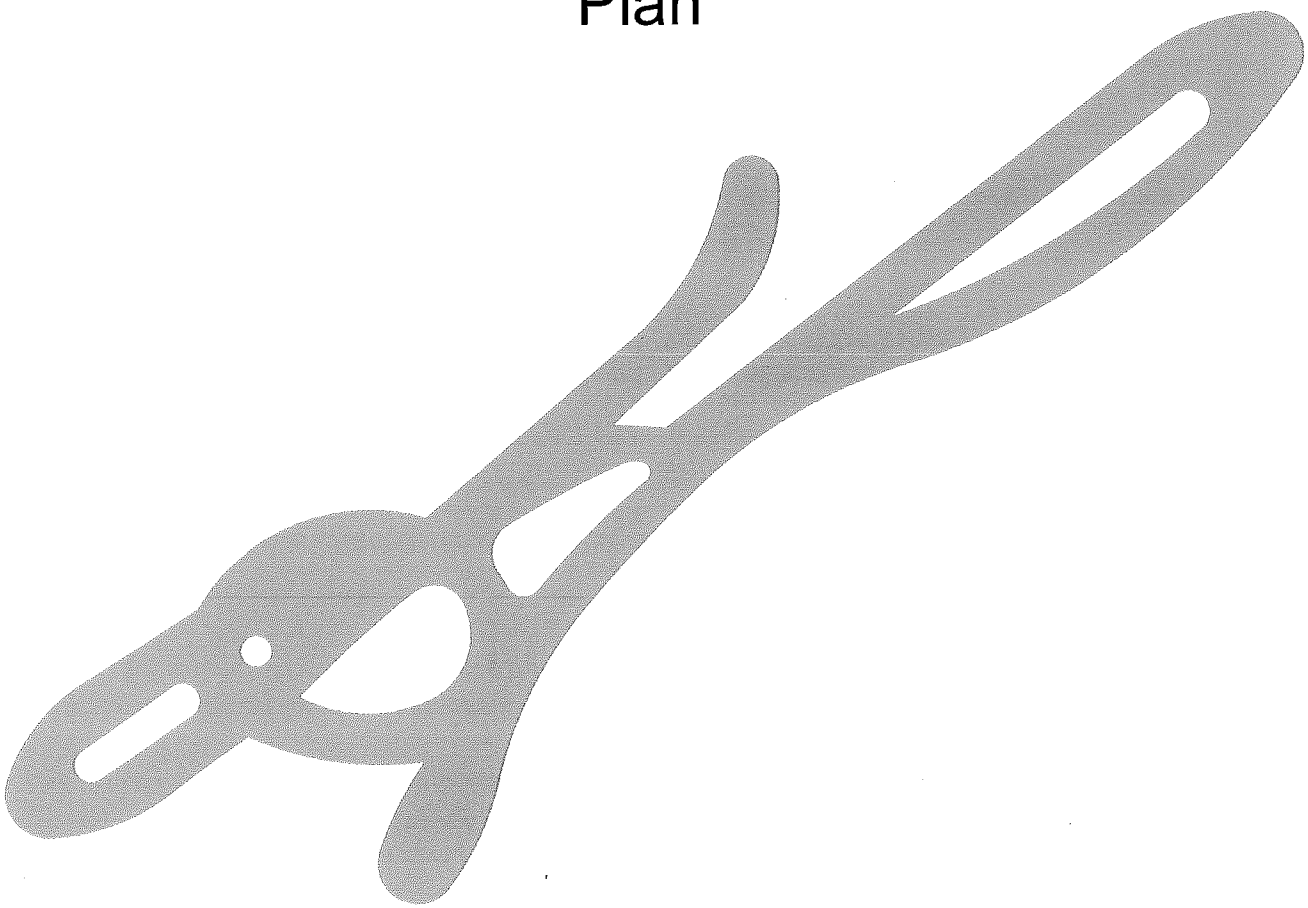
To be performed by: _____ on or before: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Signature: _____ Date: _____

# APPENDIX F:

## Long Term Operation and Maintenance Plan



***Long Term Operations and Maintenance Plan***
*Old South Road Crossing – Nantucket, MA*
*June 10, 2016*

**Project Name:** Old South Road Crossing
Retail Liner Buildings
Nantucket, MA

**Owner's Name:** Richmond Great Point Development, LLC and
23 Concord Street
Wilmington, MA

**Applicant's Name:** Same as above

**Party Responsible for Maintenance:** To be determined

**Project Description:**

Richmond Great Point Development, LLC (the "Applicant") propose to construct a multi-unit retail development to be known as "Old South Road Crossing" (the "Project") proximate to the intersection of Old South Road and Lovers Lane.

**Post-Construction Inspection and Maintenance Measures:**

**Erosion Control**

Sedimentation caused from erosion of soils can adversely affect the performance of the storm water management system. Areas that are barren and/or showing signs of erosion should be stabilized through immediate re-vegetation.

**Debris and Litter Removal**

Litter and other debris may collect in storm water best management practices (BMPs), potentially causing clogging of facilities. All debris and litter shall be removed as necessary, at a minimum of four (4) times per year in the spring, summer, fall and winter.

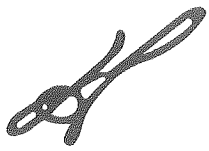
**Deep Sump and Hooded Catch Basins**

*In accordance with Volume 2, Chapter 2 of the MaDEP Storm Water Handbook as summarized below:*

Inspect or clean deep sump catch basins at least four (4) times per year and at the end of the foliage and snow-removal seasons. Sediments must also be removed four (4) times per year or whenever the depth of deposits is greater than or equal to one-half (1/2) the depth from the invert of the lowest pipe in the basin to the bottom of the basin (the sump). If handling runoff from land uses with higher potential pollutant loads (LUHPPLs) or discharging near or to a critical area, more frequent cleaning may be necessary.

Deep sump and hooded catch basins should be cleaned with vacuum trucks only. Clamshell buckets shall not be used to clean hooded catch basins. Vacuum trucks remove more sediment and supernatant, and is less likely to snap the hood within the deep sump basin.

Always consider the safety of the staff cleaning deep sump catch basins. Cleaning a deep sump catch basin within a road with active traffic or even within a parking lot is dangerous, and a police detail may be necessary to safeguard workers.



Although catch basin debris often contains concentrations of oil and hazardous materials such as petroleum hydrocarbons and metals, MassDEP classifies them as solid waste. Unless there is evidence that they have been contaminated by a spill or other means, MassDEP does not routinely require catch basin cleanings to be tested before disposal. Contaminated catch basin cleanings must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.000, and handled as hazardous waste.

In the absence of evidence of contamination, catch basin cleanings may be taken to a landfill or other facility permitted by MassDEP to accept solid waste, without any prior approval by MassDEP. However, some landfills require catch basin cleanings to be tested before they are accepted.

With prior MassDEP approval, catch basin cleanings may be used as grading and shaping materials at landfills undergoing closure (see Revised Guidelines for Determining Closure Activities at Inactive Unlined Landfill Sites) or as daily cover at active landfills. MassDEP also encourages the beneficial reuse of catch basin cleanings whenever possible. A Beneficial Reuse Determination is required for such use.

MassDEP regulations prohibit landfills from accepting materials that contain free-draining liquids. One way to remove liquids is to use a hydraulic lift truck during cleaning operations so that the material can be decanted at the site. After loading material from several catch basins into a truck, elevate the truck so that any free-draining liquid can flow back into the structure. If there is no free water in the truck, the material may be deemed to be sufficiently dry. Otherwise the catch basin cleanings must undergo a Paint Filter Liquids Test. Go to www. Mass.gov/dep/ recycle/laws/cafacts.doc for information on all of the MassDEP requirements pertaining to the disposal of catch basin cleanings.

**VortSentry HS – Swirl Particle Seperator**

*In accordance with Manufacturer's recommendations, accompanying this report.*

**Sub-Surface Infiltration Basin**

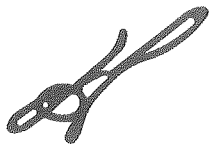
*In accordance with Volume 2, Chapter 2 of the MaDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:*

Inspect inlets at least twice per year.

**Good Housekeeping Practices:**

**Provisions for storing paints, cleaners, automotive waste and other potentially hazardous household waste products inside or under cover:**

- All materials stored on-site shall be in a neat, orderly manner in their appropriate containers with original manufacturer's label(s);
- Only store enough material as needed; whenever possible, all of a product shall be used prior to disposing of container;
- Manufacturer, federal, state and local recommendations for proper use and disposal shall be followed.



**Vehicle Washing Controls:**

- Use commercial car washes whenever possible. Car washes treat and/or recycle wash water;
- Cars shall be washed on gravel, grass or other permeable surfaces to allow filtration to occur;
- Use biodegradable soaps only;
- Use hose nozzles that automatically turn off when unattended.

**Routine Inspection and Maintenance of Storm Water BMPs**

- Previously addressed.

**Spill Prevention and Response Plans**

- Spill control practices shall be in conformance with the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water Pollution Prevention Plan (SWPPP).

**Maintenance of Lawns, Gardens and Other Landscaped Areas:**

- Grass shall not be cut shorter than two (2) to three (3) inches and mulch clipping should be left on lawns as a natural fertilizer;
- Use low volume water approaches for irrigation such as drip-type or sprinkler systems. Water plants only when needed to enhance root growth and avoid runoff problems;
- Mulch shall be used wherever practicable. Mulch helps retain water and prevents erosion.

**Storage and Use of Fertilizers, Herbicides and Pesticides:**

- Fertilizers shall be applied in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to storm water. Storage will be in covered areas only. Contents of partially used bags shall be transferred into sealable plastic containers to avoid spills;
- Do not fertilize before or during rain events;
- Consider the use of organic fertilizers;
- Pesticides shall be applied only when necessary and only in the minimum amounts recommended by the manufacturer.

**Pet Waste Management**

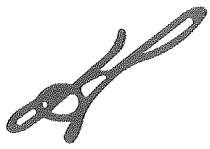
- Scoop up and seal pet waste in plastic bags. Dispose of in garbage.

**Solid Waste Management**

- All solid waste shall be disposed of or recycled in accordance with all federal, state and local regulations.

**List of Emergency Contacts for Plan Implementation**

To be determined by Owner.



## POST-CONSTRUCTION
## OPERATION AND MAINTENANCE LOG

Inspector's Name: _____ Date: _____

Qualifications: _____

_____

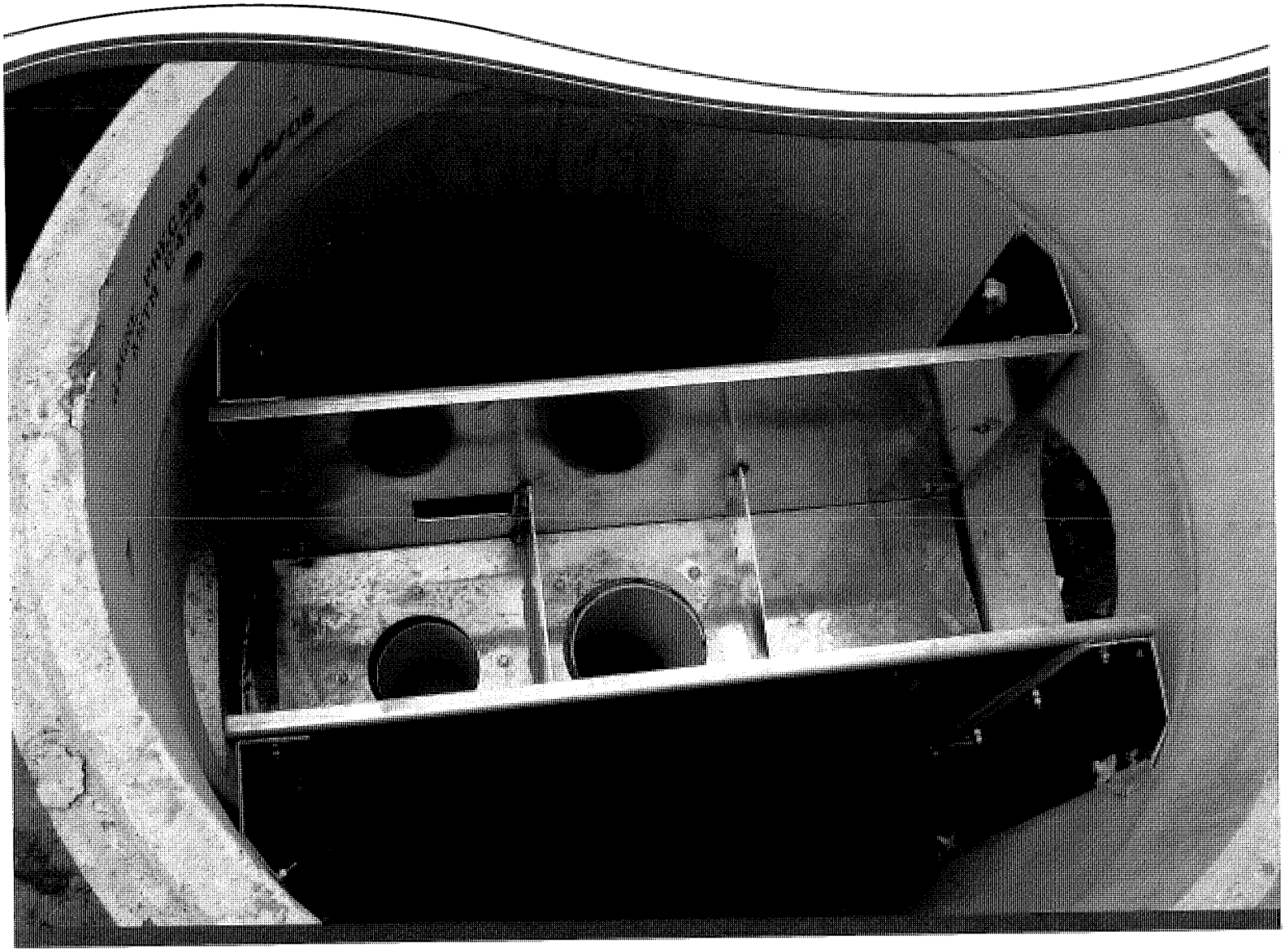
Inspection Type: ☐ Routine ☐ Spill ☐ Other: _____

☐ Post-Rainfall (Precipitation in Inches: _____)

| BMP | Frequency | Date Last Performed | Comments |
|---|---|---|---|
| **Litter and Debris Removal** | After Significant Rain Events | | |
| **Deep Sump and Hooded Catch Basins** | Inspect four (4) times per year<br>Maintenance as necessary | | |
| **Sub-Surface Infiltration System** | Inspect two (2) times per year | | |
| **Vegetated Areas** | Inspect as necessary for erosion | | |

CONTECH®
ENGINEERED SOLUTIONS

# VortSentry® HS Guide
# Operation, Design, Performance and Maintenance



## VortSentry® HS

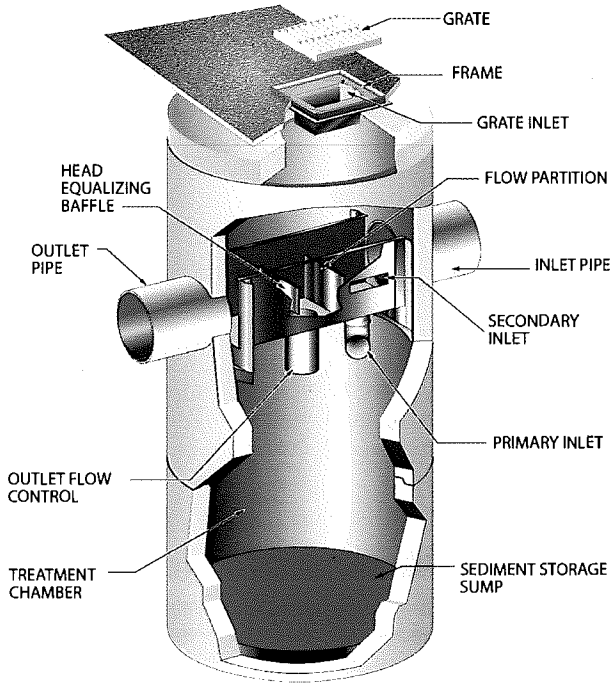
The VortSentry HS is a compact, below grade stormwater treatment system that employs helical flow technology to enhance gravitational separation of floating and settling pollutants from stormwater flows. With the ability to accept a wide range of pipe sizes, the VortSentry HS can treat and convey flows from small to large sites. A unique internal bypass design means higher flows can be diverted without the use of external bypass structures. The VortSentry HS is also available in a grate inlet configuration, which is ideal for retrofit installations.

## Operation Overview

Low, frequently occurring storm flows are directed into the treatment chamber through the primary inlet. The tangentially oriented downward pipe induces a swirling motion in the treatment chamber that increases capture and containment abilities. Moderate storm flows are directed into the treatment chamber through the secondary inlet, which allows for capture of floating trash and debris. The secondary inlet also provides for treatment of higher flows without significantly increasing the velocity or turbulence in the treatment chamber. This allows for a more quiescent separation environment. Settleable solids and floating pollutants are captured and contained in the treatment chamber.

Flow exits the treatment chamber through the outlet flow control, which manages the amount of flow that is treated and helps maintain the helical flow patterns developed within the treatment chamber.

Flows exceeding the system's rated treatment flow are diverted away from the treatment chamber by the flow partition. Internal diversion of high flows eliminates the need for external bypass structures. During bypass, the head equalizing baffle applies head on the outlet flow control to limit the flow through the treatment chamber. This helps prevent re-suspension of previously captured pollutants.




## Design Basics

There are two primary methods of sizing a VortSentry HS system. The Water Quality Flow Rate Method determines which model size provides the desired removal efficiency at a given flow for a defined particle size. The summation process of the Rational Rainfall Method is used when a specific removal efficiency of the net annual sediment load is required.

Typically, VortSentry HS systems are designed to achieve an 80% annual solids load reduction based on lab generated performance curves for a particle gradation with an average particle size ($d_{50}$) of 240-microns ($\mu$m).

### Water Quality Flow Rate Method

In many cases, regulations require that a specific flow rate, often referred to as the water quality design flow (WQQ), be treated. This WQQ represents the peak flow rate from either an event with a specific recurrence interval (i.e. the six-month storm) or a water quality depth (i.e. 1/2-inch of rainfall).

The VortSentry HS is designed to treat all flows up to the WQQ. Due to its internal bypass weir configuration, flow rates in the treatment chamber only increase minimally once the WQQ is surpassed. At influent rates higher than the WQQ, the flow partition will allow most flow exceeding the treatment flow rate to bypass the treatment chamber. This allows removal efficiency to remain relatively constant in the treatment chamber and reduces the risk of washout during bypass flows regardless of influent flow rates.

Treatment flow rates are defined as the rate at which the VortSentry HS will remove a specific gradation of sediment at a specific removal efficiency. Therefore they are variable based on the gradation and removal efficiency specified by the design engineer and the unit size is scaled according to the project goal.

### Rational Rainfall Method™

Differences in local climate, topography and scale make every site hydraulically unique. The Rational Rainfall Method is a sizing program Contech uses to estimate a net annual sediment load reduction for a particular VortSentry HS model based on site size, site runoff coefficient, regional rainfall intensity distribution, and anticipated pollutant characteristics. For more information on the Rational Rainfall Method, see *Vortechs Technical Bulletin 4: Modeling Long Term Load Reduction: The Rational Rainfall Method*, available at **www.ContechES.com/stormwater**

### Treatment Flow Rate

The outlet flow control is sized to allow the WQQ to pass entirely through the treatment chamber at a water surface elevation equal to the crest of the flow partition. The head equalizing baffle applies head on the outlet flow control to limit the flow through the treatment chamber when bypass occurs, thus helping to prevent re-suspension or re-entrainment of previously captured particles.

### Hydraulic Capacity

The VortSentry HS is available in three standard configurations: inline (with inlet and outlet pipes at 180° to each other), grated inlet, and a combination of grate and pipe inlets. All three configurations are available in 36-inch (900-mm) through 96-inch (2400-mm) diameter manholes.

185 of 747

The configuration of the system is determined by the suffix of the model name:

- A model name without a suffix denotes a standard pipe inlet (Example HS48).
- A "G" at the end of the model designation denotes a grate inlet (Example HS48G).
- A "GP" at the end of the model designation denotes a combination of grate and pipe inlets (Example HS48GP).

# Performance

## Full-Scale Laboratory Test Results

Laboratory testing of the VortSentry HS was conducted using F-55 Silica, a commercially available sand product with an average particle size of 240-$\mu$m (Table 1). This material was metered into a model HS48 VortSentry HS at an average concentration of between 250-mg/L and 300-mg/L at flow rates ranging from 0.50-cfs to 1.5-cfs (14-L/s to 56-L/s).

| US Standard Sieve Size | Particle Size Micron ($\mu$m) | Cumulative Passing % |
|---|---|---|
| 30 | 600 | 99.7% |
| 40 | 425 | 95.7% |
| 50 | 300 | 74.7% |
| 70 | 212 | 33.7% |
| 100 | 150 | 6.7% |
| 140 | 106 | 0.7% |

Table 1 : US Silica F-55 Particle Size Distribution

Removal efficiencies at each flow rate were calculated based on net sediment loads passing the influent and effluent sampling points. Results are illustrated in Figure 1.

Assuming that sediment in the inlet chamber is ideally mixed, removal rates through the system will decay according to the percentage of flow bypassed. This effect has been observed in the laboratory where the test system is designed to produce a

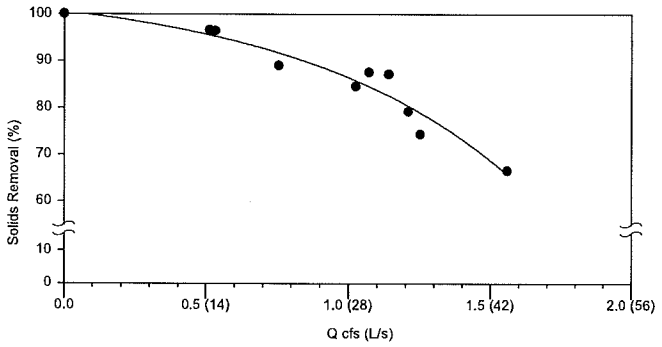



Figure 1: VortSentry HS Removal Efficiencies for 240-$\mu$m Particle Gradation

thoroughly mixed inlet stream. All VortSentry HS models have the same aspect ratio regardless of system diameter (i.e. an increase in diameter results in a corresponding increase in depth). Operating rates are expressed volumetrically.

Removal efficiency at each operating rate is calculated according to the average of volumetric and Froude scaling methods and is described by Equation 1.

Equation 1: $$\left(\frac{\text{Diameter Prototype}}{\text{Diameter Model}}\right)^{2.75} = \left(\frac{\text{Flow Rate Prototype}}{\text{Flow Rate Model}}\right)$$

Equation 1 and actual laboratory test results were used to determine the flow rate which would be required for the various VortSentry HS models to remove 80% of solids.

View report at **www.ContechES.com/stormwater**

# Maintenance

The VortSentry HS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit, i.e., unstable soils or heavy winter sanding will cause the treatment chamber to fill more quickly, but regular sweeping will slow accumulation.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant deposition and transport may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall) however more frequent inspections may be necessary in equipment washdown areas and in climates where winter sanding operations may lead to rapid accumulations of a large volume of sediment. It is useful and often required as part of a permit to keep a record of each inspection. A simple inspection and maintenance log form for doing so is available for download at **www.ContechES.com/stormwater**

The VortSentry HS should be cleaned when the sediment has accumulated to a depth of two feet in the treatment chamber. This determination can be made by taking two measurements with a stadia rod or similar measuring device; one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. If the difference between these measurements is less than the distance given in Table 2, the VortSentry HS should be maintained to ensure effective treatment.

## Cleaning

Cleaning of the VortSentry HS should be done during dry weather conditions when no flow is entering the system. Cleanout of the VortSentry HS with a vacuum truck is generally the most effective and convenient method of excavating pollutants from the system. Simply remove the manhole cover and insert the vacuum hose into the sump. All pollutants can be removed from this one access point from the surface with no requirements for Confined Space Entry.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use adsorbent pads, which solidify the oils. These are usually much easier to remove from the unit individually, and less expensive to dispose than the oil/water emulsion that may be

created by vacuuming the oily layer. Floating trash can be netted out if you wish to separate it from the other pollutants.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure proper safety precautions. If anyone physically enters the unit, Confined Space Entry procedures need to be followed.

Disposal of all material removed from the VortSentry HS should be done is accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal.

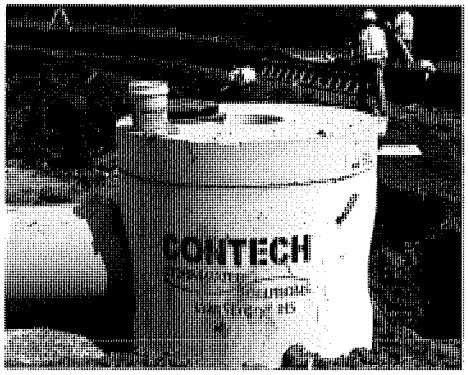
| VortSentry HS Model | Diameter | | Distance Between Water Surface and Top of Storage Sump | | Sediment Storage | | Oil Spill Storage | |
|---|---|---|---|---|---|---|---|---|
| | in. | m | ft. | m | $yd^3$ | $m^3$ | gal. | liter |
| HS36 | 36 | 0.9 | 3.6 | 1.1 | 0.5 | 0.4 | 83 | 314 |
| HS48 | 48 | 1.2 | 4.7 | 1.4 | 0.9 | 0.7 | 158 | 598 |
| HS60 | 60 | 1.5 | 6.0 | 1.8 | 1.5 | 1.1 | 258 | 978 |
| HS72 | 72 | 1.8 | 7.1 | 2.2 | 2.1 | 1.6 | 372 | 1409 |
| HS84 | 84 | 2.1 | 8.4 | 2.6 | 2.9 | 2.2 | 649 | 2458 |
| HS96 | 96 | 2.4 | 9.5 | 2.9 | 3.7 | 2.8 | 845 | 3199 |

Table 2: VortSentry HS Maintenance Indicators and Sediment Storage Capacities.

Note: To avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile. Finer, silty particles at the top of the pile may be more difficult to feel with the measuring stick. These finer particles typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

Logon to **www.ContechES.com/stormwater** to download the VortSentry HS Inspection and Maintenance Log.

For assistance with maintaining your VortSentry HS, contact us regarding the Contech Maintenance compliance certification program.




CONTECH®
ENGINEERED SOLUTIONS

©2014 CONTECH ENGINEERED SOLUTIONS, LLC.
800-338-1122
www.ContechES.com

All Rights Reserved. Printed in the USA.

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater and earth stabilization products. For information on other Contech division offerings, visit ContechES.com or call 800.338.1122

The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 5,788,848; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 6,998,038; 7,186,058; 7,296,692; 7,297,266; related foreign patents or other patents pending.

The Stormwater Management StormFilter, MFS and CDS are trademarks, registered trademarks, or licensed trademarks of Contech Engineered Solutions LLC. LEED is a registered trademark of the U.S. Green Building Council.

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS AN EXPRESSED WARRANTY OR AN IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. SEE THE CONTECH STANDARD CONDITIONS OF SALE (VIEWABLE AT WWW.CONTECHES.COM/COS) FOR MORE INFORMATION.

**Support**

- Drawings and specifications are available at contechstormwater.com.
- Site-specific design support is available from our engineers.

**PESCE ENGINEERING & ASSOCIATES, INC.**
**451 Raymond Road**
**Plymouth, MA 02360**
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

July 4, 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 **Old South Road Crossing – Retail "Liner Buildings" MCD**

Dear Mrs. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed Old South Road Crossing – Retail "Liner Buildings" Major Commercial Development, Nantucket, MA. 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:

- Letter from The Richmond Company to the Town of Nantucket Planning Board, Subject: Submittal of Application for Major Commercial Development / Special Permit (Retail), Old South Road Crossing Retail "Liner" Buildings / 62, 67, 73 and 75(A) Old South Road, Richmond Great point Development LLC (Owner Developer), dated June 10, 2016.

- Site Development Plans: "*Old South Road Crossing Retail "Liner Buildings", Major Commercial Development Special Permit Site Plan, at 62, 67, 73 and 75(A) Old South Road, Nantucket, MA*," 8 sheets, prepared by Hayes Engineering, Inc., dated June 10, 2016.

- Storm Water Management Report, Major Commercial Development Special Permit Site Plan, Old South Road Crossing, Nantucket, MA, prepared by Hayes Engineering, Inc., dated June 10, 2016.

- Application for a Special Permit, dated June 13, 2016, with description of zoning relief sought.

This project involves approximately 2.39 acres of land as part of the proposed Old South Road Crossing development of the former Glowacki property. This site is located in the Commercial-Neighborhood (CN) Zoning District, and lies within the Nantucket Sewer and Wellhead Protection Districts, as well as a Zone II of a public drinking water supply. No wetlands are located on the property, and it is not located within the 100-yr. flood plain.

The MCD site involves the development of 5 lots for new commercial/retail uses abutting Old South Road. The lots propose the construction of 5 new buildings ranging from 1,500 sf to 5,1270 sf for a total of approximately 15,000 sf, with a 1,200 sf outdoor seating area included for Lot 5 (restaurant). Municipal water and sewer services are planned for this project. The design also calls for widening of Old South Road, and the addition of a center left or right turning lane between east-west Old South road travel lanes.

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. Furthermore, we would support the request for larger corner turning radii to better accommodate truck traffic.

2. We recommend that the applicant review this plan with the Nantucket Fire Dept., and provide the Board with their written comments for the record.

3. As mentioned above, the plans also call for widening of Old South Road to add a center left or right turning lane between the east-west Old South road travel lanes. However, no construction details were included with the plans. We have been informed that this widening is shown as conceptual, in order to discuss this with the Board and obtain comment and direction for this project. We recommend that if the Board approves of this design concept, that a condition be added to the Special Permit requiring that additional design details be provided for the Board's review, including the relocation of the drainage and electrical infrastructure on Old South Road.

4. Again, we understand that these plans may represent a preliminary design to provide discussion points with the Board. However, we recommend that the following additional information be added to the future plan revision:

a. The proposed locations for trash dumpster pads (especially for the proposed restaurant), and a pad construction detail, with screening fencing, as appropriate.

b. A Landscaping Plan and Lighting Plan.

c. An Erosion Control Plan, showing the proposed locations of silt fence erosion controls, and the locations for the details for the "Tire Tracking Pad," and "Silt Sack" shown on Sheets 6 & 7.

d. The locations for and a detail of Handicapped Parking signage.

e. A "Stop" sign (with painted stop line) at the intersections with Road "A" (the proposed Old South Road Crossing intersection), and at Lovers Lane.

f. Parking space dimensions, proposed aisle widths, and curb radii.

g. Proposed sidewalk width and a construction detail.

h. The Pavement Section detail on sheet 6 indicates *"8" Min. Gravel or 3" Gravel over 6" hardening."* We recommend that this roadway base material be specified with a design sieve specification (such as MA DOT M2.01.7, M1.03.0 or similar).

i. The line type shown for the proposed grading is nearly identical to that for the existing grading, making it difficult to follow/read. We recommend that the proposed grading lines be changed to make them easier to read (perhaps thicken them, or change the line type, or both). NOTE: The line type shown on Sheet 8 for the proposed grades were much more legible than on the other sheets.

j. Add notes with leader arrows for the proposed removal and relocation of the existing sewer Force Main (FM) shown in the vicinity of CB 4, for better clarity during construction.

k. Add notes to indicate the connection of the outlet lines for CBs 5 & 6 to a downstream drainage structure.

5. The Sheet 8 shows the proposed "Interim Site Plan" layout and grading. We recommend that the phasing for this be discussed with the Board, and additional notes added to the plan regarding the timing, and other details/notes, as appropriate, or requested by the Board.

**Stormwater Management**

This project proposes to mitigate post-development runoff for the project roadway by collecting runoff into a series of deep sump catch basins and drain manholes, which flow to three subsurface infiltration areas. Additionally, the subsurface system that collects runoff form the main parking area will be pre-treated through the use of a VortSentry® HS stormwater treatment unit. 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 100-yr. storm.

We have the following stormwater management comments:

1. The proposed Nyloplast Yard Drain Inlet detail is shown on Sheet 6, however no inlet basin detail was included on the plans. We recommend that an appropriate detail be added to the plans, which includes a 4 ft. sediment sump, and outlet tee or elbow, in accordance with Stormwater Best Management Practices.

2. No soil test pit data was provided to evaluate the separation distance from the bottom of the StormTech™ chambers from the estimated seasonal high groundwater elevation. Subject to the approval of the Board, we recommend that the requirement to provide test pit data be added as a condition of the Special Permit, to conduct these test pits and provide this information to the Board prior to the construction start.

3. Sheet 6 shows details for a “Reduced Cover Drain Manhole” and “Reduced Cover Catch Basin.” We recommend that the locations for these be shown on the plans (or removed if not needed).

4. We recommend that at least 2 inspection ports be shown for PSIS#1 & PSIS#3 (at each end of the chamber line), and that least 6 inspection ports be provided for PSIS#2 (1 at each corner, and 2 in the middle of the chamber field).

5. The proposed rim elevation of the Yard Drain #1 (Lot 3/4 area) is 33.75 ft. The drainage calculations in the Storm Water Management Report indicate a peak elevation of 34.17 ft. at this site for the 25-yr. storm. We recommend the infiltration system be modified/enlarged to contain the 25-yr. storm, and consideration be given for the same for the lager storms as well.

6. The drainage calculations for PSIS#2 indicate a peak storm elevation of 30.82 ft. for the 25-yr. storm, which exceeds the BMH4/OCS overflow elevation of 30.00 ft. We

recommend the infiltration system be modified/enlarged to contain the 25-yr. storm, and consideration be given for the same for the lager storms as well.

7. The Post-Development Watershed map included in the Storm Water Management Report is difficult to read. It is difficult to see the subcatchment area boundaries, the Tc flow lines for each subcatchment area, and the POC1 location is not indicated on the map. We recommend that this map be amended.

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.

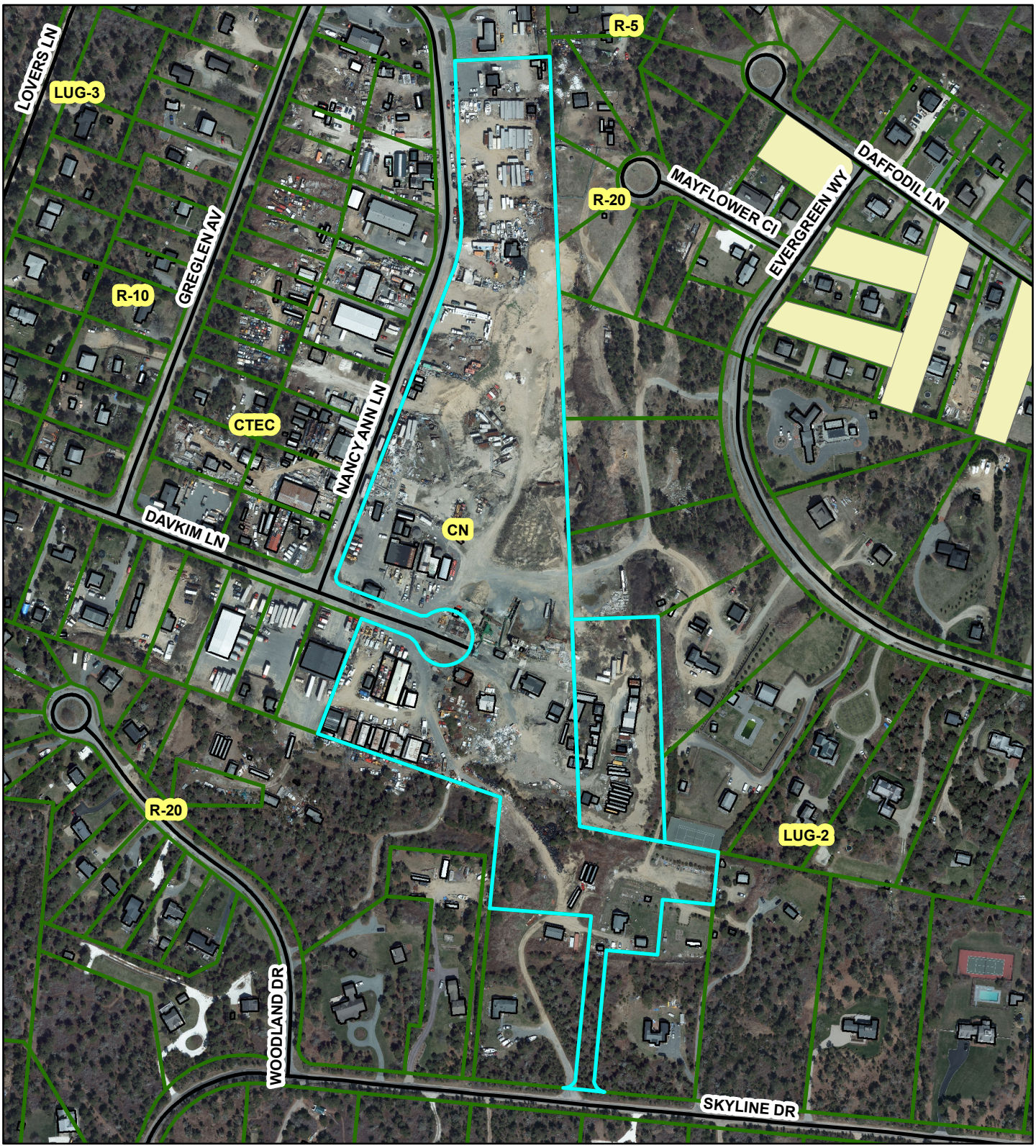
Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

David Armanetti, The Richmond Co.
P. John Ogren, P.E., Hayes Engineering, Inc.

#40-16 Richmond Great Point Development, LLC
Meadows II Rental Apartment Development Project
20 & 20R Davkim Lane
Map 68 Parcels 56.1 & 57



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

JUN 15 2016

# Nantucket Planning Board

RECEIVED
JUN 15 2016
By

## Application for a Special Permit

Date: June 13, 2016 File #:

Name of development: "Meadows II" Rental Apartment Development Project

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)
Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950
E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Green Seal Environmental, Inc. (Heather Twiss)

Mailing address: 114 State Road, Sagamore Beach MA 02562 Phone number: 508-888-6034 Fax number: 508-888-1506 E-mail: htwiss@gseenv.com

Location of lot(s):

Street address 20 and 20 (R) Davkim Lane

Tax Assessors Map Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels
Book Page Plan **OR**

Plan File # **OR** Land Court Plan # at Certificate #

Size of parcel: 631,620 SF (14.50 Acres) sq. ft. Zoning District: Commercial Neighborhood (CN)

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 |
|---|---|
| | |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| None | |

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

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

Not Applicable (Application is not a Major Commercial Development Project)

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) Philip Pastan, as Manager of Richmond Great Point Development LLC

Applicant's Signature

6/13/16

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)

**"Attachment A" to**
**Special Permit Application**

**"Meadows II" Rental Apartments Development**
**20 and 20 (R) Davkim Lane, Town of Nantucket MA**

**ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS**

---

## 20 Davkim Lane (Entirety of 12.5 Acre Total)

| | |
|---|---|
| Tax Assessors Map Information: | Map # 68, Parcel # 57 |
| Registry / Plan Information; | Lot # 184 on Land Court Plan # 16514-Z)<br>(Land Court Certificate # 24872) |

## 20 (R) Davkim Lane (Entirety of 2.00 Acre Total)

| | |
|---|---|
| Tax Assessors Map Information: | Map # 68, Parcel # 56.1 |
| Registry / Plan Information; | Lot # 206 on Land Court Plan # 16514-7)<br>(Land Court Certificate # 24872) |

**"Attachment B" to**
**Special Permit Application**

**"Meadows II" Rental Apartments Development**
**20 and 20 (R) Davkim Lane, Town of Nantucket MA**

The title to the land included in the above-referenced application is derived as follows:

**As to the Owner of One Hundred Percent (100%) of the 20 Davkim Lane Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Thirty-Two" on Page 7 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 20 (R) Davkim Lane Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Forty-Two" on Page 9 of the "*Deed*").

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Special Permit (Workforce Rental Community)
Richmond Great Point Development LLC (Owner / Developer)
"Meadows II" Multi-Family Workforce Rental Community Development
20 Davkim Lane and 20 (R) Davkim Lane

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "workforce rental community" project which is proposed to be located on a combination of two (2) contiguous properties comprising +/- 14.5 acres of land located at 20 Davkim Lane and 20(R) Davkim Lane (this land comprises the existing asphalt plant / gravel pit" and storage yard components of the former Glowacki property).

The proposed project is comprised of the land area that was specifically re-zoned for this purpose, to the Commercial Neighborhood (CN) zoning district and to qualify as a "workforce rental community" by the approval of Article 1 and Article 2 at the Nantucket Special Town Meeting of November 9, 2015, the provisions of which have been codified as Section 139-8(D) (Residential Development Options) of the Town of Nantucket Zoning Bylaw.

The proposed project is also expressly consistent with and complies with the terms and provisions of the "*2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement*" dated November 9, 2015, which memorializes the specific terms under which a workforce homeownership housing community could be developed on the above-captioned properties (the "MOA").

As reflected on the attached site plan, the development program includes a total of 225 apartment units in a series of approximately forty (40) low density, two story, residential structures, designed in a "campus" style layout with interconnected walkways and bike paths and generous off street parking, well in excess of the off street parking required under Section 139-18(B) of the Town of Nantucket Zoning Bylaw, which is equal to requiring one (1) off street parking space per bedroom.

The proposed project will be served by a range of new infrastructure improvements (including water, sewer, drainage, street lighting, landscaping, etc.).

The proposed project will offer a mix / range of studio, one bedroom, two bedroom, and three bedroom units. The mix of units that are proposed to be created, are as follows (this unit mix is preliminary and is subject to change, based on further market research by the owner / developer or a change in conditions prior to the issuance of final approval for the proposed project.

**"Meadows II" Workforce Rental Community Project**
**Summary of Preliminary Proposed Unit Mix**

| Unit Types | Number of Units (Per Type) | Percentage of All Units (Per Type) |
|---|---|---|
| **Studio (S) Units** | 22 | 10 % |
| **One (1) Bedroom Units** | 87 | 39 % |
| **Two (2) Bedroom Units** | 94 | 42 % |
| **Three (3) Bedroom Units** | 22 | 10 % |
| **Subtotal** | **225 Units** | **100 %** |

Based on the preliminary unit mix described above, the proposed project will have a total of three hundred and sixty-three (363) individual bedrooms, which is equal to a bedroom per unit ratio of 1.61 bedrooms per unit.

Twenty-five percent of all of the proposed units, equal to fifty-six (56) units will be rented to tenants who qualify under the household income and related eligibility criteria set forth in the MOA (including the local preference and lottery provisions described therein).

This will include the rental of all of the affordable units to tenants whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (80% of AMI) annual income limits were equal to $71,800 in annual income for a three person household and $79,750 in annual income for a four person household. Based on these income limits and the formulas set by the Commonwealth of Massachusetts Department of Housing and Community Development and Mass Housing under how the maximum monthly rents for the affordable units are established, the maximum monthly rent for the (80% AMI) affordable apartment units will be +/- $1,270 per month for a studio unit, +/- $1,325 per month for a one bedroom unit, +/- $1,590 per month for a two bedroom units, and +/- $1,825 per month for a three bedroom unit (all of these monthly rents excludes utilities, which must be paid by the individual tenants, in addition to the monthly rent. By the time the proposed project is approved, these maximum income and monthly rent limits will likely be tied to the 2016 income data that is issued / updated by the federal and state government, so these limits will likely change (slightly).

Per the terms of the MOA, all of the affordable units will be dispersed uniformly throughout the project and the appearance and quality of finishes of the affordable units will be directly comparable to the market rate apartment units that are also being developed within the property.

Based on the foregoing and in accordance with the MOA, all of the fifty-six (56) affordable rental units in the proposed project will quality for placement on the Town of Nantucket's Subsidized Housing Inventory List (the "SHI List") which is administered by the Commonwealth of Massachusetts Department of Housing and Community Development and is the official data base that determines whether the Town has met the provision of the statutory minimum of ten percent (10%) of its overall year round housing stock being rented or sold as qualifying affordable units which determines whether the Town is subject to development from so called "Chapter 40B" housing projects. The affordable units to be provided in the proposed project, which will be maintained as affordable in perpetuity, will significantly increase the Town's inventory of affordable units in its attempts to meet this objective.

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor, as modified by the site flexibility standards that are set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw for workforce rental community, which the proposed project is qualified for,

Because it is subject to issuance of a workforce rental community special permit, as specified in Section 139-8(D)(1)(a)[3] of the Town of Nantucket Zoning Bylaw, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH
John Ogren, Hayes Engineering

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Special Permit (Workforce Rental Community)
Richmond Great Point Development LLC (Owner / Developer)
"Meadows II" Multi-Family Workforce Rental Community Development

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "Meadows II" workforce rental community development, comprised of two hundred and twenty-five (225) rental apartment units on a combination of two (2) properties totaling +/- 17.2 acres of land located at 20 Davkim Lane and 20 (R) Davkim Lane.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH

## DEVELOPMENT SUMMARY

| SINGLE FAMILY | |
|---|---|
| | PROPOSED |
| UNIT COUNT | 100 |
| TYPE 'A' | 26 |
| TYPE 'B' | 58 |
| TYPE 'C' | 16 |
| ROADWAY | 4760 LN. FT. |

| MULTI FAMILY | |
|---|---|
| | PROPOSED |
| BUILDINGS | 38 |
| PARKING SPACES | 416 |
| RATIO | 10.94 / BLDG |
| ROADWAY | 2805 LN. FT. |
| ROADWAY - PARKING | 2860 LN. FT. |

| LINEAR RETAIL | |
|---|---|
| | PROPOSED |
| BUILDING SQ. FT. | 15,505 |
| PARKING SPACES | 89 |
| RATIO | 5/1000 |

## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

# RICHMOND GREAT POINT DEVELOPMENT LLC
# OLD SOUTH ROAD PROPERTIES

NANTUCKET, MA

# MASTER PLAN

SCALE: 1"=100'
DATE: 06/16/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

LOVERS LANE

NANCY ANN LANE

GREGLAN AVENUE

RETAIL "LINER" BUILDINGS
- 15,500 SF +/-
- +/- 2.4 ACRES

PRIMARY PROJECT ENTRANCE

MEADOWS II RENTAL APARTMENTS
- 225 UNITS
- +/- 14 ACRES

NANCY ANN LANE

COMMUNITY FOCAL POINT / MEETING HOUSE AND PARK

OLD SOUTH ROAD

SANDPIPER PLACE
- SINGLE FAMILY LOTS
- 100 LOTS
- +/- 17 ACRES

EVERGREEN WAY

100 50 25 0 100

1"= 100'

## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES
NANTUCKET, MA

# MASTER PLAN

SCALE: 1"=100'
DATE: 06/10/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 30, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Transmittal of Copy of Housing Initiatives "*Memorandum of Agreement"* (MOA)
Town of Nantucket Board of Selectmen and Richmond Great Point Development LLC

Dear Ms. Snell:

As part of the presentation that we will be making as the development manager on behalf of the applicant (Richmond Great Point Development LLC) on the two special permit applications that will be subject to consideration at the July 11, 2016 meeting of the Planning Board (the "Meadows II" Workforce Rental Housing Community and the "Sandpiper Place" Workforce Homeownership Housing) we intend to provide a summary of the status and the major provisions of the "*Memorandum of Agreement*" dated November 9, 2015 by and between the Town of Nantucket, by and through its Board of Selectmen, and Richmond Great Point Development LLC, as relates to these two major housing initiatives.

Accordingly, we have attached / submitted a PDF copy of the document herein and respectfully request that copies be provided to the respective members of the Planning Board in their agenda / meeting package for the July 11, 2016 meeting.

Should you have any questions with respect to the enclosed document or our request to provide copies to the members of the Planning Board, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Patty Roggeveen, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade, Jr., Esq., RGH

**2015 RICHMOND GREAT POINT DEVELOPMENT, LLC/TOWN OF NANTUCKET MEMORANDUM OF AGREEMENT**

This Agreement ("Agreement") is entered into by and between Richmond Great Point Development, LLC, a Delaware limited liability company, with a usual place of business at 23 Concord Street, Wilmington, MA 01887 and its successors in interest ("Richmond"), and the Town of Nantucket, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, with a usual place of business at 16 Broad Street, Nantucket, MA ("Town"), acting by and through its duly elected Board of Selectmen ("Board of Selectmen"). Richmond, the Town and Board of Selectmen are collectively referred to herein as the "Parties."

**WHEREAS**, the Town has not yet achieved and seeks to achieve the goal of having ten percent affordable housing placed on the Subsidized Housing Inventory Lists ("SHI List") as such is inventoried by the Commonwealth of Massachusetts Department of Housing and Community Development ("DHCD") as defined under the affordable housing statute and regulations, respectively, G.L. c.40B, §§20-23 and 760 CMR 56.00;

**WHEREAS,** the Town has 4,896 Year Round Housing units, based upon the 2010 Census;

**WHEREAS**, the Town, as of December 2014, has 121 units on the SHI List equal to the ratio of 2.5% affordable housing based upon its total year round housing inventory based upon the 2010 Census.

**WHEREAS,** the Town needs a total of 490 SHI Units to achieve 10 percent SHI affordable housing ratio, or a total of 369 additional SHI Units.

**WHEREAS,** Richmond is the fee owner of property in Nantucket, Massachusetts that is shown on the attached exhibits (Exhibits A and B), which depict land fronting on Nancy Ann Lane, Old South Lane, Mayflower Circle, Daffodil Lane, Evergreen Way and on both sides of Davkim Lane (the "Property"), which includes, the following parcels:

- Properties known as the entirety of 30, 32, 34 and 35 Daffodil Lane, the entirety of 3, 4, 5, 7, 8, 9 and 10 Mayflower Circle, the entirety of 75(A) Old South Road, the entirety of 73 Old South Road and the Mayflower Circle right of way and Daffodil Lane right of way, containing approximately 9 or more acres, being, at least in part, the entirety of Lots 615, 618, 621, 622, 623, 624, 625, 628, 629, 630, 631 and Lot 663 shown on Land Court Plan 16514-40, the entirety of Lot 858 shown on Land Court Plan 16514-100 and a portion of Lot 47 shown on Land Court Plan 16514-G, all as filed and recorded with the Nantucket Registry District of the Land Court and as shown on Exhibit C attached hereto and shown as the "Proposed 40B Homeownership Project (100 Single Family Homes) on Exhibit B and as the land owned by Richmond on Exhibit A;
- 20 Davkim Lane (Southern Portion) and 20 Davkim Land (Rear), containing approximately12 or more acres, being Lots 184 and 206 shown on Land Court Plan

16514-Z and 16514-, as filed and recorded at the Nantucket Registry District of the Land Court and as shown on Exhibit D attached hereto and shown as the property "Being developed as a 40B Rental Project (150 Rental Units) on Exhibit B;

- Properties known as the entirety of 6 Mayflower Circle, 24 Evergreen Way, 26 Evergreen, 28 Evergreen Way and 30 Evergreen Way; and
- Properties that are shown on the areas shaded in gray on Exhibit A that are not already specified above. (Collectively, the above parcels and properties are referred to as the "Property".)

**WHEREAS,** Richmond seeks to develop the Property for multi-family rental housing and single family home ownership, with an affordability component that is defined and guaranteed as provided for hereunder.

**WHEREAS,** Richmond has submitted applications to MassHousing for Project Eligibility Letters for two proposed 40B projects for a portion of the Property , which would create a total of 200 residential units, with 150 rental units and 50 home ownership units;

**WHEREAS,** Richmond intends to develop the entire Property with a total of 325 units (225 rental units and 100 ownership units);

**WHEREAS,** Richmond submitted two citizen petitions for the November 2015 Nantucket Special Town Meeting to: (1) rezone portions of the Property from Residential 20 (R-20) and Limited Use General 2 (LUG-2) to Residential 5 (R-5), and portions of the Property from Residential 20 (R-20) to Commercial Neighborhood (CN); and (2) introduce density bonuses in exchange for provision of affordable workforce housing in the R-5 and CN zoning districts;

**WHEREAS,** Richmond has requested the November 2015 Nantucket Town Meeting to rezone the following specific parcels of land under Article 1 of the Town Meeting Warrant:

| Map | Parcel | Number | Street |
|---|---|---|---|
| 68 | 129 (a portion of) | 73 | Old South Road |
| 68 | 999.2 (a portion of) | 75A | Old South Road |
| 68 | 739 | 30 | Daffodil Lane |
| 68 | 740 | 32 | Daffodil Lane |
| 68 | 741 | 34 | Daffodil Lane |
| 68 | 742 | 35 | Daffodil Lane |
| 68 | 736 | 3 | Mayflower Circle |
| 68 | 735 | 5 | Mayflower Circle |
| 68 | 729 | 4 | Mayflower Circle |
| 68 | 730 | 6 | Mayflower Circle |
| 68 | 734 | 7 | Mayflower Circle |
| 68 | 731 | 8 | Mayflower Circle |
| 68 | 733 | 9 | Mayflower Circle |

| | | | |
|---|---|---|---|
| 68 | 732 | 10 | Mayflower Circle |
| 68 | 57 | 20 | Nancy Ann Lane |
| 68 | 56.1 | 20R | Davkim Lane |
| 68 | 711 | 24 | Evergreen Way |
| 68 | 712 | 26 | Evergreen Way |
| 68 | 713 | 28 | Evergreen Way |
| 68 | 714 | 30 | Evergreen Way |

**WHEREAS,** Richmond has requested the November 2015 Town Meeting to adopt zoning changes to rezone portions of the Property (Article 1) and to adopt zoning provisions to provide for density bonuses in exchange for provision of defined and guaranteed affordable housing (Article 2), so as to allow the development of 325 units (225 rental and 100 home ownership);

**WHEREAS,** the Planning Board voted unanimously to provide a favorable report to Town Meeting, regarding Article 1 and Article 2, with modifications (which are set forth in Exhibit E), provided a development agreement is signed by Richmond with the Town (by and through the Board of Selectmen) prior to the November 2015 Town Meeting;

**WHEREAS,** Richmond has agreed with the Planning Board's modifications to Article 1 and 2, which are attached hereto as Exhibit E;

**WHEREAS,** if Richmond designs and obtains all necessary approvals to construct and in fact constructs the 325 Units, including 225 rental Units that would all be SHI eligible under the Local Action Unit program maintained by DHCD and the 7 home ownership units that would be SHI eligible under the Local Action Unit program and 18 homeownership units that would be permanently restricted as affordable at 175% of Area Median Income ("AMI"), the Town would make significant progress toward achieving the necessary SHI Units to achieve the goal of provision of not less than a ten percent affordable housing ratio and toward providing significant additional affordable housing for Nantucket.

**WHEREAS**, to accomplish the above goals, Richmond is committed to designing, obtaining approval for, constructing and maintaining an affordable rental and home ownership housing project at the Property with the density and affordability and mitigation set forth below;

**WHEREAS**, the Board of Selectmen has supported the appropriateness of the Richmond site for issuance of Project Eligibility Letters, in comments made to Mass Housing, subject to stated concerns;

**NOW THEREFORE**, based upon good and valuable consideration, the receipt and value of which is hereby expressly and specifically acknowledged by the Parties, agree as follows:

## I. Richmond's Undertakings

1. Richmond agrees, if Articles 1 and 2, as modified by the Planning Board and attached hereto as Exhibits A and B are adopted at the November 2015 Town Meeting, without substantive amendments, and go on to take final effect, final effect being defined as the adoption of said Articles, proper filing with the Secretary of the Commonwealth of Massachusetts and the expiration of any procedural or substantive challenge of the Office of the Attorney General, collectively referred to as perfection under MGL c. 40, §32, then Richmond shall design and then seek all necessary approvals to build and then shall build up to a total of 325 Units at the Property (up to a total of 225 rental apartments and up to a total of 100 single-family home ownership units). At least twenty-five (25%) percent of all units at the Property shall have a permanent affordability component and shall be restricted to being rented or sold as affordable Units and maintaining SHI eligibility as specified herein. A sufficient percentage of the rental units shall be restricted as affordable, so that all of the rental units shall be SHI eligible. All of the affordable rental units shall be restricted to occupancy by tenants (households) earning at or below eighty (80%) percent of the Area Median Income ("AMI") at the maximum monthly rents prescribed for this income category under DHCD's Guidelines and 760 CMR 56.00 or under the Zoning Bylaw, or Under MGL c. 40R. At least twenty-five percent of the homeownership units shall have a permanent affordability restriction. Not less than seventy-five (75%) percent of the affordable home ownership units shall be restricted to purchase by Buyers (households) earning at or below eighty (80%) of the AMI and shall be sold at the maximum initial sales prices prescribed for this income category under DHCD's Guidelines and 760 CMR 56.00 or under the Zoning Bylaw, or under MGL c. 40R. Accordingly, not less than seventy-five (75%) of the affordable homeownership units shall be SHI eligible, with the remaining twenty-five (25%) percent restricted to being sold to Buyers (households) earning at or below one hundred seventy-five (175%) percent of AMI at the maximum initial sales prices prescribed for this income category under DHCD's Guidelines and 760 CMR 56.00 or under the Zoning Bylaw, or under MGL c. 40R. For the purposes of this paragraph and as it pertains to amendments of Article 1 and Article 2 rendering them, in any way, different than as attached hereto, Richmond hereby expressly agrees that it shall state its position at Town Meeting as to each amendment, if any amendment is offered, as to whether Richmond asserts the proposed amendment is substantive and shall be bound by its stated position that an amendment is not substantive, and Articles 1 and 2, as modified and not substantively amended. Richmond shall so restrict those units and shall use all commercially reasonable efforts to comply with any requirement that is within its control that is required under DHCD's Guidelines to make all of the up to 225 rental units SHI eligible and to make twenty-five (25%) percent of the affordable homeownership Units SHI eligible and shall cooperate with any requirement that the Town needs to undertake to render those units SHI eligible.

2. Richmond agrees that there shall be a maximum of up to 325 Units (including increments of up to 225 rental and up to 100 ownership), with a maximum of 700 bedrooms at the Property, the mix and allocation of which shall be within Richmond's sole and absolute discretion, subject to the review of the Nantucket Planning Board and the requirement that the bedroom mix for any affordable unit, including those "locally affordable" home ownership units to be restricted to sales to Buyers whose households earn at a maximum one hundred seventy-five (175%) percent of AMI, shall be the same bedroom mix as the bedroom mix used for the market rate units and the restricted units shall not be distinguishable from the non-restricted units as provided for under any requirement of DHCD.

3. Richmond agrees it shall as soon as reasonably practicable apply for and diligently pursue all necessary approvals for the first phase of the development of up to 325 units following the perfection of Articles 1 and 2, and then shall begin construction as phased below within ninety (90) calendar days of obtaining all necessary approvals required to construct the Project including the expiration of all applicable appeal periods, including but not limited to a Special Permit to be issued by the Town Planning Board, Major Site Plan approval to be issued by the Town Planning Board, endorsement of a definitive subdivision (or subdivisions) to be approved by the Town Planning Board and acceptance thereof for filing by Land Court for the District of Nantucket, certificates of appropriateness to be approved by the Town of Nantucket Historic District Commission, and building permits to be issued by the Town of Nantucket Building Commissioner. For purposes of this Agreement, approvals shall be defined as the final issuance of all necessary approvals and the expiration of all applicable appeal periods thereto.

4. Upon the issuance of the necessary approvals as described above and the endorsement of the subdivision plan by the Planning Board, each of which no longer being subject to any applicable appeal, Richmond agrees all of the rental units shall be subject to a permanent deed restriction that shall be delivered to the Town and accepted and recorded before any building permit issues which shall require that all of the rental units shall remain rental units and shall not be converted to ownership units without the approval of Town Meeting to release the restriction and that the affordable rental units shall remain affordable units permanently unless released by Town Meeting. The leases to any renter of any affordable unit shall strictly prohibit subletting of the unit and this requirement prohibiting subletting of rental units shall be set forth in the permanent deed restriction and enforceable by the Town. There shall be no short term rental of any of the rental units. A short term rental shall mean a rental period with a duration of less than thirty (30) calendar days.

5. Upon the issuance of the final relief, including but not limited to a Special Permit to be issued by the Town Planning Board, Major Site Plan approval to be issued by the Town Planning Board, endorsement of a definitive subdivision (or subdivisions) to be approved

by the Town Planning Board and acceptance thereof for filing by Land Court for the District of Nantucket, certificates of appropriateness to be approved by the Town of Nantucket Historic District Commission, and building permits to be issued by the Town of Nantucket Building Commissioner each of which no longer being subject to any applicable appeal , Richmond agrees the affordable ownership units (both the twenty-five (25%) percent of affordable home ownership Units restricted at 80% AMI and the remaining seventy-five (75%) percent restricted at 175% AMI) shall be subject to a permanent deed restriction upon the terms contained in the preceding parenthetical that shall be delivered to the Town and accepted and recorded before any building permit issues for any of the 100 home ownership units, which shall not be released from the restriction without Town Meeting approval. There shall be no short term rentals of any of the home ownership units. Leases to any renter of any affordable home ownership unit shall strictly prohibit short term rentals. For the purposes of this section 5, short term rentals shall mean a rental period the duration of which is as much as or less than thirty (30) calendar days and each such home ownership unit shall contain a permanent deed restriction conforming to the terms of this Section 5 which shall be enforceable by the Town.

6. Richmond agrees that it and its successors in interest shall be bound by the new zoning provided for under Articles 1 and 2 of the November 2015 Town Meeting, should that zoning take final effect as provided for hereunder, and Richmond shall be bound by this agreement and its requirements and hereby surrenders and releases any zoning freeze and/or any and all other so-called grandfathering protections that might be otherwise available to Richmond and its successors for the Property under G.L.c.40A, §6 and to all lienholder and owners for the Property, other than Walter Glowacki, that exists or may exist when Articles 1 and 2 take final effect, provided Richmond makes no waiver, whether express or implied, to any future Zoning changes. Richmond represents that there are no lienholders of record or other owners of the Property, other than Richmond or Walter Glowacki.

7. Richmond shall provide the Board of Selectmen, Finance Committee and the relevant permit granting authority (either the Planning Board or Zoning Board of Appeals, in the case of a 40B application) with an expert Fiscal Impact Report and a Student Projection Report, regarding the total number of children projected to reside at the Project and the number of school aged children that are projected to reside at the Project and the report shall be provided to the Nantucket Public School District for informational and planning purposes during the permit granting process and the Student Projection Report shall be updated by Richmond when building permits issue for the first phase of the project and then, thereafter, each time that an additional 75 new units are sought.

Richmond shall provide the Planning Board and Board of Selectmen a detailed traffic report as required Section 139 of the Code of the Town of Nantucket, which contains updated traffic counts and an analysis of recommended mitigation measures.

8. Richmond agrees to reimburse the Town of Nantucket, within three business days of receipt of a bill for professional services rendered, itemized hourly of the legal costs to the Board of Selectmen pursuant to G.L. c. 44, §53A in order for the Town to pay for the services of Kopelman and Paige, P.C., as attorneys for the Town of Nantucket, including but not limited to professional services rendered in assisting with the costs of preparing this Agreement, attendance at Special Town Meeting and any other services or costs incidental or related thereto. In no event shall Richmond's obligation under this Section 8 require reimbursement to the Town of Nantucket in excess of Twelve Thousand and No/100 ($12,000.00) Dollars. As a separate matter, Richmond agrees to reimburse the Town of Nantucket, within three business days of receipt of a bill to fund the Town's costs of conducting the November 2015 Special Town Meeting, relating to notice and publication and other costs.

9. Whether Richmond elects to pursue the 40B projects or a Special Permit as provided for under Article 1 and 2, Richmond shall not assert to any party, any permitting authority, agency or court that the payment of any of the improvements or costs concerning any required water and sewer connection fees, as set forth in the Nantucket Code or in any duly adopted regulation or fee schedule for the Town or the Wannacomet Water Company, which causes or contributes towards causing the development of part or all of the 325 units to be uneconomic whether under G.L. c.40B or 760 CMR 56.00, et seq. or otherwise, and only provided that all of the terms of this Agreement are satisfied, including that only reasonable infrastructure upgrades shall be required. The parties to this Agreement agree and acknowledge that the provision of this Section 9 shall apply only as it relates to the above referenced water and sewer connection fees and Richmond in no way is subject to a waiver of its rights to the same as relates to any other improvements, mitigation or other costs that may be allowable by any agency with competent jurisdiction including with specificity the Zoning Board of Appeals and/or the Housing Appeals Committee. Additionally, Richmond agrees that the water bills for the 225 apartments shall be administered by and paid by Richmond to the Wannacomet Water Company and that the Wannacomet Water Company shall not be required to send individual bills to 225 rental units occupants, with Richmond, in its sole discretion, to decide whether it wishes to have one water meter per apartment building or one water for each rental unit, but with Richmond to be responsible for the cost of administration and collection of the water payments and to pay the Wannacomet Water Company the full charges due and owed for each building, regardless of how each building is metered. Nothing contained herein shall be interpreted to restrict Richmond from further sub-metering such services with a third-party provider.

10. Richmond and/or its successors shall pay all applicable water and sewer fees at the time customarily collected by the Town, including, as appropriate, when the infrastructure is permitted to be installed, but the connection fees for lateral connections to the individual homeownership units shall be paid at the time that building permits are issued. The timing of payment of the fees and the amount of fees shall be the same as that for market rate developers and Richmond agrees not to challenge the fees in any fashion, either as to the validity of the fees as adopted or the amount of the fees as imposed for any of the up to 325 units.

11. Richmond shall provide, at its sole expense, all of the necessary sewer and water infrastructure to serve the 325 units at the Property and connect them to the municipal infrastructure and shall comply with all of the rules and regulations and bylaws regarding water and sewer infrastructure design and installation. Richmond shall provide sewer and water main upgrades, as reasonably required by any Town permitting agency with jurisdiction, after consultation with the Nantucket DPW, the Nantucket Water and Sewer Commission and Wannacomet Water Company. The Town and Richmond agree that any infrastructure which is required to be funded or installed by Richmond in conjunction with the development of the Property shall be sufficiently sized to avoid multiple mains being installed in the public way.

12. Richmond agrees to, upon reasonable written request, use commercially reasonable efforts to provide the information to the relevant permit granting authority as requested in and shall address all of the concerns raised by the Board of Selectmen in Board's PEL comment letters, which were previously provided to Richmond.

13. As the 325 units at the Property receive final approval from local permitting boards, Richmond shall seek building permits based on a phased plan that shall be compatible with and allow the Town to satisfy the Town's Housing Production Plan goals on a yearly basis, but this shall not be interpreted as curtailing the provision of the affordable units as quickly as Richmond can produce them.

14. Construction of the 325 units at the Property shall be completed in accordance with a phased agreement to be completed by the Parties in the future.

15. As noted above, Richmond shall use its best efforts to satisfy all of the requirements imposed by DHCD to allow all of the 225 rental units and 19 of the 100 home ownership units to be SHI eligible and shall cooperate with the provision of all information and documents and execution of all required documents and procedures necessary for that to occur.

16. Richmond shall cooperate with the Town and shall, upon reasonable written request within 30 days provide the Town Manager with all relevant information and material to support applications by the Town to DHCD to add the eligible units to the SHI.

17. Richmond shall pay all reasonable monitoring fees as provided for under DHCD's Guidelines and under any regulatory agreement, as applicable.

18. Richmond shall place a prohibition in each lease for each and every rental unit that strictly prohibits exterior storage of personal property, including but not limited to: inoperable vehicles of any type, including mopeds, boats, bicycles, motorcycles, junk, building materials. Operable mopeds, boats, bicycles, motorcycles shall be allowed to be stored in appropriate locations at the Property. Each lease shall also provide for a maximum of number of vehicles, so that the maximum number of available parking spaces is not exceeded and so that there shall be sufficient visitor spaces in accordance with a Special Permit issued by the Town of Nantucket Planning Board or any other final approval. There shall be sufficient snow storage areas provided and excess snow shall be removed from the site if the ways are narrowed to less than 18 feet of clear, paved width following snow events for two-way access ways. Richmond shall provide for 24hour/7 day per week property management, which may consist of off-site personnel who are available by telephone or e-mail to timely respond to issues, problems and emergencies.

19. Richmond shall provide as-built plans to the Town for the water and sewer main infrastructure within 90 days of completion of the infrastructure and shall provide the remaining as-built plans within six months of completion of the Project, unless the Project is phased, in which case as-built plans for each Phase shall be provided within six (6) months of completion of each Phase or as otherwise provided by the relevant permit granting authority and any Special Permit or other final approval.

20. Richmond agrees to execute a mutually satisfactory written agreement with Housing Nantucket, subject to the Town's reasonable satisfaction within 30 days after the necessary prerequisites have been met, to complete the intent of the land exchange with Housing Nantucket to the extent the same is consistent with the Release of Restriction and Right of Reverter approved by the Town filed with the Nantucket County District of the Land Court as Document Number 146007 on October 17, 2014.

21. Richmond agrees that this agreement shall bind it and its successors in interest and that a mutually satisfactory Notice of the MOA, with approval not to be unreasonably withheld, may be recorded or filed with the Land Court, as the case may be, against the Property by the Town.

## II. <u>Town's Undertakings</u>

1. Upon request by Richmond, the Town Manager shall review and respond to any inquiry by Richmond regarding proposed changes to the Project and the Manager shall refer any change that she deems substantial to the Board of Selectmen for action under this Agreement for a determination as to whether the proposed change would or would not

cause the Selectmen to exercise its rights to cancel this Agreement as provided for hereunder.

2. The Board of Selectmen shall support a LAU/LIP application or a 40R warrant article at a future Town Meeting, provided that the final terms and conditions of the LAU/LIP application or the 40R warrant article shall be consistent with this agreement and the final details are negotiated and mutually agreed to by the parties, with agreement not to be unreasonably withheld.

3. The Board of Selectmen shall not withdraw its PEL comment letters to MassHousing.

4. The Board of Selectmen is willing to discuss any Local Action Unit, G.L.c.40R and LIP proposal with Richmond in the future to attempt to develop a memorandum of agreement that is mutually satisfactory.

5. The Town acknowledges and agrees that should any of the affordable housing units generated by the Project be placed on the SHI List and should the Town be availed of any of the so called "safe harbor" protections set forth in G.L. c.40B or 760 CMR 56.00, et seq., as long as this Agreement shall be valid and in full force and effect, that the Town, by and through the Board of Selectmen, shall support the waiver of and/or support as consistent with local needs at any Zoning Board of Appeals or Housing Appeals Committee hearing, any such "safe harbor" protections to deny any future applications filed or processed by Richmond under G.L. c.40B or 760 CMR 56.00, et seq., on any portion of the Property, or any other land contiguous to the Property and currently owned by Richmond and located in the Town of Nantucket. This waiver and agreement of support relates only to the use of any such "safe harbor" protections and does not prevent or preclude the Town from otherwise commenting upon, opposing, or appealing any other such future applications filed or processed by Richmond under G.L. c.40B or 760 CMR 56.00, et seq., under any other grounds. The parties acknowledge that this agreement does not bind the Zoning Board of Appeals.

## III. Parties' Right to Cancellation

1. In the event that Articles 1 and 2 are not adopted at the 2015 Special Town Meeting, as recommended by the Planning Board and attached hereto without any substantial amendments that Richmond does not agree to at Town Meeting, in writing, then this Agreement shall be of no further effect and shall immediately and irrevocably terminate by its own terms upon no further condition, express or implied, and neither party to this Agreement shall have any further obligation to or recourse against the other as it relates to the entire subject matter of this Agreement.

2. If the final approvals for a project proposed by Richmond for the Property are (1) denied by a decision of the Zoning Board of Appeals on the grounds that the Town has achieved

the Statutory Minima as relates to the Town having met its Housing Unit Minimum, or so-called "Safe Harbor", or (2) a Regulatory Agreement subsequently entered into by the parties under the LAU/LIP Program or a Comprehensive Permit subsequently issued to Richmond for the development of the Property under the LIP program:

(a) decrease the number of total units or total bedrooms as agreed to above; and/or

(b) increases the number of affordable units other than as agreed to above and, unless voluntarily agreed to by Richmond,

Then Richmond shall have the right for those reasons, in its unfettered discretion, to void this Agreement by providing written notice of the same to the Board of Selectmen within 30 days of the final approval becoming final or the receipt of a denial by the Zoning Board of Appeals and the Parties shall have no further recourse against one another and a release instrument upon timely receipt of the notice may be recorded.

3. If the final approvals for a project proposed by Richmond for the Property:

(a) does not include the improvements and costs required by this Agreement;

(b) increases the number of total units or total bedrooms other than as agreed to above; and/or

(c) decreases the number of affordable units as provided for herein (including the non-SHI affordable units),

then Richmond and the Board of Selectmen agree that the Board shall have the right for those reasons, in its unfettered discretion, to compel Richmond to limit the density at the Property to no more than 266 residential units, as allowed under current zoning, except under a comprehensive permit which has issued and taken final effect, provided that the Board gives notice of the exercise of this right within 20 days of the issuance of any such final permission and its filing with the Town Clerk's Office and receipt of written notice by Richmond of the issuance of the relief to the Board of Selectmen, deliverable to the Town Manager.

Notwithstanding the foregoing, the Parties to this Agreement agree and acknowledge that this Section 3 is in no way intended as a waiver or limitation of Richmond's rights under MGL c. 40B to apply for and pursue a Chapter 40B project on any portion of the Property.

## IV. Miscellaneous

1. Richmond acknowledges that this Agreement impacts the terms and condition of relief that a local permitting agency may grant, but that no local permitting agency is bound by this Agreement, and a Notice of Memorandum of Agreement shall be recorded against

the Property when Articles 1 and 2 take final effect and this Agreement shall bind Richmond and its successors in interest and assigns. Richmond has provided a letter that represents and warrants that there are no other owners or lienholders of record other than Richmond and Walter Glowacki.

2. Notwithstanding any of the terms and provisions of this Agreement, nothing herein shall prohibit or prevent Richmond from continuing to pursue its current housing applications filed under G.L. c.40B or 760 CMR 56.00, et seq., or shall prohibit or prevent Richmond from pursuing future housing applications filed under G.L. c.40B or 760 CMR 56.00, et seq., at any other locations within the Property, and /or at any other locations in the Town of Nantucket.

3. Any breach of this Agreement shall be enforceable by the Parties.

4. Any amendment to this Agreement shall occur only pursuant to a written amendment that is duly voted and authorized by the Parties and then duly executed by the Parties.

5. The Parties acknowledge they had advice of counsel before executing the Agreement.

6. A mutually satisfactory Notice of this Agreement, with agreement to the notice to not be unreasonably withheld, may be recorded by either party once Articles 1 and 2 take final effect under G.L. c.40, §32, but a discharge of the Notice shall be provided and recorded if the Agreement is cancelled as provided for hereunder.

7. This Agreement may be executed in any number of counterparts which together shall constitute one instrument. An electronic signature on this Agreement shall have the same effect as an original.

8. All notices and other communications required or permitted to be given under or by reason of this Agreement shall be in writing and may be delivered by electronic mail, facsimile, US mail or overnight mail. Notices, demands, and communications will, unless another address is specified in writing, be sent to the persons and at the addresses indicated below:

To: Board of Selectmen: Ilana M. Quirk, Esq.
Kopelman and Paige, P.C.
101 Arch Street
Boston, MA 02110
iquirk@k-plaw.com

with a copy to the Town Manager and Board of Selectmen Chairman

To: Richmond: Andrew D. Burek, Esq.
The Richmond Company, Inc.
23 Concord Street

Wilmington, MA 01887
aburek@richmondco.com

with a copy to : Arthur Reade, Esq.
Reade, Gullicksen, Hanley & Gifford, LLC
6 Young's Way
Nantucket, MA 02554
air@readelaw.com

[END OF INSTRUMENT. SIGNATURE PAGE(S) TO FOLLOW]

IN WITNESS, the parties hereunto set their hands and fixed their seals as of November 9, 2015.

**NANTUCKET BOARD OF SELECTMEN***
By:

Robert DeCosta, Chairman

Matthew Fee, Vice Chairman

Tobias Glidden, Member

Dawn E. Hill Holdgate, Member

Rick Atherton, Member

*Pursuant to a vote taken by the Board of Selectmen on November 9, 2015.

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS.

On this 9 day of November 2015, before me, the undersigned Notary Public, personally appeared Robert DeCosta, Chair of the Nantucket Board of Selectmen, as aforesaid, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Town of Nantucket.

(Official Signature and Seal of Notary)

ERIKA DAVIDSON MOONEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2017

**Richmond Great Point Development, LLC**
By: _____
Philip Pastan, Manager

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS.

On this 9 day of NOV., 2015, before me, the undersigned Notary Public, personally appeared Philip Pastan, as Manager of Richmond Great Point Development, LLC, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed above, and acknowledged he signed it voluntarily for its stated purpose on behalf of Richmond Great Point Development, LLC and with full authority to do so.

(Official Signature and Seal of Notary)

ERIKA DAVIDSON MOONEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2017

EXHIBITS:

Exhibit A Article 1 of November 9, 2015 Special Town Meeting

Exhibit B Article 2 of November 9, 2015 Special Town Meeting

535199/NANT40B/19729-0001

# Exhibit A

## ARTICLE 1
## (Zoning Map Change: R-20 to R-5 -- Daffodil Lane and Mayflower Circle; LUG-2 to CN -- Davkim Lane; LUG-2 to R-5 -- Evergreen Way)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. By placing the following properties currently located in the Residential-20 (R-20) district in the Residential-5 (R-5) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 739 | 30 | Daffodil Lane |
| 68 | 740 | 32 | Daffodil Lane |
| 68 | 741 | 34 | Daffodil Lane |
| 68 | 742 | 35 | Daffodil Lane |
| 68 | 736 | 3 | Mayflower Circle |
| 68 | 729 | 4 | Mayflower Circle |
| 68 | 735 | 5 | Mayflower Circle |
| 68 | 730 | 6 | Mayflower Circle |
| 68 | 734 | 7 | Mayflower Circle |
| 68 | 731 | 8 | Mayflower Circle |
| 68 | 733 | 9 | Mayflower Circle |
| 68 | 732 | 10 | Mayflower Circle |
| 68 | A Portion of Mayflower Circle, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 3 Mayflower Circle and 4 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Mayflower Circle, being the westerly portion of Lot # 615 on Land Court Plan 16514-40. | | |
| 68 | A Portion of Daffodil Lane, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 35 Daffodil Lane and 3 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Daffodil Lane, being the westerly portion of Lot # 663 on Land Court Plan 16514-40. | | |

2. By placing the following property currently located in the Limited Use General-2 (LUG-2) district in the Commercial-Neighborhood (CN) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 56.1 | 20(R) | Davkim Lane |

3. By placing the following properties currently located in the Limited Use General-2 (LUG-2) district in the Residential-5 (R-5) district:

Exhibit A

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 711 | 24 | Evergreen Way |
| 68 | 712 | 26 | Evergreen Way |
| 68 | 713 | 28 | Evergreen Way |
| 68 | 714 | 30 | Evergreen Way |

All as shown on a map entitled "2015 Special Town Meeting Warrant Article __ R-20 to R-5: Daffodil Lane and Mayflower Circle: LUG-2 to CN –Davkim Lane: and LUG-2 to R-5: Evergreen Way" dated October 2015 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Philip Pastan, et al)*
PLANNING BOARD MOTION: Moved that the Zoning Map of the Town of Nantucket be amended by taking the following actions:

1. By placing the following properties currently located in the Residential-20 (R-20) district in the Residential-5 (R-5) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 739 | 30 | Daffodil Lane |
| 68 | 740 | 32 | Daffodil Lane |
| 68 | 741 | 34 | Daffodil Lane |
| 68 | 742 | 35 | Daffodil Lane |
| 68 | 736 | 3 | Mayflower Circle |
| 68 | 729 | 4 | Mayflower Circle |
| 68 | 735 | 5 | Mayflower Circle |
| 68 | 730 | 6 | Mayflower Circle |
| 68 | 734 | 7 | Mayflower Circle |
| 68 | 731 | 8 | Mayflower Circle |
| 68 | 733 | 9 | Mayflower Circle |
| 68 | 732 | 10 | Mayflower Circle |
| ~~68~~ | ~~A Portion of Mayflower Circle, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 3 Mayflower Circle and 4 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Mayflower Circle, being the westerly portion of Lot # 615 on Land Court Plan 16514-40.~~ | | |
| ~~68~~ | ~~A Portion of Daffodil Lane, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 35 Daffodil Lane and 3 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Daffodil Lane, being the westerly portion of Lot # 663 on Land Court Plan 16514-40.~~ | | |

2. By placing the following property currently located in the Limited Use General-2 (LUG-2) district in the Commercial-Neighborhood (CN) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 56.1 | 20(R) | Davkim Lane |

3. By placing the following properties currently located in the Limited Use General-2 (LUG-2) district in the Residential-5 (R-5) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 711 | 24 | Evergreen Way |
| 68 | 712 | 26 | Evergreen Way |
| 68 | 713 | 28 | Evergreen Way |
| 68 | 714 | 30 | Evergreen Way |

All as shown on a map entitled "2015 Special Town Meeting Warrant Article 1 R-20 to R-5: Daffodil Lane and Mayflower Circle: LUG-2 to CN –Davkim Lane: and LUG-2 to R-5: Evergreen Way" dated October 2015 and filed herewith at the Office of the Town Clerk.

PLANNING BOARD COMMENT: Articles 1 and 2 are companion articles. The motion printed in the Warrant is based upon passage of Article 2 as recommended by the Planning Board. The zoning changes proposed within this article were supported based upon the representation of Richmond Great Point Development, LLC ("RGP") that a Memorandum of Agreement followed by a Developer's Agreement would be executed between RGP and the Board of Selectmen ("BOS"). This binding agreement, if approved by the BOS, will require RGP to exercise the changes approved in Articles 1 and 2 as a package, and will not allow them to simply utilize the zoning map changes independently. The production of affordable housing is imperative to make progress toward the state mandated requirement of 10% of the year-round housing stock and implementation of the zoning provisions contained within Article 2 will provide for local control of the process.

FINANCE COMMITTEE COMMENT: To be provided at Town Meeting, pending review of the Memorandum of Agreement executed between the Board of Selectmen and Richmond Great Point Development, LLC.

# Exhibit B

## ARTICLE 2
## (Zoning Bylaw Amendment: Workforce Housing)

To see if the Town will vote to amend the Code of the Town of Nantucket, Chapter 139 (Zoning), by taking the following actions:

1. Amend section 2 (definitions) to insert a new definition of “workforce housing” and to amend the existing definitions of “apartment building”, “affordable housing”, “apartment”, “eligible household”, “Nantucket Housing Needs Ownership Form”, to the extent necessary or required, and to insert any new definition or amend any existing definition to the extent necessary or required to implement the overall objectives of this article.

2. Amend section 7A (use chart) by inserting a new use(s) related to workforce housing dwelling units as necessary or required;

3. Insert a new section 8D, and/or to amend 8C, to provide new language, the purpose of which is as follows:

    a. To incentivize the creation of workforce and affordable rental and ownership housing opportunities;

    b. To promote consistency, quality, and flexibility in the site layout and design;

    c. To mitigate traffic congestion by encouraging the creation of compact neighborhoods proximate to compatible adjacent commercial uses that reduce the need for vehicle trips to already congested areas, and;

    d. To promote economic vitality and a greater diversity of housing opportunities in compliance with objectives contained within plans adopted or accepted by the Town of Nantucket, Nantucket Planning and Economic Development Commission, or the Nantucket Housing Authority.

4. Insert a new section 8D and/or amend 8C to provide new language for the allowance of density bonuses by the issuance of a special permit granted by the Planning Board, as follows:

    a. To allow the aggregation of lots for apartment buildings for workforce housing at a density of 1 unit per 1,250 square feet of lot area in the CN district with a maximum of 20 dwelling units containing up to 40 bedrooms on a single lot;

    b. To alter or remove the minimum lot size, frontage, setback(s), ground cover ratio, and regularity formula compliance as designated in section 16 for lots within the R-5 district.

    c. To establish minimum “affordability” criteria, programmatic and design standards, including, but not limited to: establishing minimum percentages of units restricted based on income limits between 50% and 200% of the annual area median income, establishing the minimum duration of affordability

restrictions, establishing interior and exterior features/finishes to marking rate units, requiring equal disbursement among market rate units.

5. To amend sections 16 (change 33 reference to 30) and 18 (specify apartment, apartment building, workforce housing apartment), 20 (screening waived where lots are in common ownership), 23 (exempt SF and duplex from site plan review), and any other section of the Bylaw implement the overall objectives of this article.

   Or, to take any other action related thereto.

*(Philip Pastan, et al)*
PLANNING BOARD MOTION: Moved that Code of the Town of Nantucket, Chapter 139 (Zoning), be amended by taking the following actions:

1. Amend Section 2 (definitions) to insert two new definitions, of "workforce homeownership housing" and "workforce rental housing", in alphabetical order with existing definitions, as follows:

   WORKFORCE HOMEOWNERSHIP HOUSING
   Ownership or rental of single family dwelling units, pursuant to §139-8D, where at least 25% of the total dwelling units are restricted to occupancy by households earning at or below the percentages of area median income set forth herein. An increment of 75% of the total 25% of the restricted units shall be restricted to occupancy by households earning at or below 80% of area median income. The remaining increment of 25% of the total 25% of the restricted units shall be restricted to occupancy by households earning at or below 175% of area median income.

   WORKFORCE RENTAL HOUSING
   Rental of multi-family dwelling units, pursuant to §139-8D, where at least 25% of the total dwelling units are restricted to occupancy by households earning at or below 80% of area median income.

2. Amend Section 7A (use chart) by inserting in the "Use" column, between "Duplex" and "Elder Housing Facilities" a new use "Workforce Rental Community" to be allowed by Special Permit (SP) in the CN district only.

3. Insert a new Section 8D as follows:

D. Special permit issued by the Planning Board to create workforce homeownership housing in the R-5 zoning district through a Workforce Homeownership Housing Bonus Lots allowance and in the CN zoning district through a Workforce Rental Community. The purpose of this provision is to incentivize the creation of workforce and affordable rental and ownership housing opportunities; to promote consistency, quality, and flexibility in the site layout and design; to mitigate traffic congestion by encouraging the creation of compact neighborhoods proximate to compatible adjacent commercial uses that reduce the need for vehicle trips to already congested areas, and; to promote economic vitality and a greater diversity of housing opportunities in compliance with objectives contained within plans adopted or accepted by the Town of Nantucket, Nantucket Planning and Economic

Development Commission, or the Nantucket Housing Authority. This Bylaw, which sets a minimum size lot area, is intended to allow for aggregation of buildings, parking spaces, and open areas to improve design quality. Consistent design quality shall be applied to all dwelling units and affordable units shall be distributed evenly throughout the development.

(1) Requirements.

a. The following requirements shall apply to Workforce Homeownership Housing Bonus Lots in the R-5 zoning district and to Workforce Housing Rental Community in the CN zoning district.

i. Minimum lot requirement of 60,000 square feet;

ii. The term of affordability shall be in perpetuity or the longest term allowed by law;

iii. The application shall be subject to Major Site Plan Review;

iv. The Planning Board shall be the sole special permit granting authority for any relief pursuant to any provision of this Chapter;

v. Planning Board approval of a special permit shall not substitute for approval of a definitive subdivision or approval not required (ANR) plan.

vi. Project must be eligible for approval as Local Action Units (LAU) through the Local Initiative Program (LIP) or otherwise included on the Town's Subsidized Housing Inventory. It shall be the responsibility of the applicant to take all reasonable steps necessary to ensure the units are included, including without limitation, preparation and execution of a Regulatory Agreement in a form to be approved by the Town of Nantucket, through its Board of Selectmen, and by the Department of Housing and Community Development ("DHCD") and provision of any other documents requested by DHCD.

(2) Workforce Homeownership Housing Bonus Lots.

a. Bonus lots, subject to the requirements below, shall be based on the number of building lots which could have been created through a conventional subdivision plan. The maximum number of building lots, excluding any bonuses, shall not exceed the number which may have otherwise been created on a conventional subdivision plan meeting all dimensional and upland requirements of the Zoning Bylaw and in full conformance with (and requiring no waivers from) the "Rules and Regulations Governing the Subdivision of Land," as may be amended by the Planning Board from time to time, as demonstrated by the submission of a dimensioned lotting plan. For all density calculations that result in a fractional number, only fractions equal to or greater than 0.51 should be rounded to the next highest whole number.

i. The total number of lots shall be calculated by multiplying the number of lots allowed by-right, as described above, by a factor of 1.33.

ii. 25% of the total number of lots allowed, using the bonus provision, must be allocated and restricted to ownership by households earning at or below the area median income limits set forth in the definition of Workforce Homeownership Housing, as defined in §139-2, or, the rental dwelling units located on the lots achieved through the bonus provision must be restricted to households earning at or below 80% of area median income. Said lots shall be subject to a Nantucket

Housing Needs Covenant -Ownership Form or other instrument restricting sale or rental to households earning at or below the area median income limits set forth in the definition of Workforce Homeownership Housing, as defined in §139-2.

b. The Planning Board may reduce, by up to 100%: the front yard setback (but not the side or rear yard setbacks applied to the perimeter of the project area), internal side or rear yard setbacks (meaning setbacks between lots which are the subject of the application), side or rear yard setbacks between the lots which are the subject of the application and other land in common ownership or control of the applicant, and the required frontage, provided that the lot has sufficient vehicular access through an easement.
c. The Planning Board may allow an increase in the ground cover ratio up to 50%.
d. A minimum buffer area of at least 20 feet shall be established between the Workforce Homeownership Housing Bonus Lots and residentially zoned abutting properties. The Planning Board may require the buffer area to include plantings, fencing, walls, or other improvements to mitigate impacts to abutting properties.

(3) Workforce Rental Community

a. Rental dwelling units in one or more structures, shall be subject to the following requirements:
    i. The maximum number of dwelling units shall not exceed 32, at least 8 of which must (25% of which) be restricted to occupancy by households earning at or below 80% of area median income. An instrument, in a form approved by the Planning Board, restricting rental of at least 8 of the dwelling units to households earning at or below 80% of area median income must encumber the subject lot(s);
    ii. The maximum number of bedrooms contained within the Workforce Rental Community Lot shall not exceed 57;
    iii. At least 10% of the total dwelling units within the Workforce Housing Rental Community must contain at least 3 bedrooms, unless such requirement is reduced by a future binding directive from the Commonwealth of Massachusetts Department of Housing and Community Development which confirms that fewer than 10% three bedroom units may be included in the Workforce Rental Community while still confirming that all of the units in the Workforce Rental Community shall be eligible for inclusion on the Town's Subsidized Housing Inventory. In such an instance, the Planning Board shall have the discretion to approve fewer 3 bedroom units within the Workforce Rental Community, in conjunction with the issuance of the special permit, as long as the requirement described above with respect to confirmation of the eligibility of all of the units in the Workforce Rental Community relative to inclusion on the Town's Subsidized Housing Inventory has been met.
b. A minimum buffer area of at least 20 feet shall be established between the Workforce Rental Community and residentially zoned abutting properties.

The Planning Board may require the buffer area to include plantings, fencing, walls, or other improvements to mitigate impacts to abutting properties.

c. The Planning Board may, in addition to those requirements included in §139-23, require submission of additional documentation, including without limitation, detailed floor plans, operation and management plan for the project, including maintenance of the structure(s) and the site.

d. The Planning Board may reduce, by up to 100%, the side and rear yard setbacks where two or more Workforce Rental Community Lot projects are adjacent to each other.

4. Amend Section 18B by adding an asterisk after "Apartment" and inserting the following language under the "Notes" section:

*For interpretation purposes, apartment shall include the following uses contained within the Use Table in §7A: apartment, apartment building, garage apartment, and workforce rental community.

5. Amend Section 23A(1) as follows:

The construction or alteration of any single-family or duplex dwelling, or building accessory to such dwelling, except when such dwellings are an integral part of workforce homeownership housing bonus lots or a workforce rental community application pursuant to § 139-8 of this chapter, major commercial development application pursuant to § 139-11 of this chapter, and except where such dwellings are located in the Moorlands Management District, § 139-13 of this chapter;

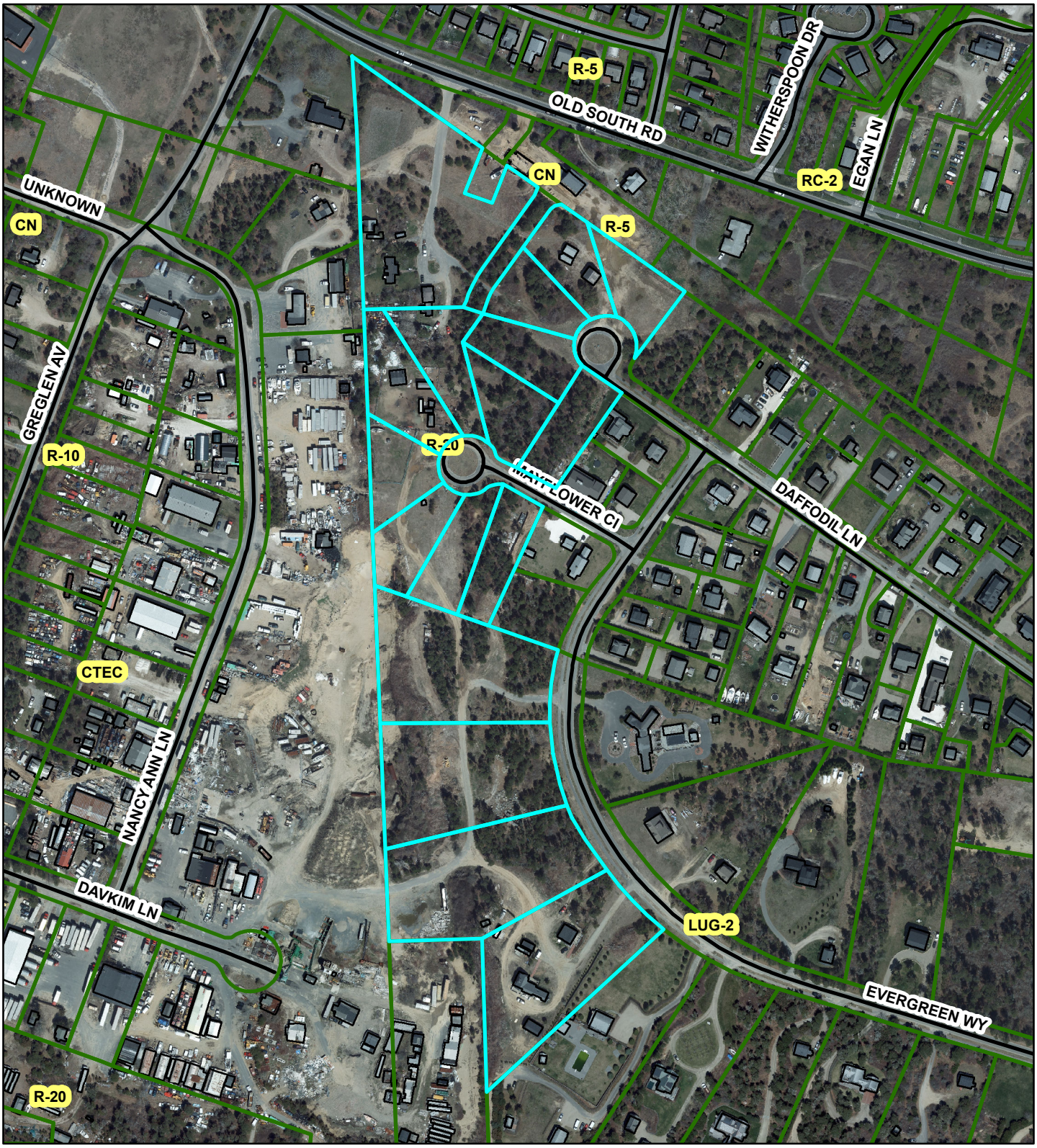
6. Amend section 16A as follows:

Except as expressly provided by § 139-330 of this chapter….

PLANNING BOARD COMMENT: A locally based process for the creation of affordable/workforce housing units, as opposed to the 40B application process that is strictly controlled by the state, will become available if this zoning amendment is passed. Local regulations, including those regulations within the purview of the Historic District Commission, will guide the process for ownership and rental housing production.

FINANCE COMMITTEE COMMENT: To be provided at Town Meeting, pending review of the Memorandum of Agreement executed between the Board of Selectmen and Richmond Great Point Development, LLC.

#43-16 Richmond Great Point Development, LLC
Sandpiper Place Single Family Home Development Project
Off Daffodil Lane, Mayflower Circle, Evergreen Way & Old South Road
Map 68 Parcels 129, 711, 712, 713, 714, 729, 730, 731, 732, 733, 734, 735, 736, 739, 740, 741, 742, 999.2



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

JUN 15 2016

# Nantucket Planning Board

## Application for a Special Permit

RECEIVED
JUN 15 2016
By

Date: June 13, 2016 File #:

Name of development: "Sandpiper Place" Single Family Home Development Project

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)
Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950
E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Green Seal Environmental, Inc. (Heather Twiss)

Mailing address: 114 State Road, Sagamore Beach MA 02562 Phone number:
508-888-6034 Fax number: 508-888-1506 E-mail: htwiss@gseenv.com

Location of lot(s): Off Daffodil Lane, Maflower Circle, Evergreen Way, and Old South Road

Street address Nineteen (19) Separate Parcels / Addresses

Tax Assessors Map Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels
Plan Book Page **OR**

Plan File # **OR** Land Court Plan # at Certificate #

Size of parcel: 749,235 SF (17.20 Acres) sq. ft. Zoning District: R-5 (Residential-5)

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 |
|---|---|
| | |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| None | |

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

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

Not Applicable (Application is not a Major Commercial Development Project)

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) Philip Pastan, as Manager of Richmond Great Point Development LLC

_____

Applicant's Signature

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)

"ATTACHMENT A"
LIST OF INDIVIDUAL PROPERTIES FOR PLANNING BOARD SPECIAL PERMIT CERTIFIED ABUTTERS LIST REQUEST
RICHMOND GREAT POINT DEVELOPMENT LLC
"SANDPIPER PLACE" SINGLE FAMILY HOME OWNERSHIP DEVELOPMENT PROJECT

| Index | Parcel Address | Assessor's Tax Map / Parcel ID | | Land Court Plan Information | |
|---|---|---|---|---|---|
| | | Map | Parcel | Plan Number | Lot |
| 1 | 30 Daffodil Lane | 68 | 739 | 16514-40 | 628 |
| 2 | 32 Daffodil Lane | 68 | 740 | 16514-40 | 629 |
| 3 | 34 Daffodil Lane | 68 | 741 | 16514-40 | 630 |
| 4 | 35 Daffodil Lane | 68 | 742 | 16514-40 | 631 |
| 5 | 3 Mayflower Circle | 68 | 736 | 16514-40 | 625 |
| 6 | 4 Mayflower Circle | 68 | 729 | 16514-40 | 618 |
| 7 | 5 Mayflower Circle | 68 | 735 | 16514-40 | 624 |
| 8 | 6 Mayflower Circle | 68 | 730 | 16514-40 | 619 |
| 9 | 7 Mayflower Circle | 68 | 734 | 16514-40 | 623 |
| 10 | 8 Mayflower Circle | 68 | 731 | 16514-40 | 620 |
| 11 | 9 Mayflower Circle | 68 | 733 | 16514-40 | 622 |
| 12 | 10 Mayflower Circle | 68 | 732 | 16514-40 | 621 |
| 13 | 24 Evergreen Way | 68 | 711 | 16514-16 | 431 |
| 14 | 26 Evergreen Way | 68 | 712 | 16514-16 | 432 |
| 15 | 28 Evergreen Way | 68 | 713 | 16514-16 | 433 |
| 16 | 30 Evergreen Way | 68 | 714 | 16514-16 | 434 |
| 17 | 73 Old South Road | 68 | 129 | 16514-97 | 853 |
| 18 | 75(A) Old South Road | 68 | 999.2 | 16514-100 | 858 |
| 19 | Private Way (Adjacent to 73 Old South Road) | n/a | n/a | 16514-G | "40.00 Wide Way" |

"ATTACHMENT B"
LIST OF INDIVIDUAL PROPERTIES FOR DERIVATION OF TITLE FOR SPECIAL PERMIT APPLICATION
RICHMOND GREAT POINT DEVELOPMENT LLC
"SANDPIPER PLACE" SINGLE FAMILY HOME OWNERSHIP DEVELOPMENT PROJECT

| Index | Parcel Address | Deed Recording Reference (Date, Book, Page) | | | Internal Reference in Deed | |
|---|---|---|---|---|---|---|
| | | Date | Book | Page | Parcel Number | Page |
| 1 | 30 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Five | 11 |
| 2 | 32 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Six | 11 |
| 3 | 34 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Seven | 11 |
| 4 | 35 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Eight | 11 |
| 5 | 3 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-Four | 11 |
| 6 | 4 Mayflower Circle | August 8, 2013 | O1397 | 312 | Forty-Seven | 9 |
| 7 | 5 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-Three | 11 |
| 8 | 6 Mayflower Circle | August 8, 2013 | O1397 | 312 | Forty-Eight | 10 |
| 9 | 7 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-Two | 10 |
| 10 | 8 Mayflower Circle | August 8, 2013 | O1397 | 312 | Forty-Nine | 10 |
| 11 | 9 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-One | 10 |
| 12 | 10 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty | 10 |
| 13 | 24 Evergreen Way | August 8, 2013 | O1397 | 312 | Thirty-Seven | 8 |
| 14 | 26 Evergreen Way | August 8, 2013 | O1397 | 312 | Thirty-Eight | 8 |
| 15 | 28 Evergreen Way | August 8, 2013 | O1397 | 312 | Thirty-Nine | 8 |
| 16 | 30 Evergreen Way | August 8, 2013 | O1397 | 312 | Forty | 8 |
| 17 | 73 Old South Road | August 8, 2013 | O1397 | 312 | Forty-Three | 9 |
| 18 | 75(A) Old South Road | February 6, 2015 | Document # 00147075 | | n/a | n/a |
| 19 | Private Way (Adjacent to 73 Old South Road) | n/a | n/a | n/a | n/a | n/a |

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of "Conventional Subdivision Plan" (Dimensioned Lotting Plan)
In Support of Application for Special Permit (Workforce Homeownership Housing)
"Sandpiper Place" Single Family (Home Ownership) Housing Development
Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way
Richmond Great Point Development LLC (Owner / Developer)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed "Conventional Subdivision Plan" (including the description provided herein and the attached plans) in support of the application / plans for a special permit that is being submitted (concurrently) to the Town of Nantucket Planning Board to provide for the development of the "workforce homeownership housing" project which is proposed to be located on a combination of nineteen (19) contiguous properties comprising +/- 17.2 acres of land located on portions of 73, and 75(A) Old South Road; 30, 32, 34, and 35 Daffodil Lane, 3, 4, 5, 6, 7, 8, 9, and 10 Mayflower Circle, and 24, 26, 28, and 30 Evergreen Way, and an existing "Private Way" abutting and located immediately east of the 73 Old South Road property.

As you know, the applicable zoning, eligibility criteria, and process for applying for this category of special permit (workforce homeownership housing) is set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw, including an explanation of the parameters by which a project's eligibility for "bonus lots" is to be determined, and a description of the methodology for calculating the "bonus lots" that the project may be eligible for.

Section 139(8)(D)(2)(a) requires that the determination of any "bonus lots" is based on an analysis of the total number of building lots that can be created on the subject property by way of:

> *"a conventional subdivision plan meeting all dimensional and upland requirements of the Zoning Bylaw and in full conformance with (and requiring no waivers from) the Rules and Regulations Governing the Subdivision of Land, as may be amended by the Planning Board from time to time, as demonstrated by the submission of a dimensioned lotting plan.*

The remainder of this correspondence briefly describes the methodology and calculations utilized to create the dimensioned lotting plan, which is attached hereto, and the conclusion that has been reached with respect to the total number of conventional building lots and bonus building lots that could be developed on the subject property, per the applicable criteria and regulations, as described above, subject to the issuance of the requisite special permit by the Town of Nantucket Planning Board.

The subject property is comprised of a total of +/- 17.2 acres of land area, encompassing a total of nineteen (19) existing lots, all of which has been designated within the Residential-5 (R-5) zoning district.

As shown in the attached "dimensioned lotting" plan, in accordance with the criteria set forth in Section 139(8)(D)(2)(a) of the Town of Nantucket Zoning Bylaw, and based on our engineering and zoning analysis, a conventional subdivision can be created on the subject property which yields a total of eighty-one (81) individual "by right" building lots.

This includes the design of building lots that all meet or exceed the (five thousand square foot) minimum lot area criteria, the fifty linear feet) minimum lot frontage criteria, and the (not less than 0.55) minimum lot regularity factor. The proposed plan also includes an access road (connecting to Old South Road) and internal roadways that are a minimum of the (forty linear feet wide) right of way width that is prescribed in the Rules and Regulations Governing the Subdivision of Land

Based on the foregoing, by applying the 1.33 "bonus lots" factor to the number of building lots allowed "by right" as set forth in Section 139(8)(D)(2)(a)[1] of the Town of Nantucket Zoning Bylaw, the subject property would be permitted to include a total of one hundred and eight (108) building lots, with the "by-right" base of eighty-one (81) building lots and an increment of twenty-seven (27) "bonus lots".

The accompanying "sub-area" plan documents how the overall subject property can be broken up into four (4) individual subdivisions of not less than 60,000 square feet of land area, and shows the total number of ("by-right") building lots that can be created in each sub-area / subdivision (see table below).

**Calculations of Sub Areas (Individual Subdivisions) within Subject Property**

| Sub Area | Land Area (Square Feet) | Land Area (Acres) | "By-Right" Lots |
|---|---|---|---|
| Sub Area # 1 | 210,000 SF | 4.8 Acres | 38 Lots |
| Sub Area # 2 | 120,200 SF | 2.8 Acres | 16 Lots |
| Sub Area # 3 | 60,000 SF | 1.4 Acres | 9 Lots |
| Sub Area # 4 | 100,000 SF | 2.3 Acres | 18 Lots |
| Roads / Open Space | 257,000 SF | 5.9 Acres | n/a |
| **Total** | **747,200 SF** | **17.2 Acres** | **81 Lots** |

Notwithstanding the maximum one hundred and eight (108) total building lots that can be created within the subject property, including the twenty-seven (27) "bonus lots" as described and demonstrated herein through submittal of the conventional subdivision plan, the maximum total single family building lots that were agreed to be developed on the subject property in the "*2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement*" that was entered into on November 9, 2015, by and between Richmond Great Point Development LLC and the Town of Nantucket, acting by and through its Board of Selectmen, were limited to one hundred (100) building lots.

Based on the foregoing, the (workforce homeownership housing) special permit application that is being submitted concurrently with this correspondence, to facilitate the development of the proposed "Sandpiper Place" development on the subject property includes a total of one hundred (100) building lots, a total that is eight (8) building lots less than the maximum total that could otherwise be created on the subject property.

We look forward to the results of your review of the enclosed information / calculations and the attached plans, to confirm the accuracy and conclusions of the dimensioned lotting plan and the maximum number of building lots which could be created on the subject property.

If you have any immediate questions with respect to the information and materials submitted herein or the proposed project in general, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Special Permit (Workforce Homeownership Housing)
"Sandpiper Place" Single Family (Home Ownership) Housing Development
Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way
Richmond Great Point Development LLC (Owner / Developer)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "workforce homeownership housing" project which is proposed to be located on a combination of nineteen (19) contiguous properties comprising +/- 17.2 acres of land located on portions of 73, and 75(A) Old South Road; 30, 32, 34, and 35 Daffodil Lane, 3, 4, 5, 6, 7, 8, 9, and 10 Mayflower Circle, and 24, 26, 28, and 30 Evergreen Way, and an existing "Private Way" abutting and located immediately east of the 73 Old South Road property.

The proposed project is comprised of the land area that was specifically re-zoned for this purpose, to the Residential-5 (R-5) zoning district and to qualify for the "workforce homeownership housing bonus lots" by the approval of Article 1 and Article 2 at the Nantucket Special Town Meeting of November 9, 2015, the provisions of which have been codified as Section 139-8(D) (Residential Development Options) of the Town of Nantucket Zoning Bylaw.

The proposed project is also expressly consistent with and complies with the terms and provisions of the "*2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement*" dated November 9, 2015, which memorializes the specific terms under which a workforce homeownership housing community could be developed on the above-captioned properties (the "MOA").

The proposed project is comprised of a series of one hundred (100) single family residential lots, located in a subdivision / neighborhood that incorporates roadways, pedestrian walkways / bicycle paths, street lighting, and is served by a range of new infrastructure improvements (water, sewer, drainage, etc.).

The range of lot sizes that are proposed to be created, as shown on the attached plans, are as follows:

**"Sandpiper Place" Single Family Home Ownership Project**
**Summary of Proposed Lot Types / Sizes**

| Lot Number on Plan | Range in Size of Lots | Number of Each Type of Lot in Project |
|---|---|---|
| **"A" Lots** | 4,500 SF (90' by 50') | 26 Lots |
| **"B" Lots** | 4,000 SF (80' by 50') | 58 Lots |
| **"C" Lots** | 4,125 SF (75' by 55') | 16 Lots |
| **Subtotal** | **4,000 SF to 4,500 SF** | **100 Lots** |

Twenty-five percent of all of the proposed lots / homes, equal to twenty-five (25) lots / homes, will be developed as homes that will be sold to buyers who qualify under the household income and related eligibility criteria set forth in the MOA (including the local preference and lottery provisions described therein).

This will include the sale of nineteen (19) of the homes to buyers whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (80% of AMI) annual income limits were equal to $67,700 in annual income for a three person household and $75,200 in annual income for a four person household. Based on these income limits and recent thirty year fixed rate mortgage interest rates which set the formula under how the maximum sales prices are established, the maximum sales price for the (80% AMI) affordable homes will be +/- $260,000 for a two bedroom home and +/- $285,000 for a three bedroom home. By the time the proposed project is approved, these maximum income and sales price limits will likely be tied to the 2016 income data that is issued / updated by the federal government, so these limits will likely change (slightly).

Under the "local affordability" provision set forth in the MOA, the other six (6) affordable homes will be sold to buyers whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (175% of AMI) annual income limits were equal to $148,000 in annual income for a three person household and $164,500 in annual income for a four person household. Based on these income limits and recent thirty year fixed rate mortgage interest rates which set the formula under how the maximum sales prices are established, the maximum sales price for the (175% AMI) affordable homes will be +/- $540,000 for a two bedroom home and +/- $598,000 for a three bedroom home. By the time the proposed project is approved, these maximum income and sales price limits will likely be tied to the 2016 income data that is issued / updated by the federal government, so these limits will likely change (slightly).

Per the terms of the MOA, all of the twenty-five (25) affordable homes will be dispersed uniformly throughout the project and the appearance and quality of finishes of the affordable homes will be directly comparable to the market rate homes that are developed within the property.

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor, as modified by the site flexibility standards that are set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw for workforce homeownership housing, which the proposed project is qualified for,

Because it is subject to issuance of a workforce homeownership housing special permit, as specified in Section 139-8(D)(1)(a)[3] of the Town of Nantucket Zoning Bylaw, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

The proposed project also includes a major "community focal point", which is proposed to be located at a highly visible and accessible location adjacent to the main entrance to the proposed project, immediately south of Old South Road, in the center of the 73 Old South Road property, that has been designed to incorporate a series of public spaces for community use, including a meeting house / barn structure, an outdoor common area, an outdoor patio / stage area, and landscaping improvements, all of which will be made available for public and community use for events and performance activities.

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH
John Ogren, Hayes Engineering

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Special Permit (Workforce Homeownership Housing)
Richmond Great Point Development LLC (Owner / Developer)
"Sandpiper Place" Single Family Homeownership Development

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "Sandpiper Place" workforce homeownership housing development, comprised of one hundred (100) single family housing lot on a combination of nineteen (19) properties totaling +/- 17.2 acres of land located Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH

## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES
NANTUCKET, MA

# DIMENSIONED LOTTING PLAN

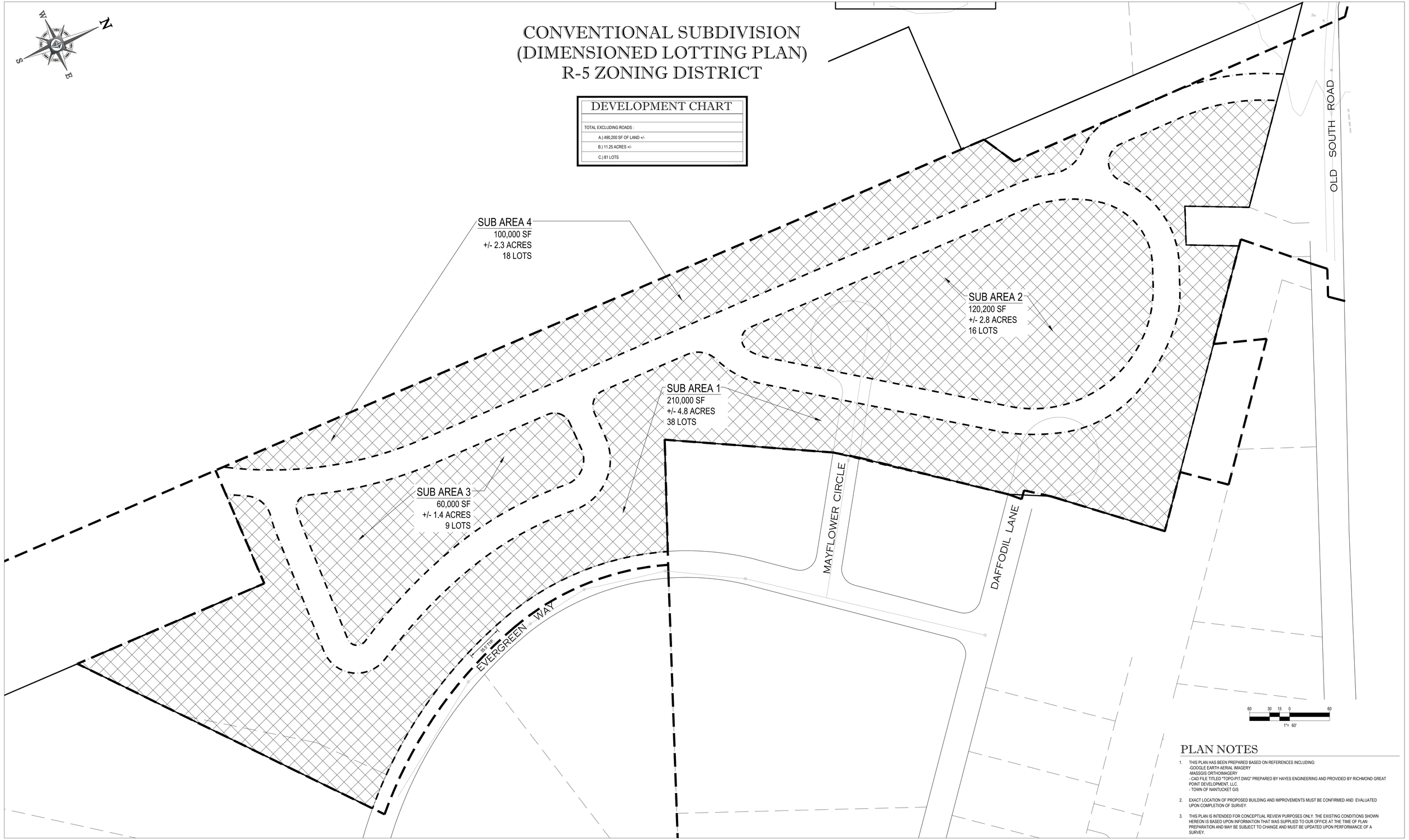
SCALE: 1"=60'
DATE: 06/10/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

# CONVENTIONAL SUBDIVISION
# (DIMENSIONED LOTTING PLAN)
# R-5 ZONING DISTRICT

| DEVELOPMENT CHART |
|---|
| |
| TOTAL EXCLUDING ROADS : |
| A.) 490,200 SF OF LAND +/- |
| B.) 11.25 ACRES +/- |
| C.) 81 LOTS |




## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES
NANTUCKET, MA

CONVENTIONAL SUBDIVISION
(DIMENSIONED LOTTING PLAN) R-5 ZONING DISTRICT

SCALE: 1"=60'
DATE: 06/10/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

#44-16 Old Thumper LLC
29 Young's Way
Map67 Parcel 690
Special Permit Modification

READE, GULLICKSEN, HANLEY & GIFFORD, LLP
SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554
(508) 228-3128
FAX: (508) 228-5630

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
MARIANNE HANLEY
WHITNEY A. GIFFORD

MAILING ADDRESS
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

PLANNING BOARD
FILE # 44-16

July 8, 2016

**BY HAND DELIVERY**

Catherine Ancero, Administrative
Assistant
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 29 Youngs Way

Dear Catherine:

Enclosed please find an application for modification of a special permit. A copy has been filed with the Town Clerk, and a PDF of the application has been emailed to you. Please place this matter on the agenda for the August 8 Planning Board meeting.

Please let me know if you need anything further. Thank you for your assistance.

Sincerely,

Marianne Hanley

Enclosures
Cc: Old Thumper LLC

F:\WpN\Natsis\anceroltr2.doc

RECEIVED
JUL 08 2016
By
2016 JUL -8 PM 2:32
NANTUCKET
TOWN CLERK

# Nantucket Planning Board

## Application for an Amendment to a Previously Granted Special Permit

Date: July 8, 2016

Name of Development: Old Thumper LLC PLANNING BOARD

Planning Board File No.: 49-15

FILE # 44-16

Owner(s)' Name(s): Old Thumper LLC

Mailing Address: 2 Greglen Avenue, Suite 309, Nantucket, MA 02554
Phone number: (508) 325-9583 Fax number: _____ E-mail: lukeph@hotmail.com

Applicant's Name: _____

Mailing Address: _____
Phone number: _____ Fax number: _____ E-mail: _____

Engineer/Surveyor: Island Surveyors LLC

Mailing Address: 90 Old South Road, Nantucket, MA 02554
Phone number: (508) 228-2720 Fax number: _____ E-mail: _____

Location of Lots:
Street Address: 29 Youngs Way

Tax Assessor's Map: 67 Parcel: 690

Nantucket County Registry of Deeds:

Land Court Plan _____ **or** Plan Book 1518 Page 218

**or** Plan File #: Lot 22, Plan File 2003-10

Size of Parcel 10,777 square feet
Zoning District RC-2

Describe proposed modification in detail:

Modify special permit and site plan to show three garage bays on first floor of commercial/residential structure.

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):

Old Thumper LLC

By:

Applicant's Signature:

I/we Old Thumper LLC, the undersigned, hereby authorize Reade, Gullicksen, Hanley & Gifford, LLP 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):

**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.**

CURRENT ZONING CLASSIFICATION:
Residential Commercial (RC–2)

| | | EXISTING: |
|---|---|---|
| MINIMUM LOT SIZE: | 5000 S.F. | 10,777± S.F. |
| MINIMUM FRONTAGE: | 40 FT. | SEE PLAN |
| FRONT YARD SETBACK: | 10 FT. | SEE PLAN |
| REAR/SIDE SETBACK: | 5 FT. | SEE PLAN |
| GROUND COVER % : | 50% | SEE PLAN |

*NOTE: LOT IS WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT*

## PARKING CALCULATIONS

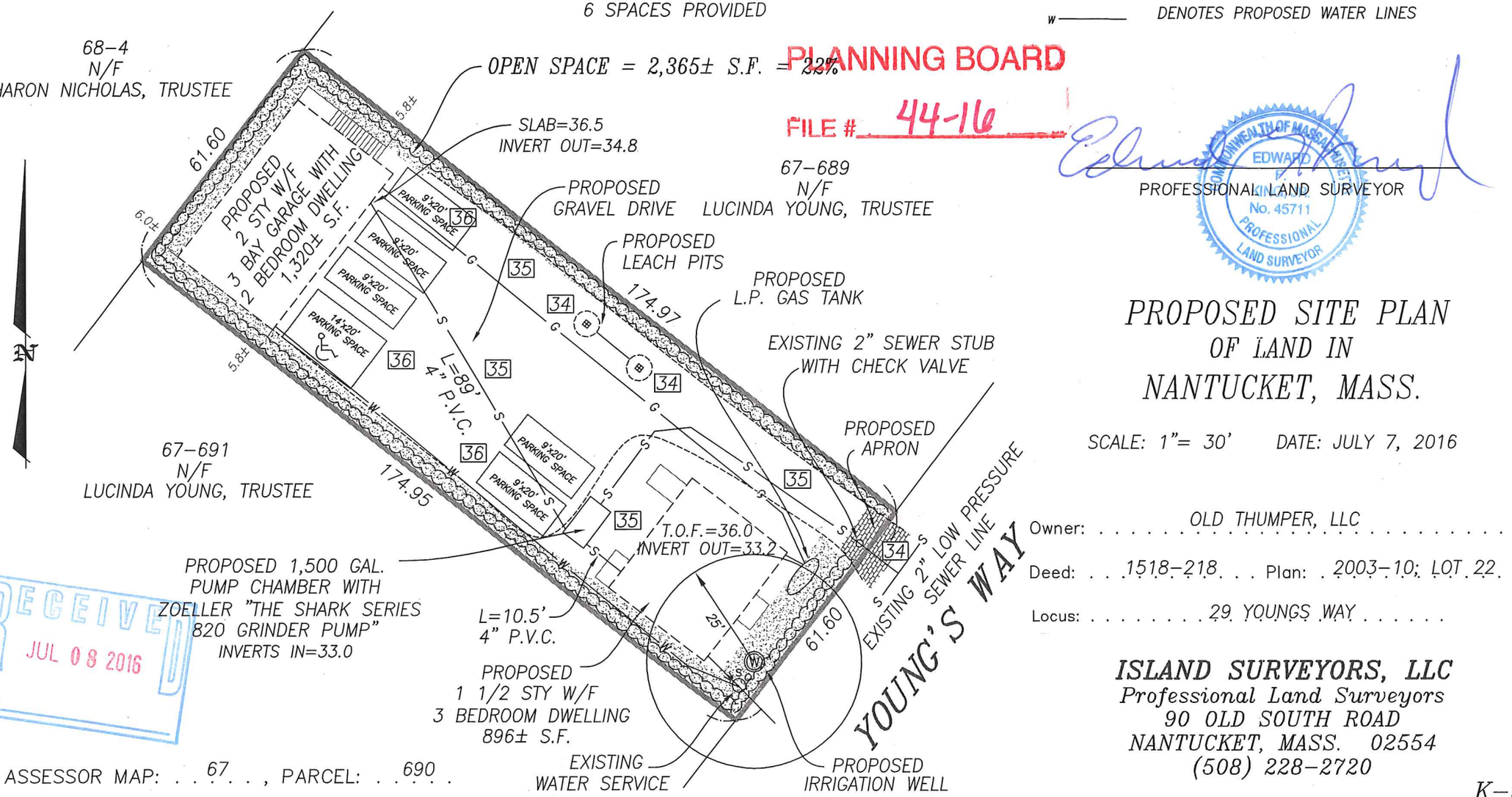
GARAGE/SHOP AREA 1,320 = 2 SPACES
DWELLING ABOVE GARAGE = 2 SPACES
FRONT DWELLING = 2 SPACES

6 SPACES PROVIDED

## LEGEND

- DENOTES EXISTING WATER SHUT–OFF
- 35 DENOTES PROPOSED GRADE
- —— S DENOTES PROPOSED SEWER LINES
- ——— G DENOTES PROPOSED L.P. GAS LINES
- W ——— DENOTES PROPOSED WATER LINES

PLANNING BOARD
FILE # 44-16




RECEIVED
JUL 08 2016
By

ASSESSOR MAP: . . 67 . . , PARCEL: . . . 690 . . .

COMMONWEALTH OF MASSACHUSETTS
EDWARD J. LINDSEY
No. 45711
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

# PROPOSED SITE PLAN
## OF LAND IN
## NANTUCKET, MASS.

SCALE: 1"= 30' DATE: JULY 7, 2016

Owner: . . . . . OLD THUMPER, LLC . . . . . .

Deed: . . . 1518–218 . . . Plan: . 2003–10; LOT 22 . .

Locus: . . . . . 29 YOUNGS WAY . . . . .


**ISLAND SURVEYORS, LLC**
*Professional Land Surveyors*
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720


K–587

**WANNACOMET WATER COMPANY**

Nantucket Water Commission
Nelson K. Eldridge
Allen Reinhard
Noreen Slavitz

Robert L. Gardner
General Manager

1 Milestone Road
Nantucket, MA 02554

Telephone (508) 228-0022
Facsimile (508) 325-5344
www.wannacomet.org

July 12, 2016

Ms. Holly Backus
Land Use Specialist
Nantucket Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

**via E-mail**

RE: Certificate of Water Quality Compliance: Old Thumper LLC; 29 Young's Way

Dear Holly,

I have reviewed the application, along with the supporting documents, for an Amendment to a Previously Granted Special Permit submitted by Old Thumper, LLC for the property and project located at 29 Young's Way. I issued a Certificate for Water Quality Compliance for the original project on November 17, 2015 and after my review have determined that this Amendment will not have an adverse effect on ground water quality. Therefore, the current Certificate of Water Quality Compliance is still applicable and valid.

If you have any questions please do not hesitate to contact me.

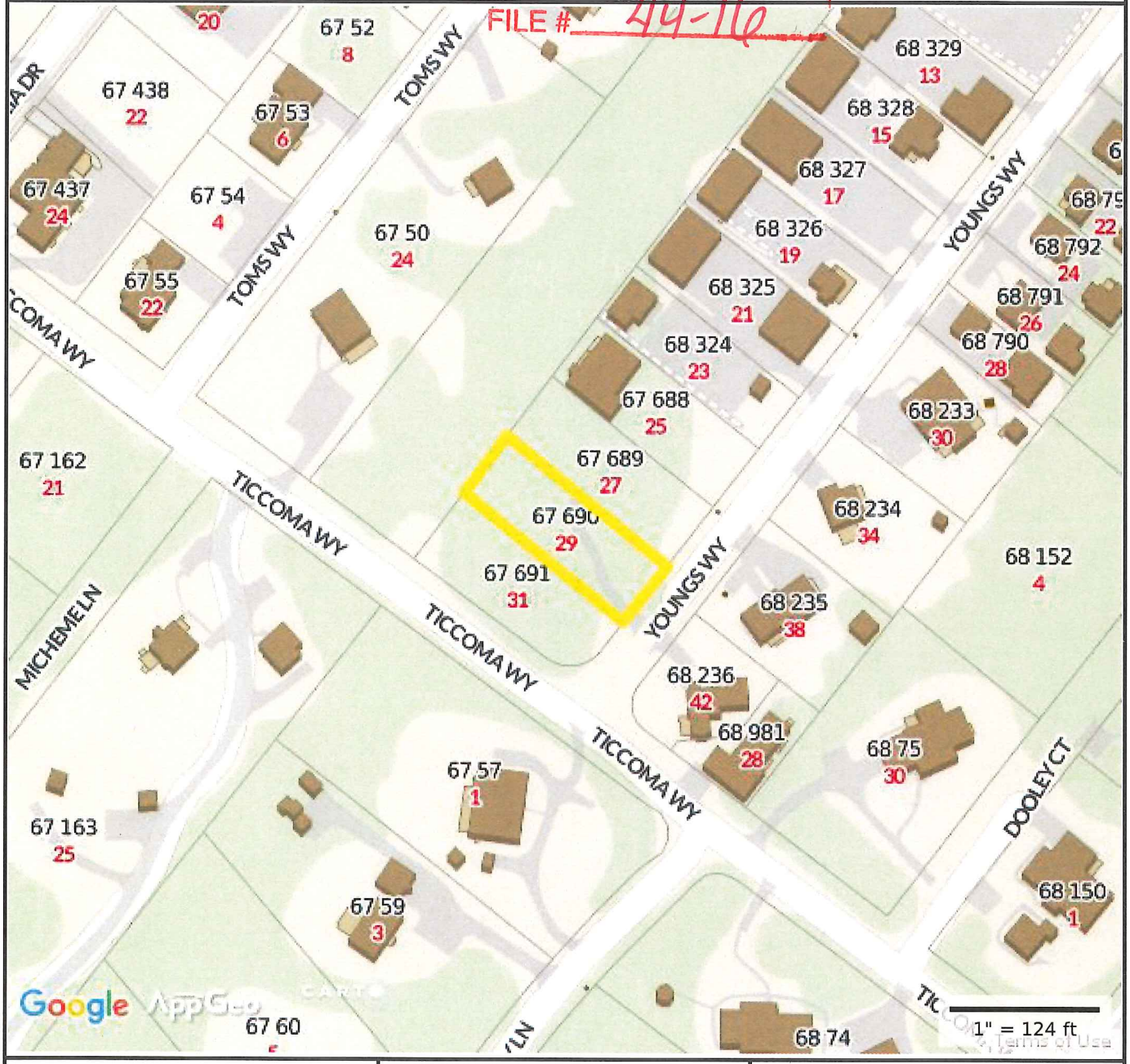
Sincerely,
WANNACOMET WATER COMPANY

Robert L. Gardner
General Manager

Cc: Ms. Marianne Hanley, Esq. via E-mail

PLANNING BOARD

FILE # 44-116




**Property Information**

| | |
|---|---|
| **Property ID** | 67 690 |
| **Location** | 29 YOUNGS WY |
| **Owner** | YOUNG LUCINDA TR |

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

RECEIVED
JUL 08 2016
By

TOWN CLERK

NANTUCKET

18PM 3:36:56

# Nantucket Planning Board

DEC 18 2015

## APPROVAL OF A SPECIAL PERMIT FOR A COMMERCIAL USE
## PLANNING BOARD FILE #49-15

Owner: Lucinda Young, Trustee of Sturgis Pines Nominee Trust
Applicant: Old Thumper LLC

Project Address: 29 Young's Way
Nantucket Tax Assessors Map 67 Parcel 690
Residential Commercial District (RC-2)
Public Wellhead Recharge District

Planning Board File # 2003-10

**November 19, 2015**

**Proposal:**
At the Nantucket Planning Board hearings on November 19, 2015 the applicant, Old Thumper LLC requested Special Permit relief pursuant to Zoning Bylaw Sections 139-30, 139-7A, and 139-23 in order to construct a two garage bay contractor shop upon the premises, with interior and exterior storage. In addition, there will be a two (2) bedroom dwelling unit above the shop, and a separate two bedroom single-family dwelling on the premise. The lots contain in the aggregate 10,777 square feet and lie within the area currently zoned Residential Commercial 2 (RC-2.) Contractor Shop is an allowed use within the RC-2 District; however, it requires a Special Permit.

**Description of Project:**
Our decision is based upon the application and accompanying materials, as well as representations and testimony received at our public hearings. This application was submitted to the Planning Board as a result of the unanimous passage of Warrant Article 68 at the Annual Town Meeting on April 6, 2015. Article 68 proposed to transfer the Special Permit granting authority from the Zoning Board of Appeals to the Planning Board in cases involving [...] *business commercial, commercial industrial, and industrial uses as categorized in the "Use Chart" pursuant to 139-7.A* [...].There was no opposition, written or oral, to the application.

As presented by the applicant's representative, the applicant is requesting Special Permit relief to construct a contractor's shop pursuant to Section 139-7A of the Zoning Bylaw. The Applicant is further requesting relief for Minor Site Plan Review pursuant to Section 139-23 of the Zoning Bylaw.

**Findings:**
Public hearings were held on November 19, 2015, at which time the Planning Board heard testimony from the applicant. The Planning Board based their decision based on the following documents:

- An application to the Planning Board for Special Permit received by the Planning Board on October 15, 2015;
- A site plan entitled "Proposed Site Plan of Land in Nantucket, Mass.," by Island Surveyors, LLC, dated November 5, 2015;
- Staff report dated November 16, 2015;
- A Certificate of Water Quality Compliance from the Wannacomet Water Company, dated November 17, 2015;
- Representation and testimony received in connection with the public hearings held on November 19, 2015; and,
- Other assorted documents that are on file with the Planning Board.

**Decision and Record of Vote:**
A motion was made and duly seconded to **APPROVE** the requested relief by Special Permit pursuant to Zoning Bylaw Section 139-30. The Planning Board found that the proposed uses are consistent with the intent of the commercial and residential uses along Young's Way. The Board made the additional finding that the Special Permit relief requested by the Applicant is in harmony with the general purpose and intent of the Zoning Bylaw.

More specifically, the Board finds that the requested relief meets the requisite criteria for granting of Special Permits pursuant to the following sections of the Nantucket Zoning Bylaw:

- 139-30.A — Special permits
  The Planning Board is the special permit granting authority (see above reference to Article 68) in this instance and may impose conditions, safeguards, and limitations intended to ensure that the use or structure is in harmony with the general purpose and intent of this chapter.

- 139-7.A — Use Chart
  Contractor shops, Light Manufacturing, Interior storage or warehousing, and ancillary offices are all uses allowed through granting of a special permit.

- 139-23 — Minor Site Plan Review
  The Planning Board is the site plan review authority for those uses within the threshold limits of this category for which a special permit is required from the Board, and which are not otherwise exempted in Section 139-23.

- 139-12B(2)(e) — Public Wellhead Recharge District
  The Planning Board is the special permit granting authority to grant uses within the PWR District such as commercial washing, painting, repair or other servicing of motorized vehicles in garages or in the open.

The Planning Board approval is also subject to the following conditions:

a. The following uses are permitted on the site in conjunction with the proposed commercial and residential uses:
    i. Contractor shop
    ii. Light Manufacturing
    iii. Interior storage and warehousing.
    iv. Residential uses

b. The proposed mixed-use structure, parking, screening, and open space shall be in substantial compliance with the site plan entitled "Proposed Site Plan in Nantucket, Mass.," by Island Surveyors, LLC and dated November 5, 2015, a reduced copy of which is attached hereto and marked as "Exhibit A", and approved by UNANIMOUS vote of this Board on November 19, 2015, pursuant to Section 139-23.

c. There shall be no exterior storage on the site; and

d. There shall be no commercial operation of proposed business on Sunday.

SIGNATURE PAGE TO FOLLOW

On November 19, 2015, the Planning Board voted 5-0 to close the public hearing. The Board also voted 5-0 to **APPROVE** this Special Permit and to **ENDORSE** this decision with the conditions provided.

Barry Rector APPROVED

Nathaniel Lowell APPROVED

Joseph Marcklinger APPROVED

Linda F. Williams APPROVED

John Trudel III APPROVED

**COMMONWEALTH OF MASSACHUSETTS**

Nantucket, ss.

On this 15th 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, and proved to me through satisfactory evidence of identification, which was [ ] MA Driver's License [ ] Personal knowledge of the identity of the signatory [ ] Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Doris C. Strang
Notary Public
My Commission Expires: October 9, 2020

"EXHIBIT A"

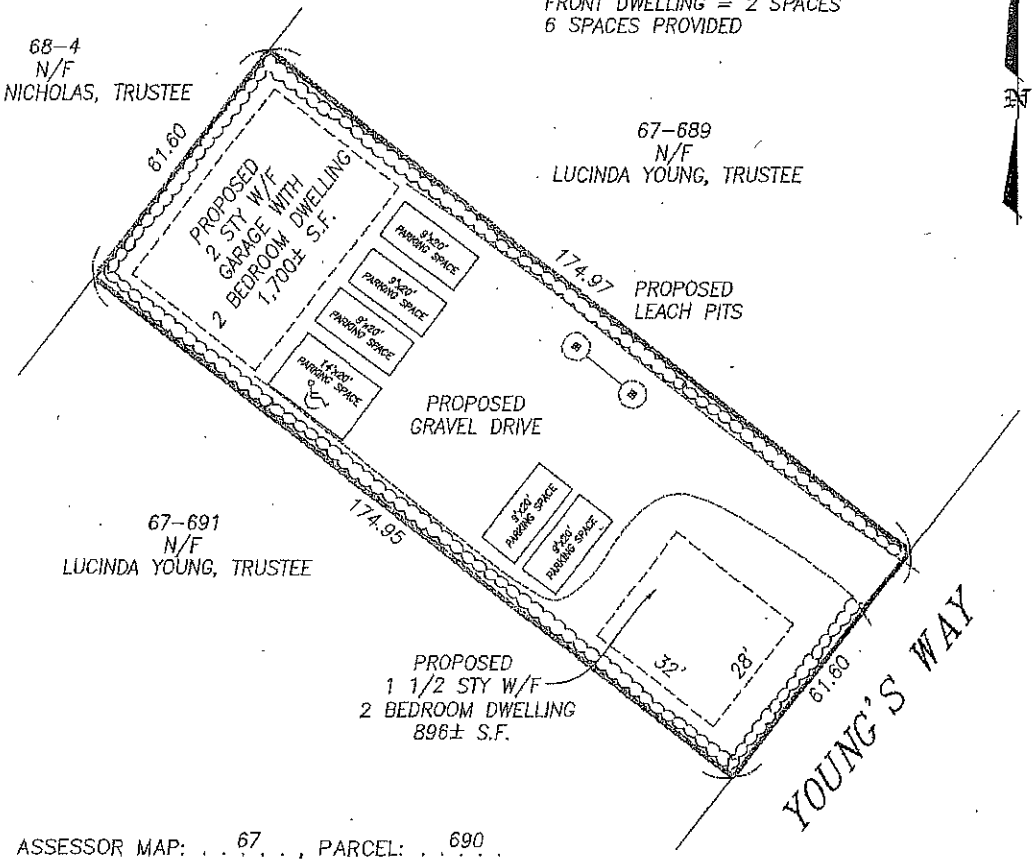
CURRENT ZONING CLASSIFICATION:
Residential Commercial (RC-2) EXISTING:

| | | |
|---|---|---|
| MINIMUM LOT SIZE: | 5000 S.F. | 10,777± S.F. |
| MINIMUM FRONTAGE: | 40 FT. | SEE PLAN |
| FRONT YARD SETBACK: | 10 FT. | SEE PLAN |
| REAR/SIDE SETBACK: | 5 FT. | SEE PLAN |
| GROUND COVER % : | 50% | SEE PLAN |

*NOTE: LOT IS WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT*

*PARKING CALCULATIONS*

*GARAGE/SHOP AREA 1,700 = 2 SPACES*
*DWELLING ABOVE GARAGE = 2 SPACES*
*FRONT DWELLING = 2 SPACES*
*6 SPACES PROVIDED*




ASSESSOR MAP: 67 , PARCEL: 690

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. INO, JR.
No. 46711
REGISTERED PROFESSIONAL LAND SURVEYOR

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 ASSESSOR RECORDS.

# *PROPSOED SITE PLAN*
## *OF LAND IN*
## *NANTUCKET, MASS.*

*SCALE: 1"= 30'* *DATE: OCTOBER 13, 2015*

Applicant: . . . . OLD THUMPER, LLC . . . . . .
Owner: . . . . LUCINDA YOUNG, TRUSTEE . . . . . .
Deed: . . 731-167 . . . Plan: . 2003-10; LOT 22 . .
Locus: . . . . . 29 YOUNGS WAY . . . . . .


*ISLAND SURVEYORS, LLC*
*Professional Land Surveyors*
*90 OLD SOUTH ROAD*
*NANTUCKET, MASS. 02554*
*(508) 228-2720*


K-587

# 7.00

RECEIVED
JUL 08 2016
By CHK #19091

RECEIVED
BOARD OF ASSESSORS
JUL 05 2016
TOWN OF
NANTUCKET, MA

Town of Nantucket

PLANNING BOARD

Zoning Board of Appeals

FILE # 44-16

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Old Thumper LLC .....

MAILING ADDRESS..... c/o Reade, Gullicksen, Hanley & Gifford, LLP .....

PROPERTY LOCATION..... 29 Young's Way .....

ASSESSOR MAP/PARCEL..... Map 67, Parcel 690 .....

SUBMITTED BY..... Reade, Gullicksen, Hanley & Gifford, LLP .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2).

July 7, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST | Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|---|
| 67 | | 48 | | STACKPOLE JOHN J TR | LYNVIC REAL ESTATE TRUST | PO BOX 398 | NANTUCKET | MA | 02554 | 7 TOMS WY |
| 67 | | 50 | | THURSTON SUSAN E | | PO BOX 405 | NANTUCKET | MA | 02554 | 24 TICCOMA WY |
| 67 | | 52 | | MCINTOSH KATHLEEN | | 9 ARLINGTON ROAD | NATICK | MA | 01760 | 8 TOMS WY |
| 67 | | 53 | | SANTOS WILLIAM F | | PO BOX 2714 | NANTUCKET | MA | 02584 | 6 TOMS WY |
| 67 | | 54 | | SANTOS THOMAS J | | PO BOX 76 | SIASCONSET | MA | 02564 | 4 TOMS WY |
| 67 | | 55 | | SANTOS THOMAS J | | PO BOX 76 | SIASCONSET | MA | 02564 | 22 TICCOMA WY |
| 67 | | 57 | | HORYN ROBERT D & KIM R | | PO BOX 2318 | NANTUCKET | MA | 02584 | 1 BAYBERRY LN |
| 67 | | 58 | | RAYNOR SETH CARTER & ANGELA L | | PO BOX 1014 | NANTUCKET | MA | 02554 | 4 BAYBERRY LN |
| 67 | | 59 | | MASON LINDA TRST | C/O LINDA MATSON TRST | 137 MARLBOROUGH ST #PH | BOSTON | MA | 02116 | 3 BAYBERRY LN |
| 67 | | 162 | | CONWAY RYAN P | | P O BOX 2261 | NANTUCKET | MA | 02584 | 21 TICCOMA WY |
| 67 | | 162 | 1 | QUINN JUSTIN & CHINETTI LISA | | 4 MICHEME LN | NANTUCKET | MA | 02554 | 4 MICHEME LN |
| 67 | | 162 | 2 | SANFORD CHLOE E | | 13 PLEASANT STREET | NANTUCKET | MA | 02554 | 6 MICHEME LN |
| 67 | | 162 | 3 | EQUATOR HOLDINGS LLC | | PO BOX 2324 | NANTUCKET | MA | 02584 | 8 MICHEME LN |
| 67 | | 163 | | FERRANTELLA NICHOLAS & LINDA | | PO BOX 1357 | NANTUCKET | MA | 02554 | 25 TICCOMA WY |
| 67 | | 688 | | WISENTANER INC | | 16B DAFFODIL LANE | NANTUCKET | MA | 02554 | 25 YOUNGS WY |
| 67 | | 689 | | YOUNG LUCINDA TR | STURGIS PINES NOMINEE TRUST | 8 MOORS END LN | NANTUCKET | MA | 02554 | 27 YOUNGS WY |
| 67 | | 691 | | YOUNG LUCINDA TR | STURGIS PINES NOMINEE TRUST | 8 MOORS END LN | NANTUCKET | MA | 02554 | 31 YOUNGS WY |
| 68 | | 4 | | NICHOLAS SHARON S TRUSTEE | OLD ORANGE NOMINEE TRUST | 33 OLD SOUTH RD | NANTUCKET | MA | 02554 | 33 OLD SOUTH RD |
| 68 | | 74 | | LOUDERBACK PETER D TRST ETAL | | 2 BAYBERRY LN | NANTUCKET | MA | 02554 | 2 BAYBERRY LN |
| 68 | | 75 | | YEAKEL G SCOTT & NANCY J | | P O BOX 422 | MIDDLEBURG | VA | 20118 | 30 TICCOMA WY |
| 68 | | 152 | | BORGES RICHARD & KAREN | | 1236 HATFIELD RD | HOPKINTON | NH | 03229 | 4 DOOLEY CT |
| 68 | | 233 | | ALPERT MICHAEL J & SMITH ALISON B | | PO BOX 3031 | NANTUCKET | MA | 02584 | 30 YOUNGS WY |
| 68 | | 234 | | BAKER KATHLEEN & MCKEE ROBERT D | | 22 YOUNGS WAY | NANTUCKET | MA | 02554 | 34 YOUNGS WY |
| 68 | | 235 | | MARSHALL JONES BRUCE & LYNDA | | PO BOX 375 | NANTUCKET | MA | 02554 | 38 YOUNGS WY |
| 68 | | 236 | | GRIEDER JAMES E & KATHARINE R | | 42 YOUNGS WY | NANTUCKET | MA | 02554 | 42 YOUNGS WY |
| 68 | | 324 | | NOSTRAS LLC | | P O BOX 3306 | NANTUCKET | MA | 02584 | 23 YOUNGS WY |
| 68 | | 325 | | NOSTRAS LLC | | P O BOX 3306 | NANTUCKET | MA | 02584 | 21 YOUNGS WY |
| 68 | | 326 | | CULBERTSON DEBORAH F LIV TRUST | | PO BOX 1237 | NANTUCKET | MA | 02554 | 19 YOUNGS WY |
| 68 | | 327 | | VISCO DAVID F TRST ETAL | | 4 RACHEL DRIVE | NANTUCKET | MA | 02554 | 17 YOUNGS WY |
| 68 | | 790 | | WINTERS LINDSEY HARRINGTON | | 28 YOUNGS WY | NANTUCKET | MA | 02554 | 28 YOUNGS WY |
| 68 | | 981 | | ERICHSEN THOMAS & JENNIFER | | 28 TICCOMA WY | NANTUCKET | MA | 02554 | 28 TICCOMA WY |

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

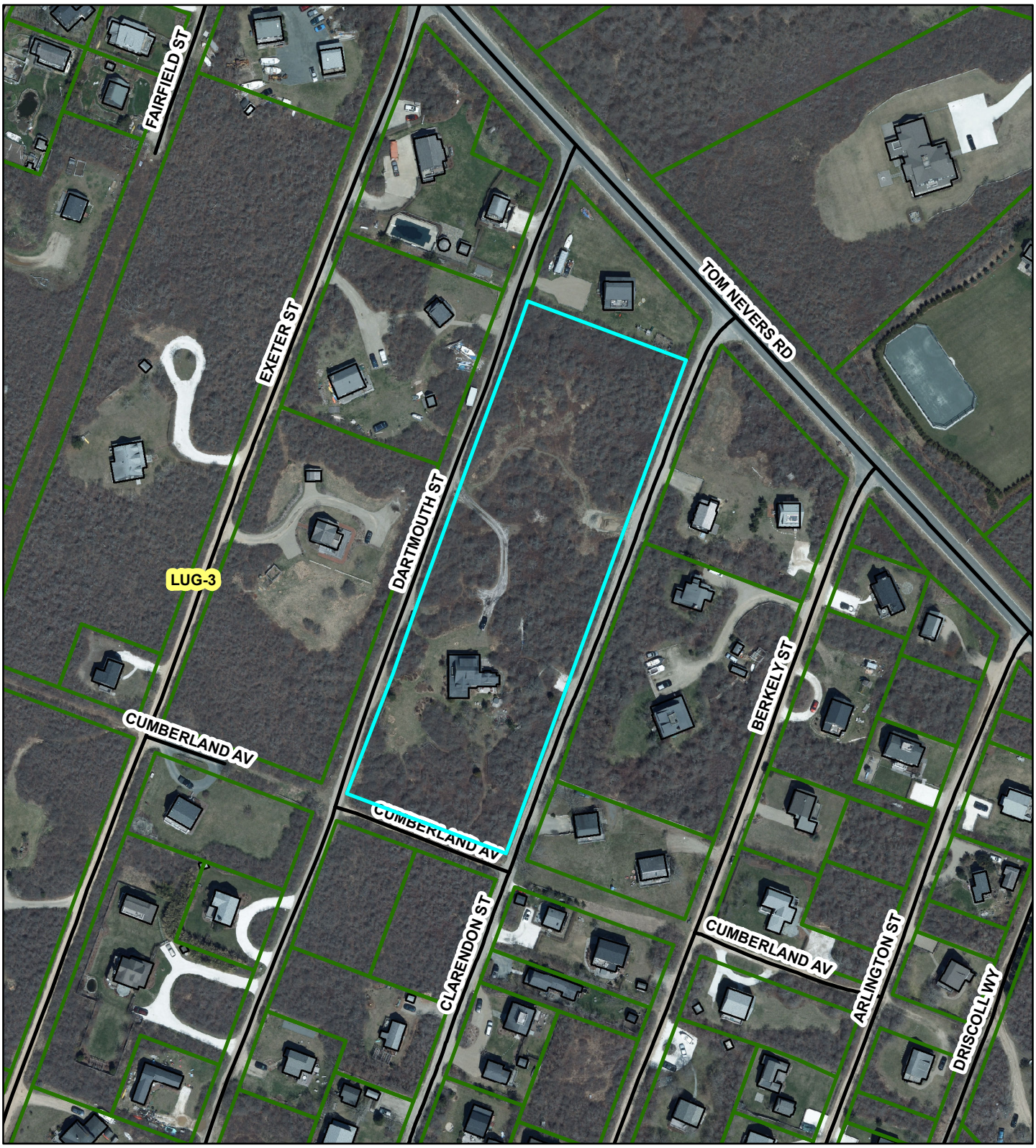
Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

#45-16 Joseph R. Paul
4 Dartmouth Street
Map 76.1.3 Parcel 1
Secondary Residential Lot Special Permit



RECEIVED
JUN 16 2016
By CHK # 3048

2016 JUN 16 PM 2:17

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

JUN 16 2016

PLANNING BOARD

# Nantucket Planning Board

FILE # 45-16

2016 JUN 16 PM 2:25

## Application for a Special Permit

Date: 6/11/16 File #: 45-16

Name of development: N/A

Owner(s) name(s): Joseph R. Paul

Mailing address: c/o Cohen & Cohen Law PC
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
Mailing address: 49 Herring Pond Road, Buzzards Bay MA 02532
Phone number: 508 833 0070 Fax number: 508 8332282 E-mail: don@BrackenEng.com

Location of lot(s):
- ☑ Street address 4 Dartmouth St.
- ☑ Tax Assessors Map 76.1.3 Parcel 1
- ☐ Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**
  Plan File # _____ **OR** Land Court Plan # LOTS 5-66 BLOCK 8, LCPL 5004G at Certificate # 24824

Size of parcel: 124000 sq. ft. Zoning District: LVG-3

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 |
|---|---|
| 139-8C | Secondary lot - NHNC |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| 139-8C-2h | Shared driveway |
| 3e | lot Size |
| | |
| | |
| | |
| | |

*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:

N/A

Planning Board filing fee due: $ 250 + 227.15 formatics

Engineering Inspection Escrow Deposit due: $ 0

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)

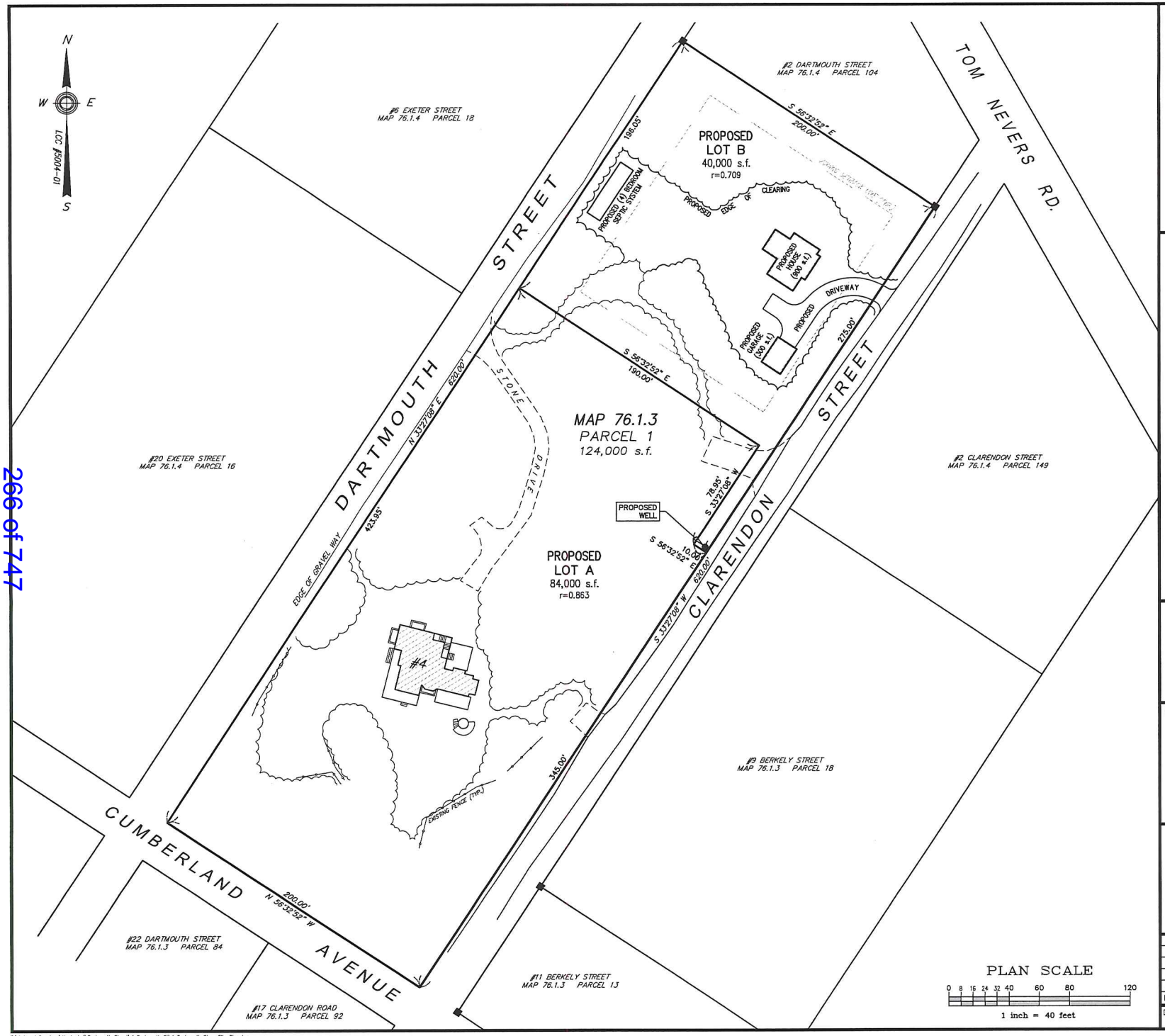
Applicant's Signature Steven Cohen AS Attorney

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.

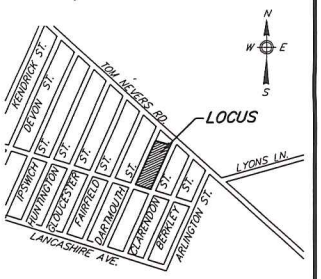
Owner(s)' signature(s)

***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 $6.49 per abutters payable to Pitney Bowes Reserved Funds $227.15
- ❑ 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)




Locus Map NOT TO SCALE




## Notes

1. LOCUS: #4 DARTMOUTH STREET
   MAP 76.1.3 PARCEL 1
2. OWNER: JOSEPH R. PAUL
   4 DARTMOUTH STREET
   NANTUCKET, MA 02554
3. DEED REF: Cert. #24824
4. PLAN REF: LCC #5004-G
   (LOTS 5-66 of BLOCK 8)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0094-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.

ZONE: LUG-3

| | REQUIRED |
|---|---|
| LOT AREA: | 120,000 s.f. |
| FRONTAGE: | 200' |
| FRONT YARD: | 35' |
| SIDE/REAR YARD: | 20' |
| GROUND COVER: | 3% (MAX) |


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


# PRELIMINARY SITE PLAN
# IN NANTUCKET, MASSACHUSETTS

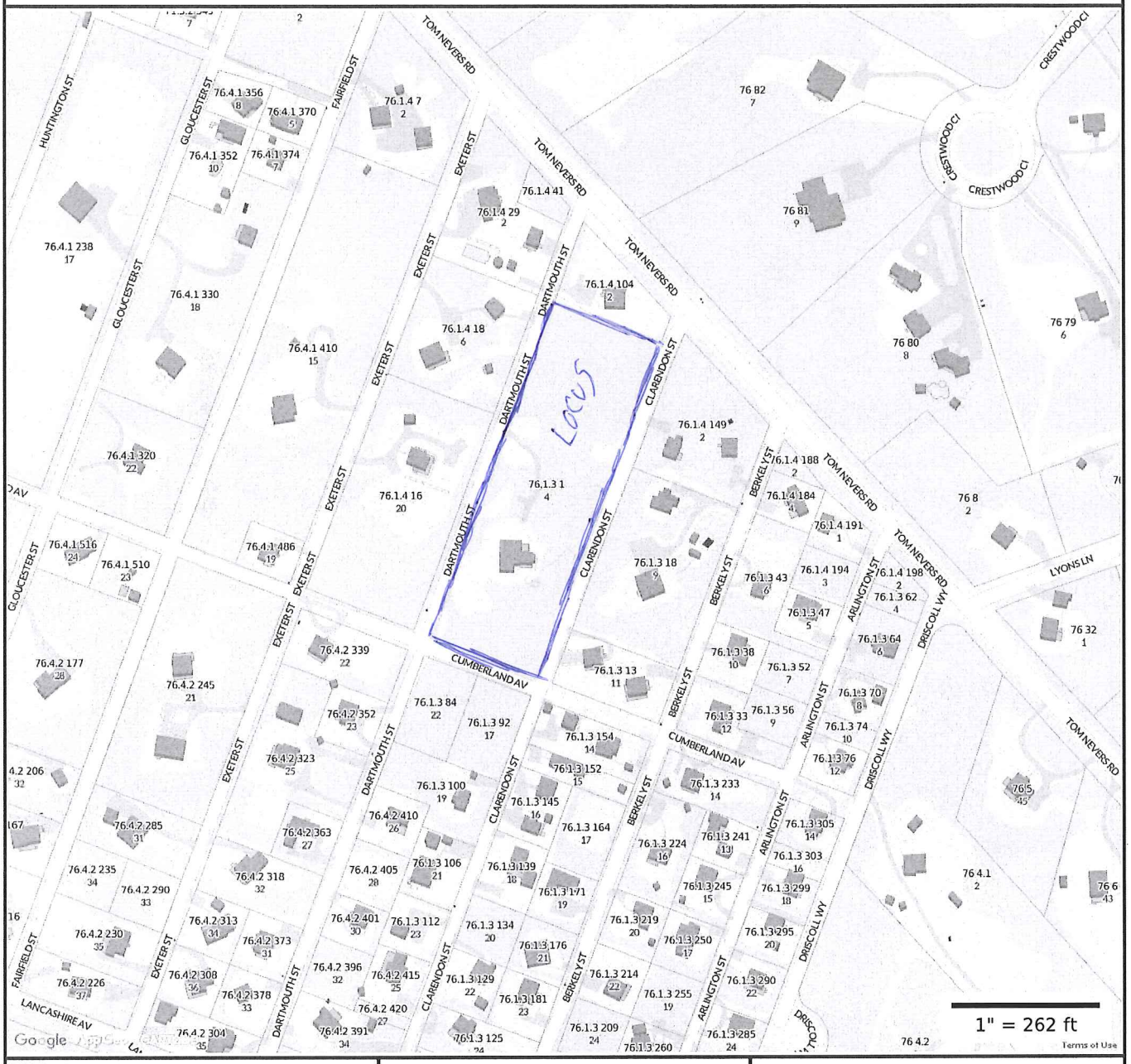
Prepared For:
JOSEPH R. PAUL
#4 DARTMOUTH STREET
MAP 76.1.3 PARCEL 1

| No. | Date | Revision Description | By |
|---|---|---|---|
| - | - | - | - |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| JUNE 9, 2016 | RMM/ERC/BEI | DFB/AMG | 1 of 1 |

S:\Autocad Drawings\Nantucket\Dartmouth Street\4 Dartmouth St\4 Dartmouth St - Site Plan.dwg

266 of 747




**Property Information**

| | |
|---|---|
| **Property ID** | 76.1.3 1 |
| **Location** | 4 DARTMOUTH ST |
| **Owner** | PAUL JOSEPH R |

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

# 40.00

RECEIVED
JUN 16 2016
By CHK# 3049

RECEIVED
BOARD OF ASSESSORS
JUN 03 2016
TOWN OF NANTUCKET, MA
2016 JUN 16 PM 2:25

TOWN OF NANTUCKET

PLANNING BOARD

PLANNING BOARD

FILE # 45-16

(Special Permit)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Joseph Paul .....

MAILING ADDRESS..... P.O. Box 822, Nantucket, MA 02554 .....

PROPERTY LOCATION..... 4 Dartmouth Street .....

ASSESSOR MAP/PARCEL..... 76.1.3, 1 .....

SUBMITTED BY..... Steven Cohen, Cohen + Cohen Law PC .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

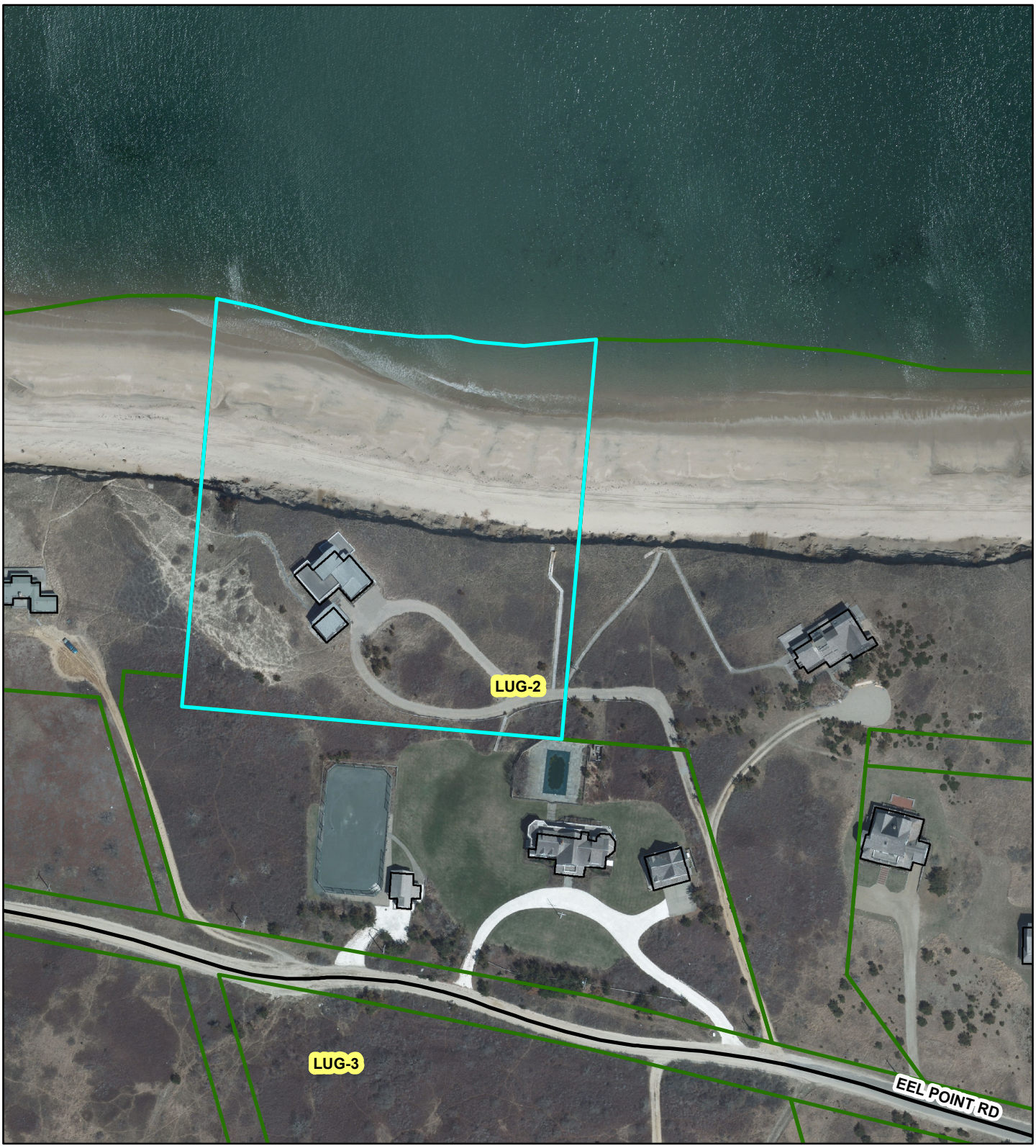
June 6, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 71 | | 49 | | SNYDER BRADLEY W & KRISTIANA K | | 33 DERBY LANE | TYNGSBORO | MA 01879 | 9 GREEN HOLLOW RD |
| 76 | | 80 | | HUNTER WILLIAM F TRST | CHV NOMINEE TRUST | 7510 HILLSIDE DR | LAJOLLA | CA 92037 | 8 CRESTWOOD CI |
| 76 | | 81 | | BLAIR TERESA M | | 8 HERITAGE HILL DRIVE | RUTLAND | MA 01543 | 9 CRESTWOOD CI |
| 76 | | 82 | | REED ROBERT E & KATHLEEN | | 1723 MOUNTAIN RD | WEST SUFFIELD | CT 06093 | 7 CRESTWOOD CI |
| 7613 | | 13 | | HARVEY EUGENE JOSEPH & ROBIN LEE | | 45 SPARKS AVE | NANTUCKET | MA 02554 | 11 BERKLEY ST |
| 7613 | | 18 | | SEWARD STEPHEN A & CAROLYN S | | PO BOX 3124 | NANTUCKET | MA 02584 | 9 BERKLEY ST |
| 7613 | | 33 | | LLOYD LESLIE S & LEE CHARLES | | 7444 OTTENBROOK TER | DERWOOD | MD 20855 | 12 BERKLEY ST |
| 7613 | | 38 | | ROBBINS KENT E & ANNA M | | 5 OAKHURST RD | SIMMSBURY | CT 06070 | 10 BERKLEY ST |
| 7613 | | 43 | | ARD WARREN H III & LAUREN M | | PO BOX 2073 | NANTUCKET | MA 02584 | 6 BERKLEY ST |
| 7613 | | 84 | | NANTUCKET CONSERVATION FOUND I | | PO BOX 13 | NANTUCKET | MA 02554 | 22 DARTMOUTH ST |
| 7613 | | 92 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA 02554 | 17 CLARENDON ST |
| 7613 | | 100 | | KAIDA TAMARRA & KNAPP PAUL S | C/O KNAPP PAUL S & LEDDY TRACY | 2 GREGLEN AV #263 | NANTUCKET | MA 02554 | 19 CLARENDON ST |
| 7613 | | 139 | | FRAZIER ROBERT A ETAL | | PO BOX 1370 | NANTUCKET | MA 02554 | 18 CLARENDON ST |
| 7613 | | 145 | | LOUCKS NELSON P & SHERRY L | | P O BOX 106 | NANTUCKET | MA 02554 | 16 CLARENDON ST |
| 7613 | | 152 | | VISELLI ANDREW & JILL | | P O BOX 3179 | NANTUCKET | MA 02584 | 15 BERKLEY ST |
| 7613 | | 154 | | SMITH CHRISTINE E | | P O BOX 5040 | NANTUCKET | MA 02554 | 14 CLARENDON ST |
| 7613 | | 164 | | MAYNARD DAVID & LAURA | | P O BOX 166 | IVORYTON | CT 06442 | 17 BERKLEY ST |
| 7613 | | 224 | | BRADY GEORGE M & DUBOIS SUSAN | | PO BOX 46 | SIASCONSET | MA 02564 | 16 BERKLEY ST |
| 7613 | | 233 | | RUSSELL GORDON C TRST | GRSR BERKELEY ST REALTY TRUST | 62 BROOKSIDE RD | WELLESLEY | MA 02481 | 14 BERKLEY ST |
| 7614 | | 7 | | RUSSELL PAUL T & ELAINE B | | PO BOX 2386 | NANTUCKET | MA 02584 | 2 FAIRFIELD ST |
| 7614 | | 16 | | MEYERS DONALD J & JUNE R | | PO BOX 3357 | NANTUCKET | MA 02584 | 20 EXETER ST |
| 7614 | | 18 | | FLEGG STUART & MONICA | | PO BOX 3119 | NANTUCKET | MA 02584 | 6 EXETER ST |
| 7614 | | 29 | | HEISE JAMESON R & JULIA N | | PO BOX 3787 | NANTUCKET | MA 02554 | 2 EXETER ST |
| 7614 | | 41 | | COMMONWEALTH OF MASSACHUSETTS | C/O DEPT ENVIRONMENTAL MANAGE | 100 CAMBRIDGE ST | BOSTON | MA 02202 | 3 DARTMOUTH ST |
| 7614 | | 104 | | MCCORMACK RICHARD W & DEANNA | | PO BOX 2950 | NANTUCKET | MA 02584 | 2 DARTMOUTH ST |
| 7614 | | 149 | | NHA PROPERTIES INC | DBA NANTUCKET HOUSING OFFICE | 15 TEASDALE CI | NANTUCKET | MA 02554 | 2 CLARENDON ST |
| 7614 | | 184 | | FANNING ANTHONY & SUSAN | | 317 N MULBERRY ST #502 | LANCASTER | PA 17603 | 4 BERKLEY ST |
| 7614 | | 188 | | NANTUCKET TOWN OF | | 16 BROAD STREET | NANTUCKET | MA 02554 | 2 BERKLEY ST |
| 7641 | | 410 | | HOLDGATE MICHAEL K & DAWN E | | PO BOX 869 | NANTUCKET | MA 02554 | 15 EXETER ST |
| 7641 | | 486 | | CURTIS GERALD W | | 76 LONGFELLOW RD | SUDBURY | MA 01776 | 19 EXETER ST |
| 7642 | | 245 | | KYMER CHARLES G & JOANNE | | 2 GREGLEN AVE - STE 7 | NANTUCKET | MA 02554 | 21 EXETER ST |
| 7642 | | 323 | | ASHER NORMAN B & JEANNE P TRST | ASHER NB & JP REVOCABLE TRUST | 1 EAST MELROSE STREET | CHEVY CHASE | MD 20815 | 25 DARTMOUTH ST |
| 7642 | | 339 | | SCHROEDER FREDERIC W II ETAL | | 7837 FLAGSTONE COURT | ELLICOTT CITY | MD 21043 | 22 EXETER ST |
| 7642 | | 352 | | BASILEVSKY PETER A | | 144 CAT ROCK ROAD | COS COB | CT 06807 | 23 DARTMOUTH ST |
| 7642 | | 410 | | THEROUX STEPHEN C & KAREN C | | PO BOX 1798 | NANTUCKET | MA 02554 | 26 DARTMOUTH ST |

#46-16 Bijan Sabet & Lauren R. Sabet
77 Eel Point Road
Map 32 Parcel 14
Second Driveway Access Special Permit



READE, GULLICKSEN, HANLEY & GIFFORD, LLP
SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554
(508) 228-3128
FAX: (508) 228-5630

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
MARIANNE HANLEY
WHITNEY A. GIFFORD

MAILING ADDRESS
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

RECEIVED
JUL 08 2016
By 04CH 19088

PLANNING BOARD
FILE # 46-16

July 8, 2016

**BY HAND DELIVERY**

Catherine Ancero, Administrative
Assistant
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 77 Eel Point Road

Dear Catherine:

Enclosed please find an application for a special permit. A copy has been filed with the Town Clerk, and a PDF of the application has been emailed to you. Please place this matter on the agenda for the August 8 Planning Board meeting.

Please let me know if you need anything further. Thank you for your assistance.

Sincerely,

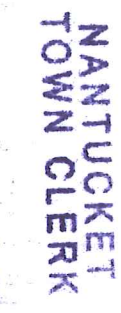
Marianne Hanley

Enclosures
Cc: Mr. and Mrs. Bijan Sabet

f:\wps\sabet\anceroltr.doc

PLANNING BOARD

FILE # 46-16




# Nantucket Planning Board

## Application for a Special Permit

Date: July 8, 2016 File #: 46-16

Name of development: N/A

Owner(s) name(s): Bijan Sabet and Lauren R. Sabet

Mailing address: c/o Reade, Gullicksen, Hanley & Gifford, LLP, 6 Young's Way, Nantucket, MA 02554

Phone number: (508) 228-3128 Fax number: (508) 228-5630 E-mail: mh@readelaw.com

Applicant's name: Bijan Sabet and Lauren R. Sabet

Mailing address: c/o Reade, Gullicksen, Hanley & Gifford, LLP, 6 Young's Way, Nantucket, MA 02554

Phone number: (508) 228-3128 Fax number: (508) 228-5630 E-mail: mh@readelaw.com

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: _____

Location of lot(s):

☐ Street address 77 Eel Point Road

☐ Tax Assessors Map 32 Parcel 14

☐ Nantucket Registry of Deed: ~~Plan~~ Book Lot 1 ~~and~~ Page _____ ~~OR~~

Plan File # 2015-2 **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 102,449 sq. ft. Zoning District: LUG-2

Special Permit sought: (check one)

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

Bijan Sabet

Owner(s)' Signature(s) Lauren R. Sabet

Applicant's Signature

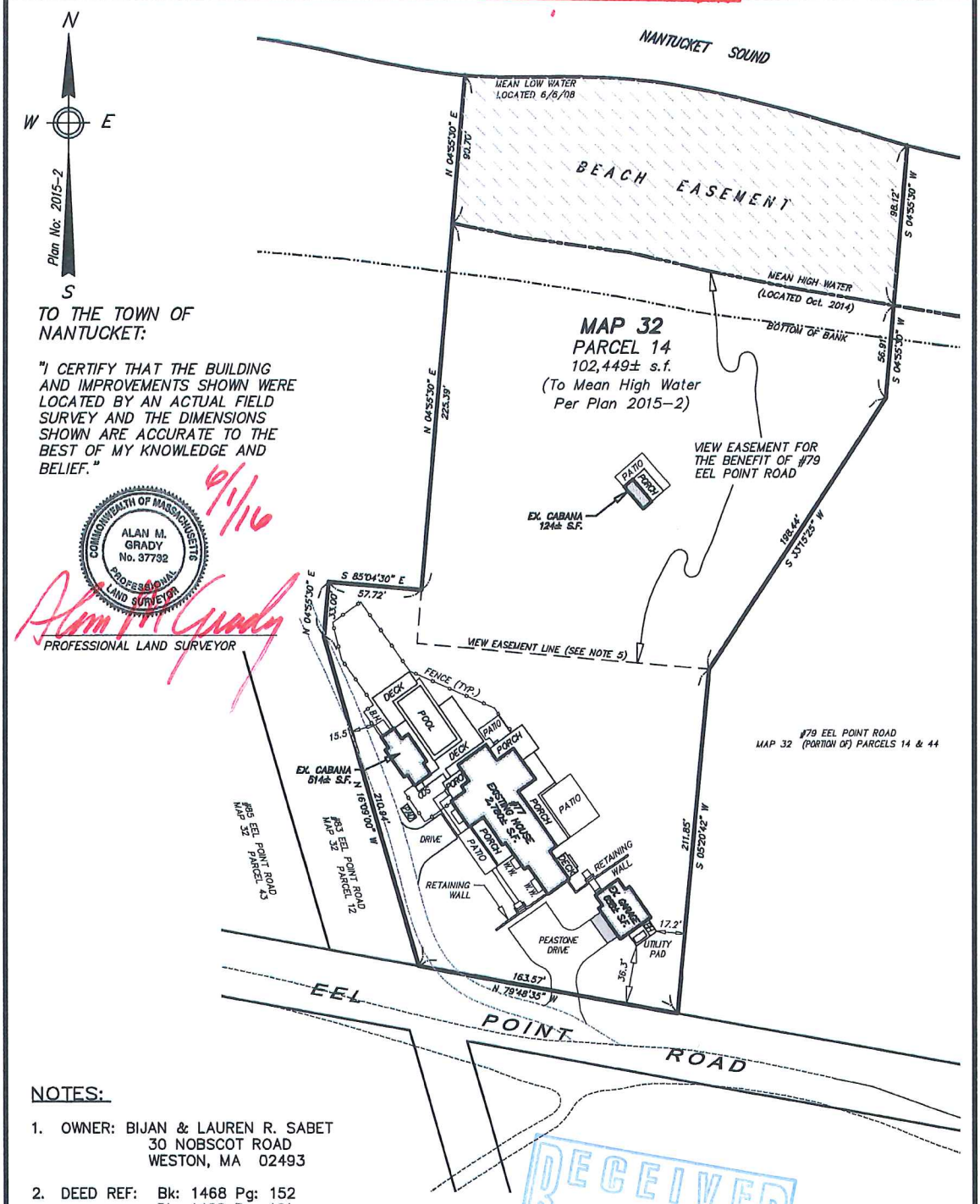
I/we Bijan Sabet and Lauren R. Sabet, the undersigned, hereby authorize Reade, Brilliksen, Hanley + Gifford LLP to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

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)

FILE # 46-16




TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

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

6/1/16

Alan M. Grady
PROFESSIONAL LAND SURVEYOR

NOTES:

1. OWNER: BIJAN & LAUREN R. SABET
   30 NOBSCOT ROAD
   WESTON, MA 02493
2. DEED REF: Bk: 1468 Pg: 152
   Bk: 1468 Pg: 161
3. PLAN REF: PLAN # 2015-2(LOT 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0089-G dated 06/09/2014.
5. VIEW EASEMENT: Bk: 1468 Pg: 172

RECEIVED
JUL 08 2016
By

ZONE: LUG-2

| | REQUIRED | EXISTING |
|---|---|---|
| LOT AREA: | 80,000 s.f. | 102,449±s.f. |
| FRONTAGE: | 150' | 163.57' |
| FRONT YARD: | 35' | 36.3' |
| SIDE/REAR YARD: | 15' | 15.5' |
| GROUND COVER: | 4% (MAX) | 4% |

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

# FINAL AS-BUILT PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:
BIJAN & LAUREN R. SABET
# 77 EEL POINT ROAD
MAP 32 PORTIONS OF
PARCELS 14 & 44

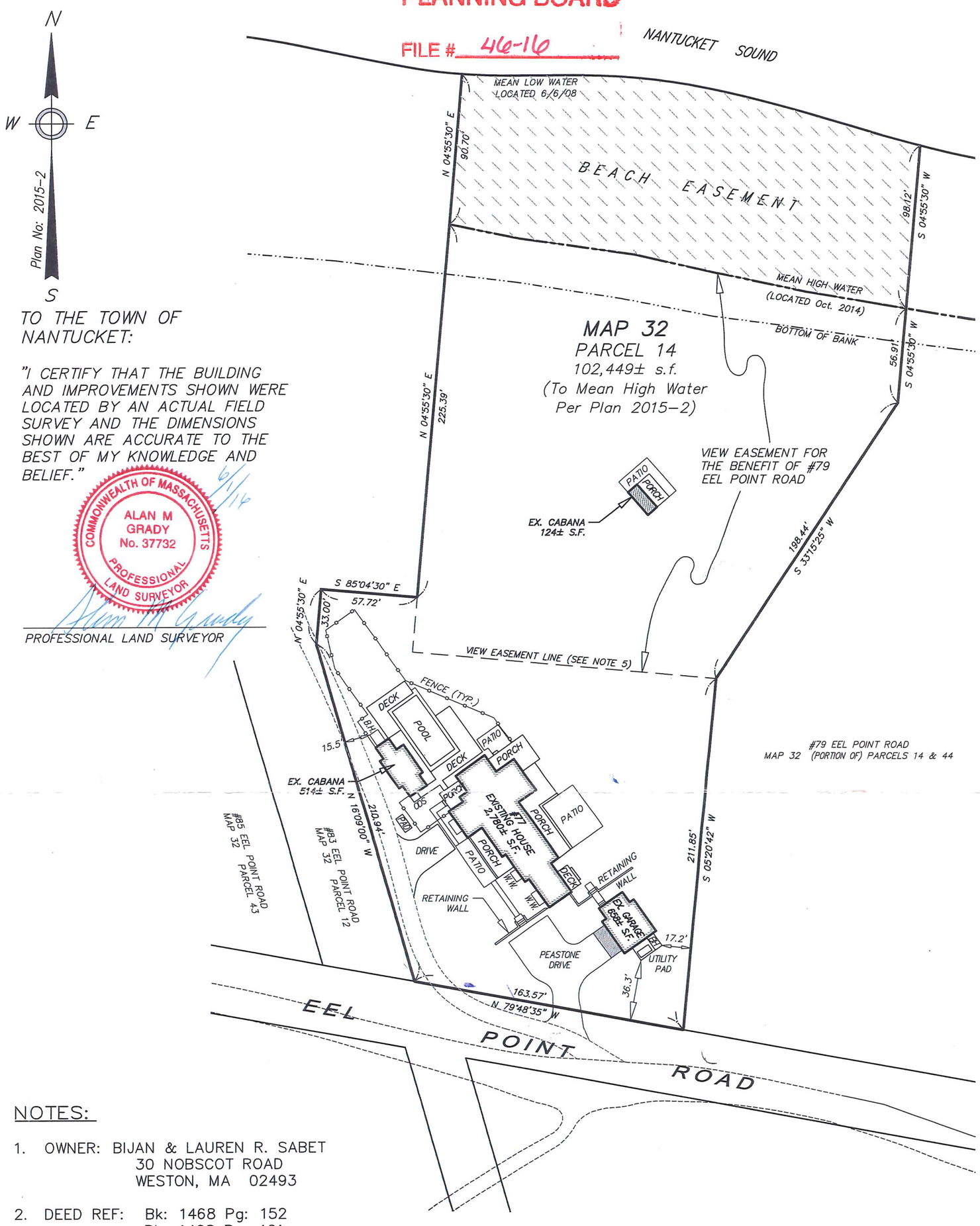
PLAN SCALE
0 12 24 36 48 60 90 120 180
1 inch = 60 feet

| Date: | Drawn: | Checked: |
|---|---|---|
| JUNE 1, 2016 | PCM/BEI | AMG |

S:\Autocad Drawings\Nantucket\Eel Point Road\77 Eel Point Road\77 Eel Pt Rd - FAB - rev 1.dwg

PLANNING BOARD

FILE # 46-16




TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

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

6/1/16

Alan M Grady

PROFESSIONAL LAND SURVEYOR

NOTES:

1. OWNER: BIJAN & LAUREN R. SABET
   30 NOBSCOT ROAD
   WESTON, MA 02493
2. DEED REF: Bk: 1468 Pg: 152
   Bk: 1468 Pg: 161
3. PLAN REF: PLAN # 2015-2(LOT 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0089-G dated 06/09/2014.
5. VIEW EASEMENT: Bk: 1468 Pg: 172

RECEIVED
JUL 08 2016
By

ZONE: LUG-2

| | REQUIRED | EXISTING |
|---|---|---|
| LOT AREA: | 80,000 s.f. | 102,449±s.f. |
| FRONTAGE: | 150' | 163.57' |
| FRONT YARD: | 35' | 36.3' |
| SIDE/REAR YARD: | 15' | 15.5' |
| GROUND COVER: | 4% (MAX) | 4% |


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


# FINAL AS-BUILT PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for:

BIJAN & LAUREN R. SABET

# 77 EEL POINT ROAD
MAP 32 PORTIONS OF
PARCELS 14 & 44

PLAN SCALE

0 12 24 36 48 60 90 120 180

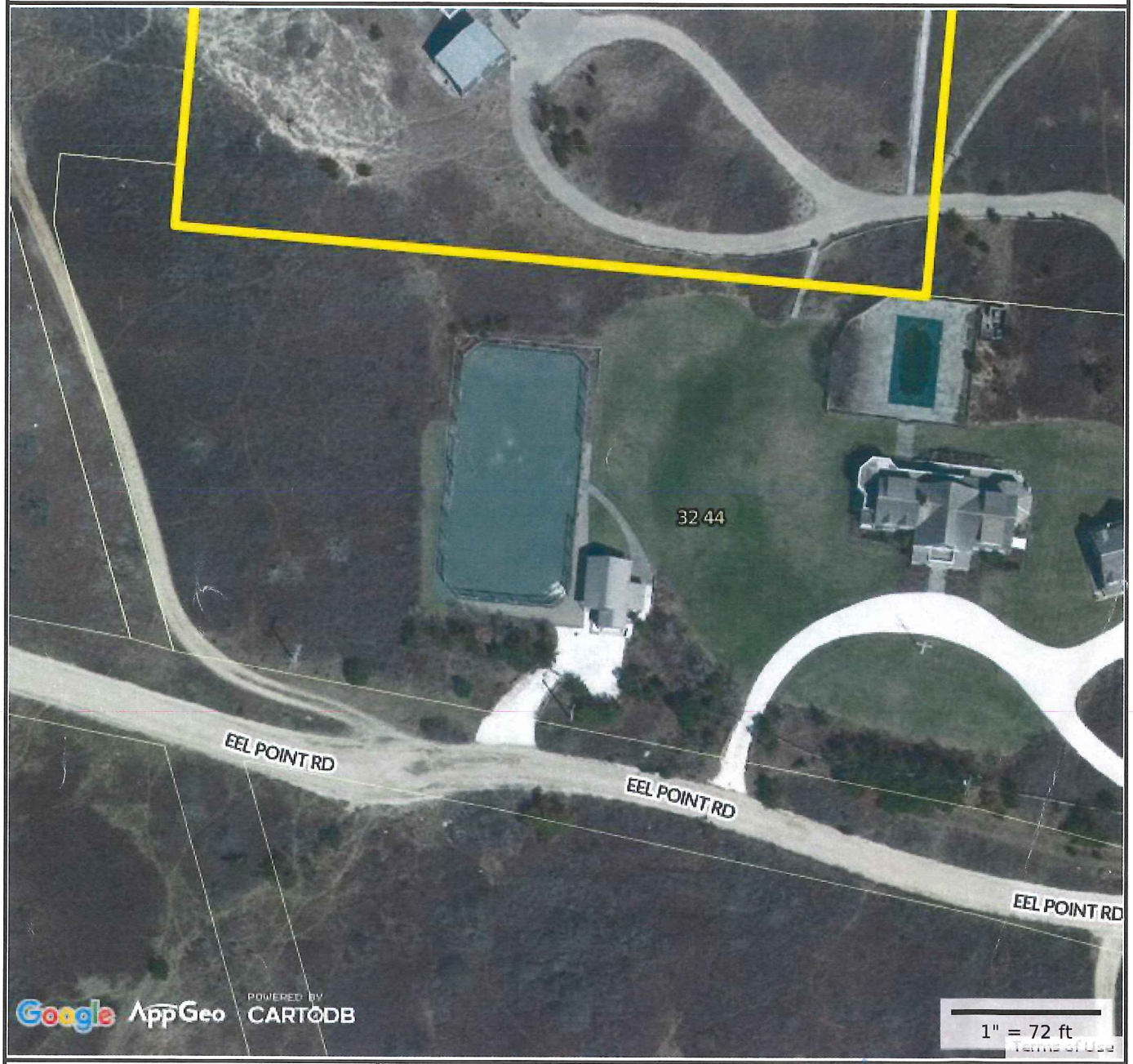
1 inch = 60 feet

| Date: | Drawn: | Checked: |
|---|---|---|
| JUNE 1, 2016 | PCM/BEI | AMG |

S:\Autocad Drawings\Nantucket\Eel Point Road\77 Eel Point Road\77 Eel Pt Rd - FAB - rev 1.dwg

225 of 247

FILE # 46-16




**Property Information**

| | |
|---|---|
| **Property ID** | 32 14 |
| **Location** | 77 EEL POINT RD |
| **Owner** | SABET BIJAN & LAREN R |

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

RECEIVED
JUL 08 2016
By

# $ 5.00

PLANNING BOARD

RECEIVED
BOARD OF ASSESSORS

FILE # 46-16

JUN 28 2016

TOWN OF NANTUCKET

TOWN OF
NANTUCKET, MA

PLANNING BOARD

(Special Permit)

RECEIVED
JUL 08 2016
By CHK# 19089

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Bijan & Lauren R. Sabet .....

MAILING ADDRESS..... c/o Reade, Gullicksen, Hanley & Gifford, LLP .....

PROPERTY LOCATION..... 77 Eel Point Road .....

ASSESSOR MAP/PARCEL..... Map 32, Parcel 14 .....

SUBMITTED BY..... Reade, Gullicksen, Hanley & Gifford, LLP .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

June 28, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 32 | | 12 | | HARDE ELLEN SMITH & MILNE DUDLEY | | PO BOX 391 | WESTFORD | MA 01886 | 83 EEL POINT RD |
| 32 | | 16 | | SHAPIRO L DENNIS TR | DIONIS REALTY TRUST | 24 ESSEX RD | CHESTNUT HILL | MA 02467 | 73 EEL POINT RD |
| 32 | | 31 | | SHAPIRO L DENNIS TR | | 24 ESSEX RD | CHESTNUT HILL | MA 02167 | 76 EEL POINT RD |
| 32 | | 32 | | NANTUCKET CONSERVATION FOUND I | | PO BOX 13 | NANTUCKET | MA 02554 | 86 EEL POINT RD |
| 32 | | 44 | | BEAUDETTE RICHARD TR | SEVENTY NINE EEL POINT RD NOM TRUST | PO BOX 659 | NANTUCKET | MA 02554 | 79 EEL POINT RD |
| 32 | | 45 | | FRIEDMAN ROBERT L TR | RYE REALTY TRUST | 68 ISLAND DR | RYE | NY 10580 | 69 EEL POINT RD |

Set 1 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Set 2 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Set 3 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Set 4 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Town of Nantucket
16 Broad St
Nantucket, MA 02554

Sconset Trust Inc
PO Box 821
Siasconset, MA 02564

Jeffrey P & Peter Soros Trst
c/o Reade Gullicksen Hanley Gifford
PO Box 2669
Nantucket, MA 02584

Jeanne Richmond Dickinson & Robert S Erskine Jr Trustee
180 East 79th Street Apt.
New York, NY 10021

Jeanne Richmond Dickinson & Robert S Erskine Jr Trustee
180 East 79th Street Apt. 4A
New York, NY 10021

Fifty One Baxter Rd LLC
c/o Henry J Gailliot
5734 West Wood Land Rd
Pittsburg, PA 15232

Stephen W Kidder Trst etal
c/o A & B Realty Trust
The Pilot House Lewis Wha
Boston, MA 02110

Kevin F Dale Trustee
Suite 120
1 Franklin Pkwy Bldg 910
San Mateo, CA 94403

Ann R Healey Trst etal
c/o Elinor G Vaughter
3612 Chesapeake St NW
Washington, DC 20008-2915

ABCET LLC
c/o Amos B Hostetter
The Pilot House Lewis WF
Boston, MA 02110

52 Baxter Road LLC
419 Saint Clair Ave
Grosse Pointe, MI 48230

John M & Diane V Samuels
270 Old Church Road
Greenwich, CT 06830

***TOWN OF NANTUCKET***

BOARD OF ASSESSOR
37 Washington Street
Nantucket, MA
02554

July 15, 2016

Sabet Bijan & Laren R
30 Nobscott Rd
Weston, Ma 02493

RE: Street Numbering for parcel 0032-014

Dear Property Owner:

This office is responsible for assigning street numbers to all improved lots located on private or public ways within the Town of Nantucket. (Code of the Town of Nantucket, Chapter 126)

It was brought to our attention and reviewed by the Nantucket Field Assessor that your property is numbered 77 Eel Point Rd which should precede number 79 Eel Point Rd. However it doesn't. It actually is inconsistent and is following number 79 Eel Point Rd. Therefore, in the interest of public safety, we are changing your street address to **79 Eel Point Rd**. and changing what is now # 79 to **77 Eel Point Rd.**

Please feel free to contact this office if you have any questions.

Very truly yours,

Ellen Trifero
Assistant Assessor

PC: Nantucket Police Department

Nantucket Fire Department

## Holly Backus

**From:** Holly Backus
**Sent:** Thursday, July 28, 2016 10:03 AM
**To:** '39MainStreet@gmail.com'
**Cc:** Bijan Sabet; Catherine Ancero
**Subject:** RE: Planning Board hearing #46-16 - Sabet

Good Morning Ellen,

Thank you for your email regarding the above referenced matter. Your email will be included to the Planning Board members prior to the hearing on August 8th. You are welcome to attend this hearing, if you are on-island, during which there will be a chance for discussion before the board. The hearing will be located in the 1st Floor Community Room of the Public Safety Facility at 2 Fairgrounds Road at 6:30 PM.

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

-----Original Message-----
From: Ellen Harde [mailto:39mainstreet@gmail.com]
Sent: Wednesday, July 27, 2016 5:36 PM
To: Holly Backus
Cc: Bijan Sabet
Subject: Planning Board hearing #46-16 - Sabet

To the members of trhe Nantucket Planning Board,

As abutters to Bijan and Lauren Sabet, owners of 77 Eel Point Road, I write in support of their request for a Special Permit for a second driveway access. The second access enters into our driveway, a Proprietors Road until the Town sold it to the abutters in a Town Yard Sale in 2011. There are no concerns on our part with the Planning Board granting the Special Permit requested by the Sabets.

Ellen S. Harde
Cliffhanger
83 Eel Point Road

## Holly Backus

**From:** Marianne Hanley [mh@readelaw.com]
**Sent:** Monday, August 01, 2016 2:44 PM
**To:** Holly Backus
**Subject:** FW: Nantucket Planning Board notice [External]

**Follow Up Flag:** Flag for follow up
**Flag Status:** Completed

**Categories:** Planning Board Matters

FYI. Please add to file for Sabet, 2nd driveway curb cut.

Marianne Hanley, Attorney
Reade, Gullicksen, Hanley, & Gifford, LLP
PO Box 2669
Nantucket, MA 02584
Tel (508)228-3128
Fax (508)228-5630
mh@readelaw.com

*Please consider the environment before printing this email.*

The information transmitted is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended receiver is prohibited. If you have received this email in error please contact the sender and delete the material from any computer.

---

**From:** Bijan Sabet [mailto:bsabet@gmail.com]
**Sent:** Tuesday, July 26, 2016 9:45 AM
**To:** Marianne Hanley <mh@readelaw.com>
**Subject:** Fwd: Nantucket Planning Board notice [External]

FYI.

-bijan

Begin forwarded message:

> **From:** "Friedman, Robert L." <Friedman@blackstonesradvisors.com>
> **Date:** July 26, 2016 at 9:06:51 AM EDT
> **To:** Bijan Sabet <bsabet@gmail.com>
> **Cc:** "gmababa@yahoo.com" <gmababa@yahoo.com>, Lauren <laurensabet@gmail.com>
> **Subject: Re: Nantucket Planning Board notice [External]**
>
> How kind of you two to send this note to us. Thanks very much for doing that.
>
> Of course we have no concerns.
>
> Bob

On Jul 26, 2016, at 7:15 AM, Bijan Sabet <bsabet@gmail.com> wrote:

Hi Bob and Barbara.

Hope your summer is going well.

You may have seen a notice about our application to the Planning board.

It may be confusing so I wanted to give you a little context. We very recently found out that the town considers our property to have two driveway cut outs to Eel Point.

It's a funny sort of technicality as one of the drive way cut outs is actually the driveway that goes to the Harde residence. The other one goes to our garage. Additionally the way Eel Point has evolved over the years, only one cut out goes from our property and Harde property to Eel Point Rd itself.

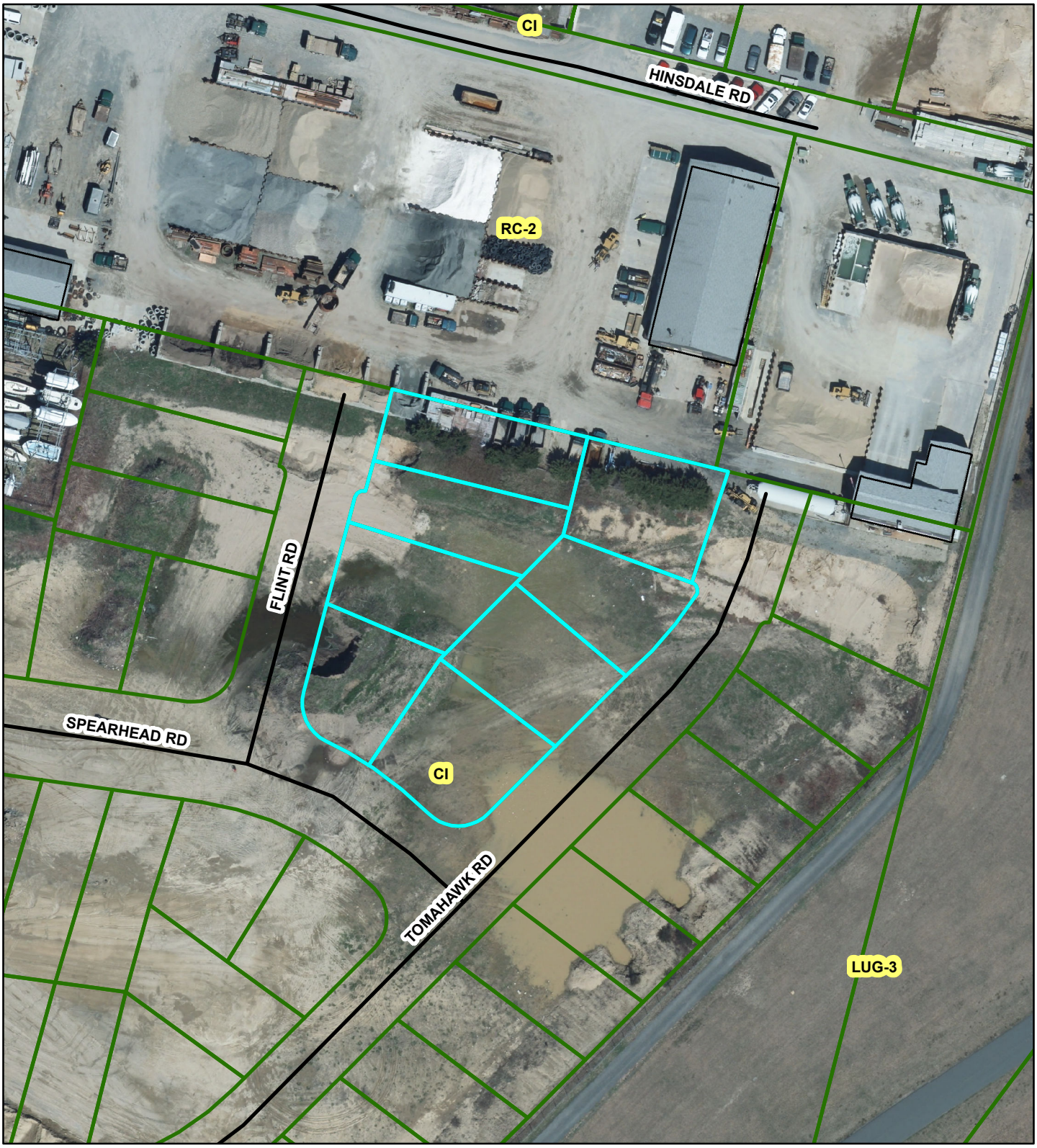
I just wanted to clarify and confirm that we have no intention of making additional driveway changes, modifications or expansion beyond what is currently in place.

Please let us know if you have any questions or concerns. Many thanks!

-Bijan & Lauren Sabet, (Bijan's mobile: 617-800-3443)

-bijan

#47-16 Hillsbororo & 15th, LLC & 5050 Properties, LLC
1, 3, 5, 7 Flint Road, 28, 30, 32, and 34 Tomahawk Road
Map 69 Parcels 340 through 347
Amendment to Previous MCD Special Permit #18-16



PLANNING BOARD

FILE # 47-16

RECEIVED
JUL 13 2016
By CK# 3091

# Nantucket Planning Board

## Application for an Amendment to a Previously Granted Special Permit

Date: 7/13/2016

Name of Development: _____

Planning Board File No.: 18-16

Owner(s)' Name(s): Hillsboro & 15th, LLC and 5050 Properties, LLC

Mailing Address: c/0 Cohen & Cohen Law, PC - PO Box 786, Nantucket, MA 023554

Phone number: 508-228-0337 Fax number: 508-228-0970 E-mail: paul@cohenlegal.net

Applicant's Name: same

Mailing Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer/Surveyor: _____

Mailing Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Location of Lots:

Street Address: 1,3,5 &7 Flint Rd & 28,30,32 & 34 Tomahawk Rd

Tax Assessor's Map: 69 Parcel: 340-347

Nantucket County Registry of Deeds:

Land Court Plan 26984-8 (Lots 192-199) **or** Plan Book _____ Page _____

**or** Plan File #: _____

Size of Parcel 41,424 ± SF square feet

Zoning District CI (RC-2 Freeze)

Describe proposed modification in detail:

See addendum

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):

Paul Hoffman attorney for the Owner/applicant.

Applicant's Signature:

I/we _____, the undersigned, hereby authorize _____ 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):

**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.**

## MCD Special Permit Amendment 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, is applying to amend 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) on July 11, 2016 (Plan Board File No. 18-16 (MDC) 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.

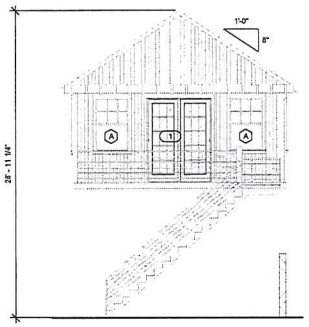
The locus is vacant. The locus is comprised of eight vacant lots, totaling approximately 41,424+/-SF. Each lot is at or over the 5,000 SF of lot area required in the RC-2 district and less than the 15,000 SF of lot area required in the CI district, but the Locus is well over both. Each Lot also complies 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 seeks to amend the MCD to allow the construction of two (2) second floor dwellings (duplex) secondary building on Locus, with one dwelling to contain 1 bedroom and other dwelling to contain 2 bedrooms for total of 3 bedrooms in both dwelling. Duplex is allow use in RC-2 district. No change in foot print of the building or other improvement on Locus is proposed.

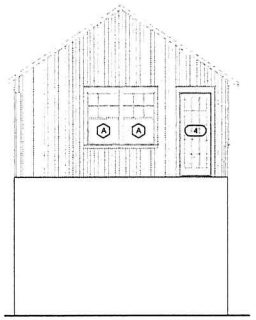
To extent necessary, the Applicant seeks relief and waivers pursuant Nantucket Zoning By-law 139-18, and any other provisions of Nantucket Zoning By-law as necessary to allow this Amendment.

PLANNING BOARD

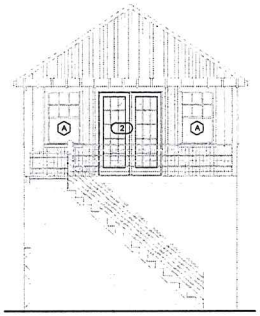
FILE # 47-16



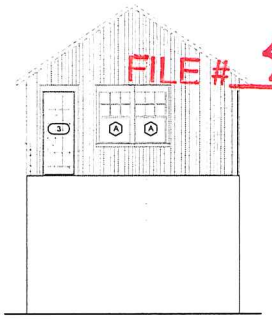

1 East Elevation - Apartment 1
3/16" = 1'-0"



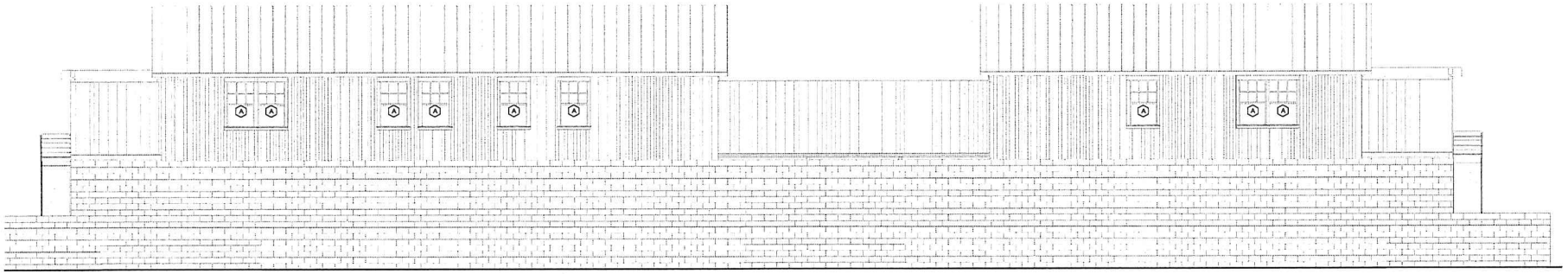
6 West Elevation - Apartment 1
3/16" = 1'-0"



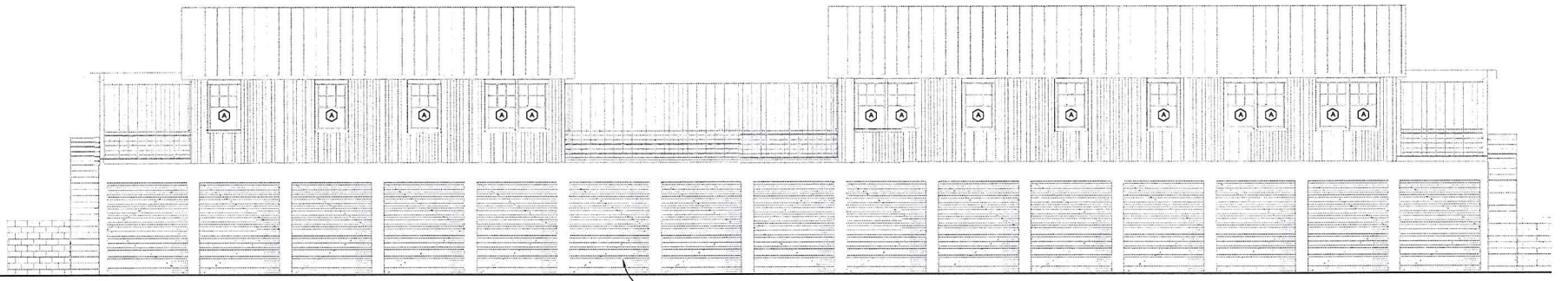
4 West Elevation - Apartment 2
3/16" = 1'-0"



5 East Elevation - Apartment 2
3/16" = 1'-0"



2 North Elevation - Apartment
3/16" = 1'-0"




3 South Elevation - Apartment
3/16" = 1'-0"

289 of 747

5/23/2016 3:01:59 PM

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

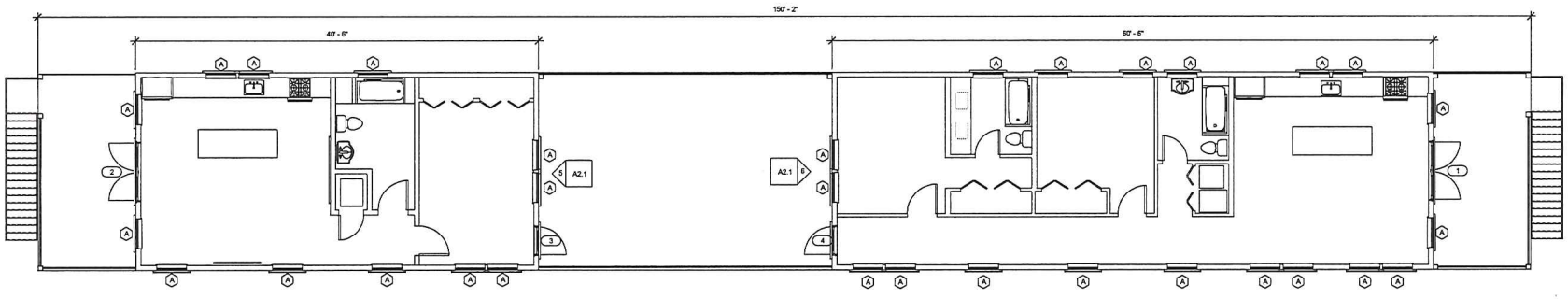
NANTUCKET & TOMAHAWK, LLC
TURNKEY STORAGE
TOMAHAWK ROAD, NANTUCKET, MA 02554

SD Not For Construction

| # | Date | Note |
|---|---|---|
| 4 | 2016.05.11 | HDC Submission |
| 5 | 2016.05.24 | HDC Submission |

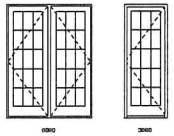
A2.1

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE




1 Floor 1- Apt.
3/16" = 1'-0"

A



Window Legend
1/4" = 1'-0"

| Window Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Type Mark | Manufacturer | Model | Width | Height | Exterior Frame Finish | Comments |
| A | | | 3' - 0" | 5' - 0" | | |

**Window Specifications**
Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh,
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation by Manufacturer.

Door Legend
1/4" = 1'-0"

| Door Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Mark | Manufacturer | Model | Rough Width | Rough Height | Finish | Comments |
| 1 | Andersen Corporation | 400 Series | 6' - 0 3/4" | 8' - 0 1/2" | Grey | |
| 2 | Andersen Corporation | 400 Series | 6' - 0 3/4" | 8' - 0 1/2" | Grey | |
| 3 | Andersen Corporation | 400 Series | 3' - 0 3/4" | 8' - 0 1/2" | Grey | |
| 4 | Andersen Corporation | 400 Series | 3' - 0 3/4" | 8' - 0 1/2" | Grey | |

**Door Specifications**
Interior Finish: Primed
Hardware: Arrows, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh
Sill: Mahogany or grey 88 E White Weather Stripping
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation by Manufacturer.

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3900 | www.chipwebster.com

NANTUCKET & TOMAHAWK, LLC
TURNKEY STORAGE
TOMAHAWK ROAD, NANTUCKET, MA 02554

SD Not For Construction

| # | Date | Note |
|---|---|---|
| 1 | 05.09.16 | SD Review 1 |
| 3 | 2016.05.10 | Client Review |
| 4 | 2016.05.11 | HDC Submission |
| 5 | 2016.05.24 | HDC Submission |

A1.2

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



5/23/2016 3:01:45 PM

3094

**COHEN & COHEN LAW PC**
OPERATING ACCOUNT
PO BOX 786
NANTUCKET, MA 02554
PH. 508-228-0337

**CAPE COD 5**
ORLEANS, MA 02653
53-7107/2113

7/13/2016

PAY TO THE ORDER OF Pitney Bowes

$ **194.10

One Hundred Ninety-Four and 10/100********** DOLLARS

Pitney Bowes

Security features. Details on back.

MEMO Mailing fee-Turnkey-Coffin's Pit

AUTHORIZED SIGNATURE

⑈003094⑈ ⑆211371078⑆ 86 7007718⑈

3091

**COHEN & COHEN LAW PC**
OPERATING ACCOUNT
PO BOX 786
NANTUCKET, MA 02554
PH. 508-228-0337

**CAPE COD 5**
ORLEANS, MA 02653
53-7107/2113

7/13/2016

PAY TO THE ORDER OF Town of Nantucket

$ **250.00

Two Hundred Fifty and 00/100********** DOLLARS

Town of Nantucket

Security features. Details on back.

MEMO 190 Application Fee-Turnkey-Coffin's Pit

AUTHORIZED SIGNATURE

⑈003091⑈ ⑆211371078⑆ 86 7007718⑈

#50.00

PLANNING BOARD

FILE # 47-16 CHK# 3094

RECEIVED
BOARD OF ASSESSORS

FEB 09 2016

TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(Special Permit)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 25% Hillsboro +15th, LLC + 75% 50ED Properties, LLC

MAILING ADDRESS 1245 East Brickyard - 786 E. Redford Dr. Provo, Salt Lake City UT 84106-8604

PROPERTY LOCATION 28, 30, 32 + 34 Tomahawk Rd

ASSESSOR MAP/PARCEL 69 - 347, 346, 345, 344

SUBMITTED BY Cohen + Cohen Law PC - Vanessa

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

Feb. 10, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST | Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|---|
| 69 | | 9 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA | 02554 | HINSDALE RD |
| 69 | | 10 | 1 | NANTUCKET AIRPORT COMMISSION | | 16 BROAD ST | NANTUCKET | MA | 02554 | 154 OLD SOUTH RD |
| 69 | | 10 | 2 | ARROWHEAD ARCHAEOLOGY CORP | CARL JELLEME | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 19 ARROWHEAD DR |
| 69 | | 10 | 3 | GREAT POINT PARTNERS LLC | | 13 ARROWHEAD DRIVE | NANTUCKET | MA | 02554 | 13 ARROWHEAD DR |
| 69 | | 29 | 2 | MACGREGOR J BRUCE TR | NANTUCKET SUN NOMINEE TR | PO BOX 2240 | NANTUCKET | MA | 02584 | 9 SUN ISLAND RD |
| 69 | | 30 | 1 | ARROWHEAD ARCHAEOLOGY CORP | | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 110 HINSDALE RD |
| 69 | | 30 | 2 | ARROWHEAD ARCHAEOLOGY CORP | | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 112 HINSDALE RD |
| 69 | | 30 | 3 | ARROWHEAD ARCHAEOLOGY CORP | | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 114 HINSDALE RD |
| 69 | | 108 | | ARROWHEAD ARCHAEOLOGY CORP | C/O TOSCANA CORP | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 109 HINSDALE RD |
| 69 | | 292 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA | 02554 | 10 SHADBUSH RD |
| 69 | | 318 | | BYRNE BARRY E | | PO BOX 3328 | NANTUCKET | MA | 02584 | 21 TOMAHAWK RD |
| 69 | | 319 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 23 TOMAHAWK RD |
| 69 | | 320 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 25 TOMAHAWK RD |
| 69 | | 321 | | KENNETH C COFFIN INC | C/O TRAVAGLIONE RICHARD A TRST ETAL | PO BOX 160 | WEST BARNSTABLE | MA | 02668 | 27 TOMAHAWK RD |
| 69 | | 322 | | KENNETH C COFFIN INC | C/O TRAVAGLIONE RICHARD A TR | PO BOX 160 | WEST BARNSTABLE | MA | 02668 | 29 TOMAHAWK RD |
| 69 | | 323 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 31 TOMAHAWK RD |
| 69 | | 324 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 33 TOMAHAWK RD |
| 69 | | 325 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 35 TOMAHAWK RD |
| 69 | | 326 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 37 TOMAHAWK RD |
| 69 | | 327 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 39 TOMAHAWK RD |
| 69 | | 328 | | KENNETH C COFFIN INC | C/O GRENNAN ANDERSON G | 5 SURFSIDE DRIVE | NANTUCKET | MA | 02554 | 41 TOMAHAWK RD |
| 69 | | 329 | | KENNETH C COFFIN INC | C/O GRENNAN ANDERSON G | 5 SURFSIDE DRIVE | NANTUCKET | MA | 02554 | 43 TOMAHAWK RD |
| 69 | | 330 | | KENNETH C COFFIN INC | C/O GRENNAN ANDERSON G | 5 SURFSIDE DRIVE | NANTUCKET | MA | 02554 | 45 TOMAHAWK RD |
| 69 | | 332 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 6 SPEARHEAD RD |
| 69 | | 333 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 8 SPEARHEAD RD |
| 69 | | 334 | | SANTOS PATRICIA TRST | TOES CO NOMINEE TRUST | P O BOX 789 | SIASCONSET | MA | 02564 | 10 SPEARHEAD RD |
| 69 | | 335 | | HUGHES SEPTIC SERVICE INC | | 4 LEWIS COURT | NANTUCKET | MA | 02554 | 12 SPEARHEAD RD |
| 69 | | 336 | | HUGHES ELIZABETH A | | 4 LEWIS COURT | NANTUCKET | MA | 02554 | 14 SPEARHEAD RD |
| 69 | | 337 | | LOFTUS CHRISTOPHER TRST | TEN BACKUS LANE NOM TRUST | 2 GREGLEN AVE PMB 190 | NANTUCKET | MA | 02554 | 4 FLINT RD |
| 69 | | 338 | | HANELY MARIANNE TRST | SIX FLINT ROAD REALTY TRUST | PO BOX 2669 | NANTUCKET | MA | 02554 | 6 FLINT RD |
| 69 | | 339 | | LEWIS CHRISTOPHER B | | PO BOX 2126 | NANTUCKET | MA | 02584 | 8 FLINT RD |
| 69 | | 340 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 7 FLINT RD |
| 69 | | 341 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 5 FLINT RD |
| 69 | | 342 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 3 FLINT RD |
| 69 | | 343 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 1 FLINT RD |
| 69 | | 350 | | ISLAND GAS INC | | 5C HANABEA LANE | NANTUCKET | MA | 02554 | 7 SPEARHEAD RD |
| 69 | | 351 | | JONES KEVIN & J THOMAS TRST | CC & C OF MASSACHUSETTS NOM TR | 429 CHURCH STREET | NEW BEDFORD | MA | 02745 | 9 SPEARHEAD RD |
| 69 | | 352 | | JONES KEVIN & J THOMAS TRST | CC & C OF MASSACHUSETTS NOM TR | 429 CHURCH ST | NEW BEDFORD | MA | 02745 | 11 SPEARHEAD RD |
| 69 | | 353 | | SAYLE JEFFREY R & KATHERINE R TRST | TIGERTAIL REALTY TRUST | PO BOX 597 | NANTUCKET | MA | 02554 | 13 SPEARHEAD RD |
| 69 | | 354 | | SAYLE JEFFREY R & KATHERINE R TRST | TIGERTAIL REALTY TRUST | PO BOX 597 | NANTUCKET | MA | 02554 | 15 SPEARHEAD RD |
| 69 | | 355 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 17 SPEARHEAD RD |
| 69 | | 356 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 19 SPEARHEAD RD |
| 69 | | 357 | | KENNETH C COFFIN INC | C/O CLARKE BROTHERS REALTY LLC | 2 GREGLEN AVE # 194 | NANTUCKET | MA | 02554 | 20 TOMAHAWK RD |
| 69 | | 358 | | KENNETH C COFFIN INC | C/O LOUIE DOG LLC | 2 GREGLEN AVE # 46 | NANTUCKET | MA | 02554 | 18 TOMAHAWK RD |
| 69 | | 359 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 16 TOMAHAWK RD |
| 69 | | 360 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 14 TOMAHAWK RD |

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 69 | | 361 | | WIXTED KRISTINA & DESMOND | | 12B DAFFODIL LANE | NANTUCKET | MA 02554 | 12 TOMAHAWK RD |
| 69 | | 362 | | VISCO DONALD T & PHYLLIS J | VISCO FAMILY NOM TRUST | PO BOX 1081 | NANTUCKET | MA 02554 | 10 TOMAHAWK RD |

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O TRAVAGLIONE RICHARD A TR
P.O.BOX 160
WEST BARNSTABLE, MA 02668

69
ISLAND GAS INC
6 YOUNGS WAY
NANTUCKET, MA 02554

69
NANTUCKET AIRPORT COMMISSION
16 BROAD ST
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
ISLAND GAS INC
5C HANABEA LANE
NANTUCKET, MA 02554

69
ARROWHEAD ARCHAEOLOGY CORP
CARL JELLEME
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O GRENNAN ANDERSON G
5 SURFSIDE DRIVE
NANTUCKET, MA 02554

69
JONES KEVIN & J THOMAS TRST
CC & C OF MASSACHUSETTS NOM TR
429 CHURCH STREET
NEW BEDFORD, MA 02745

69
GREAT POINT PARTNERS LLC
13 ARROWHEAD DRIVE
NANTUCKET, MA 02554

69
ISLAND GAS INC
6 YOUNGS WAY
NANTUCKET, MA 02554

69
SAYLE JEFFREY R & KATHERINE R TRST
TIGERTAIL REALTY TRUST.
PO BOX 597
NANTUCKET, MA 02554

69
MACGREGOR J BRUCE TR
NANTUCKET SUN NOMINEE TR
PO BOX 2240
NANTUCKET, MA 02584

69
SANTOS PATRICIA TRST TOES CO
NOMINEE TRUST
P O BOX 789 SIASCONSET, MA 02564

69
SAYLE JEFFREY R & KATHERINE R TRST
TIGERTAIL REALTY TRUST
PO BOX 597
NANTUCKET, MA 02554

69 .
ARROWHEAD ARCHAEOLOGY CORP
C/O TOSCANA CORP
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
HUGHES SEPTIC SERVICE INC
4 LEWIS COURT
NANTUCKET, MA 02554

69
ARROWHEAD DRIVE LLC
6 TEASDALE CIRCLE
NANTUCKET, MA 02554

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
HUGHES ELIZABETH A
4 LEWIS COURT
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O CLARKE BROTHERS REALTY LLC
2 GREGLEN AVE # 194
NANTUCKET, MA 02554

69
BYRNE BARRY E
PO BOX 3328
NANTUCKET, MA 02584

69
LOFTUS CHRISTOPHER TRST
TEN BACKUS LANE NOM TRUST 2
GREGLEN AVE PMB 190
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC C/O LOUIE DOG LLC
2 GREGLEN AVE # 46
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HANLEY MARIANNE TRST
SIX FLINT ROAD REALTY TRUST
PO BOX 2669
NANTUCKET, MA 02554

69
WIXTED KRISTINA & DESMOND
128 DAFFODIL LANE
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O TRAVAGLIONE RICHARD A TRST ET1
PO BOX 160
WEST BARNSTABLE, MA 02668

69
LEWIS CHRISTOPHER B
PO BOX 2126
NANTUCKET, MA 02584

69
VISCO DONALD T & PHYLLIS J
VISCO FAMILY NOM TRUST
PO BOX 1081
NANTUCKET, MA 02554

#48-16 NIR Retail LLC
137 Old South Road
Map 69 Parcel 50
Major Commercial Development Special Permit

RECEIVED
JUL 14 2016
By

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

2016 JUL 14 PM 12:40
NANTUCKET
TOWN CLERK

July 14, 2016

Catherine Ancero
Administrative Specialist
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Massachusetts 02554

PLANNING BOARD
FILE # 48-16

*Re: Major Commercial Development, Special Permit Application; NIR Retail LLC; 137 Old South Road, Nantucket*

Dear Catherine:

Enclosed please find an original application for a Major Commercial Development Special Permit submitted on behalf of NIR Retail LLC (the "Applicant"), with respect to the vacant property located at 137 Old South Road, Nantucket, MA 02554 (the "Premises").

A. Background:

As you may be aware, the Applicant's existing laundry facility recently burned down and the Applicant is therefore in need of an alternative location. The proposed conditions for the Premises are shown on a plan entitled "Major Commercial Development Site Development Plan 137 Old South Road in Nantucket, Massachusetts", dated July 11, 2016, prepared for NIR Retail LLC by Nantucket Surveyors, LLC (the "Site Plan"). As shown on the Site Plan, Applicant's proposal includes the construction of 6,256+/- square foot structure for the purpose of a laundry facility on the Premises (the "Laundry Facilities"). The Applicant also seeks a Special Permit to construct a four bedroom 720+/- square foot structure on the Premises for neighborhood employee housing (the "Employee Housing").

RECEIVED
JUL 14 2016
BY:

B. Existing Zoning/Requested Relief:

The Premises is currently located in the RC-2 Zoning district. In order to construct the Laundry Facility and the Employee Housing, the Applicant is seeking the following relief:

| | |
|---|---|
| 139-11 | Special Permit Relief for Major Commercial Development |
| 139-11.E.(1) | Special Permit Relief to reduce open space requirement |
| 139-18.D | Special Permit Relief to reduce the number of required parking spaces |
| 139-23.C | Waiver for the traffic study requirement under 139-23B.(2)(b) |
| 139-11.G | Special Permit to waive side and rear set back requirements |
| 139-7(A) | Special Permit Relief for neighborhood employee housing |

The Applicant believes the requested relief is consistent with the requirements of the Zoning By-Law and is eligible for approval by the Planning Board, pursuant to the standards in the By-Law, all as more fully discussed in the Addendum, as the same will be supplemented.

Further to this application, enclosed please find the following documents:

1. The Application for a MCD Special Permit with one addendum attached, Addendum "A", identifying the zoning code relief sought.

2. A proposed Site Plan entitled "Major Commercial Development Site Development Plan 137 Old South Road in Nantucket, Massachusetts", dated July 11, 2016, prepared for NIR Retail LLC by Nantucket Surveyors, LLC showing the proposed conditions for the Premises.

3. Proposed design/layout Plan prepared by Arco Murray, Laundry Division.

4. A submittal fee calculation table. Enclosed please find one check in the amount of $161.76 made payable to Pitney Bowes Reserved Funds, and two checks totaling $8,653 representing the MCD Submittal Fee and the Inspection Escrow Account Fee.

5. Certified Lists of the Parties in Interest (Abutters) to the project and four sets of mailing labels.

Please note that the Applicant plans to supplement this application with additional supporting materials and information (including a Stormwater Report, and supporting Department Head letters) as soon as possible. Please mark this matter for hearing by the Planning Board at its meeting scheduled for August 8, 2016. Please feel free to call me should you or any of the Staff or Board members have questions or concerns.

Sincerely,

Richard P. Beaudette

RPB/lld
Enclosures
cc: NIR Retail LLC
John E. Twohig, Esq.
Town Clerk
Board of Health

8775145.2

# Nantucket Planning Board

NANTUCKET TOWN CLERK
2016 JUL 14 PM 12:40

## Application for a Special Permit

Date: _____ File #: _____

Name of development: _____

Owner(s) name(s): NIR Retail LLC

Mailing address: c/o PO Box 659, 2 Whalers 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 137 Old South Road

☐Tax Assessors Map 69 Parcel 50

☐Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File #_____ **OR** Land Court Plan # 14342-L, Lot 35 at Certificate # _____

Size of parcel: 15,000 sq. ft. Zoning District: RC-2

Special Permit sought: (check one)

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

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

| Section | Description |
|---|---|
| 139-11 | Special Permit Relief for Major Commercial Development |
| 139-11.E.(1) | Special Permit Relief to reduce open space requirement |
| 139-11.G | Special Permit to waive side and rear set back requirements |
| 139-7(a) | Special Permit Relief for neighborhood employee housing |
| 139-18.D | Special Permit Relief to reduce the number of required parking spaces |
| 139-23.C | Waiver for the traffic study requirement under 139-23B.(2)(b) |

Specify all associated Zoning Code relief sought: *Please also see Addendum "A", attached hereto

| 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: $ 3,653.00

Engineering Inspection Escrow Deposit due: $ 5,000

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)

NIR Retail LLC, Owner / Applicant

Applicant's Signature

I/we NIR Retail LLC, 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)

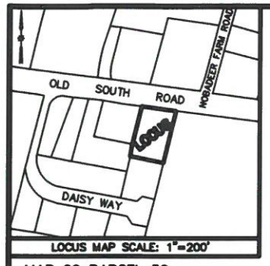
***Check List:***

- ☐ 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)

ADDENDUM "A"

Specify All Associated Zoning Code Relief Sought:

| Section | Description |
|---|---|
| 139-11 Major Commercial Development | Applicant requests Special Permit Relief for a Major Commercial Development |
| 139-11.E.(1) Open Area | Applicant requests Special Permit Relief to reduce the open space requirement under Section 139-11.E. (1) of the By-Law from 20% to 15%. |
| 139-11.G Setbacks | Applicant requests Special Permit Relief to waive the side and rear lot line set back requirements under the By-Law. |
| 139-7(A) Neighborhood Employee Housing | Applicant requests Special Permit Relief for Neighborhood Employee Housing to house its employees for the laundry facility on the Premises. |
| 139-18.D Parking | Applicant is able to provide four parking spaces where eleven is required under the By-Law. Applicant therefore requests Special Permit Relief to reduce the number of parking spaces required under the By-Law. |
| 139-23.C Site Plan Review | Applicant requests a waiver from the requirement to provide a traffic study under 139-23.B.(2)(b). |




MAP 69 PARCEL 50
LOT AREA=14,910±S.F.

REFERENCES:
OWNER: NIR RETAIL LLC

DEED REFERENCE: (PARCEL TWENTY-THREE) LC CERT. NO. 21819

PLAN REFERENCE: PLAN FILE NO. 14342-L

ASSESSORS REFERENCE:
MAP: 69 PARCEL: 50

ZONING CLASSIFICATION:
DISTRICT: RC-2
MINIMUM LOT SIZE =5,000 S.F.
MINIMUM FRONTAGE =40'
FRONT YARD SETBACK =10'
SIDE YARD SETBACK =5'
REAR YARD SETBACK =5'
MAX. GROUND COVER RATIO =50%

OVERLAY DISTRICTS:
1. NANTUCKET WELLHEAD PROTECTION DISTRICT (DEP ZONE II)
2. TOWN OVERLAY DISTRICT

UTILITY PERMITS REQUIRED:
1. SEWER APPLICATION AND PERMIT-DPW.
2. APPLICATION FOR WATER AND FIRE SERVICE-WWC.
3. CONTRACTOR TO COORDINATE SERVICES WITH NATIONAL GRID, COMCAST AND VERIZON.
4. CERTIFICATE OF WATER QUALITY COMPLIANCE-WANNACOMET WATER COMPANY.

NOTES:
1. FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOODING) FIRM PANEL NO. 25019C0089G EFFECTIVE DATE: JUNE 9, 2014.
2. PORTION OF SITE MAPPED NHESP PRIORITY HABITAT OF RARE SPECIES.

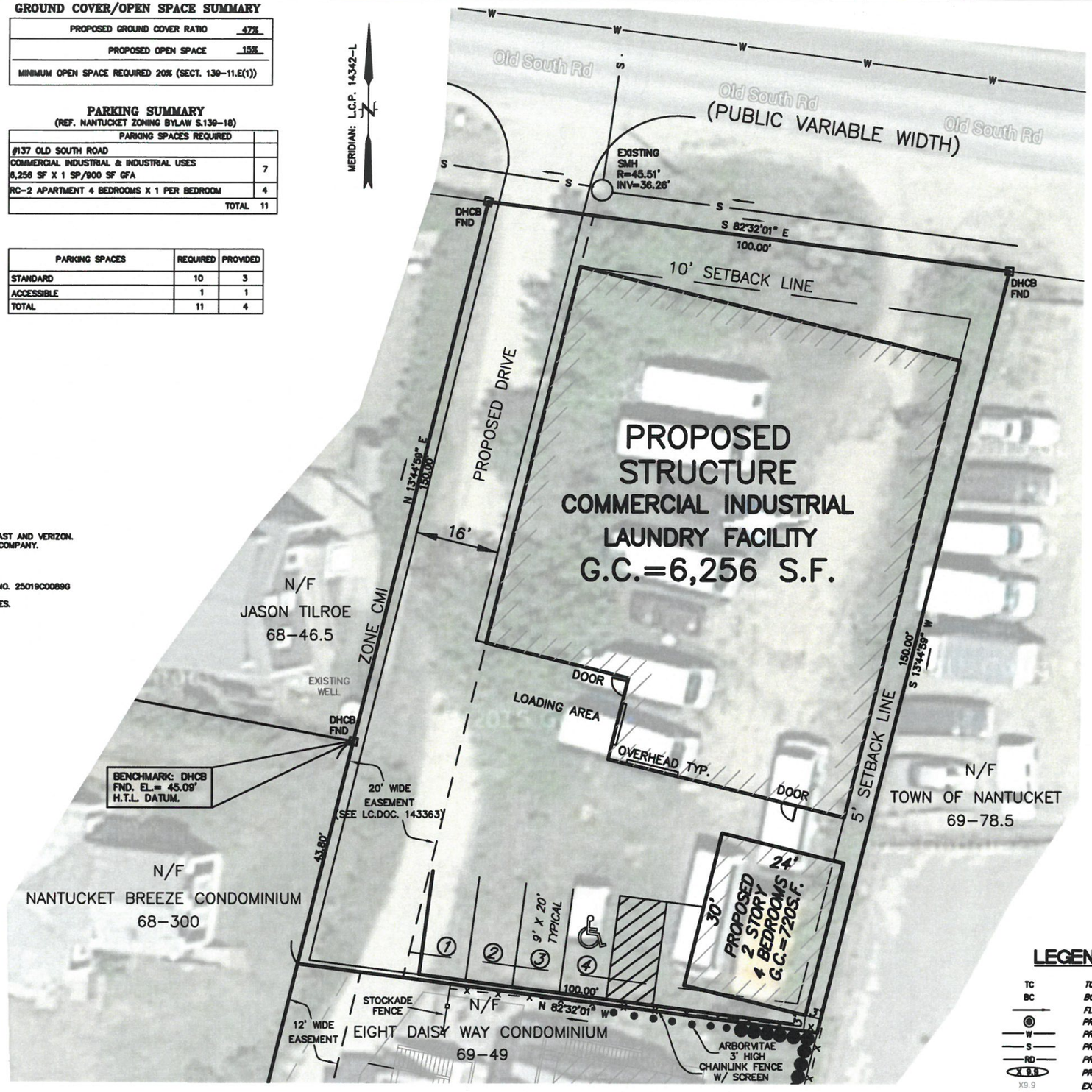
## GROUND COVER/OPEN SPACE SUMMARY

| | |
|---|---|
| PROPOSED GROUND COVER RATIO | 47% |
| PROPOSED OPEN SPACE | 15% |
| MINIMUM OPEN SPACE REQUIRED 20% (SECT. 139-11.E(1)) | |

## PARKING SUMMARY
(REF. NANTUCKET ZONING BYLAW S.139-18)

| PARKING SPACES REQUIRED | |
|---|---|
| #137 OLD SOUTH ROAD | |
| COMMERCIAL INDUSTRIAL & INDUSTRIAL USES 6,256 SF X 1 SP/900 SF GFA | 7 |
| RC-2 APARTMENT 4 BEDROOMS X 1 PER BEDROOM | 4 |
| TOTAL | 11 |

| PARKING SPACES | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD | 10 | 3 |
| ACCESSIBLE | 1 | 1 |
| TOTAL | 11 | 4 |




## SOIL EROSION SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. CATCH BASINS WILL BE PROTECTED WITH PRODUCT KNOWN AS "SILT SACK" THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
7. NIR RETAIL LLC, AS THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE NANTUCKET PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

## CONSTRUCTION AND STABILIZATION SEQUENCE NARRATIVE

PRE-CONSTRUCTION MEETING WITH TOWN DEPARTMENTS, APPLICANT, CONTRACTOR AND SITE ENGINEER.

PHASE I SITE CLEARING
1. INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE.
2. INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.

PHASE II SITE CONSTRUCTION
1. PROCEED WITH EXCAVATION FOR FOUNDATION.
2. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
3. PLACE FOOTING.
4. POUR FOUNDATION WALL.
5. INSTALL DRAIN SYSTEM.
6. INSTALL UTILITIES.
7. BACKFILL SITE, GRADE AS REQUIRED.
8. INSTALL LANDSCAPING.
9. LOAM AND SEED, STABALIZE SITE.

PHASE III SITE STABILIZATION
1. REMOVE ALL CONSTRUCTION DEBRIS.
2. MAINTAIN ALL EROSION CONTROL UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH NEW GROWTH FOR A PERIOD OF 60 DAYS.
3. REMOVE ALL EROSION CONTROL AND CLEAN UP SITE.

## ZONING RELIEF REQUESTED

| |
|---|
| SECTION 139-11. MAJOR COMMERCIAL DEVELOPMENT |
| SECTION 139-11.E(1) OPEN SPACE (20% TO 15%) |
| SECTION 139-11.G SIDE/REAR YARD SETBACK (5' TO 3') |
| SECTION 139-18.D PARKING SPACES (11 TO 4) |
| SECTION 139-23.B(2)(b) TRAFFIC STUDY REQUIREMENT PURSUANT TO 139-23.C |

## LEGEND

| | |
|---|---|
| TC | TOP OF CURB |
| BC | BOTTOM OF CURB |
| | FLOW DIRECTION ARROW |
| | PROPOSED SEWER MANHOLE |
| W | PROPOSED WATER SERVICE |
| S | PROPOSED SEWER LINE |
| RD | PROPOSED ROOF DRAIN |
| X 9.9 | PROPOSED SPOT GRADES |
| X9.9 | EXISTING SPOT GRADE |
| 17 | EXISTING CONTOUR |
| 17 | PROPOSED CONTOUR |

## NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOSEPH MAROCKINGER

JOHN TRUDEL

DATE APPROVED

DATE SIGNED

FILE NO.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
7/11/16

## MAJOR COMMERCIAL DEVELOPMENT
## SITE DEVELOPMENT PLAN

#137 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JULY 11, 2016

PREPARED FOR:
NIR RETAIL LLC

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

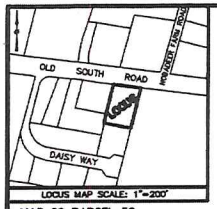
GRAPHIC SCALE
1"=10'
0 10 20 30 40

NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.



SHEET 1 OF 1 N-10767

I:\JOBS 9632-10999\10000's\10700's\10760's\10767\AUTOCAD\N10767 SITE PLAN REV 7-14-16.dwg, SITE PLAN




MAP 69 PARCEL 50
LOT AREA=14,910±S.F.

REFERENCES:
OWNER: NIR RETAIL LLC

DEED REFERENCE:(PARCEL TWENTY-THREE) LC CERT. NO. 21819

PLAN REFERENCE:PLAN FILE NO. 14342-L

ASSESSORS REFERENCE:
MAP:69 PARCEL:50

ZONING CLASSIFICATION:
DISTRICT: RC-2
MINIMUM LOT SIZE =5,000 S.F.
MINIMUM FRONTAGE =40'
FRONT YARD SETBACK =10'
SIDE YARD SETBACK =5'
REAR YARD SETBACK =5'
MAX. GROUND COVER RATIO =50%

OVERLAY DISTRICTS:
1. NANTUCKET WELLHEAD PROTECTION DISTRICT (DEP ZONE II)
2. TOWN OVERLAY DISTRICT

UTILITY PERMITS REQUIRED:
1. SEWER APPLICATION AND PERMIT-DPW.
2. APPLICATION FOR WATER AND FIRE SERVICE-NWC.
3. CONTRACTOR TO COORDINATE SERVICES WITH NATIONAL GRID, COMCAST AND VERIZON.
4. CERTIFICATE OF WATER QUALITY COMPLIANCE-WANNACOMET WATER COMPANY.

NOTES:
1. FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOODING) FIRM PANEL NO. 25019C0089G EFFECTIVE DATE: JUNE 9, 2014.
2. PORTION OF SITE MAPPED NHESP PRIORITY HABITAT OF RARE SPECIES.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
7/11/16

**MAJOR COMMERCIAL DEVELOPMENT**
**SITE DEVELOPMENT PLAN**
#137 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE:1"=10' DATE: JULY 11, 2016
PREPARED FOR:
NIR RETAIL LLC
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240
GRAPHIC SCALE
1"=10'
0 10 20 30 40

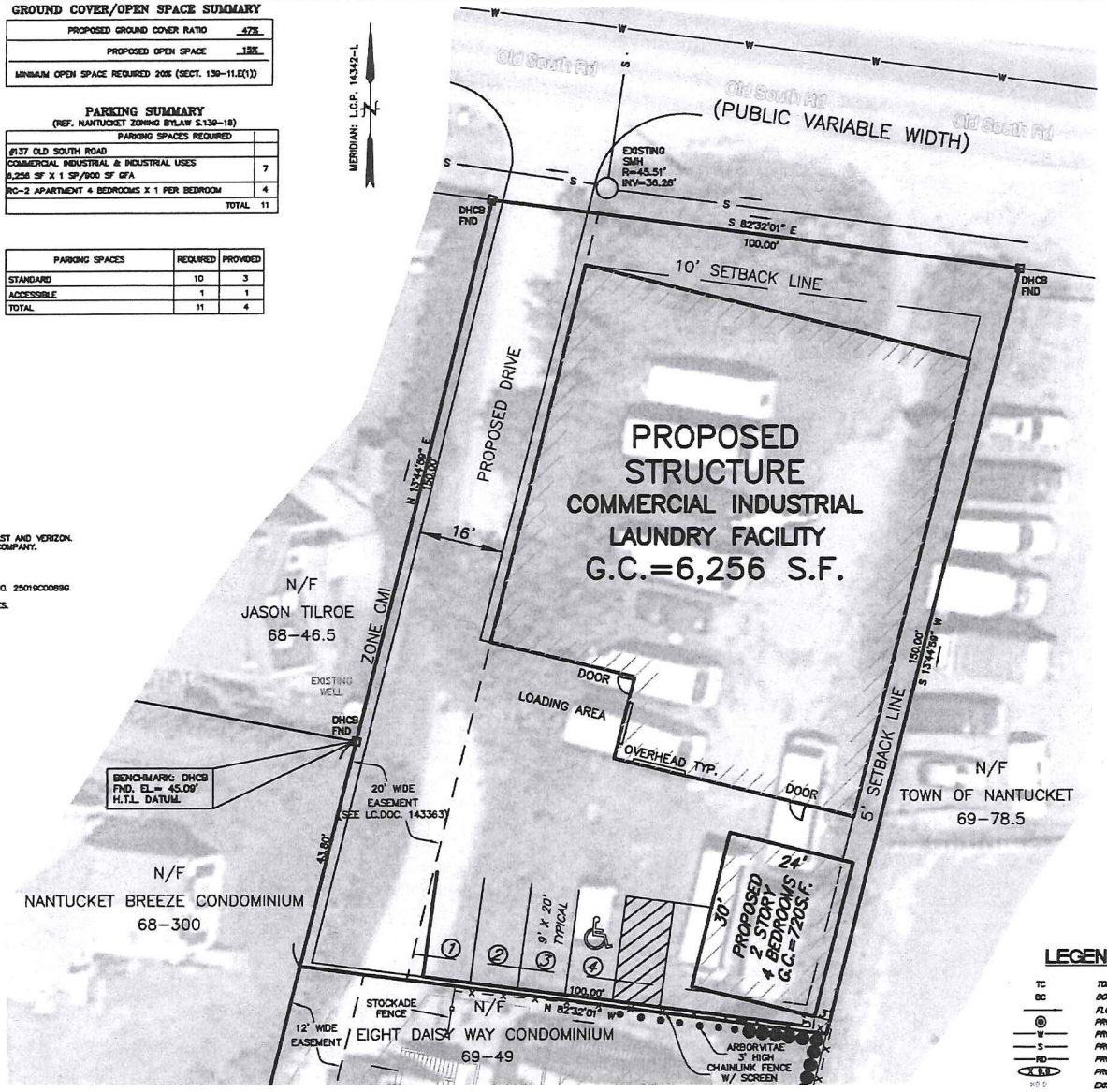
**GROUND COVER/OPEN SPACE SUMMARY**

| | |
|---|---|
| PROPOSED GROUND COVER RATIO | 47% |
| PROPOSED OPEN SPACE | 15% |
| MINIMUM OPEN SPACE REQUIRED 20% (SECT. 139-11.E(1)) | |

**PARKING SUMMARY**
(REF. NANTUCKET ZONING BYLAW S.139-18)

| PARKING SPACES REQUIRED | |
|---|---|
| #137 OLD SOUTH ROAD | |
| COMMERCIAL INDUSTRIAL & INDUSTRIAL USES 6,256 SF X 1 SP/900 SF GFA | 7 |
| RC-2 APARTMENT 4 BEDROOMS X 1 PER BEDROOM | 4 |
| TOTAL | 11 |

| PARKING SPACES | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD | 10 | 3 |
| ACCESSIBLE | 1 | 1 |
| TOTAL | 11 | 4 |




**SOIL EROSION SEDIMENT CONTROL NOTES**

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. CATCH BASINS WILL BE PROTECTED WITH PRODUCT KNOWN AS "SILT SACK" THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
7. NIR RETAIL LLC, AS THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE NANTUCKET PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

**CONSTRUCTION AND STABILIZATION SEQUENCE NARRATIVE**

PRE-CONSTRUCTION MEETING WITH TOWN DEPARTMENTS, APPLICANT, CONTRACTOR AND SITE ENGINEER.

PHASE I SITE CLEARING
1. INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE.
2. INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.

PHASE II SITE CONSTRUCTION
1. PROCEED WITH EXCAVATION FOR FOUNDATION.
2. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
3. PLACE FOOTING.
4. POUR FOUNDATION WALL.
5. INSTALL DRAIN SYSTEM.
6. INSTALL UTILITIES.
7. BACKFILL SITE, GRADE AS REQUIRED.
8. INSTALL LANDSCAPING.
9. LOAM AND SEED, STABALIZE SITE.

PHASE III SITE STABILIZATION
1. REMOVE ALL CONSTRUCTION DEBRIS.
2. MAINTAIN ALL EROSION CONTROL UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH NEW GROWTH FOR A PERIOD OF 60 DAYS.
3. REMOVE ALL EROSION CONTROL AND CLEAN UP SITE.

**ZONING RELIEF REQUESTED**

| |
|---|
| SECTION 139-11. MAJOR COMMERCIAL DEVELOPMENT |
| SECTION 139-11.E(1) OPEN SPACE (20% TO 15%) |
| SECTION 139-11.G SIDE/REAR YARD SETBACK (5' TO 3') |
| SECTION 139-18.D PARKING SPACES (11 TO 4) |
| SECTION 139-23.B(2)(b) TRAFFIC STUDY REQUIREMENT PURSUANT TO 139-23.C |

**LEGEND**

| | |
|---|---|
| TC | TOP OF CURB |
| BC | BOTTOM OF CURB |
| | FLOW DIRECTION ARROW |
| | PROPOSED SEWER MANHOLE |
| W | PROPOSED WATER SERVICE |
| S | PROPOSED SEWER LINE |
| RD | PROPOSED ROOF DRAIN |
| X 6.0 | PROPOSED SPOT GRADES |
| 10.0 | EXISTING SPOT GRADE |
| 17 | EXISTING CONTOUR |
| 17 | PROPOSED CONTOUR |

**NANTUCKET PLANNING BOARD**
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

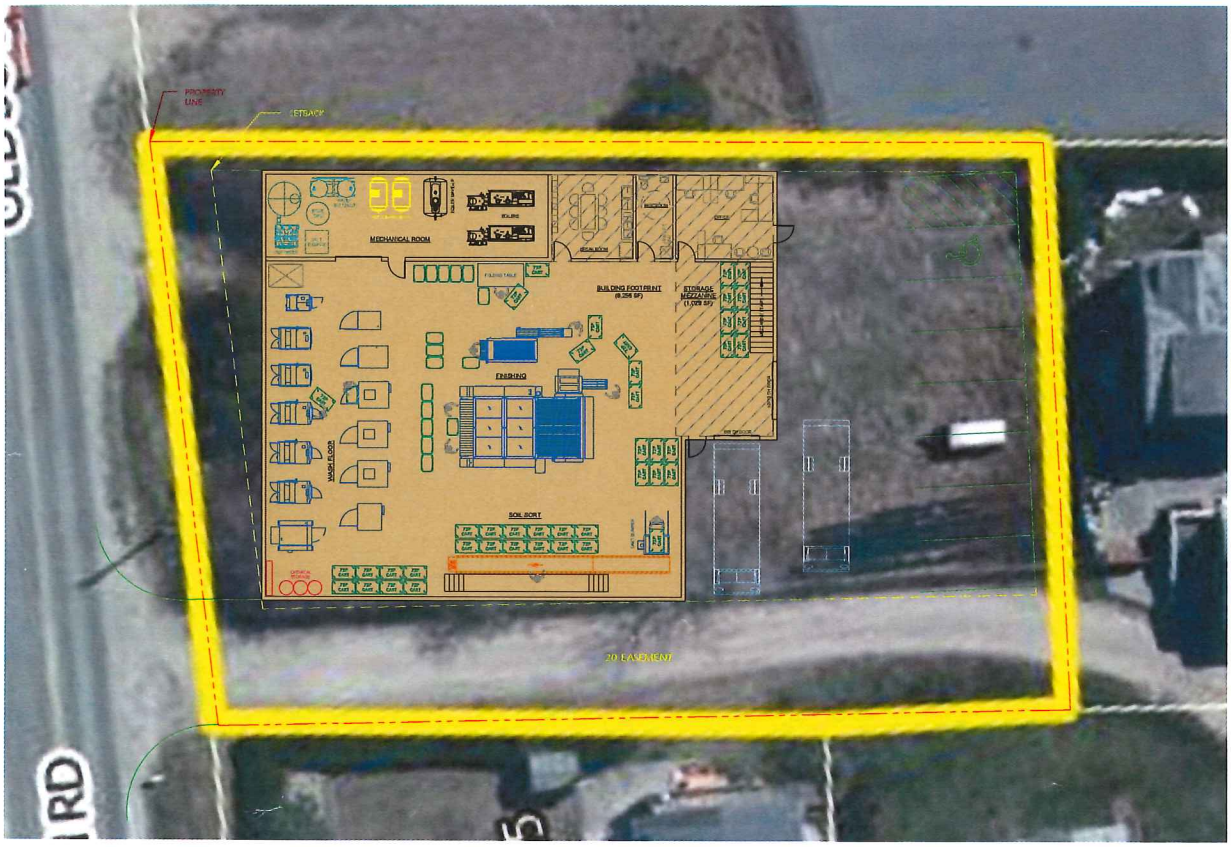
BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOSEPH MAROLINGER
JOHN TRUDEL
DATE APPROVED
DATE SIGNED
FILE NO.

NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.

SHEET 1 OF 1 N-10767

I:\JOBS 9832-10999\10000's\10700's\10760's\10767\AUTOCAD\N10767 SITE PLAN REV 7-14-16.dwg SITE PLAN

305 of 747




CONCEPTUAL DRAFT ONLY

DISCLAIMER
THE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. SITE PROPERTY LINES AND/OR EXISTING SITE/BUILDING CONDITIONS WERE DRAWN FROM EXISTING PLANS AND POSSIBLY INCOMPLETE SITE INFORMATION. ARCO MURRAY NATIONAL CONSTRUCTION COMPANY, INC. AND GMA ARCHITECTS INC. ARE NOT TO BE HELD ACCOUNTABLE FOR ACCURACY OF DIMENSIONS.

# NANTUCKET ISLAND RESORT

## NEW LAUNDRY - CONCEPT #2

NANTUCKET, MA

SCALE : 1/32"=1'-0" (11X17)
CP02 06.21.2016

ARCO MURRAY
LAUNDRY DIVISION

Phyllis G Mayhew
Charles S Mayhew
PO Box 161
Pocasset, Massachusetts 02559

2016 JUL 29 PM 2:17

July 26, 2016

Dear Chairman Rector,

Having recently received notice from the Planning Board of a hearing for a Major Commercial Development for 137 Old South Road (#48-16) I would like to state my concerns. With 6976 square feet of building footprint and over 1000 square feet of parking and loading area there will be significant storm water runoff. Storm water will flow to the south and west. I will have flooding issues at 6 Daisy Way, 8 Daisy Way and 10 Daisy Way. 133 Old South Road has a low area behind the building that will have flooding issues also. 135 Old South Road is a low area that will be impacted by storm water runoff. Catch basins may control some of the runoff, but may impact the water wells in the immediate area with pollution from motor vehicles and laundry chemicals.

Other important issues are hours of operation, late night traffic, and machinery noise are of concern. There are 12 residences within 100 feet of the proposed buildings.

The lack of parking for a 6256 square foot industrial laundry is worrysome as many employee will be needed to operate the laundry and trucks to deliver and pick up the laundry. The employee housing will also need parking.

It would seem to me that a traffic study is necessary as the intersection of Old South Road and Nobadeer Farm Road is very busy and conjested.

Finally the size of the buildings, lack of open space and 5 foot setbacks are not in keeping with the neighborhood and RC2 zoning.

Respectfully,

Charlie Mayhew

Charlie Mayhew

**NIR RETAIL LLC**
**137 OLD SOUTH ROAD**
**MCD SUBMITTAL FEES**
**7/6/2016**

| MCD SUBMITTAL FEE CALCULATION | | | |
|---|---|---|---|
| | Cost | Quantity | Total |
| Base Fee | $250.00 | 1 | $250.00 |
| Cost per square foot of commercial floor space including roofed over areas | $0.50 | 6256 | $3,128.00 |
| Cost per square foot of outdoor storage, display, and recreation areas | $0.05 | 0 | $0.00 |
| Cost per required parking space | $25.00 | 11 | $275.00 |
| Cost per gallon of wastewater over 10,000 gal/day | $0.50 | 0 | $0.00 |
| Cost per foot of wharf and or pier | $0.50 | 0 | $0.00 |
| **CHECK #1** | | **Total fees** | **$3,653.00** |
| Check to be made payable to the Town of Nantucket | | | |

| | | | |
|---|---|---|---|
| Cost per abutters notice | $6.74 | 24 | $161.76 |
| **CHECK #2** | | **Total fees** | **$161.76** |
| Check to be made payable to the Pitney Bowes Reserved Funds | | | |

| INSPECTION ESCROW ACCOUNT FEE CALCULATION | | | |
|---|---|---|---|
| | Cost | Quantity | Total |
| Base Fee for 1st 5,000 s.f. commercial space | $5,000.00 | 1 | $5,000.00 |
| $1,000 for each additional 2500 s.f. over 5,000 s.f. | | 0 | $0.00 |
| **CHECK #3** | | **Total fees** | **$5,000.00** |
| Check to be made payable to the Town of Nantucket | | | |

#55.00

RECEIVED
JUL 14 2016
By CK# 16011

RECEIVED
BOARD OF ASSESSORS
JUN 14 2016
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(Special Permit)

PLANNING BOARD
FILE # 48-16

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..NIR Retail LLC.....

MAILING ADDRESS..c/o VDHS & B Box 659..2 Whalers Lane..Nantucket, Ma. 02554

PROPERTY LOCATION..137 Old South Road.....

ASSESSOR MAP/PARCEL..Map 69 Parcel 50.....

SUBMITTED BY..NIR Retail LLC; c/o Vaughan, Dale, Hunter.....
and Beaudette, PC

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

June 16, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 68 | | 46 | 2 | NANTUCKET TOWN OF | | 16 BROAD STREET | NANTUCKET | MA 02554 | 127 OLD SOUTH RD |
| 68 | | 46 | 3 | NANTUCKET TOWN OF | | 16 BROAD STREET | NANTUCKET | MA 02554 | 129 OLD SOUTH RD |
| 68 | | 46 | 5 | TILROE JASON | C/O BARBER CALLIE | PO BOX 255 | NANTUCKET | MA 02554 | 135B OLD SOUTH RD |
| 68 | | 46 | 6 | TILROE JASON | C/O BARBER CALLIE | P O BOX 255 | NANTUCKET | MA 02554 | 135A OLD SOUTH RD |
| 68 | | 46 | 7 | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 5 DAISY WY |
| 68 | | 46 | 8 | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 7 DAISY WY |
| 68 | | 46 | 9 | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 9 DAISY WY |
| 68 | | 240 | | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 11 DAISY WY |
| 68 | | 241 | | MAYHEW CHARLES S TRUSTEE | SIX DAISY WAY NOMINEE TRUST | P O BOX 161 | POCASSET | MA 02559 | 6 DAISY WY |
| 68 | | 249 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA 02554 | 123 OLD SOUTH RD |
| 68 | | 300 | 1 | FIELD CHRISTOPHER | | PO BOX 943 | SIASCONSET | MA 02564 | 133B OLD SOUTH RD |
| 68 | | 300 | 2 | GRAY ANGELA KAY | | 133C OLD SOUTH ROAD | NANTUCKET | MA 02554 | 133C OLD SOUTH RD |
| 68 | | 300 | 3 | WILLS MATTHEW P | | 605 41ST STREET APT R | BROOKLYN | NY 11232 | 133D OLD SOUTH RD |
| 68 | | 300 | 4 | PIERONI MICHAEL J & PAIGE M | | 21 LADDS WAY | SCITUATE | MA 02066 | 133E OLD SOUTH RD |
| 68 | | 300 | 5 | GORHAM ALLISON L | | 1 HOOPER FARM ROAD | NANTUCKET | MA 02554 | 133F OLD SOUTH RD |
| 68 | | 300 | 6 | WALTON THOMAS E | | 32 CLIFF ROAD | NANTUCKET | MA 02554 | 133G OLD SOUTH RD |
| 68 | | 300 | 7 | CARUSO GARRY A | | 2 GREGLEN AVE PMB 381 | NANTUCKET | MA 02554 | 133H OLD SOUTH RD |
| 68 | | 300 | 8 | MCKENNA KAREN A | | 530 ATLANTIC AVE | BOSTON | MA 02210 | 133A OLD SOUTH RD |
| 68 | | 966 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 1 WAMPANOAG WY |
| 68 | | 967 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 3 HANABEA LN |
| 68 | | 968 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 118 OLD SOUTH RD |
| 68 | | 969 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 02459 | 124 OLD SOUTH RD |
| 68 | | 300 | 42 | | | | | | 133 133A OLD SOUTH RD |
| 69 | | 14 | | 130 OLD SOUTH RD LLC | | 6 ARROWHEAD DR | NANTUCKET | MA 02554 | 130 OLD SOUTH RD |
| 69 | | 35 | | CROWLEY SEAMUS M & GENNARO ELIZABET | | 18 DAFFODIL LANE | NANTUCKET | MA 02554 | 46 NOBADEER FARM RD |
| 69 | | 35 | 1 | CROWLEY SEAMUS M & GENNARO ELIZABET | | 18 DAFFODIL LN | NANTUCKET | MA 02554 | 46 A NOBADEER FARM RD #1 |
| 69 | | 35 | 2 | CROWLEY SEAMUS M & GENNARO ELIZABET | | 46 NOBADEER FARM RD | NANTUCKET | MA 02554 | 46 B NOBADEER FARM RD #2 |
| 69 | | 35 | 3 | CROWLEY SEAMUS M & GENNARO ELIZABET | | 18 DAFFODIL LN | NANTUCKET | MA 02554 | 46 C NOBADEER FARM RD #3 |
| 69 | | 36 | | AJ GARAGE LLC | | 133 ORANGE STREET | NANTUCKET | MA 02554 | 48 NOBADEER FARM RD |
| 69 | | 37 | | WELCH WOOD REALTY TRUST INC | | PO BOX 759 | VINEYARD HAVEN | MA 02568 | 132 OLD SOUTH RD |
| 69 | | 38 | | TUTTLE E SANFORD III ETAL TRS | T & R REALTY TRUST | 2 GREGLEN AVE 399 | NANTUCKET | MA 02554-2830 | 134 OLD SOUTH RD |
| 69 | | 49 | | MAYHEW CHARLES & PHYLLIS TRS | MAYHEW FAMILY NOMINEE TR | 8 DAISY WAY | NANTUCKET | MA 02554 | 8 DAISY WY |
| 69 | | 49 | 1 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 8 A DAISY WY |
| 69 | | 49 | 2 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 8 B DAISY WY |
| 69 | | 49 | 3 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 10 A DAISY WY |
| 69 | | 49 | 4 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 10 B DAISY WY |
| 69 | | 78 | 5 | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA 02554 | NANTUCKET AP |
| 69 | | 100 | | NORTH ATLANTIC DEV LLC | | 6 ARROWHEAD DR | NANTUCKET | MA 02554 | 51 NOBADEER FARM RD |
| 69 | | 101 | | LEWIS DURVAN C & MARIA S HENRY | | 6 MARY ANN DR | NANTUCKET | MA 02554 | 49 NOBADEER FARM RD |
| 69 | | 102 | | OAK HILL INVESTMENTS LLC | | 2 ANGELL ST UNIT 3 | PROVIDENCE | RI 02903 | 47 NOBADEER FARM RD |
| 69 | | 102 | 1 | PRAMILA KC | | PO BOX 2544 | NANTUCKET | MA 02584 | 47A NOBADEER FARM RD #A |
| 69 | | 102 | 2 | PAUDEL NIKHIL KUMAR & YASHUDA KC | | 47 B NOBADEER FARM RD | NANTUCKET | MA 02554 | 47 B NOBADEER FARM RD #B |
| 69 | | 102 | 3 | COHEN STEVEN L TRST | 47C NFR TRUST | PO BOX 786 | NANTUCKET | MA 02554 | 47C NOBADEER FARM RD #C |
| 69 | | 271 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 5 HANABEA LN |
| 69 | | 272 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 7 HANABEA LN |
| 69 | | 273 | | CANDLEWICK CORNER VTT ACK | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 126 OLD SOUTH RD |

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 69 | | 274 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 128 OLD SOUTH RD |
| 78 | | 1 | | NANTUCKET TOWN OF | NANTUCKET AIRPORT | 16 BROAD ST | NANTUCKET | MA 02554 | 14 AIRPORT RD |
| 78 | | 1 | 1 | NANTUCKET MEMORIAL AIRPORT COMMISSI | C/O UNITED STATES POST OFFICE | OLD SOUTH RD | NANTUCKET | MA 02554 | 143 OLD SOUTH RD |

68
NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

68
FIELD CHRISTOPHER
PO BOX 943
SIASCONSET, MA 02564

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

68
NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

68
GRAY ANGELA KAY
133C OLD SOUTH ROAD
NANTUCKET, MA 02554

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 02459

68
TILROE JASON
C/O BARBER CALLIE
PO BOX 255
NANTUCKET, MA 02554

68
WILLS MATTHEW P
605 41ST STREET APT R
BROOKLYN, NY 11232

68
,

68
TILROE JASON
C/O BARBER CALLIE
P O BOX 255
NANTUCKET, MA 02554

68
PIERONI MICHAEL J & PAIGE M
21 LADDS WAY
SCITUATE, MA 02066

69
130 OLD SOUTH RD LLC
6 ARROWHEAD DR
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
GORHAM ALLISON L
1 HOOPER FARM ROAD
NANTUCKET, MA 02554

69
CROWLEY SEAMUS M & GENNARO ELIZ/
18 DAFFODIL LANE
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
WALTON THOMAS E
32 CLIFF ROAD
NANTUCKET, MA 02554

69
CROWLEY SEAMUS M & GENNARO ELIZ/
18 DAFFODIL LN
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
CARUSO GARRY A
2 GREGLEN AVE PMB 381
NANTUCKET, MA 02554

69
CROWLEY SEAMUS M & GENNARO ELIZ/
46 NOBADEER FARM RD
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
MCKENNA KAREN A
530 ATLANTIC AVE
BOSTON, MA 02210

69
CROWLEY SEAMUS M & GENNARO ELIZ/
18 DAFFODIL LN
NANTUCKET, MA 02554

68
MAYHEW CHARLES S TRUSTEE
SIX DAISY WAY NOMINEE TRUST
P O BOX 161
POCASSET, MA 02559

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
AJ GARAGE LLC
133 ORANGE STREET
NANTUCKET, MA 02554

68
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
WELCH WOOD REALTY TRUST INC
PO BOX 759
VINEYARD HAVEN, MA 02568

69
TUTTLE E SANFORD III ETAL TRS
T & R REALTY TRUST
2 GREGLEN AVE 399
NANTUCKET, MA 02554-2830

69
PRAMILA KC
PO BOX 2544
NANTUCKET, MA 02584

69
MAYHEW CHARLES & PHYLLIS TRS
MAYHEW FAMILY NOMINEE TR
8 DAISY WAY
NANTUCKET, MA 02554

69
PAUDEL NIKHIL KUMAR & YASHUDA KC
47 B NOBADEER FARM RD
NANTUCKET, MA 02554

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
COHEN STEVEN L TRST
47C NFR TRUST
PO BOX 786
NANTUCKET, MA 02554

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
CANDLEWICK CORNER VTT ACK
100 CONCORD ST
FRAMINGHAM, MA 01701

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
NORTH ATLANTIC DEV LLC
6 ARROWHEAD DR
NANTUCKET, MA 02554

78
NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

69
LEWIS DURVAN C & MARIA S HENRY
6 MARY ANN DR
NANTUCKET, MA 02554

78
NANTUCKET MEMORIAL AIRPORT COMM
C/O UNITED STATES POST OFFICE
OLD SOUTH RD
NANTUCKET, MA 02554

69
OAK HILL INVESTMENTS LLC
2 ANGELL ST UNIT 3
PROVIDENCE, RI 02903

Phyllis G Mayhew
Charles S Mayhew
PO Box 161
Pocasset, Massachusetts 02559

2016 JUL 29 PM 2:17

July 26, 2016

Dear Chairman Rector,

Having recently received notice from the Planning Board of a hearing for a Major Commercial Development for 137 Old South Road (#48-16) I would like to state my concerns. With 6976 square feet of building footprint and over 1000 square feet of parking and loading area there will be significant storm water runoff. Storm water will flow to the south and west. I will have flooding issues at 6 Daisy Way, 8 Daisy Way and 10 Daisy Way. 133 Old South Road has a low area behind the building that will have flooding issues also. 135 Old South Road is a low area that will be impacted by storm water runoff. Catch basins may control some of the runoff, but may impact the water wells in the immediate area with pollution from motor vehicles and laundry chemicals.

Other important issues are hours of operation, late night traffic, and machinery noise are of concern. There are 12 residences within 100 feet of the proposed buildings.

The lack of parking for a 6256 square foot industrial laundry is worrysome as many employee will be needed to operate the laundry and trucks to deliver and pick up the laundry. The employee housing will also need parking.

It would seem to me that a traffic study is necessary as the intersection of Old South Road and Nobadeer Farm Road is very busy and conjested.

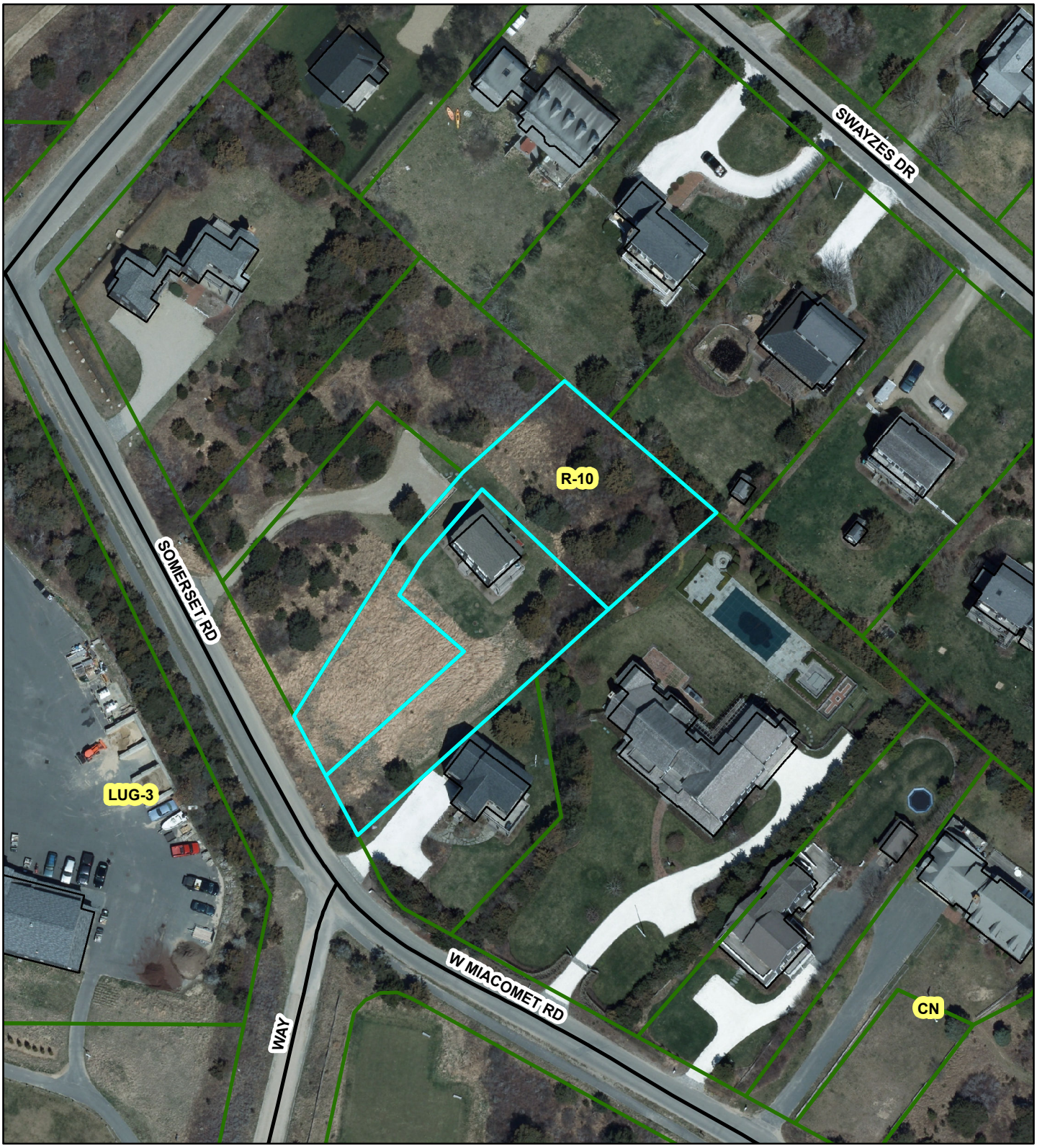
Finally the size of the buildings, lack of open space and 5 foot setbacks are not in keeping with the neighborhood and RC2 zoning.

Respectfully,

Charlie Mayhew

Charlie Mayhew

#8000 Beach Walk Way
130 Somerset Road
Map 33 Parcels 150 & 532
Definitive Subdivision Plan

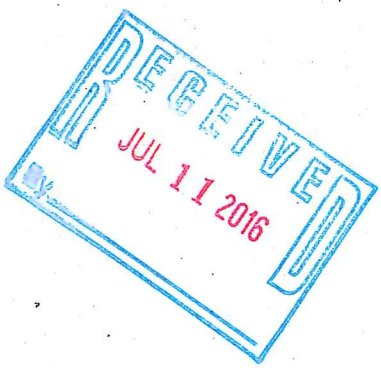


**SITE DESIGN ENGINEERING, LLC.**
11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

July 11, 2016

SDE No. 15122

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554




**Subject:** **Beach Walk Way Subdivision**
**Definitive Subdivision Plan Application**
**130 Somerset Road**
**Assessors Map 66 Parcels 150 & 532**

Dear Members of the Board:

The owners of property located at 130 Somerset Road are requesting your approval of a 2 building lot definitive subdivision application. The property currently consists of 2 lots that were previously created as conforming lots under RC-2 zoning in 2006. Sometime after the lots were created the zoning for the area was changed to R-10. This zoning change made the existing lots non-conforming due to frontage and they were then merged under zoning into one lot since they were still held in common ownership. The existing lots have sufficient area under R-10 zoning but do not have the requisite 75 feet of frontage each. The total existing parcel frontage is 80 feet.

This proposed subdivision application will create a new right-of-way layout that will provide the required frontage for the 2 lots. The right-of-way will encompass an existing 12-foot wide gravel driveway that is of suitable width and grade to accommodate the 2 lots. The new lots will be oversized and will contain 13,149 sf (Lot 1) and 11,992 sf (Lot 2). The existing dwelling on lot 1 will remain and lot 2 will be a vacant lot. Each lot will only be accessible from the subdivision roadway via Somerset Road. The property will continue to be serviced by municipal water, on-site septic systems and underground utilities. There are no known wetland areas within 100 feet of the proposed roadway and the property is not located within endangered species habitat.

Due to the subdivision and zoning history of the property we are requesting the Board approve this application as a Rural Road Alternative and accept the existing driveway as suitable in its current condition. We ask that this application be placed on the agenda for the Boards August 8, 2016, meeting. Please call me with any questions at (508) 503-3500 or email dmulloy@sitedesigneng.com.

Respectfully,
Site Design Engineering, LLC.

Daniel C. Mulloy

Daniel C. Mulloy, PE.
Enclosures:

Form B Definitive Plan Application, Beach Walk Way, 130 Somerset Road, 7/11/2016
Beach Walk Way Subdivision waiver requests
130 Somerset Road certified abutters list and mailing labels
Subdivision application fee of $470.00
Abutter certified mailing fee of $80.88
Beach Walk Way Definitive Subdivision Plan, sheet 1 of 1, dated 7/11/2016

RECEIVED
JUL 11 2016
By J.H. Planning Board

NANTUCKET
TOWN CLERK
2016 JUL 11 AM 9:43

PLANNING BOARD

# Nantucket Planning Board

FILE # 8000

## Form B
## Application for Approval of a Definitive Subdivision Plan (AR)

RECEIVED
JUL 11 2016
By CHIC #3575

File one completed form with the Planning Board and one copy with the Town Clerk.

Date: July 11, 2016

**To the Planning Board of Nantucket:**

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Beach Walk Way designed by Site Design Engineering LLC dated July 11, 2016, and described as follows: located on 130 Somerset Road, number of lots proposed 2, total acreage of tract 0.65, hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 17224 and shown on Nantucket Assessor's Map # 66, Parcel 150 & 532, and said land is free of encumbrances except for the following: _____

Said plan ○ has ● has not evolved from a preliminary plan submitted to the Board on _____(date) and ○ approved ○ disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations.*

Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

Robert C. & Karen E. Swenson

2 Crystal Lane, Millis, MA 02054

of a trust or partners of a partnership)

Contact Phone #: c/o Dan Mulloy, 508-503-3500 Contact Fax #: 508-967-0674

Name of owner(s): ROBERT C. & KAREN E. SWENSON

Address of owner(s): 2 Crystal Lane Millis, MA 02054

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

Robert C. Swenson Karen E. Swenson
Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

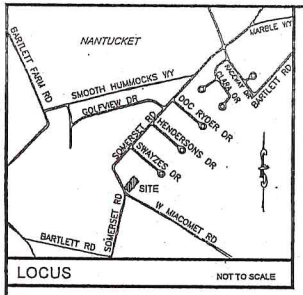
Received by Board of Health:

RECEIVED
JUL 11 2016
BY: AB Board

Date: _____

Time: _____

Planning Board File #: 8000




LOCUS NOT TO SCALE

| OVERLAY DISTRICT APPLICABILITY | |
|---|---|
| TOWN | YES |

| ZONING REQUIREMENTS | |
|---|---|
| ZONING DISTRICT: RESIDENTIAL 10 (R-10) | |
| | REQUIRED |
| LOT AREA | 10,000 S.F. |
| LOT FRONTAGE | 75 FT. |
| LOT FRONTAGE ON CUL-DE-SAC | 52.5 FT. |
| FRONT YARD SETBACK | 20 FT. |
| REAR YARD SETBACK | 10 FT. |
| SIDE YARD SETBACK | 10 FT. |
| MAX. GROUND COVER RATIO | 25 % |
| REGULARITY FACTOR "R" | ≥0.55 |

REGULARITY FACTOR CALCULATIONS INCLUDE ENTIRE AREA AND PERIMETER.

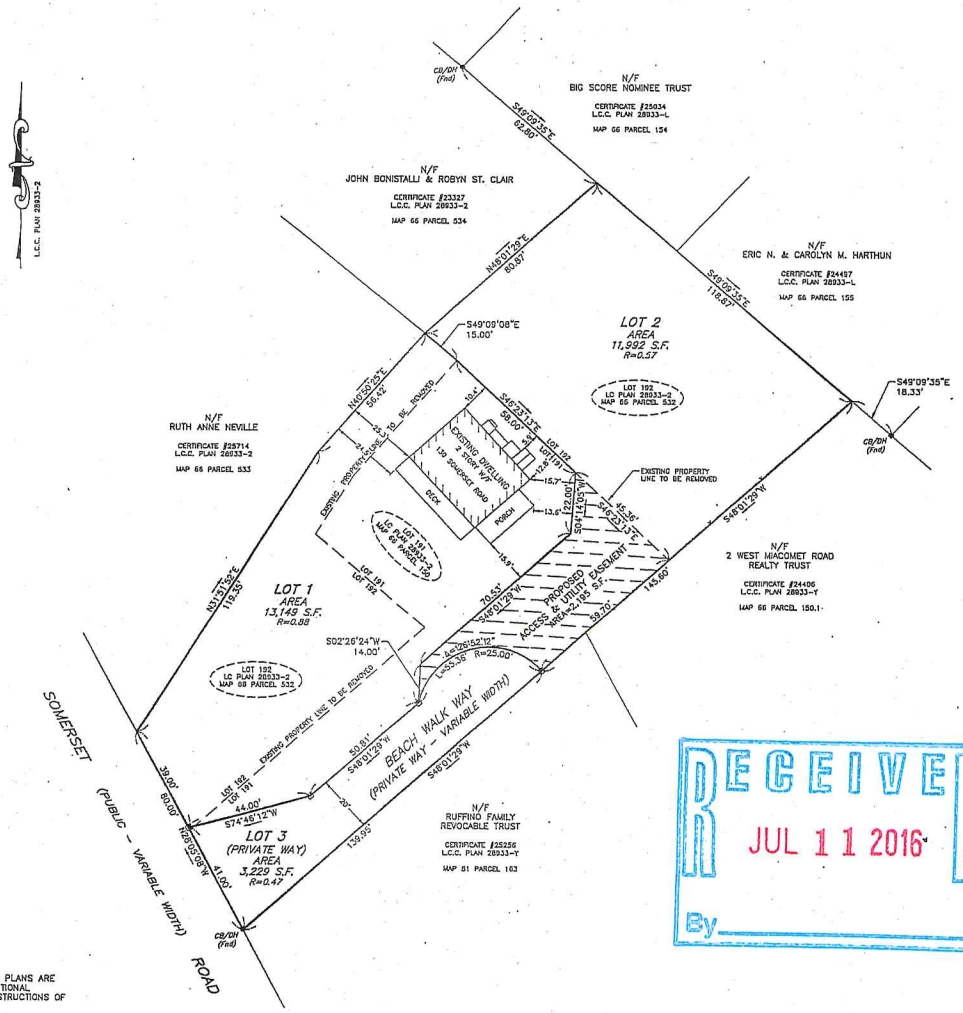
## DISPOSITION OF LOTS

- LOTS 1 AND 2 ARE BUILDABLE LOTS.
- LOT 3 IS A ROADWAY LOT FOR FUTURE CONVEYANCE TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION.

319 of 747

## NOTES:

1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 66, PARCELS 150 & 532 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOTS 191 & 192 SHOWN ON LAND COURT CASE PLAN #28933-2.
3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25019C 0088G (EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.




20 0 10 20 40
SCALE: 1 INCH = 20 FEET

## LEGEND

| | |
|---|---|
| CB/DH | CONCRETE BOUND W/DRILL HOLE |
| ⊡ | CONCRETE BOUND TO BE SET |
| x | FENCE (POST & RAIL) |

## OWNER/APPLICANT

ROBERT C., JR. & KAREN E. SWENSON
2 CRYSTAL LANE
MILLIS, MA 02054

TITLE REFERENCE:
L.C. CERTIFICATE #17224

PLAN REFERENCES:
L.C.C. PLAN 28933-2 (LOTS 191 & 192)

SITE LOCATION:
130 SOMERSET ROAD
NANTUCKET, MA 02554

ASSESSORS REFERENCE:
MAP 66, PARCELS 150 & 532

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED _____ AND RECORDED IN THE REGISTRY OF DEEDS AS DOCUMENT NO. _____

"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

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED (DATE): _____
ENDORSED (DATE): _____
P.B. FILE NUMBER: _____

THE PLANNING BOARD DETERMINES THAT:

LOTS 1, 2 AND 3 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.

RECEIVED
JUL 11 2016
By _____

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 11/16/15 AND 7/6/16.

_____
PROFESSIONAL LAND SURVEYOR DATE

FRANK HOLDGATE
LAND SURVEYING
NANTUCKET, MA.
(508) 332-8067

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

| NO. | DESCRIPTION | DATE | APPROVED |
|---|---|---|---|
| | PLAN REVISIONS | | |

DATE: JULY 11, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| SD/DCM | DCM | RLM/DCM |

PROJECT NO. 15122

ISSUED FOR:
PLANNING BOARD
APPROVAL/COMMENT

# DEFINITIVE SUBDIVISION PLAN
# BEACH WALK WAY

130 SOMERSET ROAD
NANTUCKET, MASSACHUSETTS
ASSESSOR'S MAP 66 PARCELS 150 & 532

BEING A SUBDIVISION OF LOTS 191 & 192 SHOWN ON LAND COURT PLAN 28933-2

PREPARED FOR ROBERT & KAREN SWENSON

DRAWING TITLE:
LOTTING PLAN

SCALE: 1" = 20'

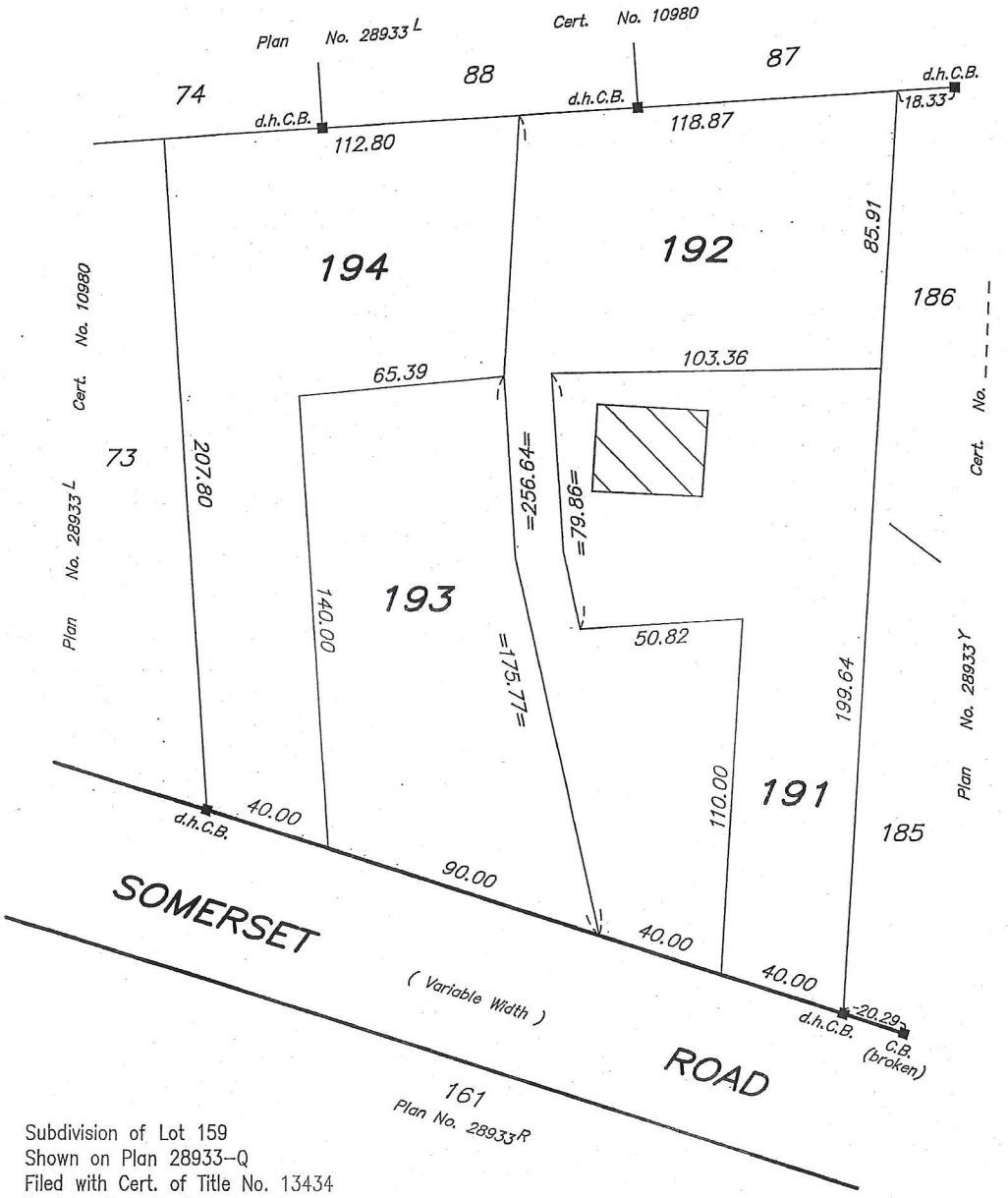
SHEET NO.
1 OF 1

SUBDIVISION PLAN OF LAND IN NANTUCKET

Weller and Associates, Surveyors

November 17, 2006

# 28933-2




Subdivision of Lot 159
Shown on Plan 28933-Q
Filed with Cert. of Title No. 13434
Registry District of Nantucket County

*Separate certificates of title may be issued for land shown hereon as Lots 191, 192, 193 and 194 By the Court.*

Deborah J. Patterson
Recorder

February 2, 2007

ST-070V

Copy of part of plan filed in
LAND REGISTRATION OFFICE
Feb. 2, 2007
Scale of this plan 40 feet to an inch
G.T. Capellanis, Engineer for Court

$15.00

RECEIVED
JUL 11 2016
By CHK #3576
RECEIVED
BOARD OF ASSESSORS
MAY 17 2016
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(SUBDIVISION)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: SWENSON ROBERT C JR & KAREN E

MAILING ADDRESS: 2 CRYSTAL LANE, MILLIS, MA 02054

PROPERTY LOCATION: 130 Somerset Road

ASSESSOR MAP / PARCEL: 66-150 & 66-532

SUBMITTED BY: Mark Rits, Site Design Engineering, LLC
11 Cushman Street
Middleboro, MA 02346

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners immediately abutting, landowners abutting the immediate abutters, and those landowners located directly across all streets and ways bordering the property line of owner's property as they appear on the most recent applicable tax list (pursuant to 2.06a (4) of the Planning Board Subdivision Requirements).

May 17, 2016
DATE

Patricia Giles
ASSESSEOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
# NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 66 | | 69 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA 02554 | 125 SOMERSET RD |
| 66 | | 150 | 1 | 2 WEST MIACOMET ROAD REALTY TR | C/O DAVID LONG | 10 STRAWBERRY HILL ST | DOVER | MA 02030 | 2 W MIACOMET RD |
| 66 | | 151 | | FONES JOHN ETAL | | 64 STAPLES ROAD | EASTON | CT 06612 | 126 SOMERSET RD |
| 66 | | 153 | | RANNEY WILLIAM H & LORI A | | 12401 BOBBINK CT | POTOMAC | MD 20854 | 3 SWAYZES DR |
| 66 | | 154 | | MARTIN LAWRENCE N III TRST | BIG SCORE NOMINEE TRUST | 23 LAMBERT RIDGE | CROSS RIVER | NY 10518 | 5 SWAYZES DR |
| 66 | | 155 | | HARTHUN ERIC N & CAROLYN M | | 128 BRISTOL RD | WELLESLEY | MA 02481 | 7 SWAYZES DR |
| 66 | | 156 | | MOLTA MICHAEL & KAREN E | | 9 SWAYZES DR | NANTUCKET | MA 02554 | 9 SWAYZES DR |
| 66 | | 532 | | SWENSON ROBERT C JR & KAREN E | | 2 CYRSTAL LANE | MILLIS | MA 02054 | 130 SOMERSET RD |
| 66 | | 533 | | NEVILLE RUTH ANNE | | 128 1/2 SOMERSET RD | NANTUCKET | MA 02554 | 128- SOMERSET RD |
| 66 | | 534 | | BONISTALLI JOHN & ST CLAIR ROBYN | | 275 NAHANTON STREET | NEWTON | MA 02459 | 128 SOMERSET RD |
| 81 | | 160 | | LYDEN BARRY & KELLY | | 100 LANG FARM RD | STOWE | VT 05672 | 4 W MIACOMET RD |
| 81 | | 163 | | RUFFINO RAYMOND TRST | RUFFINO FAMILY REV TRUST | 86 ALEXANDER DRIVE | TUXEDO PARK | NY 10987 | 132 SOMERSET RD |

322 of 747

66
NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

66
2 WEST MIACOMET ROAD REALTY TR
C/O DAVID LONG
10 STRAWBERRY HILL ST
DOVER, MA 02030

66
FONES JOHN ETAL
64 STAPLES ROAD
EASTON, CT 06612

66
RANNEY WILLIAM H & LORI A
12401 BOBBINK CT
POTOMAC, MD 20854

66
MARTIN LAWRENCE N III TRST
BIG SCORE NOMINEE TRUST
23 LAMBERT RIDGE
CROSS RIVER, NY 10518

66
HARTHUN ERIC N & CAROLYN M
128 BRISTOL RD
WELLESLEY, MA 02481

66
MOLTA MICHAEL & KAREN E
9 SWAYZES DR
NANTUCKET, MA 02554

66
SWENSON ROBERT C JR & KAREN E
2 CYRSTAL LANE
MILLIS, MA 02054

66
NEVILLE RUTH ANNE
128 1/2 SOMERSET RD
NANTUCKET, MA 02554

66
BONISTALLI JOHN & ST CLAIR ROBYN
275 NAHANTON STREET
NEWTON, MA 02459

81
LYDEN BARRY & KELLY
100 LANG FARM RD
STOWE, VT 05672

81
RUFFINO RAYMOND TRST
RUFFINO FAMILY REV TRUST
86 ALEXANDER DRIVE
TUXEDO PARK, NY 10987

## Holly Backus

**From:** Holly Backus
**Sent:** Monday, August 01, 2016 8:37 AM
**To:** 'Eric Harthun'
**Cc:** Larry Martin; Kathy Martin; Carolyn Harthun; acktraveller@earthlink.net; Ruth Anne Neville; Jean; fionabazil@comcast.net; Kelly Lyden; Catherine Ancero
**Subject:** RE: Reference: Public Notice - #8000 Beach Walk Way Subdivision – 130 Somerset Road

Good Morning,

Thank you for your email regarding the above referenced matter. Your email will be provided to the Planning Board members prior to the hearing on August 8th. You are welcome to attend this public hearing, if you are on-island, during which there will be a chance for discussion before the board. The hearing will be located in the 1st Floor Community Room of the Public Safety Facility at 2 Fairgrounds Road at 6:30 PM.

Please let us know if we can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Eric Harthun [mailto:enharthun@yahoo.com]
**Sent:** Sunday, July 31, 2016 4:29 PM
**To:** Holly Backus
**Cc:** Larry Martin; Kathy Martin; Carolyn Harthun; acktraveller@earthlink.net; Ruth Anne Neville; Jean; fionabazil@comcast.net; Kelly Lyden
**Subject:** Reference: Public Notice - #8000 Beach Walk Way Subdivision – 130 Somerset Road

Reference: Public Notice - #8000 Beach Walk Way Subdivision – 130 Somerset Road

Please accept this email as a formal written comment submitted on behalf of the record title owners of 5, 7, 9 Swayze's Drive, 128-1/2 and 132 Somerset Road, and 2 and 4 West Miacomet Road, Nantucket, MA.

Our understanding is that the owners of 130 Somerset would like to subdivide their current lot into three separate lots ("Lots 1, 2, and 3"). Lot 1 has an existing dwelling, lot 2 would be a (likely) future site of a dwelling, and the third lot is a roadway.

We object to this subdivision for several reasons:

We believe the 75 foot frontage requirement is an important rule that is critical to maintaining the character of this neighborhood and the plan to designate the shared driveway as a roadway to serve two lots does not solve this issue.

It is our understanding that the change to the R-10 zoning from the RC-2 zoning was made, in part, to prevent subdivision and development such as being proposed by 130 Somerset Road. The granting of such a request could potentially set a precedent which would lead to more requests for subdivision and development, clearly undermining the intent of the zoning requirement.

Although it is not explicitly stated, an assumed plan to build on Lot 2 would essentially be equivalent to erecting a dwelling in their backyard - impacting the abutting neighbors on Swayze Drive, Somerset Road, and West Miacoment Road - changing the building density and overall character of the neighborhood for the worse.

Potential points of impact from building on Lot 2 include but are not limited to, loss of privacy, negative effect on the night sky and ocean views, potential future disruption to abutting well water (existing wells abut Lot 2) including placement of septic leech field, added noise and traffic, and ultimately, a loss of real estate value.

It is our understanding that #128-1/2 Somerset (next door to 130 Somerset) was developed from this same parcel of land only a couple of years ago. The "pie" shape of 128-1/2 Somerset Road lot is out of the ordinary for our neighborhood and is clearly in keeping with the frontage requirement. We don't believe the frontage rule should be abandoned now so that another lot can be forced onto the property.

Lastly, we are submitting this objection as a group of concerned neighbors:

Kathy and Larry Martin - #5 Swayze's Drive - larry@scorebig.com
Carolyn and Eric Harthun - #7 Swayze's Drive - enharthun@yahoo.com
Karen and Mike Molta - #9 Swayze's Drive - acktraveller@earthlink.net
Ruthanne Neville - #128-1/2 Somerset Road - ruthanneneville@me.com
Jean-Marie and Raymond Ruffino - #132 Somerset Road - jean_ruffino@yahoo.com
Stephanie and David Long - #2 West Miacomet Road - fionabazil@comcast.net
Kelly and Barry Lyden - #4 West Miacomet Road - lydenkelly@gmail.com

## Holly Backus

**From:** Holly Backus
**Sent:** Monday, August 01, 2016 8:24 AM
**To:** 'Bill Ranney'
**Cc:** Lori Ranney; Catherine Ancero
**Subject:** RE: Planning Board notice #8000 Beach Walk Way-130 Somerset Road
**Attachments:** #8000 Beach Walk Way Subdivision - Complete Application.pdf

Good Morning Bill and Lori Ranney,

Thank you for your email to the Planning Board regarding the above referenced application. Staff will provide your comments to the board. Since you will not be able to attend the public hearing, you may find the attached application helpful in answering some of your questions.

Please let us know if we can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist

Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Tel: 508-325-7587 X 7026
Fax: 508-228-7298
hbackus@nantucket-ma.gov
http://www.nantucket-ma.gov

---

**From:** Bill Ranney [mailto:branney01@gmail.com]
**Sent:** Sunday, July 31, 2016 4:04 PM
**To:** Holly Backus
**Cc:** Lori Ranney
**Subject:** Planning Board notice #8000 Beach Walk Way-130 Somerset Road

Hi,
Attached are our questions on the above referenced notice. Please let us know if you need any additional information.

I can be reached at:
branney01@gmail.com
301-509-4178

Regards,
Bill Ranney

July 30, 2016

TO: Nantucket Planning Board

RE: Public Notice #8000 Beach Walk Way – 130 Somerset Road

We recently received a public notice on the above subject. We are not inherently apposed to the request (and do not know whether we have any standing to oppose it in any event). However, as the owners of an adjacent property (3 Swayze's Drive) we would like to understand the impact of the proposed request. Our specific questions include:

- How would the existing property be subdivided and which lots would be buildable?
- Since there are two existing buildings on the property, would the request impact the number and/or location of buildings on the property?
- Are there plans to build additional structures on the property? If so, where?

We are currently off-island and will be unable to attend the meeting on August 8th. What options do we have to have our questions answered?
Thanks for your attention to this.

Regards,
Bill and Lori Ranney

## Holly Backus

**From:** Holly Backus
**Sent:** Tuesday, August 02, 2016 2:35 PM
**To:** 'Eric Reustle'
**Cc:** Tom Harrington; Catherine Ancero; Leslie Snell
**Subject:** RE: 130 Somerset; Beach Walk Way Subdivision

Good Afternoon Eric,

Thank you for your letter. Staff will provide it to the Planning Board for their consideration prior to the hearing on August 8th. You are welcome to attend this public hearing, if you are on-island, during which there will be a chance for discussion before the Board. The hearing will be located in the 1st Floor Community Room of the Public Safety Facility at 2 Fairgrounds Road at 6:30 P</

Please let me know if I can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Eric Reustle [mailto:ereustle@miyares-harrington.com]
**Sent:** Monday, August 01, 2016 3:05 PM
**To:** Holly Backus
**Cc:** Tom Harrington
**Subject:** 130 Somerset; Beach Walk Way Subdivision

Holly,

Thanks for speaking with me on Friday. As we discussed, our comments on the proposal to subdivide the property located at 130 Somerset Road are attached.

Best,
Eric

Eric B. Reustle
MIYARES AND HARRINGTON LLP
40 Grove Street • Suite 190 • Wellesley, MA 02482
Tel 617-489-1600 • Fax 617-489-1630
www.miyares-harrington.com

Miyares and Harrington LLP

A private law firm in the public interest

J. Raymond Miyares
Thomas J. Harrington
Christopher H. Heep
Donna M. Brewer
Jennie M. Merrill

Rebekah Lacey

Ivria Glass Fried
Eric Reustle
Blake M. Mensing

August 1, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

*Re: Beach Walk Way Subdivision;*
*Definitive Subdivision Plan Application*

Dear Board Members:

I am the Trustee of the 2 West Miacomet Road Realty Trust, which owns 2 West Miacomet Road in Nantucket. I am strongly opposed to the Definitive Subdivision Plan Application submitted by the owners of 130 Somerset Road on July 11, 2016. As described below, the Board should reject the Application as it is incomplete and because it requests an inappropriate application of Section 4.05a of the Board's Rules and Regulations Governing the Subdivision of Land ("Subdivision Regulations").

Section 2.02 of the Subdivision Regulations provides that "[n]o plan for review...shall be accepted as a submittal unless and until all information necessary for such review, as described herein under the applicable provisions of subdivision requirements, are fully provided, unless waived in writing by the Board." Section 2.06a of the Subdivision Regulations requires an applicant seeking approval of a Definitive Plan of a subdivision to file with the Board certain documents. As is relevant here, Section 2.06a(11) requires submission of three copies of a site analysis report and map and provides that "[a]ny submission of a Definitive Plan lacking these documents will be considered incomplete." Based on the documents we have received it appears that no site analysis report or map has been filed.

Pursuant to Section 2.06b, a Definitive Plan must contain certain information, including the names of all abutters, topography of the land, and a cross section of any road to be constructed or improved. The Definitive Plan submitted by the Applicant does not show the topography of the land, and contains no cross section of the road or information sufficient to determine whether the existing driveway meets the road design standards for

a Rural Road Alternative set forth in Section 4.05a(3) of the Subdivision Regulations.[1] As such, it appears that the Applicant has not satisfied the submission requirements set forth in the Subdivision Regulations.

As described in Mr. Mulloy's letter dated July 11, 2016, the Applicant is proposing to subdivide one parcel in to two and is requesting that this Board treat an existing driveway as a "Rural Road Alternative" pursuant to Section 4.05a of the Subdivision Regulations. The Applicant seeks to have the driveway treated as a road in order to create adequate frontage that the proposed lots currently lack. The designation of the existing driveway as a Rural Road Alternative, however, is inappropriate given the apparent purpose underlying Section 4.05a and the characteristics of the surrounding area.

As you are aware, Section 4.05a grants the Board discretion with respect to certain road design standards, allowing an alternative to asphalt paving "for a subdivision on land of a rural or sensitive nature…in order to allow roads more in keeping with the character of the rural landscape." The land in question, however, is located close to multiple residential subdivisions containing asphalt roads and directly across the street from an asphalt parking lot for the Miacomet Golf Course. As such, the immediate area is neither rural nor sensitive. Rather, the nature of the surrounding area demonstrates that the Applicant is not seeking to preserve a protected landscape or characteristics, but is seeking to misapply Section 4.05a simply to increase the density of development in the area. If allowed, this subdivision will have a detrimental impact on the abutting properties, including 2 West Miacomet Road.

For the foregoing reasons, the Board should reject Definitive Subdivision Plan Application for 130 Somerset Road.

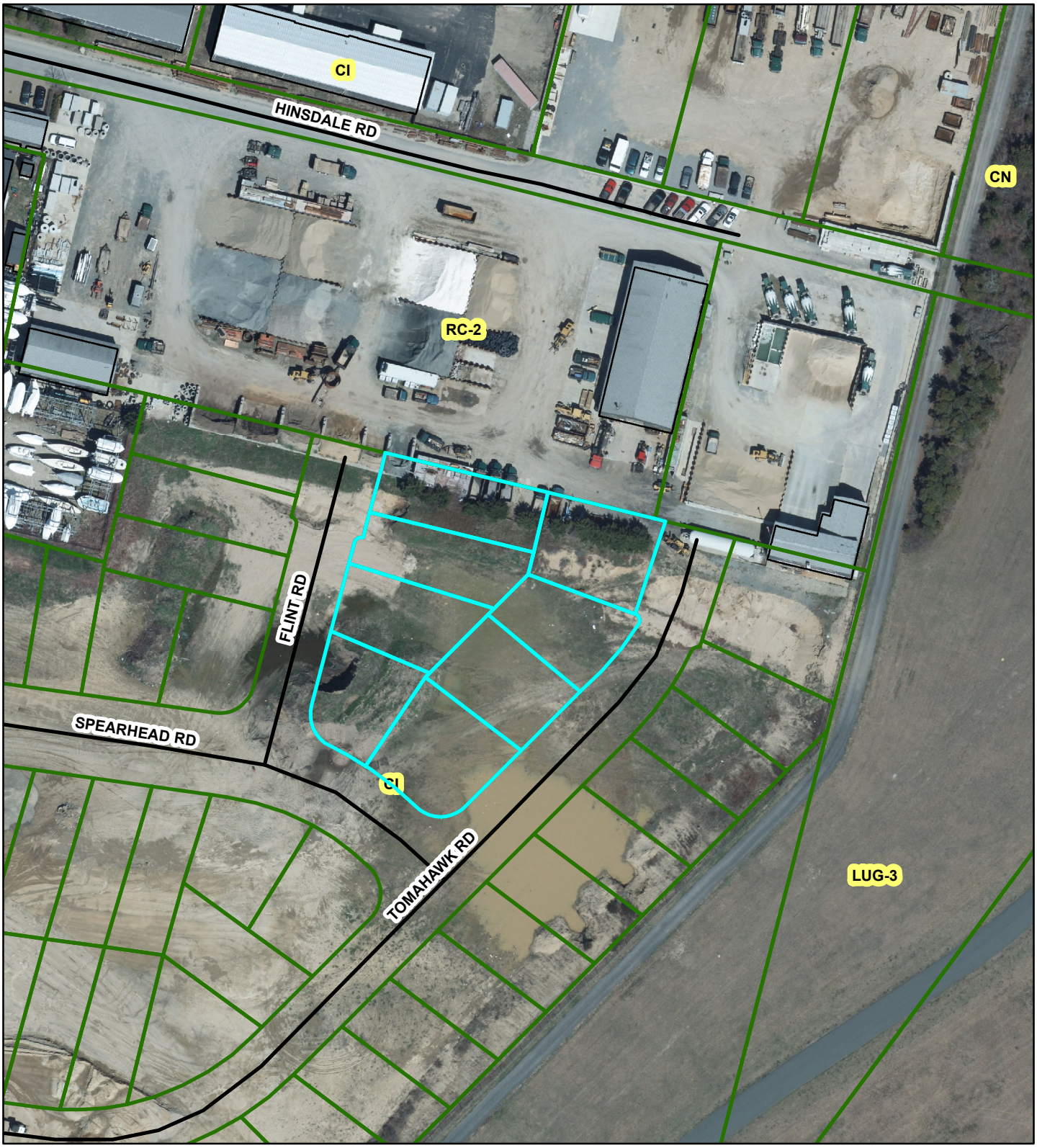
Please feel free to contact me if you have any questions.

Sincerely,

Thomas J. Harrington

[1] The Applicant has requested that the Board accept the driveway as a Rural Road Alternative in its current condition. The documents we have received, however, contain no information about the current condition of the driveway.

#8001 Arrowhead Drive Subdivision
3 Arrowhead Drive
Map 69 Parcels 340 - 347
Definitive Subdivision Modification



PLANNING BOARD

FILE # 8001

RECEIVED
JUL 13 2016
By

CHK# 3092

2016 JUL 13 AM 11:22
NANTUCKET
TOWN CLERK

# Nantucket Planning Board

## Form B1
## Application for Approval of a Definitive Subdivision Modification

File one completed form with the Planning Board and one copy with the Town Clerk.

Date: 7/13/16 File #: 7084

**To the Planning Board of Nantucket:**

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision *modification* shown on a plan entitled Arrowhead Drive Subdivison designed by Weller & Associates dated Rev 10/8/2008, and described as follows: located on #3 Arrowhead Drive

_____, number of lots proposed 65,

total acreage of tract _____, hereby submits said plan as a **definitive plan modification** in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said modification.

The undersigned's title to said land is derived from Island Gas, Inc. by deed dated 11/17/2015 and recorded in the Nantucket Registry of Deeds Book _____,

Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 25885 (Doc 150091)

and shown on Nantucket Assessor's Map # 69, Parcel 340-347, and said land is free of encumbrances except for the following: _____

The Applicant applies for modification of the Req. No. 7 - That only one second floor dwelling shall be allowed for each development) in the Approval of a Definitive Subdivision Plan (AR) dated 11/8/2008 and registered as Doc. No. 133482, to allow two (2) second floor dwellings (a duplex) in building in the development of 1,3,5 & 7 Flint Rd and 28, 30, 32, & 34 Tomahawk Rd (Lots 1992-199 LCPL 26984 comprising 42,424 ± SF)

The undersigned hereby applies for the approval of said **definitive** plan *modification* by the Board, in belief that the plan conforms to the Board's *Rules and Regulations.*

Name(s) and address(es) of the Applicant(s): Hillsboro & 15th, LLC and 5050 Properties, LLC
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees

of a trust or partners of a partnership)

c/o Cohen & Cohen Law, PC, PO Box 786, Nantucket, MA 02554

Contact Phone #: 508-228-0337 Contact Fax #: 508-228-0970

Name of owner(s): Same

Address of owner(s): _____

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

[signature] authorized attorney for Applicant/Owner.

Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File #:

PLANNING BOARD

FILE # 8001

'08 NOV 28 P2:14

# Nantucket Planning Board

## APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Arrowhead Drive Subdivision

Planning Board File #7084

Owner: Kenneth C. Coffin, Inc.
PO Box 90, Siasconset, MA 02564

Applicant: WB Nantucket Holdings, LLC, Gary Winn & John Brazilian, Managers
C/o Butters Brazilian, LLP
One Exeter Place
Boston, MA 02116

#3 on East Side of Arrowhead Drive
Nantucket Tax Assessors Map 69, Parcel 10
Nantucket Registry of Deeds Certificate of Title 11346

**October 27, 2008**

The Nantucket Planning Board at its October 27, 2008 meeting voted **4-0** to **APPROVE** the sixty-five (65) buildable lots Definitive Subdivision Plan (AR) for property located at #3 Arrowhead Drive. An application for this definitive subdivision plan was received by the Planning Board on October 12, 2007 and was evolved from a preliminary plan submitted to the Board on July 19, 2006 and approved on November 13, 2006. Due to the filing of the preliminary plan, the present application is subject to the "zoning freeze" for the land at #3 Arrowhead Drive as zoning district RC-2 (Residential Commercial), minimum lot size of five-thousand (5,000) square feet. The property was re-zoned to CI (Commercial Industrial), minimum lot size of fifteen-thousand (15,000) square feet, at the 2008 Annual Town Meeting.

Approval of the subdivision was based on the following documents:

- An Application for Approval of a Definitive Subdivision Plan (AR) dated October 12, 2007 with an attached list of waivers;
- A Staff Report prepared November 8, 2007 to the Planning Board detailing the definitive plan application and its compliance with the preliminary plan recommendations;

- A "Site Analysis Report" and a "Stormwater Management Operation and Maintenance Plan" for Arrowhead Drive, Nantucket, MA for WB Nantucket Holdings, LLC, c/o Butters, Brazilian, LLP, One Exeter Place, Boston, MA 02632, dated October 11, 2007 prepared by Weller & Associates, Engineers/Surveyors, 1645 Falmouth Road, Suite 4C PO Box 417, Centerville, MA 02632 and 2 Windy Way, #232 Nantucket, MA 02554;
- A "Geotechnical Investigation Report (for) Proposed Site Development (at) Property at Old South Rd. & Arrowhead Dr., Nantucket, MA" prepared by Briggs Engineering & Testing, 66 Roland Street, Suite 102-I, Boston, MA 02129, dated April 11, 2008, prepared for WB Nantucket Holdings, LLC;
- A letter from E. Foley Vaughan, Chairman of the Nantucket Memorial Airport Commission to Andrew Vorce, Planning Director dated November 13, 2007 advising opposition to the residential nature of the application and submitting airport noise guides and compatible land uses,
- Email message from Robert Gardner, Wannacomet Water Company to Leslie Snell, dated October 14, 2008, Subject: Nantucket Holdings, LLC;
- Subdivision drawings entitled "Plan of Land in Nantucket, MA, Being a Subdivision of Lot #61 as Shown on LCP #26984-S", twelve (12) sheets, prepared by Weller & Associates, for WB Nantucket Holdings, LLC, dated August 1, 2007, as revised July 7, 2008, July 14, 2008, July 30, 2008, October 6, 2008 and October 8, 2008;
- Review Reports from Pesce Engineering & Associates, Inc., consultants for the Planning Board, dated February 19, 2008, May 8, 2008, July 23, 2008; August 16, 2008; and October 14, 2008;
- Representation and testimony received in connection with the public hearings held October 12, 2007; February 25, 2008; March 10, 2008; April 14, 2008; June 23, 2008; July 14, 2008; July 28, 2008; August 25, 2008; and October 27, 2008. 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 October 27, 2008.

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. Requested waivers from the *Rules and Regulations Governing the Subdivision of Land:*

| | |
|---|---|
| 4.02B | Monument shall be installed at each lot corner along the street.<br><br>*In conjunction with Section 4.02a and the Land Court requirements, approximately forty (40) concrete bounds will be set to control the subdivision* |
| 4.18 | Sidewalks<br>*Due to the nature and location of the subdivision, the applicant asserts that sidewalks would not be practical since there is no where to join interior sidewalks to surrounding roadways* |

4.19 Bicycle Paths
Contribution to the Nobadeer Bike Path Fund, or bike path within one (1) mile of the project site, due to increased non-vehicular activity related to roads without non-vehicular access through mixed use neighborhoods. Amount shall be $50,000.00 upon endorsement of the definitive subdivision plans and the Planning Board shall determine any balance due based upon the merging or non-merging of lots within the subdivision prior to as-built plan approval. Based on sixty-five (65) primary dwelling lots at $2,000 per lot, there is a $130,000 potential contribution;

2. That the final definitive plans shall be presented to the Planning Board within six (6) months from the date of this decision (October 27, 2008). These plans shall include any outstanding revisions as required by Pesce Engineering & Associates, Inc. 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 (October 27, 2008). 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 $1000 per buildable lot ($65,000.00 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 (October 27, 2008);
6. That the roadway shall be constructed as shown on the referenced definitive subdivision plans as revised;
7. That one second floor dwelling for employees only shall be allowed for each development project regardless of the number of contiguous parcels comprising such development project;
8. That all lots shall be connected to the municipal sewer and water system;
9. That fire hydrants shall be installed along the interior roadway as shown on the revised subdivision plans with the location of the fire hydrants shall be approved by the Nantucket Fire Department;
10. That minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
11. 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 may be required;
12. That all required infrastructure improvements shall be completed within two (2) years from the date of definitive plan endorsement;

***Signature page follows***

On October 27, 2008 the Planning Board voted **4-0** to **APPROVE** this Approval Required (AR) Subdivision and to endorse this decision.

Barry G. Rector APPROVED

Sylvia Howard APPROVED

Nathaniel Lowell APPROVED

11/26/08
John McLaughlin APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

November 28, 2008

On the 28 day of November, 2008, before me, the undersigned notary public,

personally appeared Nathaniel Lowell, 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

March 22, 2013
My Commission Expires

3092

**COHEN & COHEN LAW PC**
OPERATING ACCOUNT
PO BOX 786
NANTUCKET, MA 02554
PH. 508-228-0337

**CAPE COD 5**
ORLEANS, MA 02653
53-7107/2113

7/13/2016

PAY TO THE ORDER OF Town of Nantucket

$ **250.00

Two Hundred Fifty and 00/100********** DOLLARS

Town of Nantucket

Security features. Details on back.

MEMO Application Fee-Turnkey-Coffin's Pit

AUTHORIZED SIGNATURE

⑈003092⑈ ⑆211371078⑆ 86 7007718⑈

#25.00

RECEIVED
JUL 14 2016
By

RECEIVED
BOARD OF ASSESSORS
JUL 13 2016
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(Subdivision)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 25% Hillsboro + 15th, LLC + 75% 50/50 Properties, LLC

MAILING ADDRESS 1245 East Brickyard - 786 E. Redford Dr. Provo Salt Lake City UT 84106-84604

PROPERTY LOCATION 28, 30, 32 + 34 Tomahawk Rd.

ASSESSOR MAP/PARCEL 69 - 347, 346, 345, 344

SUBMITTED BY Cohen + Cohen Law PC - Andrew

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners immediately abutting, landowners abutting the immediate abutters, and those landowners located directly across all streets and ways bordering the property line of owner's property as they appear on the most recent applicable tax list (pursuant to 2.06a (4) of the Planning Board Subdivision Requirements).

July 14, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
# NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST | Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|---|
| 69 | | 9 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA | 02554 | HINSDALE RD |
| 69 | | 10 | 2 | ARROWHEAD ARCHAEOLOGY CORP | CARL JELLEME | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 19 ARROWHEAD DR |
| 69 | | 10 | 3 | GREAT POINT PARTNERS LLC | | 13 ARROWHEAD DRIVE | NANTUCKET | MA | 02554 | 13 ARROWHEAD DR |
| 69 | | 108 | | ARROWHEAD ARCHAEOLOGY CORP | C/O TOSCANA CORP | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 109 HINSDALE RD |
| 69 | | 324 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 33 TOMAHAWK RD |
| 69 | | 325 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 35 TOMAHAWK RD |
| 69 | | 326 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 37 TOMAHAWK RD |
| 69 | | 327 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 39 TOMAHAWK RD |
| 69 | | 328 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 41 TOMAHAWK RD |
| 69 | | 329 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 43 TOMAHAWK RD |
| 69 | | 330 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 45 TOMAHAWK RD |
| 69 | | 339 | | LEWIS CHRISTOPHER B | | PO BOX 2126 | NANTUCKET | MA | 02584 | 8 FLINT RD |
| 69 | | 340 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 7 FLINT RD |
| 69 | | 341 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 5 FLINT RD |
| 69 | | 342 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD | SALT LAKE CITY | UT | 84106 | 3 FLINT RD |
| 69 | | 343 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 1 FLINT RD |
| 69 | | 344 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 34 TOMAHAWK RD |
| 69 | | 345 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 32 TOMAHAWK RD |
| 69 | | 346 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 30 TOMAHAWK RD |
| 69 | | 347 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 28 TOMAHAWK RD |
| 69 | | 355 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 17 SPEARHEAD RD |
| 69 | | 356 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 19 SPEARHEAD RD |

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
ARROWHEAD DRIVE LLC
6 TEASDALE CIRCLE
NANTUCKET, MA 02554

69
ARROWHEAD ARCHAEOLOGY CORP
CARL JELLEME
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
LEWIS CHRISTOPHER B
PO BOX 2126
NANTUCKET, MA 02584

69
ARROWHEAD DRIVE LLC
6 TEASDALE CIRCLE
NANTUCKET, MA 02554

69
GREAT POINT PARTNERS LLC
13 ARROWHEAD DRIVE
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
ARROWHEAD ARCHAEOLOGY CORP
C/O TOSCANA CORP
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

**Posted with Town Clerk on August 5, 2016**
**Posting #**

# TOWN OF NANTUCKET
# BOARD OF APPEALS
## NANTUCKET, MA 02554

Agenda
(Subject to Change)

Thursday, August 11, 2016
**1:00 PM**
4 Fairgrounds Road
Public Safety Facility – 1st Floor Community Room

- **CALL TO ORDER:**

- **APPROVAL OF THE AGENDA:**

- **APPROVAL OF THE MINUTES:**
  - June 9, 2016
  - July 14, 2016

---

- **OLD BUSINESS:**

  - 051-03 Rugged Scott, LLC Release of Lot 41 from Covenant Hanley

  - 04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – *a/k/a* SURFSIDE COMMONS 40B 106 Surfside Road Mackinnon / Schwartz
    Extended Close of Public Hearing deadline November 30, 2016 (180 days from Initial Public Hearing with Extension)
    Decision Action deadline January 9, 2017 (40 days from close of Public Hearing)
    **CONTINUED TO SEPTEMBER 8, 2016**

  - 20-16 Gerald T. Vento & Margaret Vento, Tr. of Ninety-One Low Beach Road Nominee Trust
    Action deadline September 7, 2016 91 Low Beach Road Cohen
    Applicant is requesting Special Permit relief pursuant Zoning Bylaw Section 139-16.C(2) to validate unintentional side and rear yard setback intrusions. The siting of a tennis court, installed in 2012, was reasonably based on a licensed survey. The court is sited as close as 15.4 feet from the side yard lot line and 18 feet from the rear yard lot line, where a twenty (20) foot setback is required. In the alternative, and to the

extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusions. The Locus is situated at 91 Low Beach Road, is shown on Assessor's Map 75 as Parcel 31, and as Lot 912 upon Land Court Plan 5004-65. Evidence of owner's title is registered on Certificate of Title No. 24350 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

- 28-16 Eric J. Rosenberg & Michele Kolb 7 Gardner Street Williams
  Action deadline October 12, 2016
  Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-33.A(1) to allow the alteration of a pre-existing nonconforming structure. Specifically, applicant seeks permission to demolish an existing garage, sited as close as 1.3 feet from the northerly side yard lot line where the minimum side yard setback is five (5) feet, in order to construct a new single-family dwelling in its place. The new dwelling is proposed to be sited three (3) feet from the northerly lot line and to be conforming as to all other setbacks, ground cover, and parking requirements. The Locus, an undersized lot of record created pursuant to M.G.L. Chapter 41 Section 81L, is situated at 7 Gardner Street, and is shown on Assessor's Map 42.3.3 as Parcel 58 (portion). Evidence of owner's title is in Book 1282, Page 80 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

---

- **NEW BUSINESS:**

  - 24-16 6 Lily Street LLC & Sconset Partners LLC 6 and 8 Lily Street Dale
    Action deadline November 9, 2016
    Applicant is requesting Special Permit relief pursuant Zoning By-law Section 139-33 to reduce the area of 6 Lily Street without creating any new non-conformities and to enlarge the area of 8 Lily Street to allow for a new dwelling with a reduced side yard setback nonconformity. To the extent necessary, applicant further requests Site Plan Review pursuant to Section 139-23. Both properties are improved undersized lots of record. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 from the provisions of Section 139-16. The properties are located at 6 and 8 Lily Street, are shown on Assessor's Map 73.3.1 as Parcels 109 and 110, and as Lot 5 and portion of Lot 7 upon Plan No. 2014-02. Evidence of owners' titles are in Book 1415, Page 296 and Book 1415, Page 287 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

  - 30-16 Kaplan Family Nominee Trust 8 Harborview Way Poor
    Action deadline November 9, 2016
    Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-33.A in order to alter the pre-existing nonconforming dwelling in order to lift the structure to place it on a new foundation in conformance with FEMA regulations. The new foundation will result in an increase in structure height. In the alternative, applicant seeks Variance relief to exceed the height limitations pursuant to Zoning By-law Section 139-17. The Locus is situated at 8 Harborview Way, is shown on Assessor's Map 42.4.1 as Parcel 28, and as Lot 2 in Plan File 2014-41. Evidence of owner's title is registered in Book 756, Page 54 on file at the Registry of Deeds. The site is zoned Residential Old Historic (ROH).

  - 31-16 Laura F. Hanson 55 Center Street Jensen
    Action deadline November 9, 2016
    Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-33.A in order to alter the pre-existing nonconforming dwelling in order to lift the structure to place it on a new foundation and to install a new basement. Applicant also proposes to construct a conforming addition to the rear of the dwelling. The Locus is situated at 55 Center Street, is shown on Assessor's Map 42.4.4 as Parcel 72. Evidence of owner's title is registered in Book 856, Page 197 on file at the Registry of Deeds. The site is zoned Residential Old Historic (ROH).



2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

- 32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust
  Action deadline November 9, 2016 45 Quidnet Road Alger
  Applicant is seeking Special Permit relief under By-law Section 139-33.A(1)(a) to extend, alter, or change a pre-existing, non-conforming ancillary structure used as a studio and beach changing area by raising it up above the flood plain so that it no longer floods and adding stairs necessary for access. To the extent necessary, Applicant also seeks a modification of the Board's decision in File No. 007-96 to allow for such work. The Locus is situated at 45 Quidnet Road, is shown on Assessor's Map 21 as Parcel 21, and is Lot 23 on Land Court Plan 8853-L. Owner's title is evidenced by Certificate of Title No. 21927 at the Nantucket Registry District. The site is zoned Residential-20 (R20).

---

- **OTHER BUSINESS:**
  - Election of officers (Chairman, Vice Chairman, Clerk)

---

- **ADJOURNMENT.**



2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

NANTUCKET

# CHAPTER 40B HOUSING PRODUCTION PLAN

July 2016

Prepared for:
Nantucket Affordable Housing Trust
Nantucket Planning and Land Use Services Department

Prepared by:
RKG Associates, Inc.
in association with
JM Goldson

# NANTUCKET
# CHAPTER 40B HOUSING PRODUCTION PLAN

**July 2016**

Prepared for:
Nantucket Affordable Housing Trust
Nantucket Planning and Land Use Services Department

Prepared by:
RKG Associates, Inc.
in association with
JM Goldson

Approved by the Nantucket Board of Selectmen
August 3, 2016

Approved by the Nantucket Planning Board
August 8, 2016

Town of Nantucket
Chapter 40B Housing Production Plan

# Table of Contents


**1. INTRODUCTION ..... 1**
Background ..... 1
What has Nantucket done to provide affordable housing? ..... 2
Why have a Housing Production Plan? ..... 3
Notes on Census Data and Demographic Maps ..... 5

**2. HOUSING NEEDS ANALYSIS ..... 7**
Introduction ..... 7
Population Trends ..... 8
Household Trends ..... 14
Housing Characteristics ..... 16
Existing Inventory ..... 18
Occupancy, Tenure, and Household Size ..... 19
Income, Tenure, and Housing Costs ..... 20
Price-Restricted Housing ..... 24
Chapter 40B ..... 24
Affordable Housing Providers ..... 25

**3. HOUSING GOALS ..... 27**
Principles ..... 27
Qualitative Goals ..... 28
Quantitative Goals: 2016-2020 ..... 28

**4. IMPLEMENTATION STRATEGIES ..... 29**
Appropriate locations for higher-density housing ..... 29
Local resources for affordable housing ..... 32
Fair housing and affordable housing ..... 33
Capacity for development, education, and advocacy ..... 34

**APPENDIX ..... 43**
Appendix A: Glossary ..... 43
Appendix B. Affordable Housing Timeline: Nantucket ..... 49
Appendix C. Master Plan Implementation: Housing and Land Use, 2009 – Present ..... 53
Appendix D. "Safe Harbor" Status through Housing Plan Certification ..... 57
Appendix E. Affirmative Fair Housing Marketing Plan Requirements ..... 59
Appendix F. Disposition of Municipal Property for Affordable Housing ..... 63
Appendix G. Town of Amherst: Tax Incentive Legislation for Affordable Housing ..... 69
Appendix H. Town of Provincetown: Tax Exemptions for Affordable Housing ..... 71

# 1. INTRODUCTION

## BACKGROUND

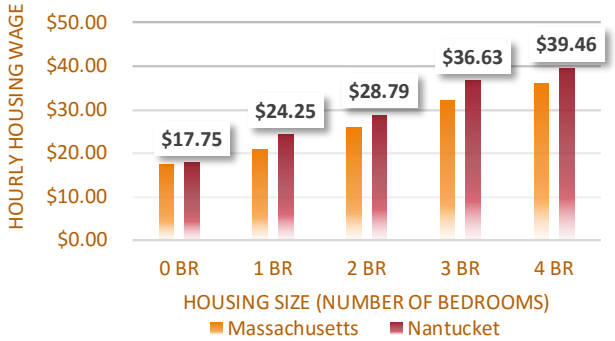
It is June, which means the shoulder season in Nantucket ended a month ago and hospitality businesses have already started to staff up for the summer. It also means that for many Nantucket residents – from teachers to postal workers, nurses, and town employees – the seasonal "shuffle" begins again. From June to September, year-round renters often have no choice but to move in order to make way for vacationers who spend as much as $7,000 per week to rent a private cottage.

The demand for housing in Nantucket for the summer comes not only from wealthy tourists, but also seasonal workers. By July, the number of people working in Nantucket will be twice as high as in January, with five-fold growth occurring in accommodations and food service employment.[1] Those flocking to Nantucket for seasonal jobs run the gamut from immigrants shuttling between winter and summer resorts to college students, artists, and others hoping to escape the mainland for a few months. Although some of the larger hospitality businesses on Nantucket offer dormitory housing to their summer employees, the number of beds does not begin to accommodate the number of workers who need a place to stay.

Housing is the most coveted real estate in Nantucket. The monthly rents for year-round homes and apartments in Nantucket match or exceed what landlords charge in Greater Boston. In fact, Nantucket is the state's most expensive county, with a rental housing wage of $28.79 (Figure 1.1). Since the actual hourly wage in Nantucket is far less than $28.79, households with lower incomes would have to work longer hours to pay for their housing, as shown in Figure 1.2.

Housing is the most coveted real estate in Nantucket. The monthly rents for year-round homes and apartments in Nantucket match or exceed what landlords charge in Greater Boston. In fact, Nantucket is the state's most expensive county.

Figure 1.1
HOW MUCH MUST RENTERS EARN IN ORDER TO AFFORD FAIR MARKET RENTS?




Moreover, for-sale housing prices place Nantucket on par with Boston's exclusive west suburbs. While Nantucket wages do run high relative to the state as a whole, they do not really compensate for the even-higher cost of housing – as evidenced by the high incidence **housing cost burden** among year-round residents. Unlike Boston, Cambridge, and Worcester and the smaller urban centers that dot the Commonwealth's rivers, there are no suburbs or outlying towns that can shoulder some of the regional need for affordably priced housing. Nantucket is an island situated thirty miles out at sea. There is no "next town over" with more housing options. As a

[1] Executive Office of Labor and Workforce Development, ES-202 Employment and Wages, Nantucket, Massachusetts, 2015 Annual Report.

result, stories abound of residents leaving Nantucket because they have lost housing, people turning down jobs because they cannot find housing, and overcrowded housing conditions as lower-income families try to double up in order to avoid homelessness.

## WHAT HAS NANTUCKET DONE TO PROVIDE AFFORDABLE HOUSING?

While very high housing costs often act as a magnet for Chapter 40B comprehensive permits, this has not really been the case on Nantucket. In fact, Nantucket has a relatively small **Subsidized Housing Inventory (SHI)**: 121 affordable units, or 2.5 percent of the town's year-round housing stock.[2] Creating affordable housing in Nantucket is very difficult – far more difficult than in most mainland communities. Just about all of the affordable housing that does exist in Nantucket came about because of some type of local initiative. For example:

- **Sachem's Path.** A mixed-income housing development known as Sachem's Path would not have happened without land donated by the Nantucket Housing Authority (NHA), public funds from several sources (including the Town), a mission-based developer, Housing Assistance Corporation of Cape Cod (HAC), and a "friendly" comprehensive permit. When completed, Sachem's Path will offer forty homeownership units for households with incomes at 80 percent, 100 percent, and 150 percent of the Nantucket County Area Median Income (AMI). Ten of these units will be for moderate-income homebuyers (with incomes at or below 80 percent AMI), which means they will qualify for the SHI, including three constructed by Habitat for Humanity.

- **Nantucket Housing Needs Covenant Program.** Nantucket's zoning, the NHA's leadership, and Executive Order 418 gave birth to the Nantucket Housing Needs Covenant Program, which helps income-eligible families purchase their first home. In all of the residential districts, Nantucket allows up to two dwelling units per lot as long as both units remain in one ownership. A resident who no longer needs or wants responsibility for a second dwelling unit can sell it, but the unit must be sold for a price affordable at 150 percent AMI and must remain affordable over time under a recorded covenant. Administered by Housing Nantucket, the Covenant Program has helped sixty-one year-round residents become homeowners. Though not eligible for the SHI, units in the Covenant Program help Nantucket address the affordable housing needs of many employed residents, thereby supporting the health of the island's economy.

*Nantucket offficials and community leaders, following testimony at a hearing on H. 4317 in June.*

- **Funding.** Nantucket has adopted the Community Preservation Act (CPA), established an Affordable Housing Trust under G.L. c. 44, § 5C, and most recently appropriated $1 million from Town funds to help the Trust create affordable housing in Nantucket. At the same town meeting that approved $1 million for the Affordable Housing Trust, residents voted to file a **home rule petition** with the legislature to institute a real estate transfer fee that would help Nantucket create a permanent source of revenue for affordable housing. The legislation exempts the first $2 million of the sale price of any individual real property transfer, so many routine sales of existing homes would not be subject to the fee. Nantucket's

[2] The 121 affordable units on Nantucket's SHI do not include any of the ten moderate-income units at Sachem's Path. When the project is finished, Nantucket's revised SHI will consist of 131 affordable units or 2.7 percent of the town's year-round housing – assuming the affordable housing restriction for Academy Hill is extended beyond December 2016.

home rule petition is currently before the legislature (H. 4317) along with a similar request from Provincetown. Despite opposition from the real estate industry, the House Committee on Municipalities and Regional Government favorably reported the bill in late June 2016 and referred it to the House Committee on Steering, Policy, and Scheduling.

- **Fairgrounds Road.** The Town acquired land at 6 Fairgrounds Road for the specific purpose of creating new affordable housing. Discussions are currently underway about the disposition process for the Fairgrounds Road property: number of units, affordability targets, SHI eligibility, and so forth. The Town hopes to make many of the units available to municipal and school department employees.

- **Richmond Great Point Development.** In November 2015, Nantucket Town Meeting overwhelmingly supported a proposed zoning change to allow construction of 325 housing units on a 32-acre mid-island site. The zoning provides for single-family dwellings at nine units per acre and apartments up to twenty-three units per acre. While this development also has **Project Eligibility** (PE) approval from MassHousing and could proceed with the comprehensive permit process, the Town partnered with Richmond to pursue the zoning change so Nantucket would have more local control.[3] As of July 2016, Richmond has applied for a special permit to construct 225 rental units (Meadows II) and 50 homeownership units ("Sandpiper Place"). In each component, 25 percent of the units will be affordable to households with incomes at or below 80 percent AMI.

- **Rental Housing.** Nantucket has other types of housing assistance for individuals and families with lower incomes, such as 31 public housing units at Miacomet Village owned and managed by the NHA, and a rental housing assistance program managed by Nantucket's Interfaith Council. These and other initiatives are described later in this report. Nevertheless, the force of Nantucket's housing market and shrinking supply of developable land have simply overpowered the noble efforts of housing advocates and the Town.

## WHY HAVE A HOUSING PRODUCTION PLAN?

The primary reason for any town to create an affordable housing plan is to set goals and choose strategies that will give a community's affordable housing efforts focus and direction. In Massachusetts – because communities have to comply with Chapter 40B – there are added reasons for developing a housing plan. The Department of Housing and Community Development (DHCD), which administers Chapter 40B, offers some incentives to communities that adopt a Housing Production Plan and implement it by creating new **low- and moderate-income housing**. Accordingly, the purpose of this plan is to help Nantucket create more affordable housing on a gradual but steady basis until the Town reaches the 10 percent minimum under Chapter 40B, consistent with the state's housing plan regulations at 760 CMR 56.03(4).

> I'm still looking for any and all possible leads on housing. It could be but not limited to... A couch, floor, bed or bedroom and for any time periods examples a day, two days, a week or season and year-round ...
> *Nantucket Seasonal & Year-Round Rentals Group*
> *Facebook*

There are other reasons that Nantucket needs to develop and implement a Housing Production Plan at this time. Notably:

- **Public Education.** Nantucket needs more (and more effective) public education about affordable housing. Nantucket's affordable housing crisis has been obvious to community leaders for a very long time, and many groups have tried to find, promote, and implement solutions. However, people have different ideas about what the island's priorities should be, and not everyone understands the relationship between Nantucket's housing shortage and economic development.

[3] See Appendix B for a complete list of housing-related land use regulations adopted since the 2009 master plan.

- **Capacity Building.** The Affordable Housing Trust has a critical role to play in affordable housing leadership, finance, and development. Like other housing trusts in Massachusetts, Nantucket's needs an action plan to guide its activities, but it also needs training, professional staff support, and an administrative plan for the trust fund: funding and strategy goals, program design(s), grant and loan standards and decision criteria, and procedures. As a governmental body, the Affordable Housing Trust may be called upon at any time to be accountable for the investment decisions it makes to create affordable housing. Written procedures and standards will help the Trust answer to the public, increase its credibility with other funding sources, and address basic questions from the Town's auditors.

- **Responsibilities of Local Government.** Nantucket has an Affordable Housing Trust, but the Trust alone cannot address Nantucket's affordable housing needs. The Board of Selectmen, Planning Board, Zoning Board of Appeals, Planning and Land Use Services (PLUS) Department, Board of Health, Building Inspector, Community Preservation Committee (CPC), Historic District Commission (HDC), Nantucket Housing Authority, and others have responsibilities, too. All of these entities need to understand how their actions either exacerbate the island's housing problems or contribute to solutions, and they need to work together.

- **Fair Housing.** Nantucket's economy depends heavily on hospitality and tourism. Industries like accommodations and food service, recreation, retail, and others act as a driving force in Nantucket's employment base, providing as much as 50 percent of all local employment but only 36 percent of local wages. The prevalence of lower-wage jobs in Nantucket plays a significant role in the racial and ethnic make-up of the island's resident population. Since monthly rents far exceed what lower-wage workers can afford on their own, many of Nantucket's minority and foreign-born residents live in shared quarters in some mid-island neighborhoods. In these locations, single-family and two-family homes have essentially been converted to congregate residences where the tenants pay rent on a per-room basis. The result is geographic concentration of minorities and low-income people in over-occupied, substandard housing. While these conditions did not happen "by design," there are unique ways that populations protected under the federal Fair Housing Act have been affected by Nantucket's housing shortage.

> The average home price in 1995 was approximately $300,000 on Nantucket. Compare that to today where the average price is $1,938,000 as of March 2016 – a whopping increase of 546 percent. According to the Bureau of Labor and Statistics, CPI has increased during the same period by only 57 percent.
> *-Ken Beaugrand*
> *Testimony, H. 4317*
> *June 14,2016*

- **Expertise in Affordable Housing Development.** Nantucket has several non-profit, community-based organizations with an interest in affordable housing, but it does not have a community-based housing developer. Housing Nantucket administers affordable housing assistance programs and is recognized as a community leader in affordable housing education and advocacy. The Community Foundation for Nantucket, ReMain Nantucket, the Nantucket Rental Assistance Program (Nantucket Interfaith Council), and others provide leadership, funding, and advocacy, and these are all important for building a base of support for affordable housing at all market levels. However, the absence of a qualified, knowledgeable non-profit housing developer limits Nantucket's capacity to create, monitor, and preserve affordable units. In a matter of weeks, the Affordable Housing Trust will have a large fund to administer, but the benefits of that fund may be curtailed by the lack of non-profit development capacity.

- **Land Supply**. Nantucket is a nationally recognized leader in land conservation. Residents are justifiably proud of the success of organizations like the Nantucket Conservation Foundation, Nantucket Islands Land Bank, the Massachusetts Audubon Society, the 'Sconset Trust, and

others. Through their collective efforts, about half of Nantucket's land area is protected in perpetuity from development. Nantucket's success with land conservation creates a challenge for affordable housing development, first because the supply is severely constrained and second, the available supply is very expensive. Nantucket has pursued creative ways to "make land" through **upzoning** initiatives, but other measures are needed, such as an inventory and prioritization of Town-owned, unrestricted property that can be used for housing. There also must be closer collaboration between Town government, affordable housing proponents, and the Nantucket Islands Land Bank to meet island-wide needs for conservation, economic prosperity, and social fairness. In support of addressing common needs, the Land Bank Commission has adopted a policy to guide "cooperative acquisitions" with affordable housing organizations.[4]

## NOTES ON CENSUS DATA AND DEMOGRAPHIC MAPS

This plan incorporates data from a wide variety of sources, including Housing Nantucket, the Town of Nantucket, the Community Foundation of Nantucket, previous plans and studies for the Town and other organizations, state agencies such as MassGIS and the Department of Housing and Community Development (DHCD), and various federal agencies, including the Bureau of the Census. Since ``the Census" actually encompasses many different surveys and programs, we have combined information from multiple datasets.

- **The Decennial Census of Population and Housing.** The decennial census is the official source for determining a community's year-round population and year-round housing stock. Statistics from Census 2010, Census 2000, and in some cases earlier census tables appear throughout this report. However, the decennial census does not provide socioeconomic characteristics that are critical for a housing study, e.g., household income or poverty, or housing characteristics such as housing age, prices, and sizes. For these statistics, planners must turn to the American Community Survey (ACS).

> Demographic and housing data presented in this plan are reported for the Town of Nantucket as a whole and its several census tracts and census block groups, as depicted in maps in Chapter 2.

- **The American Community Survey (ACS).** The ACS is a fairly new program of the Census Bureau and it is critical for any housing analysis. It provides estimates from a small survey sample, but the Census Bureau conducts a new survey each month and the results are aggregated to provide a similar, "rolling" dataset on a wide variety of topics. For small towns like Nantucket, ACS estimates are reported as five-year rolling tabulations. The most recent ACS five-year dataset covers the period 2010-2014. It is important to note that ACS data are estimates, not actual counts. As a result, it can be challenging to compare ACS with the decennial census.

- **HUD Comprehensive Housing Affordability Strategy (CHAS) Data.** Created through a combined effort of the U.S. Department of Housing and Urban Development (HUD) and the U.S. Census Bureau, this dataset represents a "special tabulation" of the American Community Survey (ACS) data to provide information on HUD-specific income categories and housing data used for Consolidated Planning at the local level. According to the HUD guidance, "these special tabulation data provide counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of median income) and household types of particular interest to planners and policy-makers." The most recent CHAS Data are based on ACS estimates for 2008-2012.

[4] "Nantucket Islands Land Bank Affordable Housing Policy," adopted by Land Bank Commission on November 10, 2015.

# 2. HOUSING NEEDS ANALYSIS

## INTRODUCTION

Nantucket is home to approximately 10,856 year-round residents.[1] Its population and household characteristics differ from those of the state as a whole, though in fairly predictable ways given Nantucket's island environment and seasonal resort economy. On one level, Nantucket has qualities in common with some communities on Cape Cod and Martha's Vineyard: extraordinarily high housing values, high household wealth, and an economy that depends heavily on coastal tourism. On another level, Nantucket is quite different. Its population is comparatively young and diverse, and Nantucket is more remote. While communities like Chatham and Falmouth have become havens for retirees, Nantucket has gained both older and young residents, as can be seen in the island's school enrollment trends. In addition, Nantucket is actually multiple jurisdictions in a single geography: a town, a county, and a regional planning commission, which is very unusual.

Due to the prevalence of unbuildable land and protected open space on Nantucket, the island is a remarkably low-density community with about 226 people per square mile (sq. mi.): roughly one-fourth of the population density per sq. mi. for the Commonwealth. Nantucket is a national model for open space protection, due in large part to the Nantucket Islands Land Bank and the special legislation that created it in 1983. Over time, the Nantucket Land Bank and other conservation groups have successfully acquired and taken steps to protect about half of Nantucket's land. With Nantucket's golf courses and other recreation facilities added to the mix, over 60 percent of the island is undevelopable. The extensive open space and recreation network that exists on Nantucket today has had an indelible impact on housing values, first because open space is a valuable residential amenity and second, very little of the island's land supply is available for housing growth. According to a report by the Nantucket Planning Department in 2009, 32 percent of the island is substantially built out under existing zoning, leaving about 8 percent potentially available for new development.[2] Together, Nantucket's open space and fairly restrictive zoning constrain the land supply and in turn, the housing supply.

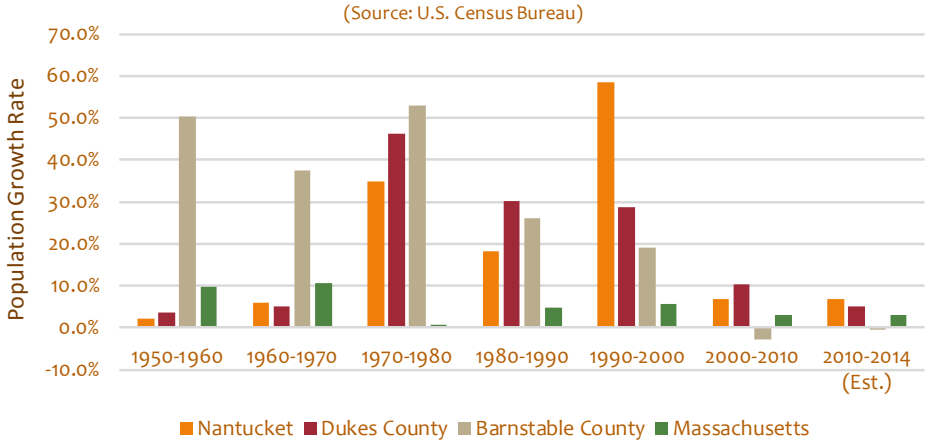
Over time, the Nantucket Land Bank and other conservation groups have successfully acquired and taken steps to protect about half of Nantucket's land. With Nantucket's golf courses and other recreation facilities added to the mix, over 60 percent of the island is undevelopable.

Nantucket's expensive homes, limited range of housing, small employment base, and abundance of protected land help to explain its extremes: affluence on one hand, and seasonal workers with very low-paying jobs on the other hand. Furthermore, there is an undeniable shortage of price-appropriate housing for people with year-round, living-wage employment: the professional, technical, administrative, education, and health care employees of public- and private-sector establishments. Nantucket is a very expensive place to live, and there are not that many jobs in the pay ranges required to afford Nantucket's high housing costs. The island's beauty conveys an image of Nantucket that masks the hardships many

[1] U.S. Census Bureau, State & County Quick Facts 2014. Some residents believe the Census Bureau undercounts the total year-round population.

[2] *Nantucket Housing Production Plan* (2009), 12.

Figure 2.1
**POPULATION GROWTH HISTORY: NANTUCKET AND MARTHA'S VINEYARD**
(Source: U.S. Census Bureau)




households contend with in order to live and work there. In addition, Nantucket has pockets of poverty, racial and ethnic minorities, and foreign-born populations in two of its five federal census tracts. Overcrowded housing conditions and substandard if not illegal units exacerbate these problems. For seasonal and year-round workers without living-wage jobs, Nantucket's housing barriers are even more complicated and difficult to address.

## POPULATION TRENDS

Many Nantucket residents might find it hard to imagine their town in 1980, when the population (5,087) was only half the number reported in Census 2010 (10,172). It makes sense that in 1983, a decade after adopting its first zoning bylaw, Nantucket completed a growth management plan and took further steps to reduce the island's development potential.[3] With special legislation, Nantucket created the Land Bank Commission and instituted a funding mechanism to pay for acquiring open space. During the 1970s, Nantucket's population had jumped 35 percent after several decades of relatively little change, and new homes were under construction at the rate of over one hundred per year. What had been a fairly small population difference between Nantucket and all of Martha's Vineyard during the Great Depression had gradually increased (Figure 2.1). This, together with unprecedented growth occurring throughout much of Cape Cod, formed the backdrop for actions taken on Nantucket to protect the town's land and water resources and its historic resources as well. Astute leaders at the time could foresee that as household formation rates and housing demand accelerated in the 1980s, Nantucket stood to absorb a considerable amount of new housing growth, perhaps more than it had the capacity to serve. Nantucket instituted rate-of-development controls and an annual cap on building permits in order to manage the impact of new growth on infrastructure and services.[4]

More recently, Nantucket's total year-round population increased from 9,520 to 10,172 between 2000 and 2010, or 6.8 percent, surpassing all other Massachusetts counties except Dukes County, where the population rose by over 10 percent. According to the American Community Survey (ACS), Nantucket's population grew another 6.7 percent between 2010 and 2014: more than double the statewide growth rate. The Census Bureau's most recent population estimate for Nantucket is 10,856 (July 2014). Nantucket is currently classified as one of the 100 fastest growing counties in the nation, based on 2013-2014 one-year growth estimates.[5]

Nantucket has gained population faster than the UMass Donohue Institute (UMDI) predicted when it developed 25-year population projections in 2010. According to those projections (Figure 2.2), Nantucket's 2035 population will be approximately 12,004, in-

[3] Nantucket Planning & Economic Development Commission (NP&EDC), *Comprehensive Growth Management Plan, Vol. I, Goals and Objectives for Balanced Growth* (1983).

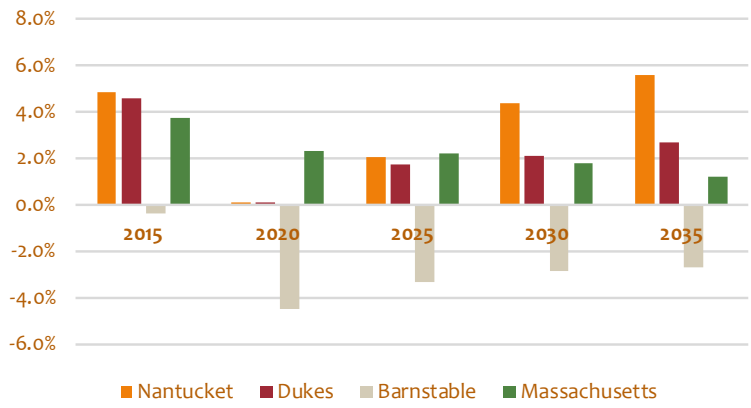
[4] N.B. These provisions lapsed in 2001.

[5] U.S. Census Bureau, Population Division, "Resident Population Estimates for the 100 Fastest Growing U.S. Counties with 10,000 or More Population in 2013: July 1, 2013 to July 1, 2014 - United States – County." March 2015.

| Table 2.1. Population Projections by Age Group, Percent Change 2015-2035: Cape & Islands | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Age | Nantucket | Dukes | Barnstable | State | Age | Nantucket | Dukes | Barnstable | State |
| 0-4 | 44.3% | 5.5% | -9.6% | -0.2% | 50-54 | -24.0% | 6.3% | -36.0% | -8.7% |
| 5-9 | 10.2% | -9.6% | -14.2% | -0.1% | 55-59 | -7.0% | -6.9% | -39.1% | -10.9% |
| 10-14 | 15.9% | -7.4% | -12.9% | -1.1% | 60-64 | 4.9% | -28.7% | -30.6% | -0.7% |
| 15-19 | 18.2% | 10.8% | -20.6% | -1.5% | 65-69 | 23.3% | -10.0% | -17.2% | 19.3% |
| 20-24 | 32.3% | 12.3% | -26.8% | -7.7% | 70-74 | 52.2% | 47.9% | 15.0% | 68.0% |
| 25-29 | 86.1% | -20.3% | -18.4% | -7.2% | 75-79 | 86.0% | 139.3% | 44.0% | 102.6% |
| 30-34 | 18.2% | -22.7% | -17.6% | -2.1% | 80-84 | 103.8% | 161.7% | 39.5% | 88.7% |
| 35-39 | -19.1% | -3.6% | -11.4% | 7.0% | 85+ | 59.0% | 76.7% | 18.4% | 45.8% |
| 40-44 | -26.4% | 6.6% | -9.0% | 14.1% | Total | 12.5% | 6.7% | -12.7% | 7.8% |
| 45-49 | -37.5% | 2.3% | -23.3% | 3.7% | Change | 1,337 | 1,162 | -27,399 | 526,878 |
| UMDI, Population Projections for Massachusetts Municipalities: Age and Sex (March 2015); and RKG Associates. | | | | | | | | | |

cluding significant growth in the school-age and young adult age cohorts – unlike the state as a whole – and a 56 percent increase in seniors (65 and over). Nantucket also stands to lose ground in terms of working-age population 35 and over between now and 2035.[6]

Figure 2.2
**POPULATION PROJECTIONS: PERCENT CHANGE 2010-2035, CAPE & ISLANDS REGION**
(Source: UMass Donohue Institute)




Nantucket has some unique characteristics in terms of the age make-up of its year-round residents. Measured by median population age, Nantucket is not much different from the state: 39.4 years on Nantucket and 39.1 years statewide. However, there tend to be pockets of older and younger people in settlement patterns that coincide, in part, with other population characteristics such as race and income. For example, families with children under 18 make up a relatively large share of the population in Nantucket's Airport/Mid-Island and Surfside neighborhoods. In these areas, the median age drops to 35.2, and school-age children account for at least one-fourth of the total population; seniors, almost 10 percent.[7]

## Race, Ethnicity, and Culture

Nantucket has more racial and cultural diversity than the state as a whole. This can be seen both in federal census data and demographic profiles of the Nantucket Public Schools. The Massachusetts Department of Elementary and Secondary Education (DESE) reports comparative socioeconomic data for all of the state's public school districts. According to the agency's website, 12 percent of Nantucket's school students are African American and 24 percent are Hispanic compared with 9 percent and 18 percent (respectively) for all of Massachusetts.[8] Minorities comprise approximately 19.5 percent of the population town-wide and 16.8 percent of the population in Massachusetts.

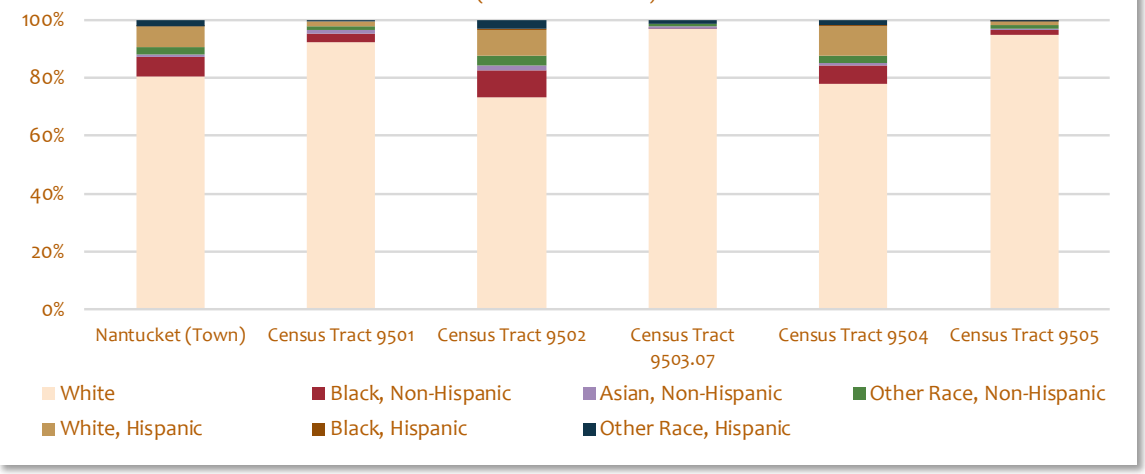
Racial and ethnic population characteristics matter, first for social equity reasons and second, because much tougher regulations under the federal Fair Housing Act (FFHA), a 1968 civil rights law, will be released in 2015. The FFHA prohibits housing discrimination against people on the basis of race or color, religion, sex, national origin, familial status (families with children under 18), or disability. Among other requirements, the new regulations will obligate lo-

[6] UMass Donohue Institute (UMDI), *Population Projections for Massachusetts Municipalities*, prepared for the Massachusetts Secretary of State, March 2015.

[7] U.S. Census Bureau, Census 2010, DP-1.

[8] Massachusetts Department of Elementary and Secondary Education (DESE), School Profiles: Nantucket Public Schools.

Figure 2.3
**RACE AND HISPANIC OR LATINO ORIGIN**
(Source: Census 2010)




cal governments to affirmatively further fair housing and eliminate policies and practices that have the effect (however unintended) of housing discrimination against groups the FFHA is designed to protect ("protected classes"). Eventually, enforcement and compliance will be linked to most federal funding programs – not only programs that provide funds for housing.

Although Nantucket is home to many minorities, community-wide race statistics mask the fact that Nantucket's minority population is largely housed in one area (Map 2.1). Ninety percent of Nantucket's minority residents live in Airport/Mid-Island/Surfside neighborhoods and south of Town. For example, Nantucket's most densely populated census tract, 9502 (Miacomet/Mid-Island/Cisco), houses 48 percent of the entire town-wide population but 69 percent of the African American population and 63 percent of the Hispanic population (Figure 2.3). From a fair housing perspective, differences such as these are known as **minority concentration areas**. Promoting higher-density housing in areas close to goods and services makes good planning and land use sense. However, when people have no choice but to live in certain parts of a community, local officials and housing advocates need to work closely with minority neighborhoods to provide more housing choices.

The percentage of **foreign-born** residents on Nantucket (16.6 percent) is larger than that of the state (15 percent). Most of Nantucket's foreign-born population hails from countries such as the Dominican Republic and Jamaica in the Caribbean or from Central American countries such as Mexico or El Salvador.[9]

> Over one-fourth of the population in census tract 9504 includes people from other countries, and these neighborhoods also house a majority of Nantucket's Spanish- and Portuguese-speaking residents.

In many cases, they come to Nantucket for work in the hospitality, food service, and recreation sectors, all of which depend on unskilled labor and provide a major source of jobs for immigrants throughout the U.S. Nantucket's immigrant groups tend to concentrate in the Mid-Island area, as suggested in Table 2.2. Over one-fourth of the population in census tract 9504 includes people from other countries, and these neighborhoods also house a majority of Nantucket's Spanish- and Portuguese-speaking residents (Map 2.2).[10] An unusually large percentage of children in the Nantucket Public Schools speak a language other than English at home.

Whether native or foreign-born, Nantucket's current population includes a much larger percentage of people with out-of-state origins than the state as a whole (Table 2.3). Less than half of Nantucket's residents are originally from Massachusetts, but of the population born out of state, one-fourth moved to

[9] American Community Survey (ACS) 2009-2013 Five-Year Estimates, B05006, B16007.

[10] ACS 2009-2013, B16007.

**Table 2.2. Foreign-Born Population by Citizenship and Origin (Estimated; 2013)**

| Location | Estimated Population | Foreign-Born | Foreign-Born Percent | Not Naturalized Citizen | Percent Foreign-Born from Latin America |
|---|---|---|---|---|---|
| Massachusetts | 6,605,058 | 991,708 | 15.0% | 49.5% | 35.5% |
| Nantucket (Town) | 10,224 | 1,694 | 16.6% | 59.5% | 66.5% |
| Census Tract 9501 | 1,650 | 124 | 7.5% | 83.9% | 34.7% |
| Census Tract 9502 | 4,481 | 878 | 19.6% | 68.1% | 70.2% |
| Census Tract 9503.07 | 340 | 7 | 2.1% | 71.4% | 0.0% |
| Census Tract 9504 | 2,402 | 620 | 25.8% | 45.6% | 70.6% |
| Census Tract 9505 | 1,351 | 65 | 4.8% | 27.7% | 46.2% |

ACS 2009-2013, B05002, B05006, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

**Table 2.3. Current Population by Place of Birth (Estimated; 2013)**

| | | | Native, Born Out of State | | | | | |
|---|---|---|---|---|---|---|---|---|
| Location | Est. Population | Born in Massachusetts | Northeast | Midwest | South | West | Abroad | Foreign-Born |
| Massachusetts | 6,605,058 | 62.8% | 11.8% | 2.6% | 3.3% | 1.9% | 2.5% | 15.0% |
| Nantucket (Town) | 10,224 | 46.0% | 23.6% | 4.3% | 5.3% | 2.6% | 1.8% | 16.6% |
| Census Tract 9501 | 1,650 | 43.1% | 28.2% | 5.6% | 10.2% | 1.6% | 3.7% | 7.5% |
| Census Tract 9502 | 4,481 | 50.6% | 17.1% | 3.3% | 4.5% | 2.9% | 2.0% | 19.6% |
| Census Tract 9503.07 | 340 | 49.4% | 34.1% | 2.9% | 5.6% | 1.8% | 4.1% | 2.1% |
| Census Tract 9504 | 2,402 | 41.8% | 23.2% | 2.4% | 2.8% | 3.7% | 0.3% | 25.8% |
| Census Tract 9505 | 1,351 | 40.6% | 37.5% | 9.3% | 6.1% | 1.1% | 0.6% | 4.8% |

ACS 2009-2013, B05002, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

Nantucket from elsewhere in New England or another part of the Northeast. The numbers are fairly small because Nantucket's population is small, but the percentages of Nantucket residents coming from other parts of the U.S. are noteworthy.

## Labor Force

Compared with Massachusetts overall, Nantucket has a larger percentage of the population in the **labor force**, and in some parts of town the **labor force participation** rate is very high. Seventy-six percent of Nantucket's 16-and-over population is in the labor force (Table 2.4), and for the most part they are also employed – at least seasonally. Unemployment on Nantucket can range from a low of 2 percent in July to a high of 15 percent in January,[11] but when seasonally adjusted, unemployment does not appear to be a major problem for the island's year-round residents – many of whom are self-employed. Approximately 6 percent of Nantucket's labor force works in a home occupation at least part of the work week, and this statistic run as high as 13 percent in downtown neighborhoods. By contrast, just 2 percent of the workers in Mid-Island neighborhoods have home occupations, probably because so many have hospitality and food service jobs that require commuting to an employer establishment.

Nantucket has a reasonably well educated population. Its labor force matches the state for working-age population percent with a college degree or more (42.6 percent). Island-wide, Nantucket's population without a high school diploma is less than the state's, but many workers living in Mid-Island neighborhoods have limited education levels: nearly on par with the state for percent without a high school

[11] Executive Office of Labor and Workforce Development (EOLWD), Labor Force and Unemployment Data (2010-2014).

**Table 2.4. Labor Force and Education Levels (Estimated; 2013)**

| | Population 16 and Over | | Educational Attainment | | | | |
|---|---|---|---|---|---|---|---|
| Location | Total (Estimated) | In Labor Force | Population 16-64 (Estimated) | Less than high school | High school graduate | Some college | Bachelor's degree or higher |
| Massachusetts | 5,371,252 | 67.7% | 3,576,934 | 8.4% | 23.6% | 25.3% | 42.6% |
| Nantucket (Town) | 8,245 | 76.3% | 6,164 | 4.4% | 24.9% | 28.1% | 42.6% |
| Census Tract 9501 | 1,421 | 63.1% | 778 | 5.0% | 21.6% | 23.0% | 50.4% |
| Census Tract 9502 | 3,468 | 81.7% | 2,800 | 7.1% | 29.0% | 27.4% | 36.5% |
| Census Tract 9503.07 | 280 | 66.4% | 212 | 0.0% | 14.2% | 17.0% | 68.9% |
| Census Tract 9504 | 1,901 | 85.1% | 1,666 | 0.5% | 27.8% | 27.7% | 44.0% |
| Census Tract 9505 | 1,175 | 64.1% | 708 | 3.1% | 8.9% | 40.7% | 47.3% |

ACS 2009-2013, B23025, B23006, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

diploma. Education levels, wages, and poverty tend to go hand-in-hand.

## WORKING ON NANTUCKET

The Executive Office of Labor and Workforce Development (EOLWD) reports that Nantucket has about 920 **employer establishments** with a combined total of 3,900 payroll jobs with an average weekly wage of $963.[12] The employment base is quite small for a community with 4,400 year-round housing units. A sustainable local economy typically has about 1.5 jobs per housing unit: enough jobs to give residents meaningful opportunities to work locally. The **jobs-to-housing ratio** on Nantucket is only 0.89, so it is no surprise that Nantucket also has many "non-employer" establishments, too: people who work for themselves as sole proprietors, either full-time or as a part-time supplement to a payroll job. Evidence of reliance on self-employment income can be seen in census statistics for sources of household income. For example, 11 percent of the state's households derive some income from self-employment, but 27 percent of Nantucket's households have self-employment income and in some neighborhoods, it is as high as 33 percent.[13] Together, the number of self-employed people and the employers that provide jobs for others form the base of over 3,000 firms doing business on Nantucket.[14]

The size and composition of Nantucket's economy present some important challenges for developing a housing strategy for any income group.

**The employment base fluctuates seasonally.** The seasonal changes on Nantucket are substantial. At the peak season for visitors in August, local employers have 2.3 jobs on payroll for every one job that still remains in February, when employment reaches its lowest point in the year. These changes mirror fluctuations in the unemployment rate. Nantucket essentially achieves full employment in the summer, when the unemployment rate drops to well below 2 percent, but by February it has one of the highest unemployment rates in Massachusetts (about 13 percent).[15]

**The employment base has a narrow range of strengths.** Arguably, the arts and recreation and accommodations and food service sectors perform well during the summer and into the shoulder season, but they generally provide low-wage jobs. Workers in these industries earn better pay on Nantucket than in other parts of the state – roughly 1.4 times the average weekly wage for similar jobs elsewhere – so many of them may be able to pay rents of $900 to $1,100 over the summer. Once the hospitality industry contracts after Columbus Day, this is no longer the case.

**Year-round jobs such as health care and professional services pay decent wages, but Nantucket does not have a large base of professional employment.** The Town of Nantucket, the public schools, and the Nantucket Cottage Hospital are relatively

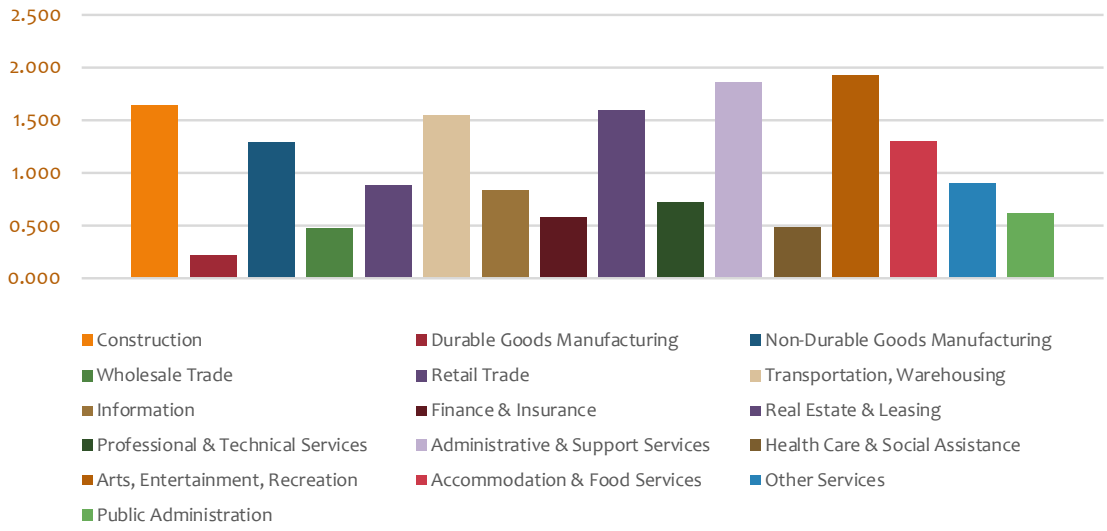
[12] EOLWD, Employment and Wages Report, ES-202: Nantucket, 2009-2013.

[13] ACS 2009-2013 Five-Year Estimates, B19053.

[14] County Business Patterns, 2012.

[15] Executive Office of Labor and Workforce Development, Local Area Unemployment Statistics (2007-2014).

Figure 2.4
**NANTUCKET'S EMPLOYMENT BASE: LOCATION QUOTIENTS**
(Source: ES-202)




large employers with professional and semi-professional workers, and clearly there are small establishments with higher-paying jobs, too. In many cases, however, the industries with higher-wage employment on Nantucket have low **location quotients**.[16] Relative to the larger regional economy – Cape Cod and the Islands – health care and professional services make up a small share of Nantucket's employment base, as evidenced by location quotients substantially below 1.00 (Fig. 2.4).

Measured by their share of local jobs, Nantucket's strongest industries are the construction trades, transportation services, real estate and leasing, support services (e.g., housecleaning, waste management, or security services), arts and recreation, and accommodations and food services (the hospitality industry). All of these industries are vulnerable to seasonal change, however. Most industries that offer high-wage employment, such as information, finance and insurance, real estate and leasing, professional services, health care, and public administration, do not provide many jobs on Nantucket.

Despite Nantucket's generally favorable pay scales for municipal employees, the Town has lost at least four employees and at least three applicants turned down municipal job offers because they could not find affordably priced housing.[17]

Measured by their share of local jobs, Nantucket's strongest industries are the construction trades, transportation services, real estate and leasing, support services (e.g., housecleaning, waste management, or security services), arts and recreation, and accommodations and food services (the hospitality industry). All of these industries are vulnerable to seasonal change.

## Earnings

Since the vast majority of Nantucket residents work on the island, either for themselves or as a wage or salary worker for some other establishment, reported income from employment sheds further light on wages paid by Nantucket businesses. For most industries, there is a wage differential that recognizes the higher cost to live and work on Nantucket, yet in

[16] A location quotient is the ratio of an industry's share of local employment to that industry's share of employment in a larger reference economy, in this case the Cape & Islands Workforce Investment Area. It is a fairly simple tool for identifying strengths and weaknesses in the local economy. A ratio > 1.10 generally signals an industry that is strong in the local market.

[17] Amanda Johnson, Town of Nantucket Human Resources Department, March 10, 2015.

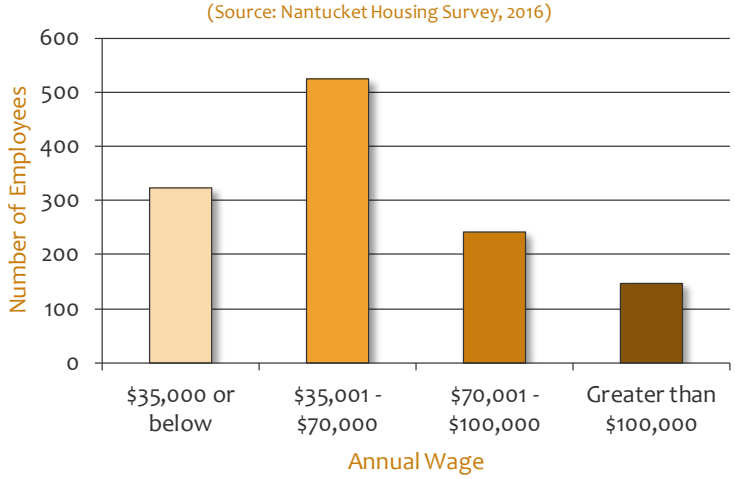
**Table 2.5. Median Annual Earnings: Selected Occupations and Industries (Estimated; 2013)**

| | | Occupations | | Industries | | | | |
|---|---|---|---|---|---|---|---|---|
| | Median Earnings | Mgt. | Svcs. | Construction | Retail | Finance, Real Estate | Education | Hospitality |
| Massachusetts | 54,594 | 73,085 | 33,365 | 43,916 | 24,064 | 56,907 | 40,967 | 16,663 |
| Nantucket (Town) | 51,869 | 73,339 | 41,981 | 50,323 | 38,281 | 56,023 | 41,605 | 25,023 |
| Census Tract 9501 | 55,263 | 61,520 | 37,750 | 63,750 | 25,625 | 61,875 | 45,556 | 14,000 |
| Census Tract 9502 | 51,110 | 66,848 | 43,750 | 45,865 | 44,632 | 33,203 | 28,750 | 25,510 |
| Census Tract 9503.07 | 81,806 | 81,111 | - | 102,188 | - | 81,818 | 26,161 | 56,563 |
| Census Tract 9504 | 45,962 | 85,625 | 41,596 | 46,250 | 43,542 | 42,993 | 61,750 | 38,472 |
| Census Tract 9505 | 52,179 | 73,750 | 68,417 | - | 25,083 | 11,000 | 75,724 | 39,375 |

Source: ACS 2009-2013 B24021, B24031, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

relation to Nantucket's extraordinarily high housing costs, the wage difference does not seem that significant. For example, Table 2.5 shows that the median annual earnings of a year-round service worker in Massachusetts is $33,365, but on Nantucket, it is $41,981, for a local wage ratio of 1.26. The Nantucket service worker with income at the median wage can afford to spend $1,050 per month for rent and basic utilities. However, Nantucket's median gross rent is $1,443,[18] which represents a housing cost differential of 1.46. It is little wonder that Nantucket workers on the lower end of the wage spectrum often share housing units in an effort to make ends meet. Indeed, a recent survey of 204 public and private employers in Nantucker indicates that some 26 percent of their workers earn wages that fall far below the minimum required to afford Nantucket rents (Fig. 2.4-1).

Figure 2.4-1
**NUMBER OF EMPLOYEES BY WAGE GROUP**
(Source: Nantucket Housing Survey, 2016)




## HOUSEHOLD TRENDS

**Households** – more than population per se – drive demand for housing, so a housing strategy for any community must account for market area household formation trends and household characteristics. The size and composition of a community's households, the age of its householders, and the resources they have to purchase or rent housing all have an indelible impact on demand. Nantucket's household trends are also affected by demand from the seasonal housing market. Over the past decade, Nantucket attracted considerable household growth. As of Census 2010, Nantucket had about 4,200 year-round households, representing a 14.3 percent increase between 2000 and 2010. However, the Census Bureau estimates that since 2010, Nantucket has lost about 160 households as it gained over 400 seasonal housing units, mainly due to conversions of year-round housing.[19]

Nantucket's year-round homes are predominantly owner-occupied.[20] Its householders tend to be younger than their counterparts statewide, and unlike many towns on the Cape and around Boston, Nantucket has many young renters. In addition, while Nantucket is still a white, non-Hispanic town, it has many minority families. Most of Nantucket's

[18] ACS 2009-2013 Five-Year Estimates, B25064.

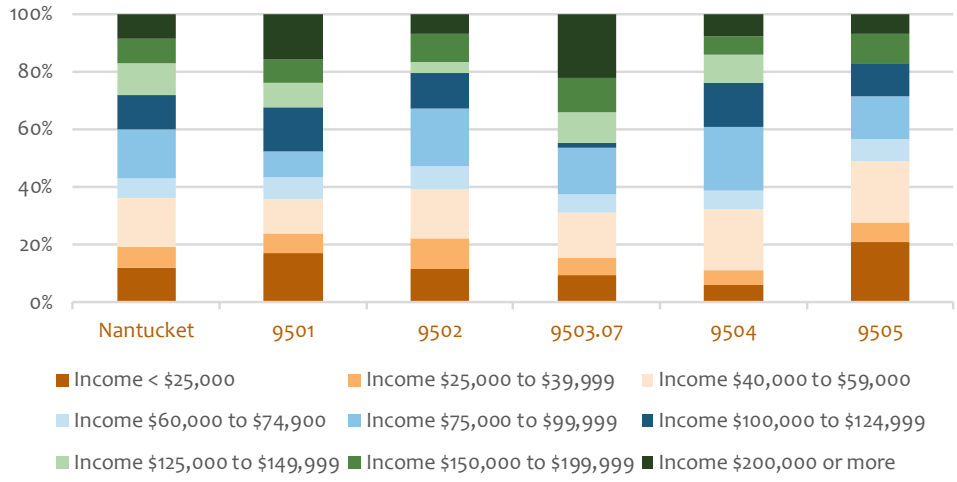
[19] Census 2000, 2010, H1, H5; ACS 2009-2013 Five-Year Estimates, B25003, B25004.

[20] Census 2010, H4.

| Table 2.6. Household Types (Estimated; 2013) | | | | | |
|---|---|---|---|---|---|
| | American Community Survey (ACS) Estimates | | | | |
| Location | Total Households | Families (Related People) | Single Parent Families | Non-Family Households | Single People % Non-Families |
| Massachusetts | 2,530,147 | 1,607,082 | 26.1% | 923,065 | 79.5% |
| Nantucket (Town) | 4,069 | 2,462 | 21.5% | 1,607 | 75.5% |
| Census Tract 9501 | 690 | 356 | 29.8% | 334 | 89.8% |
| Census Tract 9502 | 1,657 | 1,093 | 26.7% | 564 | 75.0% |
| Census Tract 9503.07 | 156 | 100 | 0.0% | 56 | 78.6% |
| Census Tract 9504 | 951 | 500 | 9.4% | 451 | 64.3% |
| Census Tract 9505 | 615 | 413 | 20.3% | 202 | 77.7% |
| Source: ACS 2009-2013 B1101, and RKG Associates.<br>Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers | | | | | |

African American and Hispanic households live in Mid-Island neighborhoods, which is also where most of the rental housing on Nantucket can be found.

Figure 2.5
**NANTUCKET HOUSEHOLD INCOMES: TOWN OF NANTUCKET & CENSUS TRACTS**
(Source: ACS, 2009-2013)




Just about everyone living year-round on Nantucket is part of a household. (Some people lived in shared or **group quarters**, e.g., the seniors at Our Island Home.) Nantucket's households are primarily **families,** which can also be said for most communities, but Nantucket has a larger percentage of **non-family households** than the state as a whole. "Non-family" is a federal census term that includes single people living alone and households of two or more unrelated people**.** Most non-family households are one-person households, whether measured nationally, in Massachusetts, or on Nantucket. In Massachusetts, for example, single people living alone represent 80 percent of all non-family households. However, the percentage of one-person households is smaller on Nantucket: 75 percent, and it is much smaller in some neighborhoods where the percentage of one-person non-family households drops as low as 64 percent (Table 2.6).

In the Airport/Mid-Island/Surfside area, Nantucket has a relatively large number of households with unrelated people living together in the same house. This matters for a housing study because a larger-than-average number of unrelated people in shared housing often signals the presence of housing problems: lack of affordability, lack of suitable housing for a community's household types, crowded housing units, code violations, off-street parking conflicts, and others. Not surprisingly, the presence of households with both related and unrelated people has an impact on household sizes and the types of housing a community may need. While Nantucket's homeowner households are somewhat smaller than their counterparts statewide, the opposite is true for renters. On Nantucket, the average-size household for renter-occupied housing ranges from 2.35 to 2.60, compared with 2.18 people per household for the state as a whole.[21]

[21] Census 2010, H12.

**Table 2.7. Median Income: Families with Children by Family Type and Working-Age One-Person Households**

| | | Families with Dependent Children | | Ages 15-64 | |
|---|---|---|---|---|---|
| | Median Family Income | Married Couples | Single Parents | Men Living Alone | Women Living Alone |
| Massachusetts | $84,900 | $113,187 | $28,116 | $43,901 | $40,542 |
| Nantucket (Town) | $92,500 | $106,667 | $53,505 | $51,280 | $46,947 |
| Census Tract 9501 | $101,042 | $106,591 | $60,784 | $76,953 | $53,500 |
| Census Tract 9502 | $86,769 | $95,917 | $44,022 | $37,869 | $46,108 |
| Census Tract 9503.07 | $122,500 | $61,875 | - | - | - |
| Census Tract 9504 | $110,288 | $114,750 | $55,000 | $55,096 | $51,583 |
| Census Tract 9505 | $81,989 | $88,641 | $21,406 | - | $48,906 |

Source: ACS 2009-2013, B19215, B19216, and RKG Associates, Inc.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

## Incomes

Massachusetts ranks fifth in the nation for median household income, which means that overall, its resident households enjoy a comparatively high standard of living. Nantucket is one of the wealthiest communities in the state, so its households tend to be fairly well-off. For example, households with incomes below $25,000 comprise 12 percent of all year-round households on Nantucket, but 20 percent throughout the Commonwealth. Approximately 27 percent of Nantucket households and 22 percent of the state's households have incomes over $125,000. Still, Nantucket's household wealth is not evenly distributed throughout the island. As shown in Figure 2.5, the percentage of upper-income households on the west side of the island is larger than any other area. By contrast, moderate-income households tend to be most prevalent in Mid-Island neighborhoods and along the south side of Nantucket.

Household wealth on Nantucket is unevenly distributed by race and ethnicity, too, but the differences are more difficult to quantify. First, when the number of people in a population sample is very small, the Census Bureau does not publish income statistics. As a result, there are no race and income estimates for some parts of Nantucket. Second, the Census Bureau reports household income as the sum of income of all people 18 and over in the household, regardless of familial status. Accordingly, household income for a group of unrelated people occupying a single housing unit is the sum of their individual incomes. Poverty indicators shed more light on income differences on Nantucket because poverty is reported for households, families, and individuals. For example, 14 percent of Nantucket's year-round population has incomes below poverty, but the corresponding statistics for African American residents is almost 20 percent, and for Hispanic or Latino residents, 30 percent.[22] Hispanic or Latino households in the Mid-Island area have the lowest median income of any group on Nantucket: $26,939.[23]

As in most communities, the economic position of families in Nantucket is generally better than that of all households (including families and nonfamilies). This is true for a few reasons: first, family households tend to be younger, so they are more likely to be in the labor force, and second, married-couple families in particular (which still make up the majority of families with children) often have more than one wage earner. The situation for single-parent families is quite different. Among the working-age population, single-parent families and one-person households have fairly low incomes – low relative to the cost of Nantucket's market-rate housing and even relative to price-controlled housing such as units available through the Housing Needs Covenant Program.

## HOUSING CHARACTERISTICS

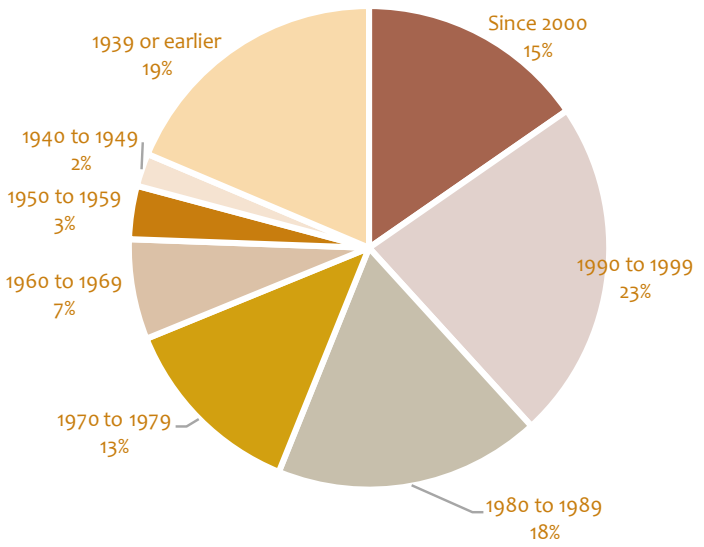
It is harder to confirm the number of housing units in a community than many people realize. To the general public, a housing unit is a single-family home or two-family home, an accessory apartment, an apartment in a multi-family building or a townhouse condominium: "A room or enclosed floor space used, or to be used, as a habitable unit for one family or household, with facilities for sleeping, cooking and sanitation" - that is, a dwelling unit as defined in

[22] ACS 2009-2013 Five-Year Estimates, B06012, B17001I.

[23] ACS 2009-2013 Five-Year Estimates, B19031I.

Nantucket's zoning bylaw. However, the official housing count reported by the Census Bureau every ten years is a little different. Under the Census Bureau's broad definitions of "housing," rooms in boarding houses and retirement homes may qualify as housing units. The federal definition also includes structures or portions thereof that are not classified (or regulated) as housing under the State Building Code, e.g., mobile homes, recreational vehicles, and boats, and rooms or groups of rooms without separate cooking or sanitation facilities. For purposes of this housing plan, "housing unit" means what most people generally think of as housing, i.e., it does not include recreational vehicles. It could include some types of shared quarters, such as single-room occupancy (SRO) units, but not employer-owned dormitory housing or elder care facilities such as Our Island Home.

Figure 2.6
**AGE OF NANTUCKET'S HOUSING: INVENTORY BY YEAR BUILT**
(Source: ACS 2009-2013)




Nantucket has absorbed a higher rate of housing growth than most parts of the state. Between 2000 and 2010, Nantucket's housing inventory increased by 2,408 units, or 26.1 percent. However, seasonal housing increased 30 percent, from 5,170 units in 2000 to 6,722 units in 2010, outpacing total housing growth – that is, demand for seasonal housing on Nantucket appeared to be reducing the supply of year-round housing. More recent estimates from the American Community Survey place seasonal housing on Nantucket at 7,137 units, i.e., an increase of about 400 units since 2010. Moreover, the ACS estimates that the total number of year-round occupied units has fallen to 4,069 (from 4,229 in 2010) while the number of year-round owner-occupied units has increased to 2,667 units (from 2,475 in 2010).[24] Most of the drop in year-round units has occurred among rental units. Together, these trends seem to provide some support for the perceptions of Nantucket residents who say that year-round rental options have decreased significantly. They say that today, rental vacancies are often filled by word-of-mouth and other informal means because anyone advertising an apartment for rent will likely receive hundreds of requests.

**Table 2.8. Housing Types (Estimated; 2013)**

| Location | Total Housing Units | 1-Family Detached | Townhouse | Duplex | Multi-Family 3-9 Units | Multi-Family 10+ Units | RV, Boats |
|---|---|---|---|---|---|---|---|
| Massachusetts | 2,808,549 | 52.3% | 5.1% | 10.3% | 17.0% | 14.5% | 0.9% |
| Nantucket (Town) | 11,650 | 85.0% | 3.4% | 6.3% | 3.6% | 0.6% | 1.2% |
| Census Tract 9501 | 2,989 | 89.7% | 0.7% | 5.6% | 2.4% | 0.5% | 1.2% |
| Census Tract 9502 | 3,114 | 73.9% | 7.4% | 10.7% | 5.7% | 0.4% | 1.9% |
| Census Tract 9503.07 | 1,191 | 89.8% | 4.1% | 1.1% | 1.8% | 0.0% | 3.3% |
| Census Tract 9504 | 1,640 | 78.7% | 3.5% | 11.2% | 6.5% | 0.0% | 0.0% |
| Census Tract 9505 | 2,716 | 94.3% | 1.3% | 1.3% | 1.3% | 1.5% | 0.4% |

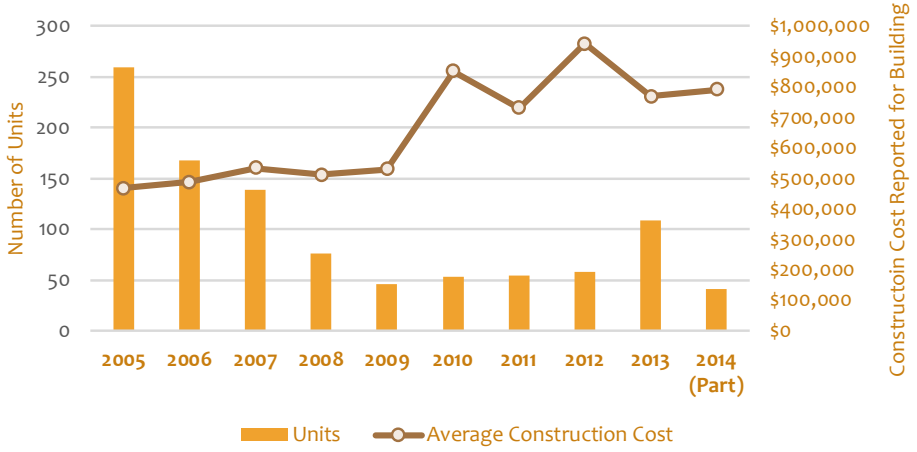
Source: ACS Five-Year Estimates 2009-2013, B25024.
Note: Census 2010 reported Nantucket's actual housing count as 11,618 units.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

[24] Census 2010, Census 2000, H1, H3, H4; and ACS 2009-2013 Five-Year Estimates, B25003.

## EXISTING INVENTORY

One of Nantucket's greatest housing challenges involves its limited range of housing choices and price points, which in turn reflect the town's land use regulations and infrastructure (notably a limited sewer service area), and market expectations. The overwhelming majority of housing units on Nantucket are detached single-family homes. This makes sense given the town's historic development patterns, but it is not a very efficient use of land or an economical way to create affordably priced units. Mixed residential uses exist in the more densely settled areas of Nantucket, notably downtown and the Mid-Island neighborhoods. These settings include two-family homes or row houses, some multifamily dwellings, and sometimes apartments above commercial space as well, and it is in the Mid-Island neighborhoods that over 80 percent of Nantucket's year-round renters live.[25] In many parts of Nantucket there are privately owned residential lots with two detached single-family homes, i.e., a principal dwelling and a cottage, with both units under common ownership unless one is conveyed subject to an affordable housing restriction (Nantucket Housing Needs Covenant). Table 2.8 summarizes Nantucket's housing inventory by unit types.

Figure 2.7
**NEW HOUSING CONSTRUCTION: UNITS PERMITTED & AVERAGE CONSTRUCTION COST**
(Source: UMDI, Town of Nantucket)




## Housing Age and Size

Compared with the state as a whole, Nantucket has fairly new housing units. This may come as a surprise to some Nantucket residents or visitors, especially since Nantucket's iconic downtown has such an enviable collection of well-preserved historic residences. However, Nantucket has grown so much since the 1970s (Figure 2.6) that all of its late-twentieth century homes have a dramatic impact on the island's housing age profile. Today, the median year built for all housing on Nantucket (year-round and seasonal) is 1983, compared with 1958 for the state.[26]

Nantucket's owner-occupied housing is similar in size and basic amenities to owner-occupied units throughout Massachusetts. The most significant differences can be found in and around the downtown area, where there are many large historic houses that tend to dominate the housing inventory. Overall, however, the majority of owner-occupied homes in Massachusetts and Nantucket are three- or four-bedroom dwellings with cooking and plumbing facilities, basic utilities, and reasonable space for vehicle parking. While renter-occupied units elsewhere in the state are comprised primarily of one- or two-bedroom apartments, Nantucket's rental units tend to be a little larger, and this is due to the composition of Nantucket's rental stock: many single-family and two-family homes as opposed to multi-family apartment developments.

## Residential Construction

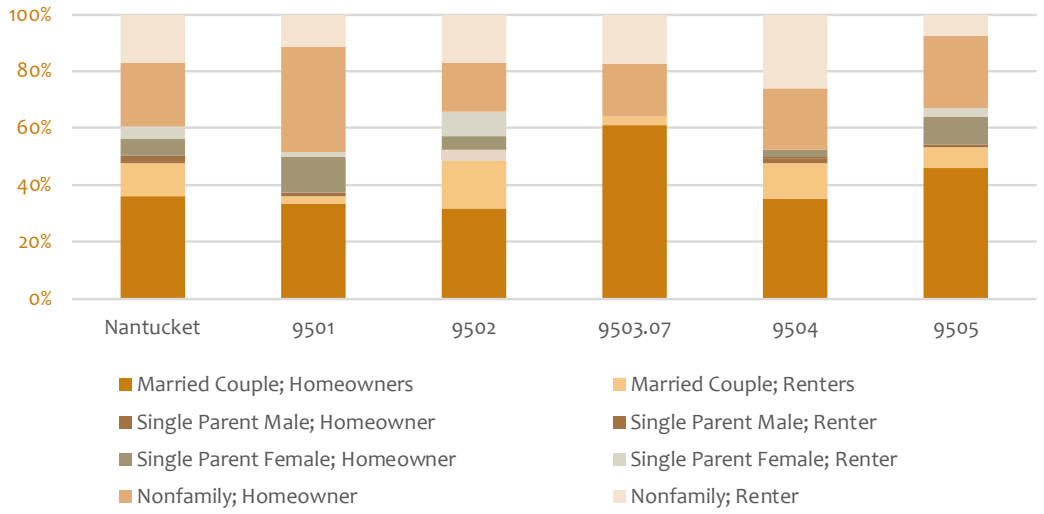
Data from the UMass Donohue Institute (UMDI) indicate that between 2005 and 2013, Nantucket issued building permits for 975 new homes, nearly all detached single-family dwellings. It is little wonder that Nantucket housing sale prices are so high. In 2013, the most recent year for which annual data have been released, the average construction cost reported for new units, excluding the land cost, was $770,225.[27]

[25] ACS 2009-2013 Five-Year Estimates, B25032.

[26] ACS 2009-2013 Five-Year Estimates, B25035.

[27] N.B. Local governments (including Nantucket) report new residential permits and average construction cost per unit on a monthly basis to the federal government. UMDI simply summa-

Figure 2.8
**TENURE BY HOUSEHOLD TYPE BY CENSUS TRACT ESTIMATED; 2013**
(Source: ACS 2009-2013)




Though less than the average reported in 2012, an average reported construction cost of over $770,225 is very high – higher than the average reported in Boston's affluent west suburbs. Figure 2.7 shows that the average construction cost per unit increased sharply in 2010, and while it has fluctuated since then, there appears to be an emerging pattern of rising costs per unit. For the portion of 2014 that is available from the Town, the average cost is up slightly: $782,000.[28]

In addition to new home construction permits, Nantucket issues almost twice the number of permits for renovation and alteration projects that increase the value of local homes. Some of the new single-family units are actually replacements for demolished older residences, too. In the first four months of 2014, for example, Nantucket issued eleven residential demolition permits (excluding sheds).[29]

## OCCUPANCY, TENURE, AND HOUSEHOLD SIZE

Most year-round residents of Nantucket and the state as a whole own the house they live in, yet in many ways Nantucket's housing tenure statistics differ from those of the Commonwealth. Unlike Massachusetts as a whole, where the homeownership rate has incrementally increased over time,[30] Nantucket has experienced fluctuating owner-occupancy conditions, from 63 percent in 2000 to 58 percent in 2010 and most recently, an estimated 66 percent in 2013. Overall, Nantucket has more owner-occupant newcomers on one hand and more long-term renters on the other hand, but these differences do not apply town-wide. The neighborhoods with the largest shares of long-time homeowners lie along the island's north side, and long-time renters, in the downtown area.[31] Also, non-family households and single-parent families headed by women are primarily homeowners in Nantucket, but statewide they are primarily renters. Similarly, single-parent families headed by men are primarily renters on Nantucket but homeowners elsewhere in Massachusetts.[32] Figure 2.8 reports tenure by household type for the town and its five census tracts.

Comparing ACS estimates with decennial census data can produce some distortions because the former is based on a comprehensive, monthly population survey and the latter, a point-in-time actual count. Nevertheless, trends that corroborate informal accounts from Nantucket residents can be gleaned from these sources. Since 2010, for example, the average renter household size has gradually increased, and the

rizes the locally generated data. In RKG's experience the federal numbers are largely accurate for new single-family homes, but new multifamily units tend to be under-reported.

28 Town of Nantucket, Building Department, April 2015.

29 Ibid.

30 U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey (CPS/HVS), Housing Vacancies and Homeownership, Annual 2014 and Historical Tables.

31 ACS 2009-2013 Five-Year Estimates, B25039.

32 ACS 2009-2013 Five-Year Estimates, B11012.

**Table 2.9. Estimated Maximum Affordable Housing Cost by Household Type and Income (2015)**

| | | | Maximum Affordable Housing Cost | | | HUD |
|---|---|---|---|---|---|---|
| Household Size | 2015 AMI | Unit Type | 60% AMI | 100% AMI | 150% AMI | Fair Mkt. Rent |
| Single Person | $69,813 | studio or 1 BR | $1,047 | $1,745 | $2,618 | $935 |
| Two Person | $79,750 | 1 or 2 BR | $1,196 | $1,994 | $2,991 | $1,161 |
| Three Person | $89,750 | 2 or 3 BR | $1,346 | $2,244 | $3,366 | $1,571 |
| Four Person | $99,688 | 2, 3, or 4 BR | $1,495 | $2,492 | $3,738 | $2,205 |
| Five Person | $107,688 | 3 or 4 BR | $1,615 | $ 2,692 | $4,038 | $2,213 |

Source: Housing Nantucket, 2015; HUD, Schedule B, Final 2015 FMRs for Existing Housing, Eff. 10/1/2014.
Note: (1) Housing Nantucket's 60% income limits are close to those established by the federal government for the Low-Income Housing Tax Credits (LIHTC) Program.
(2) HUD Fair Market Rent is a payment standard for housing authorities that administer Section 8 assistance; it is not an affordable rent per se. HUD's goal for the FMR is that it should be "high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible."
(3) HUD Fair Market Rents do not precisely correspond with household size. For example, the FMR for a three-bedroom unit is $2,205 regardless of whether the household includes three, four, or five people.

Nantucket's median homeowner household income is $97,985.The median monthly housing cost for owner-occupied housing with a mortgage payment in Nantucket is $3,026: a figure technically affordable to a household with income of $121,040, or about 35 percent of Nantucket's existing homeowners.

shift in the average statistic stems primarily from growth among large renter households, i.e., households with more than four people. Seventy percent of the island's large renter households live in Mid-Island neighborhoods near the airport, where a majority of Nantucket's African American, Hispanic or Latino, and lower-income households reside.[33]

## INCOME, TENURE, AND HOUSING COSTS

Under a long-standing federal guideline, housing costs are considered affordable when they do not exceed 30 percent of a household's monthly gross income.[34] Nantucket's local housing programs adopt the same definition of housing affordability to determine how much a household can afford to spend per month on housing. These amounts are shown in Table 2.9, along with area median income estimates by household size, along with the HUD Fair Market Rent (the maximum monthly rent for housing occupied by tenants with federal rental assistance).

### Owner-Occupied Housing

For many Nantucket homeowners, the cost of housing consumes a large share of their household income. Their income may be much higher than that of renters, but the purchase price of for-sale housing is also very high. In 2014, for example, Nantucket's median single-family sale price was $1,225,000 – up almost 20 percent over 2013.[35]

As indicated in Figure 2.9, Nantucket's median homeowner household income is $97,985, with a census tract-level range from a low of $80,417 to a

[33] Census 2010, H16 and HCT1; ACS Five-Year Estimates 2009-2013, B25009, DP03; HUD, Low- or Moderate-Income (LMI) Areas by Census Block Group, ACS 2007-2011.

[34] M. Schwartz and E. Wilson, "Who Can Afford to Live in a Home? A Look at Data from the 2006 American Community Survey" Working Paper, U.S. Census Bureau. The conventional public policy indicator of housing affordability in the United States is the percent of income spent on housing. Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem. The conventional 30 percent of household income that a household can devote to housing costs before the household is said to be burdened evolves from the United States National Housing Act of 1937, although the original standard was not 30 percent. In 1940, it was 20 percent and in 1969, Congress increased it to 25 percent. The 30 percent standard that applies today was established in 1981. See also, "Housing Affordability: Myth or Reality?," Wharton Real Estate Center Working Paper, Wharton Real Estate Center, University of Pennsylvania, 1992.

[35] The Warren Group, Town Stats Database.

Figure 2.9
MEDIAN HOUSEHOLD INCOME FOR HOMEOWNERS AND RENTERS
(ESTIMATED; 2013)
(Source: ACS 2009-2013)

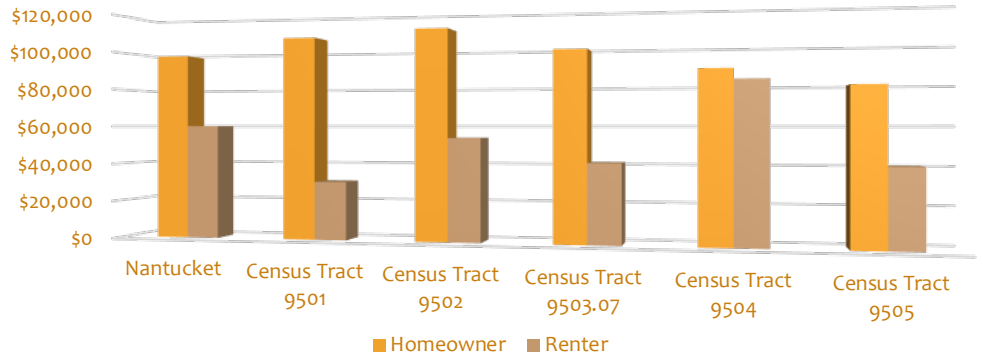



**Table 2.10. Comparison Homeowner Housing Values and Monthly Housing Cost Estimates***

| Location | Median Housing Cost | Lower Value Home | Median Value Home | Upper Value Home | Housing Cost Burden | Severe Cost Burden |
|---|---|---|---|---|---|---|
| Massachusetts | $1,705 | $230,500 | $330,100 | $464,900 | 34.4% | 13.6% |
| Nantucket | $2,365 | $651,800 | $929,700 | 1,000,000+ | 53.0% | 29.9% |
| Census Tract 9501 | $1,851 | $786,900 | $1,000,000+ | 1,000,000+ | 42.0% | 23.5% |
| Census Tract 9502 | $2,739 | $581,100 | $832,000 | 1,000,000+ | 54.5% | 28.6% |
| Census Tract 9503.07 | $1,583 | $475,000 | $890,600 | 1,000,000+ | 35.5% | 28.0% |
| Census Tract 9504 | $2,771 | $632,000 | $891,300 | 1,000,000+ | 63.9% | 37.4% |
| Census Tract 9505 | $1,948 | $777,100 | $1,000,000+ | 1,000,000+ | 53.3% | 31.1% |

Source: ACS 2009-2013 Five-Year Estimates, and RKG Associates.
Notes: (1) The Census Bureau does not report specific housing values over $1 million; (2) Homeowner housing cost burden includes homeowners both with and without a mortgage.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

of

high of $110,804.[36] The median monthly housing cost for owner-occupied housing with a mortgage payment in Nantucket is $3,026,[37] a figure technically affordable to a household with income of $121,040, or about 35 percent of Nantucket's existing homeowners. In Massachusetts overall, approximately 34 percent of all homeowners spend more than 30 percent of their monthly income on a mortgage payment, taxes, and insurance – the basic components of homeowner housing costs. As such, these homeowners fit the federal definition of **housing cost burden**.[38] Significantly, Table 2.10 reports that over half Nantucket's year-round homeowners are housing cost burdened and nearly 30 percent are **severely cost burdened**, which means their housing costs exceed 50 percent of their monthly gross income.[39]

It is possible that some of Nantucket's housing cost burdened homeowners have chosen to "buy up" to larger, amenity-laden homes instead of purchasing a more modest and affordable unit. However, available data indicate that this is not really the case. HUD's Comprehensive Housing Affordability Strategy (CHAS) Data show that most technically affordable units are occupied by higher-income households and that at any given time, there is only a handful of vacant, modestly priced homes on the market.[40] The high cost of housing for Nantucket homeowners

[36] ACS 2009-2013 Five-Year Estimates, B25119.

[37] ACS 2009-2013 Five-Year Estimates, B25008.

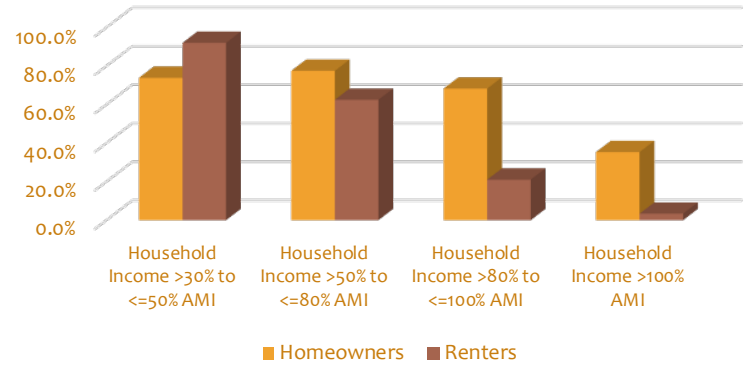
[38] N.B. California has the highest percent of mortgaged homeowners with housing burden of any state in the U.S, followed by Hawaii, Nevada, Florida, New Jersey, Rhode Island, and Massachusetts, although burden for all of these states is similar to California.

[39] ACS 2009-2013 Five-Year Estimates, B25092.

[40] CHAS Data, Tables 15A, 17A.

is particularly challenging for lower-income residents. According to a special tabulation of census data published by HUD, housing cost burden affects 78 percent of Nantucket homeowners with incomes between 50 and 80 percent AMI and 68 percent of homeowners with incomes between 80 and 100 percent AMI. Nantucket's homeownership affordability problems have little to do with ambitious homebuyers and everything to do with a severe shortage of appropriately priced supply.

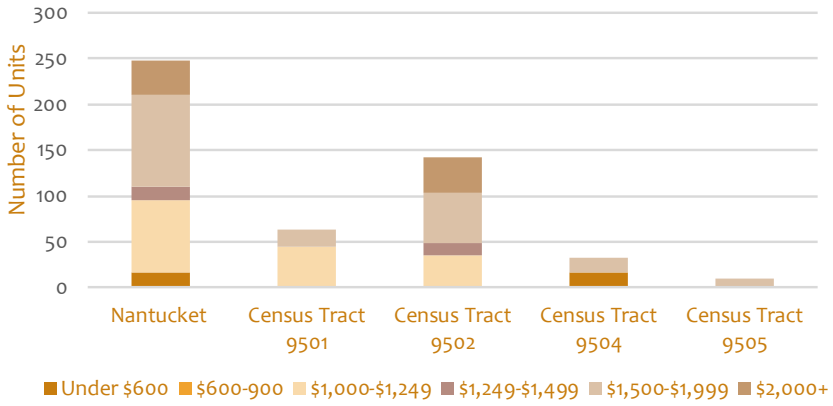
Figure 2.10
**HOUSEHOLDS WITH HIGH HOUSING COSTS BY INCOME RANGE**
(Source: HUD, CHAS Data)




## Renter-Occupied Housing

Nantucket's median renter household income is $60,104, but the census tract median ranges widely from a low of $30,625 to a high of $83,512 (Figure 2.9).[41] The higher-end income is deceptive because it includes income from all sources for everyone in the household over 15 years, including relatives and nonrelatives.[42] This is significant for a census tract like 9504 (Airport/Mid-Island/Surfside), where many households include non-relatives who share housing costs in order to make ends meet.

Figure 2.11
**ASKING RENTS: VACANT UNITS FOR RENT (SEASONAL AND YEAR-ROUND)**
Source: ACS 2009-2013




Rents on Nantucket are much higher than throughout Massachusetts and in some cases, higher than market rents in the Greater Boston area. Town-wide, an estimated 41 percent of all renters are housing cost burdened, paying more than 30 percent of their monthly gross income for rent and basic utilities. Nantucket's unaffordably housed renters are concentrated in the Town area and the island's west end, where the percentages of rental housing cost burden exceed the state average (50 percent). Local sources say these statistics are skewed due to the very small number of rental units in Nantucket's Town neighborhoods. This may be true, but since Nantucket's supply of year-round rental units is so deficient, it would be a mistake to think that housing cost burdened renters simply choose to live in an expensive area.

Unlike conditions statewide, most of Nantucket's housing cost burdened renters are working-age people – especially young people under 34 years – not senior citizens. The author estimates that the percentage of renters with housing cost burdens is considerably higher than the Census Bureau's data suggest, based on informal interviews and anecdotal information obtained during site visits in January and February 2015. Furthermore, what the Census Bureau reports as affordably housed renters masks an underlying problem for many of Nantucket's lower-income wage earners: housing units over-occupied by unrelated people who pool their resources in order to find housing they can afford.

[41] ACS 2009-2013 Five-Year Estimates, B25119.

[42] U.S. Census Bureau, *American Community Survey and Puerto Rico Community Survey 2013 Subject Definitions*, 82.

**Table 2.11. Comparison Rent Estimates**

| | Median Gross Rent | Lower Contract Rent | Median Contract Rent | Upper Contract Rent | Housing Cost Burden | Severe Cost Burden |
|---|---|---|---|---|---|---|
| Massachusetts | $1,069 | $614 | $936 | $1,320 | 50.3% | 25.8% |
| Nantucket (Town) | $1,564 | $900 | $1,443 | $1,858 | 40.8% | 17.4% |
| Census Tract 9501 | $1,320 | $1,080 | $1,228 | $1,418 | 68.5% | 33.3% |
| Census Tract 9502 | $1,700 | $821 | $1,543 | $2,000+ | 46.7% | 17.9% |
| Census Tract 9503.07 | - | - | - | - | 66.7% | 0.0% |
| Census Tract 9504 | $1,581 | $1,086 | $1,420 | $1,733 | 24.3% | 16.4% |
| Census Tract 9505 | $1,200 | $388 | $1,200 | $1,750 | 42.7% | 9.8% |

Source: ACS 2009-2013 Five-Year Estimates.
Notes: The Census Bureau does not report gross and contract rent estimates for Tract 9503.07 because the number of rental units is so small.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

**Asking Rents.** In the past few years, over half of all vacant rental units on Nantucket came with asking rents of $1,500 or more, and less than 7 percent with asking rents below $1,000.[43] The ACS reports an average of 248 units offered for rent at any given time, including both year-round and seasonal units and private and public housing. These are **contract rents** (what the landlord will charge), not **gross rents** (contract rent plus basic utilities), though some rental units include utilities that tenants do not have to pay out of pocket. Figure 2.11 displays the distribution of asking rents for the island as a whole and the five census tracts based on monthly surveys conducted by the Census Bureau between 2009 and 2013.

Renters informally interviewed for Housing Nantucket's Workforce Housing Needs Study (2015) said the Census Bureau's data underestimate actual market conditions on Nantucket and stop short of capturing the more compelling problems: lack of supply on one hand, and an existing supply that includes many units with code violations on the other hand. The perceptions of local renters are largely borne out through social media, where people looking for apartments often go, hoping for a more efficient source of information than word-of-mouth referrals.

## Low- and Moderate-Income Residents

According to the HUD, about 38 percent of Nantucket's year-round households have low or moderate incomes as that term is used in most housing programs (Map 2.3).[44] Some people may find this surprising because Nantucket also has year-round household wealth and a seasonal population that is extraordinarily wealthy, but it is not uncommon for resort communities to have more low- or moderate-income residents than is readily apparent. HUD estimates that 30 percent of Nantucket's homeowners and 49 percent of its renters have incomes below 80 percent AMI. HUD's estimates shed even more light on the households most affected by Nantucket's very high housing costs, however. As illustrated in Figure 2.10, the highest incidence of housing cost burden occurs among the island's lowest wage earners: working-age people with incomes at or below 50 percent AMI. Housing cost burden affects anywhere from 74 to 86 percent of the residents in this lower-income group. In current dollars, this means a household of four with income under $49,890 – or more accurately, a household of two with income under $39,900.[45] For the single people and very small families that make up most of the households with incomes below 50 percent AMI, the maximum affordable rent, including utilities, is $998 (and usually much less). Nantucket does not have an adequate supply of affordably priced rentals for its working poor: people whose incomes are too low for programs like the Nantucket Housing Needs Covenant Program and even most Chapter 40B rental units.

[43] ACS 2009-2013 Five-Year Estimates, B25061. Recent issues of *The Inquirer and Mirror* have included ads for some summer and winter rentals, but the only year-round rentals have been furnished rooms in a private residence, a partially furnished one-bedroom apartment in Madaket for $2,000/month, and a four-bedroom home without a published asking rent.

[44] HUD, Comprehensive Housing Affordability Strategy (CHAS) Data, retrieved from HUD/PDR.

[45] HUD, 2015 Income Limits, release date March 9, 2015.

**Table 2.12. Nantucket's Chapter 40B Inventory (2016)**

| Development | Location | Housing Type | SHI Units | Restriction Expires | Subsidizing Agency |
|---|---|---|---|---|---|
| Miacomet Village I | 3 Manta Drive | Rental | 10 | Perpetual | DHCD |
| Miacomet Village I | 3 Manta Drive | Rental | 12 | Perpetual | DHCD |
| Miacomet Village II | Norquarta Drive | Rental | 19 | 5/1/2047 | FHLBB, RHS |
| Housing Authority | Benjamin Drive | Rental | 5 | Perpetual | HUD |
| Academy Hill School | Westminster St. | Rental | 27 | 12/1/2016 | MassHousing, HUD |
| Landmark House | 144 Orange St. | Rental | 18 | 2015* | HUD 202, RHS |
| Landmark House II | Orange St. | Rental | 8 | 2041 | FHLBB, HUD |
| DMH Group Homes | Confidential | Rental | 5 | N/A | DMH |
| Norquarta Drive | Norquarta Drive | Rental | 2 | Perpetual | DHCD |
| Dartmouth Street | Dartmouth Street | Rental | 2 | Perpetual | Town of Nantucket |
| Norwood Street | Norwood Street | Rental | 1 | Perpetual | Town of Nantucket |
| Irving Street | Irving Street | Rental | 1 | Perpetual | Town of Nantucket |
| Clarendon Street | Clarendon Street | Rental | 1 | Perpetual | Town of Nantucket |
| Abrem Query | 2-4-6-8 Folger Ave | Own | 7 | Perpetual | FHLBB |
| Beach Plum Village | 15-19 Rugged Rd; 6-8 Scotts Way | Own | 3 | Perpetual | MassHousing |

Sources: DHCD, Housing Nantucket
*Use restriction extended; new term has not been verified.
Note: Sachem's Path is not currently listed on Nantucket's SHI, probably because building permits were not issued within one year of the comprehensive permit. The Town will need to submit copies of the building permits and certificates of occupancy to DHCD, at which time the units will be added to the SHI.

## PRICE-RESTRICTED HOUSING

Most communities have some modestly priced housing: small, older single-family homes that are less valuable than new homes, multi-family condominiums, or apartments that can be leased for relatively low monthly rents. This type of affordable housing often stays affordable as long as the market will allow. As Nantucket is well aware, market demand for luxury vacation homes can place tremendous pressure on these units, resulting in major renovations or demolition/reconstruction that effectively reduces the community's supply of affordable housing. Under a Massachusetts law that went into effect in 1969, however, all communities are supposed to have housing that is affordable to low-income households and remains affordable to them even when home values appreciate under robust market conditions. These units remain affordable because their resale prices and rents are governed by a deed restriction that lasts for many years, if not in perpetuity. Both types of affordable housing meet a variety of housing needs and both are important. The crucial difference is that the market determines the price of unrestricted affordable units while a recorded legal instrument determines the price of deed restricted units. There are other differences, too. For example, any household - regardless of income - may purchase or rent an unrestricted affordable unit, but only a low- or moderate-income household is eligible to purchase or rent a deed restricted unit.

## CHAPTER 40B

When less than 10 percent of a community's housing consists of deed restricted affordable units, M.G.L. c. 40B, Sections 20-23 ("Chapter 40B") authorizes the Zoning Board of Appeals to grant a comprehensive permit to qualified affordable housing developers. The 10 percent minimum is based on the total number of **year-round housing units** reported in the most recent decennial census; for Nantucket, this currently means that 490 units out of 4,896 must be affordable for low- and moderate-income households (Census 2010). A comprehensive permit is a type of unified permit: a single permit that replaces the approvals otherwise required from separate city or town permitting authorities. Sachem's Path is an example of a Chapter 40B comprehensive permit development. Chapter 40B supersedes zoning and other local regulations that make it too expensive to build low- and moderate-income housing. By consolidating the approval powers of multiple town boards, the state legislature hoped to provide more low-in-

come housing options in suburbs and small towns. Under Chapter 40B, the Zoning Board of Appeals may approve, conditionally approve, or deny a comprehensive permit, but in communities that do not meet the 10 percent minimum, developers may appeal to the state Housing Appeals Committee (HAC). Although comprehensive permits may still be granted after a town achieves the 10 percent minimum, the HAC no longer has authority to overturn a local board's decision.

DHCD maintains the Chapter 40B Subsidized Housing Inventory (SHI), the list determines whether a community meets the 10 percent minimum. The SHI is also used to track expiring use restrictions, i.e., when non-perpetual affordable housing deed restrictions will lapse. As shown in Table 2.12, Nantucket's SHI currently includes 125 affordable units, or 2.6 percent of the island's year-round housing unts. The 125-unit affordable housing inventory represents a 25-unit gain between 2000 and 2010: a fraction of the island's total housing growth of 2,400 units in the same period. Moreover, the affordable housing restriction for eighteen SHI units at Landmark House (HUD 202) was scheduled to expire last year, but it was reportedly extended. The restriction controlling twelve of the twenty-seven units at the Academy Hill School – also reserved for seniors - will expire near the end of 2016.

## AFFORDABLE HOUSING PROVIDERS

DHCD does not "count" all of Nantucket's deed-restricted housing on the SHI. In most cases this is because Nantucket's affordable units tend to be restricted for households with higher incomes than the state defines as low or moderate income. There are also developments with an approved comprehensive permit and partially under construction, but the SHI-eligible units have not been built or simply have not been added to the state's list. The following local initiatives to create affordable housing are either ineligible or not ready for listing in the SHI.

### Non-Profit Organizations

- **Housing Nantucket.** Twenty-four out of thirty-one rental units and fifty-six covenant homes for year-round residents with incomes up to 150 percent AMI.
- **Habitat for Humanity.** Six homeownership units and one currently under construction, one is at Sachem's Path and two more are planned.
- **Nantucket Housing Authority/Housing Assistance Corporation of Cape Cod.** Sachem's Path, a 36-unit homeownership development under construction on land owned by the Nantucket Housing Authority, will eventually generate eight SHI-eligible units. (The remaining twenty-eight units will be "Nantucket affordable," i.e., for households with incomes between 100 and 150 percent AMI.) The Town has made a considerable investment in Sachem's Path with Community Preservation Act (CPA) funds.
- **Nantucket Education Trust (NET).** Several years ago, the NET created twelve employer-assisted housing for teachers on Cow Pond Lane near the school complex. The project is not actually occupied by many teachers, but the units exist and they are available to the general public when there is not enough interest from school department employees. In 2015, the Cow Pond Lane units provide housing for four school department workers, three town employees, and five other Nantucket households unrelated to the schools.[46]

### Town of Nantucket

- **Town:** One year-round dwelling at 38 Westchester Street, used as entry housing for department heads.
- **Department of Public Works.** Four year-round units for employees at the Surfside Wastewater Treatment Facility (one one-bedroom unit, one two-bedroom unit, and two three-bedroom units).[47]
- **Airport:** One year-round dwelling unit with six to eight beds.
- **Nantucket Police Department.** Seasonal housing at LORAN Station for summer reserve officers and community service officers; forty-two beds, including eight for female employees; and seasonal housing for lifeguards, including 47 Okorwaw Avenue (ten beds), 109 Washington

[46] Caitlin Waddington, Nantucket Community School, by email, March 18, 2015.

[47] Kara Buzanoski, Nantucket DPW Director, by email, March 18, 2015.

Street Ext. (four beds), and 39 Washington Street (twelve beds).

## Employer-Assisted Housing

- There is no comprehensive inventory of employer-owned housing on Nantucket and no organization focusing exclusively on developing and managing employer-owned housing. Several private employers are known to provide short-term or seasonal housing for their workers.
- One of the island's largest employers, **Nantucket Island Resorts, Inc.,** maintains 210 beds for seasonal employees of its five hotels and marina. Most of the beds are actually reserved for experienced hospitality workers returning to Nantucket for the summer season. Nantucket Island Resorts employs about 400 people at peak season, so the dormitory beds accommodate just a little over half of its seasonal workers.[48] The company also employs fifty-five to fifty-six year-round workers, all of whom depend on other privately owned housing on Nantucket.
- **Something Natural**, a popular sandwich and specialty foods shop owned by Selectman Matt Fee, which provides housing for approximately twenty-four of its fifty seasonal employees.[49]
- The **Nantucket Cottage Hospital** owns twenty-six workforce housing units (combined total of 58 bedrooms) and leases nine additional units (24 bedrooms).
- **The U.S. Coast Guard** owns ten three-bedroom units at Gouin Village and at LORAN Station, eight three-bedroom and two four-bedroom units.

Other entities such as Stop & Shop are known to rent units to house their workers as well, but the number of units is unknown.

## Rental Assistance Program

Nantucket's **Interfaith Council** provides temporary financial assistance to help year-round renters with housing emergencies due to family illness, loss of work, or other unforeseen conditions, or to help them move from substandard units to safe, decent, year-round housing. Since there are no shelter facilities for the homeless on Nantucket, the Rental Assistance Program plays a critical role in helping to prevent homelessness with a flexible "stop-gap" subsidy. To qualify for help, renters must have lived on Nantucket for at least two years, have some source of employment, and live in legal (code-compliant) housing. Many applicants live in illegal units, so they can receive help only if they move to better housing. In a given year, the Rental Assistance Program helps sixty to seventy households with an overall program budget of approximately $150,000.

While the Town, non-profit organizations, and local employers have taken steps to provide affordable housing, the existing level of effort and the existing approaches are not enough. The present inventory of deed-restricted units does not begin to meet Nantucket's needs for affordably priced units at all market levels, from households with very low incomes to those earning somewhat more than the maximum for the Nantucket Housing Needs Covenant Program. There are about 500 renter households with incomes in a range that might qualify for a covenant homeownership unit (generally 80-150 percent AMI), but the program currently includes just fifty-six units, most of which were created from conveyances that occurred on the eve of the last recession (pre-December 2007). A unit-by-unit approach like that of the covenant program makes sense for growth management and housing preservation reasons, but it is not an efficient way to create housing for people who need it. Short of significantly increasing its housing supply, Nantucket will not be able to address the needs of any of the groups that need housing priced appropriately for their means: low-income, moderate-income, year-round workers, or seniors. The existing supply is inadequate, and as numerous past studies and reports show, the supply has been inadequate for a very long time.

[48] Nantucket Island Resorts, interview, January 19, 2015.

[49] Matt Fee, interview, January 18, 2015.

# 3. HOUSING GOALS

Nantucket's affordable housing goals are production targets that have been set based on best available information. There could be considerable fluctuation from year to year, but ultimately the purpose of this plan is to increase Nantucket's Subsidized Housing Inventory (SHI) by at least 120 new SHI-eligible housing units between 2016 and 2020.

## PRINCIPLES

1. Affordable and mixed-income housing developments should be located in areas where the Town's planning, zoning, and infrastructure support higher intensity of use. (See Map 3.1)

2. Developers should be encouraged to produce new affordable housing through the Town's standard regulatory procedures or cooperatively planned comprehensive permits. The Town should continue to work with private developers to improve their proposals, acculturate them to community interests in Nantucket, and increase affordability above and beyond the required 25 percent for a comprehensive permit.

> Developers should work within the Town's standard permitting procedures or pursue cooperatively planned comprehensive permits. Nantucket has demonstrated its ability to work with housing developers when developers are willing to work with the Town.

3. Recognize local government's responsibility for fair and affordable housing in Nantucket, and lead by example.

4. Whenever possible, the supply of affordable housing should be increased through redevelopment of disturbed sites, adaptive reuse of non-residential structures, or conversion of existing residential properties to multiple dwellings.

5. The Town should provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law.

6. For developments on its own land, the Town should maximize the number of affordable housing units and create affordability at multiple levels, from incomes below 50 percent AMI up to 150 percent AMI.

7. Subsidies should be made available to rental developments in exchange for deeply affordable units for households with incomes below 50 percent AMI. These subsidies could be provided by the Affordable Housing Trust or Community Preservation Committee (or both), or through some type of partnership with non-profit community organizations.

8. To promote neighborhood compatibility of density and building forms that differ from surrounding properties, the Town should provide design guidance to developers and homebuilders. Models and specifications pre-approved by the Historic District Commission and others should be available for a variety of building forms and contexts.

9. Wherever possible, the Town should establish partnerships for affordable housing and encourage others to do the same.

## QUALITATIVE GOALS

- Increase the variety of mixed-income housing choices in Nantucket, particularly in commercial centers and higher-density districts, to support Nantucket's economy and accommodate household growth.
- Create permanently affordable rental housing for low- and very-low-income households in order to reduce the incidence of over-occupied, substandard housing.
- Work with Nantucket's large employers to increase the supply of employer-assisted housing, both for seasonal and year-round workers.
- Educate the community about Nantucket's affordable housing needs.
- Preserve the Town's existing affordable housing through monitoring and enforcement of affordable housing deed restrictions.

## QUANTITATIVE GOALS: 2016-2020

### NEED: INDIVIDUALS AND FAMILIES WITH INCOMES BETWEEN 51-80 PERCENT AMI

- SHI-Eligible Production Targets:
- 10 homeownership units
- 70 year-round rental units
- 10 single-room occupancy (SRO) units

Potential Tools: Town-owned land, LIHTC, federal Affordable Housing Trust Fund, Nantucket Affordable Housing Trust, CPA, Chapter 40B

### NEED: HOUSEHOLDS WITH INCOMES BETWEEN 31-50 PERCENT AMI

- SHI-Eligible Production Targets: 20 year-round rental units

Potential Tools: Town-owned land, LIHTC, Section 8 PBA, Nantucket Affordable Housing Trust, CPA, Chapter 40B

### NEED: SPECIAL NEEDS POPULATIONS

- SHI-Eligible Production Targets:
- 10 group home units (beds)
- 8-10 congregate units for very-low-income seniors

Tools: Town-owned land, Nantucket Affordable Housing Trust, CPA, DMR/DMH, Nantucket Housing Authority

### NEED: HOUSEHOLDS WITH INCOMES BETWEEN 81-120 PERCENT AMI

- Production Targets:
- 5 homeownership units
- 5 year-round rental units

Potential Tools: Town-owned land, Nantucket Affordable Housing Trust, Town funding (CPA for eligible units), Zoning

### NEED: HOUSEHOLDS WITH INCOMES BETWEEN 121-150 PERCENT AMI

- Production Targets:
- 20 homeownership units
- 10 rental units

Potential Tools: Town funding, Zoning, Nantucket Housing Needs Covenant Program

# 4. IMPLEMENTATION STRATEGIES

DHCD encourages cities and towns to prepare, adopt, and implement a Housing Production Plan that demonstrates an annual increase in Chapter 40B units equal to or greater than 0.50% of the community's year-round housing units. By systematically increasing its low- and moderate-income housing inventory, Nantucket will have more flexibility in the future to decide when, where, and how much affordable housing should be built and if necessary, to deny unwanted Chapter 40B comprehensive permits.

> Nantucket needs to create at least twenty-four new low- or moderate-income housing units per year.

To qualify for the flexibility that a DHCD-approved Housing Production Plan offers, Nantucket will need to create (through the issuance of permits and approvals) at least twenty-four new low- or moderate-income housing units (or an amount equal to or greater than the 0.50 percent production goal) in a given calendar year and obtain certification from DHCD that the Housing Production Plan standard had been met.

The Town needs to consider ways to increase its affordable housing education, advocacy, and development capacity when implementing this plan. Nantucket has decided to fund a part-time housing coordinator in Fiscal Year (FY) 2017, and this will help to build some administrative capacity within town government. In addition, there needs to be leadership training and education for the Board of Selectmen, Community Preservation Committee, and Affordable Housing Trust.

## APPROPRIATE LOCATIONS FOR HIGHER-DENSITY HOUSING

### Strategy: Affordable Housing on Town-Owned Land / Fairgrounds Road

Principle: For developments on its own land, the Town should maximize the number of affordable housing units and create affordability at multiple levels, from incomes below 50 percent AMI to 150 percent AMI.

In 2012, the Town acquired property on Fairgrounds Road for construction of affordable housing, mainly for town employees. To date, the project has been stalled for a variety of reasons, including differences of opinion about what kind of housing should be built on the site and for whom, what the Town's role should be, and whether the Town can restrict some of the units for occupancy by municipal employees.

There are scores of examples of affordable housing on town-owned land in Massachusetts. It is probably one of the easiest strategies for increasing the supply of affordable units in any city or town. The Massachusetts Housing Partnership maintains an inventory of land disposition Requests for Proposals (RFP).[1] In Nantucket's case, the best approach will be one that provides a variety of unit types and is designed to accommodate both year-round and seasonal municipal workers. While SHI-eligible housing units have to be made available through an affirmative fair housing marketing plan, Nantucket could consider negotiating with the designated developer to set aside some of the market-rate units for rent by Town employees (with subsidies or rent guarantees provided by the Town, as necessary).

[1] See Appendix F, "Disposition of Municipal Property for Affordable Housing."

In Nantucket, apartments are allowed by right in commercial buildings in the commercial districts, and town meeting recently agreed to allow up to three units per lot "by right" in several residential zones.

## Strategy: the Moderate- and High-Density Zoning Districts

Principle: Affordable and mixed-income housing developments should be located in areas where the Town's planning, zoning, and infrastructure support higher intensity of use.

Years ago, Nantucket made a conscious decision to zone areas for concentrated residential and commercial development and let most of the island evolve in a low-density land use pattern. In areas where the Town provides for concentrated development, Nantucket has fairly permissive zoning regulations with fewer barriers than one often finds in suburbs and small towns on the mainland. For example, apartments are allowed by right in commercial buildings in the commercial districts, and town meeting recently agreed to allow up to three units per lot "by right" in several residential zones.

In November 2015, town meeting approved innovative zoning for "bonus lots" and a significant density bonus for affordable housing as long as at least 25 percent of a project's housing units would be eligible for the SHI. Nantucket also allows accessory apartments and two "as of right" dwelling units on a lot in all residential districts, which is almost unheard of in many small towns.

Nantucket has gradually revised its zoning bylaw to reflect the policies of the 2009 Master Plan. The overall planning framework in Nantucket divides the town into "Town" and "Country" zones, or areas designated for higher- and lower-density development, as shown on Map 3.1. Nantucket's existing Chapter 40B developments – Sachem's Path, Beach Plum Village, and Abram Quary – are all located within areas the Town has zoned for growth. The Town's zoning framework makes sense, first because it responds to organic development patterns that pre-date zoning and second, the areas allocated to higher-intensity use tend to be sewered as well. Several times since 2009, Town Meeting has rezoned land by moving it into one of the "Town" districts or liberalizing the rules that govern development in the "Town" districts (see Appendix C). As with the Richmond Group in 2015, Nantucket should continue to pursue "upzoning" opportunities in areas that are consistent with the 2009 Master Plan and have adequate means of wastewater disposal.

## Strategy: Options for Regulatory Reform

Principle: Developers should be encouraged to produce new affordable housing through the Town's standard regulatory procedures or cooperatively planned comprehensive permits.

Nantucket has taken steps to increase the housing supply in ways that should produce modestly priced housing even if not deed restricted, e.g., the multifamily overlay district, the recently enacted tertiary unit program, and relaxation of requirements for accessory apartments. The Town could also consider some options that have been pursued in other communities.

### INCLUSIONARY ZONING

Nantucket could work with for-profit and non-profit developers to design an inclusionary housing bylaw that would apply throughout town or within selected areas of any high- or moderate-density zoning district. Inclusionary zoning is a bylaw that requires or provides incentives for developers to create affordable housing as a part of market-rate developments, either by including affordable housing in the development, building it off-site, or contributing land or money to a housing trust fund in lieu of construction. In Massachusetts, it was pioneered successfully in three communities – Brookline, Cambridge, and Newton – and has gradually spread to suburban areas, but with mixed results.

Due to Nantucket's very high land costs and seemingly relentless market interest in seasonal homes, inclusionary zoning will never provide a "cure-all" for the island's workforce housing needs. By the same token, Nantucket has the basic ingredients found in most inclusionary zoning programs in the U.S.:

strong housing demand and high housing costs that can provide an internal subsidy.

Nantucket currently gives the Planning Board special permit authority to require inclusionary housing units in major commercial developments. Consideration should be given to imposing an actual requirement in commercial, multifamily, or higher-density districts and giving the Planning Board authority to waive the requirement in exchange for a reasonable alternative, e.g., a cash contribution to the Town's affordable housing trust fund.

#### INFILL LOTS

Study the potential to create small affordable units on nonconforming lots that are otherwise unbuildable. The units may require some form of subsidy, but making additional land available could support production of scattered-site units by mission-based organizations like Habitat for Humanity or Housing Nantucket.

## Strategy: Chapter 40B

Principles:

Developers should be encouraged to produce new affordable housing through the Town's standard regulatory procedures or cooperatively planned comprehensive permits;

Continue to work with private developers to improve their proposals, acculturate them to community interests in Nantucket, and increase affordability above and beyond the required 25 percent for a comprehensive permit; and

Provide regular, predictable funding for creating and preserving affordable housing

---

Nantucket could make better use of Chapter 40B as a vehicle for creating affordable housing. Toward that end, the Town should continue to actively pursue partnerships with non-profit and for-profit developers that have collaborated with cities and towns on so-called "friendly" Chapter 40B developments. Nantucket could also provide financial support to friendly Chapter 40B developments (as was done for Sachem's Path). Having a mortgage interest in projects gives the Town even more control than the comprehensive permit or deed restriction. Investing in well thought-out rental projects should be a priority for the use of local funds, first for the added control it brings and second, because anything Nantucket can do to build partnerships with non-profit and for-profit entities will help to increase the Town's capacity and know-how.

> The Town needs ways to work with the Historic District Commission (HDC) to reduce development costs for projects with affordable units.

Examples of potential funding mechanisms for homeownership could include purchase price buydowns from 80 percent AMI to lower income groups or market-rate units to 150 or 120 percent AMI. Unlike downpayment assistance, a purchase price buydown subsidizes the difference between an asking price and a price that is actually affordable to a low, moderate, or middle-income homebuyer.

## Strategy: Historic District Commission

Principle: To promote neighborhood compatibility of density and building forms that differ from surrounding properties, the Town should provide design guidance to developers and homebuilders. Models (prototypes) and specifications pre-approved by the Historic District Commission and others should be available for a variety of building forms and contexts.

---

Like many communities, Nantucket prefers to create affordable housing through its own planning and permitting systems, i.e., without Chapter 40B comprehensive permits where possible. A handful of Massachusetts towns have produced many affordable units – sometimes more than the 10 percent statutory minimum – without ever having to use the comprehensive permit process. To succeed in doing so, the Town needs ways to work with the Historic District Commission (HDC) to reduce development costs for projects with affordable units.

The Town should consider retaining a preservation architect to work with the Planning and Land Use Services (PLUS) Department and the HDC to develop prototypes for a variety of building forms and settings as well as design and construction specifications to be used for review of affordable and

mixed-income housing proposals. Specific guidance for affordable housing projects could be created as a special supplement to the Commission's existing publication, "Building with Nantucket in Mind." Projects that simply adopt the Town's prototypes and specifications could be made eligible for an expedited review process, thereby reducing the need for costly plan revisions, hearing extensions, and so forth. This may require amendments to the HDC bylaw and administrative regulations.

## LOCAL RESOURCES FOR AFFORDABLE HOUSING

### Strategy: Transfer Fee, Local Appropriations

Principle: The Town should provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law.

Affordable housing production will not happen without predictable, adequate funding for acquisition, pre-development, development, management, and monitoring. Although Nantucket recently received a comprehensive permit application for a project many people do not like, the overall track record for Chapter 40B in Nantucket has been remarkably weak. Housing development in Nantucket is distorted by the seasonal market, so even though housing sale prices are very high, Nantucket does not attract many Chapter 40B developers. Like other vacation and resort areas around the country, Nantucket has to be pro-active and initiate affordable and mixed-income housing development.

> Nantucket needs to put significant resources into housing production just as it has committed significant resources to open space protection for well over thirty years. If the legislature fails to approve the proposed transfer fee for Nantucket, the Town will need to pursue other options.

Without local intervention, the island's affordable housing needs are unlikely to be met. In order to work effectively, Nantucket needs to put significant resources into housing production just as it has committed significant resources to open space protection for well over thirty years. If the legislature fails to approve the proposed transfer fee for Nantucket, the Town will need to pursue other options, e.g., annual appropriations of local revenue (as town meeting did this year), more aggressive commitments of CPA funds, or payments from developers under an inclusionary zoning bylaw.

In addition, the Town needs to revisit limitations it has placed on the Affordable Housing Trust's authority to manage and invest the resources it has at its disposal. A key reason for creating a housing trust is to facilitate affordable housing development and "depoliticize" decisions about the use of local resources to meet housing needs. (See also, Capacity for development, education, and advocacy below.)

### Strategy: CPA funds for affordable housing

Principle: The Town should provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law.

The Community Preservation Committee (CPC) currently makes CPA funds available for affordable housing on a project-by-project basis. The Affordable Housing Trust has to submit a funding application and potentially compete with other applicants, and ultimately each CPC-backed proposal requires approval from Town Meeting. However, Nantucket could institute a different model. The CPC could propose to appropriate each year's CPA affordable housing funds for use by the Affordable Housing Trust and allow the Trust to do its job: to create and preserve affordable housing, and to do so efficiently. This approach would go a long way toward supporting an annual housing budget for the Affordable Housing Trust and building the Trust's capacity to create affordable units. As the Community Preservation Coalition explains:

> *The CPA law states specifically in Section 5(f) that "A city or town may appropriate money in any year from the Community Preservation Fund to an af-*

*fordable housing trust fund." Such trusts can have the power to purchase, sell, lease, manage, and improve real property for the purpose of creating and preserving affordable housing. At least 11 communities have appropriated CPA funds to an affordable housing trust.*

*CPA funds can be appropriated to both affordable housing trusts . . . as long as any ultimate expenditure of those funds is for CPA-eligible uses. Therefore, it is recommended that CPA appropriations to these trust funds be tracked separately from monies generated from other sources to ensure proper accountability of CPA funds.*

If the concern is accountability, the CPC could use a system of grant agreements to provide blocks of funding to the Affordable Housing Trust, e.g., a block of funding to develop group homes, leaving it to the Trust to work with group home non-profits to secure sites for special needs housing. However, to require the Affordable Housing Trust to apply to the CPC for funding essentially defeats the purpose of having a housing trust. BOS needs to get on board.

### Strategy: Town-Owned Land Study

Principle: Maximize the affordable housing benefits of developing Town-owned land.

Compared with organizations like the Nantucket Land Bank Commission, the Town of Nantucket is a relatively small landowner. The Town should consider creating an asset management plan that includes policies for identifying surplus property and disposing of it for various purposes, including for public benefits like affordable housing. A planning study could be conducted to confirm the Town's existing inventory, identify potential future needs for property to serve municipal and other public purposes, and create a policy with decision criteria for disposition by bid (highest price), for public benefits (price is irrelevant), or for unique conditions such as land swaps.

### Strategy: Tax Incentives

Principles:

Whenever possible, the supply of affordable housing should be increased through redevelopment of disturbed sites, adaptive reuse of non-residential structures, or conversion of existing residential properties to multiple dwellings.

Subsidies should be made available to rental developments in exchange for deeply affordable units for households with incomes below 50 percent AMI.

There is growing interest in Massachusetts (and beyond) in using local government tax policy as a mechanism for creating affordable housing. While there are very few models available, a few cities have established tax incentive programs and recently, the Town of Amherst secured passage of a home rule petition with broad powers to allow special incentives and tax increment financing agreements (TIF) for production of affordable units. (See Appendix G.) Nantucket should consider the potential instituting a similar approach and target it to encourage sustainable projects that can be difficult to carry out, e.g., redevelopment/reuse projects or intensification of existing uses, or to encourage development of employer-assisted housing. Another option is to provide property tax exemptions to owners who rent units to low- or moderate-income households, similar to a program that has existed in Provincetown for several years. (See Appendix H.)

## FAIR HOUSING AND AFFORDABLE HOUSING

### Strategy: Reducing the potential for disparate impact on protected classes

Principle: Recognize local government's responsibility for fair and affordable housing in Nantucket, and lead by example

All communities need to pay attention to fair housing concerns, in part because of HUD's new Affirmative Furthering Fair Housing regulations and especially because of the "disparate impact" case, *Texas Housing and Community Development v. Inclusive Communities Project, Inc*. Nantucket should develop and adopt affirmative fair housing policies to guide the use of Town-owned resources (land, buildings, or funding) in order to ensure non-discrimination against groups protected under the federal Fair Housing Act, e.g., families with children and people with disabilities. The Town could embrace a policy similar to that recently adopted by state (providing for a minimum percentage of three-bedroom units in any given development), or consider other policies such as making it a priority to fund group homes and "safe houses" for people recovering from addiction.

Similarly, the Town could explore options for developing a subsidized assisted living residence to help low-income seniors who need some assistance with medications, meals, and housekeeping but do not need the advanced (and costly) level of care provided by nursing homes.

## CAPACITY FOR DEVELOPMENT, EDUCATION, AND ADVOCACY

### Strategy: Leadership from the Top

Principle: Recognize local government's responsibility for fair and affordable housing in Nantucket, and lead by example.

The Zoning Board of Appeals (ZBA) has exclusive authority to approve or deny Chapter 40B comprehensive permits. Chapter 40B was enacted in 1969 at a time when throughout the state, the ZBA was only town board that could grant special permits and variances, so it made sense to give ZBAs authority for comprehensive permits as well. However, in 1969 local governments did not play any role in creating affordable housing except through their own housing authorities or redevelopment authorities. The notion that municipalities might provide funding to create low- or moderate-income housing or work as partners with affordable housing developers was barely on the horizon at the end of the 1960s, other than in a handful of progressive towns like Lincoln, Massachusetts.

Since 1969, the roles and responsibilities of cities and towns have changed considerably. Many functions that seem ordinary or essential today did not exist in 1969, e.g., a Council on Aging, a Youth Commission or Human Services Department, or a municipally operated visitor services office. The Nantucket Historic District Commission was not created until 1970, and while Nantucket had a Conservation Commission as early as 1963, the authority of conservation commissions has changed considerably since then. In recent years, numerous Massachusetts towns have created a part-time or full-time Housing Coordinator position to help people who need affordable housing and to monitor compliance with affordable housing restrictions, but no community anticipated that one day it would be playing an activist role in affordable housing. At best, communities knew in 1969 that the legislature had imposed more permitting responsibilities on them and in many cases, they resented their new-found powers.

By the mid-1980s, it had become clear that local governments had to mobilize for affordable housing development and not simply wait for the arrival of comprehensive permit applications. Over time, other municipal officials have taken on new duties and learned the value of collaboration for affordable housing. The economic development and social consequences of failing to have adequate affordable housing have become clear to most communities, and it is obvious that many groups in Nantucket understand this as well. Indeed, many Nantucket residents seem to understand because without broad public knowledge of the town's housing crisis, it would have been difficult to secure passage of **Article 82**. Still, it is not clear that a culture of support for affordable housing has been institutionalized within Nantucket's town government. The delayed disposition of the Fairgrounds Road property, constraints placed on the Affordable Housing Trust's powers and duties, the absence of a professionally staffed Housing Office despite the existence of a widely recognized housing crisis, and the unpredictability of funding for affordable housing all point to the challenges of moving Nantucket forward with a comprehensive approach to affordable housing.

#### TRAINING AND EDUCATION RESOURCES

The Board of Selectmen can help by providing leadership and support for meeting the island's housing needs. For example, the Board recently made housing on Nantucket a core issue to be addressed in a strategic plan for the Town, and they have also supported the Affordable Housing Trust's efforts to complete this Housing Production Plan. The Board could also play an instrumental role in building consensus among groups that need to work together to increase the supply of affordable housing in Nantucket. On a going-forward basis, the Town should pursue affordable and fair housing training resources for the Board of Selectmen and other policy-level bodies such as the Planning Board. The following non-profit advocacy and education organizations provide affordable housing training and technical assistance for local officials:

- Enterprise Community Partners
- Local Initiatives Support Corporation
- Massachusetts Housing Partnership

### LOCAL INITIATIVES: REQUEST FOR EXPRESSIONS OF INTEREST

An activity that could be taken on by the Board of Selectmen involves recruiting affordable housing developers to partner with the Town. Following the lead of communities like Newton and Shrewsbury, Nantucket could issue a "Request for Expressions of Interest" (also known as RFI) to solicit proposals from for-profit and non-profit developers that want to create affordable units. Through the RFI process, Nantucket could identify the "most desired" components of an affordable housing proposal and invite developers and property owners to submit ideas. Of course, the RFI has to be grounded in reality or it will not work, but if done properly, the RFI can be an effective tool for engaging developers to work with the Town. Developing the RFI should be led by the Selectmen in consultation with the Planning Board and Affordable Housing Trust.

### COMPREHENSIVE PERMIT GUIDELINES

Some communities have had success with developing comprehensive permit **guidelines**. Unlike comprehensive permit rules and regulations adopted by the Board of Appeals, project guidelines are policy based. Developing project guidelines should be led, ideally, by the Planning Board or a joint Planning Board-Board of Selectmen effort, as was the case in the Town of Acton. Through guidelines, the Town can identify the criteria Nantucket wants affordable and mixed-income housing developments to meet; for conforming proposals, the Board of Selectmen could expedite the process of providing Project Eligibility comments to MassHousing or MHP.

Although guidelines cannot tie the hands of the ZBA during the comprehensive permit process, the presence of guidelines can be very helpful to the ZBA in its review of development applications. Anything that can be done to streamline the permitting process under Chapter 40B could be seen as very attractive to developers. Moreover, if guidelines compliance was made one of the rating criteria the Affordable Housing Trust uses to evaluate funding requests, the Town would have an extra incentive to offer to prospective developers.

## Strategy: Development Partnerships

Principle: Wherever possible, the Town should establish partnerships for affordable housing and encourage others to do the same.

Existing efforts to work with the Land Bank and others to collaborate, wherever possible, to address mutual needs should be continued and expanded. There are many examples of housing-open space alliances in Massachusetts, most notably the Town of Lincoln, a nationally recognized leader in forging partnerships between land conservation and development. In addition, Nantucket should encourage a working partnership between Housing Nantucket (for example) and an experienced non-profit or for-profit developer with a track record for "friendly" mixed-income housing developments in other communities. Some examples of potential non-profit partners include Neighborhood of Affordable Housing (NOAH) or The Community Builders in Boston, Housing Assistance Corporation of Cape Cod in Hyannis, or MetroWest Collaborative Development in Newton. Nantucket needs local, experienced development capacity to create SHI-eligible housing. It is a critical missing piece in the affordable housing "toolbox" and essential for the success of local housing initiatives. The entity for doing so could be Housing Nantucket or a community development organization that is formed specifically for this purpose.

## Strategy: Affordable Housing Trust

Principle: Provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law

In order to carry out the strategies included in this Housing Production Plan, it will be important for Nantucket to build its capacity to promote and carry out affordable housing development and monitor and enforce affordable housing deed restrictions. Having capacity includes gaining access to greater resources – both financial and technical – as well as building local political support, developing partnerships with public and private developers and lenders, and creating and augmenting local organizations and systems that will support new housing production. This Housing Production Plan incorporates an organizational structure for implementing the strategies and continued oversight of housing policy and initiatives in Nantucket. The Affordable Housing Trust should have a leading role in many of these strategies.

### STATUTORY PURPOSE AND POWERS

At the 2009 Annual Town Meeting, Nantucket voted unanimously to accept G.L. c. 44, §55C and establish

the Nantucket Affordable Housing Trust (Trust). Per G.L. c. 44, §55C, the statutory purpose of the Trust is ". . . to provide for the creation and preservation of affordable housing in municipalities for the benefit of low- and moderate-income households." The statute also includes sixteen specific powers granted to the Board of Trustees (Board) that require no further action or authorization from other municipal bodies (including Town Meeting and Board of Selectmen). The key powers are briefly summarized as follows:

- Accept and receive real property, personal property, or money, by gift, grant, or contribution including money, grants, and Community Preservation Act funds.
- Purchase and retain real or personal property, including investments.
- Sell, lease, convey, etc. any personal, mixed, or real property at public auction or by private contract.
- Execute deeds, assignments, transfers, etc., related to any transaction of the board for the accomplishment of the purposes of the Trust.
- Employ advisors and agents, such as accountants, appraisers, and lawyers.
- Borrow money and mortgage and pledge trust assets as collateral.
- Manage or improve real property.
- Abandon any property the Board deems appropriate.

## TRUST'S MISSION

The Trust's mission is "to provide for the creation and preservation of affordable housing in the Town of Nantucket, preferably in perpetuity, as a general policy, but subject to exceptions where it is practicable and reasonable to do so, for the benefit of year-round low and moderate income households who would otherwise have difficulty financial or otherwise, locating housing on Nantucket."

## SOURCE AND USES OF TRUST FUNDS

The Trust has generated revenue from two awards of Community Preservation Act Funds. The first award was in 2010 for $525,789 for the "creation of affordable housing in numerous ways." The second award was in 2012 for $160,000 for the construction of two dwelling units at 7 Surfside Road.

In 2010, the Trust funded the property acquisition at 7 Surfside Road, which was developed with a single-story one-bedroom dwelling unit. The Board vetted a variety of plans including increasing density of the site with multiple units and ultimately decided to issue a Request for Proposals (RFP) in 2014 for the acquisition and continued management of the site for affordable housing purposes. The Board awarded the property to Housing Nantucket, a private, non-profit organization, for $1. Originally Housing Nantucket proposed to create four units on the site, but the project has changed and it now consists of only two units. There may be an opportunity to create three additional units at 7 Surfside Road under current zoning if the Housing Trust can attract another partner.

## ELIGIBLE USES OF TRUST FUNDS & LEGAL CONSIDERATIONS

Uses of Trust funds must comply with the statutory purpose of the Trust – the creation and preservation of affordable housing for the benefit of low- and moderate-income households. The following briefly summarizes eligible activities for creation and preservation – for a more detailed description and examples, please refer to the Massachusetts Housing Partnership's *Municipal Affordable Housing Trust Operations Manual* (MHP Manual).

**Creation.** Activities to create, or produce, affordable housing include the following:

- New construction of affordable housing
- Rehabilitation of existing buildings to convert to affordable housing (could include conversion of surplus town buildings, such as surplus schools or libraries, or privately-owned buildings, such as former churches)
- Purchase of existing market rate residential units, rehabilitation if necessary for health and safety purposes, and resell as affordable housing
- Establish homebuyer assistance program to convert market rate units to affordable units

**Preservation.** Preservation of affordable units refers to initiatives to perpetuate existing affordable units in light of restrictions that would otherwise expire. Preservation is sometimes also described as physi-

cally preserving the condition of existing affordable units, however it is unclear if this is the intent of the statute. Note that CPA funds cannot be used for rehabilitation until the property was previously acquired or created using CPA funds.

**Low- and Moderate-Income.** Since the Trust statute does define the term "low- and moderate-income," the MHP Manual advises Boards to use their judgment and consult other definitions commonly used in state and federal programs. It may be wise to consult with municipal counsel if the Board choses to a definition that is not commonly used in state and federal program. It is unclear, for example, if the income limits that apply to the Nantucket housing needs covenants, which is defined as "middle income" at less than 150 percent of Nantucket county median household income, would be eligible for Trust funds.

### COMMUNITY PRESERVATION ACT AND THE TRUST

As it currently stands, the Board is viewed as a candidate to apply for CPA funds. In the past, the Board applied and received CPA funds twice (2010 and 2014). These funds were primarily used in relation to the 7 Surfside Road property acquisition and proposed development project. However, there are three primary models for CPA allocations to housing trusts in Massachusetts:

**Model #1: Trust as housing arm of the CPC.** CPA funds allocated for housing are included in annual budget to the Housing Trust. No annual application is necessary. CPC and Trust membership may overlap, which can increase regular communication and collaboration. This model has an expectation of standard designated percentage allocation of CPA funds to the Trust annually, which would consist of all intended CPA housing funds. Housing applicants would apply solely to the Trust.

**Model #2: Hybrid. Standard Percentage Allocation and Ability for Additional Allocations.** Trust budgeted to receive a standard % and applies for additional funding on as-need basis based on anticipated project or programs. CPC and Trust membership may or may not overlap in this model. Somerville is an example of this model where there CPC and Trust membership does not overlap but the Trust receives a percentage (roughly 45%) of CPA funds and Trust may request additional allocations, as needed.

**Model #3. The Housing Trust submits an application to the CPC for CPA funds based on a specific project or program or an annual Trust budget that includes general Trust-initiatives anticipated.** This model is most typical in smaller communities where housing activity is low. Developers can apply separately to the CPC and the Trust for local housing funds (with possibly little or no coordination between the CPC and Trust in reviewing the separate applications). The trust cannot rely on CPA funds as a consistent revenue stream, which creates uncertainty year-to-year.

### TRUST CAPACITY

**Staffing Support.** The Trust has administrative support from the one of the Administrative Specialists in the Town's Planning and Land Use Services Department. In addition, the Director of Planning provides professional support on an as-needed basis. The part-time Housing Coordinator also serves on the Housing Trust.

### SCOPE OF WORK AND APPROACH

The consultant team worked with the Board to conduct a two-part prioritization process to gather the Board members' opinions about where the Trust is succeeding or failing, and what direction it should take in the future to achieve the Trust's mission.

### BOARD SURVEY IN DECEMBER 2015

The first part, conducted in December 2015, was a survey consisting of two parts. The first question, "How well have these Trust-funded initiatives addressed local housing needs?", asked respondents to consider how the Trust's use of funds has supported local housing efforts. The second question asked, "How important is it for that the Trust continue to pursue these initiatives?".

Past initiatives the Board ranked highest for addressing local housing needs:

1. Development of housing at 7 Surfside Road
2. Acquire real property for new housing
3. Create in-law apartments with affordability restrictions
4. Matching funds under the Housing Innovations Fund (HIF)

Initiatives the Board indicated as most important to pursue:

1. Acquire real property for new housing
2. Rehab public/private property to convert to affordable units (mixed income)
3. Develop multi-family housing at Fairgrounds Road site
4. Homebuyer program
5. Preserve expiring use properties
6. Convert non-residential properties to affordable housing

### BOARD DISCUSSION EXERCISE IN FEBRUARY 2016

Board members at the February 19, 2016 Trust meeting participated in a discussion exercise that tied into the consultants' presentation tips to work on things that matter, support good projects, and clarifying the trust's role in relation to other housing entities.

First the Board discussed the six priority initiatives identified through the survey in December and answered the following questions:

- What opportunities, barriers, and compromises might be presented through each of these initiatives?
- If you could only focus on three of these initiatives, which three might be most effective to address local housing needs?
- The Board also discussed the following questions:
- What criteria should the trust consider when selecting initiatives to fund?
- How could the trust be best positioned to advance effectiveness of local housing initiatives and avoid redundancies? Put another way, how the trust can either fill an unmet need or reinforce/expand the work already being done by others?

The results of the Board's discussions indicated support to prioritize funding for projects that create units to count on the state's Subsidized Housing Inventory through the following priority initiatives:

- Continue to advocate for development at 4 Fairgrounds Road and utilize Trust funds to support the development, if needed.
- Foster projects on private land that do not require property acquisition, such as buy-down of units in private development projects.
- Establish a homebuyer program to convert existing market-rate houses to affordable houses.

### STRATEGIC ASSETS

The Trust has great potential to be an effective advocate for local affordable housing initiatives and make measurable gains in the production of affordable housing.

- Revived Board of Trustees with new membership with deep roots in the Nantucket community and highly relevant skills and experience
- Town staffing support including clerical staff and the planning director
- The island's housing needs are well documented
- Available funding sources include the CPA and other Town funds

### STRATEGIC CHALLENGES

The Trust also faces significant challenges to effectively advocate for local affordable housing initiatives and make measurable gains in the production of affordable housing.

- The Trust has limited capacity - lacking dedicated professional planning staff and a consistent revenue stream.
- The extensive affordability gap and extent of housing needs on Nantucket presents significant challenge for all entities working to achieve housing affordability on the island.

### ACTIONS TO BUILD THE NAHT'S CAPACITY

Based on the Board's analysis of its strategic challenges and assets through this process and the key findings of the housing needs assessment:

- **Review the Trust's mission and create a strategic action plan.** The Board could benefit from creating a strategic action plan that engages Town officials and the broader community in helping the Board review its mission, identify goals and priority initiatives, and refine understanding of its role. A strategic action plan can organize and guide the Board's efforts to best achieve priority initiatives and would include an implementation plan and a multi-year budget.

Town housing efforts should be coordinated to reduce redundancies and increase the efficiency and effectiveness of local initiatives. The CPC and the Trust are two arms of the same body – the Town of Nantucket – and all municipal efforts to address local affordable housing needs should be integrated and coordinated to achieve the best results.

- **Focus Trust funds to address documented housing needs.** When formulating a strategic action plan, it will be important to base the plan on documented housing needs. As is well documented in this Housing Production Plan (which is based on the 2015 Workforce Housing Needs Assessment), Nantucket's most critical housing needs are for rental units affordable for very low-income households (at or below 50 percent AMI) and year-round rental units at all market levels. Low-income and middle-income homeowners need assistance with homeownership costs, too.

- **Clarify and strengthen the role of the Board of Trustees.** Especially with regard to its role with the CPC, the Board should work to clarify its role within the Town. Town housing efforts should be coordinated to reduce redundancies and increase the efficiency and effectiveness of local initiatives. The CPC and the Trust are two arms of the same body – the Town of Nantucket – and all municipal efforts to address local affordable housing needs should be integrated and coordinated to achieve the best results. The Board and CPC should work together to determine an appropriate approach for allocation of CPA funds to the Trust – as explained above, there are three primary models that other communities have adopted that can help to guide discussions. Developing a strategic action plan can help foster such discussion and consideration.

### SOURCES OF FUNDS & FINANCIAL SUSTAINABILITY.

The Trust would benefit from a regular and reliable source of revenue. Unless the legislature approves Nantucket's home rule petition or the Town agrees to provide annual allocations of local revenue, the most likely and readily-available source for housing is Nantucket's CPA funds. The CPC and Trust should work together to reexamine the apportionment of funds committed to affordable housing initiatives under the Community Preservation Act. Nantucket Town Meeting has also voted to pursue special legislation for a "housing bank," similar to the Nantucket Land Bank, so the Town can collect a transfer fee on property sales over $2 million. Furthermore, Town Meeting supported a capital request for $1 million for affordable housing activities, also to be administered by the NAHT.

In addition to ensuring a regular and reliable source of revenue, the Board should consider allocating its funds as an interest-free repayable loan or shared-equity agreement to strengthen long-term financial sustainability of the trust. Such repayable loans could be used for short-term financing for acquisition or development soft costs or longer term gap financing, which can help leverage state, federal, and private money. A shared-equity agreement is an arrangement that allows the Trust to share profit in a project if above a stated-threshold. For example, the Groton Affordable Housing Trust contributed $400,000 to a development of affordable housing and executed an Investor Agreement that entitles the trust to receive 33.3 percent of any project profit.

Each funding source has restrictions and requirements for uses of funds. Certain programs and projects may not be eligible under all funding programs. Also, the Board must account for its use of funds by original funding source and must be prepared to demonstrate that the funds were used in compliance with the requirements of each funding source.

### BOARD TRAINING

A housing trust, as a municipal body, is subject to procurement, designer selection, and public construction laws as well as the state and federal fair housing laws, state's Open Meeting Law, Conflict of Interest Law. The Board should have a high degree

of familiarity with these various laws to ensure compliance and understanding of various nuances of the laws. For example, regarding the state's procurement laws, G.L. c.30B regulate real property disposition, lease, or acquisition, however CPA-funded acquisitions (not dispositions) are exempt from c.30B s.16 provisions. The Board member could benefit from training either by bringing in expert guest speakers to Board meetings and/or sending members to the various trainings offered regularly throughout the state such as those offered by the Citizen Planner Training Collaborative, MA Department of Housing and Community Development, Massachusetts Housing Partnership, Massachusetts Association of Planning Directors, and the like.

### STRATEGIC MANAGEMENT

The Board's regular meetings will naturally be mostly focused on immediate responsibilities and achieving next steps on current initiatives. Strategic planning and management requires dedicated time where achievement of longer-term goals and objectives can receive regular attention. Toward this aim, the Board should will hold biannual strategic planning meetings per year, where the majority of the agenda is devoted to evaluating progress toward meeting Trust goals and developing implementation plans to stay on track.

### STRIVE FOR AN EARLY SUCCESS

The Board has recently been reconstituted with many new members. To help build momentum, it will be important for Board to strive for an early success as a way to demonstrate its effectiveness in furthering local affordable housing initiatives. If such a first success could be tied directly to the Board's efforts rather than an ongoing project, this may bolster the Board's demonstration of effectiveness.

If the Board adopts this strategic approach, it would continue to advocate for development at 4 Fairgrounds Road and possibly utilize some Trust funds to support its development, if needed, but would focus its energy on an initiative that it can spearhead directly. Two possible initiatives that Board members prioritized in its recent work with the planning consultants for this Housing Production Plan may present possibilities for an early success:

- Foster projects on private land that do not require property acquisition, such as buy-down of units in private development projects. For example, allocate trust funds to lower the price of units that are proposed to be affordable to households at 70-80 percent AMI to a price affordable to households below 50 percent AMI.
- Establish a homebuyer program to convert existing market-rate houses to affordable houses.

Note that each of these ideas may pose issues that could hamper success: 1) Buying down units in private development projects substantially relies on timing of the opportunity as well as receptiveness from the developer and 2) A homebuyer program is likely to be cost-prohibitive given the Nantucket's housing prices. However, there are active comprehensive permit applications before the Zoning Board of Appeals and it is possible that buying down proposed affordable units in a pending proposal may pose an opportunity for the Board's immediate consideration. The Board should give serious consideration of these and possibly alternative/additional initiatives to undertake as part of a five-year strategic action plan.

### ESTABLISH FUNDING THRESHOLDS AND UNDERWRITING CRITERIA

To lay a foundation for the Trust to become an essential resource for addressing the need for affordable housing on Nantucket, the Board should adopt funding thresholds and underwriting criteria to ensure that its limited resources are utilized in the most effective manner possible.

**Funding Thresholds.** The purpose of funding thresholds is to guide the Board's evaluation of potential initiatives to fund and help in its deliberations. Note, the following thresholds roughly follow the state's Affordable Housing Trust Fund thresholds in concept, but these have been tailored to local circumstances and housing needs.

**Consistency with Nantucket's Community Development and Preservation Goals**, e.g., Nantucket Master Plan, Housing Production Plan, Workforce Housing Study, and other relevant community plans and policies.

**Consistency with Fair Housing.** Allocation of Trust funds will be limited to initiatives that affirmatively encourage equity, promote housing choice, enhance mobility, and promote greater opportunity.

**Term of Affordability.** Strive to produce affordable housing with an affordability term for as long as possible under the law and given the realities of the

nature of projects/initiatives. For example, a homeownership project that utilizes the state's Universal Deed Rider would be affordable in perpetuity, whereas a buy-down of rental units in a private development project is likely to have a fixed term for a specified number of years (for example, 30 years).

**Targeted Affordability.** Consider targeting the use of Trust funds to address Nantucket's most critical housing needs – namely, production of rental units affordable to households at or below 50% AMI.

**Financial Feasibility.** Each Trust funded initiative should be evaluated with respect to financial feasibility, however consider flexibility to allow for the Trust funds to be used as the first dollars in on a case-by-case basis when demonstration of local support is beneficial at early stages of a project.

**Leveraging Trust Funds.** Although, the Trust funds may sometimes be used as first dollars, it is critical to prioritize funding for initiatives that demonstrate substantial leveraging of trust funds with other public and/or private funds to ensure Trust funds have maximum impact to address Nantucket's housing needs.

**Regeneration of Trust Funds.** Give preference to funding structures that will help to regenerate Trust funds to ensure long-term viability of the trust and expand its financial capacity to have maximum impact. Such mechanisms to consider include short-term loans, longer-term gap financing loans, and shared-equity agreements.

### UNDERWRITING CRITERIA

The Board should adopt underwriting criteria for trust-funded development initiatives to ensure the Board appropriately fulfills its fiduciary responsibility as trustees of the trust. Standard underwriting criteria includes: maximum award amounts, approval of permits and any other government approvals, award terms, maximum developer and contractor profits and overhead, etc.

### ADVOCACY ROLE

In addition to fostering initiatives to create or preserve affordable housing, the Board should advocate for creation and preservation of affordable housing on Nantucket and inform town official, residents, business owners, and the general public about the need for affordable housing and its community benefits. This could include advocacy and support for the Town's potential project on the Fairgrounds Road property as well as other projects and initiatives that meet local affordable housing needs.

# APPENDIX

## APPENDIX A: GLOSSARY

Affirmative Fair Housing Marketing Plan (AFHMP). A plan that meets the fair housing and non-discrimination requirements of the Department of Housing and Community Development (DHCD) for marketing affordable housing units. The plan typically provides for a lottery and outreach to populations protected under the federal Fair Housing Act of 1968, as amended. The plan must be designed to prevent housing discrimination on the basis of race, creed, color, national origin, sex, age, disability, familial status, sexual orientation, gender identity, or any other legally protected class under state or federal law.

Affordable Housing. As used in this report, "affordable housing" is synonymous with low- or moderate-income housing, i.e., housing available to households earning no more than 80 percent of area median income at a cost that does not exceed 30 percent of their monthly gross income.

Affordable Housing Restriction. A contract, mortgage agreement, deed restriction or other legal instrument, acceptable in form and substance to the Town, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and which provides for administration, monitoring, and enforcement of the restriction during the term of affordability. An affordable housing restriction runs with the land in perpetuity or for the maximum period allowed by law. It should be entered into and made enforceable under the provisions of G.L. c. 184, §§ 31-33 or other equivalent state law.

Affordable Housing Trust. The mechanism used to account for and report revenues and expenditures for affordable housing, including but not limited to Community Preservation Act (CPA) receipts and other affordable housing funding sources.

Area Median Income (AMI). The median family income, adjusted for household size, within a given metropolitan or non-metropolitan area, updated annually by HUD and used to determine eligibility for most housing assistance programs. For Nantucket, AMI is based on the Nantucket County Median Income.

Article 82. A home rule petition approved by Nantucket Town Meeting in 2016 to collect a transfer fee on real estate transactions and dedicate the revenue to affordable housing development.

Chapter 40A. G.L. c. 40A, the state Zoning Act. The current version of the Zoning Act was adopted in 1975 (1975 Mass. Acts 808).

Chapter 40B. G.L. c. 40B, § 20-23 (1969 Mass. Acts 774), the state law administered locally by the Board of Appeals in order to create affordable housing. It provides eligible developers with a unified permitting process that subsumes all permits normally issued by multiple town boards. Chapter 40B establishes a basic presumption at least 10 percent of the housing in each city and town should be affordable to low-

or moderate-income households. In communities below the 10 percent statutory minimum, affordable housing developers aggrieved by a decision of the Board of Appeals can appeal to the state Housing Appeals Committee, which in turn has authority to uphold or reverse the Board's decision.

Chapter 40R. G.L. c. 40R (2004 Mass. Acts 149, s. 92), a state law that provides for overlay districts with variable densities for residential development and multi-family housing by right (subject to site plan review). At least 25 percent of the units in a Chapter 40R district have to be affordable to low- or moderate-income people.

Chapter 44B. G.L. c. 44B (2000 Mass. Acts 267), the Community Preservation Act, allows communities to establish a Community Preservation Fund for open space, historic preservation, and community housing by imposing a surcharge of up to 3 percent on local property tax bills. The state provides matching funds (or a partial match) from the Community Preservation Trust Fund, generated from Registry of Deeds fees.

Comprehensive Permit. The unified permit authorized by Chapter 40B for affordable housing development.

Community Development Block Grant (CDBG). Under the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5300 et seq.), the U.S. Department of Housing and Urban Development (HUD) makes funds available each year for large cities ("entitlement communities") and each of the fifty states (the Small Cities or "non-entitlement" program). CDBG can be used to support a variety of housing and community development activities provided they meet one of three "national objectives" established by Congress. Housing activities are usually designed to meet the national objective of providing benefits to low- or moderate-income people. Funds may be used for housing rehabilitation, redevelopment of existing properties for residential purposes (in some cases), making site improvements to publicly owned land in order to support the construction of new housing, interest rate and mortgage principal subsidies, and downpayment and closing cost assistance. As a "non-entitlement community," Nantucket has received CDBG funds in the past from DHCD and can only do so again by submitting a competitive application in the future. It could be an advantageous mechanism for code enforcement. The state program is guided by a five-year Consolidated Plan and One-Year Action Plans required by HUD.

Community Housing. As defined under Chapter 44B, "community housing" includes housing affordable and available to (a) households with incomes at or below 80 percent AMI and (b) between 81 percent and 100 percent AMI.

Community Preservation Act. Chapter 44B. G.L. c. 44B (2000 Mass. Acts 267) allows communities to establish a Community Preservation Fund for open space, historic preservation, and community housing by imposing a surcharge of up to 3 percent on local property tax bills. The state provides matching funds (or a partial match) from the Community Preservation Trust Fund, generated from Registry of Deeds fees.

Comprehensive Permit. The unified permit authorized by Chapter 40B for affordable housing development.

Department of Housing and Community Development (DHCD). The state's lead housing agency, originally known as the Department of Community Affairs (DCA). DHCD oversees state-funded public housing and administers rental assistance programs, the state allocation of CDBG and HOME funds, various state-funded affordable housing development programs, and the Community Services Block Grant (CSBG) Program. DHCD also oversees the administration of Chapter 40B.

Extremely Low Income. See Very Low Income.

Fair Housing Act (Federal). Established under Title VII of the 1968 Civil Rights Act, the federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), sexual orientation, gender identity, and disability.

Fair Housing Law, Massachusetts. G.L. c. 151B (1946), the state Fair Housing Act prohibits housing discrimination on the basis of race, color religious creed, national origin, sex, sexual orientation, age, children, ancestry, marital status, veteran history, public assistance recipiency, or physical or mental disability.

Fair Market Rent (FMR). A mechanism used by HUD to control costs in the Section 8 rental assistance program. HUD sets FMRs annually for metropolitan and non-metropolitan housing market areas. The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market. (See 24 CFR 888.)

Family. Under the Federal Fair Housing Act (FFHA), family includes any of the following:

(1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or

(2) A group of persons residing together, and such group includes, but is not limited to:

(a) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);

(b) An elderly family;

(c) A near-elderly family;

(d) A disabled family;

(e) A displaced family; and

(f) The remaining members of a tenant family.

Gross Rent. Gross rent is the sum of the rent paid to the owner plus any utility costs incurred by the tenant. Utilities include electricity, gas, water and sewer, and trash removal services but not telephone service. If the owner pays for all utilities, then gross rent equals the rent paid to the owner.

Group Home. A type of congregate housing for people with disabilities; usually a single-family home.

Household. One or more people forming a single housekeeping unit and occupying the same housing unit. (See definition of FAMILY)

Housing Appeals Committee (HAC). A five-member body that adjudicates disputes under Chapter 40B. Three members are appointed by the Director of DHCD, one of whom must be a DHCD employee.

The governor appoints the other two members, one of whom must be a city councilor and the other, a selectman.

Housing Authority. Authorized under G.L. 121B, a public agency that develops and operates rental housing for very-low and low-income households.

Housing Cost, Monthly. For homeowners, monthly housing cost is the sum of principal and interest payments, property taxes, and insurance, and where applicable, homeowners association or condominium fees. For renters, monthly housing cost includes rent and basic utilities (oil/gas, electricity).

HUD. See U.S. Department of Housing and Urban Development.

Inclusionary Zoning. A zoning ordinance or bylaw that encourages or requires developers to build affordable housing in their developments or provide a comparable public benefit, such as providing affordable units in other locations ("off-site units") or paying fees in lieu of units to an affordable housing trust fund.

Infill Development. Construction on vacant lots or underutilized land in established neighborhoods and commercial centers.

Jobs-to-Housing Ratio. An indicator of the adequacy of employment and housing in a given community or area.

Labor Force. The civilian non-institutionalized population 16 years and over, either employed or looking for work.

Labor Force Participation Rate. The percentage of the civilian non-institutionalized population 16 years and over that is in the labor force.

Local Initiative Program (LIP). A program administered by DHCD that encourages communities to create Chapter 40B-eligible housing without a comprehensive permit, e.g., through inclusionary zoning, purchase price buydowns, a Chapter 40R overlay district, and so forth. LIP grew out of recommendations from the Special Commission Relative to the Implementation of Low or Moderate Income Housing Provisions in 1989. The Commission prepared a comprehensive assessment of Chapter 40B and recommended new, more flexible ways to create affordable housing without dependence on financial subsidies.

Low Income. As used in this report, low income means a household income at or below 50 percent of AMI. It includes the household income subset known as very low income.

Massachusetts Housing Partnership (MHP). A public non-profit affordable housing organization established by the legislature in 1985. MHP provides technical assistance to cities and towns, permanent financing for rental housing, and mortgage assistance for first-time homebuyers.

MassHousing. The quasi-public state agency that provides financing for affordable housing.

Mixed-Income Development. A residential development that includes market-rate and affordable housing.

Mixed-Use Development. A development with more than one use on a single lot. The uses may be contained within a single building ("vertical mixed use") or divided among two or more buildings ("horizontal mixed use").

Moderate Income. As used in this report, moderate income means a household income between 51 and 80 percent of AMI.

Overlay District. A zoning district that covers all or portions of basic use districts and imposes additional (more restrictive) requirements or offers additional (less restrictive) opportunities for the use of land.

Regulatory Agreement. An affordable housing restriction, recorded with the Registry of Deeds or the Land Court, outlining the developer's responsibilities and rights

Section 8. A HUD-administered rental assistance program that subsidizes "mobile" certificates and vouchers to help very-low and low-income households pay for private housing. Tenants pay 30 percent (sometimes as high as 40 percent) of their income for rent and basic utilities, and the Section 8 subsidy pays the balance of the rent. Section 8 also can be used as a subsidy for eligible rental developments, known as Section 8 Project-Based Vouchers (PBV), which are not "mobile" because they are attached to specific units.

Shared Equity Homeownership. Owner-occupied affordable housing units that remain affordable over time due to a deed restriction that controls resale prices, thereby retaining the benefits of the initial subsidy for future moderate-income homebuyers.

Single Room Occupancy (SRO). A building that includes single rooms for occupancy by individuals and usually includes common cooking and bathroom facilities shared by the occupants.

Subsidized Housing Inventory (SHI). A list of housing units that "count" toward a community's 10 percent statutory minimum under Chapter 40B.

SHI-Eligible Unit. A housing unit that DHCD finds eligible for the Subsidized Housing Inventory because its affordability is secured by a long-term use restriction and the unit is made available to low- or moderate-income households through an approved affirmative marketing plan.

Subsidy. Financial or other assistance to make housing affordable to low- or moderate-income people.

Typical, Non-substandard Rental Units. A term that defines the types of rental units that HUD includes and excludes in establishing the FMR for each housing market area. The term excludes: public housing units, rental units built in the last two years, rental units with housing quality problems, seasonal rentals, and rental units on ten or more acres.

U.S. Department of Housing and Urban Development (HUD). The lead federal agency for financing affordable housing development and administering the Fair Housing Act.

Very Low Income. As used in this report, very low income is a household income at or below 30 percent of AMI. In some housing programs, a household with income at or below 30 percent of AMI is called extremely low income.

Workforce. People who work or who are available for work, either in a defined geographic area or a specific industry.

Workforce Housing. There is no single industry standard that defines "workforce housing." HUD defines it as housing affordable to households earning between 80 and 120 percent of AMI. The Urban Land Institute has traditionally used the term "workforce housing" to describe units affordable to households with incomes between 60 and 100 percent AMI. Nantucket has adopted a broad range of incomes for the term "workforce housing," from 60 to 150 percent AMI. In general, workforce housing is housing for people who work in a community and the pricing methodology should account for wages paid by local employers.

## APPENDIX B. AFFORDABLE HOUSING TIMELINE: NANTUCKET

(Original from Nantucket Antheneum, 2015; Revised and Updated for HPP, 2016).

- **October 9, 1948** – Veterans' Housing Authority (VHA) appointed
    - Elected: Charles P. Flanagan, John L. Hardy, Frank L. Hardy, Leroy A. Pease
- **February 12, 1949** – VHA officially active
    - Open call for veteran applications; 42 received
- **April 30, 1949** – VHA program under "rental-purchase" plan (MGL Ch. 372)
    - Tenants may purchase houses after five years of inhabitance

**September 30, 1950** – VHA housing project complete; open for public inspection

- 9 units on Orange Street
- **December 8, 1956** – VHA announces liquidation of all 9 houses
- **February 15, 1958** – VHA final report released
    - 8 homes purchased by original tenants; 1 sold to public bidder
    - Program officially dissolved
- **March 17, 1969** – First Nantucket Housing Authority vote at annual town election
    - Elected: Charles R. Morris, Francis W. Pease, George E. Pinault, John K. Wilson
- **July 10, 1969** – Nantucket Housing Authority public meeting on elderly housing proposal
- **August 23, 1969** – Massachusetts enacts the Comprehensive Permit Act (Chapter 40B)
- **February 19, 1970** – Elderly housing project cancelled due to lack of qualified applicants
- **November 3, 1971** – Nantucket Development Corporation (NDC) formed
    - Announces plans for elderly and low-income housing
    - President: Kenneth W. Holgate
- **November 18, 1971** – NDC housing project meeting
    - 125-unit Tashama Farm development for elderly/low-income residents
    - To be funded through Massachusetts Housing Finance Agency
- **April 12, 1977** – Nantucket Housing Authority abolished at town meeting
    - Article 28 by a vote of 153-61
- **December 5, 1983** – New Housing Authority approved by vote at Town Meeting
- **February 21, 1985** – Housing Authority to receive $570,000 grant
    - Part of the Massachusetts Comprehensive Housing Act of 1983

- **July 1985** – Applications accepted for new Academy Hill elderly housing development
    - 28 total units, 12 affordable elderly housing apartments
- **August 1, 1985** – Town land transferred to Housing Authority
    - 19.9 acres to be developed for elderly and family housing,
    - Miacomet Village
    - 15 acres at the former Navy Base in Tom Nevers, to be used by six lottery applicants as a part of self-help housing program
- **March 1986** – Landmark House elderly housing center opens to residents
    - Developed by Nantucket Community Services on Old Island Home property
    - Subsidized by the Farmers Home Administration (FmHA, terminated in 2006)
- **October 25, 1986** – Nantucket Housing Needs Conference
- **July 23, 1987** – Nantucket Planning Commission approves new Housing Partnership
    - Members from the Planning Board, Housing Authority, Historic District Commission, and Nantucket Commission Services
- **December 23, 1987** – Native American burying ground found on Miacomet Village building site
- **April 15, 1989** – Miacomet Village project dedication ceremony
- **August 8, 1996** – Ground breaking for additional 19 units behind Miacomet Village location
- **April 9, 2001** – Nantucket adopts Community Preservation Act (CPA)
    - Voluntary state legislation establishing a local community preservation fund; monies raised by a 3% property tax
    - 62% approval at annual Town Meeting
- **May 25, 2004** – Groundbreaking Ceremony for Nantucket Public Schools' new teacher housing project
    - 12 affordable units on Cow Pond Lane
        - Managed by the Nantucket Education Trust Fund (Nantucket Housing Office assumes responsibility in 2007)
- **September 2, 2004** – Interfaith Council begins emergency rental assistance program
- **February 2007** – Lottery conducted for five of ten affordable homeownership units at Beach Plum Village
- **August 2007** – Abrem Quary affordable 40B housing project complete
    - 28 units; originally proposed in 2001

- **April 23, 2009** – Nantucket named most expensive county for rentals
    - National Low Income Housing Coalition study
- **April 25, 2013** – "Quiet Crises"; rental housing shortage peaks
    - Seasonal and year-round rental shortage
    - Fair-market rental rates exceed those of Manhattan according to Department of Housing and Urban Development (HUD) statistics
- **April 30, 2015** – Housing Nantucket produces Workforce Housing Needs Assessment
- **June 2015** – Sachem's Path Phase I affordable 40B housing project lottery
    - Two-phase, 36-unit development for first-time homeowners
    - Project originally proposed in December 2011
- **November 9, 2015** – Nantucket Town Meeting approves zoning amendments to provide additional density in exchange for an affordable housing requirement in the CN and R5 districts. These changes were made so that Richmond Great Point Development could pursue a mixed-income, mixed residential use development off Old South Road.
- **April 2015** – Completion of Sachem's Path Phase I development.

# APPENDIX C. MASTER PLAN IMPLEMENTATION: HOUSING AND LAND USE, 2009 – PRESENT

Compiled by Leslie Snell, Nantucket Planning and Land Use Services Department

June 6, 2016

**2009 ATM Amendments**

- Article 26 – adoption of the Master Plan, which is a ten-year document containing, among other things, a section on housing.
- Article 27 – inserted an allowance for up to four apartments within a commercial building by-right in the CDT, CMI, and CN zoning districts.
- Articles 32, 33, 34, 35, 36 – removed residential areas from a commercial zoning district (RC-2) and placed them in a residential district (R-5) that allows detached dwelling units or duplexes.
- Article 41 – removed properties from the RC-2 district and placed them in the CN district, which allows apartments as approved in Article 27. The previous district allowed a maximum of two dwelling units per lot.

**2009 STM Amendments**

- Articles 10 and 15 – reduced the minimum age to live in an Assisted Living Community from 65 to 55 and excludes affordable housing, in addition to employee housing, from the total number of units allowed.

**2010 ATM Amendments – nothing applicable**

**2011 ATM Amendments**

- Article 48 – removed a soon to be vacant from a commercial district (RC-2) and placed it in a residential district allowing detached dwelling units or duplexes (R-5). Placed a portion of that same land in the CN district, which allows up to four apartments per lot by-right in addition to light commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 57 – reduced the density of an existing residential area from essentially quarter acre zoning to eighth acre zoning. Provides potential for redevelopment of lots in that area for what would likely be year-round housing.
- Article 63 – expanded Bylaw provisions for secondary lots.

**2012 ATM Amendments**

- Article 37 – expanded the CDT district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Articles 41, 42, 43, 44 – removed residential areas from a commercial zoning district (RC-2) and placed them in a residential district (R-5) that allows detached dwelling units or duplexes.
- Article 46 – expanded the CN district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.

**2013 STM Amendments – nothing applicable**

**2013 ATM Amendments**

- Article 30 – expanded the apartment allowance to include the CTEC and CI districts.

**2014 ATM Amendments**

- Article 38 – expanded the CDT district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 42 – expanded the CN district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 45 – expanded the CN and CTEC districts, which allow up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 50 – reduced density from half acre to quarter acre in a re-developing residential area.
- Article 51 – combination of reducing density (R-20 to R-5) and removing commercial use potential (RC-2 to R-5) to rezone an area to a high density residential district allowing detached dwelling units or duplexes (R-5).
- Article 63 – expanded Bylaw provisions for secondary lots.
- Article 66 – revised apartment definition to be more flexible about the location of the apartments within a commercial structure.
- Article 67 – inserted a new use "apartment building" allowing up to six dwelling units with a total of no more than eight bedrooms in the CN and VN districts by special permit.

**2015 ATM Amendments**

- Article 45 – removed residential areas from a commercial zoning district (RC) and placed them in a residential district (ROH).
- Article 61 – removed certain accessory dwelling restrictions in an effort to encourage more accessory units.
- Article 62 – inserted an allowance for a third dwelling unit on residential properties in the following zoning districts: R-5, R-10, R-20, R-40, LUG-1, LUG-2, and LUG-3.

**2015 STM Amendments**

- Article 1 – reduced density from half acre to eighth acre (R-20 to R-5), two acres to less than a quarter acre (LUG-2 to CN), and two acres to eighth acre (LUG-2 to R-5) in a residential area to provide for the redevelopment of existing vacant lots.
- Article 2 – inserted workforce homeownership housing bonus lots and workforce rental community bylaw provisions that allow substantial increased density. Workforce homeownership housing bonus lots must be eligible for approval as Local Action Units must restrict at least 25% of the units to households earning at or below 80% of the AMI. Workforce rental community must also restrict at least 25% of the dwelling units to households earning at or below 80% of AMI.

**2016 ATM Amendments**

- Article 34 – removed properties in the mid-island area from the RC district (identified to the be phased out in the 2009 Master Plan) and placed them in the CMI district, which allows up to four apartments on a lot by-right in a district that formerly only allowed two dwelling units per lot. CMI also allows apartment buildings – up to six dwelling units – by special permit.
- Article 35 – removed properties in the mid-island area from the RC-2 district (identified to the be phased out in the 2009 Master Plan) and placed them in the CMI district, which allows up to four apartments on a lot by-right in a district that formerly only allowed two dwelling units per lot. CMI also allows apartment buildings – up to six dwelling units – by special permit.
- Article 36 – inserted allowance for apartment buildings in the CMI district at a density of one dwelling unit for each 1,250 square feet of lot area.
- Article 39 – removed properties from a commercial zoning district (RC-2) and placed them in a combination of a residential district (R-5) that allows detached dwelling units or duplexes and a commercial district (CN) that allows commercial uses, apartments, and apartment buildings. RC-2 density allowed two dwelling units per lot. CN allows up to six, depending on lot size.
- Article 48 – reduced density in a year-round residential neighborhood from two acres to one acre. Will allow subdivision potential on some lots.
- Article 51 – expanded Bylaw provisions for tertiary dwellings.
- Article 52 – inserted a new use "tiny house unit" to be allowed in the same zoning districts as a tertiary dwelling. Essentially the same as a tertiary dwelling.
- Article 54 – expanded Bylaw provisions for secondary lots.
- Article 55 – removed income and asset restrictions for family members to qualify for the covenant program.

# APPENDIX D. "SAFE HARBOR" STATUS THROUGH HOUSING PLAN CERTIFICATION

In 2002, the Massachusetts Department of Housing and Community Development (DHCD) created an incentive for cities and towns to take an active role in increasing the supply of affordable housing. By developing a plan that met DHCD's requirements under the Planned Production program, communities could become eligible to deny a comprehensive permit for twelve (or possibly twenty-four) months if they implemented their housing plan by meeting a minimum annual low-income housing production target. The Planned Production program was overhauled in 2008, at which time the planning component became known as the Housing Production Plan. Nantucket obtained Housing Production Plan approval in 2009, but the plan expired in 2014.

To qualify for the flexibility that a DHCD-approved Housing Production Plan offers, Nantucket would need to create (through the issuance of permits and approvals) at least twenty-four new low- or moderate-income housing units (or an amount equal to or greater than the 0.50 percent production goal) in a given calendar year and obtain certification from DHCD that the Housing Production Plan standard had been met. Units eligible for the Subsidized Housing Inventory (SHI) will be counted for the purpose of certification in accordance with 760 CMR 56.03(2).

> (2) Subsidized Housing Inventory.
>
> (a) The Department shall maintain the SHI to measure a municipality's stock of SHI Eligible Housing. The SHI is not limited to housing units developed through issuance of a Comprehensive Permit; it may also include SHI Eligible Housing units developed under
>
> G.L. Chapters 40A, 40R, and other statutes, regulations, and programs, so long as such units are subject to a Use Restriction and an Affirmative Fair Marketing Plan, and they satisfy the requirements of guidelines issued by the Department.
>
> (b) Units shall be eligible to be counted on the SHI at the earliest of the following:
>
> 1. For units that require a Comprehensive Permit under M.G.L. c. 40B, § 20 through 23, or a zoning approval under M.G.L. c. 40A or completion of plan review under M.G.L. c. 40R, the date when:
>
> a. the permit or approval is filed with the municipal clerk, notwithstanding any appeal by a party other than the Board, but subject to the time limit for counting such units set forth at 760 CMR 56.03(2)(c); or
>
> b. on the date when the last appeal by the Board is fully resolved;
>
> 2. When the building permit for the unit is issued;
>
> 3. When the occupancy permit for the unit is issued; or
>
> 4. When the unit is occupied by an Income Eligible Household and all the conditions of 760 CMR 56.03(2)(b) have been met (if no Comprehensive Permit, zoning approval, building permit, or occupancy permit is required.)

Requests for certification may be submitted at any time. DHCD will determine whether Nantucket complies within 30 days of receipt of the Town's request. If DHCD finds that Nantucket complies with the Housing Production Plan, the certification will be deemed effective on the date upon which Nantucket achieved its numerical target for the calendar year, in accordance with the rules for counting units on the SHI under 760 CMR 56.03(2). The certification will remain in effect for one year from its effective date. If DHCD finds that

Nantucket has increased its number of SHI Eligible Housing units in a calendar year by at least 1 percent of its total housing units, the certification will remain in effect for two years from its effective date.

The certification process would allow Nantucket's Board of Appeals to deny a comprehensive permit for twelve months (or twenty-four months, as applicable), or continue to approve projects based on merit. However, if the Board decides to deny a comprehensive permit or impose conditions during the Housing Plan certification period, it must do so according to the following procedures. 760 CMR 56.05(3) and 56.03(8)

- Within fifteen days of opening the public hearing on a comprehensive permit application, the Board has to provide written notice to the applicant, with a copy to DHCD, that denying the permit or imposing conditions or requirements would be consistent with local needs, the grounds that it believes has been met (e.g., a Housing Plan certification is in effect), and the factual basis for that position, including supportive documentation.
- If the Applicant wishes to challenge the Board's assertion, it must do so by providing written notice to DHCD, with a copy to the Board, within fifteen days of receiving the Board's notice, and include supportive documentation.
- DHCD will review the materials provided by the Board and the applicant and issue a decision within thirty days. The Board has the burden of proving that a denial or approval with conditions would be consistent with local needs, but any failure of DHCD to issue a timely decision constitutes a determination in favor of the Town.
- While this process is underway, it tolls the requirement to complete the public hearing and final action within 180 days.

# APPENDIX E. AFFIRMATIVE FAIR HOUSING MARKETING PLAN REQUIREMENTS

## Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP)

## Key Review Points

**City/Town:** _____ **Reviewer:** _____

**Project Name:** _____ **Date of Review:** _____

**Address:** _____

**RENTAL** **OWNERSHIP** **BOTH**

*Note*: The checklist below is intended to assist with AFHMP review but does not replace the requirements of the DHCD AFHMP guidelines, available at http://www.mass.gov/hed/docs/dhcd/hd/fair/afhmp.pdf (see also section III of the DHCD Comprehensive Permit Guidelines at http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf ). The AFHMP guidelines must be consulted in their entirety.

**DEVELOPER/CONTRACTOR INFORMATION:**

Are the developer staff and contractor qualifications consistent with the Guidelines? YES NO

Did developer/contractor representative(s) certify that the AFHMP is consistent with the Guidelines?

YES O

**MARKETING:**

Will the application period run for at least 60 days? YES NO

Will advertisements be placed in local and regional newspapers? YES NO

If YES, which newspapers: _____

Will advertisements be placed in newspapers that serve minority groups and other protected classes? YES NO

If YES, which newspapers: _____

Will advertisements run at least two times over a 60-day period? YES NO

Are sample ads included? YES NO

Is marketing comparable in local, regional and minority newspapers: YES NO

If NO, explain: _____

Are outreach notices to be sent to local fair housing commissions? YES NO

To other local/regional religious institutions, housing authorities, social service agencies, nonprofits, etc?

YES NO

If YES, where: _____

Is the outreach appropriate to the type of housing proposed (e.g., marketing to senior centers for elderly housing )?

YES NO Explain:_____

Are applications made available at public, wheelchair accessible locations including one that has some night hours?

YES NO

Does the advertisement and other marketing include a telephone number, including a TTY/TTD phone number, to call to request an application via mail? YES NO

Does the advertisement and other marketing indicate that applications may be submitted by mail, fax or e-mail?

YES NO

Does marketing include non-English publications? YES NO

If YES, which languages: _____

What s the basis for determining the languages? Explain: _____Will available Metro Boston Area affordable units be reported to Metrolist? YES NO

Will available affordable and available accessible units be listed with MassAccess (CHAPA's Housing Registry)?

YES NO

Will available affordable ownership units be listed with MassAccess? YES NO

Will available affordable ownership units be listed with MAHA's lottery website? YES NO

Are air Housing logo and slogan included in all marketing materials? YES NO

Do applicant materials include a statement of the housing provider's obligation to not discriminate in the selection of applicants? YES NO

Do applicant materials state that persons with disabilities may request reasonable accommodations in rules, policies, practices or services or reasonable modifications in the housing? YES NO

Do informational materials provide notice of free language assistance to applicants, translated or to be translated into the languages of LEP populations anticipated to apply? YES NO

Does marketing refrain from describing characteristics of desirable applicants/residents (e.g., "for four persons only", "active lifestyle community," "empty nesters")? YES NO

If NO, explain: _____

Does marketing convey unlawful preferences or limitations (e.g., only white models)? YES NO

If YES, explain: _____

Does marketing include reference to local residency preferences? YES NO [NOTE: not permitted]

Does marketing indicate resident selection by lottery or other random selection procedure? YES NO

**Resident Selection:**

Are copies of a sample application and information packets for potential applicants included and acceptable?

YES NO

Are info sessions scheduled to allow for maximum opportunity to attend (i.e., evenings, weekends, accessible location)? YES NO

Are the eligibility criteria consistent with the Guidelines? YES NO

Is resident selection based on a lottery? YES NO

If NO, is it based on a fair and equitable procedure (i.e., not "first come, first served") approved by the subsidizing agency? YES NO Explain: _____

If a lottery to be utilized, will the lottery be held at a public, wheelchair accessible location? YES NO

Are the lottery procedures consistent with the Guidelines? YES NO

Is the community choosing to implement a local selection preference? YES NO

If YES, is the need for the local preference demonstrated consistent with the Guidelines? YES NO

Explain: _____

[NOTE: 70% local preference is maximum permitted but percentage must be justified based on documented local need]

Doe the demonstrated need correspond to the housing type and eligibility criteria of the project? (e.g., wait list at another rental development used to demonstrate need is for apartments to be rented at similar rents and for residents at similar income levels) YES NO Explain: _____

Are all the proposed preference types consistent with the Guidelines? YES NO

Are the geographic boundaries of the local preference area smaller than the municipal boundaries? YES NO

[NOTE: not permitted]

Does the AFHMP include efforts to address potential discriminatory effects of a local selection preference (e.g., will minority applicants be moved into the local selection pool to ensure it reflects the racial/ethnic balance of the region and/or other efforts consistent with the Guidelines)? YES NO Explain: _____

Is the working preference the only local preference? YES NO

If YES, are persons with disabilities and/or 62 years of age or older that live in the community given the benefit of the preference? YES NO

Are there durational requirements for living or working in the community? YES NO [NOTE: Not permitted]

Are local preference units subject to different or more beneficial terms (e.g., reduced prices) than other affordable units? YES NO

If YES, explain: _____

Are household size restrictions and preferences consistent with the Guidelines? YES NO

Does the AFHMP provide persons with disabilities in need of accessible units first preference for such units?

YES NO

Does the AFHMP address adaptable units consistent with the Guidelines? YES NO

Does the AFHMP provide for criminal background checks consistent with the Guidelines (e.g., not imposed prior to the lottery and consistent with DHCD model CORI policy)? YES NO

Does the AFHMP require any deposits or fees to be paid? YES NO

If YES, are they consistent with the Guidelines? YES NO

**Wait Lists**

After the lottery, are households that are not awarded a unit placed on a wait list in the order that they were drawn from the *general* pool? YES NO

For rental projects, is the procedure for ordering new applicants upon re-opening of the wait list based upon a random selection procedure after a minimum application period of no less than 10 business days? YES NO

If NO, explain: _____

Is there a procedure for wait lists that do not close, and does it address persons with disabilities consistent with the Guidelines? YES NO Explain: _____

Does the ongoing affirmative and general marketing/outreach materials provide explicit notice of the availability of reasonable accommodations in the application process and a corresponding telephone number? YES NO

For ownership projects, does the AFHMP include a method for ensuring continued compliance w/ the Guidelines upon resale? YES NO

**Overall Comments**

# APPENDIX F. DISPOSITION OF MUNICIPAL PROPERTY FOR AFFORDABLE HOUSING

As Nantucket already knows, local governments can create affordable housing by making town-owned land available for eligible projects. Properties disposed of for affordable housing can include underutilized public facilities, municipally owned land, or vacant, abandoned, and tax-delinquent private properties acquired through purchase or tax foreclosure. Land bank programs can strategically acquire and preserve multiple properties for affordable housing development. Land banking is one of the functions a municipal affordable housing trust can perform.

Following the procedures for real property disposition under G.L. c. 30B, § 16, a city or town may sell surplus property and prioritize the development of affordable housing. As a rule, municipalities are restricted from giving property to private individuals or offering it for less than fair market value. However, they can convey surplus property for less than market value if the property would be used for a public benefit purpose. Alternately, for publicly owned land in neighborhoods with increasing market demand or recent public investment, jurisdictions can sell land at market price to affordable housing developers before increases in value are realized in the price of the land.

Chapter 30B intends to serve two primary policy objectives: open, fair, competitive bidding and obtaining the best value for communities and other public agencies that are subject to the law. For these reasons, just about every procurement conducted by cities and towns involves some type of bid or proposal process that allows any interested party the opportunity to compete. Most towns today have enough experience with purchasing services and supplies that the requirements for those types of procurements are fairly well understood. However, the Chapter 30B requirements for acquiring or selling real property are different. Since the value of the Fairgrounds Road property obviously exceeds $35,000 (current threshold under Chapter 30B), the Town will have to issue a Request for Proposals (RFP) to convey the land through a fair and open procurement process. Nantucket may want to request RFP assistance from the Massachusetts Housing Partnership (MHP), which has considerable experience with town property dispositions for affordable housing.

Below is a summary of the Chapter 30B procedures Nantucket will need to account for in disposing of the Fairgrounds Road property or other land that may be available for affordable housing development. The Town may have other steps it needs to take before it embarks on the disposition process, e.g., how much housing and what types of housing, how much of the housing can be limited for use as employer-assisted housing, how many units should be restricted for use as low- or moderate-income housing, whether the Town intends to provide any financing for the project (e.g., through the affordable housing trust), and so forth. It may also be in the Town's interest to work with other large employers on Nantucket by setting aside some of the market-rate units for those organizations to lease for year-round or temporary employee use, thereby essentially guaranteeing some of the rental income. These decisions, or at least a framework for making them, should be settled before the procurement process begins.

In addition, the Town may want to determine how much interest exists among developers and what their expectations might be. This could be done through an informal "Request for Expressions of Interest" (RFI) prior to initiating the Chapter 30B procurement process. It is important to note that the RFI process cannot be used to pre-qualify or pre-screen developers for purposes of creating a shortlist for the eventual RFP. For real property dispositions, Chapter 30B requires communities to make the RFP available to any interested party who requests it. Nevertheless, an advantage of the RFI is that it could help the Town understand what is feasible, what developers might be concerned about, and how to design a lease procurement if the Town wants to offer the land for long-term lease instead of offering it for sale.

## Real Property Disposition for Public Purposes

### First Steps

- Declare the property "surplus" and available for acquisition and development of mixed-income housing and employee housing. (A public determination made by the Board of Selectmen and documented in the record is fine.)

- Determine the market value of the property. This can be in the form of an opinion by the Town assessor (a formal appraisal is not required, though many towns commission one). The opinion or appraisal needs to be kept in the records of the real property disposition, as the Town's auditors will most likely ask to review it.

- For public benefit dispositions that will result in a purchase price below market value, the Town must explain why in a notice published in the Central Register. There is a form for this purpose on the Central Register website.

## Rule for Award

Selecting a buyer for surplus municipal property can be as simple as taking the highest-price offer, but when the end result is a project to promote public purposes, the selection process is more complicated. For affordable housing dispositions, the Town will need to decide how it plans to choose the best proposal, which means the developer selection process will be based primarily on **qualitative criteria**.

The RFP that will eventually be issued can state a fixed sale price and thereby remove price considerations from the selection process. Still, some communities set a below-market minimum sale price and give themselves the flexibility to consider price along with other qualitative factors. One problem with that approach is that if meeting all of the Town's expectations for the project involves a very high cost, a low minimum sale price can be enough to make the project infeasible and discourage good developers. A second problem that sometimes occurs with public benefit dispositions is that if a very desirable development proposal provides for a much lower purchase price than other proposals received, the developer selection process can become unduly complicated, with reviewers disputing the how far the Town should go to aim for quality over price. So, the rule for award is a critical decision that needs to be made before much time is spent on drafting the RFP.

## Proposal Evaluation Criteria

The key to any public land disposition for affordable housing lies with the evaluation criteria. There are three groups of criteria that need to be created for the RFP: criteria for determining whether a proposer is responsive and responsible, for comparing proposals based on their merits, and for evaluating price – if price will even be considered.

- **Responsive and responsible** criteria involve considerations such as: is the proposal complete? Is the proposer willing to accept the Town's terms and conditions for sale of the property?

- **Comparative criteria** involve the non-price considerations that will allow the Town to identify the best proposals overall. Some examples of common non-price considerations include:

  - Developer's capacity, evidenced by the number of similar projects completed by the proposer within some specified period of time (e.g., five years); experience and qualifications of the development principals; prior working relationships involving members of the development team; and highly favorable references.

  - Financial capacity, evidenced by prior experience financing mixed-income housing developments of similar scale and complexity; ability to provide equity contribution, and ability to secure financing for the proposed project as demonstrated by letter(s) from prospective lender(s).

  - Experience and qualifications of the design team for the type of project submitted by the proposer, including past collaborations by the proposed design team.

  - Experience and qualifications of the general contractor (the firm as a whole, the principals, and senior management), evidenced by a track record of completing projects on time and within budget at a quality commensurate with the client's expectations.

  - Desirability of proposed building and site design, including attention to the Historic District Commission's design preferences and design principles identified in the RFP (if any).

  - Sustainability, including proposed green building techniques and materials to be used in site design, building construction, and building operations.

  - Project schedule, with preference for a shorter and achievable development schedule over

a longer development schedule *or* a short but impractical development schedule, with justification via a basic market analysis for whatever the proposed schedule may be. (Note: some communities commission a market study and provide it to prospective developers – who may elect to obtain their own study or pay for a peer review or "second opinion" of the town's study.)

- Feasibility of the proposed project, based on an analysis of the development budget, the developer's demonstrated ability to resolve permitting issues as they may arise, the likely acceptability of the proposed designs by regulators and lenders, the likelihood of obtaining proposed financing for predevelopment costs, construction and soft costs as estimated, and the reasonableness of the budget overall. (Note: communities usually hire an independent consultant to review the financials submitted by proposers.)

- Purchase price (if price will be one of the rating factors).

These criteria can be rated according to a simple scheme, e.g., "best," "acceptable," or "unacceptable," or some other system as long as the RFP is clear about what the rating method will be. If some criteria will carry more weight than others, the RFP should say so.

## Writing the RFP

There is a basic structure to all real property disposition RFPs and some unique components that should be included in the RFP for a public benefit disposition. Although it may be tempting to start writing the RFP right away, it rarely makes sense until the "basics" described above have been settled:

- What kind of development is the Town looking for?
- How many units, or what is the acceptable minimum-maximum range?
- What are the most important outcomes?
- Does purchase (or lease) price matter?
- How will the Town evaluate the proposer's development team? What information will the Town need in order to evaluate the team?
- What design information will the Town need in order to reach some conclusions about the quality of the developer's proposal? A preliminary plan? Elevation drawings? Material specifications?
- How will the Town determine that proposers are competent and able to do the project?
- What information does the Town need in order to determine if a proposed project is feasible?

Once these questions are answered, the RFP is not difficult to prepare. Disposition RFPs typically include the following information and in the order shown below.

- Introduction
  - Statement of Authority (the legal basis upon which the Town can offer the property for sale or lease)
  - Definitions of words and phrases used in the RFP
  - Proposal deadline and summary-level submission instructions
  - Date/time of property tour and pre-bid briefing (if the Town chooses to offer one)
  - Purchase price (which be stated as a minimum or in the case of a public purposes disposition, a below-market fixed price)
  - Miscellaneous provisions, e.g., how long bid proposals must remain valid, how proposal discrepancies will be resolved, and the rules governing withdrawal or modification of a submitted proposal.
  - General conditions that will apply during the procurement process
  - Instructions for communicating with the Town during the bid period
- Property Description
  - Ownership
  - Location

- Zoning
- Existing conditions description
- Utilities
- Required easements (if any)
- Current use
- Surrounding land uses
- Site constraints
- Environmental concerns (if any)

■ Development Objectives

Here is where the Town should describe what is wants to accomplish with development of the Fairgrounds Road property. It will be important to reflect these objectives in the proposal evaluation criteria and the proposal submission requirements.

■ Project Schedule Requirements

The Town needs to specify any particular scheduling conditions that the selected developer has to meet. Common examples of project schedule requirements include the period within which the selected developer will have to enter into a disposition agreement with the Town and provide a deposit; how long the developer will have to enter into a Development Agreement with the Town; the anticipated completion date for the project, barring unforeseen market conditions; and how breaches of the agreement will be resolved.

■ Minimum Terms and Conditions

Here is where the Town needs to describe the terms and conditions the selected developer will be required to meet as a condition of the disposition agreement and the eventual Development Agreement. Common conditions include matters such as:

- Clarifying the developer's responsibility for all costs associated with obtaining permits and approvals and costs associated with constructing and operating the project;
- Clarifying the developer's due diligence obligations;
- Indemnification and "hold harmless" requirements protecting the Town from claims associated with the condition of the property or operation of the project;
- Limitations on assigning or subleasing the property to any other entity;
- Identification of any use restrictions that will be imposed on the property in order to protect the affordable housing units or achieve other objectives of the project;
- How and when the acquisition price must be paid.

**Any terms and conditions the Town will eventually want Town Counsel to incorporate in a purchase and sale agreement should be disclosed in the RFP.**

■ Proposal Instructions

In this section, the Town needs to identify the required proposal components and number of proposal copies required, describe what a responsive and responsible proposal must have, and indicate whether the proposal must follow a particular order. Some communities require proposals to adhere to a certain format; others simply require that proposals contain all of the specified information and leave it to proposers to package their proposals as they see fit. In any case, here are common submission requirements for disposition RFPs.

- Proposal Form
- Price Summary Form
- Comparable Experience
- Proposer's Qualifications Statement: a summary of the Developer's organization and experience; identification and resumes of all principals; roles of principals; identification of parties/entities who will have an equity interest in the project; a list of references for at least three recently completed projects; a financial statement; and a disclosure of any pending litigation, liens, foreclosures, bankruptcies, or other actions that would interfere with construction or permanent financing or delay the timely progress of the project.

- Architect's & Engineer's Profile, including references
- General Contractor's Profile, including references and a list of subcontractors
- Technical Proposal: a narrative description of the project that fully summarizes the project, including: the use(s), approximate allocation of space for each type of use, tenure type, a conceptual site plan, typical layout for each unit type, unit amenities and finishes including preliminary specifications, overall project (including common area) amenities, Energy Star and/or LEED-eligible components, and other planned improvements to the Property. The proposal should identify expected sources of financing and any actions/support needed from the Town for such.
- Proposed Project Schedule
- Financial Qualifications
- Preliminary Pro Forma
- Certificate of Non-Collusion
- Disclosure of Beneficial Interest as required by M.G.L. c.7, Section 40J*
- Certification as to Payment of Taxes*
- Corporate Resolution, if a Corporation

**These certifications need to be updated prior to closing.*

- Proposal Review Criteria and Evaluation Process

In this section of the RFP, the Town needs to describe how the proposal review process will be conducted and explain how the review criteria will be rated. (See "Proposal Evaluation Criteria" above.) A comparison criteria rating scheme such as best/acceptable/unacceptable is fairly simple to use. Another option is the rating and ranking system that Chapter 30B requires for RFPs to purchase contracts for services of $35,000 or more (highly advantageous/advantageous/not advantageous/unacceptable).

- Exhibits
  - Locus map
  - Assessor's map
  - Property deed
  - Survey plan (if available)
  - Easements required (if any)
  - Sample affordable housing restriction
  - Zoning summary or permitting chart

## Distributing the RFP

The RFP for real property disposition must be advertised for two successive weeks in a newspaper with local circulation and, since the site exceeds 2,500 sq. ft, the RFP must be advertised in the Commonwealth's Central Register, too. To maximize the effectiveness of the proposal solicitation process, the Town may also advertise in newspapers with regional circulation, send the RFP to industry groups (such as Urban Land Institute or the Massachusetts Homebuilders Association) or affordable housing organizations such as Citizens Housing and Planning Association (CHAPA), or directly prospective developers. Throughout the proposal period, the Town must maintain a record of developers and others who received the RFP, and anyone who requests the RFP must be provided a complete copy. If the Town needs to issue an addendum before the proposal deadline, the record of original recipients will ensure that everyone with an interest in the site is properly notified.

## Receiving & Reviewing Proposals

Every proposal received by the deadline must be opened and publicly announced on the date and time and in the location specified in the RFP for submission of proposals. Unlike RFPs for purchasing goods and services, where the proposal is divided into two parts (technical and price), the proposal for real property disposition must be submitted as a single package and its entirety becomes public information as soon as it is read into the record. (This differs from the procurement system the Town is most likely familiar with, where the technical proposal is confidential until reviewers have finished evaluating it and the price proposal is opened and considered later in the review process.)

Not surprisingly, the review process must be governed by the evaluation criteria stated in the RFP. Proposers who fall short of the "responsive" and "responsible" requirements can be eliminated before

reviewers initiate the more time-consuming process of applying the comparative criteria (the criteria used to evaluate a proposal based on its merits). All of the reviews should be done in writing so there will be a clear record of the decision process. The proposal with the highest rating as a result of the review process should be selected as the designated developer. However, if for any reason the Town is unhappy with the proposals it receives, the procurement can be canceled as long as the cancellation occurs before the Town has entered into an agreement with any of the developers.

After choosing the developer for the project, the Town will need to file a notice with the Central Register, identifying the selected developer and explaining why the sale price for the land is less than market value. In addition, the developer is required by law to file a notice of beneficial interest with the Division of Capital Asset Management and Maintenance (DCAMM).

# APPENDIX G. TOWN OF AMHERST: TAX INCENTIVE LEGISLATION FOR AFFORDABLE HOUSING

## CHAPTER 148 OF THE ACTS OF 2015: AN ACT PROVIDING AFFORDABLE HOUSING PROPERTY TAX INCENTIVES IN THE TOWN OF AMHERST

SECTION 1. For the purposes of this act, "Low or moderate income housing", shall mean housing for individuals or families with incomes at or below 95 per cent of area median income. Area median income shall be calculated by the United States Department of Housing and Urban Development, or any successor agency, and shall be adjusted for family size.

SECTION 2. Notwithstanding any general or special law to the contrary, the select board of the town of Amherst may enter into agreements for special tax assessments for properties that include low or moderate income affordable housing consistent with the terms of this act.

SECTION 3. For a residential or mixed use development with 10 or more dwelling units in which at least 10 per cent of the units are low or moderate income housing and subject to an affordable housing restriction as defined in section 31 of chapter 184 of the General Laws, the increase in assessed value resulting from such development shall be phased in increments over a period of up to 10 years to the full assessed value of the property; provided, however, that the maximum property tax incentive shall be based on the difference in net operating income for such development with affordable units and the net operating income without such affordable units. Determination of eligibility shall be made as of July 1 of each year for the fiscal year beginning on July 1.

# APPENDIX H. TOWN OF PROVINCETOWN: TAX EXEMPTIONS FOR AFFORDABLE HOUSING

## CHAPTER 408 OF THE ACTS OF 2002: AN ACT RELATIVE TO PROPERTY TAX EXEMPTIONS FOR RENTAL PROPERTIES IN THE TOWN OF PROVINCETOWN USED AS AFFORDABLE HOUSING

SECTION 1. Notwithstanding any general or special law to the contrary, residential real estate in the town of Provincetown which is rented to and occupied by a person of low income, at a rental amount not exceeding the standards of the United States Department of Housing and Urban Development for low income persons, shall be exempt from taxation under chapter 59 of the General Laws.

SECTION 2. The exemption shall be equal to the tax otherwise due on the parcel based on the full and fair assessed value, multiplied by the square footage of the housing units rented to and occupied by a person or family of low income, divided by the total square footage of a structure located on the parcel. For rental housing, assessment of such property, if by an income approach to value, shall assume fair market rent for all units. To be eligible for exemption, the housing unit shall be leased to a low income person at rents for the entire fiscal year for which the exemption is sought.

SECTION 3. The date of determination as to the qualifying factors required by this act shall be July 1 of each year for the fiscal year beginning on such July 1.

SECTION 4. This act shall be submitted to the voters of the town at the next annual or special town election, in the form of the following question which shall be placed upon the official ballot to be used at that election: "Shall an act passed by the general court in the year 2002 entitled, 'An Act relative to property tax exemptions for rental properties in the town of Provincetown used as affordable housing', be accepted?" If a majority of the votes cast in answer to that question is in the affirmative, then sections 1, 2 and 3 of this act shall thereupon take effect, but not otherwise.

SECTION 5. Section 4 of this act shall take effect upon its passage.

Approved December 19, 2002.

#8002 ANR
Christopher T. Oberg
30 Macy Lane
Map 68 Parcel 105

PLANNING BOARD

FILE # 8002

RECEIVED
AUG 01 2016
By

# Nantucket Planning Board

2016 AUG -1 PM 1:08
NANTUCKET TOWN CLERK

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

**Date:** 7-12-16

***Name of Owner(s)/Applicant(s):** Christopher T. Oberg
***Owner's/Applicant's address:** 30 Macy Lane **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 Macy Lane
**Name of Registered Land Surveyor:** Island Surveyors, LLC
**Surveyor's address:** 90 Old South Road

The owner's title to the land derived under deed from _ _ _ date ____and recorded in Nantucket Registry of Deed, Books____ Pages_____ or Land Court Certificate of Title #23099 registered in Nantucket Document Number _____, and shown on Assessor's Maps #68 Parcels 105.

**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 _____.

2016 AUG -1 PM 2:01

- 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)

Secondary Lot

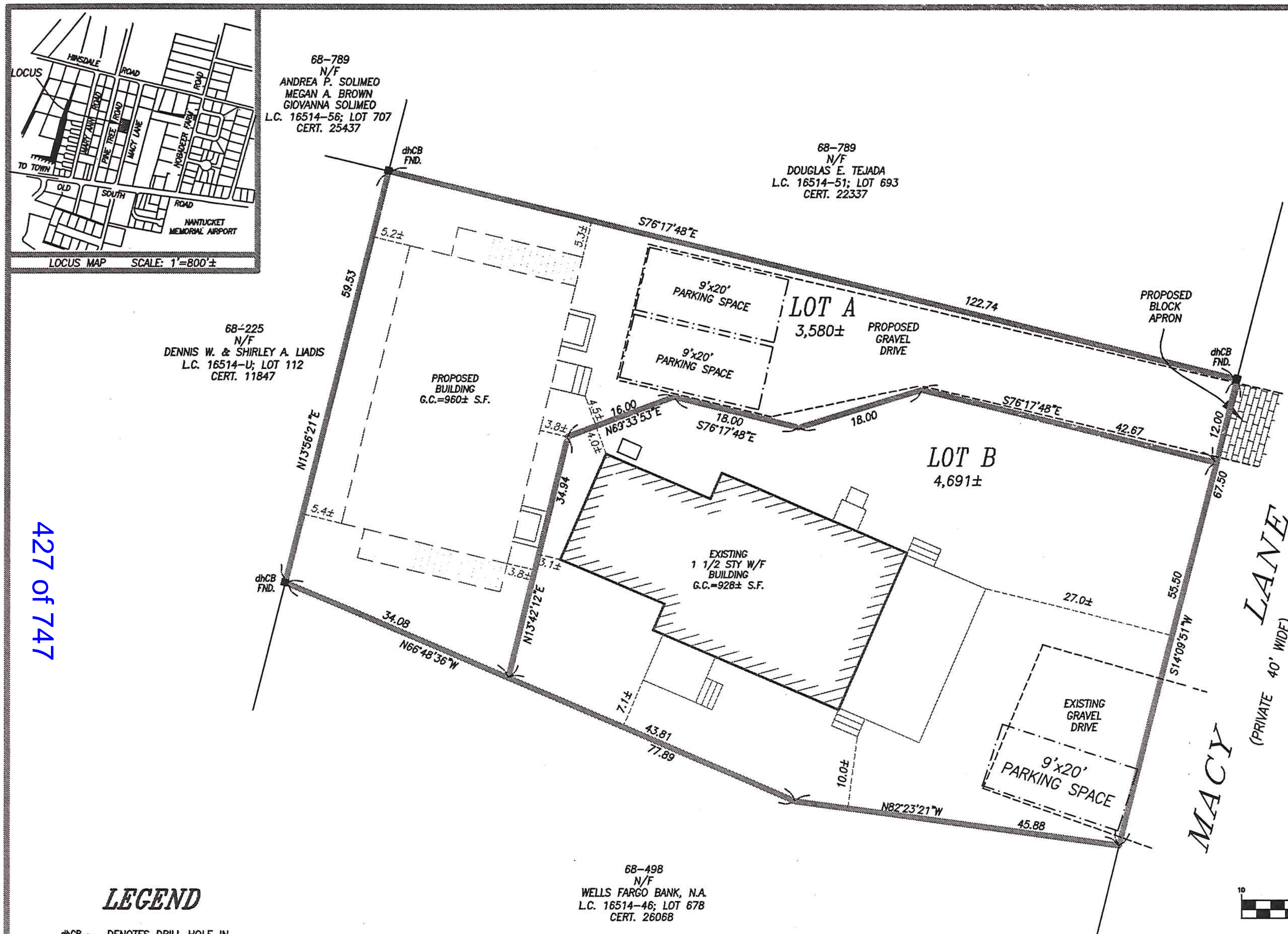
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Edward F. Sharp AGENT

**Owner's Signature**

**Planning Board File #** 8002

**Endorsement Date:** _____




BEING A SUBDIVISION OF LOT 679
SHOWN ON LAND COURT PLAN 16514-46

# PLAN OF LAND
*IN*
# NANTUCKET, MASS.

*PREPARED FOR*

**CHRISTOPHER T. OBERG**

*CERTIFICATE OF TITLE # 23099*

*SCALE: 1"=10' DATE: JULY 30, 2016*

**ISLAND SURVEYORS, LLC**
*Professional Land Surveyors*
*90 OLD SOUTH ROAD*
*NANTUCKET, MASS. 02554*
*(508) 228-2720*

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

## LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. ◉ DENOTES 12" STEEL MARKER SET

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT. /10 then 5 FT.
GROUND COVER % : 40%

SURVEY PRECISION : 1:24,723
LINEAR ERROR OF CLOSURE : 0.012
DIRECTIONAL ERROR OF CLOSURE : S28°25'59"W
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+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 11-7-2014 AND 7-30-2016"

DATE: __________

PROFESSIONAL LAND SURVEYOR

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED

FILE # K-508

C:\ISC\K508\.HR
TK BENCH #14

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

ASSESSORS MAP 68 PARCEL 105

2016 00151872
Cert: 23099 Doc: SP
Registered: 06/14/2016 01:38 PM

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554
JAN 20 2016 PM3:08

# Nantucket Planning Board

## APPROVAL OF A SPECIAL PERMIT
## SECONDARY RESIDENTIAL LOT

Planning Board File #58-15

Owner/Applicant: Christopher T. Oberg

Project Address: 30 Macy Lane
Nantucket Tax Assessors Map 68, Parcel 105
Residential-5 (R-5) zoning district

Lot 679 on Land Court Plan #16514-46
Recorded with the Nantucket County Registry District
Certificate # 23099

**December 14, 2015**

**Description of the Proposed Project:**
The Applicant is requesting the issuance of a special permit pursuant to Nantucket Zoning Bylaw Section 139-8.C in order to divide the site into two (2) buildable lots. The purpose of this subdivision is to create a primary market-rate lot and a secondary affordable lot for a year-round resident on Nantucket who earns at or below 150% of the Nantucket County median household income. Applicants are further seeking a waiver for internal setbacks between lot lines pursuant to Section 139-8.C(2)(f).

The Locus has a total lot area of approximately 8,268 square feet in the Residential-5 zoning district where minimum lot size is 5,000 square feet and the maximum allowable ground cover ratio is 40%. The proposed primary (larger) lot will have a lot area of approximately 4,886 square feet and currently contains a 928 square foot dwelling. The proposed secondary (smaller) lot will have a lot area of approximately 3,385 square feet and will contain an approximately 768 square foot dwelling, which is sited within the required ten (10) foot setback resulting in a setback intrusion as it pertains to the internal lot line of the proposed subdivision. Therefore, the Applicant is requesting a waiver for internal setbacks between lot lines pursuant to Bylaw Sections 139-8.C(f). The proposed setback of the secondary structure off the internal lot line will be 3.8' feet. The Applicant is also requesting a waiver from the shared single driveway access pursuant to Bylaw Section 139-8C(h.)

**Basis of the Findings:**
The Board's findings and decision were based on the following documents:

- An application to the Planning Board for a Special Permit received November 12, 2015;
- Plan entitled "Building Location Plan of Land in Nantucket, Mass.", prepared by Island Surveyors, LLC , dated October 1, 2015;
- Staff Report dated December 10, 2015;
- Representation and testimony received in connection with the public hearing held on December 14, 2015; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on December 14, 2015.

**Findings:**
The Planning Board, at its December 14, 2015 meeting, found that the proposal was in keeping with Section 139-8.C of the Zoning Bylaw and that the proposal advances the purpose and intent of the Nantucket Zoning Bylaw. The Planning Board also found that waiving the setback requirement for the lot line between the primary and secondary lot and waiving the single driveway access requirement was in harmony with the general purpose and intent of the By-law.

**Decision and Record of Vote:**
On December 14, 2015, a motion was made and duly seconded to **APPROVE** the requested Special Permit to create a secondary residential lot with waivers from the Zoning Bylaw pursuant to the following:

- That the secondary lot shall be granted a waiver from the internal setback line with a portion of the structure sited within the required Ten (10) foot distance as this pertains to the westerly side yard lot line;
- That the secondary lot shall be granted a waiver from the shared single driveway access; and

The Planning Board approval is also subject to the following conditions:

1. That the secondary lot shall be subject to an NHNC-Ownership Form (Nantucket Housing Needs Covenant), which shall provide, without limitation, that the owner and any occupant of any dwelling erected thereon, shall earn at or below 150% of the Nantucket County median household income;
2. That each lot shall be limited to one (1) dwelling unit;
3. That the primary lot shall comply with the ground cover ratio, front, side, and rear yard setback requirements of the underlying zoning district, or as otherwise specified in 139-8.C;
4. That the secondary lot shall comply with the ground cover ratio, front yard setback, rear and southerly side yard setback requirements of the underlying zoning district, except as specified in this discussion; and
5. That an Approval Not Required (ANR) plan to establish each lot is a necessary step to implement this permit.

***** SIGNATURE PAGE TO FOLLOW*****

**Record of Vote:**
On December 14, 2015 the Planning Board voted **5-0** to **APPROVE** this application and to **ENDORSE** this decision.

Barry Rector APPROVED

Carl Borchert APPROVED

Linda Williams APPROVED

Nathaniel Lowell APPROVED

John Trudel, III APPROVED

**COMMONWEALTH OF MASSACHUSET**

Nantucket, SS

January 12th, 2016

On the 12th day of January, 2016, before me, the undersigned notary public, personally appeared Nathaniel Lowell, 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

2/12/18/16
My Commission Expires

KAREN L. E. BRADFORD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 18, 2020

JUN 14 2016

**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

DOC No: 00151872

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

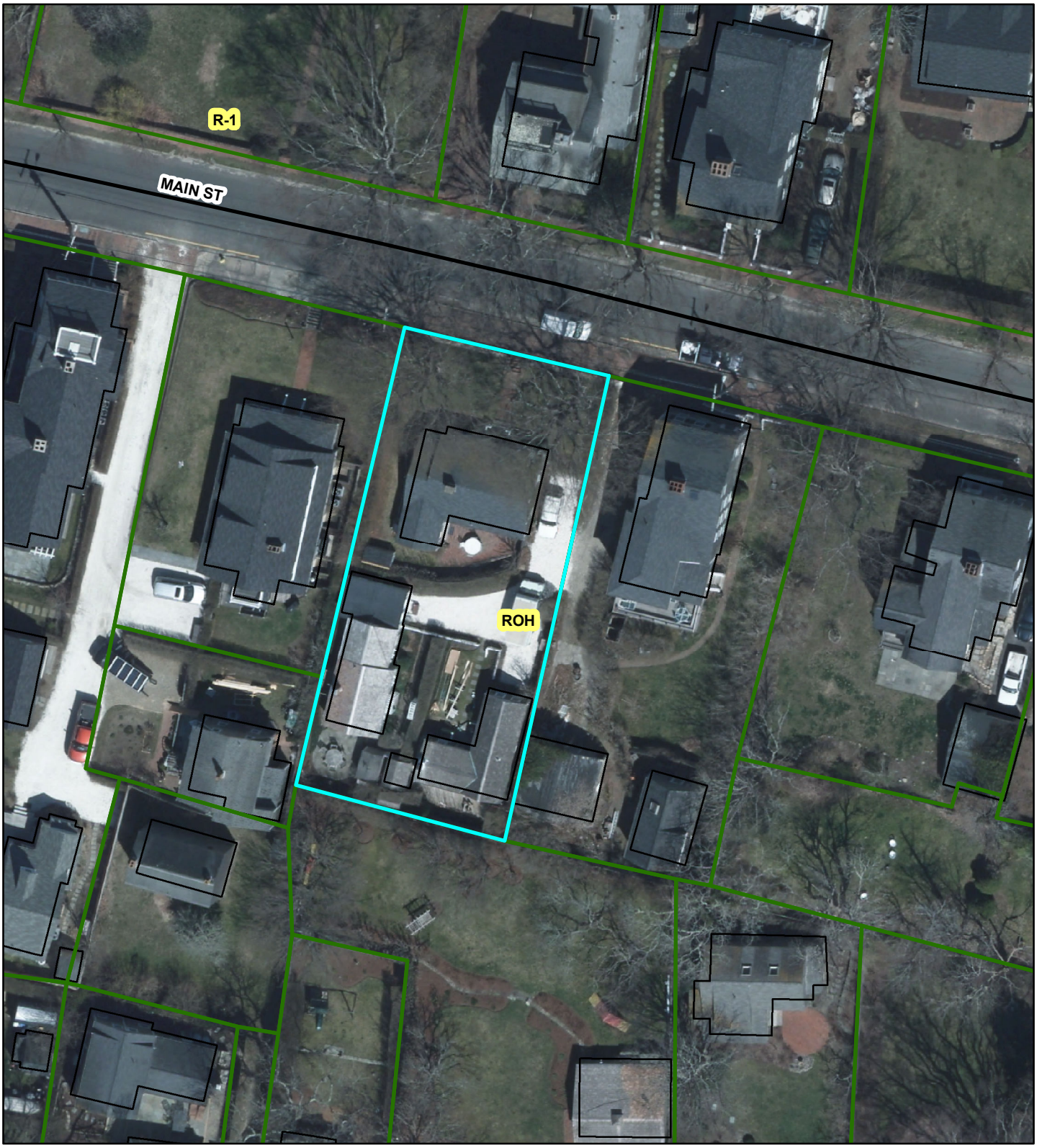
On: Jun 14,2016 at 01:38P

Document Fee: 75.00 Rec Total:$75.00

CERTIFICATE No: 23099

151872

#8003 ANR
Clausen, Davis & Norris
130, 130A & 130B Main Street
Map 42.3.3 Parcel 96.3



NANTUCKET
TOWN CLERK

2016 AUG -1 PM 12:57

PLANNING BOARD

FILE # 8003

RECEIVED
AUG 02 2016
By CK# 22574

# Nantucket Planning Board

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

Date: 8-1-16 *Name of Owner(s)/Applicant(s): Elizabeth & Mark Norris

*Owner's/Applicant's address: PO BOX 3362 NANTUCKET
State: MA Zip Code: 02584
*(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): 130 MAIN ST.

Name of Registered Land Surveyor: JEFFREY BLACKWELL
Surveyor's address: 20 TEASDALE CIRCLE NANTUCKET

The owner's title to the land derived under deed from LESLIE HEIDEN, date 04-24-2015
And recorded in Nantucket Registry of Deed, Book 1480 Page 174 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.3.3, Parcel # 96.3.
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: HISTORIC INFORMATION SUBMITTED WITH APPLICATION.

- 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 #** 8003

**Endorsement Date:**_____

PLANNING BOARD

FILE # 8003

NANTUCKET TOWN CLERK

2016 AUG -1 PM 12:56

RECEIVED AUG 02 2016 By CH# 22574

# Nantucket Planning Board

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

Date: 8-1-16 *Name of Owner(s)/Applicant(s): MARK CLAUSEN & MARY DAVIS

*Owner's/Applicant's address: 4334 LELAND ST CHEVY CHASE
State: MD Zip Code: 20815
*(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): 130 A MAIN ST.

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

The owner's title to the land derived under deed from EVAN MANDERY, TR, date 12-10-2012
And recorded in Nantucket Registry of Deed, Book 1358 Page 33 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.3.3, Parcel # 96.1.
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: HISTORIC INFORMATION SUBMITTED WITH APPLICATION.

- 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.

Mary Davis
Owner's Signature

**Planning Board File #** 8003

**Endorsement Date:**_____

RECEIVED
AUG 03 2016
By

2016 AUG -3 PM 3:36

PLANNING BOARD

FILE # 8003

# Nantucket Planning Board

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

Date: 8-1-16 *Name of Owner(s)/Applicant(s): MARK J. ABATE and PIA L. ABATE a/k/a PIA C. LICCIARDI

*Owner's/Applicant's address: ~~18 LOOKOUT ROAD~~ MOUNTAIN LAKE 138 LAKE DRIVE

State: NJ Zip Code: 07048

*(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): 130B MAIN ST

Name of Registered Land Surveyor: JEFFREY BLACKWELL

Surveyor's address: 20 TEASDALE CR. NANTUCKET MA

The owner's title to the land derived under deed from CHARLES and LINDA KULMANN, date 4.10.06

And recorded in Nantucket Registry of Deed, Book 1016 Page 53 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.3.3, Parcel # 96.2.

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: HISTORIC INFORMATION SUBMITTED WITH APPLICATION

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

_____

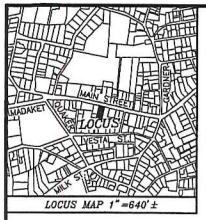
_____

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 # 8003

Endorsement Date: _____




LOCUS MAP 1"=640'±

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1-3 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.

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

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

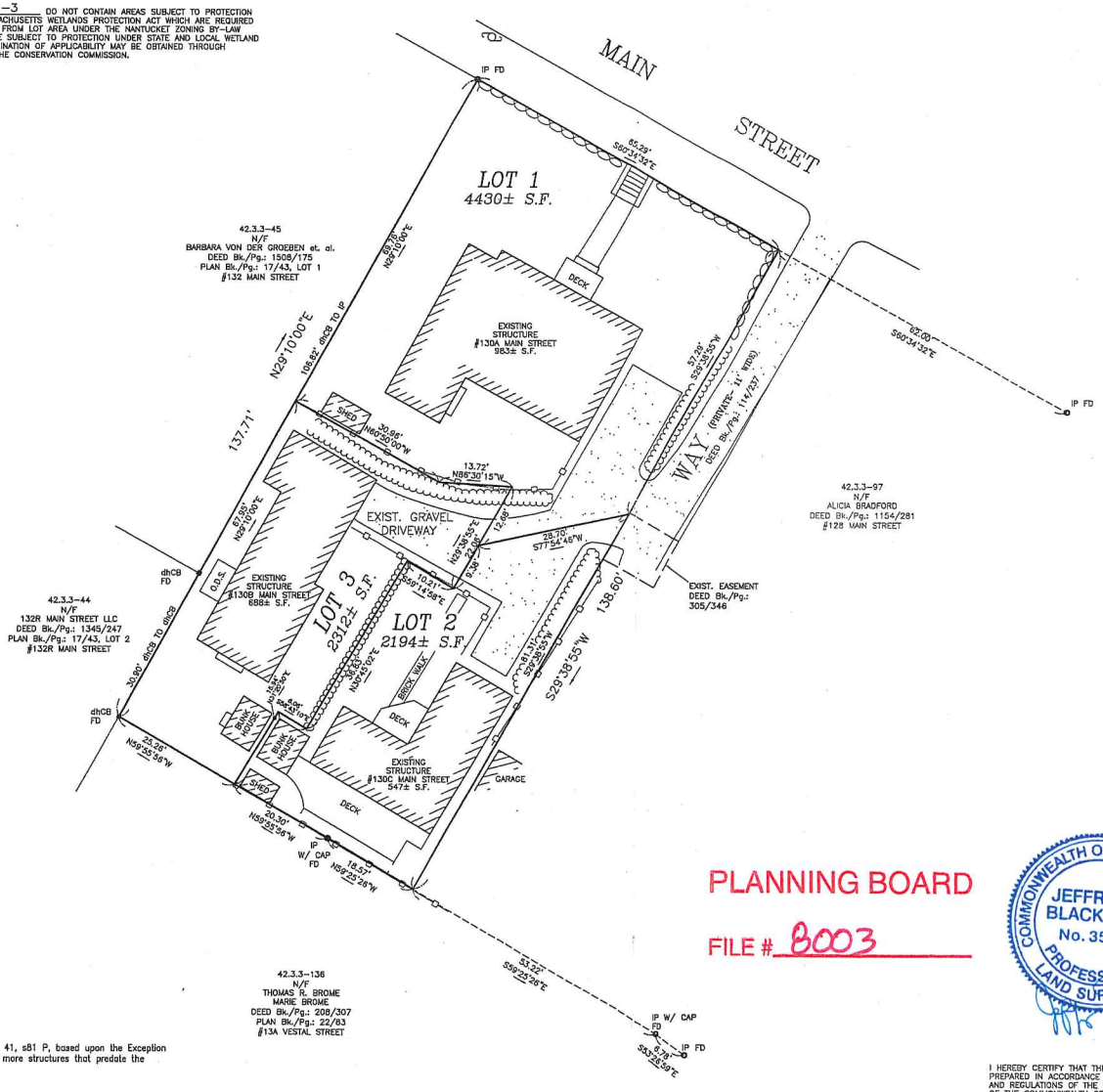
***OWNER INFORMATION***

THE 130 MAIN STREET CONDOMINIUM
MASTER DEED Bk./Pg.: 305/287
MASTER DEED SITE PLAN Bk./Pg.: 24/82

UNIT 1
ELIZABETH NORRIS
MARK NORRIS
UNIT DEED Bk./Pg.: 1480/174
ASSESSOR MAP 42.3.3 PARCEL 96.1
#130A MAIN STREET

UNIT 2
MARK CLAUSEN
MARY DAVIS
UNIT DEED Bk./Pg.: 1358/33
ASSESSOR MAP 42.3.3 PARCEL 96.2
#130C MAIN STREET

UNIT 3
MARK J. ABATE
PIA L. LICCIARDI (a.k.a. PIA C. LICCIARDI)
UNIT DEED Bk./Pg.: 1016/53
ASSESSOR MAP 42.3.3 PARCEL 96.3
#130B MAIN STREET




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

Note: Lots 1-3 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.

42.3.3-136
N/F
THOMAS R. BROME
MARIE BROME
DEED Bk./Pg.: 208/307
PLAN Bk./Pg.: 22/83
#13A VESTAL STREET

PLANNING BOARD

FILE # B003

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.

JEFFREY L. BLACKWELL No. 35388 PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR — 8-1-16 DATE

NANTUCKET REGISTRY OF DEEDS

Date:

Time:

Plan No.:

Attest: Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

***DEED REFERENCE***

DEED BK. 306/287
DEED BK. 278/162
DEED BK. 114/237
DEED BK. 111/358

***PLAN REFERENCE***

PLAN Bk./Pg.: 24/82
PLAN Bk./Pg.: 13/13

Plan Bk/Pg.: 24/82

***LEGEND***

dhCB FND ■ *DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND*

IP FND ○ *DENOTES IRON PIPE FOUND*

BEING A DIVISION OF LAND SHOWN IN PLAN BOOK 24 PAGE 82.
REFERENCE PLAN BOOK 13 PAGE 13

# *Division Plan of Land in Nantucket, MA*

*Prepared for*

## *130 MAIN STREET CONDOMINIUM*

*Scale: 1"= 10' AUGUST 01, 2016*

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

GRAPHIC SCALE

0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

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

*Barry Rector, Chairman*

*Linda Williams, Vice Chairman*

*Nathaniel Lowell*

*Joseph Mercklinger*

*John Trudel III*

DATE SIGNED:

FILE No.: B8300

T:\CHRIS 1 JOB 85
V:\DRAWFILES\B8300\SP.dwg 8/1/2016 10:39:48 AM EDT

ADDENDUM

FORM A
A.N.R
M.G.L.c. 41 §81L

PLANNING BOARD
FILE # 8003

**EVIDENCE TO SUPPORT AN APPROVAL FOR A 41-81L**

- The property contains three (3) dwelling units currently in condominium ownership. The goal of this research is to validate the existence of all three structures on the site prior to Nantucket's February 16, 1955 adoption of the Subdivision Control Law.

- **130 Main Street:**
  - The current property tax card states that the dwelling was constructed in 1953.
  - The 1923 Sanborn Map on file at the Nantucket Historical Association shows no structures on the site, with earlier maps indicating that there had been structures on the site prior to that date.
  - The 1938 aerial shows no structures on the site.
  - The 1957 aerial shows the three dwellings substantially as they exist today.
  - A privately held 1951 aerial clearly shows the house in front at 130 Main Street on the site.
  - The property tax card was not correct with the dwelling having been constructed in at the latest in 1951.
  - Accordingly, the house at 130 Main Street was in existence prior to 1955 is validated.
  - On the "1951Real Estate Valuation List", page 80, Roll 0038, (tax period 01/01/1950 – 12/31/1950) for Walter W. & Elizabeth G. Lindquist for 130 Main Street, the dwelling is shown as well as another out building. The dwelling at 130 Main Street is consistently listed from that time forward to the present.
  - **As this structure appears to be on the site at some time during 1951, it can be argued that this structure pre-dates the February 16, 1955 adoption of the Nantucket Subdivision Control Law.**

- **130A Main Street (Clausen):**
  - The current property tax card states that the dwelling was constructed in 1956.
  - The 1923 Sanborn Map on file at the Nantucket Historical Association shows no structures on the site, with earlier maps indicating that there had been structures on the site prior to that date.
  - The 1938 aerial shows no structures on the site.
  - The 1957 aerial shows the three dwellings substantially as they exist today.
  - On the "1955 Real Estate Valuation List", page 88, Roll 0038, (tax period 01/01/1954 – 12/31/1954) for Walter W. & Elizabeth G. Lindquist, this new structure called a "cottage" at 130A Main Street valued at $500, is listed. This new "cottage" would have been easily visible up the shared driveway on the east side of the property.
  - On the "1956 Real Estate Valuation List", page 88, Roll 0040, (tax period 01/01/1955 – 12/31/1955) for Walter W. & Elizabeth G. Lindquist (incorrectly spelled "Lindwuist"), this cottage at 130A Main Street is listed again with a valuation of $500.
  - On the "1957 Real Estate Valuation List", page 88, Roll 0040, (tax period 01/01/1956 – 12/31/1956) for Walter W. & Elizabeth G. Lindquist, all three dwellings are listed correctly this time, the dwelling at 130 Main Street with a valuation of $2,500, this "Cottage" with a valuation of $500 and the original structure at 130B Main Street now called a "Cottage" with the previous valuation of $1000, on the list. The dwelling at 130B Main Street is consistently listed from that time forward to the present.
  - **As this structure appears to be on the site at some time during 1954, it can be argued that this structure pre-dates the February 16, 1955 adoption of the Nantucket Subdivision Control Law.**

- **130B Main Street (Abate):**
  - The current property tax card states that the dwelling was constructed in 1956.
  - The 1923 Sanborn Maps on file at the Nantucket Historical Association show no structures on the site, with earlier maps indicating that there had been structures on the site prior to that date.
  - The 1938 aerial shows no structures on the site.
  - The 1957 aerial shows the three dwellings substantially as they exist today.
  - What amounts to a portion of the current structure appears on the on the "1951 Real Estate Valuation List", page 80, Roll 0038, (tax period 01/01/1950 – 12/31/1950) for Walter W. & Elizabeth G. Lindquist. According to the Assessor's Office out-buildings may not be listed from time to time depending on who was doing the site visit. In 1951 this structure was listed as "building" at $100, a typical assessment for out-buildings (not a garage).
  - On the "1952 Real Estate Valuation List", page 81, Roll 0038, (tax period 01/01/1951 – 12/31/1951) for Walter W. & Elizabeth G. Lindquist, the structure is listed as "Dwelling (Un-finished)" and some improvements must have been made as it is now valued at $800.
  - On the "1953 Real Estate Valuation List", page 84, Roll 0038, (tax period 01/01/1952 – 12/31/1952) for Walter W. & Elizabeth G. Lindquist, the structure is listed as "Building" with a valuation of $1000.
  - On the "1954 Real Estate Valuation List", page 87, Roll 0038, (tax period for 01/01/1953 – 12/31/1953) for Walter W. & Elizabeth G. Lindquist, the structure is not listed with the dwelling at 130 Main Street, evidently, the field assessor missed the structure behind the larger house at 130 Main Street.
  - On the "1955 Real Estate Valuation List", page 88, Roll 0038, (tax period 01/01/1954 – 12/31/1954) for Walter W. & Elizabeth G. Lindquist, there is a new structure called a "cottage" at 130A Main Street valued at $500, and again this existing structure at 130B Main Street in the rear behind the dwelling at 130 Main Street was missed. It had a valuation of $1000 in 1953. The new "cottage" is easily visible up the shared driveway, whereas the other structure is farther back and behind the front dwelling and according to the Assessor's Office may have been missed.

- On the "1956 Real Estate Valuation List", page 88, Roll 0040, (tax period 01/01/1955 – 12/31/1955) for Walter W. & Elizabeth G. Lindquist (incorrectly spelled "Lindwuist"), the newer cottage at 130A Main Street is listed again with a valuation of $500 and this structure at 130B Main Street is not listed.
- On the "1957 Real Estate Valuation List", page 88, Roll 0040, (tax period 01/01/1956 – 12/31/1956) for Walter W. & Elizabeth G. Lindquist, all three are listed correctly this time, the dwelling at 130 Main Street with a valuation of $2,500, the newer "Cottage" with a valuation of $500 and this structure now called a "Cottage" with the previous valuation of $1000, has shown up again on the list. The dwelling at 130 Main Street is consistently listed from that time forward to the present.
- On the 1957 town aerial, this cottage is distinct in that it appears that there was an original portion of the structure with two additions put on the northerly side expanding the structure and justifying the increase in valuation from $100 in 1951 to $800 in one year's time in 1952 and then to $1000 in 1953.
- **As this structure appears to be on the site at some time during 1951, it can be argued that this structure pre-dates the February 16, 1955 adoption of the Nantucket Subdivision Control Law.**
-

**GRANT OF EASEMENT**

**THIS AGREEMENT** made this 15th day of August, 1988, by and between Elsa H. Bradford of 128 Main Street, Nantucket, Massachusetts ("Bradford") and Karl R. and Carol K. Lindquist of 130 Main Street, Nantucket, Massachusetts ("Lindquist");

**WHEREAS**, Bradford is the owner of the land and building situated at 128 Main Street, Nantucket, Massachusetts being a portion of land shown on Plan Book 13, Page 13 at the Nantucket Registry of Deeds (for title see Deed recorded in Book 133, Page 9 at said Registry);

**WHEREAS**, Lindquist is the owner of the land and building situated at 130 Main Street, Nantucket, Massachusetts being a portion of the land shown on Plan Book 13, Page 13 at said Registry (for title see Deeds recorded in Deed Book 278, Page 162 and Deed Book 111, Page 358);

**WHEREAS**, Lindquist has the benefit of that certain way, 11 feet wide and 57 feet long over the Bradford property as described in Deed Book 114, Page 236 at said Registry; and

**WHEREAS**, the actual driveway providing access to the Lindquist Property extends beyond the extent of the 57 foot long way;

**NOW THEREFORE**, in consideration of the payment of $1.00 and other good and valuable consideration this sufficiency and receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Bradford grants to Lindquist, their heirs, successors, and assigns, a perpetual non-exclusive easement to use for access to the Lindquist Property a ten foot extension of the above described way as shown on the easement sketch plan attached hereto as Exhibit A and made a part hereof.

2. Said easement shall run with the Bradford Property and shall be in perpetuity.

3. Said easement shall be appurtenant to and for the benefit of the Lindquist Property and shall innure to the benefit of Lindquist, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto said their hands and seals this 15th day of August, 1988.

Elsa H. Bradford
Elsa H. Bradford

Karl R. Lindquist
Karl R. Lindquist

Carol K. Lindquist
Carol K. Lindquist

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss. August 15th, 1988

Then personally appeared the above-named Elsa H. Bradford and acknowledged the foregoing instrument to be his free act and deed before me.

Notary Public

My commission expires: [illegible]

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss. August 15, 1988

Then personally appeared the above-named Karl R. Lindquist and acknowledged the foregoing instrument to be his free act and deed before me.

Notary Public
CATHERINE H. COZZENS
Notary Public
My commission expires April 28, 1989

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss. August 15, 1988

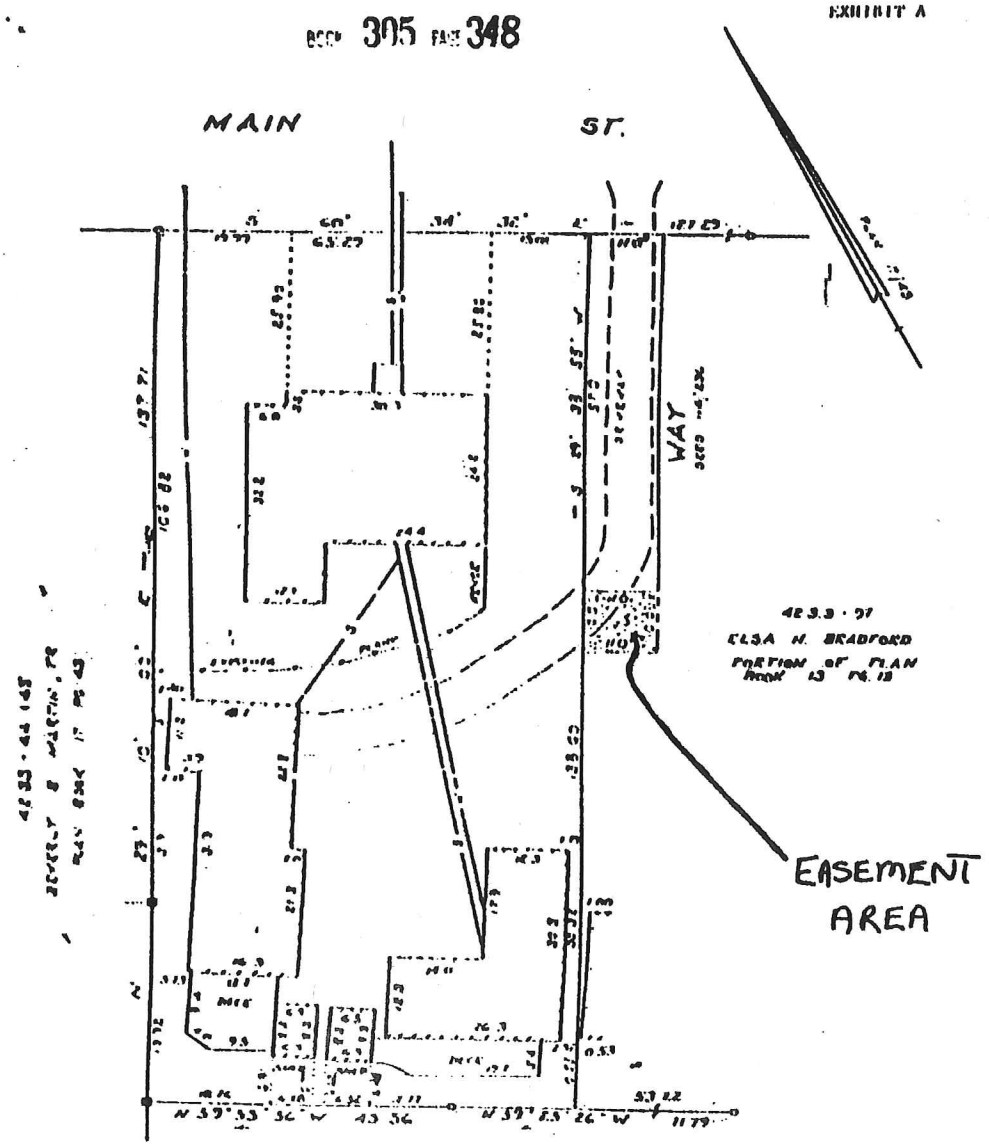
Then personally appeared the above-named Carol K. Lindquist and acknowledged the foregoing instrument to be his free act and deed before me.

Notary Public

My commission expires:
CATHERINE H. COZZENS
Notary Public
My Commission Expires April 28, 1989

BOOK 305 PAGE 348

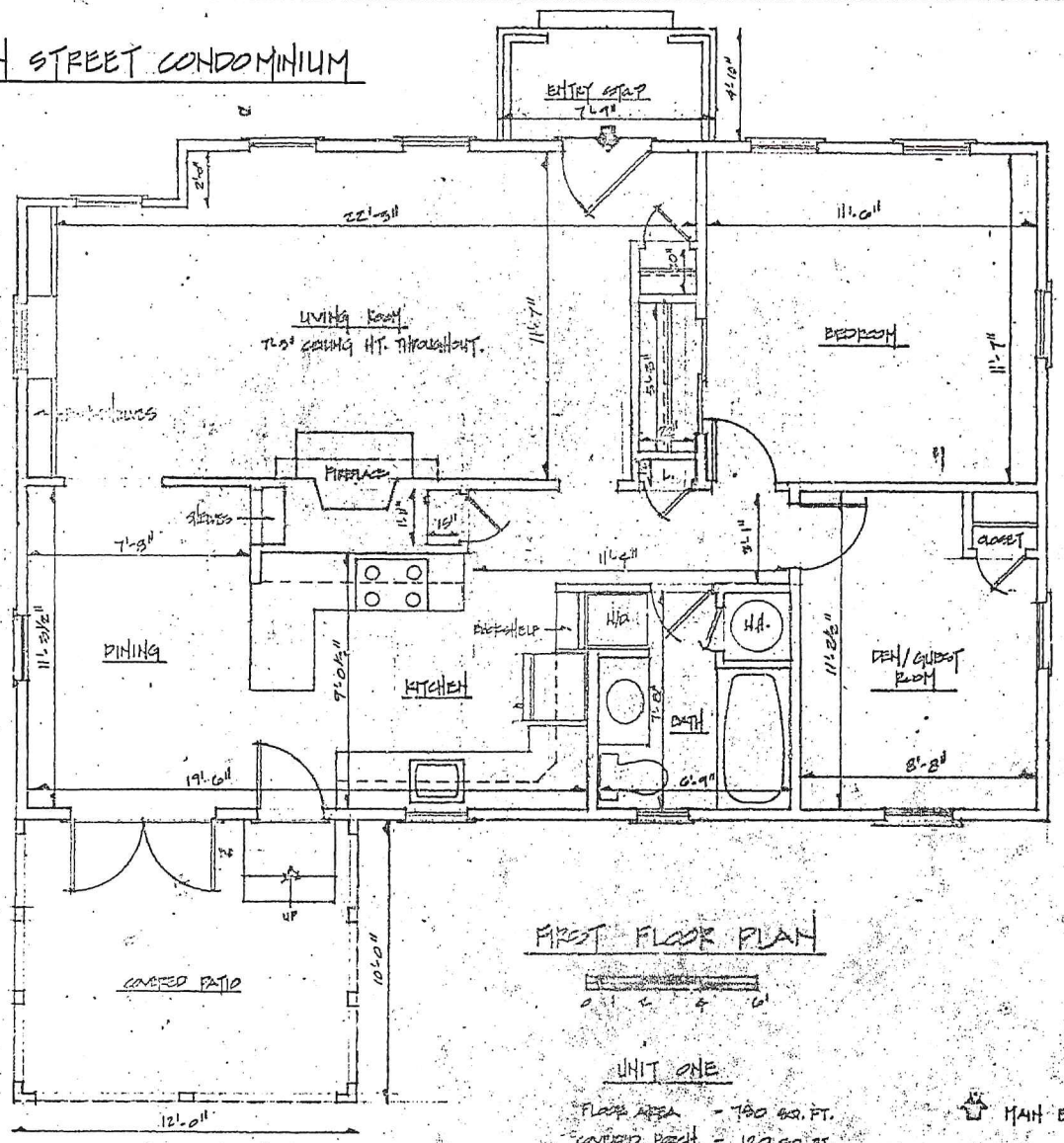
EXHIBIT A




LOCUS PORTION PLAN BOOK 13 PG 13 ASSESSORS 42 3 3 - 96

A

# 130 MAIN STREET CONDOMINIUM




FIRST FLOOR PLAN

0 1 2 4 6'

UNIT ONE

FLOOR AREA - 780 SQ. FT.
COVERED PORCH - 120 SQ. FT.
FRONT STOOP - 38 SQ. FT.

MAIN ENTRANCE

THIS BUILDING IS OF WOOD FRAME CONSTRUCTION.

# 130 MAIN STREET

"I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF UNIT ONE, AS BUILT."

Elizabeth Churchill 12/21/87

"I CERTIFY THAT THIS PLAN SHOWS UNIT BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNIT AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT."

REGISTERED ARCHITECT ELIZABETH CHURCHILL COMMONWEALTH OF MASSACHUSETTS

CITTLEY / CHURCHILL ARCHITECTS
P.O. BOX 304 NANTUCKET, MA.

Sept. 01, 1988 11:27 AM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF PLANS NO. 24 PAGE 92
ATTEST: REGISTER

447 of 747

H.B.-1324

# 130-A MAIN STREET

MAIN ENTRANCE

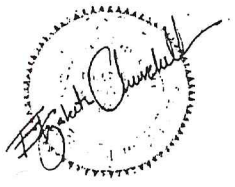
THIS BUILDING IS OF WOOD FRAME CONSTRUCTION.

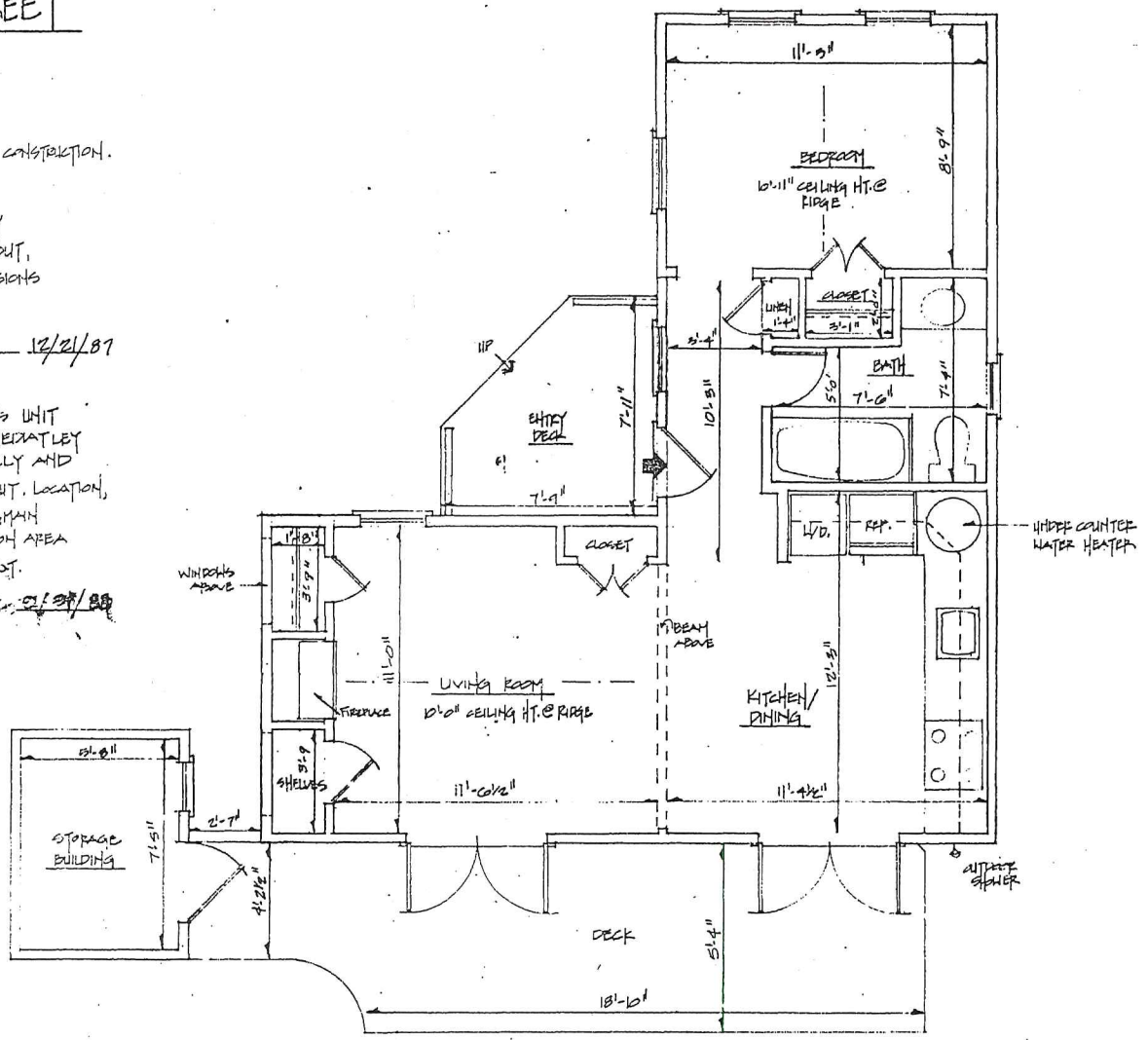
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF UNIT TWO AS BUILT.

Elizabeth Churchill — 12/21/87

I CERTIFY THAT THIS PLAN SHOWS UNIT BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNIT. AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT.

Elizabeth Churchill — 01/31/88






## FIRST FLOOR PLAN

SCALE: ¼"=1'-0"

0 1 2 4 6

HB-1324

# 130 MAIN STREET CONDOMINIUM

## UNIT TWO

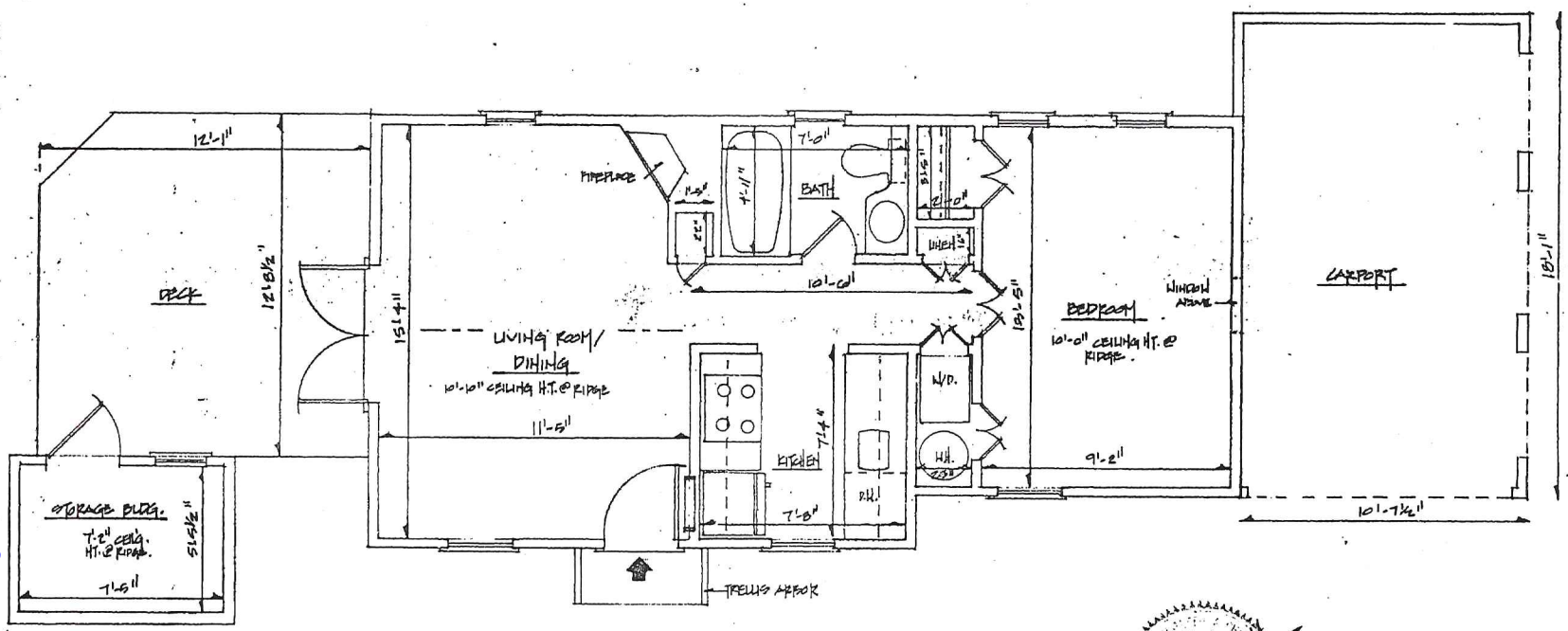
FLOOR AREA - 501 SQ. FT.
DECK AREA - 191 SQ. FT.

NOTE: STORAGE BLDG. INCLUDED IN FLOOR AREA.

**BENTLEY / CHURCHILL ARCHITECTS**
P.O. BOX 804 NANTUCKET, MA.

Sept. 01, 1988 11:27 AM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF
PLAN NO. 24 PAGE 82
ATTEST Nancy McKenzie REGISTER

448 of 747




# FIRST FLOOR PLAN

0 1 2 4 6'

130 MAIN STREET CONDOMINIUM

130-B MAIN STREET

MAIN ENTRANCE

UNIT THREE

FLOOR AREA - 442 SQ. FT.
CARPORT AREA - 191 SQ. FT.
DECK AREA - 1160 SQ. FT.
NOTE: STORAGE BLDG. INCLUDED IN FLOOR AREA.

THIS BUILDING IS OF WOOD FRAME CONSTRUCTION.

"I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF UNIT THREE, AS BUILT."

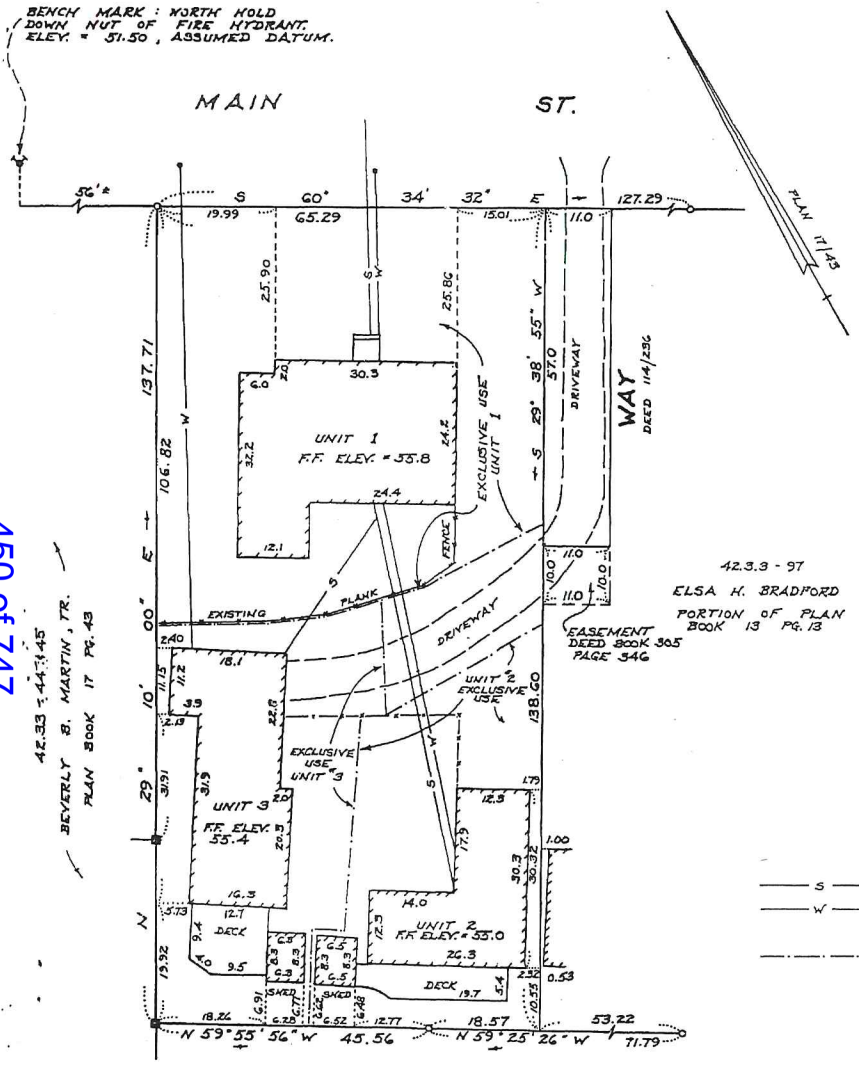
Elizabeth Churchill 12/21/87

"I CERTIFY THAT THIS PLAN SHOWS UNIT BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNIT AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT."

Elizabeth Churchill

BENTLEY / CHURCHILL ARCHITECTS
P.O. BOX 804 NANTUCKET, MA.

Sept. 01, 1988 11:27 AM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 24 PAGE 82
ATTEST Brenda M. Chadwick
REGISTER




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. THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.

Charles W. Hart — 8-25-88

CHARLES W. HART P.L.S. — DATE

Sept. 01, 1988 11:26 AM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 24 PAGE 82
ATTEST Sandie Mcladwick REGISTER

RESERVED FOR REGISTRY OF DEEDS

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

Charles W. Hart — 8-25-88

CHARLES W. HART P.L.S. — DATE

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS COMPRISING THE 130 MAIN STREET CONDOMINIUM AS BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN.

Charles W Hart — 8-25-88

CHARLES W. HART P.L.S. — DATE

COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART #32489
PROFESSIONAL LAND SURVEYOR

o DENOTES IRON PIPE FOUND
■ DENOTES dh IN CONCRETE BOUND FOUND
——— S ——— DENOTES APPROX. SEWER LINE LOCATION
——— W ——— DENOTES APPROX. WATER SERVICE LOCATION
• DENOTES EXISTING WATER METER BOX
—·—·—·— DENOTES EXCLUSNE USE AREA BOUNDARY

PLAN OF LAND SHOWING THE
130 MAIN STREET CONDOMINIUM
IN
NANTUCKET, MASS.
PREPARED FOR: KARL & CAROL LINDQUIST
SCALE: 1" = 20' DATE: AUG. 25, 1988

HART - BLACKWELL & ASSOC., INC.
C YOUNG'S WAY NANTUCKET, MA.

0 20 40 60

HB-1324

LOCUS: PORTION PLAN BOOK 13 PG. 13 ASSESSORS # 42.3.3 - 96

450 of 747

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Fayette Street &/ | 5262<br>5267 | 200<br>400 | Garage<br>Barn<br>Shop | 400<br>500<br>100 | 700<br>1000 | 26 60<br>38 00 | | |
| | 1951 pg 80 - 0038 | | | | | | | | |
| 2 | | | | | | | | | |
| | LEWIS, Edward B. and Maud R. | | | | | | | | |
| | Union Street | 7100 | 1000 | Dwelling | 2000 | 3000 | 114 00 | 114.00 | |
| 3 | " " | 3600 | 550 | Dwelling | 2000 | 2550 | 96 90 | 96.90 | |
| | Meader Street | 5400 | 200 | | | 200 | 7 60 | 7.60 | |
| | LEWIS, Frank E. | | | | | | | | |
| | Plainfield Lots 4 to 51 and 53 | | | | | | | | |
| 4 | inc., Plan Bk. No. 5, Pg. 14 | 9 ac. | 200 | | | 200 | 7 60 | 7.60 | |
| | Beach Land | 58100 | 500 | | | 500 | 19 00 | 19.00 | |
| | LEWIS, Frank E.; LEWIS, Mary B. | | | | | | | | |
| | Center Street | 7490 | 3250 | Dwelling | 5200 | 8450 | 321 10 | 321.10 | |
| 5 | Center Street | 5178 | 3620 | Dwelling | 10200 | 13820 | 525 16 | 525.16 | |
| | Shimmo, Plan 11461B, S-1, | 26200 | | | | | | | |
| | Lot 4B, Lot 4A | 2 ac. | 2000 | Dwelling | 4500 | 6500 | 247 00 | 247.00 | |
| | No. Liberty Street | 22700 | 4540 | Dwelling | 4500 | 10840 | 411 92 | 411.92 | |
| | L.C. Plan 10866A | 24000 | 1700 | Building | 100 | | | | |
| 6 | | | | | | | | | |
| | LEWIS, Lincoln E. and Elizabeth M. | | | | | | | | |
| | Lily Street | 6400 | 960 | Dwelling | 2200 | 3600 | 136 80 | 136.80 | |
| | " ", @ 3/ | 7220 | 240 | Garage | 200 | | | | |
| 7 | Union Street corner Flora St. | 6775 | 1000 | Dwelling | 3000 | 4300 | 163 40 | 163.40 | |
| | | | | Garage | 300 | | | | |
| | LEWIS, Richard ; LEWIS, Anna E. | | | | | | | | |
| | Surfside, Lot 5, Sec. 1, ~~Lot~~ Blk. 41 | 5000 | 50 | Dwelling | 500 | 550 | 20 90 | 20.90 | |
| | Pl. Bk. 67, Pg. 495 | | | | | | | | |
| | Lot 4, Blk. 41, Surfside | 3750 | 100 | | | 100 | 3 80 | 3.80 | |
| 8 | Lot 6, Blk. 41, Surfside | 3700 | 50 | | | 50 | 1 90 | 1.90 | |
| | LEWIS, William N. | | | | | | | | |
| | Orange Street | 14300 | | | | | | | |
| 9 | | 2 ac. | 600 | Dwelling | 1600 | 2250 | 85 50 | 85.50 | |
| | | | | Garage | 50 | | | | |
| | LINDQUIST, Walter W. & Elizabeth G. | | | | | | | | |
| | Main Street | 17000 | 2600 | Dwelling | 4200 | 6900 | 262 20 | 262.20 | |
| 10 | | | | Building | 100 | | | | |
| | | 15 ac. | | | 42450 | 66,610 | | 2531.18 | |
| | TOTALS | 233,098sq. ft. | 24,160 | | 42,450 | 66,610 | 2531 18 | | |



HOBBS & WARREN, INC., FORM 01828-10

THIS FORM APPROVED BY HENRY P. LONG, COMMISSIONER OF CORPORATIONS AND TAXATION.

Form 28

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

1952 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 | |
|---|---|---|---|---|---|---|---|---|
| | 561 Lewis, Lincoln E. & Elizabeth M., Lily Street Nantucket, Mass. Lily Street | 6,400 | 960 | Dwelling | 2,200 | 3,600 | 136.80 | 136.80 |
| | " | 7,220 | 240 | Garage | 200 | | | |
| 1 | Union Street Corner Flora St. | 6,775 | 1,000 | Dwelling | 3,000 | 4,400 | 167.20 | 167.20 |
| | | | | Garage | 400 | | | |
| | 561 Lewis, Richard & Anna E., North Water Street Nantucket, Mass. Surfside, Lot 5, Sec. 1, Blk.41, Pl. Bk. 67, Pg.495 | 5,000 | 50 | Dwelling | 500 | 550 | 20.90 | 20.90 |
| 2 | Lot 4, Blk. 41, Surfside | 3,750 | 100 | | | 100 | 3.80 | 3.80 |
| | Lot 6, Blk. 41, Surfside | 3,700 | 100 | | | 100 | 3.80 | 3.80 |
| 3 | | | | | | | | |
| | 562 Lewis, William N., Orange Street Nantucket, Mass. Orange Street | 1 ac 33,000 | 500 | Dwelling | 1,600 | 2,300 | 87.40 | 87.40 |
| 4 | | | | ~~Garage~~ | ~~200~~ | | | |
| | 563 Lindquist, Walter W. & Elizabeth G., Main Street Nantucket, Mass. Main Street | 17,000 | 2,600 | Dwelling | 4,200 | | | |
| | | | | Dwelling (Unfinished) | Sited 800 | 7,600 | 288.80 | 288.80 |
| 5 | Lots 79,80,81, Pl. 30928 | 12,000 | 180 | | | 180 | 6.84 | 6.84 |
| | 564 Lindstrom, Edgar T. & Ida M., Centre Street Siasconset, Mass. Centre Street | 2,473 | 300 | Dwelling | 1,800 | 2,100 | 79.80 | 79.80 |
| 6 | | | | | | | | |
| | Linton, Fred Jr., Polpis Road Nantucket, Mass. Polpis Road | 25 ac | 1,750 | Dwelling & Garage | 4,000 | | 370.50 | 370.50 |
| | | | | Bldg.(Dairy) | 3,000 | 98,750 | | |
| 7 | | | | Barn | 1,000 | | | |
| | 565 Little, Alice de Warenne, et al (Life Tenant) Share Jr., et al, afterward to George H. Summer Street | 5,887 | 900 | Dwelling | 2,500 | 3,400 | 129.20 | 129.20 |
| 8 | | | | | | | | |

452 of 747

FORM 28

THE COMMONWEALTH OF MASSACHUSETTS
Nantucket, Mass.
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 VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| 1 | LINDQUIST, Walter W. & Elizabeth G.,<br>Main Street Main Street<br>Nantucket, Mass. | 17,000 | 2,600 | Dwelling<br>Building | 4,200.<br>1,000. | 7,800. | 296.40 | 296.40 |
| | Lots 79,80,81,82<br>Pl. 30928 | 12,000 | 180 | | | 180. | 6.84 | 6.84 |
| 2 | LINDSTROM, Edgar T. & Ida M.,<br>North Water Street Centre St.'Sconset<br>Nantucket, Mass. North Water St. | 2,473<br>7,026 | 300<br>1,550 | Dwelling<br>Dwelling<br>Building | 1,800.<br>3,000.<br>150. | 2,100.<br>4,700. | 79.80<br>178.60 | 79.80<br>178.60 |
| 3 | LINTON, Frederick, Jr.,<br>Polpis Road Polpis Road<br>Nantucket, Mass. | 28 ac. | 1,750 | Dwg. & Gar.<br>Building (Dairy)<br>Barn | 4,000.<br>3,000.<br>1,000. | 9,750. | 370.50 | 370.50 |
| 4 | LITTLE, Alice de Warenne, et al- Life Tenant<br>then to George H. Share, Jr., et al.<br>Summer Street Summer Street | 5,887 | 900 | Dwelling | 2,500. | 3,400. | 129.20 | 129.20 |
| 5 | LOBO, Mary M.,<br>Orange Street<br>Nantucket, Mass. Orange Street | 9,358 | 500 | Dwelling<br>3 Buildings<br>Shack | 2,000.<br>300.<br>50. | 2,850. | 108.30 | 108.30 |
| 6 | LOMBARD, Walter B. & Gladys M.,<br>Walsh Street Walsh Street, Lot<br>Nantucket, Mass. C7, Pl. 14993D | 2,888 | 150 | Dwelling<br>Garage | 1,500.<br>200. | 1,850. | 70.30 | 70.30 |
| 7 | LONG, Wallace N.,<br>West Dover Street - Main Street<br>Nantucket, Mass. West Dover St. | 26,250<br>4,900 | 250<br>400 | Dwelling<br>Dwelling<br>Barn | 800.<br>2,200.<br>200. | 1,050.<br>2,800. | 39.90<br>106.40 | 39.90<br>106.40 |
| 8 | LOPES, Nellie<br>17 Washington Street<br>Nantucket, Mass. Washington Street | 6,700 | 800 | Dwelling | 2,200. | 3,600. | 136.80 | 136.80 |

453 of 747

Pg87 Roll 00381954 Stapled Courtesy of Bldg

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **LEWIS, Frank E. & Mary B.** | | | | | | | | |
| Liberty Street | | | | | | | | |
| Nantucket, Mass. | Center street | 5,175 | 3,620 | Dwelling | 10,200. | 13,820. | 525.16 | 525.16 |
| | Shimmo, pl. 11461B, | 2 ac. | | | | | | |
| | S-1, Lot 4B, Lot 4A | 26,200 | 2,000 | Dwelling | 4,500. | 6,500. | 247.00 | 247.00 |
| | North Liberty st. | 18,000 | 3,600 | " | 4,500. | 9,460. | 359.48 | 359.48 |
| | L. C. Pl. 10866A | 14,160 | 1,060 | Building | 100. | | | |
| | rear | 39,290 | 200 | | | | | |
| **LEWIS, Lincoln E. & Elizabeth M.** | | | | | | | | |
| Lily Street | | | | | | | | |
| Nantucket, Mass. | Lily Street | 6,400 | 960 | Dwelling | 2,200. | 3,600. | 136.80 | 136.80 |
| | " | 7,220 | 240 | Garage | 200 | | | |
| | Union St., Corner Flora | 6,775 | 1,000 | Dwelling | 3,000. | 4,400. | 167.20 | 167.20 |
| | | | | Garage | 400. | | | |
| **LEWIS, Richard & Anna E.** | | | | | | | | |
| North Water Street | | | | | | | | |
| Nantucket, Mass. | Surfside, Lot 5, sec. 1, Blk. 41 | 5,000 | 50 | Dwelling | 500. | 550. | 20.90 | 20.90 |
| | Pl. Bk. 67, pg. 495, Lot 4, Blk. 41, Surfside | 3,750 | 100 | | | 100. | 3.80 | 3.80 |
| | Lot 6, Blk. 41, " | 3,700 | 100 | | | 100. | 3.80 | 3.80 |
| **LINDLEY, Harold W. & Beverly S.** | | | | | | | | |
| Orange Street | | | | | | | | |
| Nantucket, Mass. | Orange Street | 5,612 | 1,800 | Dwelling | 11,000. | 12,800. | 486.40 | 486.40 |
| **LINDQUIST, Walter W. & Elizabeth G.** | | | | | | | | |
| Main Street | Main Street | 8,600 | 1,340 | Building | 1,000. | 2,340. | 88.92 | 88.92 |
| Nantucket, Mass. | Madaket, Lot 79 | 3,000 | 50 | | | 50. | 1.90 | 1.90 |
| | " " 82, L.C. Pl. 30928 | 3,000 | 50 | Sum - 1925 | | 50. | 1.90 | 1.90 |
| | | 11 ac. | 16870 | 37600 | | 54470. | | 2069.86 |
| | TOTALS | 183,715 | 16,870 | 37,600 | | 54,470 | 2,069.86 | |



HOBBS & WARREN, INC. FORM 01828-10

THIS FORM APPROVED BY HENRY F. LONG, COMMISSIONER OF CORPORATIONS AND TAXATION

PAGE 58

FORM 28L

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.

# 1955 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 | LEWIS, Richard & Anna E., North Water Street — Surfside, Lot 5, Sec. 1, Blk. 41, Pl. Bk. 67, Pg. 495 | 5,000 | 50 | Dwelling | 500 | 550. | 22 00 | 22.00 |
| | Lot 4, Blk. 41, Surfside | 3,750 | 100 | | | 100. | 4 00 | 4.00 |
| | Lot 6, Blk. 41, Surfside | 3,700 | 100 | | | 100. | 4 00 | 4.00 |
| 2 | | | | | | | | |
| 3 | LINDLEY, Harold W. & Beverly S., Orange Street — Orange Street | 5,612 | 1,800 | Dwelling | 11,000 | 12,800. | 512 00 | 512.00 |
| 4 | LINDQUIST, Walter W. & Elizabeth G., Main Street — Main Street | 8,600 | 1,340 | Building / Cottage | 2,500 / 500 | 4,340. | 173 60 | 173.60 |
| | Madaket, Lot 79 & 82, L. C. Plan 3092-8 | 3,000 / 3,000 | 50 / 50 | | | 50. / 50. | 2 00 / 2 00 | 2.00 / 2.00 |
| 5 | | | | | | | | |
| 6 | LINDSAY, Ralph H. & Edith D., 273 Summer Street Boston 10, Mass. — Cliff Road | 20,834 | 4,200 | Dwelling / Garage | 4,800 / 400 | 9,400. | 376 00 | 376.00 |
| | Baxter Road | 8,000 / 7,000 | 800 / 750 | Dwelling | 3,000 | 3,800. / 750. | 152 00 / 30 00 | 152.00 / 30.00 |
| 7 | LINDSTROM, Edgar T. & Ida M., North Liberty Street — Centre St. 'Sconset / North Water St. | 2,473 / 7,026 | 300 / 1,550 | Dwelling / Dwelling / Building | 1,800 / 3,000 / 150 | 2,100. / 4,700. | 84 00 / 188 00 | 84.00 / 188.00 |
| 8 | LINTON, Fred J., Polpis Road — Polpis Road | 28 ac. | 1,750 | Dwg. & Gar. | 4,000 | 9,750. | 390 00 | |

Pg 88 - 1956
Roll 0040

FORM 28L

THE COMMONWEALTH OF MASSACHUSETTS
Nantucket
NAME OF CITY OR TOWN

# 19 56 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 | |
|---|---|---|---|---|---|---|---|---|
| | Lewis, Lincoln E. & Elizabeth M.<br>Lily St. | | | | | | | |
| | Lily St. | 6,400 | 960 | Dwelling | 2,200 | 3,600 ✓ | 144 00 | ✓144.00 ✓ |
| | " " | 7,220 | 240 | Garage | 200 | | | |
| 1 | | | | | | | | |
| | Lewis, Richard & Anne E.<br>N. Water St. | | | | | | | |
| | Surfside<br>Lot 5 Sec. 1 Blk 41<br>Pl. Bk 67, Pg. 495 | 5,000 | 50 | Dwelling | 500 | 550 ✓ | 22 00 | 22.00 ✓ |
| 2 | Lot 4 Blk 41 Surfside | 3,750 | 100 | | | 100 ✓ | 4 00 | 4.00 ✓ |
| | Lot 6 Blk 41 S. S. | 3,700 | 100 | | | 100 ✓ | 4 00 | 4.00 ✓ |
| 3 | | | | | | | | |
| | Lindley, Harold W. & Beverly S.<br>Orange St. | | | | | | | |
| | Orange St. | 5,612 | 1,800 | Dwelling | 11,000 | 12,800 ✓ | 512 00 | 512.00 ✓ |
| 4 | | | | | | | | |
| | Lindwuist, Walter W. & Elizabeth G.<br>Main St. | | | | | | | |
| | Main St. | 8,600 | 1,340 | Dwelling | 2,500 | 4,340 ✓ | 173 60 | 173.60 ✓ |
| 5 | | | | Cottage | 500 | | | |
| | Madaket Lot 82, Pl. 30928 | 3,000 | 50 | | | 50 ✓ | 2 00 | 2.00 ✓ |
| | | | | | | | | 14.00 ✓ |
| | Lindstrom, Edgar T. & Ida M.<br>N. Water St. | | | | | | | |
| | Centre St. Scon. | 2,473 | 300 | Dwelling | 1,800 | 2,100 ✓ | 84 00 | 188.00 ✓ |
| 6 | N. Water St. | 7,026 | 1,550 | Dwelling | 3,000 | 4,700 ✓ | 188 00 | |
| | | | | Bldg. | 150 | | | |
| | Linton, Fred Jr.<br>Polpis Rd. | | | | | | | |
| | Polpis Rd. | 26 ac. | 1,750 | Dwelling & Garage | 4,000 | 9,750 ✓ | 390 00 | 390.00 ✓ |
| 7 | | | | Bldg.(dairy) | 3,000 | | | |
| | | | | Barn | 1,000 | | | |
| | Little, Alice de Warenne et al<br>Summer St. | | | | | | | |
| | Summer St. | 5,887 | 900 | Dwelling | 2,500 | 3,400 ✓ | 136 00 | 136.00 ✓ |
| 8 | | | | | | | | |
| | Lobo, Mary M. | | | | | | | |

456 of 747

STATE TAX FORM 28L

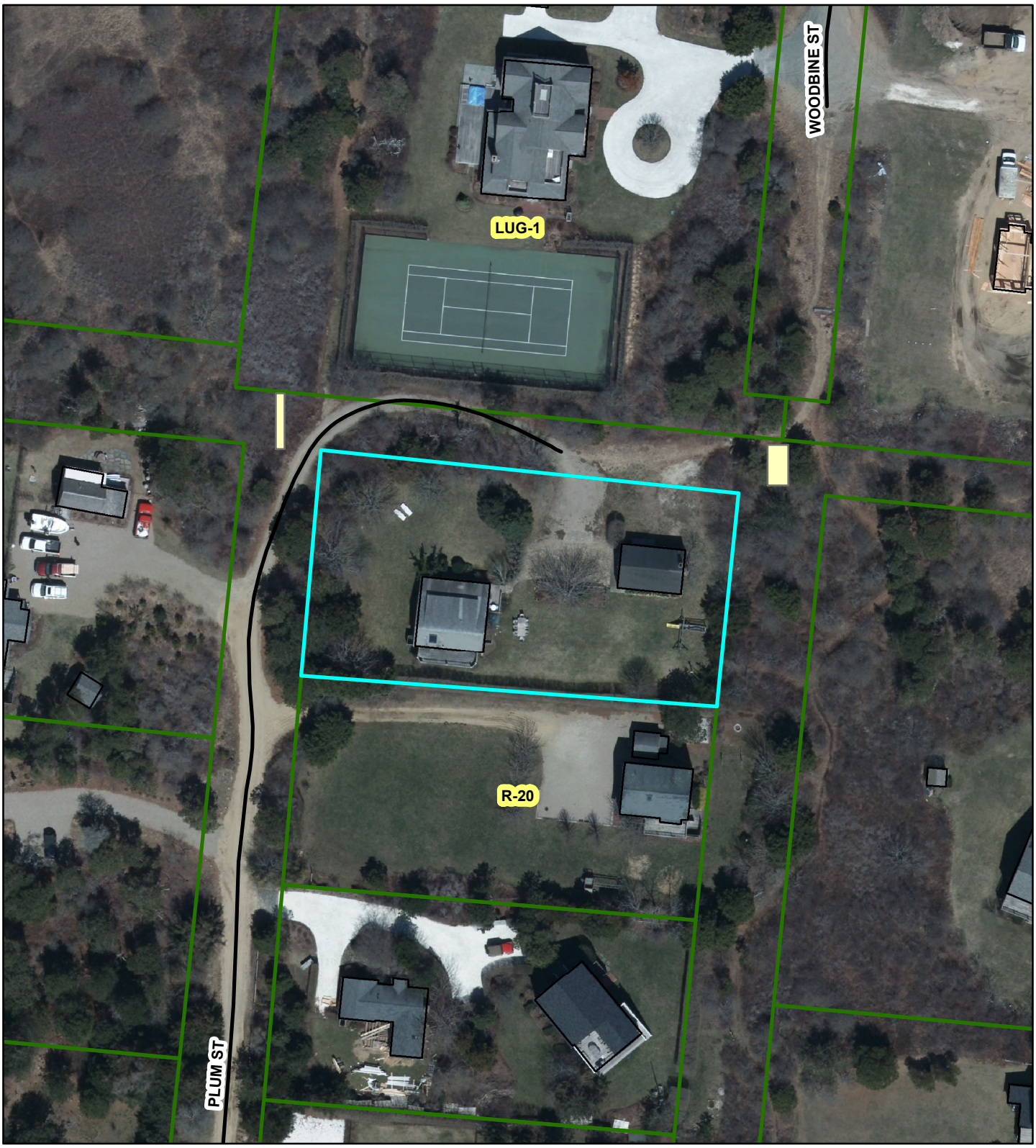
THE COMMONWEALTH OF MASSACHUSETTS
Marblehead, Mass.
NAME OF CITY OR TOWN

# 1957 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 | Water Lien | TAX |
|---|---|---|---|---|---|---|---|---|
| 1 | LINDQUIST, Walter W. & Elizabeth G., Main Street — Main Street | 8,600 | 1,340 | Dwelling<br>Cottage | 2,500<br>1,000<br>500 | 5,340 | | 224 28 |
| | Madaket, Lot 82, L. C. Pl. 30928 | 6,000 | 90 | | | 90 | | 3 78 |
| 2 | LINDSTROM, Edgar T. & Ida M., North Water Street — Centre St. 'Sconset<br>North Water St. | 2,473<br>7,026 | 300<br>1,550 | Dwelling<br>Dwelling<br>Bldg. & Gar. | 1,600<br>3,800<br>650 | 2,100<br>6,000 | | 88 20<br>252 00 |
| 3 | LINTON, Fred J., Polpis Road — Polpis Road | 25 ac | 1,750 | Dwg. & Gar.<br>Dairy Bldg.<br>Barn | 4,000<br>3,000<br>1,000 | 9,750 | | 409 50 |
| 4 | LITTLE, Margaret D., (Life tenant and afterward to Geo. H. Share, Jr.) 7918 Kingsbury Blvd., Apt. 7 Clayton 5, Mo. — Summer Street | 5,887 | 900 | Dwelling | 2,500 | 3,400 | | 142 80 |
| 5 | LOBO, Mary M., Orange Street — Orange Street<br>Dave Street | 5,350<br>3,918 | 350<br>150 | Dwelling<br>3 Blds.<br>Shack | 2,000<br>300<br>50 | 2,350<br>500 | | 98 70<br>21 00 |
| 6 | LONG, Emilie R., — Main Street<br>West Dover St. | 26,250<br>4,900 | 250<br>400 | Dwelling<br><br>Barn | 800<br>2,200<br>200 | 1,050<br>2,800 | | 44 10<br>117 60 |
| 7 | LOPES, Nellie 17 Washington St., — 17 Washington St. | 5,424 | 800 | Dwelling<br>Building | 2,200<br>300<br>400 | 3,600 | | 151 20 |

457 of 747

#8004 ANR
Suzanne McMahon
15 Weweeder Avenue
Map 80 Parcel 30



PLANNING BOARD

FILE # 8004

NANTUCKET TOWN CLERK

2016 AUG -1 AM 9:17

RECEIVED AUG 02 2016 BY

# Nantucket Planning Board

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

Date: July 29, 2016 *Name of Owner(s)/Applicant(s): Suzanne McMahon

*Owner's/Applicant's address: 27 Windsor Road, Rathmines, Dublin, Ireland
*(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): 15 Weweeder Avenue

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 Albert & Sarah Dickerson, dated 11-2-2007 and recorded at the Nantucket Registry of Deeds as Certficate of Title No. 22797 and from The Town of Nantucket, dated 5-26-2016 and recorded at the Nantucket Registry of Deeds in Book 1540 Page 45, shown on Assessor's Map 80, Parcel 30.

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)

PERIMETER PLAN.

_____

_____

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 #** 8004

**Endorsement Date:**_____

CK#11479 $50—

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

7/29/16

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

NOTES:

1. LOCUS: #15 WEWEEDER AVENUE
   MAP 80 PARCEL 30
2. OWNER: SUZANNE McMAHON
   27 WINDSOR ROAD
   RATHMINES DUBLIN, IRELAND
3. DEED REF: L.C. Cert. # 22797
   Bk: 1540 Pg: 45
4. PLAN REF: L.C PLAN # 36593B (LOT 5)
   Plan No: 2011–10(PARCEL A–1)
   Plan No: 2016–20(PARCEL 2A)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–00–G dated 06/09/2014.
6. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
7. THE PURPOSE OF THIS PLAN IS TO COMBINE LOT 5 AS SHOWN ON LC Plan No: 36593B, PARCEL A–1 AS SHOWN ON Plan No: 2011–10 AND PARCEL 2A AS SHOWN ON Plan No: 2016–20 INTO ONE LOT.

THE PLANNING BOARD DETERMINES THAT:

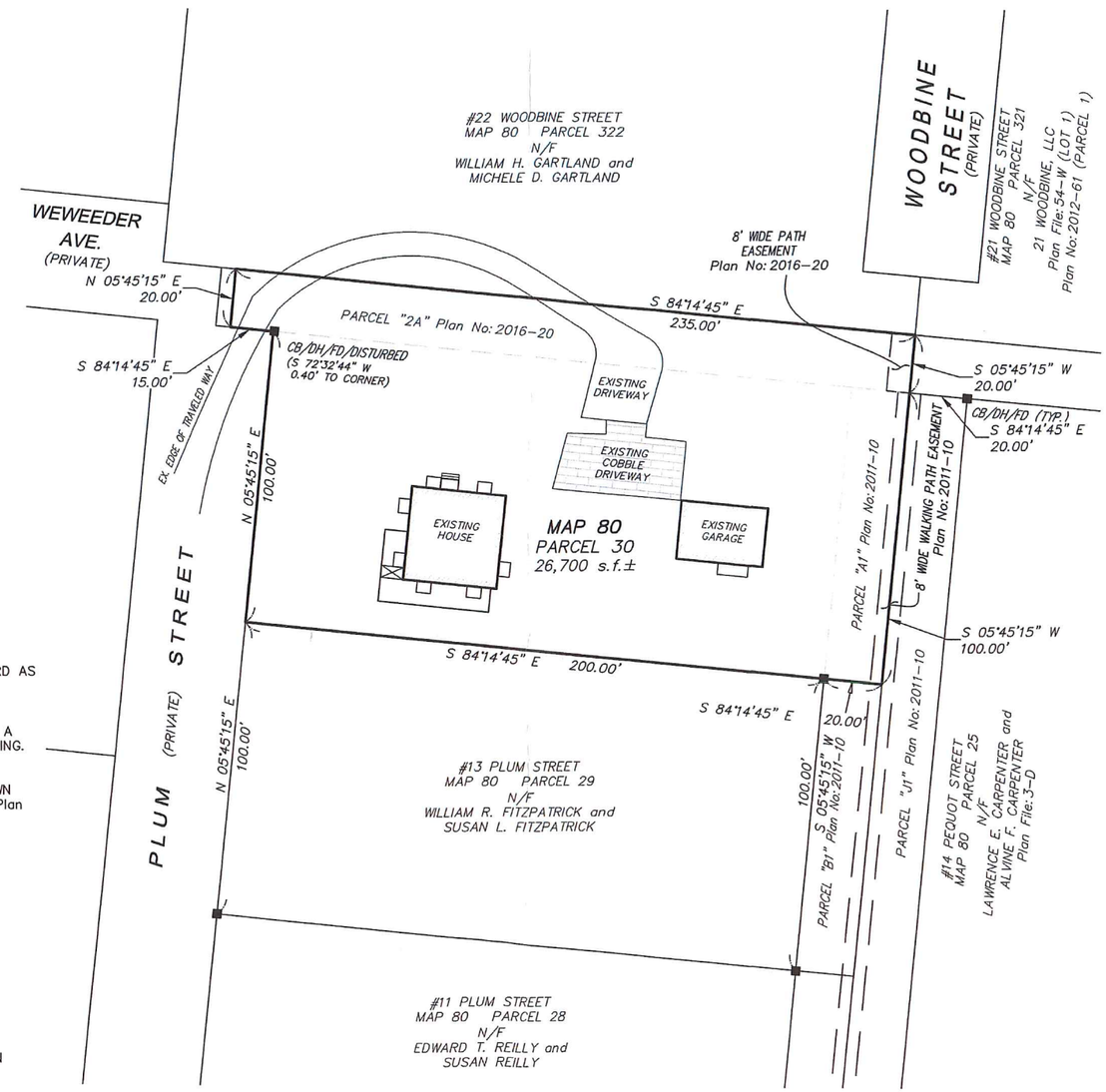
(b) PARCELS "A–1", "2A" and "LOT 5" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

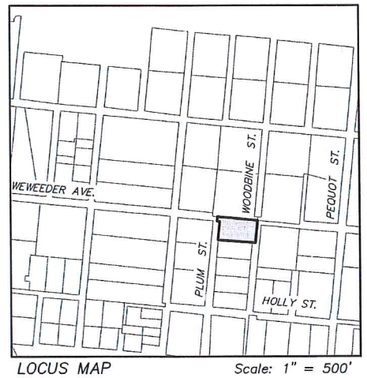
N
W E
S
LC Plan 36593–B

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

ZONE: R–20

| | REQUIRED |
|---|---|
| LOT AREA: | 20,000 s.f. |
| FRONTAGE: | 75' |
| FRONT YARD: | 30' |
| SIDE/REAR YARD: | 10' |
| GROUND COVER: | 12.5% (MAX) |




LOCUS MAP Scale: 1" = 500'

# MERGER PLAN OF LAND
IN
# NANTUCKET, MASS.

PREPARED FOR
SUZANNE McMAHON
#15 WEWEEDER AVENUE
MAP 80 PARCEL 30

PREPARED BY

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325–0044
fax: (508) 833–2282


SCALE: 1" = 30' JULY 27, 2016

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER: _____

DATE APPROVED: _____

PLANNING BOARD
FILE # 8004

RECEIVED
AUG 1 2 2016
BY

S:\Autocad Drawings\Nantucket\Weweeder Ave\15 Weweeder Ave\15 Weweeder Ave – Merger Plan.dwg

#8005 ANR
C. Gail Greenwald
6 Washington Avenue
Map 60.2.4 Parcel 66

PLANNING BOARD

FILE # 8005

NANTUCKET TOWN CLERK

2016 AUG -1 AM 9:15

RECEIVED AUG 02 2016 By CLK #11687

# Nantucket Planning Board

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

Date: July 29, 2016 *Name of Owner(s)/Applicant(s): C. Gail Greenwald

*Owner's/Applicant's address: 23 Myopia Road, Winchester, MA 01890
*(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 Washington Avenue

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 Roy F. Greenwald & C. Gail Greenwald, dated 10-25-2011 and recorded at the Nantucket Registry of Deeds as Certficate of Title No. 24026, shown on Assessor's Map 60.2.4, Parcel 66.

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 A DWELLING AND A GARAGE, 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: SEE AERIAL PHOTO FROM 1920'S ATTACHED, ASSESSORS CARD AND PHOTOS OF STRUCTURES

- 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.

Donald F. Bracken, Jr. / Agent

**Planning Board File #** 8005

**Endorsement Date:**_____

CHK 11481 $150 —

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN OCTOBER 16, 2015 AND JULY 26, 2016.

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

7/29/16
DATE

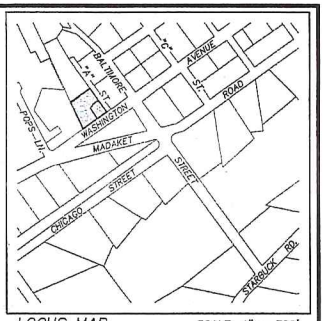
Alan M Grady
ALAN M. GRADY, PLS #37732

N 00°25'34" W L.C. PLAN # 3092-R
MA. COORD. SYSTEM ISLAND ZONE
S

THE PLANNING BOARD DETERMINES THAT:

(b) 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 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.

(c) LOTS "A" and "B" CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BY-LAW.




LOCUS MAP SCALE: 1" = 300'

ZONE: VR

| | REQUIRED |
|---|---|
| LOT AREA: | 20,000 s.f. |
| FRONTAGE: | 100' |
| FRONT YARD: | 20' |
| SIDE YARD: | 10' |
| REAR YARD: | 10' |
| GROUND COVER: | 10% (MAX.) |
| REG. FACTOR: | 0.55 (MIN.) |

CBDH CTR. ■ CENTER OF CONCRETE BOUND FOUND

CBDH FND. ■ CONCRETE BOUND WITH DRILL HOLE FOUND

SBDH FND. ■ STONE BOUND WITH DRILL HOLE FOUND

#3 A Street Map 60.2.4 N/F Parcel 78 "A" STREET REALTY TRUST CERT #19447

#4 A Street Map 60.2.4 N/F Parcel 70 TODD D. MANNING and KATHLEEN A. MANNING CERT #24507

#1 A Street Map 60.2.4 N/F Parcel 79 HEIDI TODD KOZAR and RICHARD F. KOZAR CERT #12087

#4 Washington Avenue Map 60.2.4 N/F Parcel 65 JEAN M. NORAN TRUST CERT #25082

#1 WASHINGTON AVENUE Map 60.2.4 N/F Parcel 51 BRUCE HAUPTMAN and NANCY FULLER CERT #11375

"A" (PRIVATE) STREET

WASHINGTON AVENUE (PUBLIC)

SHELL DRIVE

LOT "A" 10,345± s.f. r = 0.81

LOT "B" 2,694± s.f. r = 1.01

MAP 60.2.4 PARCEL 66 13,039± s.f.

CBDH FND.

N 54°00'46" E 97.33'

S 35°59'14" E 61.50'

120.00'

N 56°50'05" E 21.00'

N 39°35'16" E 25.40'

S 33°09'55" W 53.27'

48.20'

58.50'

N 25°17'14" W 122.13'

S 54°00'46" W 71.80'

120.00'

EXISTING DWELLING STRUCTURE "C" (CONSTRUCTED IN 2014)

2nd FLOOR DECK

DECK

DECK

B.H.

EX. SHED

O.D.S.

EXISTING GARAGE STRUCTURE "A"

EXISTING DWELLING STRUCTURE "B"

STOOP

STOOP

WINDOW WELL (TYP.)

PK. 9'x20' PRKG. SPACE

SHELL PARKING

EDGE OF GRAVEL WAY

EDGE OF PAVEMENT

CBDH CTR.

(TIE LINE) N 33°41'55" E 25.03' (CBDH to CBDH)

CBDH FND.

SBDH FND.

COBBLE APRON

TRAVERSE CLOSURE

ANGULAR ERROR: 00° 00' 06"
LINEAR ERROR: 0.005'
DIRECTION OF ERROR: S 59° 49' 35" E
PRECISION: 1: 88,316

EDM ACCURACY

±(2mm + 2ppm x D) m.s.e.

NOTES:

1. LOCUS: #6 WASHINGTON AVENUE MAP 60.2.4 PARCEL 66
2. OWNER: C. GAIL GREENWALD 23 MYOPIA ROAD WINCHESTER, MA 01890
3. DEED REF: CERT #24026 (DOC #134923)
4. PLAN REF: LCC #3092-R (LOTS 122 and 123) LCC #3092-12 LCC #14672-G Road Plan #229-B
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0064-G dated 06/09/2014.
6. ENDORSEMENT UNDER MGL CHAPTER 41 ~ SECTION 81L. STRUCTURES A & B AS SHOWN ON THIS PLAN PREDATE THE ADOPTION OF THE SUBDIVISION CONTROL LAW IN THE TOWN OF NANTUCKET.

PLAN SCALE

0 3 6 9 12 15 22.5 30 45

1 inch = 15 feet

# PLAN OF LAND

IN

## NANTUCKET, MASS.

PREPARED FOR

C. GAIL GREENWALD

BEING A SUBDIVISION OF LOTS 122 & 123 ON L.C. PLAN #3092-R

#6 WASHINGTON AVENUE

MAP 60.2.4 PARCEL 66

PREPARED BY

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

SCALE: 1" = 10' JULY 29, 2016

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED NANTUCKET PLANNING BOARD

FILE NUMBER : _____

DATE ENDORSED : _____

PLANNING BOARD
FILE # 8005

RECEIVED
AUG 02 2016
BY

PLANNING BOARD

FILE # 8005

## 6 WASHINGTON AV

| | | | |
|---|---|---|---|
| **Location** | 6 WASHINGTON AV | **Assessment** | $1,125,000 |
| **Mblu** | 6024/ / 66/ / | **PID** | 11313 |
| **Acct#** | 00011313 | **Building Count** | 2 |
| **Owner** | GREENWALD C GAIL | | |

RECEIVED
AUG 02 2016
By

### Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2015 | $448,800 | $676,200 | $1,125,000 |

### Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | GREENWALD C GAIL | **Sale Price** | $0 |
| **Co-Owner** | | **Certificate** | |
| **Address** | 23 MYOPIA RD<br>WINCHESTER, MA 01890 | **Book & Page** | C0024026 |
| | | **Sale Date** | 10/25/2011 |
| | | **Instrument** | 99 |

### Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| GREENWALD C GAIL | $0 | | C0024026 | 99 | 10/25/2011 |
| GREENWALD ROY F & C GAIL | $1,220,000 | | C0022358 | 00 | 09/21/2006 |
| HANSON CAROL E | $0 | | C0010/ 719 | | 09/01/1983 |

### Building Information

#### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 1928 |
| **Living Area:** | 616 |
| **Replacement Cost:** | $136,631 |
| **Building Percent Good:** | 86 |
| **Replacement Cost Less Depreciation:** | $117,500 |

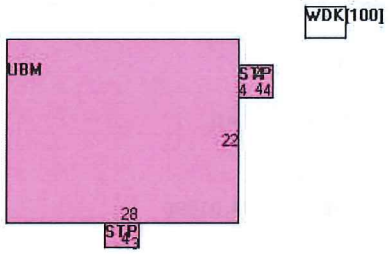
**Building Photo**

| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style | Bungalow |
| 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 | Carpet |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 2 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\02\87/19.jpg)

**Building Layout**




| Building Sub-Areas | | | Legend |
|---|---|---|---|
| **Code** | **Description** | **Gross Area** | **Living Area** |
| BAS | First Floor | 616 | 616 |
| STP | Stoop | 28 | 0 |
| UBM | Basement, Unfinished | 616 | 0 |
| WDK | Deck, Wood | 100 | 0 |
| | | 1360 | 616 |

**Building 2 : Section 1**

**Year Built:** 1960
**Living Area:** 1176
**Replacement Cost:** $327,141
**Building Percent Good:** 98
**Replacement Cost Less Depreciation:** $320,600

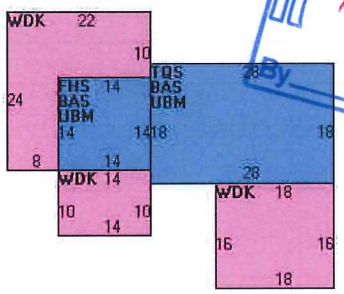
**Building Photo**

| Building Attributes : Bldg 2 of 2 | |
|---|---|
| **Field** | **Description** |
| Style | Colonial |
| Model | Residential |
| Grade: | Above Average |
| Stories: | 1.75 |

| | |
|---|---|
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Wood Shingle |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | Carpet |
| Heat Fuel | Electric |
| Heat Type: | Electr Basebrd |
| AC Type: | None |
| Total Bedrooms: | 3 |
| Total Bthrms: | 2 |
| Total Half Baths: | |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | Average |
| Kitchen Style: | Modern |

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\03\15/49.jpg)

**Building Layout**




RECEIVED
AUG 02 2016
By

| Building Sub-Areas | | | Legend |
|---|---|---|---|
| **Code** | **Description** | **Gross Area** | **Living Area** |
| BAS | First Floor | 700 | 700 |
| TQS | Three Quarter Story | 504 | 378 |
| FHS | Half Story, Finished | 196 | 98 |
| UBM | Basement, Unfinished | 700 | 0 |
| WDK | Deck, Wood | 760 | 0 |
| | | 2860 | 1176 |

**Extra Features**

| Extra Features | | | | Legend |
|---|---|---|---|---|
| **Code** | **Description** | **Size** | **Value** | **Bldg #** |
| FPL3 | 2 STORY CHIM | 1 UNITS | $4,500 | 2 |

**Land**

**Land Use**

| | |
|---|---|
| **Use Code** | 1090 |
| **Description** | MULTI HSES M01 |
| **Zone** | VR |
| **Neighborhood** | 450 |

**Land Line Valuation**

| | |
|---|---|
| **Size (Acres)** | 0.30 |
| **Frontage** | 0 |
| **Depth** | 0 |
| **Assessed Value** | $676,200 |

**Alt Land Appr Category** No

## Outbuildings

| Outbuildings | | | | | | Legend |
|---|---|---|---|---|---|---|
| **Code** | **Description** | **Sub Code** | **Sub Description** | **Size** | **Value** | **Bldg #** |
| FGR1 | GARAGE-AVE | | | 320 S.F. | $5,400 | 1 |
| SHD1 | SHED FRAME | | | 64 S.F. | $800 | 1 |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2015 | $478,500 | $604,100 | $1,082,600 |
| 2014 | $175,100 | $573,900 | $749,000 |
| 2013 | $175,100 | $573,900 | $749,000 |
| 2012 | $151,400 | $584,000 | $735,400 |
| 2011 | $151,400 | $1,006,800 | $1,158,200 |

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

PLANNING BOARD

Aerial Photo, Madaket, Circa late 1920s

RECEIVED
AUG 15 2016
By

FILE # 8005

Nantucket Historical Association

RECEIVED
AUG 0 2 2016
By
471 of 747
01.21.2009 14:55

RECEIVED
AUG 02 2016
By
16
01.21.2009 14:56

#8006 ANR
Joseph R. Paul
4 Dartmouth Street
Map 76.1.3 Parcel 1

PLANNING BOARD

FILE # 8006

NANTUCKET TOWN CLERK

2016 AUG -1 AM 9:20

# Nantucket Planning Board

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

Date: July 29, 2016 *Name of Owner(s)/Applicant(s): Joseph R. Paul

*Owner's/Applicant's address: P.O. Box 822, Nantucket, MA 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 Dartmouth Street

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 Joseph R. Paul & Sabine W. Liebmann, dated 6-21-2013 and recorded at the Nantucket Registry of Deeds as Certficate of Title No. 24824, shown on Assessor's Map 76.1.3, Parcel 1.

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_____, 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)

PROPERTY IS BEING DIVIDED UNDER TOWN OF NANTUCKET CODE CHAPTER 139-8 (C) SECONDARY LOTS

_____

_____

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 #** 8006

**Endorsement Date:**_____

CHK#11480

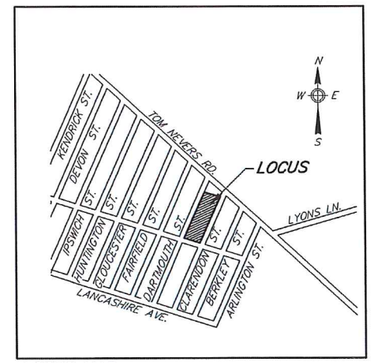
I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN OCT. 15, 2015 AND JULY 28, 2016.

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

7/29/16 — Alan M Grady
DATE — ALAN M. GRADY, PLS #37732

NOTES:

1. LOCUS: # 4 DARTMOUTH STREET
   MAP 76.1.3 PARCEL 1
2. OWNER: JOSEPH R. PAUL
   P.O. BOX 822
   NANTUCKET, MA 02554
3. DEED REF: LC CERT. # 24824 (DOC #141439)
4. PLAN REF: LC PLAN # 5004 – G
   (LOTS 5 – 66 OF BLOCK 8)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0094–G dated 06/09/2014.
6. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
7. THE PURPOSE OF THIS PLAN IS TO DIVIDE PARCEL 1 ON MAP 76.1.3 INTO 2 LOTS SHOWN AS LOTS A & B IN COMPLIANCE WITH CHAPTER 139 SEC. 8–C OF THE CODE OF THE TOWN OF NANTUCKET.




LOCUS MAP NOT TO SCALE

ZONE: LUG–3

| | REQUIRED |
|---|---|
| LOT AREA: | 120,000 s.f. |
| FRONTAGE: | 200' |
| FRONT YARD: | 35' |
| SIDE/REAR YARD: | 20' |
| GROUND COVER: | 3% (MAX) |

THE PLANNING BOARD DETERMINES THAT:

(b) LOTS "A" and "B" DO 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) LOTS "A" and "B" CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

PLAN SCALE

0 10 20 30 40 50 75 100 150

1 inch = 50 feet

# PLAN OF LAND
IN
# NANTUCKET, MASS.

PREPARED FOR
JOSEPH R. PAUL
#4 DARTMOUTH STREET
MAP 76.1.3 PARCEL 1

PREPARED BY

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325–0044
fax: (508) 833–2282


SCALE: 1" = 50' JULY 29, 2016

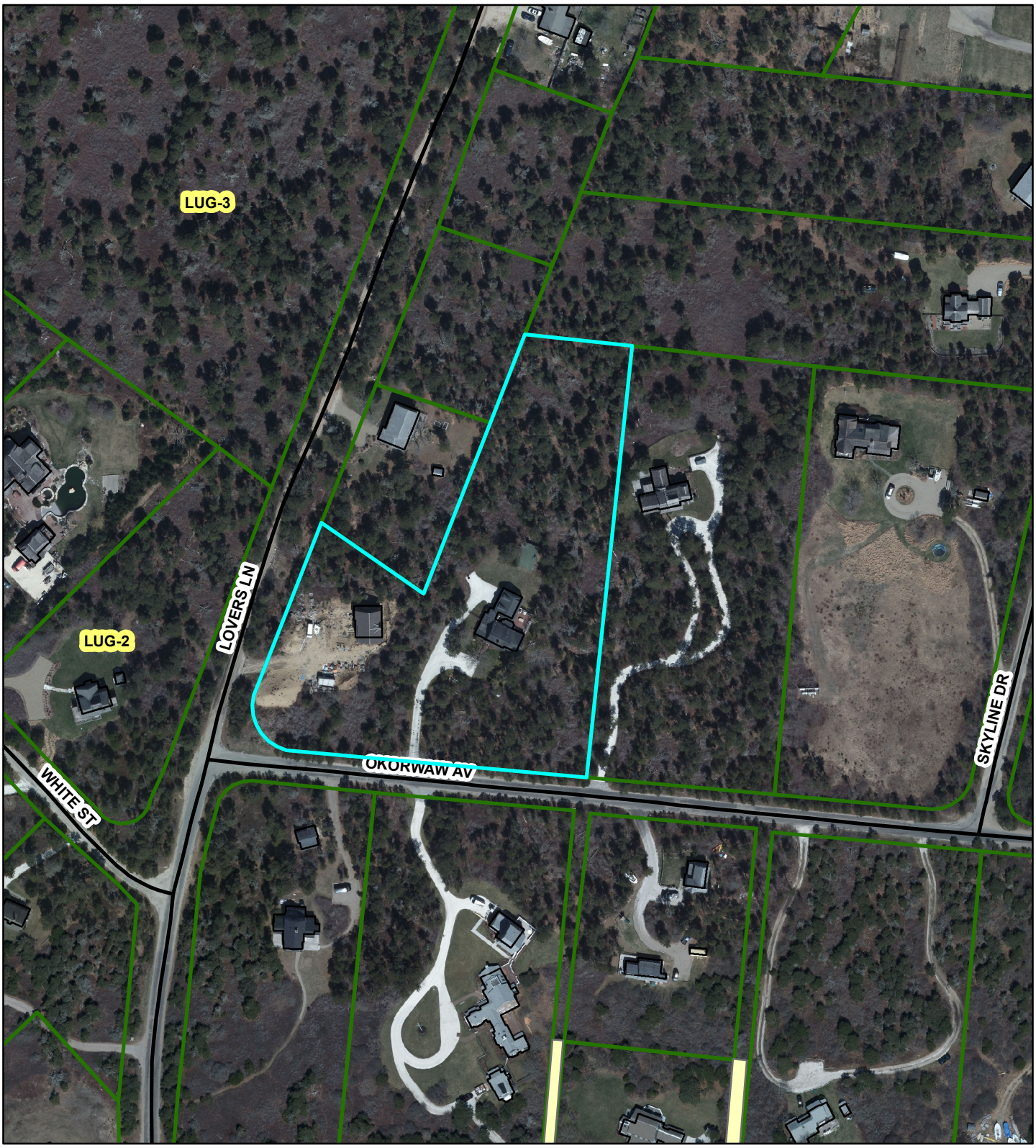
APPROVAL BY THE NANTUCKET PLANNING BOARD NOT REQUIRED

FILE NUMBER: _____

DATE APPROVED: _____

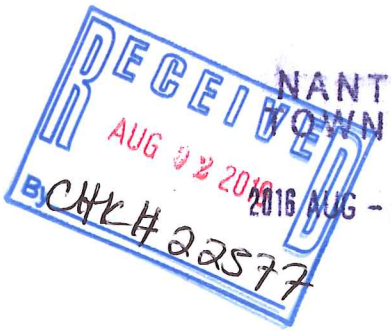
PLANNING BOARD
FILE # 8006

#8007 ANR
Mariam Varian
4 Okorwaw Avenue
Map 79 Parcel 131



PLANNING BOARD

FILE # 8007




# Nantucket Planning Board

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

Date: 8-1-16 *Name of Owner(s)/Applicant(s): MIRIAM VARIAN

*Owner's/Applicant's address: 4 OKORWAW AVE. 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 OKORWAW AVE

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

The owner's title to the land derived under deed from CHRISTINE ARMSTRONG, date 07-18-2002
And recorded in Nantucket Registry of Deed, Book 776 Page 180 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 79, Parcel # 131.
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 100'/150' 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 OKORWAW AVE; **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)

_____

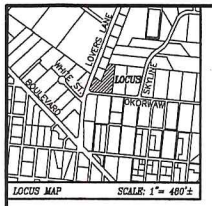
_____

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.

Jeff Rhatigan, Agent for Miriam Varian
_____
Owner's Signature

**Planning Board File #** 8007

**Endorsement Date:**_____




LOCUS MAP SCALE: 1"= 480'±

CURRENT ZONING CLASSIFICATION:
Limited Use General 1 (L.U.G.-1)

| | |
|---|---|
| MINIMUM LOT SIZE: | 40,000 S.F. |
| MINIMUM FRONTAGE: | 100 FT. |
| FRONT YARD SETBACK: | 35 FT. |
| REAR/SIDE SETBACK: | 10 FT. |
| GROUND COVER %: | 7% |

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

| | |
|---|---|
| MINIMUM LOT SIZE: | 80,000 S.F. |
| MINIMUM FRONTAGE: | 150 FT. |
| FRONT YARD SETBACK: | 35 FT. |
| REAR/SIDE SETBACK: | 15 FT. |
| GROUND COVER %: | 4% |

*REFERENCE 2016 ATM WARRANT ART. 50

**OWNER INFORMATION**

MIRIAM VARIAN
DEED BK. 788, PG. 180
PLAN FILE 11-A, PLAN D, LOT 15
ASSESSOR'S MAP 79, PARCEL 131
#4 OKORWAW AVENUE

NOTE:

** UNCONSTRUCTED STREETS SHOWN REFERENCE A PLAN RECORDED AT THE NANTUCKET REGISTRY OF DEEDS FILED IN PLAN BOOK 02 PAGE 60. REFERENCE 2011 ATM WARRANT ARTICLES 100 & 101.

NOTE:

LOT(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.

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

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.

Jeff Blackwell 8-1-16
PROFESSIONAL LAND SURVEYOR DATE

**LEGEND**

dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
CBS ⊞ DENOTES EXISTING CATCHBASIN

79-81
N/F
GUY A. GAGNON
DEED Bk./Pg.: 172/276
PLAN Bk./Pg.: 17/29, LOT 2
#52 LOVERS LANE

79-134
N/F
SKYLINE DRIVE LLC
DEED Bk./Pg.: 919/152
PLAN FILE 11-A, PLAN D, LOT 26
#4 SKYLINE DRIVE

EASEMENT E-2 PLAN No. 2012-21
RELEASE DEED Bk./Pg.: 1346/91

**CHAPPOMIS AVENUE
S84°30'45"E 111.03'
(UNCONSTRUCTED (20' WIDE PORTION))

PLANT FILE 11-A

79-80
N/F
JANICE DAVIS, TRUSTEE
THE JANICE M. DAVIS REVOCABLE TRUST
DEED Bk./Pg.: 1123/289
PLAN Bk./Pg.: 17/29, LOT 1
#54 LOVERS LANE

N13°35'09"E 24.57'

**DEARBORN STREET (UNCONSTRUCTED 40' WIDE)

PROSPECT STREET (UNCONSTRUCTED 40' WIDE)

79-29
N/F
SPENCER J. GOLDSMITH TRUSTEE, et al
DEED Bk./Pg.: 1236/224
PLAN FILE 11-A, LOT 13
#1 WHITE STREET

**MACLEAN

S53°37'27"E 149.97'

dhCB FD HELD

0.05' 0.03' 0.05'
N.T.S.

S53°37'27"E 29.85'

dhCB FD

24.73'

31.35'

24.72'

STRUCTURE UNDER CONSTRUCTION 1020± S.F.

N00°26'55"E 244.00'

41.18'

55.84' TO E

L.U.G. #1 L.U.G. #2

S36°26'45"E 62.58'

W.F. 2 ST. DWELLING 2178± S.F.

EXIST. SHELL DRIVE

(UNCONSTRUCTED 40' WIDE) STREET

79-132
N/F
JOHN D. KANN
LORI H. KANN
DEED Bk./Pg.: 923/287
PLAN FILE 11-A, PLAN D, LOT 16
#8 OKORWAW AVENUE

S05°29'15"W 500.00'

EXIST. DIRT ROAD

PUBLIC- VARIABLE WIDTH
10/11/1982 LAYOUT- PLAN DRAWER #19 ROAD BK./PG.: 5/16
10/11/1982 LAYOUT- PLAN DRAWER #19 ROAD BK./PG.: 0/81

2014 TAKING 1982 LAYOUT

LOVERS LANE

TAKING DEED Bk./Pg.: 1540/146
PLAN No. 2014-102

LOT B
40,005 S.F.

LOT A
85,075 S.F.

RECORD LOCATION OF WELL
PER HEALTH DEPT. FILE
NOT FOUND- FIELD RECON 07/28/15

S05°29'15"W 65.04'

L45.80
R25.00'

N84°30'45"W 187.47'

EXIST. EDGE PAVEMENT

EXIST. BLOCK APRON

N84°30'45"W 200.47'

dhCB FD HELD

dhCB FD

CBS

OKORWAW AVENUE

PUBLIC- 40.00' WIDE
TAKING DEED Bk./Pg.: 1540/146
PLAN No. 2014-102

S05°29'15"W 40.00'

TIE S56°08'30"W 30.46'

TIE N84°30'18"W 392.02'

0.01' 0.07'
N.T.S.

79-28
N/F
ROBERT J. BETTACCHI, TRUSTEE
RJ BETTACCHI TRUST NO. 1
DEED Bk./Pg.: 686/140
PLAN FILE 11-A LOT 9
#1 OKORWAW AVENUE

79-78
N/F
LAWRENCE A. BOSSIDY, TRUSTEE
LAWRENCE A. BOSSIDY IRREVOCABLE QUALIFIED PERSONAL RESIDENCE TRUST
DEED Bk./Pg.: 572/27
PLAN FILE 11-A LOT 10
#3 OKORWAW AVENUE

T:\KEN 25 JOB 30
V:\DRAWFILES\B6471\ANR.dwg 7/28/2016 4:44:43 PM EDT

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

PLANNING BOARD
FILE # 8007

RECEIVED
AUG 02 2016
By

BEING A SUBDIVISION OF LOT 15
SHOWN ON PLAN FILE 11-A, PLAN D

# Plan of Land
in
Nantucket, MA
Prepared for
MIRIAM VARIAN

Scale: 1"= 30' JULY 28, 2016

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

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED FILE #

B6471

Bk: 01540 Pg: 145
2016 00001657
Bk: 1540 Pg: 145 Page: 1 of 11
Doc: OOT 05/31/2016 02:49 PM

PLANNING BOARD

FILE # 8007

RECEIVED
AUG 02 2016
By

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

# ORDER OF TAKING BY EMINENT DOMAIN AND LAYOUT OF PORTIONS OF LOVERS LANE, OKORWAW STREET, MONOHANSETT ROAD, WEBSTER ROAD AND WHITE STREET

The undersigned, being the majority of the duly elected and serving members of the County Commissioners of the County of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (the "County"), acting by the authority of Massachusetts General Laws Chapters 79 and 82, as amended, Article I of the Nantucket County Charter, St. 1996, c. 290, § 4, and by virtue of every other enabling power and authority, having complied with all the preliminary requirements prescribed by law, and having determined at a public hearing held on May 25, 2016 that common convenience and necessity require the layout of portions of Lovers Lane, Okorwaw Street and Monohansett Road as public ways, as shown on the plan referenced below, do hereby adopt and decree this Order and do hereby take from the supposed owners and their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the permanent easement over those parcels of land in the Town of Nantucket described below (the "Parcels"), and lay out the Parcels for the purpose of establishing the portions of Lovers Lane, Okorwaw Street, Monohansett Road, Webster Road and White Street as public highways, which Parcels are bounded and described in accordance with the Plan referenced below.

The land over which the permanent easements are taken is shown on a plan entitled "Roadway Acquisition Plan in Nantucket, Mass. of Boulevarde, Lovers Lane, Pochick Avenue, Clifford Street, Okorwaw Avenue and Monohansett Road," prepared by Bracken Engineering, Inc., dated October 15, 2014 (the "Plan"), and recorded with the Nantucket County Registry of Deeds as Plan No. 2014-102, and consists of the following parcels shown on the Plan. A reduced copy of the Plan is attached hereto as Exhibit A.

The Parcels are owned or supposed to be owned and/or formerly owned by the parties listed below, which parties are hereinafter collectively referred to as Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owner being given as of this Order of Taking, it is understood that in such instance said Parcel is owned by an Owner or Owners unknown to us.

Parcel CC, Lovers Lane and White Street

Owner: Karen L. Bopp and David Bopp
Property Address: 61 Lovers Lane, Nantucket, MA
Deed Reference: Book 1291, Page 304 in Nantucket County Registry of Deeds
Interest Taken: Permanent Easement
Area: 11,607 square feet

Parcel DD, Lovers Lane and White Street

Owner: Denise M. Goldsmith and J. Spencer Goldsmith, Trustees of Denise M. Goldsmith Revocable Trust, under Declaration of Trust dated January 28, 2003, for which a Trust Instrument pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1238, Page 226 and J. Spencer Goldsmith and Denise M. Goldsmith, Trustees of J. Spencer Goldsmith Revocable Trust, under Declaration of Trust dated January 28, 2003, for which a Trust Instrument pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1238, Page 229
Property Address: 1 White Street, Nantucket, MA
Deed Reference: Book 1238, Page 224 in said Deeds
Interest Taken: Permanent Easement
Area: 8,769 square feet

Parcel EE, Lovers Lane and Okorwaw Avenue

Owner: Gabrielle B. Rogers and Andrea Bettacchi Urban, Trustees of the R.J. Bettacchi Trust No. 1 u/d/t dated April 2, 1998, under a Declaration of Trust dated April 2, 1998 recorded with said Deeds in Book 686, Page 142, and as evidenced by a Trustees' Certificate dated September 14, 2009 recorded with said Deeds in book 1209, Page 348
Property Address: 1 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 686, Page 140 in said Deeds
Interest Taken: Permanent Easement
Area: 20,664 square feet

Parcel FF, Okorwaw Avenue

Owner: Henry J. Varian and Miriam Varian
Property Address: 4 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 766, Page 180 in said Deeds
Interest Taken: Permanent Easement
Area: 10,221 square feet

Parcel GG, Okorwaw Avenue

Owner: John D. Kann and Lori H. Kann
Property Address: 8 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 923, Page 287 in said Deeds
Interest Taken: Permanent Easement
Area: 4,865 square feet

Parcel HH, Okorwaw Avenue

Owner: Timothy P. Vieth and Jill S. Vieth
Property Address: 12 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1517, Page 126 in said Deeds
Interest Taken: Permanent Easement
Area: 5,735 square feet

Parcel II, Okorwaw Avenue

Owner: Jerry T. Daub and Suzanne M. Daub
Property Address: 1 Skyline Drive, Nantucket, MA
Deed Reference: Book 556, Page 224 in said Deeds
Interest Taken: Permanent Easement
Area: 5,473 square feet

Parcel JJ, Okorwaw Avenue

Owner: Douglas Nigen
Property Address: 22 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1170, Page 290 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel KK, Okorwaw Avenue

Owner: Rogers W. Cabot, Jr.
Property Address: 26 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 469, Page 337 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel LL, Okorwaw Avenue

Owner: Willard W. Brown, Jr., Clinton R. Brown, Timothy H. Brown and Kimberly B. Morrow, Trustees of 30 Okorwaw Realty Trust under Declaration of Trust dated September 20, 1999, recorded with said Deeds in Book 648, Page 231
Property Address: 30 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 648, Page 236 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel MM, Okorwaw Avenue

Owner: Tracy Lynn Curley
Property Address: 36 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1418, Page 125 in said Deeds
Interest Taken: Permanent Easement

Area: 4,800 square feet

Parcel NN, Okorwaw Avenue and Monohansett Road

Owner: Robert D. Orlandi, Trustee of the Robert D. Orlandi Family Trust under Declaration of Trust dated November 15, 2012, for which a Trustee's Certificate Pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1364, Page 148 and Deborah J. DuBois, Trustee of the Deborah J. DuBois Family Trust under a Declaration of Trust dated November 15, 2012, for which a Trustee's Certificate Pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1364, Page 142
Property Address: 42 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1364, Page 139 in said Deeds
Interest Taken: Permanent Easement
Area: 11,889 square feet

Parcel OO, Okorwaw Avenue

Owner: Lawrence A. Bossidy, Trustee of Lawrence A. Bossidy Irrevocable Qualified Personal Residence Trust Agreement for Nantucket Massachusetts Property, dated March 15, 1998, recorded with said Deeds in Book 572, Page 29
Property Address: 5 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 572, Page 27 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel PP, Okorwaw Avenue

Owner: The Nantucket Housing Authority
Property: 7 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 601, Page 271 in said Deeds
Interest Taken: Permanent Easement
Area: 4,865 square feet

Parcel QQ, Okorwaw Avenue

Owner: PF Trust Real Estate Holdings, LLC
Property: 11 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1467, Page 312 in said Deeds
Interest Taken: Permanent Easement
Area: 4,865 square feet

Parcel RR, Okorwaw Avenue

Owner: Patrick W. Taaffe and Carol A. Muehling
Property: 17 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 565, Page 337 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel SS, Okorwaw Avenue

Owner: Patrick W. Taaffe and Carol A. Muehling
Property: 21 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 407, Page 125 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel TT, Okorwaw Avenue

Owner: Whitney A. Gifford, Trustee of 25 Okorwaw Avenue Nominee Trust, under Declaration of Trust dated July 2, 2002 recorded with said Deeds in Book 764, Page 140
Property: 25 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 764, Page 145 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel UU, Okorwaw Avenue

Owner: Janet S. Anderson and Duncan M. Anderson, Trustees of MS B'Haven Nominee Trust under Declaration of Trust dated December 15, 2012 recorded with said Deeds in book 1360, Page 310
Property: 31 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1360, Page 316 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel VV, Okorwaw Avenue

Owner: Howard D. Nair, Trustee of Okorwaw Land Trust under a Declaration of Trust dated May 9, 1995 recorded with said Deeds in Book 472, Page 178
Property: 35 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 472, Page 183 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel WW, Okorwaw Avenue

Owner: Robert A. Larrabee and Elizabeth F. Larrabee
Property: 41 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 195, Page 187 in said Deeds
Interest Taken: Permanent Easement
Area: 5,434 square feet

Parcel XX, Monohansett Road

Owner: Merrill Lynch Credit Corporation

Property: 10 Monohansett Road, Nantucket, MA
Deed Reference: Book 1243, Page 273 in said Deeds
Interest Taken: Permanent Easement
Area: 1,947 square feet

Parcel YY, Monohansett Road

Owner: Todd W. Winship, Elizabeth W. Winship and Bess W. Clarke, Trustees of the Sixteen Monohansett Road Trust under a Declaration of Trust dated September 25, 2015, for which a Trustees' Certificate Pursuant to M.G.L. c, 184, §35 is recorded with said Deeds in Book 1503, Page 319
Property: 16 Monohansett Road, Nantucket, MA
Deed Reference: Book 1503, Page 322 in said Deeds
Interest Taken: Permanent Easement
Area: 4,496 square feet

Parcel ZZ, Monohansett Road

Owner: Sharon W. Jacobson
Property: 20 Monohansett Road, Nantucket, MA
Deed Reference: Book 369, Page 166 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel AAA, Monohansett Road

Owner: Duncan F. Winter and Delphine Winter
Property: 26 Monohansett Road, Nantucket, MA
Deed Reference: Book 1093, Page 229 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel BBB, Monohansett Road and Webster Road

Owner: John Lewis Halliwell
Property: 2 Webster Road, Nantucket, MA
Deed Reference: Book 647, Page 40 in said Deeds
Interest Taken: Permanent Easement
Area: 5,892 square feet

Parcel CCC, Monohansett Road and Webster Road

Owner: Leanne A. Baker
Property: 3 Webster Road a/k/a 34 Monohansett Road, Nantucket, MA
Deed Reference: Book 637, Page 129 in said Deeds
Interest Taken: Permanent Easement
Area: 5,803 square feet

Parcel DDD, Monohansett Road

Owner: Leanne A. Baker
Property: 38 Monohansett Road, Nantucket, MA
Deed Reference: Book 639, Page 314 in said Deeds
Interest Taken: Permanent Easement
Area: 13,134 square feet

Parcel EEE, Monohansett Road

Owner: Eighty Seven Skyline Drive Condominium Association created pursuant to the Master Deed of the Eighty Seven Skyline Condominium dated January 7, 2009 and recorded with said Deeds in Book 1172, Page 332
Property: 87 Skyline Drive, Nantucket, MA
Deed Reference: Book 1046, Page 124 in said Deeds
Interest Taken: Permanent Easement
Area: 13,498 square feet

Parcel FFF, Monohansett Road

Owner: The Bank of New York Mellon Corporation, Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1
Property: 42 Monohansett Road, Nantucket, MA
Deed Reference: Book 1306, Page 221 in said Deeds
Interest Taken: Permanent Easement
Area: 8,340 square feet

Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking.

Any easements encumbering said Parcels, including, without limitation, easements held by private utility companies, and any structures and facilities so located that are owned by private utility companies, are excluded from the taking.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the County Commissioners in accordance with Massachusetts General Laws Chapter 79, as amended.

IN WITNESS WHEREOF, we, the duly elected and qualified County Commissioners of the County of Nantucket have hereunto set our hands and seals on this 25 day of May, 2016.

NANTUCKET COUNTY COMMISSIONERS

Rick Atherton

Robert DeCosta

Matthew G. Fee

Dawn E. Hill Holdgate

James R. Kelly

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss

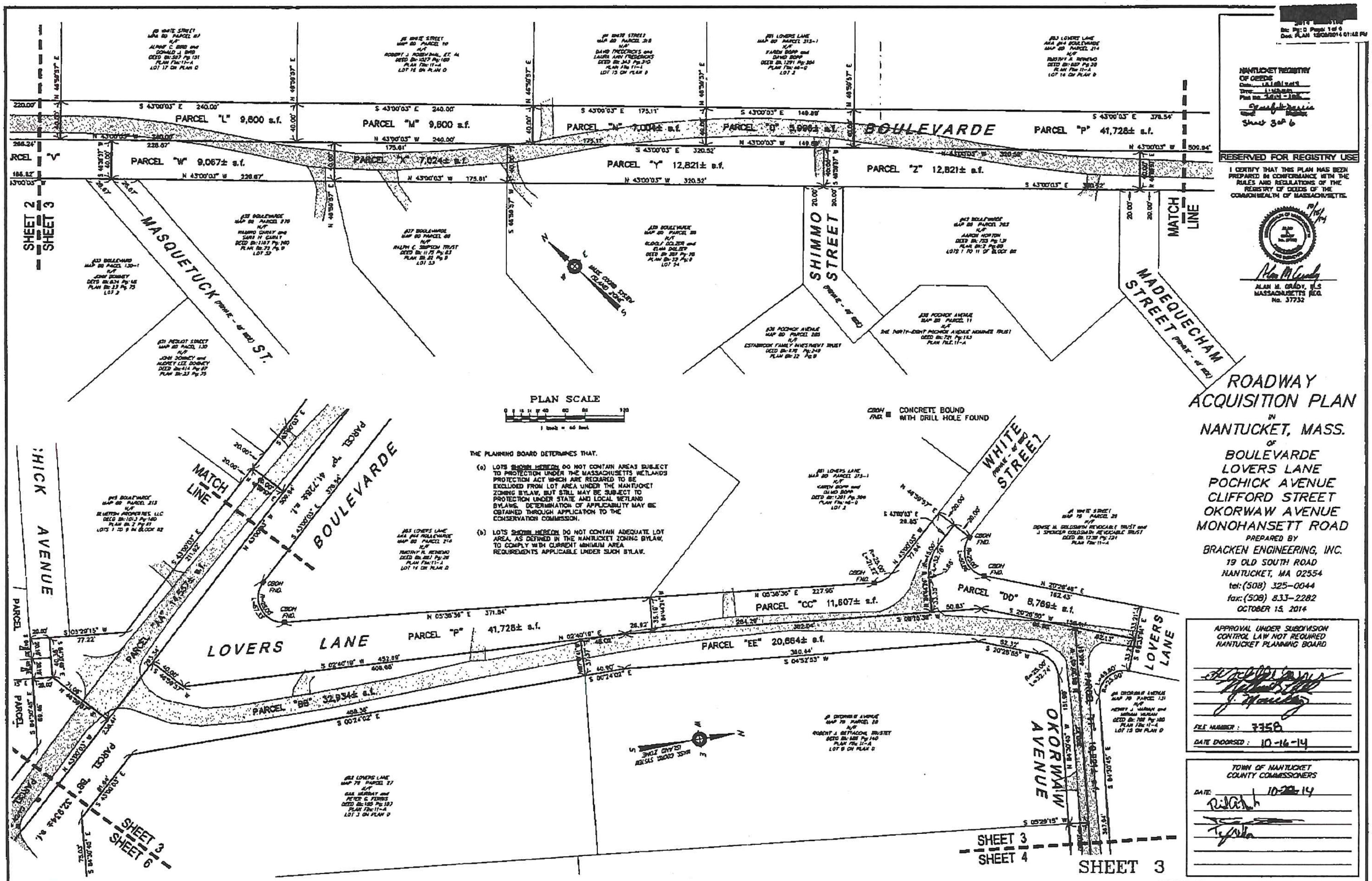
On this 25 day of May, 2016, before me, the undersigned notary public, personally appeared Rick Atherton, Robert DeCosta, ~~Matthew G. Fee,~~ Dawn E. Hill Holdgate and James R. Kelly, members of the Nantucket County Commissioners, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as County Commissioner of the County of Nantucket.

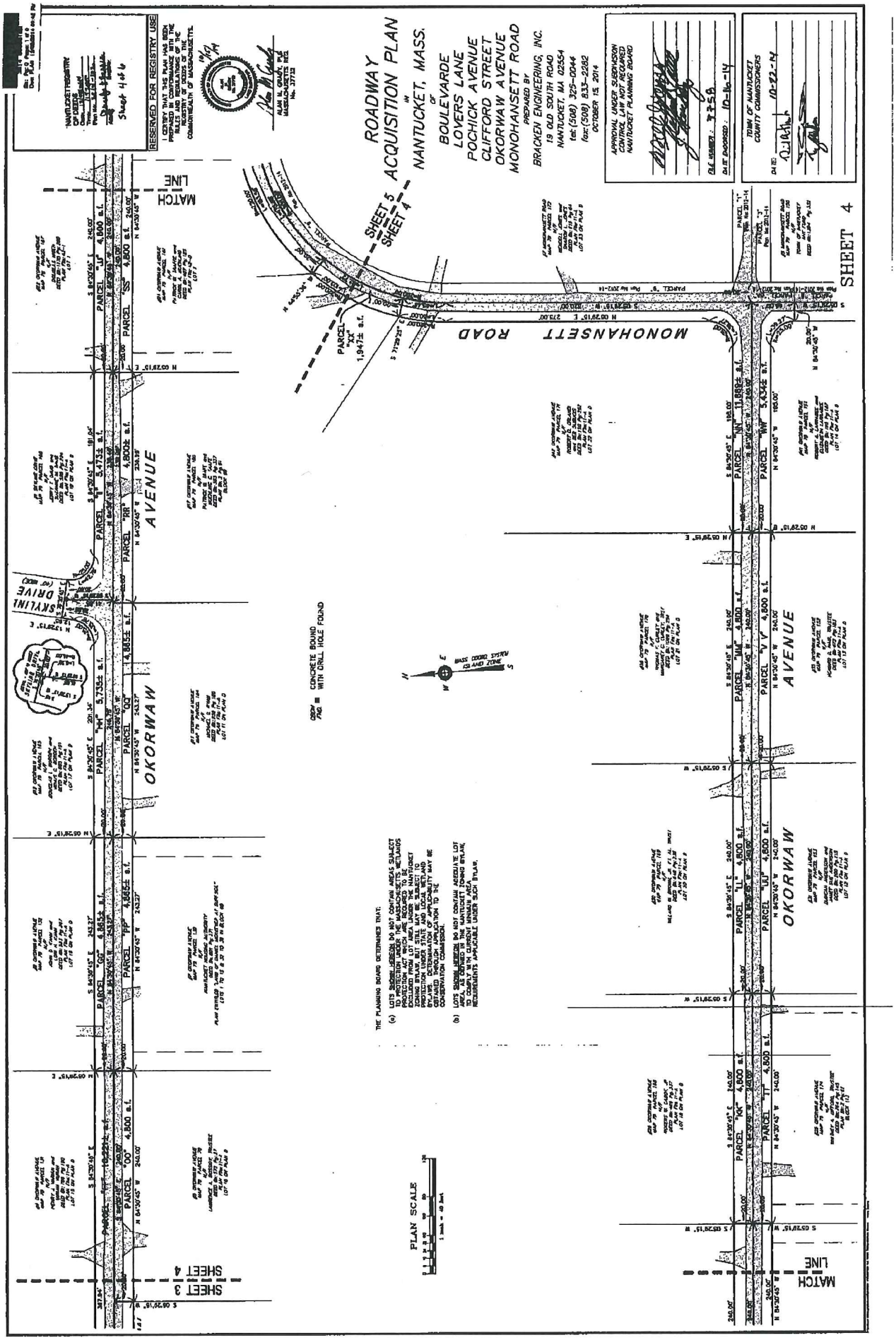
Notary Public
My commission expires:

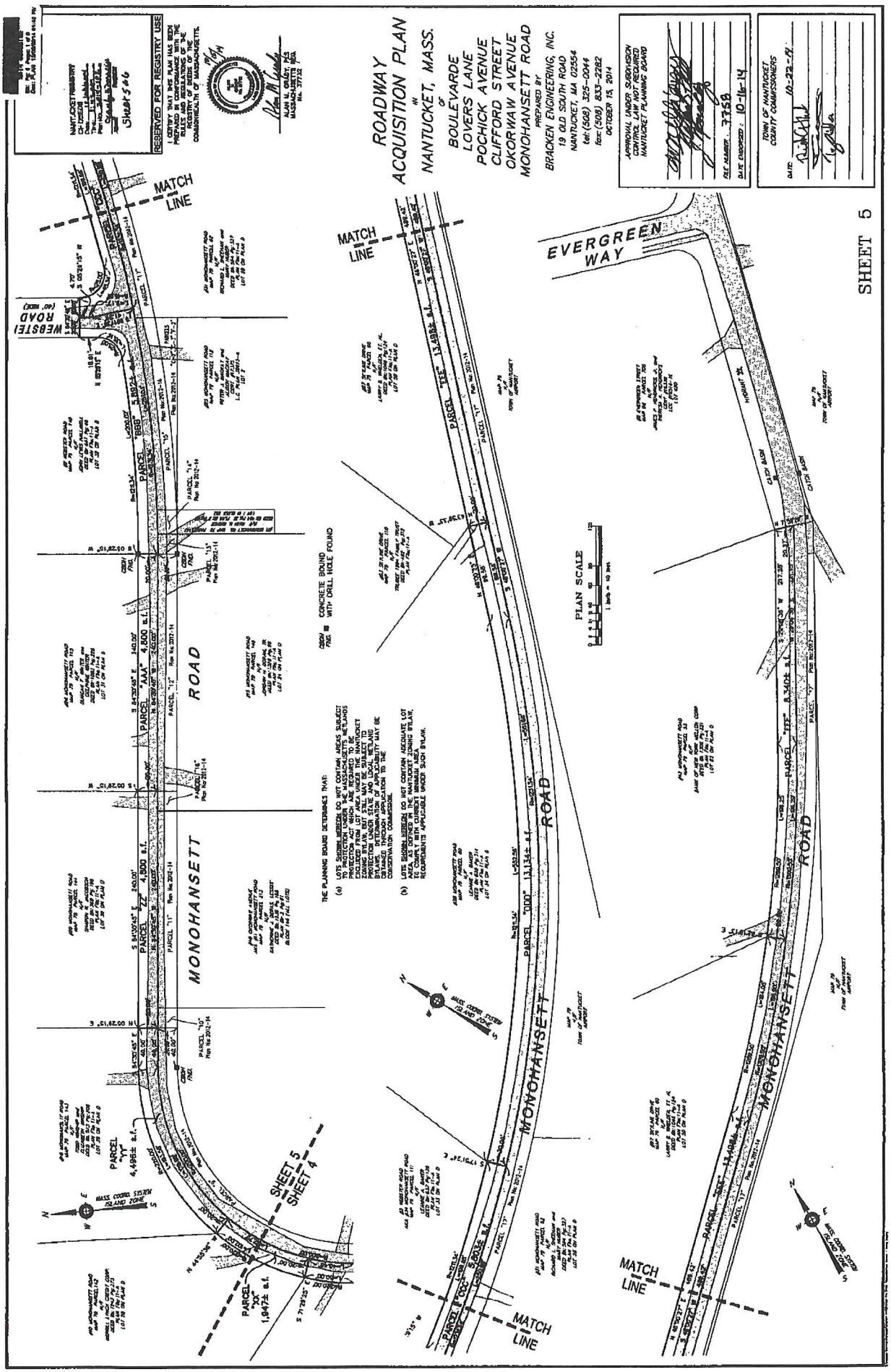
554524/NANTCC/0001

ERIKA DAVIDSON MOONEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2017

Exhibit A


ROADWAY ACQUISITION PLAN
IN
NANTUCKET, MASS.
OF
BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel:(508) 325-0044
fax:(508) 833-2282
OCTOBER 15, 2014
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.
ALAN M. GRADY, P.L.S
MASSACHUSETTS REG. No. 37732
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED NANTUCKET PLANNING BOARD
FILE NUMBER: 7358
DATE ENDORSED: 10-16-14
TOWN OF NANTUCKET COUNTY COMMISSIONERS
DATE: 10-22-14
PLAN SCALE
1 inch = 40 feet
CBOH FND. CONCRETE BOUND WITH DRILL HOLE FOUND
THE PLANNING BOARD DETERMINES THAT:
(a) LOTS SHOWN HEREON 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) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.
BOULEVARDE
PARCEL "L" 9,600 s.f.
PARCEL "M" 9,600 s.f.
PARCEL "N" 7,004± s.f.
PARCEL "O" 5,996± s.f.
PARCEL "P" 41,728± s.f.
PARCEL "V"
PARCEL "W" 9,067± s.f.
PARCEL "X" 7,024± s.f.
PARCEL "Y" 12,821± s.f.
PARCEL "Z" 12,821± s.f.
MASQUETUCK ST.
SHIMMO STREET
MADEQUECHAM STREET
WHITE STREET
MATCH LINE
LOVERS LANE
PARCEL "AA"
PARCEL "BB" 32,934± s.f.
PARCEL "CC" 11,607± s.f.
PARCEL "DD" 8,769± s.f.
PARCEL "EE" 20,664± s.f.
OKORWAW AVENUE
POCHICK AVENUE
SHEET 2
SHEET 3
SHEET 4
SHEET 6
SHEET 3


ROADWAY ACQUISITION PLAN
IN
NANTUCKET, MASS.
OF
BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel:(508) 325-0044
fax:(508) 833-2282
OCTOBER 15, 2014
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.
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED NANTUCKET PLANNING BOARD
DATE ENDORSED: 10-16-14
TOWN OF NANTUCKET COUNTY COMMISSIONERS
DATE: 10-23-14
SHEET 4
SHEET 5
SHEET 3
MATCH LINE
MONOHANSETT ROAD
OKORWAW AVENUE
POCHICK AVENUE
SKYLINE DRIVE
PARCEL "XX" 1,947± s.f.
CONCRETE BOUND WITH DRILL HOLE FOUND
MASS COORD SYSTEM ISLAND ZONE
PLAN SCALE
THE PLANNING BOARD DETERMINES THAT:
(a) LOTS SHOWN HEREON DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. CHAPTER 131, SECTION 40, AND ARE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER SAID ACT AND/OR SAID BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
(b) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA AS REQUIRED BY THE ZONING BYLAW, TO COMPLY WITH CURRENT UNMAN AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.




NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

2014 00000102
Bk: Pg: 0 Page: 0
Doc: PLAN 12/08/2014 01:42 PM

NANTUCKET REGISTRY
OF DEEDS
Date: 12/8/2014
Time: 1:42pm
Plan No: 2014-102
Attest: Register
Sheet 1 of 6

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.

10/15/14

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

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

SURFSIDE ROAD
GLADLANDS AVENUE
SCOTTS WAY
RUGGED ROAD
LOVERS LANE
WOODLAND DRIVE
EVERGREEN WAY
MACYS LANE
SKYLINE DRIVE
WEBSTER ROAD
EAGLES WAY
RAINBOWS END
WHITE STREET
MEQUASH AVENUE
MASAQUET AVENUE
POCHICK AVENUE
WEWEEDER AVENUE
NOBADEER AVENUE
NONANTUM AVENUE
MADEQUECHAM VALLEY ROAD
SURFSIDE STREET
WOODBINE STREET
PEQUOT STREET
MASSACHUCK STREET
UNQUENA STREET
STANDISH STREET
DUNHAM STREET
MILES STREET
TARBELL STREET
ADAMS STREET
BOULEVARDE
CLIFFORD STREET

SHEET 2 BOULEVARDE
SHEET 3
SHEET 4
SHEET 5 ROAD
SHEET 6

MONOHANSETT ROAD
OKORWAW AVENUE

ATLANTIC OCEAN

N
W E
S
MASS COORD. SYSTEM ISLAND ZONE

TITLE SHEET
PLAN SCALE
0 60 120 180 240 300 450 600 900
1 inch = 300 feet

# ROADWAY ACQUISITION PLAN
IN
NANTUCKET, MASS.
OF
BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : 7758
DATE ENDORSED : 10-16-14

TOWN OF NANTUCKET
COUNTY COMMISSIONERS

DATE: 10-22-14

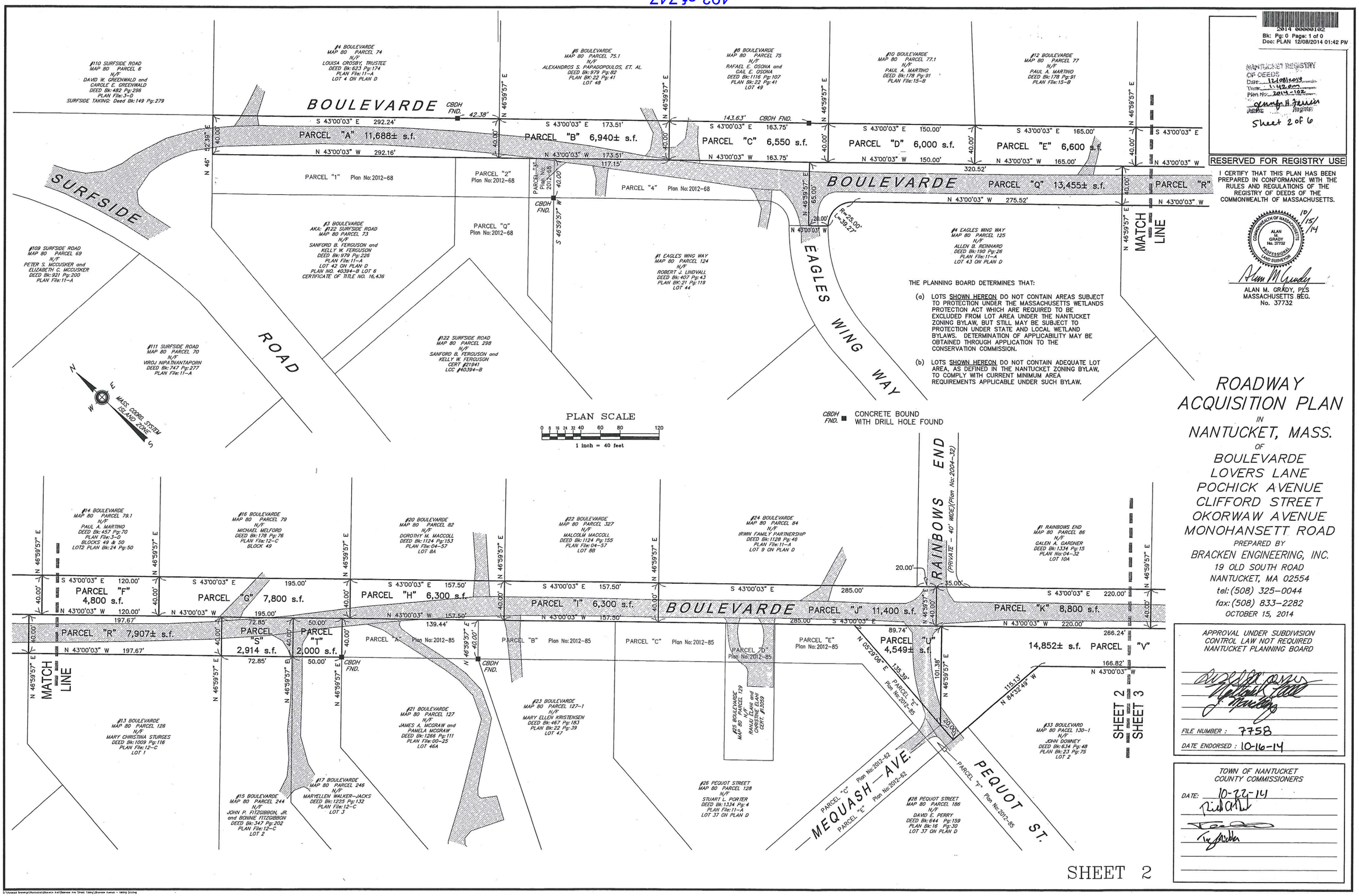
NOTES:

LOCUS: BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD

PLAN REFERENCES:

| | |
|---|---|
| Plan Bk: 17 Pg: 29 | |
| Plan Bk: 21 Pg: 119 | |
| Plan Bk: 22 Pg: 9 | |
| Plan Bk: 22 Pg: 39 | |
| Plan Bk: 22 Pg: 41 | |
| Plan Bk: 22 Pg: 46 | |
| Plan Bk: 23 Pg: 75 | |
| Plan Bk: 24 Pg: 50 | |
| Plan No: 2000-25 | Plan File: 2-D |
| Plan No: 2004-32 | Plan File: 6-B |
| Plan No: 2004-57 | Plan File: 11-A |
| Plan No: 2009-25 | Plan File: 12-C |
| Plan No: 2010-32 | Plan File: 15-B |
| Plan No: 2011-21 | Plan File: 42-D |
| Plan No: 2011-44 | Plan File: 42-I |
| Plan No: 2012-14 | Plan File: 46-P |
| Plan No: 2012-24 | Plan File: 46-Q |
| Plan No: 2012-49 | Plan File: 51-S |
| Plan No: 2012-62 | LCC #17745-A,F,G |
| Plan No: 2012-66 | LCC #34745-A |
| Plan No: 2012-68 | LCC #39913-A |
| Plan No: 2012-85 | LCC #40408-A |
| Plan No: 2014-13 | LCC #41423-A |

SHEET 1




2014 00003102
Bk: Pg: 0 Page: 1 of 0
Doc: PLAN 12/08/2014 01:42 PM

NANTUCKET REGISTRY OF DEEDS
Date: 12/08/2014
Time: 1:42 pm
Plan No: 2014-102
Attest: Jennifer H. Terrio, Register
Sheet 2 of 6

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEIN 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
10/15/14

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

# ROADWAY ACQUISITION PLAN

IN

## NANTUCKET, MASS.

OF

BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel:(508) 325–0044
fax:(508) 833–2282
OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : 7758
DATE ENDORSED : 10-16-14

TOWN OF NANTUCKET
COUNTY COMMISSIONERS
DATE: 10-22-14

SHEET 2

20140000001402
Bk: Pg:0 Page: 1 of 0
Doc: PLAN 12/08/2014 01:42 PM

NANTUCKET REGISTRY
OF DEEDS
Date: 12/08/2014
Time: 1:42pm
Plan No: 2014-102
Attest: Recorder
Sheet 3 of 6

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
10/15/14

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

# ROADWAY ACQUISITION PLAN
IN
NANTUCKET, MASS.
OF
BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : 7758
DATE ENDORSED : 10-16-14

TOWN OF NANTUCKET
COUNTY COMMISSIONERS
DATE: 10-28-14

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

CBDH FND. ■ CONCRETE BOUND WITH DRILL HOLE FOUND

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS SHOWN HEREON 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) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

SHEET 2
SHEET 3
SHEET 3
SHEET 4
SHEET 3
SHEET 6
MATCH LINE
MATCH LINE

2014 00003102
Bk: 0 Page: 1 of 0
Doc: PLAN 12/08/2014 01:42 PM

NANTUCKET REGISTRY OF DEEDS
Date: 12/08/2014
Time: 1:42pm
Plan No: 2014-102
Attest: Register

Sheet 4 of 6

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.

10/15/14

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

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

# ROADWAY ACQUISITION PLAN

IN

## NANTUCKET, MASS.

OF

BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : 7758

DATE ENDORSED : 10-16-14

TOWN OF NANTUCKET
COUNTY COMMISSIONERS

DATE: 10-22-14

SHEET 4

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

CBDH FND. ■ CONCRETE BOUND WITH DRILL HOLE FOUND

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS SHOWN HEREON 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) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

N E S W — MASS. COORD. SYSTEM ISLAND ZONE

SHEET 3 / SHEET 4

SHEET 5 / SHEET 4

MATCH LINE

MATCH LINE

OKORWAW AVENUE

SKYLINE DRIVE (40' WIDE)

MONOHANSETT ROAD

PARCEL "FF" 10,221± s.f.
PARCEL "GG" 4,865± s.f.
PARCEL "HH" 5,735± s.f.
PARCEL "II" 5,473± s.f.
PARCEL "JJ" 4,800 s.f.
PARCEL "OO" 4,800 s.f.
PARCEL "PP" 4,865± s.f.
PARCEL "QQ" 4,865± s.f.
PARCEL "RR" 4,800± s.f.
PARCEL "SS" 4,800 s.f.
PARCEL "XX" 1,947± s.f.
PARCEL "KK" 4,800 s.f.
PARCEL "LL" 4,800 s.f.
PARCEL "MM" 4,800 s.f.
PARCEL "NN" 11,889± s.f.
PARCEL "TT" 4,800 s.f.
PARCEL "UU" 4,800 s.f.
PARCEL "V V" 4,800 s.f.
PARCEL "WW" 5,434± s.f.

#4 OKORWAW AVENUE MAP 79 PARCEL 131 N/F HENRY J. VARIAN and MIRIAM VARIAN DEED Bk:766 Pg:180 PLAN File:11-A LOT 15 ON PLAN D

#5 OKORWAW AVENUE MAP 79 PARCEL 78 N/F LAWRENCE A. BOSSIDY, TRUSTEE DEED Bk:572 Pg:27 PLAN File:11-A LOT 10 ON PLAN D

#8 OKORWAW AVENUE MAP 79 PARCEL 132 N/F JOHN D. KAHN and LORI N. KAHN DEED Bk:923 Pg:287 PLAN File:11-A LOT 16 ON PLAN D

#7 OKORWAW AVENUE MAP 79 PARCEL 130 N/F NANTUCKET HOUSING AUTHORITY DEED Bk:601 Pg:271 PLAN ENTITLED "LAND OF DANIEL MCKEEVER AT SURFSIDE" LOTS 1 TO 15 & 32 TO 38 IN BLOCK 89

#12 OKORWAW AVENUE MAP 79 PARCEL 165 N/F DOUGLAS L. BORDEN and VENUS C. BORDEN DEED Bk:665 Pg:101 PLAN File:11-A LOT 17 ON PLAN D

#11 OKORWAW AVENUE MAP 79 PARCEL 164 N/F MICHAEL O. RYAN DEED Bk:956 Pg:180 PLAN File:11-A LOT 11 ON PLAN D

#1 SKYLINE DRIVE MAP 79 PARCEL 166 N/F JERRY T. DAUB and SUZANNE M. DAUB DEED Bk:556 Pg:224 PLAN File:11-A LOT 18 ON PLAN D

#17 OKORWAW AVENUE MAP 79 PARCEL 180 N/F PATRICK W. TAAFE and MUEHLING C. TAAFE DEED Bk:565 Pg:337 PLAN Bk:2 Pg:61 BLOCK 99

#23 OKORWAW AVENUE MAP 79 PARCEL 167 N/F DOUGLAS NIGEN DEED Bk:1170 Pg:290 PLAN File:42-I LOT 1

#21 OKORWAW AVENUE MAP 79 PARCEL 181 N/F PATRICK W. TAAFFE and CAROL A. MUEHLING DEED Bk:407 Pg:125 PLAN File:42-D LOT 1

#26 OKORWAW AVENUE MAP 79 PARCEL 168 N/F ROGERS W. CABOT, JR. DEED Bk:469 Pg:337 PLAN File:11-A LOT 19 ON PLAN D

#30 OKORWAW AVENUE MAP 79 PARCEL 169 N/F WILLARD W. BROWN, JR. ET. AL. TRUST DEED Bk:648 Pg:236 PLAN File:11-A LOT 20 ON PLAN D

#36 OKORWAW AVENUE MAP 79 PARCEL 170 N/F THOMAS F. CURLEY and MARGARET C. CURLEY, TRST DEED Bk:1069 Pg:254 PLAN File:11-A LOT 21 ON PLAN D

#42 OKORWAW AVENUE MAP 79 PARCEL 171 N/F ROBERT D. ORLANDI and DEB DUBRIOS DEED Bk:199 Pg:292 PLAN File:11-A LOT 22 ON PLAN D

#7 MONOHANSETT ROAD MAP 79 PARCEL 172 N/F WENDELL JONES and SHARON L. JONES DEED Bk:619 Pg:64 PLAN File:11-A LOT 23 ON PLAN D

#25 OKORWAW AVENUE MAP 79 PARCEL 174 N/F WHITNEY A. GIFFORD, TRUSTEE DEED Bk:764 Pg:145 PLAN Bk:2 Pg:61 BLOCK 113

#31 OKORWAW AVENUE MAP 79 PARCEL 153 N/F DUNCAN ANDERSON and JANET SUE ANDERSON DEED Bk:200 Pg:115 PLAN File:11-A LOT 12 ON PLAN D

#35 OKORWAW AVENUE MAP 79 PARCEL 152 N/F HOWARD D. NAIR, TRUSTEE DEED Bk:472 Pg:183 PLAN File:11-A LOT 13 ON PLAN D

#41 OKORWAW AVENUE MAP 79 PARCEL 151 N/F ROBERT A. LARRABEE and ELIZABETH LARRABEE DEED Bk:195 Pg:187 PLAN File:11-A LOT 14 ON PLAN D

#6 MONOHANSETT ROAD MAP 79 PARCEL 150 N/F TOWN OF NANTUCKET AHT FUND DEED Bk:1264 Pg:332

PARCEL "1" Plan No:2012-14
PARCEL "3" Plan No:2012-14
PARCEL "8A" Plan No:2012-14
PARCEL "8" Plan No:2012-14
PARCEL "9" Plan No:2012-14

2014 00008162
Bk: Pg: 0 Page: 1 of 0
Doc: PLAN 12/08/2014 01:42 PM

NANTUCKET REGISTRY OF DEEDS
Date: 12/08/2014
Time: 1:42 pm
Plan No: 2014-162
Attest: Register
Sheet 5 of 6

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

10/15/14

Alan M. Grady

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

# ROADWAY ACQUISITION PLAN
IN
NANTUCKET, MASS.
OF
BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : 7758
DATE ENDORSED : 10-16-14

TOWN OF NANTUCKET
COUNTY COMMISSIONERS

DATE: 10-22-14

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS SHOWN HEREON 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) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

CBDH FND. ■ CONCRETE BOUND WITH DRILL HOLE FOUND

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

SHEET 5

2014 0000011852
Bk: Plg: 0 Page: 1 of 0
Doc: PLAN 12/08/2014 01:42 PM

NANTUCKET REGISTRY OF DEEDS
Date: 12/08/2014
Time: 1:42pm
Plan No: 2014-102
Gerard H. Jesse
Register
Sheet 6 of 6

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.

10/15/14

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

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

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS SHOWN HEREON 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) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

# ROADWAY ACQUISITION PLAN

IN

## NANTUCKET, MASS.

OF

BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAW AVENUE
MONOHANSETT ROAD

PREPARED BY

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : 7758
DATE ENDORSED : 10-16-14

TOWN OF NANTUCKET
COUNTY COMMISSIONERS

DATE: 10-22-14

CBDH FND. ■ CONCRETE BOUND WITH DRILL HOLE FOUND

I.P. FND. O IRON PIPE FOUND

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

SHEET 6

#8008 ANR
Wesquo Property B, LLC
57 Washintogn Street
Map 42.2.3 Parcel 37

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

NANTUCKET TOWN CLERK
2016 AUG -3 PM 12:42

PLANNING BOARD
FILE # 8008

NANTUCKET TOWN CLERK
2016 AUG -3 PM 12:42

August 1, 2016

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

Re: **NOTICE OF "FORM A" SUBMISSION.**
**#57 Washington Street**
**Map:42.2.3 Parcel:37**

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 "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: Wesquo Property B, LLC.

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

Very Truly Yours,
Nantucket Surveyors, LLC

Paul J. Santos, PLS
Agent for the Applicant

Enclosures

Cc: Wesquo Capital Partners

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
AUG 03 2016
By

NANTUCKET
TOWN CLERK
2016 AUG -3 PM 12:42

August 1, 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: Wesquo Property B, LLC**
**#57 Washington Street**
**Map:42.2.3 Parcel:37**

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

Enclosures

Cc: Wesquo Capital Partners

RECEIVED
AUG 03 2016
By

NANTUCKET
TOWN CLERK
2016 AUG -3 PM 12:42

# Nantucket Planning Board

PLANNING BOARD

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

FILE # 8008

Date: 8/1/16 *Name of Owner(s)/Applicant(s): Wesquo Property B, LLC

*Owner's/Applicant's address: 37 Old South Road, #6 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): 57 Washington Street

Name of Registered Land Surveyor: Paul J. Santos, PLS
Surveyor's address: Nantucket Surveyors, LLC 5 Windy Way, Nantucket MA 02554

The owner's title to the land derived under deed from The Douglas Woodyatt Island Family, LLC, date 6/25/15
And recorded in Nantucket Registry of Deed, Book 1488 Page 313 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.2.3, Parcel # 37.
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 Washington Street ; OR and Fayette Street

  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 #** 2008

**Endorsement Date:**_____

# The Commonwealth of Massachusetts
## Secretary of the Commonwealth
### State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the Commonwealth

20150000173B
Bk: 315 Page: 1 of 1
Doc: C 06/26/2015 03:41 PM

June 12, 2015

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

**WESQUO PROPERTY B, LLC**

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **September 6, 2013.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **NONE**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **JAMES D FEELEY, WESQUO RESIDENTIAL REAL ESTATE FUND I, LLC, STEVEN D HOLLISTER, THOMAS J HOLLISTER**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **JAMES D FEELEY, WESQUO RESIDENTIAL REAL ESTATE FUND I, LLC, STEVEN D HOLLISTER, THOMAS J HOLLISTER**

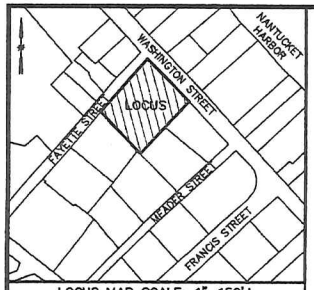
NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira Register of Deeds

In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Processed By:tpg



LOCUS MAP SCALE: 1"=150'±

REFERENCES:
OWNER REF: WESQUO PROPERTY B, LLC
TOTAL AREA=12,975± S.F.

DEED REF.: DEED BOOK 1488, PAGE 313
PLAN REF.: PLAN BOOK 2015, PAGE 97
ASSESSORS REF.: MAP: 42.2.3 PARCEL: 37

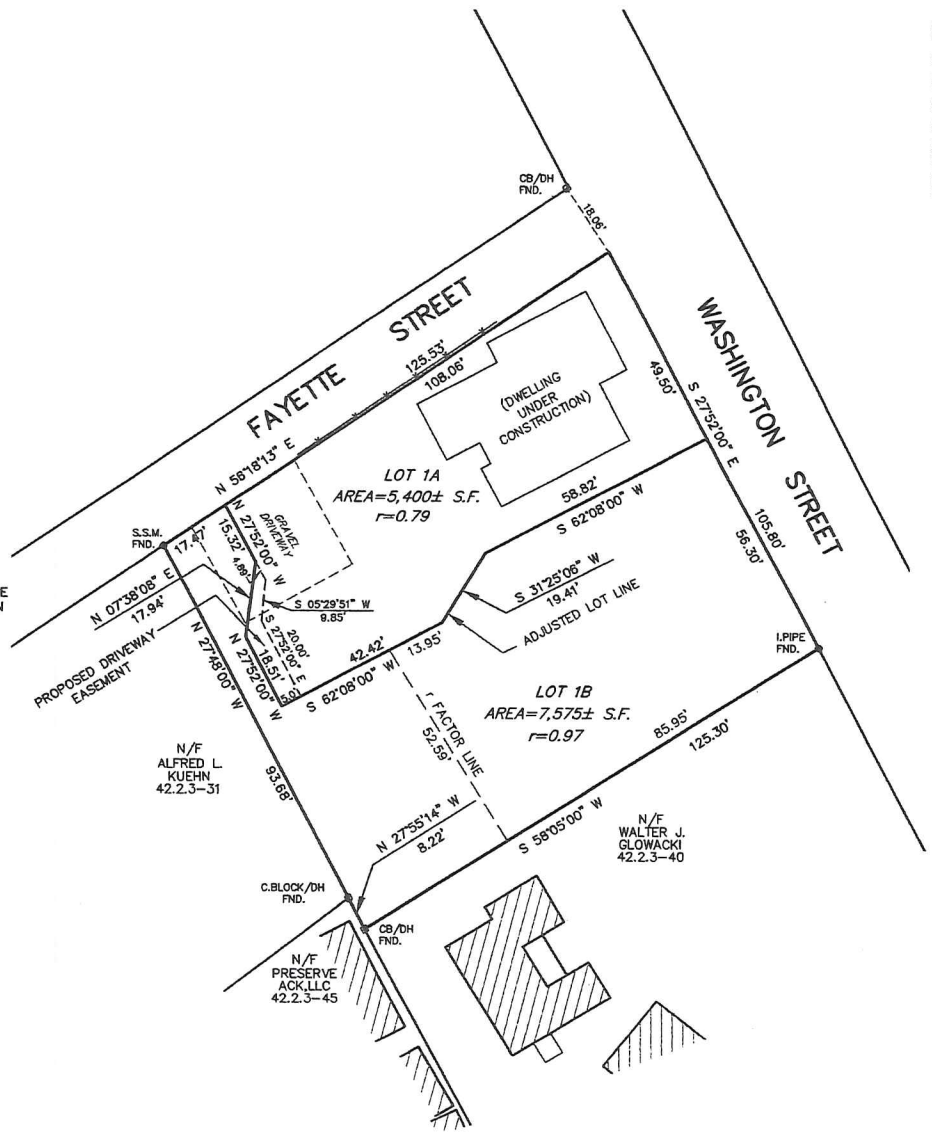
CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE AND REAR SETBACK: 5'
MAXIMUM G.C.R.: 50%

NOTES:

1. THE PLANNING BOARD DETERMINES THAT:
   LOT(S) 1A & 1B 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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
2. THE PREMISES SHOWN ON THIS PLAN IS LOCATED WITHIN FLOOD HAZARD ZONES "AE" (EL. 9) & "VE" (EL. 11) AS DELINEATED ON THE "FIRM" MAP NO. 25019C0088G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND:

| | |
|---|---|
| CONC. | CONCRETE |
| Dd Bk | DEED BOOK |
| DHCB | DRILL HOLE/CONCRETE BOUND |
| FND | FOUND |
| GC | GROUND COVER |
| IP | IRON PIPE |
| N/F | NOW OR FORMERLY |
| Pg | PAGE |
| Pl Bk | PLAN BOOK |
| S.F. | SQUARE FEET |
| SSM | STEEL SURVEYORS MARKER |




MERIDIAN: Pl Bk 12, Pg 37

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

PLANNING BOARD
FILE # 2015

PLAN OF LAND
BEING AN ADJUSTMENT OF LOT LOT LINES
PLAN BOOK 2015, PAGE 97
#57 WASHINGTON STREET
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: NOVEMBER 09, 2015
REVISED AUGUST 1, 2016 (LOT LINE ADJUST)
PREPARED FOR:
WESQUO PROPERTY B, LLC

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

GRAPHIC SCALE
1"=20'
0 20 40 60 80

COMMONWEALTH OF MASSACHUSETTS PAUL J. SMITH No. 25126 REGISTERED 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 8/11/16 DATE

THE AREA CALCULATIONS FOR EACH LOT COMPLIES WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BYLAW CH. 139 SS. 2A AND 18A.

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

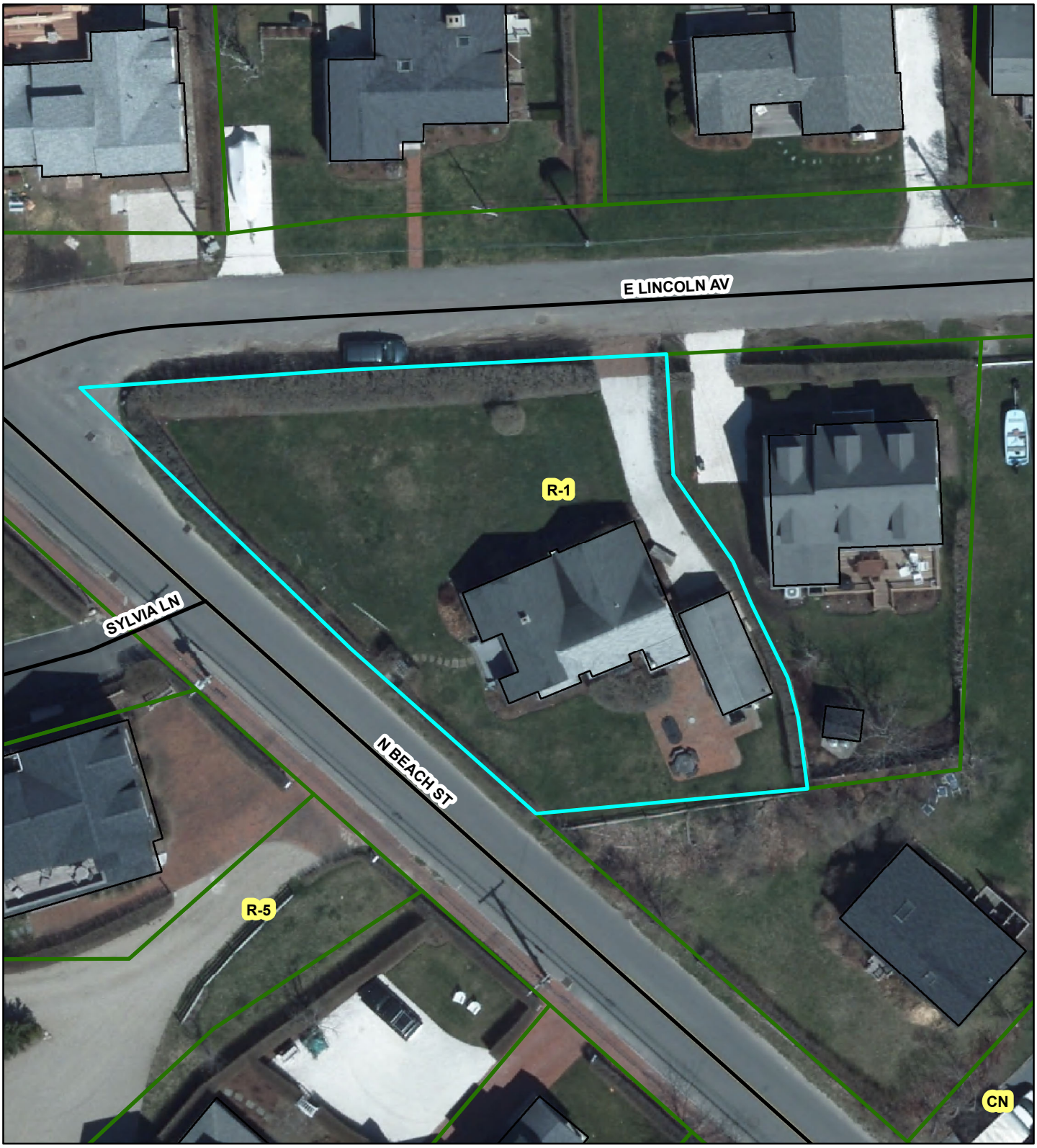
NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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

N-10634

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

#8009 ANR
Carolyn Marzo
26 East Lincoln Ave
Map 42.4.1 Parcel 41



PLANNING BOARD

FILE # 8009

NANTUCKET TOWN CLERK

2016 AUG -1 PM 12:57

RECEIVED
AUG 02 2016
By

# Nantucket Planning Board

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

Date: 8-1-16 *Name of Owner(s)/Applicant(s): CAROLYN MARZO

*Owner's/Applicant's address: 203 CHELSEA ST. STATEN ISLAND
State: MA Zip Code: 10307
*(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): 26 EAST LINCOLN AVE.

Name of Registered Land Surveyor: JEFFREY L. BLACKWELL
Surveyor's address: 20 TEASDALE CR. NANTUCKET, MA 02554

The owner's title to the land derived under deed from JOSEPH + CAROLYN MARZO, date 10-28-1996
And recorded in Nantucket Registry of Deed, Book 519 Page 75 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.4.1, Parcel # 41.
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 2 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: HISTORIC INFORMATION TO BE PROVIDED

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

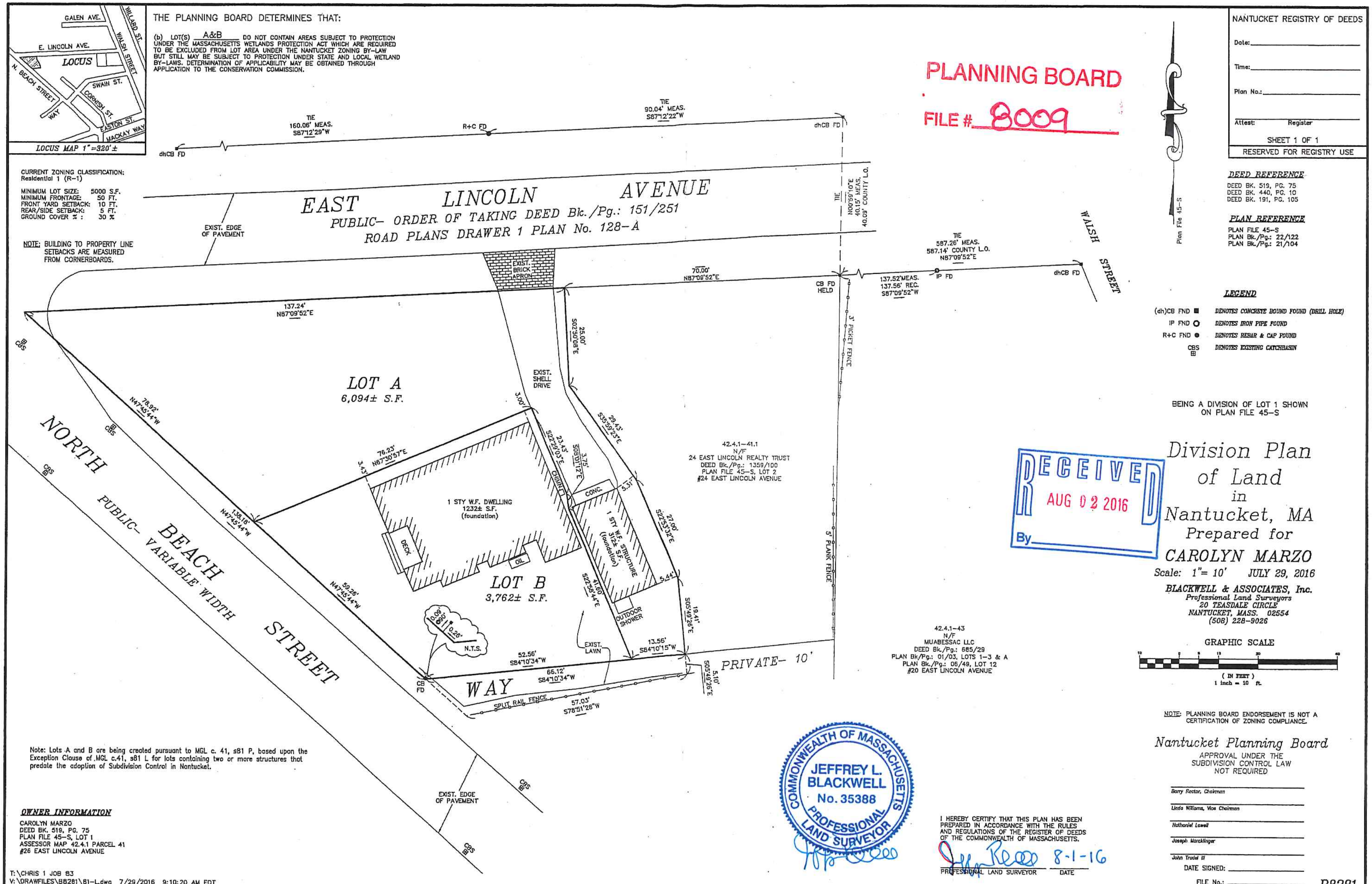
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Jeff Reed Agent for Carolyn Marzo
Owner's Signature

**Planning Board File #** 8009

**Endorsement Date:**_____

CHK# 22575
$150 —


GALEN AVE.
E. LINCOLN AVE.
LOCUS
N. BEACH STREET
WAY
SWAIN ST.
CORNISH ST.
EASTON ST.
MACKAY WAY
WILLARD ST.
WALSH STREET
LOCUS MAP 1"=320'±
THE PLANNING BOARD DETERMINES THAT:
(b) LOT(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.
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 %
NOTE: BUILDING TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.
PLANNING BOARD
FILE # 8009
NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE
Plan File 45-S
DEED REFERENCE
DEED BK. 519, PG. 75
DEED BK. 440, PG. 10
DEED BK. 191, PG. 105
PLAN REFERENCE
PLAN FILE 45-S
PLAN Bk./Pg.: 22/122
PLAN Bk./Pg.: 21/104
LEGEND
(dh)CB FND ■ DENOTES CONCRETE BOUND FOUND (DRILL HOLE)
IP FND ○ DENOTES IRON PIPE FOUND
R+C FND ● DENOTES REBAR & CAP FOUND
CBS DENOTES EXISTING CATCHBASIN
TIE 160.06' MEAS. S87°12'29"W
R+C FD
TIE 90.04' MEAS. S87°12'22"W
dhCB FD
EAST LINCOLN AVENUE
PUBLIC- ORDER OF TAKING DEED Bk./Pg.: 151/251
ROAD PLANS DRAWER 1 PLAN No. 128-A
EXIST. EDGE OF PAVEMENT
TIE N00°59'10"E 40.15' MEAS. 40.09' COUNTY L.O.
TIE 587.26' MEAS. 587.14' COUNTY L.O. N87°09'52"E
137.52' MEAS. 137.56' REC. S87°09'52"W
IP FD
WALSH STREET
EXIST. BRICK APRON
70.00' N87°09'52"E
CB FD HELD
137.24' N87°09'52"E
3' PICKET FENCE
5' PLANK FENCE
LOT A
6,094± S.F.
EXIST. SHELL DRIVE
3.00'
25.00' S02°50'08"E
29.43' S35°59'23"E
23.43' S22°29'03"E
3.75' S08°01'12"E
CHMNY
CONC.
5.31'
27.00' S22°53'32"E
5.44'
1 STY W.F. DWELLING 1232± S.F. (foundation)
1 STY W.F. STRUCTURE 312± S.F. (foundation)
OUTDOOR SHOWER
DECK
OIL
76.23' N67°30'57"E
3.43'
LOT B
3,762± S.F.
41.60' S22°58'44"E
19.41' S05°49'26"E
13.56' S84°10'15"W
N.T.S.
0.09' 0.28'
EXIST. LAWN
52.56' S84°10'34"W
66.12' S84°10'34"W
57.03' S78°51'28"W
SPLIT RAIL FENCE
5.10' S05°49'26"E
PRIVATE- 10' WAY
CB FD
78.92' N47°45'44"W
138.18' N47°45'44"W
59.26' N47°45'44"W
NORTH BEACH STREET
PUBLIC- VARIABLE WIDTH
CBS
EXIST. EDGE OF PAVEMENT
42.4.1-41.1
N/F
24 EAST LINCOLN REALTY TRUST
DEED Bk./Pg.: 1359/100
PLAN FILE 45-S, LOT 2
#24 EAST LINCOLN AVENUE
42.4.1-43
N/F
MUABESSAC LLC
DEED Bk./Pg.: 685/29
PLAN Bk./Pg.: 01/03, LOTS 1-3 & A
PLAN Bk./Pg.: 06/49, LOT 12
#20 EAST LINCOLN AVENUE
BEING A DIVISION OF LOT 1 SHOWN ON PLAN FILE 45-S
Division Plan
of Land
in
Nantucket, MA
Prepared for
CAROLYN MARZO
Scale: 1"= 10' JULY 29, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
RECEIVED
AUG 02 2016
By
GRAPHIC SCALE
( IN FEET )
1 inch = 10 ft.
NOTE: PLANNING BOARD ENDORSEMENT IS NOT A CERTIFICATION OF ZONING COMPLIANCE.
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 No.:
B8281
COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR
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.
8-1-16
PROFESSIONAL LAND SURVEYOR
DATE
Note: Lots A and B 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.
OWNER INFORMATION
CAROLYN MARZO
DEED BK. 519, PG. 75
PLAN FILE 45-S, LOT 1
ASSESSOR MAP 42.4.1 PARCEL 41
#26 EAST LINCOLN AVENUE
T:\CHRIS 1 JOB 83
V:\DRAWFILES\B8281\81-L.dwg 7/29/2016 9:10:20 AM EDT

PLANNING BOARD

FILE # 8009

NANTUCKET TOWN CLERK

2016 AUG -1 PM 12:57

RECEIVED
AUG 02 2016
By

# Nantucket Planning Board

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

Date: 8-1-16 *Name of Owner(s)/Applicant(s): CAROLYN MARZO

*Owner's/Applicant's address: 203 CHELSEA ST. STATEN ISLAND
State: MA Zip Code: 10307
*(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): 26 EAST LINCOLN AVE.

Name of Registered Land Surveyor: JEFFREY L. BLACKWELL
Surveyor's address: 20 TEASDALE CR. NANTUCKET, MA 02554

The owner's title to the land derived under deed from JOSEPH + CAROLYN MARZO, date 10-28-1996
And recorded in Nantucket Registry of Deed, Book 519 Page 75 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.4.1, Parcel # 41.
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 2 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: HISTORIC INFORMATION TO BE PROVIDED

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

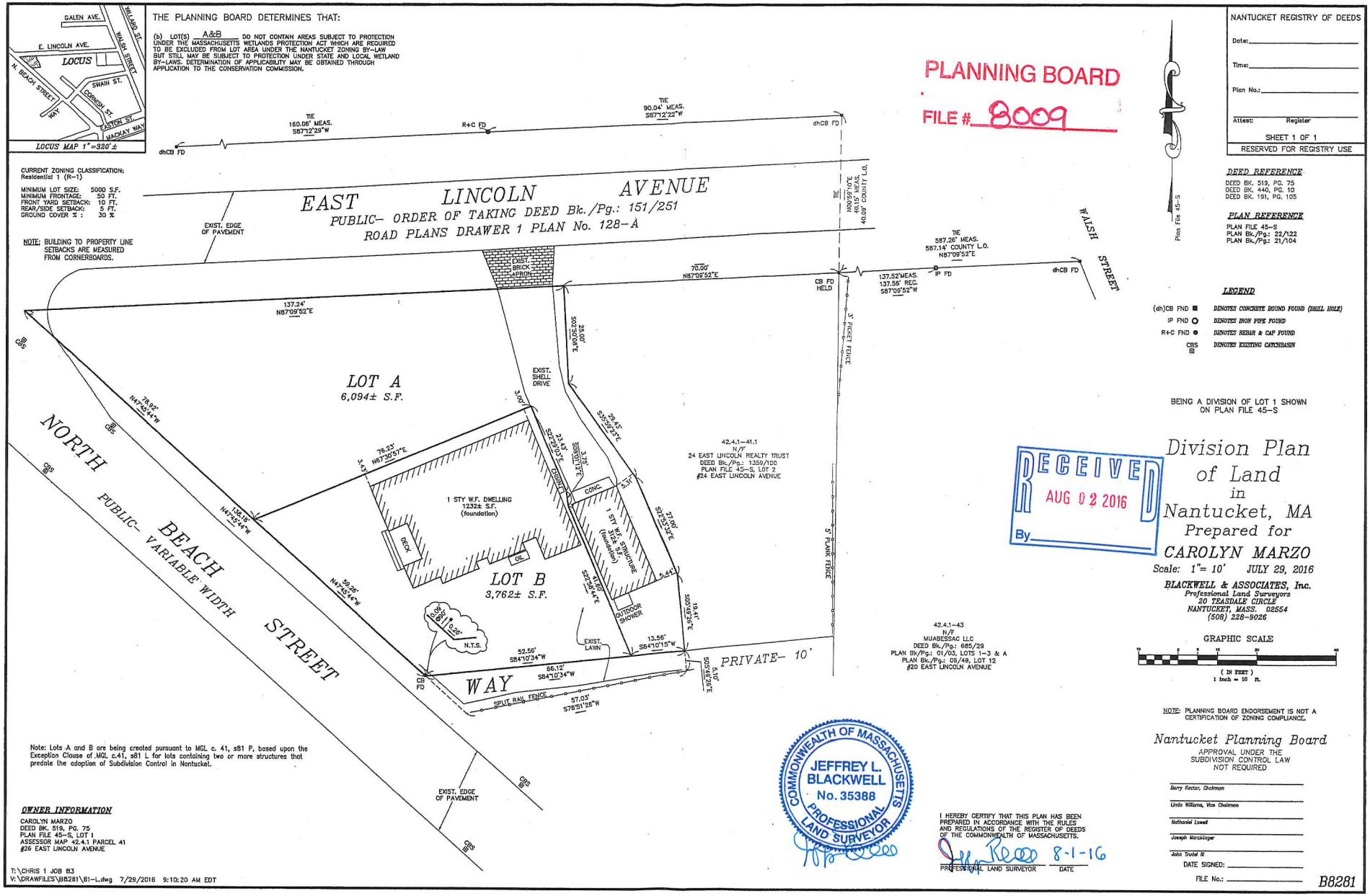
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Jeff Reed Agent for Carolyn Marzo
Owner's Signature

**Planning Board File #** 8009

**Endorsement Date:**_____

CHK# 22575
$150 —


LOCUS MAP 1"=320'±
GALEN AVE.
WILLARD ST.
WALSH STREET
E. LINCOLN AVE.
LOCUS
N. BEACH STREET
SWAIN ST.
CORNISH ST.
EASTON ST.
MACKAY WAY
THE PLANNING BOARD DETERMINES THAT:
(b) LOT(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
FILE # 8009
NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE
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 %
NOTE: BUILDING TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.
TIE 160.08' MEAS. S87°12'29"W
R+C FD
TIE 90.04' MEAS. S87°12'22"W
dhCB FD
EAST LINCOLN AVENUE
PUBLIC- ORDER OF TAKING DEED Bk./Pg.: 151/251
ROAD PLANS DRAWER 1 PLAN No. 128-A
TIE N05°05'10"E 49.19' COUNTY L.O.
TIE 587.26' MEAS. 587.14' COUNTY L.O. N87°09'52"E
IP FD
137.52'MEAS. 137.56' REC. S87°09'52"W
WALSH STREET
Plan File 45-S
DEED REFERENCE
DEED Bk. 519, Pg. 75
DEED Bk. 440, Pg. 10
DEED Bk. 191, Pg. 105
PLAN REFERENCE
PLAN FILE 45-S
PLAN Bk./Pg.: 22/122
PLAN Bk./Pg.: 21/104
LEGEND
(dh)CB FND ■ DENOTES CONCRETE BOUND FOUND (DRILL HOLE)
IP FND ○ DENOTES IRON PIPE FOUND
R+C FND ● DENOTES REBAR & CAP FOUND
CBS ⊞ DENOTES EXISTING CATCHBASIN
EXIST. EDGE OF PAVEMENT
EXIST. BRICK APRON
70.00' N87°08'52"E
137.24' N87°09'52"E
CB FD HELD
S02°50'08"E 25.00'
3' PICKET FENCE
LOT A
6,094± S.F.
EXIST. SHELL DRIVE
3.00'
78.92' N47°45'44"W
76.23' N87°20'57"E
3.43'
S82°29'01"E 23.43'
S05°01'12"E 3.75'
CONC.
5.31'
S35°39'23"E 29.43'
S82°33'32"E 27.00'
42.4.1-41.1
N/F
24 EAST LINCOLN REALTY TRUST
DEED Bk./Pg.: 1359/100
PLAN FILE 45-S, LOT 2
#24 EAST LINCOLN AVENUE
1 STY W.F. DWELLING
1232± S.F.
(foundation)
DECK
OIL
1 STY W.F. STRUCTURE
154± S.F.
(foundation)
5' PLANK FENCE
5.44'
105.18' N47°45'44"W
59.26' N47°45'44"W
LOT B
3,762± S.F.
S52°58'44"E 41.89'
OUTDOOR SHOWER
S05°49'26"E 19.41'
10.08'
0.28'
N.T.S.
EXIST. LAWN
52.56' S84°10'34"W
13.56' S84°10'15"W
S05°49'26"E 5.10'
PRIVATE- 10' WAY
66.12' S84°10'34"W
SPLIT RAIL FENCE
57.03' S76°51'28"W
PUBLIC- VARIABLE WIDTH STREET
EXIST. EDGE OF PAVEMENT
BEING A DIVISION OF LOT 1 SHOWN ON PLAN FILE 45-S
RECEIVED
AUG 02 2016
By
Division Plan of Land in Nantucket, MA
Prepared for
CAROLYN MARZO
Scale: 1"= 10' JULY 29, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
42.4.1-43
N/F
MUABESSAC LLC
DEED Bk./Pg.: 685/29
PLAN Bk./Pg.: 01/03, LOTS 1-3 & A
PLAN Bk./Pg.: 05/49, LOT 12
#20 EAST LINCOLN AVENUE
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.
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
Barry Rector, Chairman
Linda Williams, Vice Chairman
Nathaniel Lowell
Joseph Matcklinger
John Trudel III
DATE SIGNED:
FILE No.:
B8281
Note: Lots A and B 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.
OWNER INFORMATION
CAROLYN MARZO
DEED Bk. 519, Pg. 75
PLAN FILE 45-S, LOT 1
ASSESSOR MAP 42.4.1 PARCEL 41
#26 EAST LINCOLN AVENUE
T:\CHRIS 1 JOB 83
V:\DRAWFILES\B8281\81-L.dwg 7/29/2016 9:10:20 AM EDT
COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR
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
8-1-16
DATE

**STATUS REPORT 26 EAST LINCOLN STREET**
**August 1, 2016**

PLANNING BOARD

**EVIDENCE TO SUPPORT AN APPROVAL FOR A 41-81L**

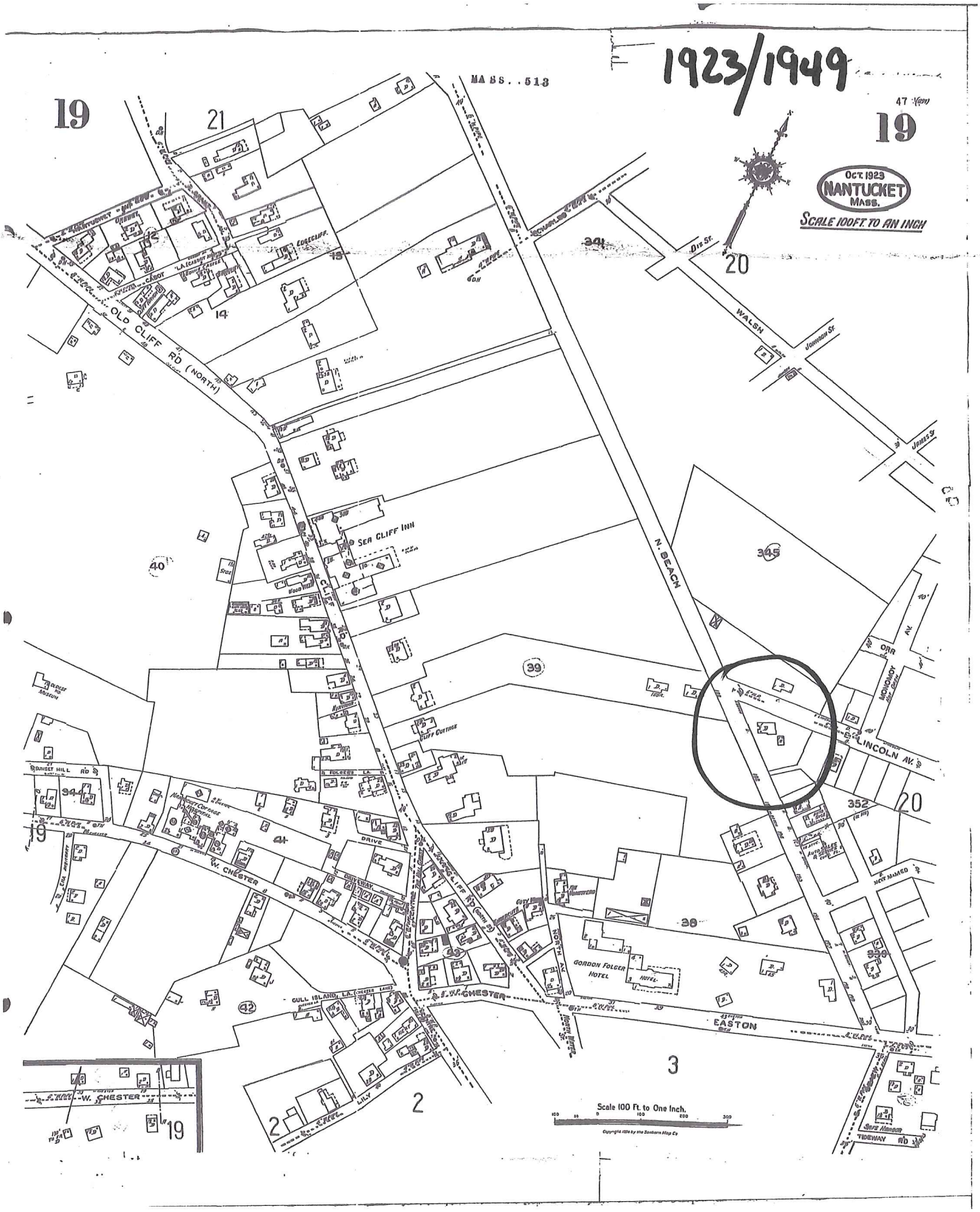
FILE # 8009

- The property contains a primary dwelling unit and a garage currently. The goal of this research is to validate the existence of both structures on the site prior to Nantucket's February 16, 1955 adoption of the Subdivision Control Law.

  - The current property tax card states that the dwelling was constructed in 1960. The property records state there is a primary dwelling and a separate garage.
  - The 1949 Sanborn Map on file at the Nantucket Historical Association shows the dwelling and the garage on the site, in the same locations as they currently are sited.
  - The 1938 aerial in the Town records shows the dwelling and the garage on the site. It must be noted that the two structures are only about 18" apart and look like they are attached given the shadows on the older aerials.
  - The 1957 aerial shows the dwelling and garage. Changes to the two structures' footprints were made over time, but the dwelling is relatively unchanged with a filled in section done several years ago to the northerly side of the dwelling.
  - The garage remaining as a separate dwelling unit sited less than the previously required 12-foot scalar separation from the primary dwelling was granted variance relief by the ZBA in Decision #011-92 and approved on February 7, 1992.
  - In 1994 the easterly portion (dwelling unit) of the ancillary structure was removed, leaving only the remaining garage section in order to subdivide the lot (creating a vacant lot at 24 East Lincoln Street) and maintain the required 5-foot side yard setback of the garage from the new easterly lot line.
  - The property tax card is not correct with the dwelling and garage structure clearly having existed prior to 1955.
  - On the "1951 (1953, 1955, 1956) Real Estate Valuation List", tax period 01/01/1950 (1952, 1954, 1955 respectively) – 12/31/1950 (1952, 1954, 1955 respectively) for James K. Friedman (with the address still listed as nondescript number "No. Beach Street", the

dwelling and garage are listed. Furthermore, he two are listed as such consistently from that time forward to the present.

- Various plot plans included in the packet continue to show the garage and garage/cottage and dwelling from 1982 – 1995, the date of the last plot plan in the file.
- **As these structures pre-date the February 16, 1955 adoption of the Nantucket Subdivision Control Law and have existed to the present with modifications made to the structures over time, a 41-81L plan can be endorsed by the Nantucket Planning Board.**

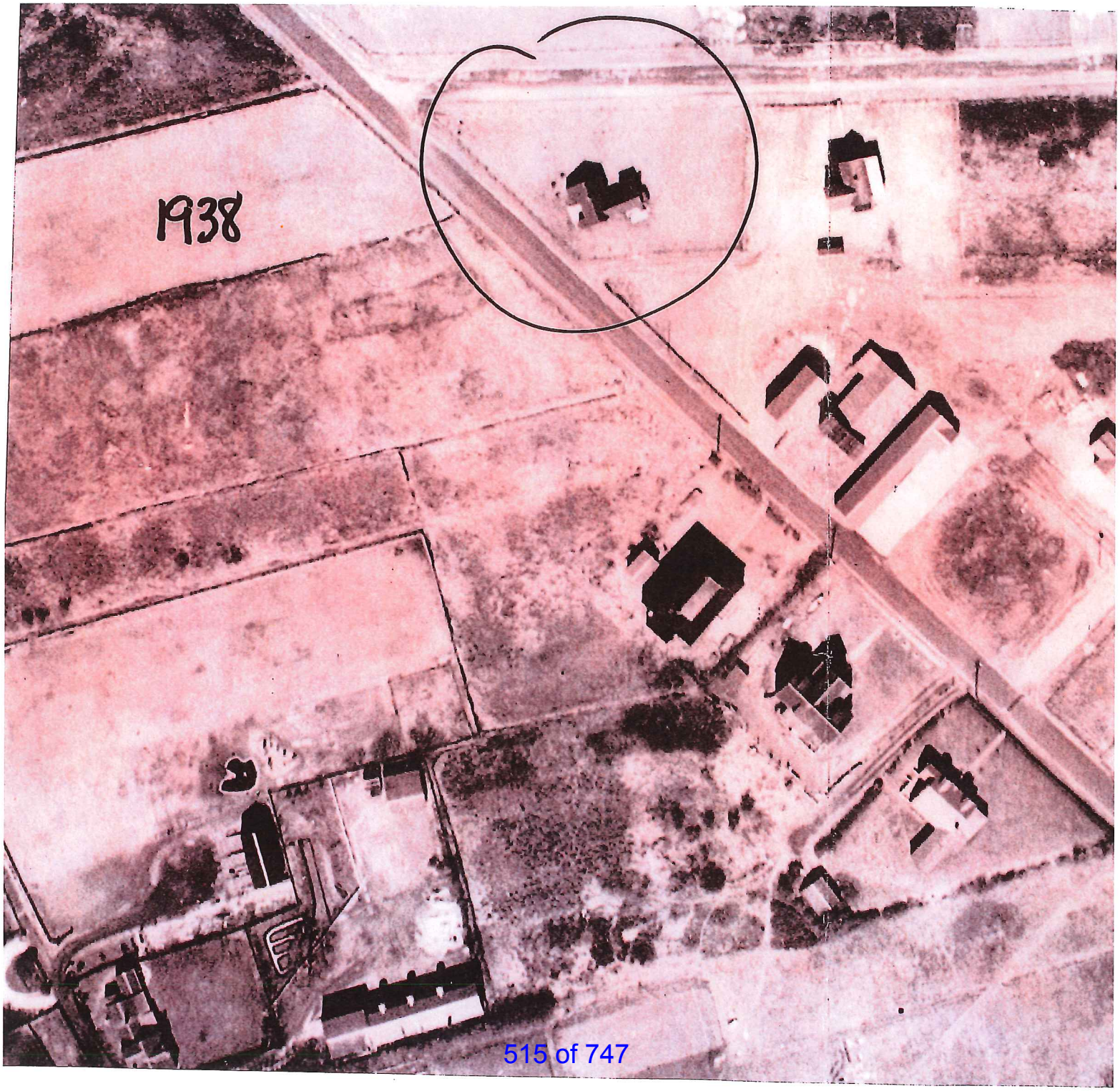



PLANNING BOARD

FILE # 8009

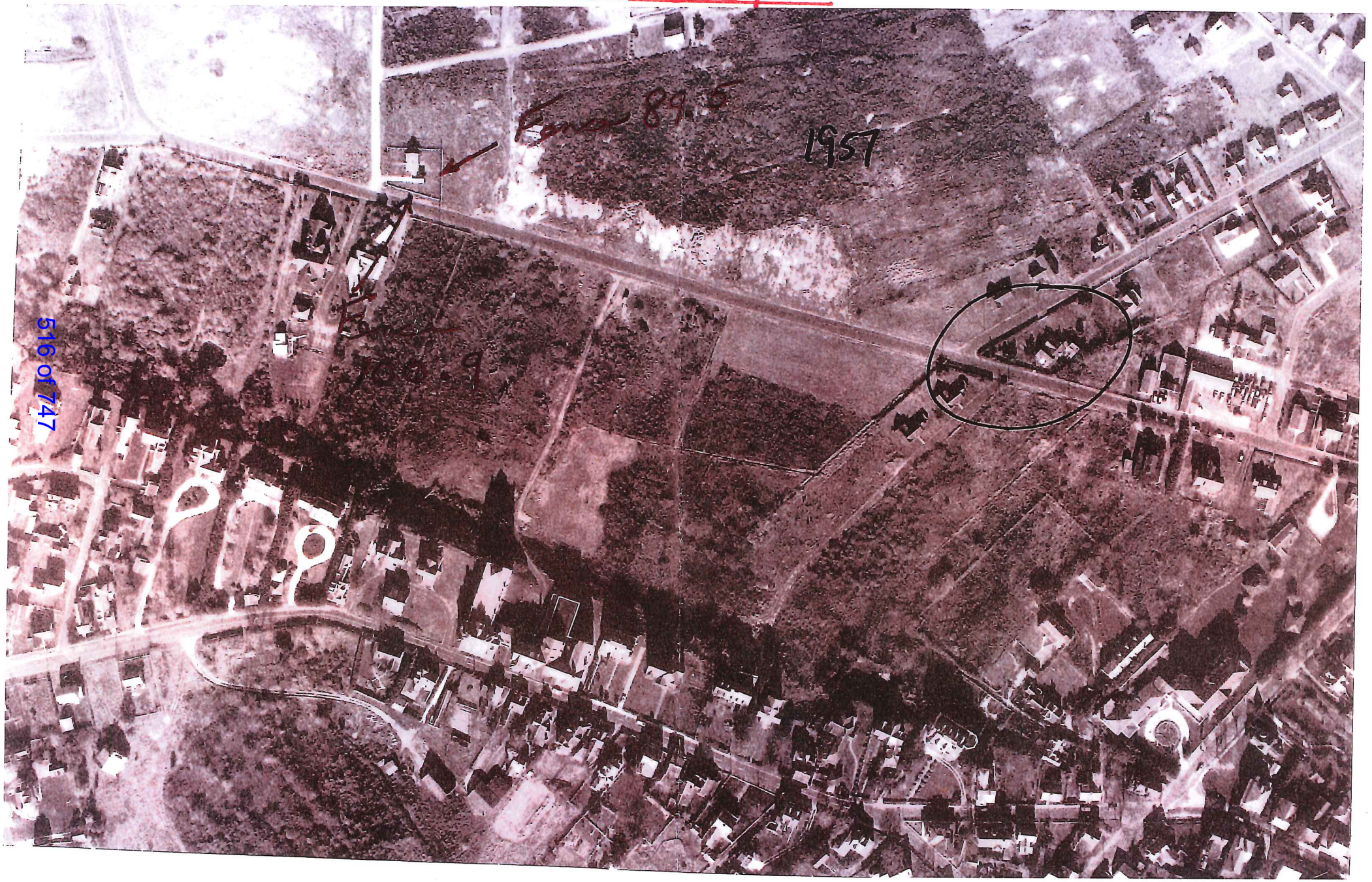
PLANNING BOARD

FILE # 8009



PLANNING BOARD

FILE # 8009




516 of 747

FORM 28L

Nantucket, Mass.
NAME OF CITY OR TOWN

# 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 |
|---|---|---|---|---|---|---|---|
| 1 | FRAME, Harriet M.,<br>7 Parsons Walk<br>Darien, Conn. North Liberty St. | 16,350 | 1,000 | Dwelling | 3,000 | 4,000 | 160.00 |
| | " " | 765 | 50 | Garage & Room | 350 | 400 | 16.00 |
| | " " | 10,900 | 550 | | | 550 | 22.00 |
| | Off " " | 5,844 | 300 | | | 300. | 12.00 |
| 2 | FRAME, Stuart M. & Elizabeth B.,<br>c/o Crouch & Beahan Co.,<br>99 Dewey Ave.,<br>Rochester, N. Y. Lot B, Pl. 14263A<br>Lot A, Pl. 14263A, Atlantic St. | 20,956 | 1,000 | Dwelling | 3,690 | 4,690 | 187.60 |
| | | 24,600 | 250 | | | 250. | 10.00 |
| 3 | FREDLAND, John Rogers & Dorothy S.,<br>Pitman Road<br>Siasconset, Mass. Lot C, Pl. 16021B, Pitman Rd. Sconset | 10,700 | 250 | Dwelling | 2,000 | 2,250 | 90.00 |
| 4 | FREEDMAN, Cornelia Anne<br>57 Belvedere St.,<br>Pittsburgh, Penn. Lot 2, Burnell St., Pl. 13647A | 11,116 | 300 | Cottage | 700 | 1,700 | 68.00 |
| | | | | " | 700 | | |
| 5 | FREEMAN, Pauline Smith<br>24 Mountain Road<br>Farmington, Conn. Madaket, Lot 92A, 92B, Pl. 3092I | 30,200 | 400 | Dwelling | 1,400 | 2,600 | 104.00 |
| | | | | Garage | 800 | | |
| | Main Street | 13,500 | 2,000 | Dwelling | 15,500 | 18,200 | 728.00 |
| | | | | Stable | 500 | | |
| | | | | Garage | 200 | | |
| 6 | Lot B, Hulbert St., West Side | 43,200 | 4,320 | | | 4,320. | 172.80 |
| 7 | FREEMAN, Tempe B.,<br>Farmington, Conn. Mooer's Ave., Lot 36, part of Lot 37 | 6,290 | 1,260 | Dwelling<br>2-car Garage | 2,500<br>400 | 4,160 | 166.40 |
| | Mooer's Ave., Lots 38 & 39 | 7,310 | 1,140 | | | 1,140 | 45.60 |
| 8 | FRIEBUS, Beatrice M.,<br>27 Perry Street<br>New York 14, N. Y. Lot 4, County Rd. | 6,400 | 150 | | | 150 | 6.00 |
| 9 | FRIEDMAN, James K.,<br>915 Edison Bldg.,<br>Toledo, Ohio North Beach Street | 14,400 | 1,000 | Dwelling<br>Garage | 2,800<br>200 | 4,000 | 160.00 |

PLANNING BOARD
517 of 747
FILE # 8009

FORM 28L

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket
NAME OF CITY OR TOWN

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 | Frame, Stuart M. & Elizabeth B.<br>c/o Crouch & Beahan Co.<br>99 Dewey Ave.<br>Rochester, N.Y. Lot B. Pl. 14263A<br>Lot A Pl. 14263A | 20,956<br>24,600 | 1,000<br>250 | Dwelling | 3,690 | 4,690<br>250 | 187 60<br>10 00 | 187.60<br>10.00 |
| 2 | Freedman, Cornelia Anne<br>57 Belvedere St.<br>Pittsburgh, Pa. Lot 2 Burnell St.<br>Pl. 13647A | 11,116 | 300 | Dottage<br>Cottage | 700<br>700 | 1,700 | 68 00 | 68.00 |
| 3 | Freeman, Pauline Smith<br>24 Mountain Road<br>Farmington, Conn. Madaket Lot 92-A<br>Lot 92-B Pl. 3092-I<br>Main St. | 30,200<br>13,500 | 400<br>2,000 | Dwelling<br>Garage<br>Dwelling<br>Stable<br>Garage | 1,200<br>400<br>15,500<br>500<br>200 | 2,000<br>18,200 | 80 00<br>728 00 | 80.00<br>728.00 |
| 4 | Freeman, Tempe B.<br>Farmington, Conn. Mooers Ave. Lot 36<br>& part of Lot 37<br>Mooers Ave.<br>Lots 38, 39 | 6,290<br>7,310 | 1,260<br>1,140 | Dwelling<br>2 car Gar. | 2,500<br>400 | 4,160<br>1,140 | 166 40<br>45 60 | 166.40<br>45.60 |
| 5 | Friebus, Beatrice M.<br>27 Perry St.<br>New York, 14, N.Y. Lot 4 County Rd. | 6,400 | 150 | | | 150 | 6 00 | 6.00 |
| 6 | Frey, Emma M.<br>41 Rosemere St.<br>Rye, New York Lot 24-A Pl. 8606-E<br>Quidnet<br>Lot 22-A Pl.8606E<br>Quidnet | 5,461<br>9,366 | 150<br>300 | | | 150<br>300 | 6 00<br>12 00 | 6.00<br>12.00 |
| 7 | Friedman, James K.<br>915 Edison Bldg. N. Beach St.<br>Toledo, Ohio | 14,400 | 1,000 | Dwelling<br>Garage | 2,800<br>200 | 4,000 | 160 00 | 160.00 |
| 8 | Frissell, Harold R. & Mildred B.<br>209 Hollister Ave.<br>Rutherford, N.J. Aurora Hts. Lot 22<br>Aurora Hts. Lot 21 | 8,416<br>8,000 | 600<br>300 | | | 600<br>300 | 24 00<br>12 00 | 24.00<br>12.00 |

FORM 28

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket

NAME OF CITY OR TOWN

# 19 53 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 | |
|---|---|---|---|---|---|---|---|---|
| | FREEMAN, Pauline Smith<br>Farmington, Conn. | | | | | | | |
| | Madaket, Lot 92-A | 30,200 | 400 | Dwelling | 1,200 | 2,000 | 76.00 | 76.00 |
| | 92-B L.C. Pl. 3092-I | | | Gar. | 400 | | | |
| 1 | Main St. | 13,500 | 2,000 | Dwelling | 15,500 | 18,000 | 684.00 | 684.00 |
| | | | | Stable | 500 | | | |
| | FRIEBUS, Beatrice M.<br>27 Perry St.<br>New York, 14, N. Y. | | | | | | | |
| 2 | Lot 4 County Rd. | 6,400 | 150 | | | 150 | 5.70 | 5.70 |
| | FREY, Emma M.<br>41 Rosemere St.<br>Rye, N. Y. | | | | | | | |
| | Lot 24, A Plan 8606 Quid. | 5,461 | 150 | | | 150 | 5.70 | 5.70 |
| 3 | Lot 22A, Pl. 8606-E " | 9,366 | 300 | | | 300 | 11.40 | 11.40 |
| | FRIEDMAN, James K.<br>1037 Edison Bldg.<br>Toledo, Ohio | | | | | | | |
| | N. Beach St. | 16,000 | 250 | Dwelling | 2,800 | 3,250 | 123.50 | |
| 4 | | | | Gar. | 200 | | | 123.50 |
| | FRIZZELL, Harold R. & Mildred B.<br>209 Hollister Ave.<br>Rutherford, N. J. | | | | | | | |
| | Aurora Hts. Lot 22 | 5,416 | 600 | | | 600 | 22.80 | 22.80 |
| 5 | Aurora Hts. Lot 21 | 5,000 | 300 | | | 300 | 11.40 | 11.40 |
| | FROST, Elizabeth Hollister<br>c/o Mrs. Walter Blair<br>Cobbs Lane,<br>Tarrytown, N. Y. | | | | | | | |
| | Hinckley Lane | 38,115 | 500 | Dwelling | 3,500 | 4,150 | 157.70 | |
| 6 | | | | Bldg. | 150 | | | 157.70 |
| | FROST, Granger H.<br>c/o Mrs. Walter Blair<br>Cobbs Lane<br>Tarrytown, N. Y. | | | | | | | |
| | Lot B-1, Pl 13009-B | 2 ac. | 150 | | | 150 | 5.70 | 5.70 |
| 7 | | | | | | | | |
| | Furber, Mary C. | | | | | | | |
| | Academy Ave. | 4,200 | 700 | Dwelling | 2,600 | 3,500 | 133.00 | 133.00 |

519 of 747

THE COMMONWEALTH OF MASSACHUSETTS

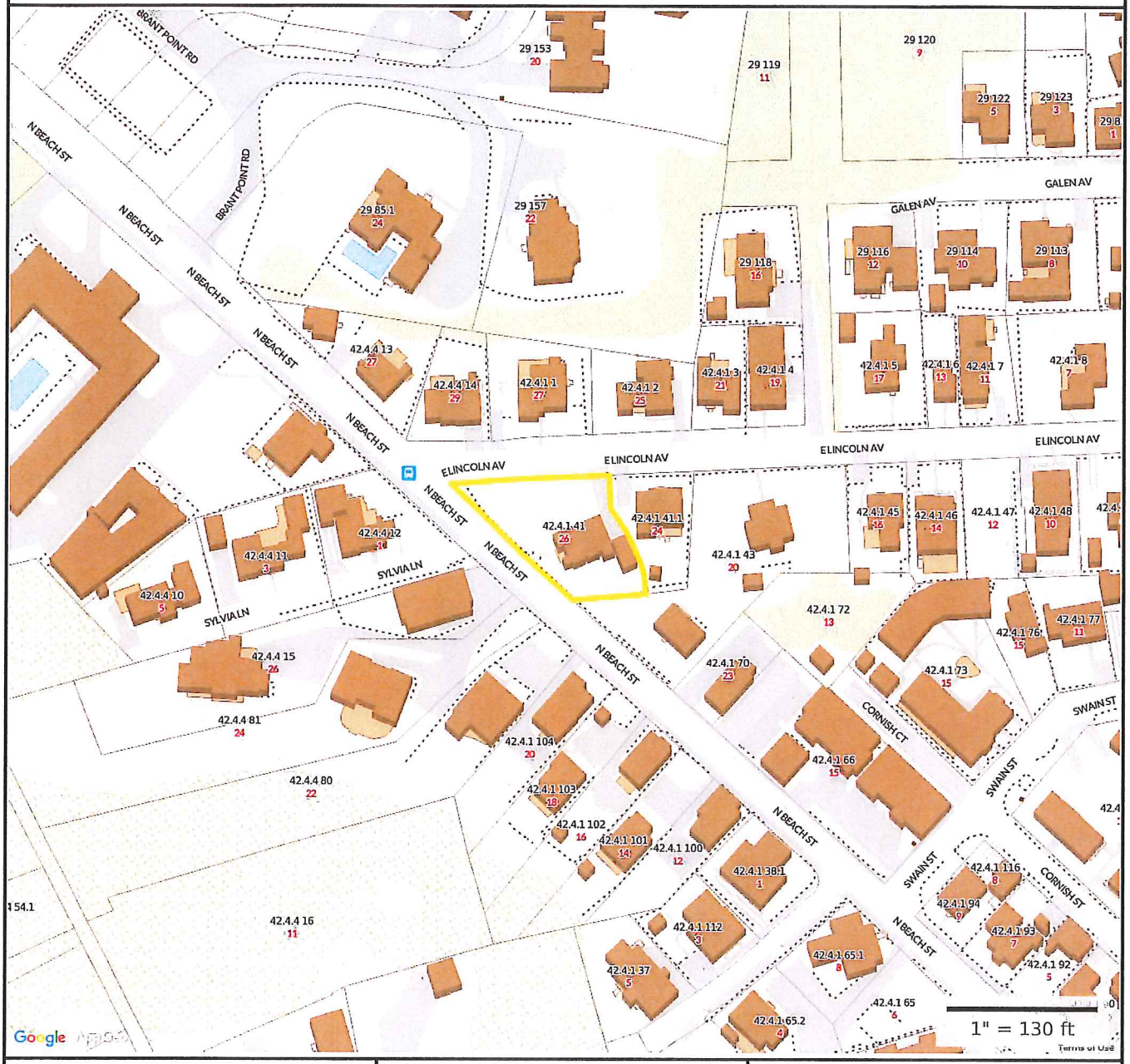
Nantucket, Mass.
NAME OF CITY OR TOWN

FORM 25

# 1951 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 | |
|---|---|---|---|---|---|---|---|---|
| | FREY, Emma M.<br>41 Rosemere St.<br>Rye, N. Y. | | | | | | | |
| 1 | Lot 24, A Plan 8606E Quidnet | 5,461 | 150 | | | 150 | 5 70 | 5.70 |
| | Lot 22 A, Plan 8606E Quidnet | 9,366 | 300 | | | 300 | 11 40 | 11.40 |
| | FRIEBUS, Beatrice M.<br>224 West 11th St.<br>New York 14, N. Y. | | | | | | | |
| 2 | Lot 4 County Rd. | 6,400 | 150 | | | 150 | 5 70 | 5.70 |
| | FRIEDMAN, James K.<br>1037 Edison Building<br>Toledo, Ohio | | | | | | | |
| 3 | No. Beach St. | 16,000 | 250 | Dwelling<br>Garage | 2,800<br>150 | 3,200 | 121 60 | 121.6 |
| | FRIZZELL, Harold R. & Mildred B.<br>209 Hollister Ave.<br>Rutherford, N. J. | | | | | | | |
| 4 | Aurora Hts., Lot 22 | 8,416 | 600 | | | 600 | 22 80 | 22.8 |
| | Aurora Hts. Lot 21 | 8,000 | 300 | | | 300 | 11 40 | 11.4 |
| | FROST, Elizabeth Hollister<br>c/o Mrs. Walter Blair<br>Cobbs Lane,<br>Tarrytown, N. Y. | | | | | | | |
| 5 | Hinckley Lane | 38,115 | 500 | Dwelling<br>Bldg. | 3,500<br>150 | 4,150 | 157 70 | 157.7 |
| 6 | | | | | | | | |
| | FROST, Granger H.<br>c/o Mrs. Walter Blair<br>Cobbs Lane | | | | | | | |

520 of 747




**Property Information**

| | |
|---|---|
| **Property ID** | 42.4.1 41 |
| **Location** | 26 E LINCOLN AV |
| **Owner** | MARZO CAROLYN |

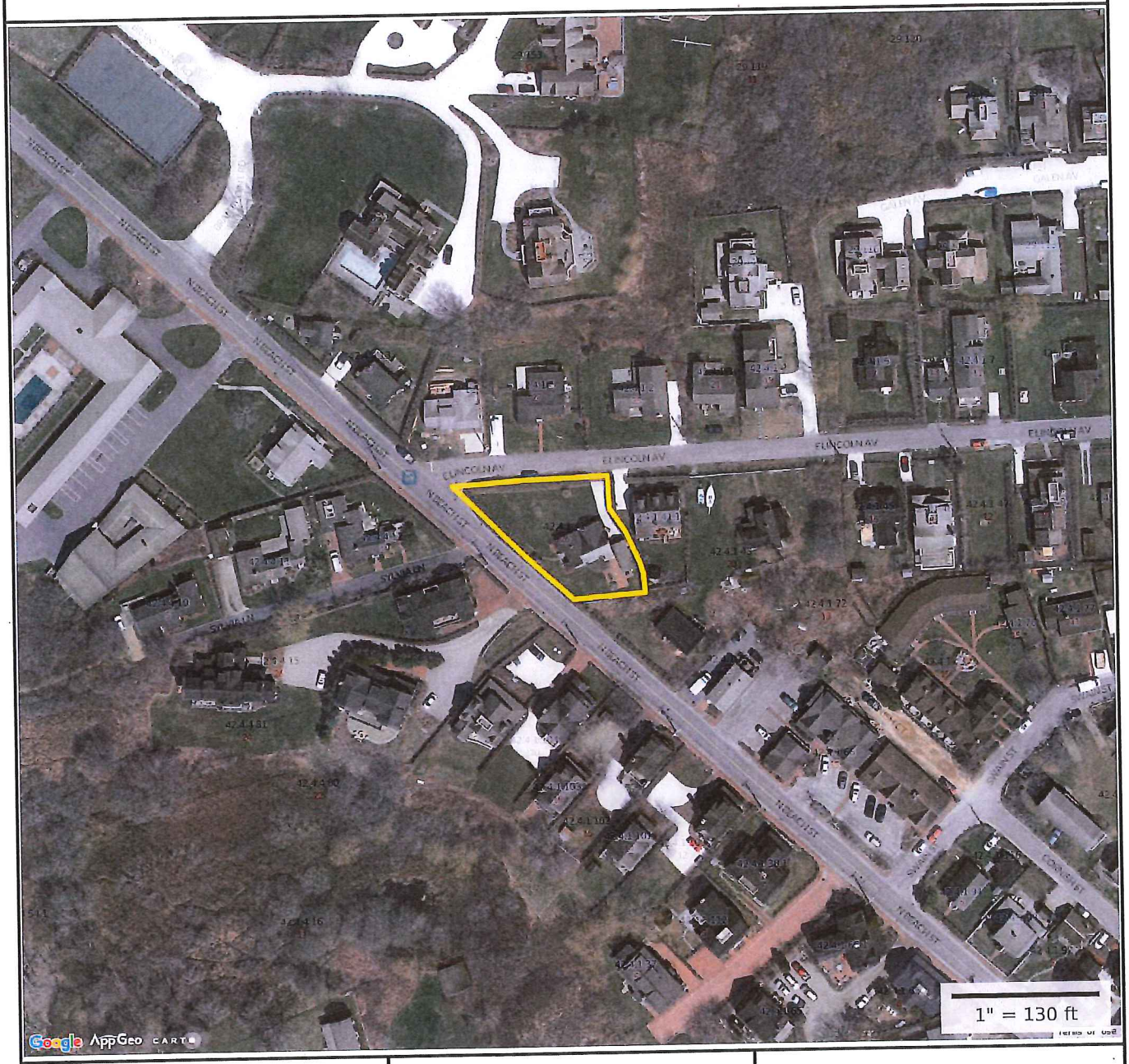
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

PLANNING BOARD

FILE # 8009




**Property Information**

| | |
|---|---|
| Property ID | 42.4.1 41 |
| Location | 26 E LINCOLN AV |
| Owner | MARZO CAROLYN |

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.

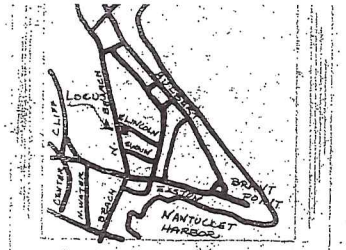
Parcels updated December, 2014
Properties updated January, 2015

PLANNING BOARD

FILE # 8009

PLANNING BOARD

FILE # 8009




Zone R-1
Minimum lot size 5,000 sf.
Minimum frontage 50 ft.
Frontyard setback 10 ft.
Side line setback 5 ft.

Approval under the Subdivision Control Law "NOT REQUIRED" Ref. Chapter 41, Section 81-P, G.L.
NANTUCKET PLANNING BOARD

Date 10/9/84 file no. 2209

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds as adopted June 19, 1975.

Date 10-4-84

Registered Land Surveyor

JOSIAH S. BARRETT No. 1605 REGISTERED LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

EAST LINCOLN AVENUE

N 87° 09' 52" E 137.24

LOT 1
9,923 sf.

42-4-1-41

NORTH BEACH STREET

N 47° 45' 44" W 138.18

207.24

70.00

S 02° 50' 08" E 36.00

N 87° 09' 52" E 24.00

LOT 2
5,004 sf.

Wood frame dwelling

Garage

S 17° 57' 50" E 38.53

S 61° 35' 18" W 54.04

25.00

S 84° 10' 34" W 79.14

Town of Nantucket

104.14

S 00° 40' 06" W 92.38

William H. Cossebaum

PLAN OF LAND IN NANTUCKET, MASS
as prepared for

JOHN H. WEST, JR.

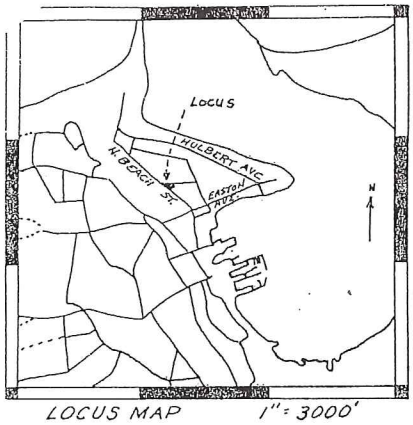
Deed book 136, p. 324

0 10 20 40 feet
0 5 10 15 meters

Scale 1 in. = 20 ft. October 4, 1984
BARRETT & NICHOLSON
JOSIAH S. BARRETT, Registered Land Surveyor
3 MARTINS LANE, NANTUCKET, MASS. 02554

B&N - 168

523 of 747




LOCUS MAP 1" = 3000'

PLAN OF LAND IN
# NANTUCKET MASSACHUSETTS
AS PREPARED FOR
LAWRASON Jr. & JEANNE RIGGS
MICHAEL S. BACHMAN RLS NANTUCKET AIRPORT
NANTUCKET MASSACHUSETTS
Scale 1"=40' Jan. 22, 1980

0 50 100 150

N

MASS COORDINATE SYSTEM

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED LAND SURVEYOR

Michael S. Bachman

CB

(PUBLIC) EAST LINCOLN AVE. (VARIABLE WIDTH)

N 87° 09' 52" E
207.24

Area 14,927 ± ft

(PUBLIC) NORTH BEACH STREET (VARIABLE WIDTH)

1st. W/F Hse

1 Sty. W/F Garage

92.58
± S 0° 40' 06" W

Lot 1
William H. & Frances Cassebaum

± N 47° 45' 44" W
139.18 (Deed)

SM Set

104.14
± S 84° 10' 34" W

10' WAY

Lot A1
William H. & Frances Cassebaum

509.85

Spike

MAY 3 1982 12:41 P.M.
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF PLANS (1) 21 PAGE 104
ATTEST Josiah B. Lovell REGISTER

Ref. Chap. 41 Sec. 81-X, GL
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 for new ways are shown

Michael S. Bachman
MICHAEL S. BACHMAN RLS
Date: 1/22/80

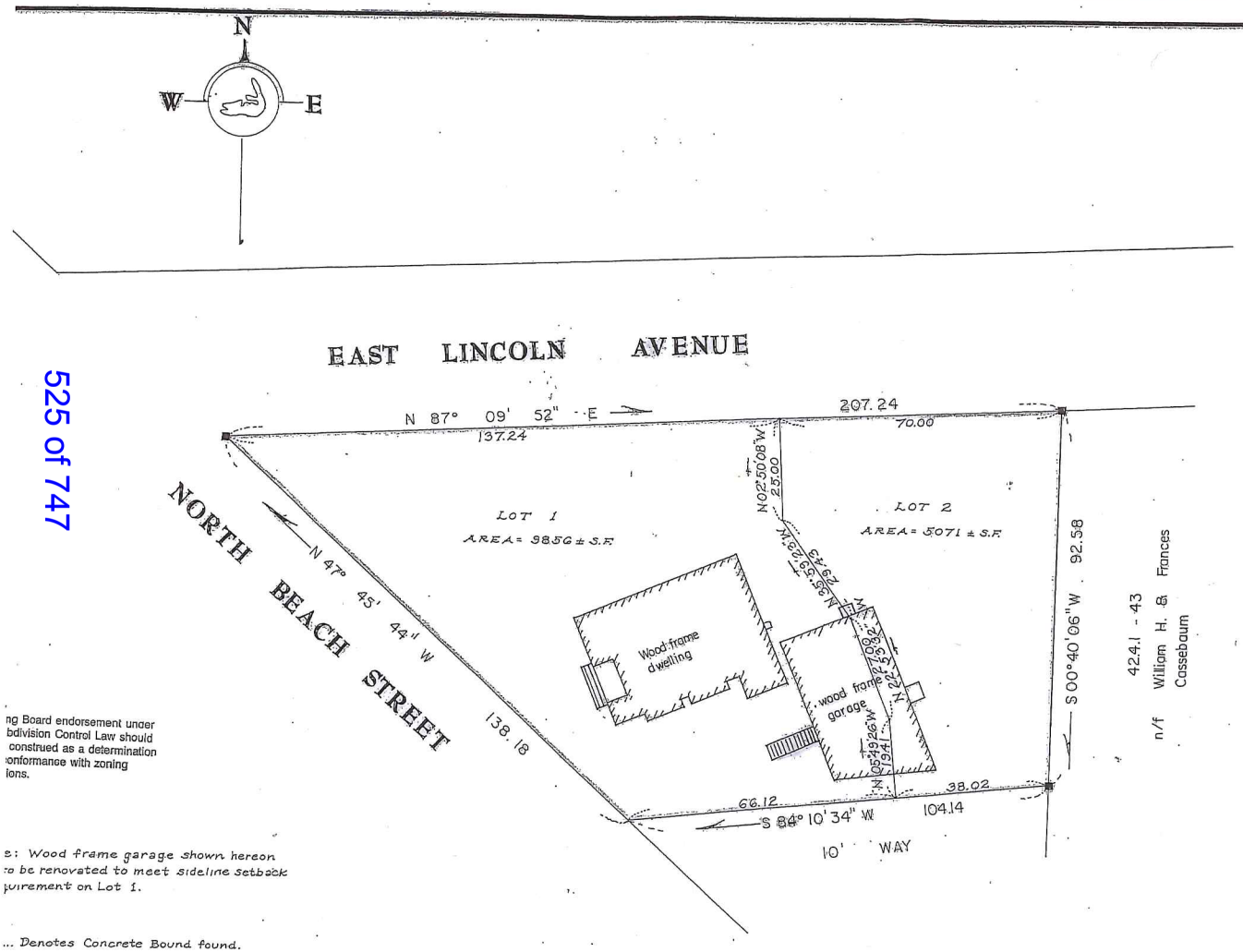
Zoning: RL, 5000 sq ft, 50' Frontage

PLANNING BOARD
FILE # 8009

PLANNING BOARD

FILE # 8009

525 of 747




ng Board endorsement under
bdivision Control Law should
construed as a determination
onformance with zoning
lons.

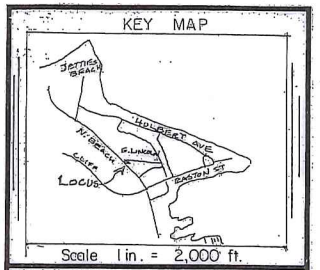
e: Wood frame garage shown hereon
to be renovated to meet sideline setback
quirement on Lot 1.

... Denotes Concrete Bound found.

1994
REGISTRY OF DEEDS
12 1994

COMMONWEALTH OF MASSACHUSETTS
CHARLES W.

Plan of Land in Nantucket Island, Mass.
Being a redivision of lots 1 and 2 shown on plan




Tax map 42.4.1, parcel 41.& 41.1
Zone . . . R-1
Minimum lot size . . . 5,000 sf.
Minimum frontage . . . 50 ft.
Frontyard setback . . . 10 ft.
Sideline setback . . . 5 ft.
Ground cover ratio . . . 30%

The Planning Board determines that lots 1 & 2 do not contain areas subject to protection under the Mass. 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 wetlands by laws. Determination of applicability may be obtained through application to the Conservation Commission.

Approval under the Subdivision Control Law "NOT REQUIRED"
Ref. Chapter 41, Section 81-P, G.L.
NANTUCKET PLANNING BOARD

Date 4/11/94 file 5028

CHARLES W. HART & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

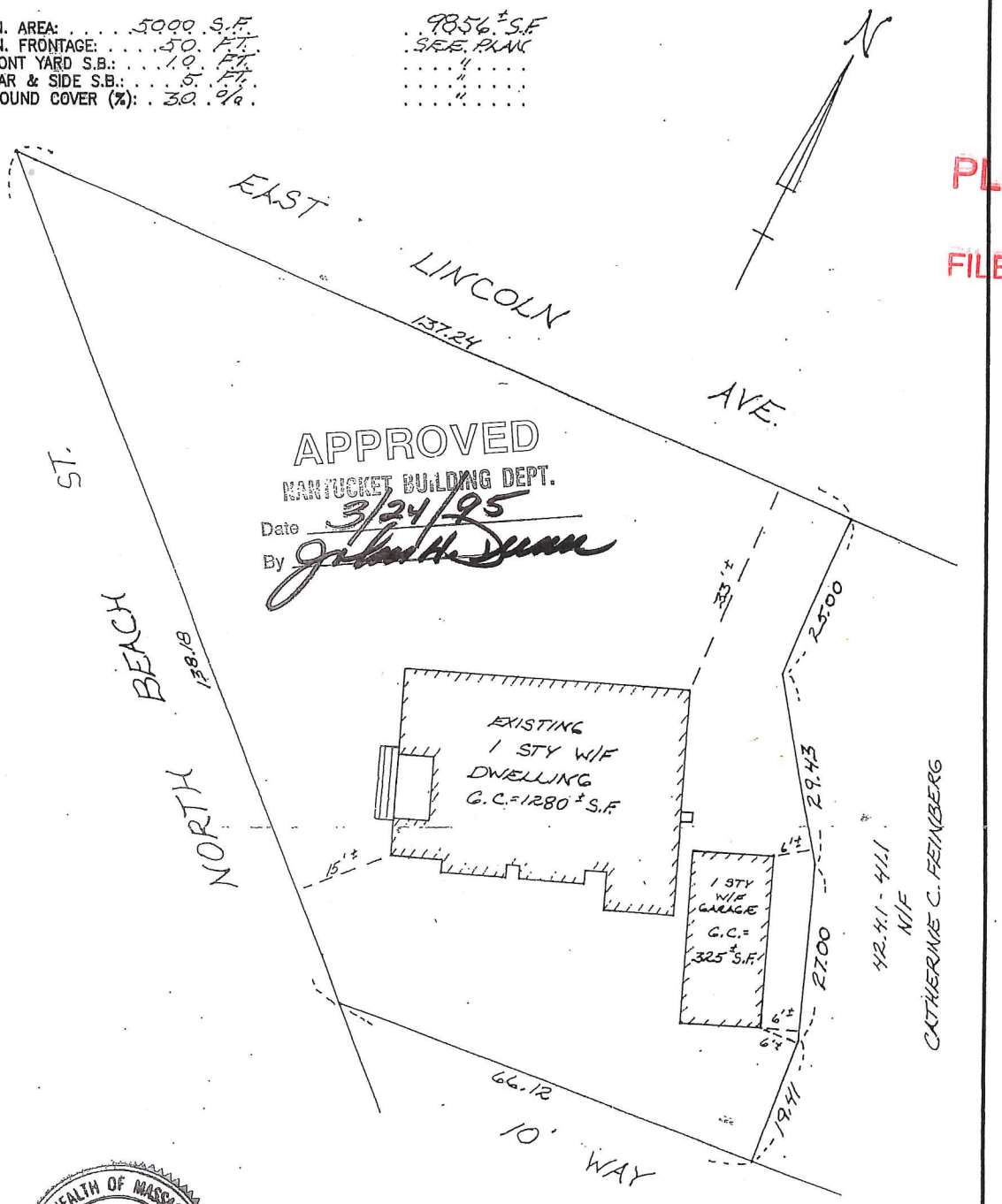
DRAWING NUMBER
45-S

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

E. Lincoln Ave + N. Beach St.
Lot
Catherine C. Feinberg

ZONING CLASSIFICATION: . . R-1 . .

| | | EXISTING: |
|---|---|---|
| MIN. AREA: | 5000 S.F. | 9856± S.F. |
| MIN. FRONTAGE: | 50 FT. | SEE PLAN |
| FRONT YARD S.B.: | 10 FT. | " |
| REAR & SIDE S.B.: | 5 FT. | " |
| GROUND COVER (%): | 30 % | " |




PLANNING BOARD
FILE # 8009

COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART
No. 32489

I CERTIFY AS OF 2-23-95, 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 ASSESSOR RECORDS.

ASSESSOR MAP: 42.4.1. , PARCEL: . 41.1. . NOT TO BE RECORDED.

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

SCALE: 1" = 20' DATE: DEC. 30, 1994

Owner: CATHERINE C. FEINBERG . . . LOT 1

Deed: BK. 440 . PG. 10. Plan PLOT PLAN

Locus 26 EAST LINCOLN AVE. . . . . .


CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910


H-4237



C:\JOBS\CWH\BLP

PLANNING BOARD

FILE # 8009

NORTH - HOUSE

NORTH- SEPARATE GARAGE

PLANNING BOARD

FILE # 8009

PLANNING BOARD

FILE # 8009

SOUTH

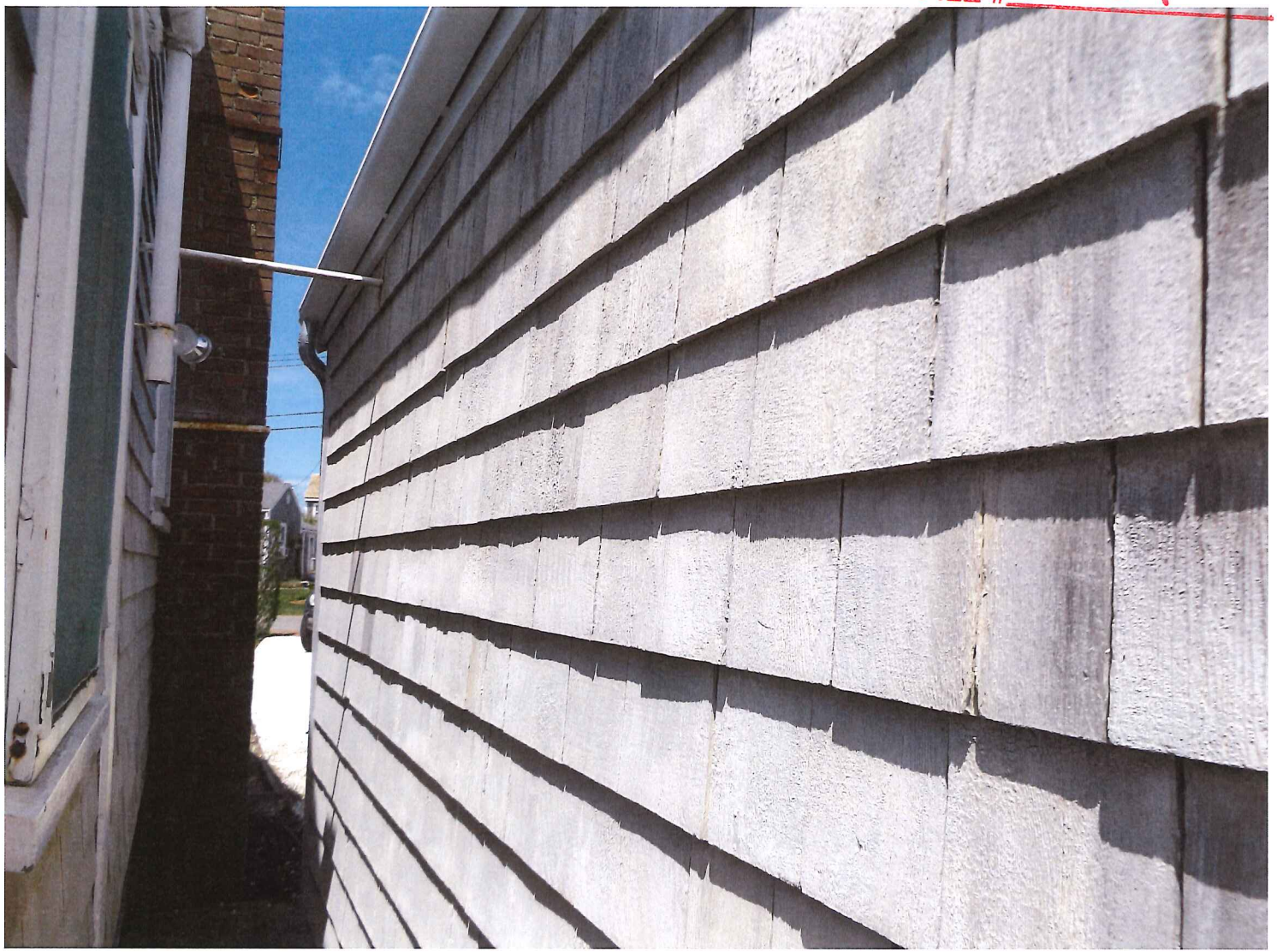
PLANNING BOARD

FILE # 8009

SOUTH

PLANNING BOARD

FILE # 8009



House

garage

Looking North

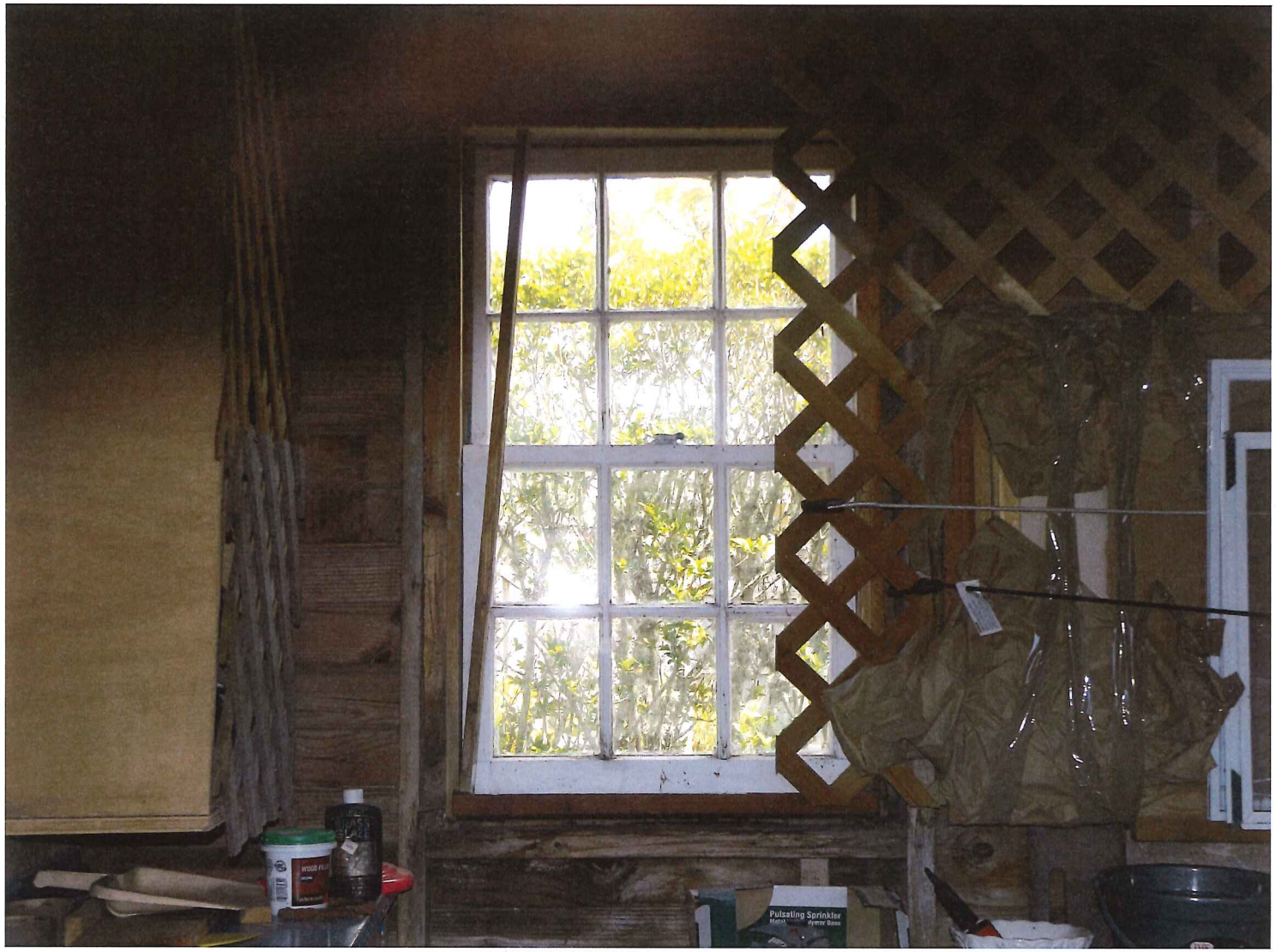
PLANNING BOARD

FILE # 8009

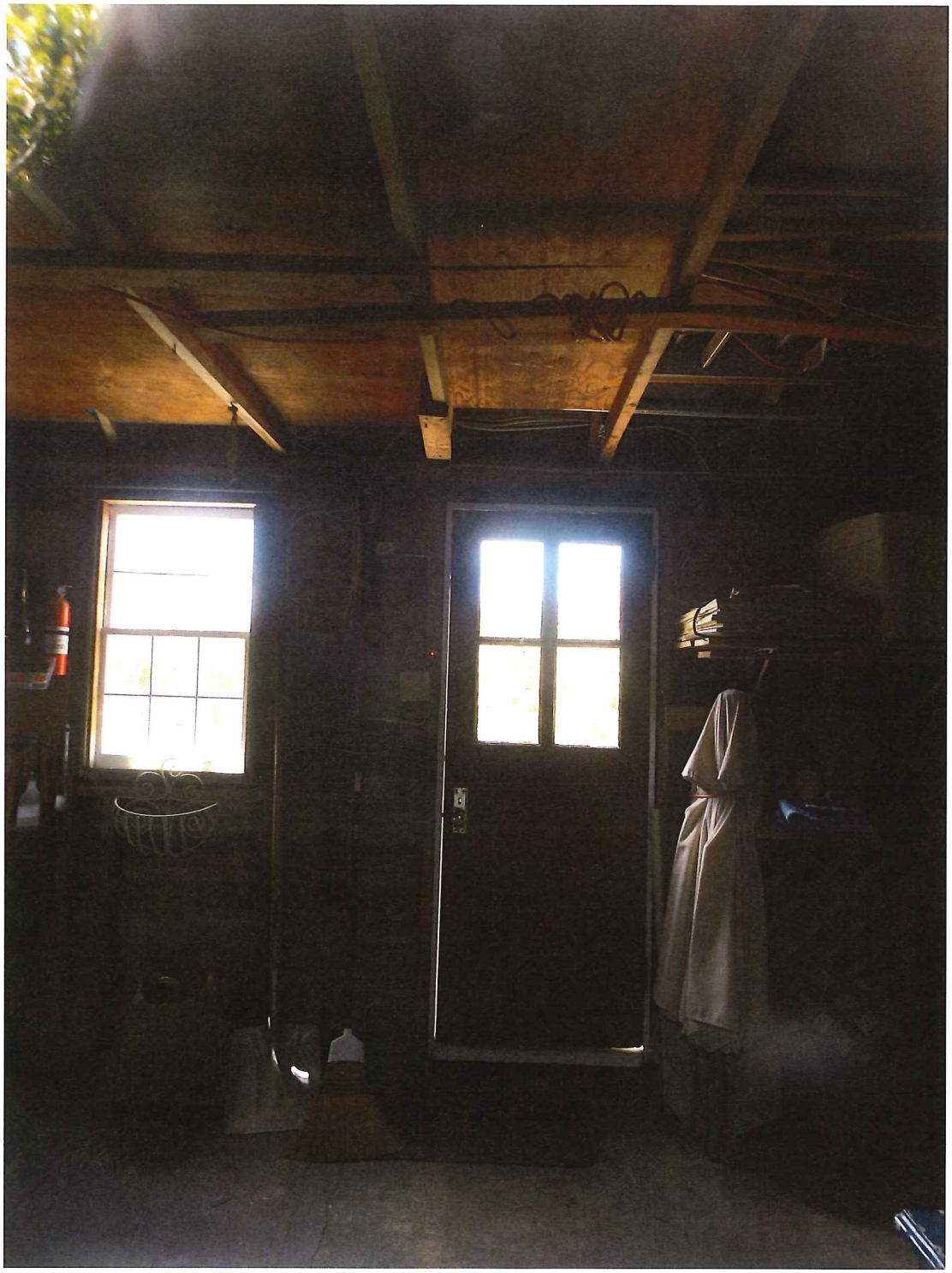
PLANNING BOARD

FILE # 8009

PLANNING BOARD
FILE # 8009



PLANNING BOARD
FILE # 8009



# 26 E LINCOLN AV

| | | | |
|---|---|---|---|
| **Location** | 26 E LINCOLN AV | **Assessment** | $1,747,400 |
| **Mblu** | 4241/ / 41/ / | **PID** | 10309 |
| **Acct#** | 00010309 | **Building Count** | 1 |
| **Owner** | MARZO CAROLYN | | |

PLANNING BOARD

FILE # 8009

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2015 | $198,200 | $1,549,200 | $1,747,400 |

## Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | MARZO CAROLYN | **Sale Price** | $0 |
| **Co-Owner** | | **Certificate** | |
| **Address** | 203 CHELSEA STREET<br>STATEN ISLAND, NY 10307 | **Book & Page** | 00519/0075 |
| | | **Sale Date** | 11/06/1996 |
| | | **Instrument** | 99 |

## Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| MARZO CAROLYN | $0 | | 00519/0075 | 99 | 11/06/1996 |
| MARZO JOSEPH J & CAROLYN | $266,000 | | 00463/0057 | 02 | 01/03/1995 |
| FEINBERG CATHERINE C | $280,000 | | 00440/0010 | 1G | 02/25/1994 |
| WEST JOHN H JR & JEANNE H | $0 | | 00191/ 105 | | 05/01/1982 |

## Building Information

### Building 1 : Section 1

INCORRECT

| | |
|---|---|
| **Year Built:** | 1960 |
| **Living Area:** | 1150 |
| **Replacement Cost:** | $221,997 |
| **Building Percent Good:** | 88 |
| **Replacement Cost Less Depreciation:** | $195,400 |

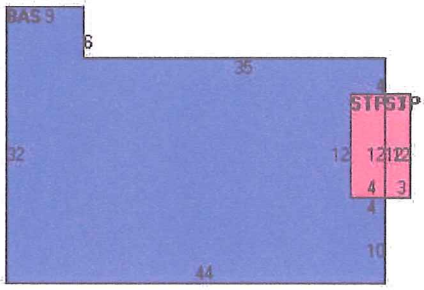
| Building Attributes | |
|---|---|
| **Field** | **Description** |
| | |

| | |
|---|---|
| Style | Ranch |
| Model | Residential |
| Grade: | Above Average |
| Stories: | 1 Story |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Salt Box |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | Average |
| Kitchen Style: | Modern |

## Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\02\1

## Building Layout




| Building Sub-Areas | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1150 | 1150 |
| STP | Stoop | 84 | 0 |
| | | 1234 | 1150 |

## Extra Features

| Extra Features | Legend |
|---|---|
| No Data for Extra Features | |

## Land

| Land Use | | Land Line Valuation | |
|---|---|---|---|
| Use Code | 1010 | Size (Acres) | 0.22 |

| | | | |
|---|---|---|---|
| **Description** | Single Fam M01 | **Frontage** | 0 |
| **Zone** | R1 | **Depth** | 0 |
| **Neighborhood** | 950 | **Assessed Value** | $1,549,200 |
| **Alt Land Appr** | No | | |
| **Category** | | | |

## Outbuildings

| Outbuildings | | | | | | Legend |
|---|---|---|---|---|---|---|
| **Code** | **Description** | **Sub Code** | **Sub Description** | **Size** | **Value** | **Bldg #** |
| FGR1 | GARAGE-AVE | | | 312 S.F. | $2,800 | 1 |

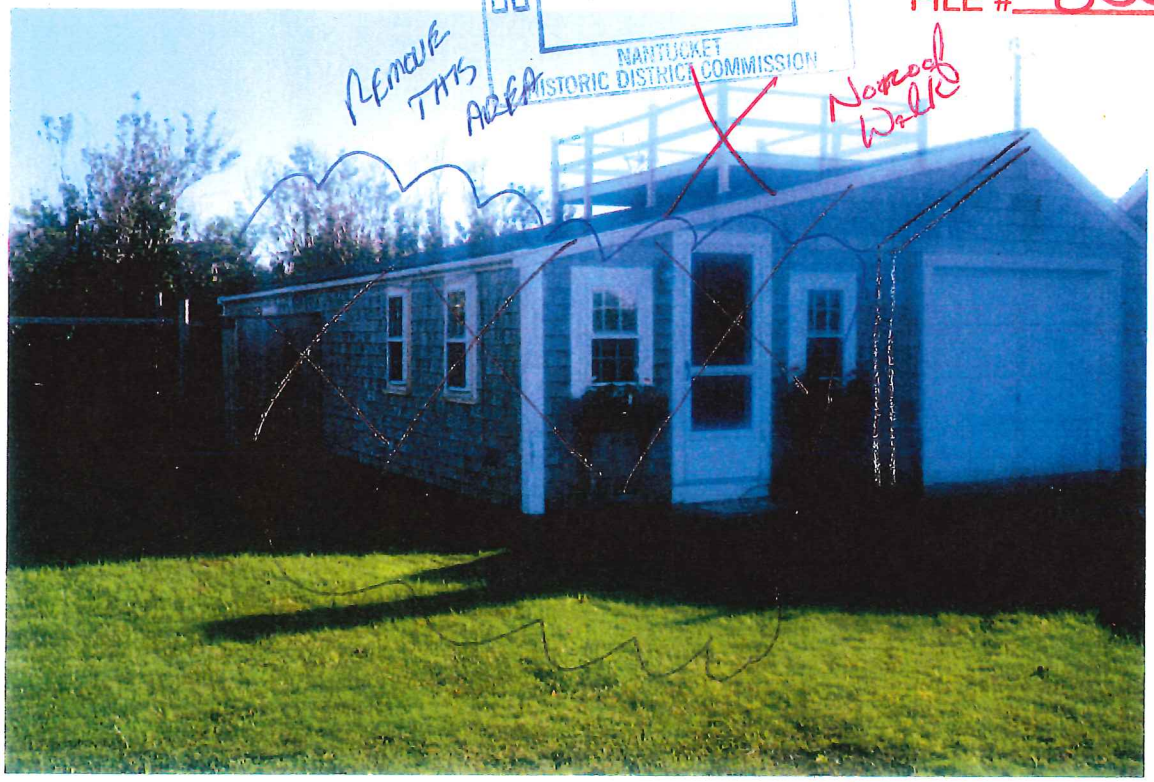
## Valuation History

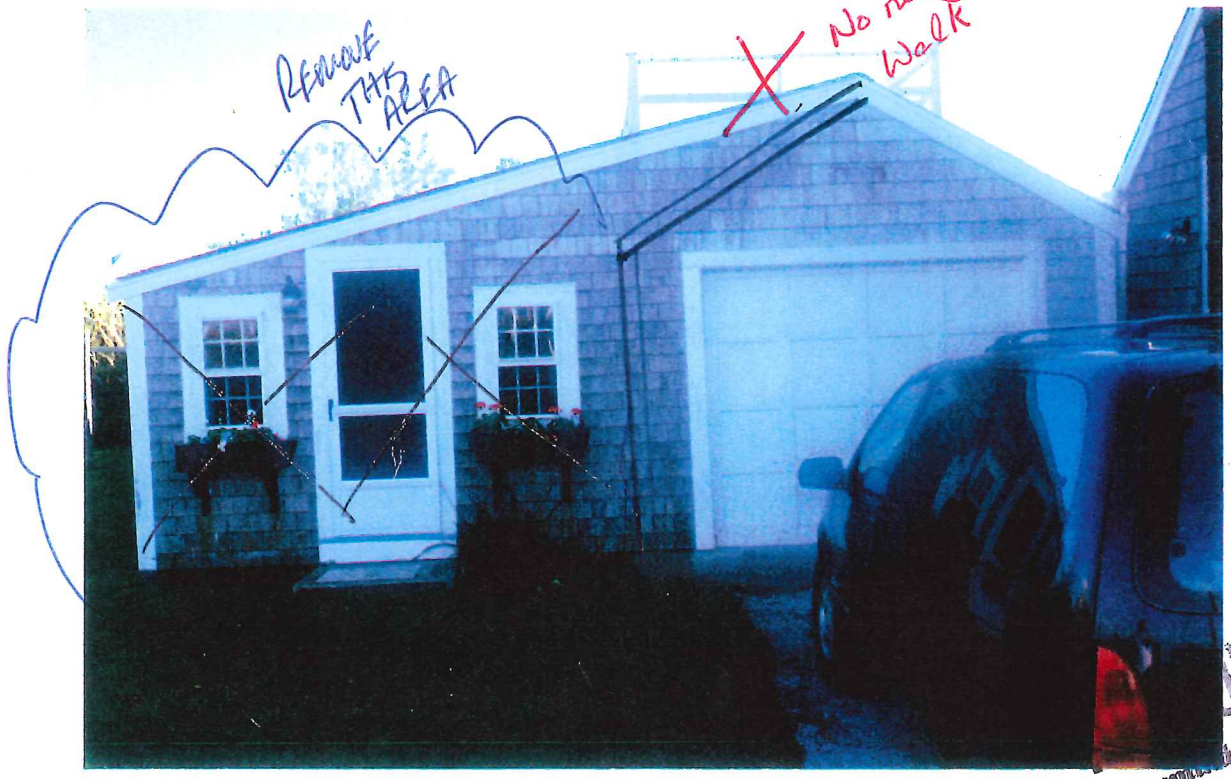
| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2015 | $198,300 | $1,254,400 | $1,452,700 |
| 2014 | $198,300 | $1,254,400 | $1,452,700 |
| 2013 | $179,500 | $1,254,400 | $1,433,900 |
| 2012 | $251,000 | $1,254,400 | $1,505,400 |
| 2011 | $250,700 | $1,254,400 | $1,505,100 |

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

RECEIVED
OCT 13 1994
NANTUCKET HISTORIC DISTRICT COMMISSION

PLANNING BOARD
FILE # 8009




* OBJECTIVE IS TO REMOVE EXISTING NON-CO[illegible] TO ORIGINAL GARAGE & RESTORE TO ORIGINAL

APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission
10/25



EXH. "A"

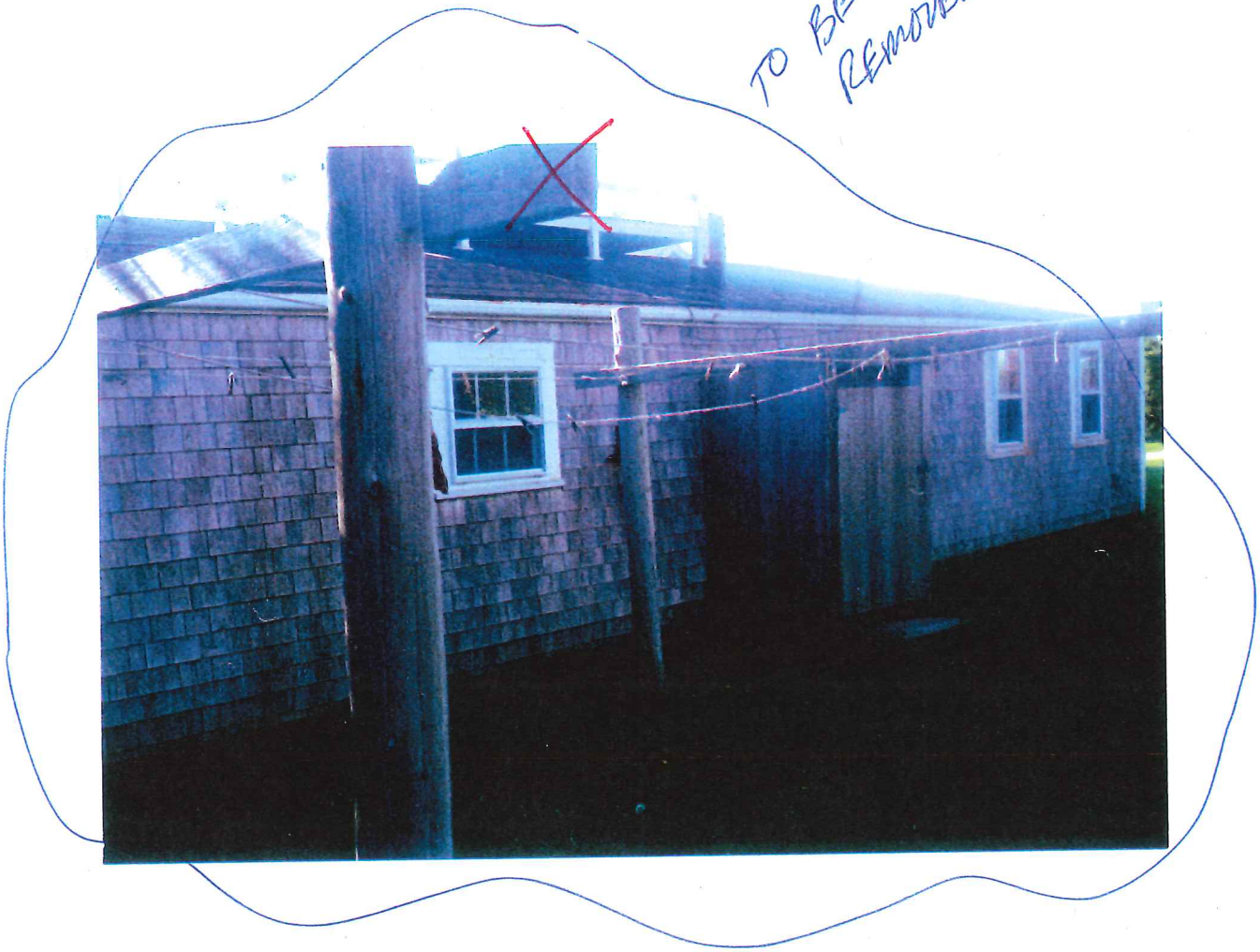
26, 335

PLANNING BOARD

FILE # 8009

RECEIVED
OCT 13 1994
NANTUCKET
HISTORIC DISTRICT COMMISSION

TO BE REMOVED



ELEV "B"

APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
10/25/94

26,335

= AREA TO BE REMOVED

PLANNING BOARD

FILE # 8009

EAST LINCOLN AVENUE

N 87° 09' 52" E

137.24

207.24

70.00

N02°50'08"W

25.00

LOT 1

AREA = 9856 ± S.F.

LOT 2

AREA = 5071 ± S.F.

N 47° 45' E

38.18

N35°59'23"W

129.43

Approx 1.332 SF

Wood frame dwelling

Approx 384 SF

wood frame garage

27.00

22.53

N05°49'26"W

19.41

38.02

104.14

S 84° 10' 34" W

66.12

HEAVY VEGETATION

PHOTOS UNTAKABLE

RECEIVED

OCT 13 1994

MARTHA'S VINEYARD COMMISSION

APPROVED

10/25/94

You are reminded that no work may differ from your filed specifications without prior approval of the Commission

Allowable Ground Cover

2.956 SF

Existing - 1716

1,240 SF

Allowable Left

House - 1,332 SF

Garage - 384 SF

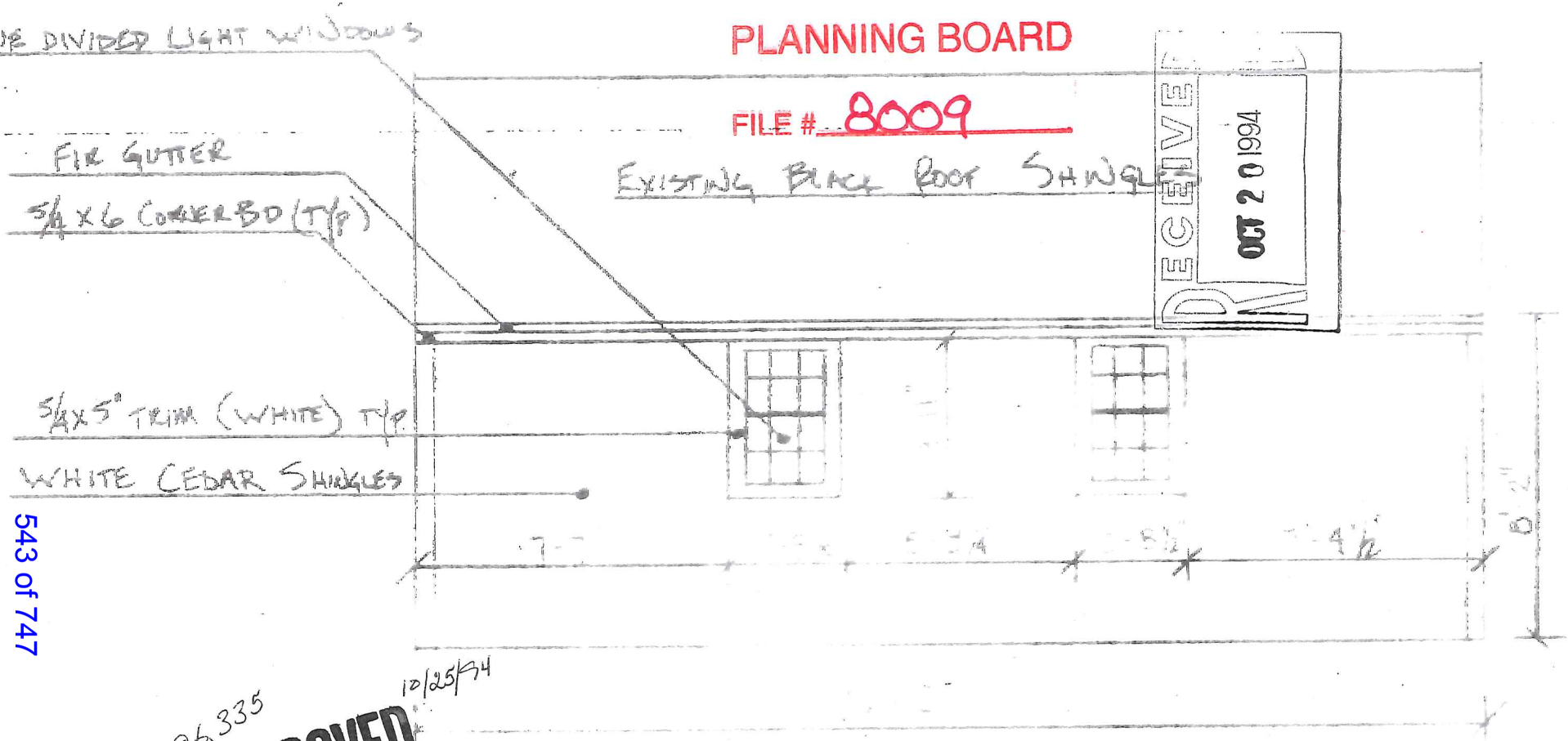
1,716 SF

542 of 747

PLANNING BOARD

FILE # 8009

RECEIVED
OCT 20 1994




26,335

10/25/94

**APPROVED**

**You are reminded that no work may differ from your filed specifications without prior approval of the Commission**

FRONT ELEVATION

DESIGN REQUESTED @ 10/5/94 HDC MEETING

| | | |
|---|---|---|
| SCALE 1/4" = 1'-0" | APPROVED BY | DRAWN BY MF |
| DATE | | REVISED |

* TYP. SCHEME DUPLICATES THE ORIGINAL *

SAFETY DEVICE

DRAWING NUMBER

543 of 747

PLANNING BOARD

FILE # 8009

BOOK 0384 PAGE 236

TOWN OF NANTUCKET

# BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: March 11, 19 92

CERTIFICATE OF GRANTING OF VARIANCE

(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certifies that a VARIANCE has been GRANTED:

To:(Owner/Applicant) John H. West, Jr. and Jeanne H. West (91-92)

Address: c/o Reade and Alger, Box 2659, Nantucket, MA 02584

affecting the rights of the Owner/Applicant with respect to land or building at:

24 and 26 East Lincoln Avenue, Assessor's Map 42.4.1,

Parcels 41 and 41.1, (merged), as shown in Plan book 22, Page 122

Deed Reference: 171-233
191-105

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the VARIANCE and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no VARIANCE or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

Chairman

Clerk



http://masslandrecords.com/imageCache2/PngImageCache/ma019 70 1992 869 505679... 4/10/2009

BOOK 0384 PAGE 237

BOARD OF APPEALS
TOWN OF NANTUCKET

Decision:

At a public hearing of the Nantucket Board of Appeals, duly called and held at the Town and County Building, Federal and Broad Streets, Nantucket, on February 7, 1992, at 1:00 P.M., the Board made the following decision upon the application of JOHN H. WEST, JR. and JEANNE N. WEST (011-92), relating to premises situated at 24 and 26 EAST LINCOLN AVENUE (Assessor's Parcels 42.4.1 - 41 and 41.1), shown as Lots 1 and 2 upon plan recorded with Nantucket Deeds in Plan Book 22, Page 122 (the "Locus"), situated in a Residential-1 zoning district:

1. This is an application for a variance under Nantucket Zoning By-law Section 139-32.A, for relief from the requirement of Section 139-7.A(2)(b) for twelve feet of scalar separation between principal and secondary dwellings, in order to convert storage space in a garage building separated by about two feet from the principal dwelling into a secondary dwelling. The applicants have elected to treat the two lots comprising the Locus as one combined parcel.

2. Based upon the application before us, and representations and testimony at the public hearing, we find that the Locus contains a principal dwelling and a garage building, separated by about two feet. An addition to the garage, constructed present to a 1980 building permit, contains storage space; we are told that a prior owner of the Locus placed living quarters in this area, and the applicants became aware that this had not been lawfully permitted in the aftermath of the October, 1991 storm and accompanying flooding, which inflicted severe damage upon the Locus.

3. There is room upon the Locus for the construction of a new building to contain a secondary dwelling. Furthermore, duplex dwellings are permitted in this Residential-1 zoning district, and use of the garage for dwelling purposes would be permitted as a matter of right if a connection to the principal dwelling, by an enclosed structure, were constructed.

4. It is our understanding that the reasons for the by-law requirement of twelve feet of scalar separation between principal and secondary dwellings are threefold: aesthetics, fire safety and access. Under the unusual circumstances of this case, we find that the proposed variance would not be more detrimental than a secondary dwelling constructed as of right upon the Locus, for the following reasons:

(a) As to aesthetics, we find that, as urged by the applicants, construction of a dwelling in the open area to the north of the existing garage, for which there is adequate room,

would remove open space from the locus and thus effect a detriment to the neighborhood. Construction of a connection between the garage and the principal dwelling might prove difficult aesthetically because of differences in roof lines. Conversion of existing interior space in the garage into use as a dwelling will have no effect upon exterior conditions and therefor will have no adverse aesthetic effect.

(b) As to fire safety, the separation between the garage and the principal dwelling already exists. We are informed that the Building Code will require installation of a fire separation barrier between dwelling units situated in two buildings separated by less than six feet, just as would connection of the two buildings. Furthermore, construction of a new dwelling at the far side of the garage, in a free-standing building, would be permitted as a matter of right as to zoning matters, no matter how little separation would exist, so long as it would be separated by twelve feet from the principal dwelling.

(c) There is no access issue in this case. We note that the Planning Board has approved the locus for construction of a secondary dwelling as to the access issue which is its province under Section 139-7.A(2)(g).

5. We also note that the Planning Board has issued a favorable recommendation for the applicants' request for relief in this case.

6. We find the existence and juxtaposition of the existing principal dwelling and garage upon the locus constitute circumstances relating to the topography of the locus and structures thereon, which justify the grant of variance relief where the other necessary statutory requisites are met.

7. We point out that the granting of variance relief in this case is based upon the peculiar physical features of the locus, and should not be taken as indication that we will waive scalar separation of twelve feet between principal and secondary dwellings in other cases. As in every situation, the justification for variance relief must be independently established in every application in order for us to grant such relief therein.

8. In this case, a majority of four members of the Board finds that, owing to the above-described circumstances relating to the topography of the locus and structures thereon and not affecting generally the zoning district in which the locus is situated, a literal enforcement of the provision of the by-law would involve substantial hardship, financial or otherwise, to the applicants (in that they have suffered severe storm damage to the locus, and construction of a new structure, or a connecting structure, would place further financial burden upon them), and that desirable relief may be granted without substantial detriment to the public good and without nullifying or

substantially derogating from the intent or purpose of the by-law (for the reasons set forth in Paragraph 4 of this decision).

9. Accordingly, by a vote of four members in favor and one (Angelastro) opposed, we grant the applicants a variance as requested.

Dated: March 11, 1992

Linda F. Williams

Dale A. Nalen

Michael J. O'Mara

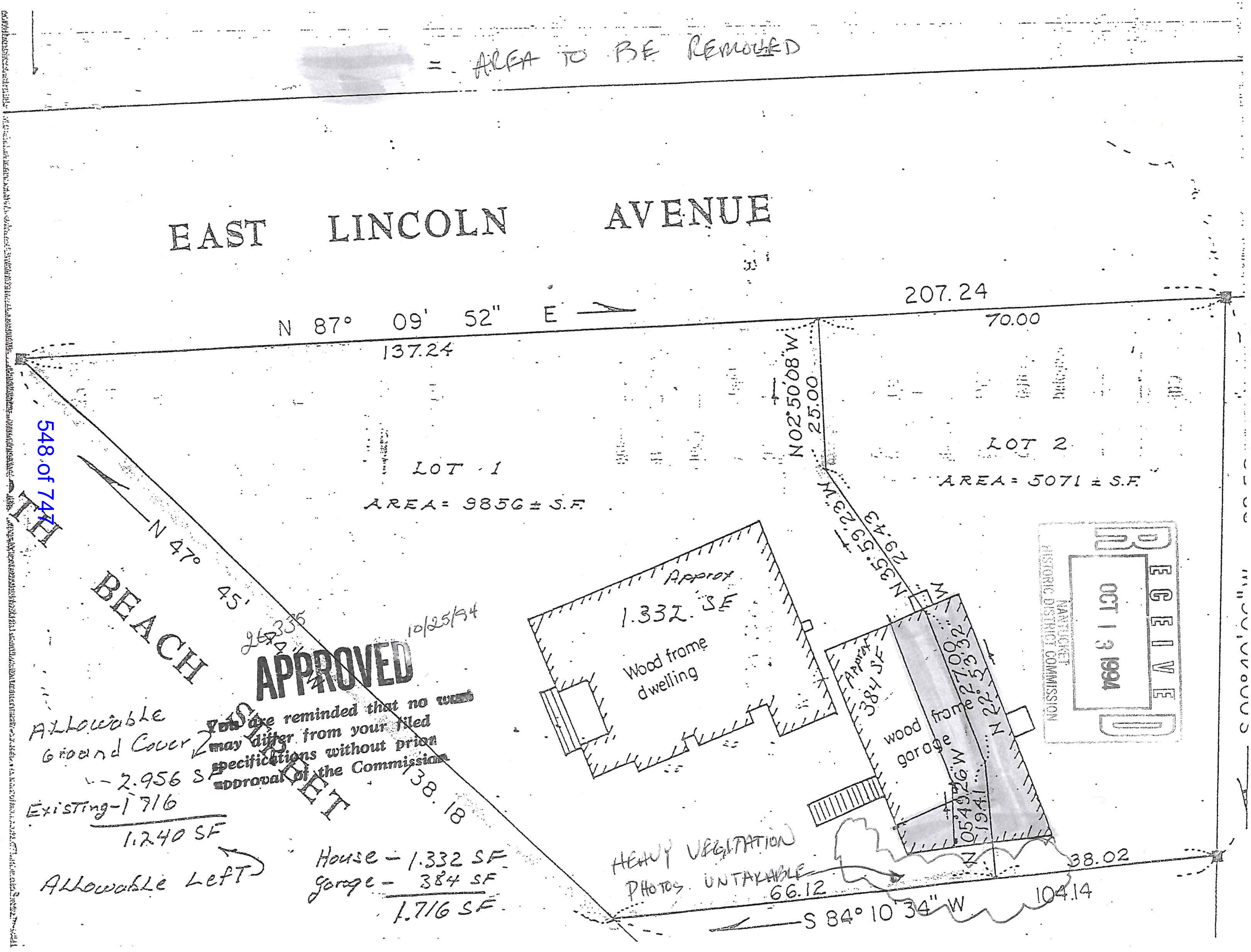
Peter F. Dooley

Michael J. Angelastro

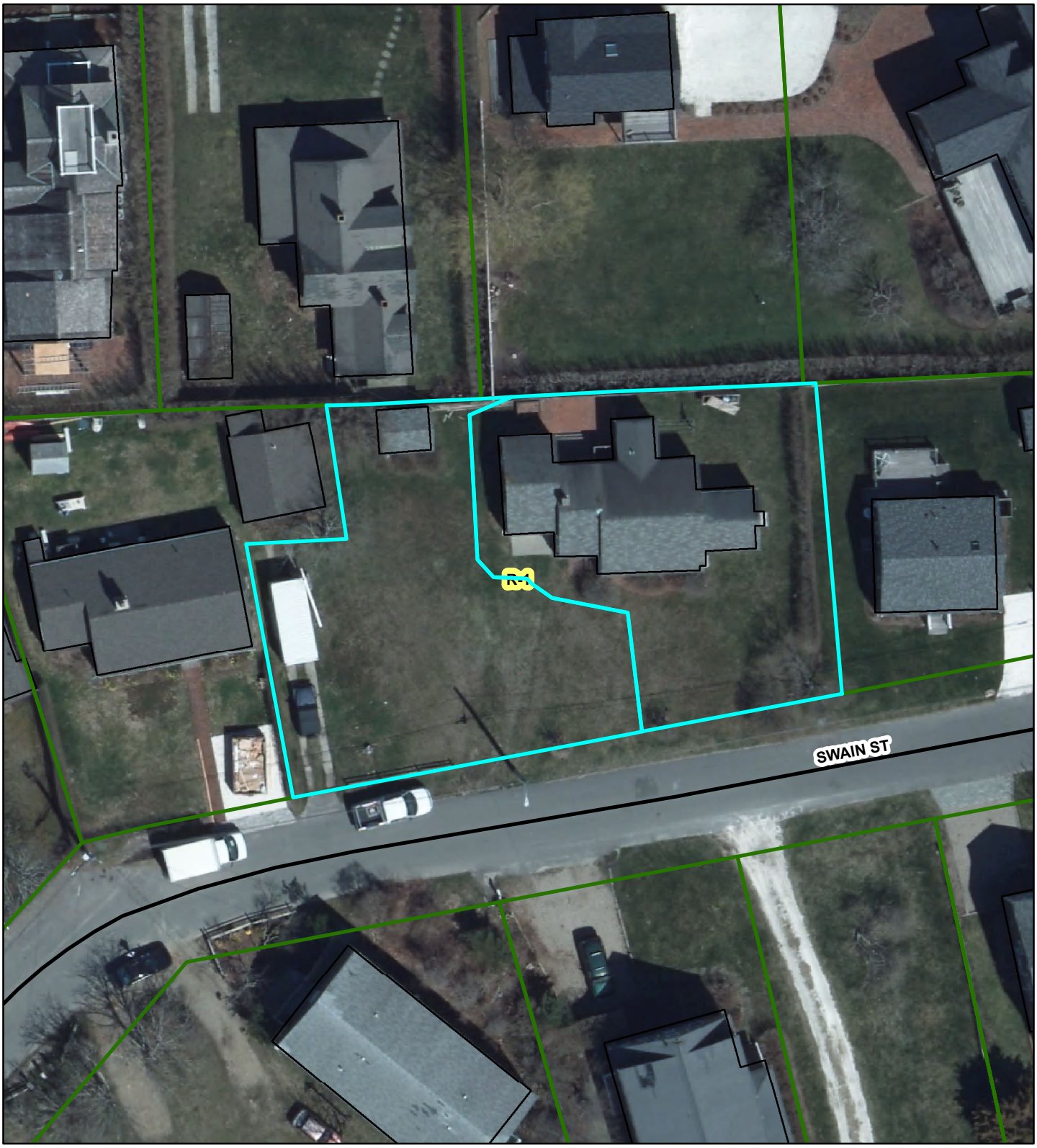
Rec'd 3-11-92
Asst Town Clerk

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 CHAPTER 40A, SECTION 17.
TOWN CLERK
April 1, 1992

NANTUCKET COUNTY
Received and Entered
APR 01 1992 1:54 PM
Attest
Register


= AREA TO BE REMOVED
EAST LINCOLN AVENUE
N 87° 09' 52" E
207.24
137.24
70.00
N02°50'08"W
25.00
LOT 1
AREA = 9856 ± S.F.
LOT 2
AREA = 5071 ± S.F.
N 35°59'23"W
29.43
RECEIVED
OCT 13 1994
NANTUCKET
HISTORIC DISTRICT COMMISSION
Approx
1.332 SF
Wood frame
dwelling
Approx
384 SF
wood frame
garage
N 22°53'32"
27.00
05°49'26"W
19.41
38.02
104.14
66.12
S 84°10'34" W
HEAVY VEGETATION
PHOTOS UNTAKABLE
N 47° 45'
138.18
BEACH STREET
APPROVED
10/25/94
You are reminded that no work
may differ from your filed
specifications without prior
approval of the Commission
Allowable
Ground Cover 2
-- 2.956 SF
Existing - 1716
1.240 SF
Allowable Left
House - 1.332 SF
Garage - 384 SF
1.716 SF

#8010 ANR
7 Swain Street, LLC
7 & 9 Swain Street
Map 42.4.1 Parcel 78 & 79



PLANNING BOARD

FILE # 8010

RECEIVED
AUG 01 2016
By CHK #229

2016 AUG -1 PM 1:07
NANTUCKET TOWN CLERK

# Nantucket Planning Board

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

Date: 8/1/2016 *Name of Owner(s)/Applicant(s): 7 SWAIM STREET, LLC & 9 SWAIM STREET, LLC

*Owner's/Applicant's address: 4 NORTH WATER 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): 7 & 9 SWAIM 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 BENJAMIN DAMSKER, TRUSTEE, date 12/11/2014

And recorded in Nantucket Registry of Deed, Book 1463 Page 143 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.4.1, Parcel # 78 & 79

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)

2016 AUG 1 PM 3:01

- 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 SWAIM ST.; **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)

_____

_____

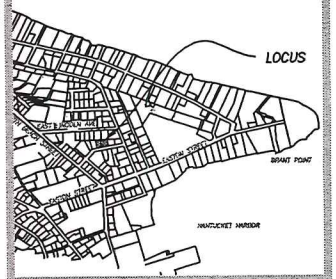
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Edmund J. Murphy, AGENT
Owner's Signature

**Planning Board File #**_____

**Endorsement Date:**_____

CHK # 2229 4/15 –




LOCUS MAP SCALE: 1"=1000'±

## LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND

PLANNING BOARD

FILE # 8010

RESERVED FOR REGISTRY USE

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 % |

552 of 747

42.4.1-49.1
N/F
MARYANN JONES
CERT. 19135
L.C. 25672-C
LOT 3

42.4.1-49
N/F
MARTHA A. CARR, TRUSTEE
CERT. 15597
L.C. 25672-B; LOT 2
L.C. 25672-D; LOTS 5 & 6

dhCB FND.

N87°08'02"E 35.00

N87°08'02"E 77.34

S02°44'21"E

N10°27'22"W 28.92

EXISTING BUILDING
TO BE MOVED OR RAZED

EXISTING BUILDING
TO BE MOVED OR RAZED

42.4.1-80
N/F
ALAN M. FORSTER, TRUSTEE
DEED BOOK 1102 PAGE 324
PLAN BOOK 6 PAGE 49
LOT 21

23.09
N79°41'07"E

N10°47'03"W 22.99

S19°58'08"E 84.70

73.24

LOT 19F
5,005± S.F.

LOT 20F
5,044± S.F.

42.4.1-77
N/F
DANIEL G. COUNIHAN
DEED BOOK 1188 PAGE 296
PLAN 2015-90
LOT B

N06°56'50"W 37.42

S.S.M. FND.

S78°44'10"W 52.83

S78°44'10"W 73.96

S.S.M. FND.

dhCB FND.

52.70
S78°44'10"W

SWAIN STREET
PUBLIC ~ 40' WIDE
1975 COUNTY TAKING DEED BOOK 151/245B

BEING A COMBINATION OF LOTS 19D, 19E, 20D & 20E
AS SHOWN ON PLAN 2002-9
AND A RESUBDIVISION THERE OF

# PLAN OF LAND
IN
# NANTUCKET, MASS.

PREPARED FOR

**7 SWAIN STREET LLC**
DEED BOOK 1538 PAGE 263
PLAN 2002-9; LOTS 19E & 20D

**9 SWAIN STREET LLC**
DEED BOOK 1538 PAGE 265
PLAN 2002-9; LOTS 19D & 20E

SCALE: 1"= 10' DATE: AUGUST 1, 2016

**ISLAND SURVEYORS, LLC**
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

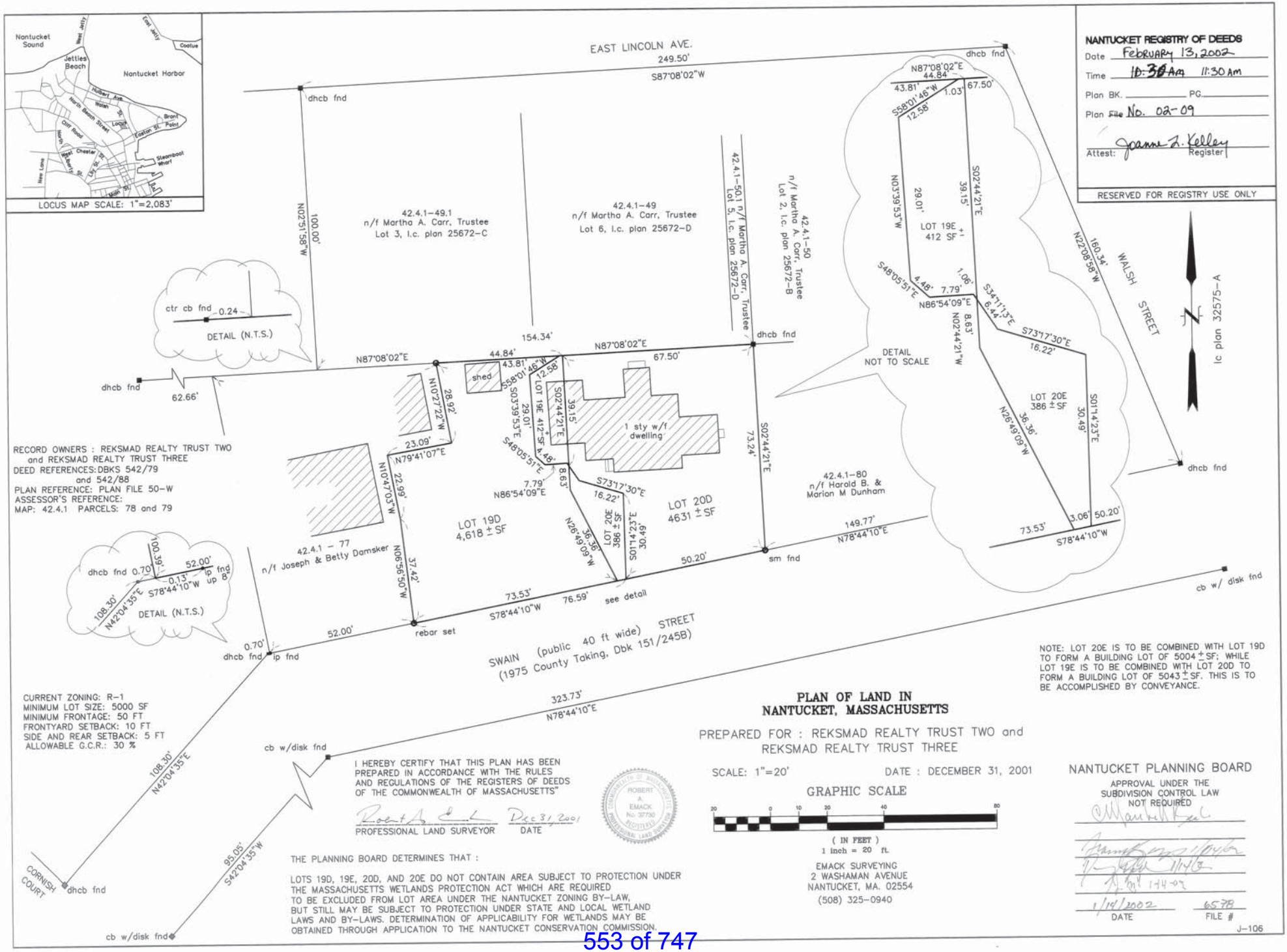
Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED FILE #

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

ASSESSORS MAP 42.4.1 PARCEL 78 & 79

K-609




NANTUCKET REGISTRY OF DEEDS
Date February 13, 2002
Time 10:30 Am 11:30 Am
Plan BK. _____ PG. _____
Plan File No. 02-09
Attest: Joanne L. Kelley Register

#8011 ANR
Zeke Dog, LLC
31 Quidnet Road
Map 21Parcel 27.1

PLANNING BOARD

FILE # 8011

# Nantucket Planning Board

2016 AUG -1 PM 1:07
NANTUCKET TOWN CLERK

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

Date: 8/1/2016 *Name of Owner(s)/Applicant(s): ZEKE DOG, LLC

*Owner's/Applicant's address: BOX 852 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): 2 QUIDNET RESERVE DRIVE

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

2016 AUG 1 PM 3:02

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 # 25032, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# 21, Parcel # 27.1.
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 LOT 9, 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 75 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.

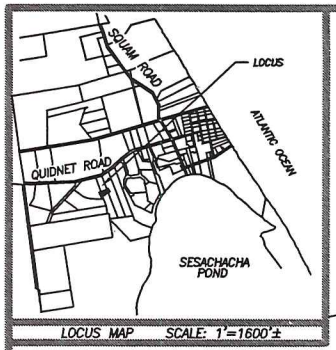
Edward F. Grant, AGENT

Owner's Signature

**Planning Board File #** 8011

**Endorsement Date:** _____

CHK# 2228 $50 -




LOCUS MAP SCALE: 1"=1600'±

# QUIDNET ROAD

PLANNING BOARD

FILE # 8011

CURRENT ZONING CLASSIFICATION:
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%

SURVEY PRECISION : 1:42,827
LINEAR ERROR OF CLOSURE : 0.02
DIRECTIONAL ERROR OF CLOSURE : N38°22'37.8"E
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+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 11-23-2014 AND 4-6-2015"

DATE: _____

_____
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY _____ WITH THE EXCEPTION OF _____.

_____
PROFESSIONAL LAND SURVEYOR DATE

## LEGEND

- dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- MAG FND. DENOTES MAG NAIL FOUND

N53°06'55"E 5.00
115.61
N76°46'55"E
95.44
dhCB FND.
dhCB FND.
MAG NAIL FOUND
EXISTING 10-12' GRAVEL DRIVE
PROPOSED 10' ACCESS & UTILITY EASEMENT
N20°33'56"W 199.14
199.26
EXISTING DRIVE & UTILITY EASEMENT
LOT 6
20,010± S.F.
QUIDNET RESERVE DRIVE
N20°33'56"W 86.05
LOT 8
5,440± S.F.
N75°29'59"E 103.17
S21°27'57"E 135.00
R=15.00
L=10.20
62.55
LOT 9
6,659± S.F.
81.40
N58°13'16"W
PROPOSED DRIVE & UTILITY EASEMENT
1,029± S.F.
21-29.3
N/F
ROBERT E. LANDRETH
CERTIFICATE 10428
L.C. 36506-B; LOT 2
R=30.00
L=67.51
98.26
N54°35'30"W
524.46
EXISTING 10-12' GRAVEL DRIVE
21-27.2
N/F
TINA EGER McGOLDRICK, TRUSTEE
CERTIFICATE 21942
L.C. 36582-B; LOT 2
N20°33'56"W 539.77
190.20
LOT 10
33,506± S.F.
279.77
21-29.4
N/F
ROBERT E. LANDRETH
CERTIFICATE 10428
L.C. 36506-B; LOT 3
dhCB FND.
127.71
S68°32'22"W
dhCB FND.
21-28
N/F
MASSACHUSETTS AUDUBON SOCIETY
CERTIFICATE 7447
L.C. 38540-A; LOT 7
21-27.4
N/F
TINA EGER McGOLDRICK, TRUSTEE
CERTIFICATE 23953
L.C. 36582-C; LOT 5

N
W E

BEING A SUBDIVISION OF LOT 7
SHOWN ON LAND COURT PLAN 36582-D

# PLAN OF LAND
IN
# NANTUCKET, MASS.

PREPARED FOR

ZEKE DOG, LLC
CERTIFICATE 25032
L.C. 36582-C; LOT 4
31 QUIDNET ROAD

SCALE: 1"= 40' DATE: AUGUST 1, 2016

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

GRAPHIC SCALE

40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

Nantucket Planning Board
Approval Under the
SUBDIVISION CONTROL LAW
NOT REQUIRED

_____
_____
_____
_____
_____

DATE SIGNED: _____

FILE No.: _____

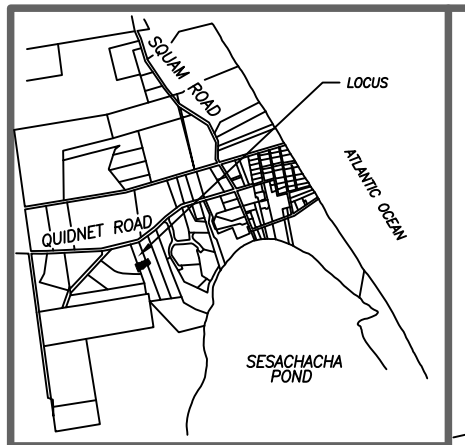
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING

ASSESSORS MAP 21 PARCEL 27.1

K-408

557 of 747

Received 08-05-16




LOCUS MAP SCALE: 1"=1600'±

CURRENT ZONING CLASSIFICATION:
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%

*SURVEY PRECISION : 1:42,827*
*LINEAR ERROR OF CLOSURE : 0.02*
*DIRECTIONAL ERROR OF CLOSURE : N38°22'37.8"E*
*INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+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 11-23-2014 AND 4-6-2015"*

*DATE:* _____

_____
*PROFESSIONAL LAND SURVEYOR*

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY _____ WITH THE EXCEPTION OF _____.

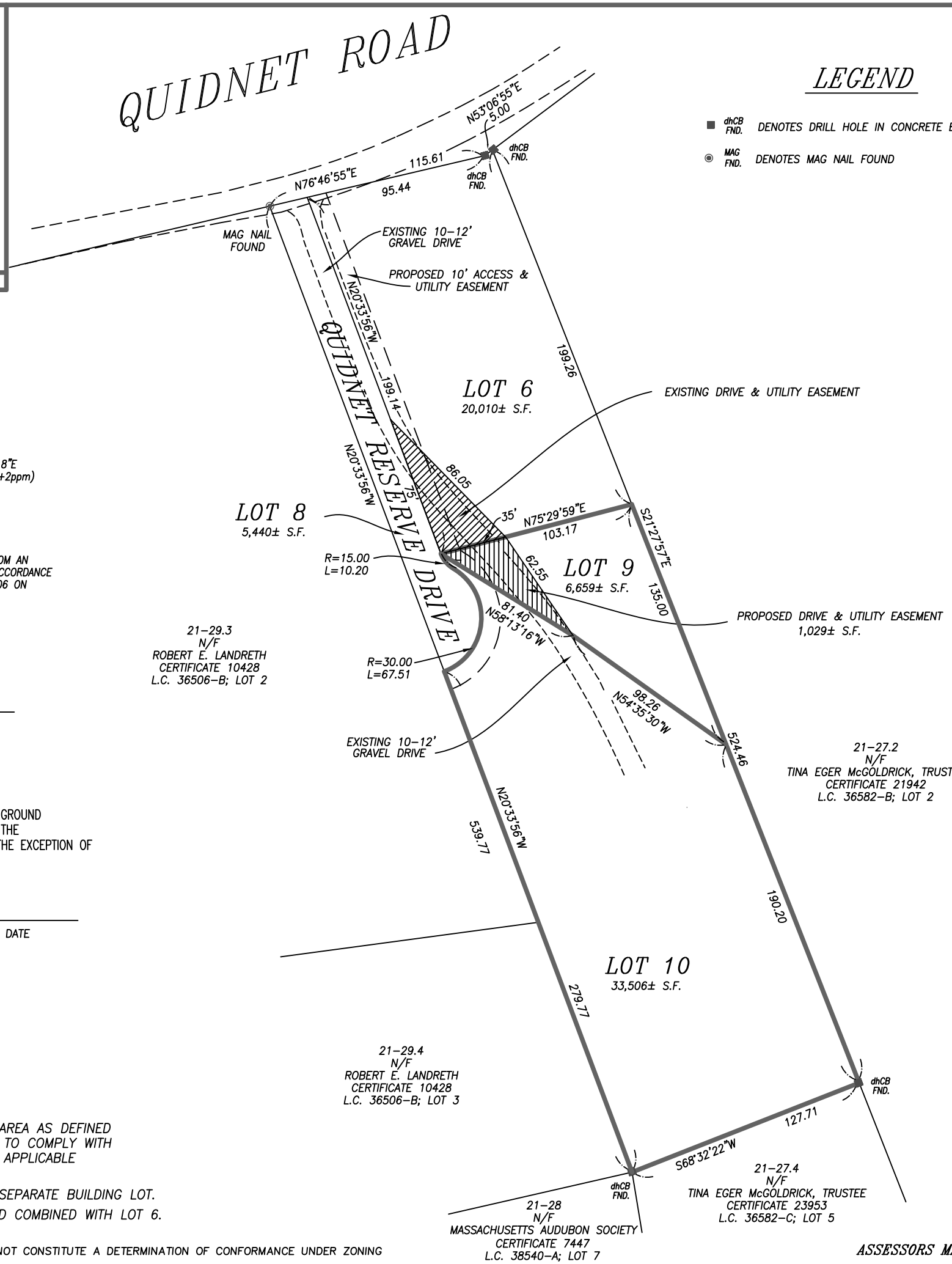
_____
*PROFESSIONAL LAND SURVEYOR DATE*

*LOT 9 CONTAINS INADEQUATE LOT AREA AS DEFINED IN THE NANTUCKET ZONING BYLAW TO COMPLY WITH THE MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.*

*LOT 9 IS NOT TO BE USED AS A SEPARATE BUILDING LOT.*

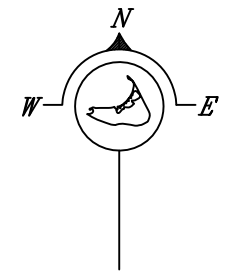
*LOT 9 IS TO BE CONVEYED TO AND COMBINED WITH LOT 6.*

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




## *LEGEND*

- ■ dhCB FND. — *DENOTES DRILL HOLE IN CONCRETE BOUND FOUND*
- ◉ MAG FND. — *DENOTES MAG NAIL FOUND*




*BEING A SUBDIVISION OF LOT 7*
*SHOWN ON LAND COURT PLAN 36582-D*

# *PLAN OF LAND*
*IN*
# *NANTUCKET, MASS.*

*PREPARED FOR*

*ZEKE DOG, LLC*

*CERTIFICATE 25032*
*L.C. 36582-C; LOT 4*
*31 QUIDNET ROAD*

*SCALE: 1"= 40' DATE: AUGUST 5, 2016*

*ISLAND SURVEYORS, LLC*
*Professional Land Surveyors*
*90 OLD SOUTH ROAD*
*NANTUCKET, MASS. 02554*
*(508) 228-2720*

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

Nantucket Planning Board
Approval Under the
SUBDIVISION CONTROL LAW
NOT REQUIRED

_____
_____
_____
_____
_____

DATE SIGNED: _____

FILE No.: _____

*ASSESSORS MAP 21 PARCEL 27.1*

*K-408*

LOCUS MAP SCALE: 1"=1600'±

CURRENT ZONING CLASSIFICATION:
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% |

SURVEY PRECISION : 1:42,827
LINEAR ERROR OF CLOSURE : 0.02
DIRECTIONAL ERROR OF CLOSURE : N38°22'37.8"E
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+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 11-23-2014 AND 4-6-2015"

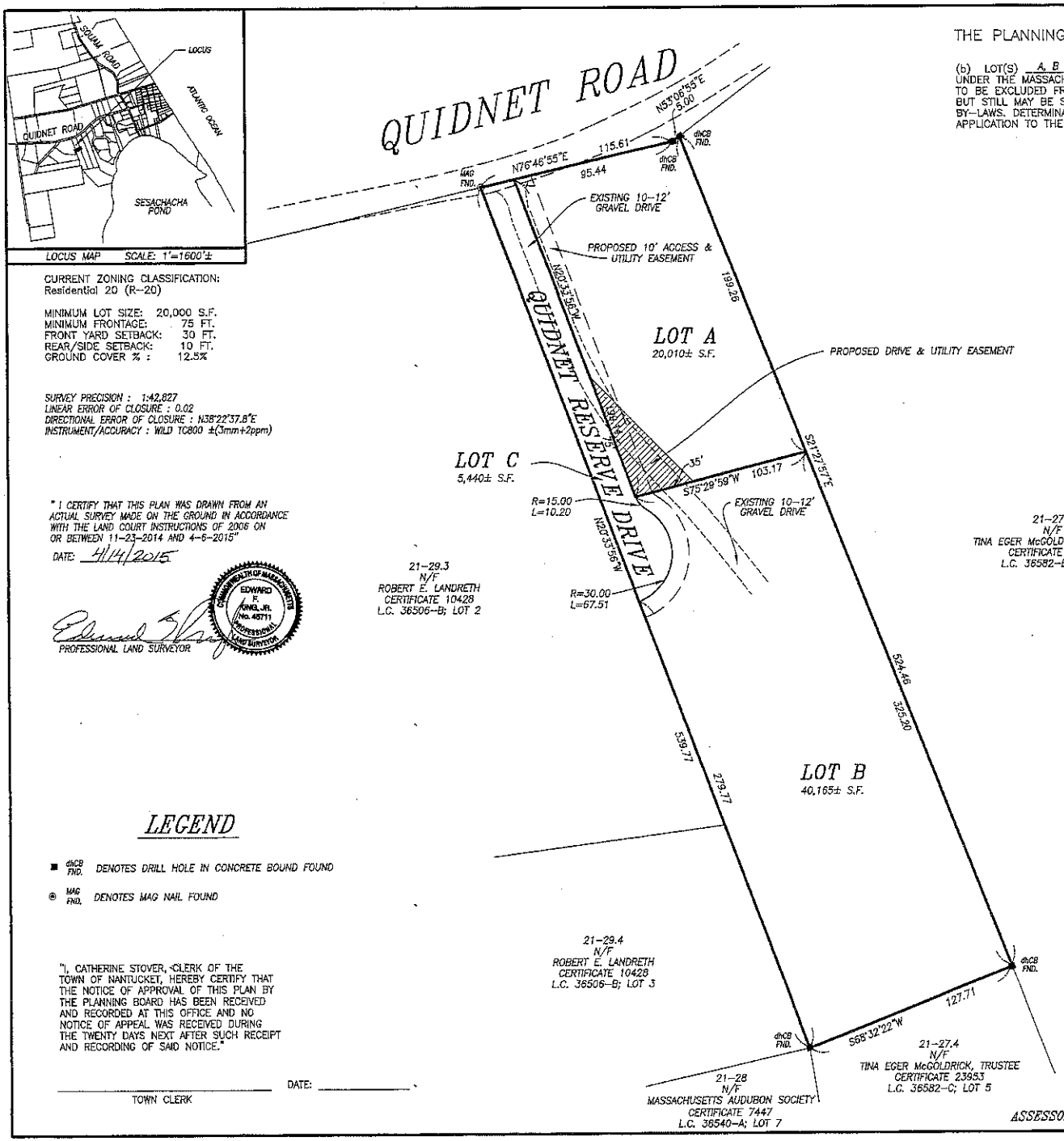
DATE: 4/14/2015

EDWARD F. KING, JR. No. 48711 PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) A, B & C 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.



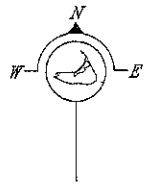

## LEGEND

■ dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

◉ MAG FND. DENOTES MAG NAIL FOUND

"I, CATHERINE STOVER, 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 NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____ DATE: _____
TOWN CLERK




BEING A SUBDIVISION OF LOT 4
SHOWN ON LAND COURT PLAN 36582-C

# DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR

**ZEKE DOG, LLC**

CERTIFICATE 25032
L.C. 36582-C; LOT 4
31 QUIDNET ROAD

SCALE: 1"= 40' DATE: APRIL 14, 2015

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 REQUIRED

_____
_____
_____
_____
_____

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

ASSESSORS MAP 21 PARCEL 27.1

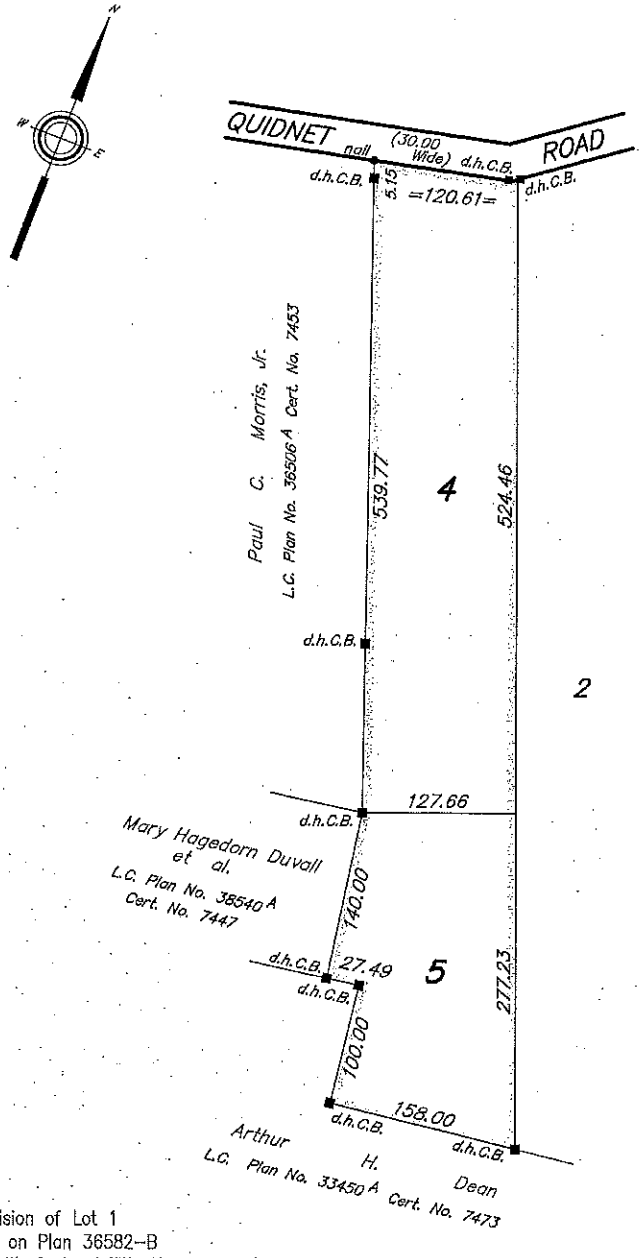
K-408

SUBDIVISION PLAN OF LAND IN NANTUCKET

Charles W. Hart and Associates, Inc., Surveyors

April 26, 2011

36582C




Subdivision of Lot 1
Shown on Plan 36582-B
Filed with Cert. of Title No. 8491
Registry District of Nantucket County

*Separate certificates of title may be issued for land shown hereon as Lots 4 and 5*
*By the Court.*

Deborah J. Patterson
Recorder

*August 5, 2011*

ST-09UP

*Copy of part of plan filed in*
*LAND REGISTRATION OFFICE*
*Aug. 5, 2011*
*Scale of this plan 100 feet to an inch*
*T.C. Pontbriand, Acting Engineer for Court*

THIS PLAN FILED WITH CERTIFICATE NO 17029

FEB 3 2016 PM3:31

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

# Nantucket Planning Board

## MEMORANDUM

**Date:** **February 3, 2016**

**To:** **Town Clerk**

**From:** **Eleanor Weller Antonietti, Zoning Administrator**

**Re:** **Planning Board File #7824** –CORRECTED DECISION

The above referenced Planning Board Decision granting APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR) for a three (3) lot subdivision at 31 Quidnet Road, granted to Zeke Dog LLC on June 18, 2015, was filed with the Town Clerk on December 18, 2015 and contained certain clerical errors. A corrected decision is filed herewith.

**Eleanor W. Antonietti,**
**Zoning Administrator**

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss
On the 3 day of February, 2016, before me, the undersigned notary public, personally appeared Eleanor Weller Antonietti, the above-named Zoning Administrator of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that she signed the foregoing instrument voluntarily for the purposes therein expressed.

Doris C. Strang
Notary Public:
My Commission Expires: 10/09/2020

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

TOWN CLERK
NANTUCKET
18PM 3:37:45
DEC 18 2015

# Nantucket Planning Board

## APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

## ZEKE DOG LLC SUBDIVISION

Planning Board File #7824

**Owner/Applicant:** Zeke Dog LLC, Bruce Poor, manager

31 Quidnet Road
Nantucket Tax Assessors Map 21 Parcel 27.1
Lot 4 of Land Court Plan 36582-C
Certificates of Title #17029 on file in the Nantucket Registry District of the Land Court

**June 18, 2015**

At the Nantucket Planning Board hearings on May 11, 2015 and June 18, 2015, the Applicant requested a definitive subdivision plan. The Planning Board voted 5-0 to approve the three (3) lot (two (2) buildable and one driveway lot) Definitive Subdivision Plan (AR) for property located on Quidnet Road at Assessors Map 21 Parcel 27.1 An application for this definitive subdivision plan was received by the Planning Board on April 14, 2014.

Approval of the subdivision was based on the following documents:

- An Application for Approval of a Definitive Subdivision Plan (AR) dated April 14, 2014;
- A list of waivers from the *Rules and Regulations Governing the Subdivision of Land* dated April 13, 2014;
- A plan entitled "Definitive Plan of Land in, Nantucket, MA prepared for Zeke Dog LLC" consisting of 1 sheet scale 'as noted', dated April 14, 2015 prepared by Site Design Engineering, LLC.;
- Representation and testimony received in connection with the public hearing held on May 11, 201 and June 18, 2015. 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 June 18, 2015.

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. Requested waivers from the *Rules and Regulations Governing the Subdivision of Land:*

| | |
|---|---|
| 2.06a(2) | Street Network Plan<br>Waiver Granted – the proposed subdivision does not warrant such plan for the scale of this subdivision; |
| 2.06a(5) | Master Plan<br>Waiver Granted – the proposed subdivision does not warrant such plan, as the owners do not own any property adjacent to said property; |
| 2.06a(10) | Storm Water Calculations<br>Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions; |
| 2.06a(11) | Site Analysis Report and Map<br>Waiver Granted – the proposed project consists of a small three-lot subdivision, only two of which are buildable. Only one new building lot is being created and the proposed subdivision plan set contains sufficient information to address the interests of this section for this subdivision; |
| 2.06a(12) | Traffic Study<br>Waiver Granted – only one additional building lot is being created and therefore the traffic impact along Quidnet Road will be minimal and adequate for the scale of this subdivision; |
| 2.06b(6) | Bounds<br>Waiver Granted – the proposed project is of small scale and providing all the roads and ways on the plan is unnecessary for the scale of this subdivision; |
| 2.06b(10) | Topography<br>Waiver Granted – the site of the proposed subdivision does not contain sufficient elevation changes to depict this contour interval and therefore are no proposed changes to the site that would require detailed elevation information due to the scale of the subdivision; |
| 2.06b(13) | Utility Plan<br>Waiver Granted – the proposed subdivision is only for two (2) lots and therefore does not warrant a Utility Plan; |
| 2.06b(14) | Landscape Plan<br>Waiver Granted – existing vegetation and landscape buffers will be maintained as shown on the subdivision plans; |
| 2.06b(16) | Location of Curbs and Gutters<br>Waiver Granted – the proposed subdivision will provide a rural road alternative that is better suited for the scale of this subdivision; |
| 2.06b(17) | Roadway Cross-section<br>Waiver Granted – the proposed project is of small scale and providing a roadway cross-section is unnecessary for the sale of this subdivision; |

| | | |
|---|---|---|
| 2.06b(18) | One-Site Brush Disposal<br>Waiver Granted – there will be little brush cutting as part of the installation of this small subdivision; |
| 2.06b(19) | Storm Drainage<br>Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions; |
| 2.06b(20) | Profiles of Street and Utilities<br>Waiver Granted – the proposed subdivision is of a small scale and providing street and utility profiles is unnecessary for the scale of this subdivision; |
| 2.06b(21) | Erosion Control Plan<br>Waiver Granted – the proposed subdivision is of a small scale and providing the plan is unnecessary for the scale of this subdivision; |
| 3.02 | Public Open Space<br>Waiver Granted – the proposed subdivision is of a small scale and providing public open space is unnecessary for the scale of this subdivision; |
| 4.03a(1) | Streets<br>Waiver Granted – the proposed subdivision will keep the existing 10-12 foot gravel roadway due to the scale of this subdivision; |
| 4.04(b) | Dead-End Street<br>Waiver Granted – the proposed subdivision will not provide access to the rear lot and therefore will not require the sixty (60) foot radius; |
| 4.05 | Street Construction<br>Waiver Granted – the proposed subdivision is of a small scale and the rural road alternative is better suited for a subdivision of this size; |
| 4.06 | Storm Drainage<br>Waiver Granted – the proposed subdivision is of a small scale and is providing only one (1) new building lot where the changes to the existing drainage conditions will be insubstantial; |
| 4.16 | Landscaping<br>Waiver Granted – the existing vegetation and landscape buffers will be maintained as shown on the subdivision plans; |
| 4.18 | Sidewalks<br>Waiver Granted – the proposed subdivision is of a small scale and sidewalks are unnecessary for the scale of this project; |
| 4.19 | Bicycle Paths<br>Waiver Granted – the proposed subdivision is of a small scale and a bike bath is unnecessary for the scale of this project; |
| 4.20 | Street Lights<br>Waiver Granted – the proposed subdivision is of a small scale and street lights are unnecessary for the scale of this project; |
| 4.22 | Curbing & Berms<br>Waiver Granted – the proposed subdivision will have a rural road alternative is proposed, therefore, curbing and berms are unnecessary; |

4.23 Soil Surveys

Waivers Granted – the proposed subdivision is of a small scale and soil surveys are unnecessary for the scale of this project;

4.24 Driveway Aprons

Waivers Granted – the proposed subdivision will be created off an existing driveway off Quidnet Road and will only be servicing two (2) lots.

2. 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 the second lot from the Covenant and within six (6) months from the date of this decision (June 18, 2015). The Planning Board may grant extensions of this deadline without holding a public hearing;
3. That the roadway shall be constructed and maintained, as shown on the referenced definitive subdivision plans;
4. That frontage and access utilizing the interior roadway shall be limited to lots within this subdivision. This restriction is based upon the significant waivers granted for interior roadway improvements. Any future modification of this condition shall require a public hearing;
5. ~~That all lots shall be connected to the municipal sewer and water system;~~[1]
6. That all lots shall be prohibited from further subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
7. That duplexes shall be a prohibited use upon any lot within the subdivision;
8. That the applicant agreed to provide the Town of Nantucket an easement for the proposed drive QUIDNET PRESERVE DRIVE and utility easement;
9. That the applicant agreed to one (1) dwelling unit per lot for a total of two (2) dwellings for said subdivision.

**SIGNATURE PAGE TO FOLLOW**

[1] *This condition was included by inadvertent error. There is no municipal water or sewer in the vicinity and there are no plans to extend it.*

On June 18, 2015 the Planning Board voted 5-0 to **APPROVE** the Zeke Dog LLC Approval Required (AR) Subdivision and to endorse this decision.

Barry G. Rector APPROVED

Linda F. Williams APPROVED

John McLaughlin APPROVED

Nathaniel Lowell APPROVED

Joseph Marcklinger APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS 12/15, 2015

On the 15th 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.

Doris C. Strang
Notary Public

October 9, 2020
My Commission Expires

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

#8012 ANR
Eric Rosenberg & Michele Kolb
7 Gardner Street
Map 42.3.3 Paracel 58

PLANNING BOARD

FILE # 8012

# Nantucket Planning Board

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

Date: 8/2/2016 *Name of Owner(s)/Applicant(s): ERIC ROSENBERG + MICHELE KOLB

*Owner's/Applicant's address: 226 EAST 79TH ST, 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: ACKM E SURVEY LLC
Surveyor's address: PO BOX 1448, NANTUCKET, MA 02554

The owner's title to the land derived under deed from_____, date_____
And recorded in Nantucket Registry of Deed, Book 1282 Page 80 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map#_____, Parcel #_____.
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 MAPS TOWN 1957 AERIALS CORRESPOND. TAX RECORDS

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

_____

_____

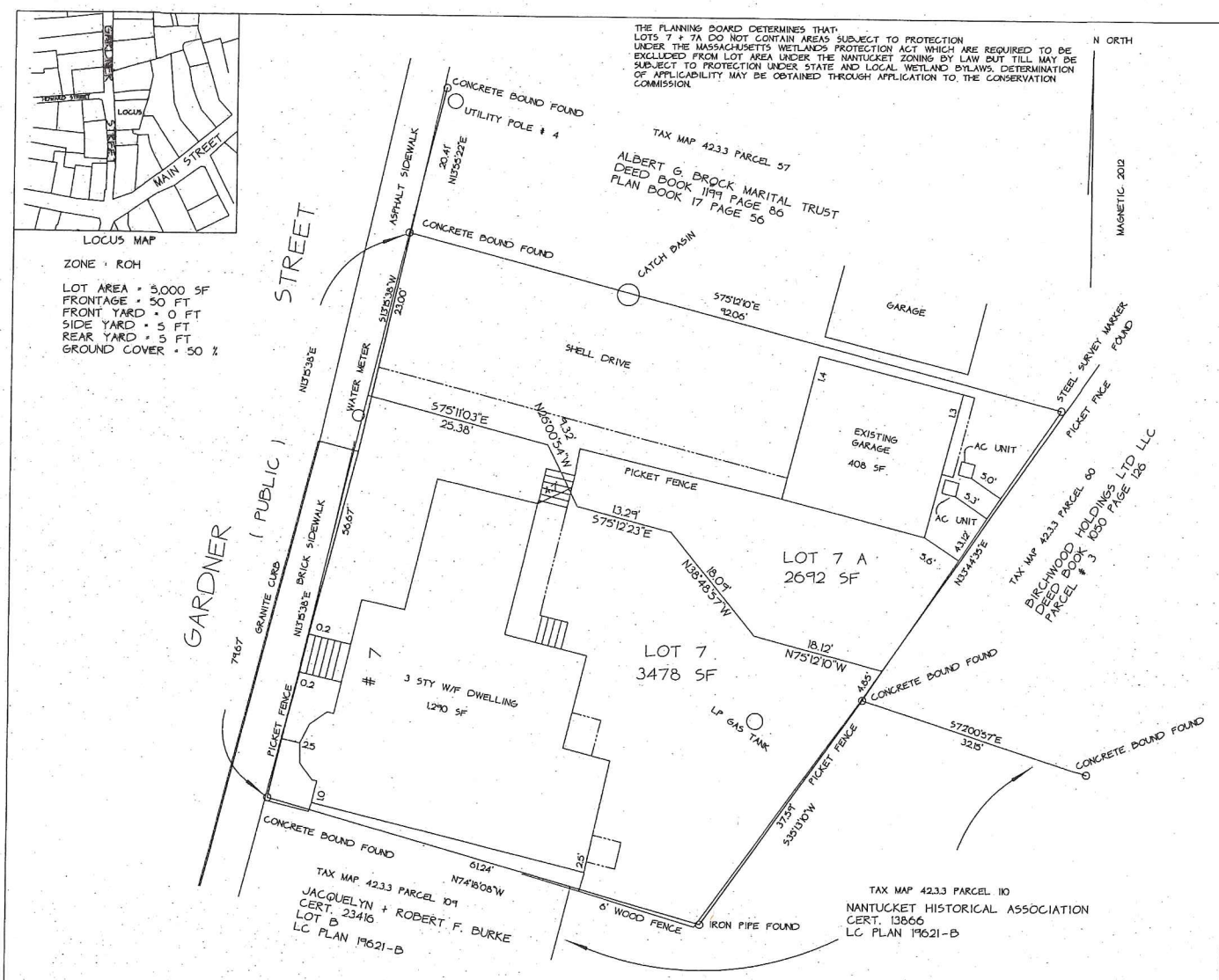
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

[signature] agent

Owner's Signature

**Planning Board File #** 8012

**Endorsement Date:**_____




AMENDMENT TO PLAN FILE # 7989

PLAN OF LAND
# 7 GARDNER STREET
NANTUCKET , NANTUCKET COUNTY , MASS.
SCALE 1" = 10 ' 8-2-2016
ACKME SURVEY LLC
PO BOX 1448
NANTUCKET , MASS.

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 #250190C0086G MASSACHUSETTS. EFFECTIVE : JUNE6,2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY .

PREPARED FOR :

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

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

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

PLANNING BOARD

FILE # 8012

FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS
FRANK O. HOLDGATE
No. 8986
REGISTERED PROFESSIONAL LAND SURVEYOR

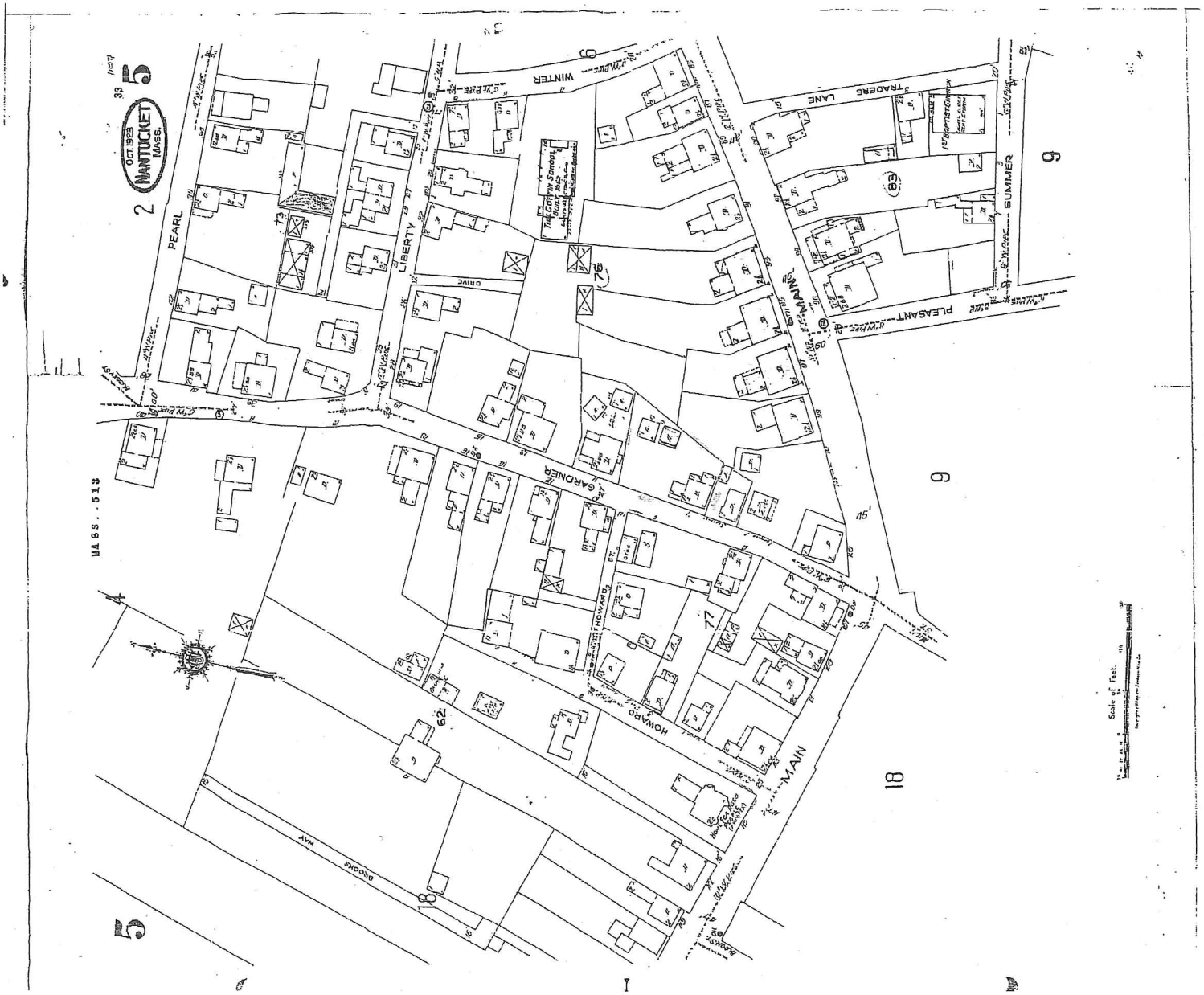
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE APPROVED _____
DATE SIGNED _____
FILE # _____

0 10 20 30 40

PLANNING BOARD

FILE # 8012



MASS.-513
5
4
2
OCT. 1923
NANTUCKET
MASS.
33
5
PEARL
LIBERTY
BROOKS WAY
GARDNER
HOWARD
HOWARD ST.
WINTER
DRIVE
MAIN
MAIN
PLEASANT
TRADERS LANE
SUMMER
18
62
73
76
77
83
6
9
18
9
Scale of Feet.

PLANNING BOARD

FILE # 8012

1938

PLANNING BOARD
FILE # 9012

1938

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**63 Hummock Pond Road**
Assessors Map #**56** Parcel #**466**

| **Applicant** | **Owner** |
|---|---|
| **Greywoods LLC** | **Same** |

The applicant is proposing to construct a 906 square foot Secondary dwelling with an attached garage. The proposed secondary dwelling will be located on the southwest side of the site, which has approximately 20,009 square feet of lot area and is zoned R-20. There will be a 1,584 square foot primary dwelling proposed.

The dwelling will be accessed by a shared gravel driveway with a proposed brick apron off Hummock Pond Road, which is a public paved road. The site will contain a total of four (4) exterior parking spaces and one (1) interior parking space within the proposed 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 on-site turnaround will be required for lots with driveway access onto Hummock Pond Road;
(2) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(3) 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
(4) 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.

2016 JUL 1 8:40

TOWN OF NANTUCKET, MASS. · INCORPORATED 1671 ·

# Nantucket Planning Board

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

**Date Submitted:** 7/13/16 **Fee Amount:** $100 CH#2005 REC 3/10/17 HCB

**Applicant:** GREYWOODS LLC

**Mailing address:** 2 BROAD ST NANTUCKET MA 02554

**Daytime phone number:** 508-228-2722 **Fax:** _____

**E-mail Address:** DOUG@BPC-ARCHITECTURE.COM

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

**Mailing address:** _____

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

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

**Street Address:** 63 HUMMOCK POND ROAD

**Assessors Tax Map #:** 56 **Parcel #:** 466

**Size of Parcel:** 20,009 SF **Zoning District:** R-20

**Secondary Dwelling # of Bedrooms:** 1

**Primary Dwelling # of Bedrooms:** 3

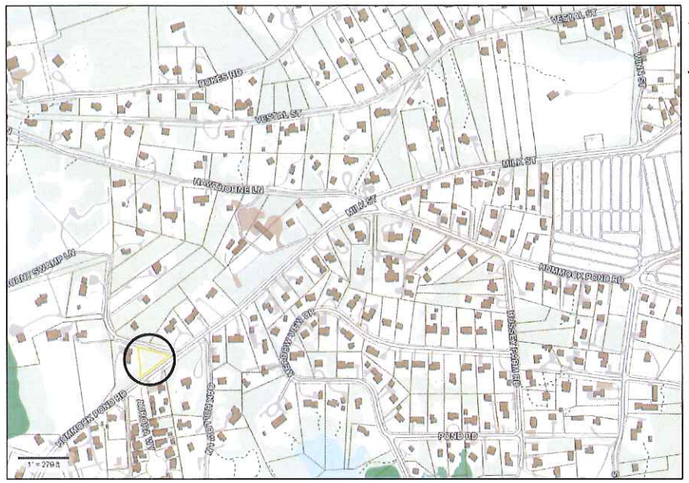
**Number of Parking Spaces required** (*See Chapter 139-18 of the Bylaw*): 3 ✓

**Number of Parking Spaces provided:** 5

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

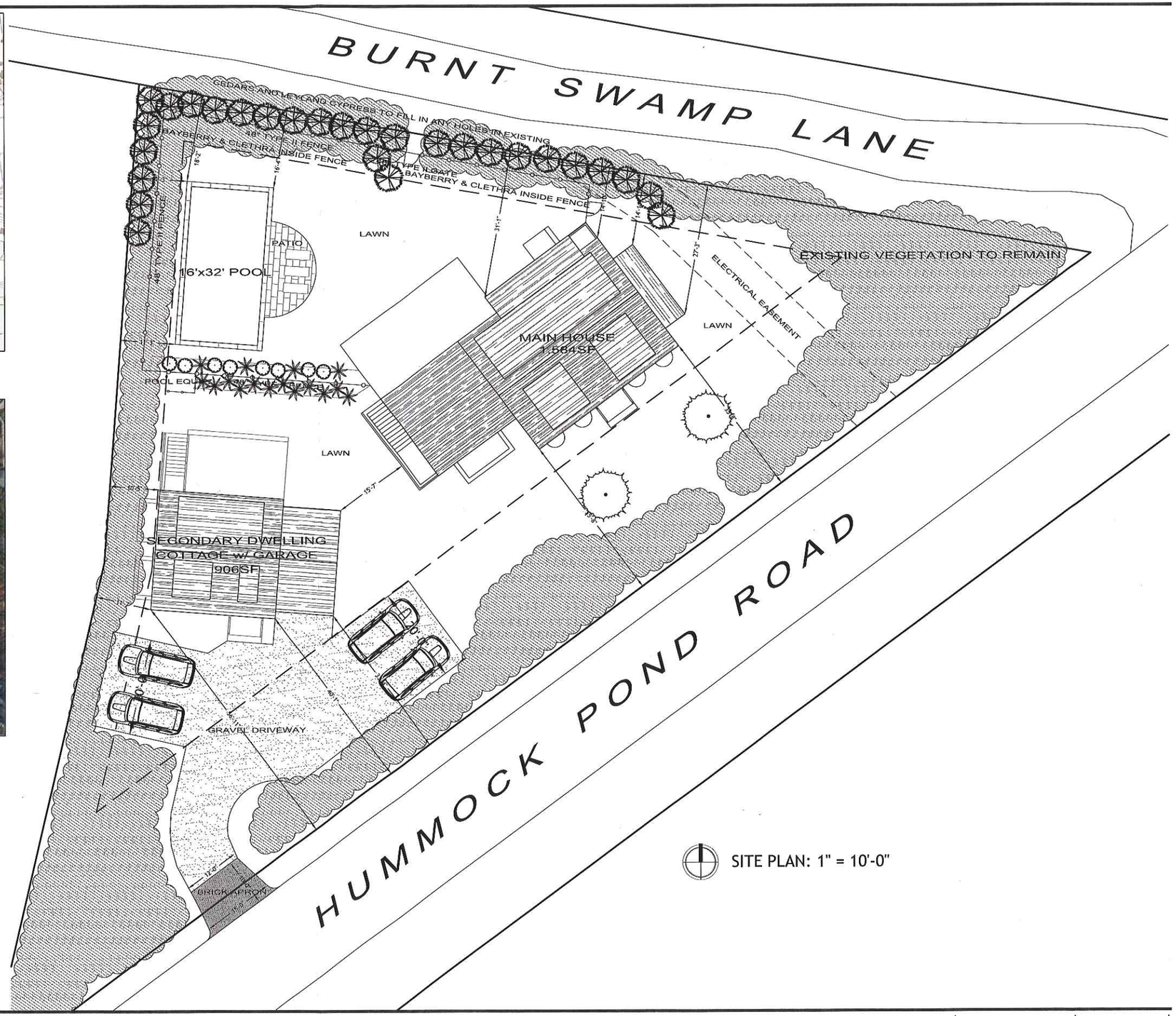
906 SF G.C. 1 BEDROOM COTTAGE
1584 SF G.C. 3 BEDROOM MAIN HOUSE

# GREYWOODS LLC - 63 HUMMOCK POND ROAD




LOCUS PLAN: NTS

AERIAL VIEW: NTS




SITE PLAN: 1" = 10'-0"

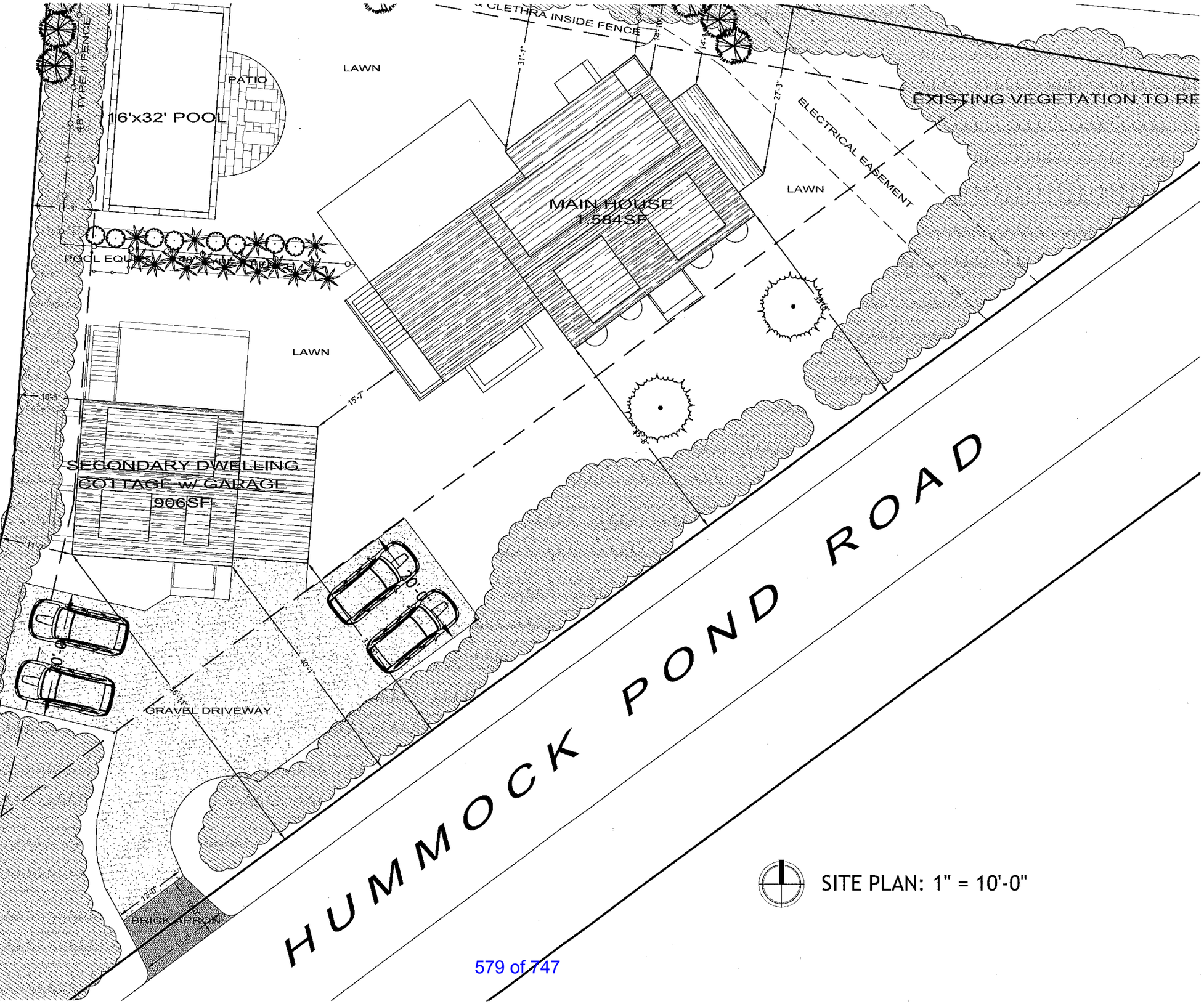
bpc ARCHITECTURE + INTERIOR DESIGN
2 BROAD STREET
NANTUCKET, MA 02554
P 508 228 2722
F 508 374 8498

GREYWOODS
63 HUMMOCK POND ROAD
NANTUCKET, MA 02554
MAP: 56 PARCEL: 466

PLANNING BOARD



COVER SHEET | C1.1
12 JULY 2016




SITE PLAN: 1" = 10'-0"

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**15 Pippen's Way**
Assessors Map #**43** Parcel #**94.3**

| **Applicant** | **Owner** |
|---|---|
| **Adam Ross** | **Ronald M. & Nancy S. Lindsay** |

The applicant is proposing to construct a 780 square foot two (2) bedroom secondary dwelling. The proposed secondary dwelling will be located on the north side of the site, which has approximately 156,206 square feet of lot area and is zoned LUG-1. There is a proposed 890 square foot garage and a proposed 780 square foot primary structure for the lot.

The dwelling will be accessed by a shared driveway off Pippen's Way, which is a private shelled road. (The Board should note: pursuant to the Definitive Subdivision (AR) approval for Pippen's Way Subdivision - Planning Board File #6992, an apron is required at the intersection of the proposed driveway and Pippen's Way.) The site will contain a total of four (4) exterior parking spaces, and two (2) interior parking spaces within the proposed garage. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1 and a revised site plan is required.

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

(1) That the applicant shall submit a revised site plan to staff prior to the issuance of the approval letter. The revised site plan shall include the required parking spaces, driveway material, required driveway apron, and proposed ground cover of each structure;
(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;
(3) That the surface of the driveway shall be a minimum of ten (10) feet in width and a maximum of fifteen (15) feet in width, excluding corner rounding which may have a maximum radius of two (2) feet;
(4) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(5) 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
(6) 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 JUL 26 2016 BY: DS CK# 1707 $100

# Nantucket Planning Board

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

Date Submitted: 7/21/16 Fee Amount: $100

Applicant: ADAM ROSS

Mailing address: 2 GREGLON AVE, PMB 248, NANTUCKET MA

Daytime phone number: 508 246 2836 Fax: _____

E-mail Address: rosscorp@comcast.net

Owner (if other than applicant): RONALD LINDSAY

Mailing address: 8 TAWPOOT ROAD, NANTUCKET

Signature of Property Owner(s) _____

Location of proposed secondary(2ND) dwelling:

Street Address: 15 PIPPENS WAY

Assessors Tax Map #: 43 Parcel #: 94.3

Size of Parcel: 156,206 S.F Zoning District: LUG-1 (TEB)

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 6

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 4

Number of Parking Spaces provided: 6

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

NEW CONSTRUCTION OF A 2 BEDROOM HOUSE

2660 □ PRIMARY
780 □ SECONDARY
890 □ GARAGE (TEB)

REC. 8-3-16

43-94.2
11 PIPPEN'S WAY
L.C. LOT 22

529.49'

64.26'

79.08'

82.08'

50'

25'

100' WETLAND BUFFER

100'

1,250 S.F.

780 SQ FT

PROPOSED STRUCTURE (B)

DECK

PORCH

C.O.

PROPOSED HIGH CAPACITY LEACH TRENCHES (3) Φ 3'x 69' 33 CHAMBERS TOTAL & 100% RESERVE AREA

67.96'

65.30'

PIPPEN'S WAY

EXIST. SHELL SURFACE

EXIST. GRANITE CURB

PROPOSED ALARM PANEL AND ELECTRICAL SERVICE

20' MIN TO FOUNDATION

4' WIDE BLUESTONE

PORCH

C.O. A1 INV.= 13.25

A2 INV.= 15.00

2660 SQ FT

PROPOSED STRUCTURE (A)

DECK

BLUESTONE

PORCH

BLUESTONE

9x20

PROPOSED DRIVEWAY

10' MIN

PROPOSED VENT

PROPOSED INSPECTION PORT

EXIST. SPLIT RAIL FENCE (SRF TYP)

WLF#B13
WLF#B12
WLF#B14
WLF#B15
WLF#B11
WLF#B16
WLF#B10
WLF#B17
WLF#B18
WLF#B19
WLF#B20

FEMA FLOOD ZONE B

365.25'

POND
WETLAND "B"

EXISTING EDGE OF POND MEASURED 03-06-15

PROPOSED LIMIT OF WORK & SILT FENCE

25' WETLAND BUFFER

50' WETLAND BUFFER

WLF#B9

WLF#B8

PROPOSED M750N SEPTITECH

PROPOSED INTAKE/VENT

PROPOSED 1.5" PUMPBACK LINE

PROPOSED 3,000 GAL. 2-COMPARTMENT SEPTIC TANK

WLF#B7

WLF#B6

WLF#B5

WLF#B4

WLF#B3

WLF#B2

WLF#B1

PROPOSED LIMIT OF WORK & SILT FENCE

9055 SQ FT

9x20

9x20

9x20

PROPOSED STRUCTURE

234.72'

PRIVATE WELL PROTECTION ZONE

EXISTING WELL

184.53'

43-303
N/F
TIMOTHY J. RUSSERT
MARITAL TRUST

LOT AREA=
156,206 S.F.±

194.70'

717.30'

522.60'

43-302
N/F
TIMOTHY J. RUSSERT
MARITAL TRUST

43-94.9
20 PIPPEN'S WAY
L.C. LOT 17

*LEGEND*

- ■ CONCRETE BOUND/DRILL HOLE
- 28 EXISTING CONTOURS
- 19.3x EXISTING SPOT ELEVATION
- C.O. PROPOSED CLEAN OUT
- 18 PROPOSED CONTOURS

NOTES:

-ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5 AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.

-SYSTEM TO BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT.

*OWNER INFORMATION*
RONALD M. LINDSAY &
NANCY S. LINDSAY
CERT. OF TITLE #25496
L.C.C. 12268-E, LOT 21
ASSESSOR'S MAP 43, PARCEL 94.3
#15 PIPPEN'S WAY

*DIRECTION OF GROUNDWATER FLOW*
*PER ENSR/AECOM BASELINE HYDROGEOLOGIC STUDY*
*APRIL 11, 2007*

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

T:\LEO 25 JOB 45.
V:\DRAWFILES\B8062\Septic_Lot21.dwg 5/25/2016 11:28:35 AM EDT

# PROPOSED
## SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM

PREPARED FOR
*RONALD M. LINDSAY &*
*NANCY S. LINDSAY*
#15 PIPPEN'S WAY

Lot Created: NOVEMBER 2014

| | | |
|---|---|---|
| CHECKED BY ADG/JLB | ASSESSOR MAP: 43 PARCEL: 94.3 | |
| DESIGNED BY ADG | DRAWN BY CLR | DATE 05/25/16 |
| SCALE AS NOTED | JOB NO. B8062 | SHEET 1 OF 2 |

*BLACKWELL & ASSOCIATES, INC.*
20 TEASDALE CIRCLE - NANTUCKET, MA 02554
(508)228-9026 FAX (508)228-5292

5/27/16

B8062

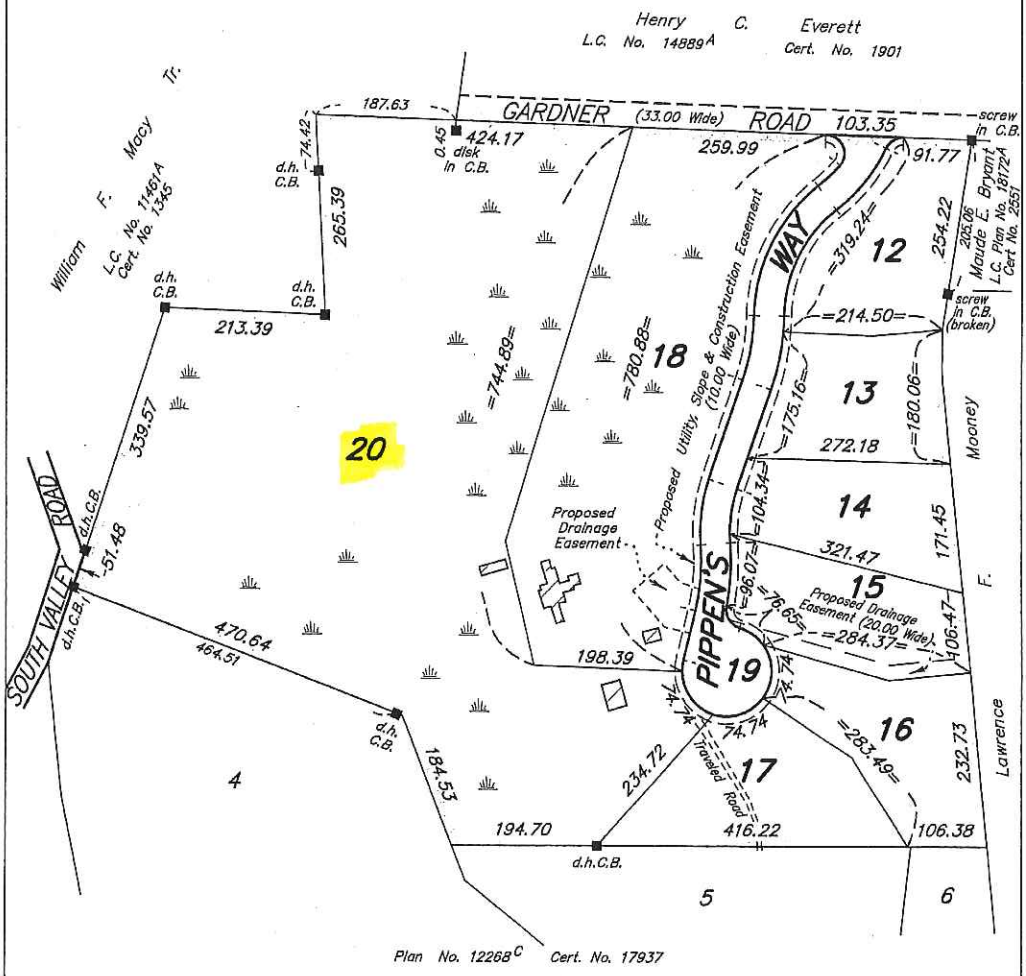
*LOT 21*
*SHEET 1 OF 2*

SUBDIVISION PLAN OF LAND IN NANTUCKET

Blackwell & Associates, Inc., Surveyors

November 3, 2006

12268D




Plan No. 12268C Cert. No. 17937

Subdivision of Lot 2
Shown on Plan 12268-B
Filed with Cert. of Title No. 2104
Registry District of Nantucket County

*Separate certificates of title may be issued for land shown hereon as Lots 12 through 20 By the Court.*

Deborah J. Patterson
Recorder

April 3, 2014

JMF-OAHL

Abutters are shown as on original decree plan.

*Copy of part of plan filed in*
LAND REGISTRATION OFFICE
April 3, 2014
*Scale of this plan 160 feet to an inch*
*T.C. Pontbriand, Engineer for Court*

THIS PLAN FILED WITH CERTIFICATE NO. 21915

# Nantucket Planning Board

## APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

See Terrier Farms Trust, Pippen's Way Subdivision
Planning Board File #6992

Applicants: See Terrier Farms Trust, Diane Halm, Trustee, c/o Daniel J. Bailey, III, Rackemann, Sawyer, & Brewster, One Financial Center, Boston, MA 02111-2659

Owners: See Terrier Farms Trust, Diane Halm, Trustee, 11809 Piney Meeting House Road, Potomac, MD 20854

Property recorded at Nantucket Registry District of the Land Court, Certificate of Title # 21215

Parcels 94.2 as shown on Nantucket Tax Assessors Map 43

August 27, 2007

SEP 7 p 2:38

The applicant is proposing a standard Approval Required (AR) subdivision on twenty (20) acres of land with average lot size of 43,000 square feet and two lots greatly exceeding that of 176,000 and 432,000 square feet respectively, all with frontage on the proposed roadway.

Based on the Preliminary Plan Approval of February 13, 2006 the site utilizes Limited Use General 1 (LUG 1) zoning which is 40,000 square foot lot area with 100 feet of frontage and is also within the Nantucket Harbor Watershed Protection Overlay District. There are five (5) existing structures on site. The applicant is proposing eight (8) building lots with the roadway shown as lot 8.

The roadway for the proposed development is a dead-end roadway terminating with a cul-de-sac, approximately 830 feet long. In addition the applicant will improve approximately 1000 feet of Gardner Road. The traveled surface of the roadways will be twenty (20) feet in width with Cape Cod berms for Gardner Road with appropriate side slopes provided to allow for pervious paver road construction of the interior roadway. Stormwater runoff from the proposed interior roadway will be collected by deep sump catch basins which will discharge to subsurface infiltration systems. Individual dry wells will be installed for the collection of roof runoff for each lot. All lots within the proposed subdivision will be serviced by on-site wells and wastewater will be treated through individual on-site septic systems.

The applicant agreed to make infrastructure improvements to Gardner Road, which is a private way. The infrastructure improvements proposed for Gardner Road include reconstructing and paving the road to a width of twenty (20) feet, designing and installing drainage structures or swales for the collection and treatment of stormwater runoff, and re-landscaping/re-vegetating areas to maintain slopes in accordance with the Subdivision Rules and Regulations. Final plans for the road will be reviewed by the consulting engineer for the Planning Board with the Planning Board prior to construction.

1 East Chestnut Street Nantucket Massachusetts 02554
508.228.7233 telephone 508.228.7298 facsimile

The Nantucket Planning Board, at it meeting of *August 27, 2007* voted *5-0* to close the public hearing and voted *5-0* to approve the Definitive Subdivision Plan (AR) for property located at 12 Gardner Road. The application for approval of this definitive subdivision plan was received by the Planning Board on November 13, 2006 and approval of this subdivision was based on the following documents:

- Plans entitled "Definitive Subdivision Plan, Pippen's Way Subdivision, 12 Gardner Road, Nantucket, MA" being a subdivision of lot 2 shown on Land Court Plan 12268-B, tax map 43, parcel 94.2, prepared for See Terrier Farms Trust, sheets 1 through 11, scale as noted, prepared by Site Design Engineering, LLC., 11 Cushman Street, Middleboro, MA 02346, dated November 3, 2006 as revised through July 5, 2007 along with two separate sheets by same engineer for same lot 2 on LCP 12268-B, one dated August 8, 2007, scale 1" = 60' entitled "Proposed Conservation Restriction Plan" and the other dated August 16, 2007, scale 1" = 20' entitled "Gardner Road Detail Plan";
- Hydraulic/Hydrologic Analysis, Pippen's Way Subdivision, 12 Gardner Road, Nantucket, Massachusetts, November 10, 2006, prepared for See Terrier Farms Trust by Site Design Engineering, LLC., 11 Cushman Street, Middleboro, MA 02346;
- Site Analysis Report, Pippen's Way Subdivision, 12 Gardner Road, Nantucket, Massachusetts, November 3, 2006, prepared for: See Terrier Farms Trust by Site Design Engineering, LLC., 11 Cushman Street, Middleboro, MA 02346;
- A list of waivers to the Subdivision Rules and Regulations from Site Design Engineering, LLC dated November 13, 2006;
- Engineering Review Reports from Pesce Engineering & Associates, Inc., engineering consultant to the Planning Board dated March 23 and August 8, 2007;
- Engineering Review Response Letters to Abutters Comments and to Pesce Engineering Review from Site Design Engineering, LLC., all dated May 9, 2007;
- A letter concerning "Community Benefits" from Attorney Daniel J. Bailey, III of Rackemann, Sawyer & Brewster, PC, One Financial Center, Boston, MA;
- A Preliminary Plan approval letter dated February 13, 2006;
- Assorted documents (including correspondence from abutting property owners) on file with the Planning Board;
- Representation and testimony received in connection with the public hearings/continuances held on 12/11/06, 1/8/07, 1/22/07, 2/12/07, 2/26/07, 3/12/07, 3/26/07, 4/23/07, 5/14/07, 5/31/07, 6/11/07, 6/25/07, 7/9/07, 7/23/07, 8/13/07 and 8/27/07. 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 this 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:*

2.06e – STAKING OF SUBDIVISION: there is sufficient information on the plans and on site to enable the Board and public to determine location of the proposed way;

4.03a(1) –STREETS: in order to fit the required improvements within the available right-of-way of Gardner Road an 8-inch cape cod berm rather than a 12-inch berm and allow a 1:1 side slope rather than a 2:1 side slope;

4.09-SHOULDERS: allow use of 2-foot shoulders rather than 4-foot shoulders on Pippen's Way and variable width shoulders of 1-foot to 2-foot shoulders in Gardner Road to allow for reduced site disturbance;

4.18-SIDEWALKS: waive requirement for sidewalk as there are no sidewalks in Gardner Road to connect an interior road sidewalk;

4.19-BICYCLE PATHS: waive requirement for a bicycle path. Note that applicant has agreed to contribute to the Town Bicycle Path fund;

4.20- STREET LIGHTS: waive requirement for street lights to assist in maintaining the rural nature of the neighborhood;

5.04- ON SITE DISPOSAL OF BRUSH AND TREES: waive requirement of on-site disposal area as all debris will be chipped; and

5.06-DRAINAGE: allow for use of HDPE pipe in drainage structures as allowed in recent development projects on the Island.

2. That the applicant agree to alter and improve the traveled surface of Gardner Road to twenty (20) feet in width and perform infrastructure improvements to include relocating portions of the road that encroach on private property to a location within the roadway layout; reconstructing, paving, designing and installing drainage structures or swales for the collection and treatment of stormwater runoff, and re-landscaping/re-vegetating disturbed areas;

3. That the applicant shall provide for final plans for improvements presented to the Planning Board within six (6) months from the date of the final decision with the proposed improvements in accordance with the *Rules and Regulations Governing the Subdivision of Land*. The final plans should be reviewed by the consulting engineer for the Planning Board and the Planning Board prior to construction. Review and approval of these plans should not require additional public hearings, as they will have been adequately discussed during the subdivision review. The interior roadway and associated infrastructure improvements should not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans should be presented to the Planning Board within six (6) months of the date of the final decision. Recorded copies of all legal documents (Homeowners Association, if any, documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities and Drainage, and Covenant) should 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 the final decision;

4. In the event the improvements cannot be completed as represented by the applicant and agreed to by the Planning Board, a modification to the subdivision may be required and additional conditions may be imposed;

5. That the applicant shall be responsible for the establishment of a Road Maintenance Endowment Fund for the maintenance in perpetuity of all required improvements to the interior roadway including the drainage structures, grading, utilities, etc., initially endowed at $2000 per buildable lot. This fund shall be administered by the applicant and/or Homeowners Association if any, and with the Planning Board named as a third party enforcing agent;

6. That the roadway layout for the interior roadway be transferred to a Homeowners Association with evidence of that conveyance presented to the Planning Board prior to the release of any lot;

7. That no further division of land will occur without modification to the approved plan but minor lot line adjustments may be approved through the Approval Not Required (ANR) plan process;

8. That in the event Gardner Road is paved prior to the construction of the interior roadway, a gravel tracking pad with a minimum depth of 100 feet of dense gravel or stone shall be installed at the entrance to the site during the construction period to remove construction debris from the tires of construction vehicles prior to entering Gardner Road;

9. That all required infrastructure improvements be completed within two (2) years from the date of definitive plan endorsement;

10. That individual dry wells be installed for the collection of roof runoff for each lot as shown on the definitive plans;

11. That the Planning Board may grant extensions of deadlines stated herein without holding a public hearing;

12. That the applicant resolve the requirements of the Massachusetts Natural Heritage Endangered Species Program prior to the start of construction. The Board notes that the applicant has filed the required applications as of August 13, 2007 and expects a report in the Fall of 2007;

13. That the applicant has agreed to grant to the Town/County of Nantucket sewer easements within the layout of the interior roadway through the site to South Valley Road. The applicant has also agreed to the extent they have the authority to grant sewer easements to the Town/County of Nantucket within the layout of Gardner Road, to provide such easements necessary to accommodate sewer service in the future;

14. In the even the site is included in the Sewer District in the future, the applicant shall extend the sewer to the site and each of the lots shall be 'hooked up' to the sewer system, in the alternative that Town installation of sewer hookups is requested, such work will be completed within two (2) years of the date such sewer hookups are available and that easements relating to such installation shall dissolve if such hookups are not completed by the year 2020;

15. That the Estimated Seasonal High Groundwater elevations (ESHGW) be submitted by the applicant and confirmed by the Planning Board's consulting engineer during construction;

16. That the applicant provide for additional soils and groundwater inspections along the proposed roadway to ensure compliance with Section 4.06a of the *Rules and Regulation for the Subdivision of Land*;

17. That prior to the issuance of roadway construction, 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;

18. That each driveway shall have an apron ten (10) feet in depth and maximum fifteen (15) feet in width off the proposed interior roadway; and

19. That the applicant shall establish a permanent Conservation Restriction prohibiting destruction of wildlife habitat on at least 5.4 acres of the subdivision property. The exact location of the Conservation Restriction shall be determined by the applicant in consultation with the Massachusetts Natural Heritage and Endangered Species Program. A copy of the Conservation Restriction shall be provided to the Planning Board.

The Nantucket Planning Board at its August 27, 2007 meeting voted 5-0 to close the public hearing and voted 5-0 to APPROVE the Definitive Subdivision Plan (AR) for property located at 12 Gardner Lane and to endorse this decision.

Francis T. Spriggs APPROVE

Barry G. Rector APPROVE

Sylvia Howard APPROVE

John McLaughlin DIS-APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS September 6, 2007

On the 6th day of September, 2007, before me, the undersigned ~~notary public,~~

personally appeared Francis T. Spriggs, 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.

ANDREW VINCENT VORCE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2012

Notary Public

My Commission Expires

The Nantucket Planning Board at its August 27, 2007 meeting voted 5-0 to close the public hearing and voted 5-0 to APPROVE the Definitive Subdivision Plan (AR) for property located at 12 Gardner Lane and to endorse this decision.

Francis T. Spriggs APPROVE

Barry G. Rector APPROVE

Sylvia Howard APPROVE

John McLaughlin DIS-APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS September 6, 2007

On the 6th day of September, 2007, before me, the undersigned ~~notary public,~~

personally appeared Francis T. Spriggs, 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.

ANDREW VINCENT VORCE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
~~January 26, 2012~~

Notary Public My Commission Expires

RECEIVED
2014 APR 29 AM 10 45
NANTUCKET TOWN CLERK

# Nantucket Planning Board

## MODIFICATION TO A DEFINITIVE SUBDIVISION PLAN (AR)

**Modification #1**

Pippen's Way Subdivision
Planning Board File #7662

Applicant: Pippen's Way, LLC, a Massachusetts limited liability company
Owner: John Bruno, as Trustee of See Terrier Farms Trust under Declaration of Trust dated April 12, 2004, registered with Nantucket Registry District as Document No. 106936, as amended of record

Decision: Approval of a Definitive Subdivision Plan (AR), See Terrier Farms Trust, Pippen's Way Subdivision, dated August 27, 2007, Planning Board File #6992

Nantucket Registry District of the Land Court
Certificate of Title #21215

Lots 12 through 20, inclusive, Land Court Plan No. 12268-D

Nantucket Tax Assessors Map 43, Parcel 94.2

**April 14, 2014**

The applicant is requesting modifications to the Approval Required (AR) subdivision decision in File No. 6992, "Pippen's Way Subdivision," dated August 27, 2007, as follows:

1. Change the construction of the subdivision roadway, Pippen's Way, from the currently approved pervious paver surface or asphalt to a twenty-foot wide pervious shell surface and, in consideration for this change, restrict the number of bedrooms allowed in the second dwellings on Lots 12 through 16, inclusive, on Land Court Plan No. 12268-D to a maximum of two (2) bedrooms each to limit the amount of potential vehicular traffic on the shell roadway. The overall number of bedrooms allowed per lot under Title 5 would remain unchanged. The pervious shell surface was previously approved by the Nantucket Conservation Commission.

2. Eliminate Condition 14 in its entirety from the Approval. Condition 14 reads as follows:

> "In the event the site is included in the Sewer District in the future, the applicant shall extend the sewer to the site and each of the lots shall be 'hooked up' to the sewer system, in the alternative that Town installation of sewer hookups is requested, such work will be completed within two (2) years of the date such sewer hookups are available and that easements relating to such installation shall dissolve if such hookups are not completed by the year 2020."

Condition 14 is not clear and appears to require the applicant to extend sewer to the site if the property is added to the sewer district at any time prior to 2020, but the condition does not specify the origin of the sewer, there is no sewer line in reasonable proximity to the site, the property has not been added to the sewer district, the condition imposes an undue burden on the applicant who may not own the property in 2020, and Town priorities have changed since the Approval was granted such that the extension of sewer to the property is no longer under immediate consideration.

The Nantucket Planning Board at its April 14, 2014 meeting voted 5-0 to close the public hearing and voted 5-0 to **APPROVE** the Definitive Subdivision Plan Modification. The application for approval of this modification was received by the Planning Board on March 17, 2014 and approval of the subdivision modification was based on the following documents:

- The Planning Board's Approval Required subdivision decision in File 6992 dated August 27, 2007;
- The Application (Form B1) and accompanying materials;
- Plan of Pippen's Way Roadway Apron, drawn by Site Design Engineering, LLC, dated April 21, 2014;
- Plan of Pippen's Way Roadway Cross-Section, drawn by Site Design Engineering, LLC, dated April 21, 2014;
- Representation and testimony received in connection with the public hearing held April 14, 2014. Minutes of this meeting is on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

Approval of this modification is granted upon the following conditions:

1. That the number of bedrooms allowed in any second dwellings on Lots 12 through 16, inclusive, on Land Court Plan No. 12268-D, is limited to a maximum of two (2) bedrooms each, with the total overall number of bedrooms allowed per lot under Title 5 remaining unchanged;

2. That the construction of Pippen's Way be done in accordance with the plan of Pippen's Way Roadway Apron and the plan of Pippen's Way Roadway Cross-Section, both drawn by Site Design Engineering, LLC, dated April 21, 2014, as approved by the Board's consulting engineer, Edward Pesce, and;

3. That all other conditions of the Approval Required subdivision decision in File 6992 dated August 27, 2007, shall remain in full force and effect.

**SIGNATURE PAGE TO FOLLOW**

On April 14, 2014, the Planning Board voted 5-0 to **APPROVE** this modification (#1) to the Pippen's Way Subdivision and to **ENDORSE** this decision.

Barry G. Rector APPROVE

Linda F. Williams APPROVE

Nathaniel Lowell APPROVE

Sylvia Howard APPROVE

John McLaughlin APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS April 28th, 2014

On the 28th day of April, 2014, before me, the undersigned notary public, personally appeared John McLaughlin, 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

My Commission Expires

KAREN L. E. BRADFORD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 18, 2020

RECEIVED
2014 MAY 22 AM 11 25
NANTUCKET TOWN CLERK

# Nantucket Planning Board

## MODIFICATION TO A DEFINITIVE SUBDIVISION PLAN (AR)

**Modification #2**

Pippen's Way Subdivision
Planning Board File #7684

Applicant: Pippen's Way, LLC, a Massachusetts limited liability company
Owner: John Bruno, as Trustee of See Terrier Farms Trust under Declaration of Trust dated April 12, 2004, registered with Nantucket Registry District as Document No. 106936, as amended of record

Decision: Approval of a Definitive Subdivision Plan (AR), See Terrier Farms Trust, Pippen's Way Subdivision, dated August 27, 2007, Planning Board File #6992
Modification #1, dated April 14, 2014, Planning Board File #7662

Nantucket Registry District of the Land Court
Certificate of Title #21215

Lots 12 through 20, inclusive, Land Court Plan No. 12268-D

Nantucket Tax Assessors Map 43, Parcel 94.2

**May 12, 2014**

Applicant requests that the Board modify the Approval of a Definitive Subdivision Plan in File No. 6992, dated August 27, 2007, "Pippen's Way Subdivision" (the "Approval") by modifying the limit and extent of required improvements as follows:

1. Center the proposed roadway improvements to Gardner Road within the thirty-three foot (33') wide easement.
2. Reduce the required pavement width of Gardner Road from twenty feet (20') to sixteen feet (16').
3. Reduce the traveled surface of the subdivision roadway, Pippens Way, to sixteen feet (16').

The Nantucket Planning Board at its May 12, 2014 meeting voted 4-0 to close the public hearing and voted 4-0 to **APPROVE** the Definitive Subdivision Plan Modification. The application for approval of this modification was received by the Planning Board on April 15, 2014 and approval of the subdivision modification was based on the following documents:

- The Planning Board's Approval Required subdivision decision in File 6992 dated August 27, 2007 and Modification #1, dated April 14, 2014, Planning Board File #7662;
- The Application (Form B1) and accompanying materials;
- Gardner Road Detail Plan, drawn by Site Design Engineering, LLC, dated May 6, 2014;

- Gardner Road Roadway Cross-Section, drawn by Site Design Engineering, LLC, dated May 6, 2014;
- Gardner Road Vehicle Passing Section View, drawn by Site Design Engineering, LLC, dated May 6, 2014;
- Representation and testimony received in connection with the public hearing held May 12, 2014. Minutes of this meeting is on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

Approval of this modification is granted upon the following conditions:

1. That the number of bedrooms allowed in any second dwellings on Lots 12 through 16, inclusive, on Land Court Plan No. 12268-D, is limited to a maximum of one (1) bedrooms each, with the total overall number of bedrooms allowed per lot under Title 5 remaining unchanged;

2. That the construction of Gardner Road be done in accordance with the Gardner Road Detail Plan and the Gardner Road Roadway Cross-Section, both drawn by Site Design Engineering, LLC, dated May 6, 2014, as approved by the Board's consulting engineer, Edward Pesce, and;

3. That all other conditions of the Approval Required subdivision decision in File 6992 dated August 27, 2007, and Modification #1, dated April 14, 2014, Planning Board File #7662 shall remain in full force and effect.

On May 12, 2014, the Planning Board voted unanimously (4-0) to **APPROVE** this modification and to **ENDORSE** this decision.

Barry G. Rector APPROVE

Linda F. Williams APPROVE

Nathaniel Lowell APPROVE

Sylvia Howard APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS May 20, 2014

On the 20th day of May, 2014, before me, the undersigned notary public, personally appeared Barry Rector, 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

KAREN L. E. BRADFORD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 18, 2020

My Commission Expires

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**85 Tom Nevers Road**
Assessors Map #**91** Parcel #**14**

| **Applicant** | **Owner** |
|---|---|
| **James Fong** | **Same** |

The applicant is proposing to construct a two (2) bedroom secondary dwelling. The proposed secondary dwelling will be located on the northwest side of the site, which has approximately 21,780 square feet of lot area and is zoned LUG-3. There is an existing 576 square foot dwelling on the property.

The dwelling will be accessed by a shared gravel driveway with a proposed Belgian Block apron off Tom Nevers Road, which is a public paved road. The site will contain a total of four (4) exterior parking spaces. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1 and a revised site plan is required.

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

(1) That the applicant shall submit a revised site plan to staff prior to the issuance of the approval letter. The revised site plan shall include the required parking spaces, driveway material, and proposed ground cover of each structure;
(2) That the ground cover of the secondary dwelling shall be a minimum of 20% less or more than the primary dwelling;
(3) 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;
(4) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(5) 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
(6) 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 11 2016
BY CK #1571

# Nantucket Planning Board

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

Date Submitted: July 11, 2016 Fee Amount: $100

Applicant: James Fong

Mailing address: 50 Black Burnian Rd, Weston, MA 02493

Daytime phone number: 339-221-1600 Fax: N/A

E-mail Address: JWF5@Comcast.net

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) _____

Location of proposed secondary(2ND) dwelling:

Street Address: 85 Tom Nevers Road

Assessors Tax Map #: 91 Parcel #: 14

Size of Parcel: 21,780 SQ FT Zoning District: LUG 3

Secondary Dwelling # of Bedrooms: 2

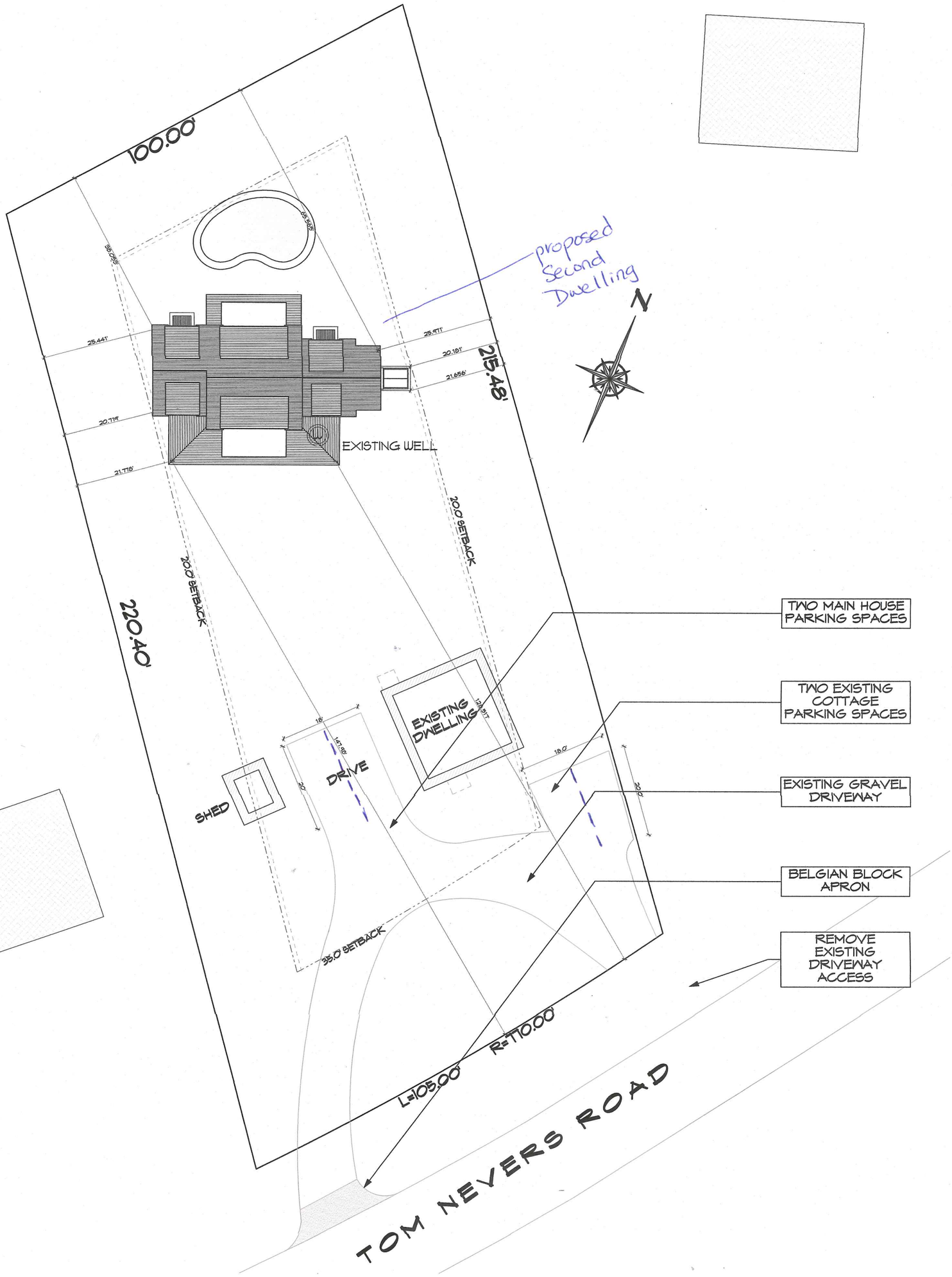
Primary Dwelling # of Bedrooms: 1

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): ~~3~~ 4 (NEED)

Number of Parking Spaces provided: 4

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

NEW ONE & HALF STORY DWELLING




600 of 747

6 PLANNING BOARD - SECONDARY DWELLING APPLICATION
SCALE: 3/32" = 1'-0"

L-1.3

THE FONG RESIDENCE
85 Tom Nevers Road
Nantucket, MA 02554

PROJECT NO: 2015-026
Map No: 51 Parcel No: 14
Zoning: UMX Allowable G.C.: 3%

HDC APPROVED
7/8/16

PLANNING BOARD - SECONDARY DWELLING APPLICATION

HDC Submission: 3 December 2014
HDC Approval: 24 MAY 2016 Certificate No.: Building Permit No.:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | / / | |

TOPHAM DESIGN
18 Hummock Pond Road, Nantucket, MA, 02554,
Tel.: 508-325-5890 email: joseph@tophamdesignack.com

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**17 Deer Run Road**
Assessors Map #**57** Parcel #**13**

| **Applicant** | **Owner** |
|---|---|
| **Chip Webster Architecture** | **Robert & Laura Keane** |

The applicant is proposing to construct a 640 square foot secondary dwelling. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 80,150 square feet of lot area and is zoned LUG-2. There is a 1,789 square foot primary dwelling also proposed on the vacant lot.

The dwelling will be accessed by a shared shell or stone driveway with a proposed brick or Belgium block apron off Deer Run Road, which is a private paved road. The site will contain a total of four (4) exterior parking spaces. 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 any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
(3) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

2016 JUL 27 PM 4:16
RECEIVED
JUL 27 2016
chk
By J.H. 5125

# Nantucket Planning Board

## Nantucket Planning Board

## Application for a Secondary Dwelling Permit

**Applicant:** Chip Webster Architecture

**Mailing address:** 9 Amelia drive Nantucket MA 02554

**Daytime phone number:** 2283600 **Fax:** 228 3630

**E-mail Address:** ethan@chipwebster.com

**Owner (if other than applicant):** Robert & Laura Pecora

**Mailing address:** 41 old mill Rd Fairfield ct 06824

**Location of proposed secondary dwelling:**

**Street Address:** 17 Deer Run Rd

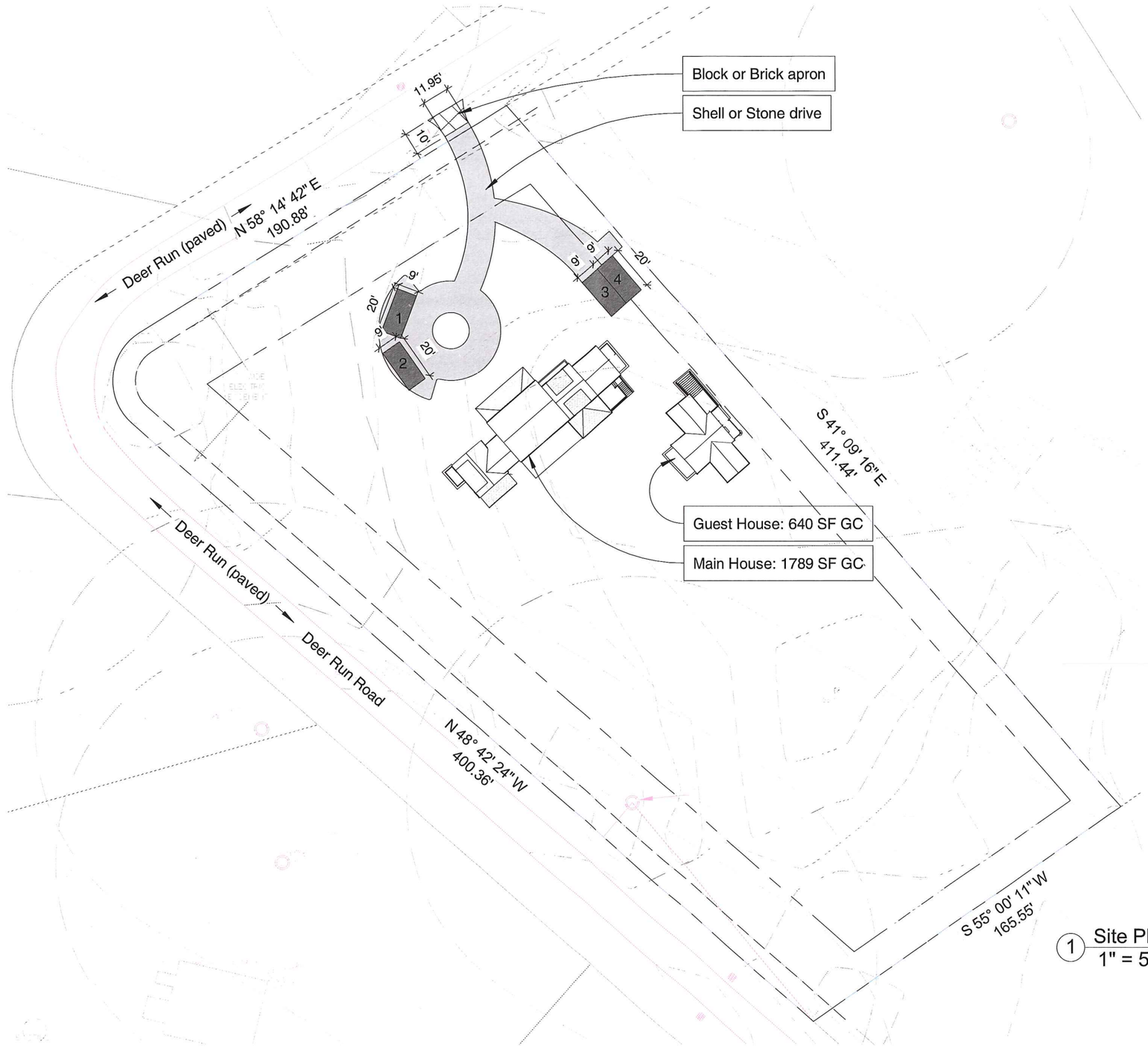
**Assessors Tax Map #:** 57 **Parcel #:** 13

**Size of Parcel:** 1.84 Ac **Zoning District:** LUG2

**Secondary Dwelling # of Bedrooms:** 2 **Primary Dwelling # of Bedrooms:** 5

*****Submission Requirements:**

See attached checklist dated January 15, 2015.




1 Site Plan - 2nd Dwelling
1" = 50'-0"

CHIP WEBSTER ARCHITECTURE
9 AMELIA DRIVE NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

Keane
Site Plan
17 Deer Run, Nantucket MA
Not For Construction

| # | Date | Note |
|---|---|---|
| 7 | 2016.07.27 | 2nd Dwelling App |

L2

7/27/2016 4:01:34 PM



THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**11 Lily Street**
Assessors Map #**42.3.4** Parcel #**50**

| **Applicant** | **Owner** |
|---|---|
| **Emeritus Development** | **Chris Bloom** |

The applicant is proposing to construct a 600 square foot one (1) bedroom garage apartment as a secondary dwelling. The proposed secondary dwelling will be in the same location of the existing garage and located on the northeast side of the site, which has approximately 6,084 square feet of lot area and is zoned ROH. The existing one (1) bedroom cottage will be converted into a shed.

The dwelling will be accessed by a shared paved driveway off Snake Alley, which is a private paved road. The site will contain a total of two (2) exterior parking spaces, and one (1) interior parking space within the proposed secondary dwelling. 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 the surface of the driveway shall be a minimum of ten (10) feet in width and a maximum of fifteen (15) feet in width, excluding corner rounding which may have a maximum radius of two (2) feet;
(2) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(3) 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
(4) 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 JUL 28 2016 BY: ✓2583 KH

# Nantucket Planning Board

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

**Date Submitted:** August 1, 2016 **Fee Amount:** $ 100.00

**Applicant:** Emeritus Development

**Mailing address:** 8 Williams Lane, Nantucket, MA 02554

**Daytime phone number:** 508-325-4995 **Fax:** _____

**E-mail Address:** office@emeritusdevelopment.com

**Owner (if other than applicant):** Chris Bloom

**Mailing address:** 11 Lily Street, Nantucket, MA 02554

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

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

**Street Address:** 11 Lily Street

**Assessors Tax Map #:** 42.3.4 **Parcel #:** 50

**Size of Parcel:** 6,084 S.F. **Zoning District:** ROH

**Secondary Dwelling # of Bedrooms:** 1

**Primary Dwelling # of Bedrooms:** 5

**Number of Parking Spaces required** (*See Chapter 139-18 of the Bylaw*): 2

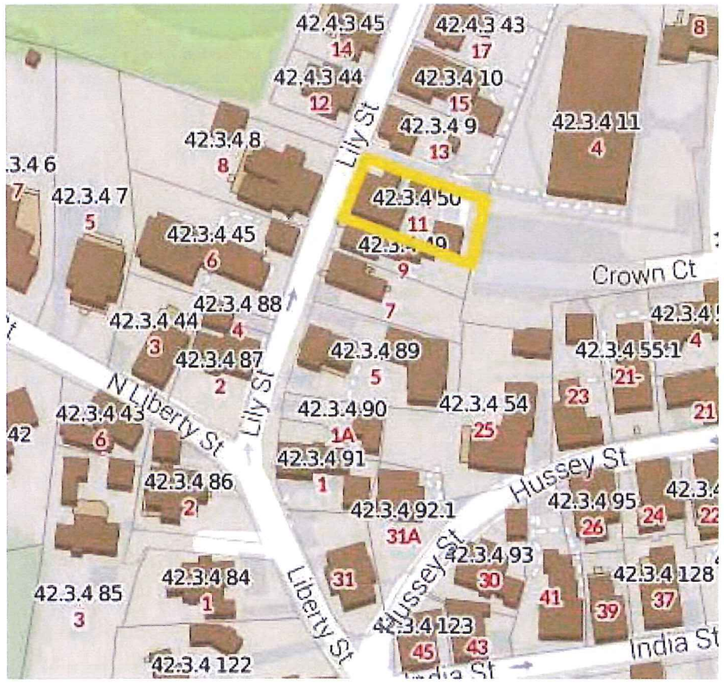
**Number of Parking Spaces provided:** 3

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

Story and a half barn.

# Bloom Second Dwelling

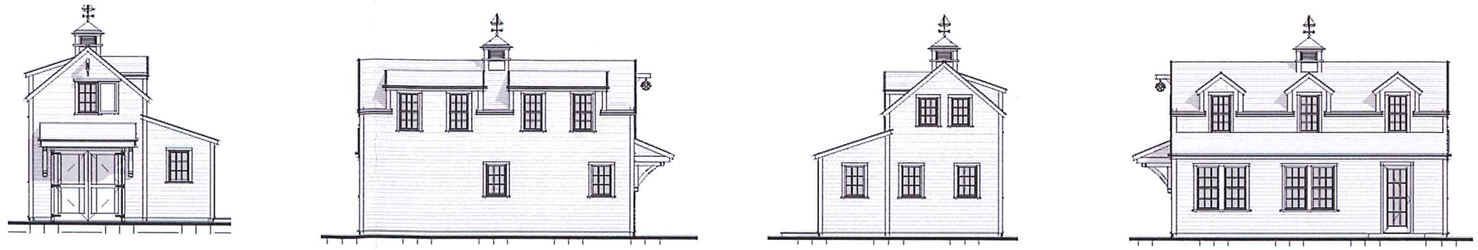
## 11 Lily Street Nantucket
## Nantucket, MA 02554



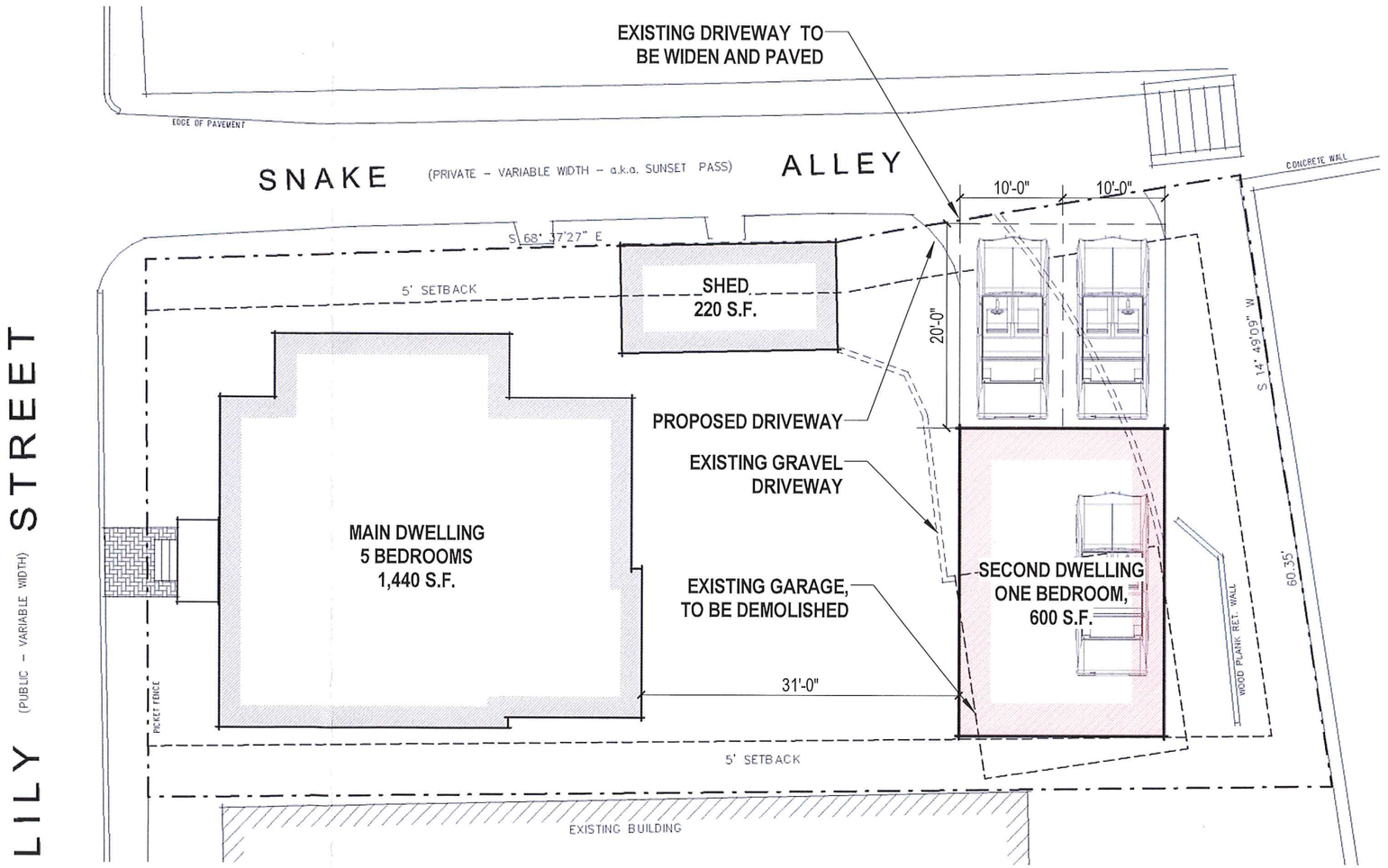

**GROUND COVER AND BEDROOM COUNT**

| | |
|---|---|
| MAIN DWELLING, 5 BEDROOMS | 1,440 SQ.FT. |
| SECOND DWELLING, 1 BEDROOM | 600 SQ.FT. |
| SHED, 0 BEDROOMS | 220 SQ.FT. |
| **TOTAL:** | **2,260 SQ.FT.** |

**ZONING - ROH**
**LOT SIZE - 6,084 SQ.FT.**
**TOTAL ALLOWABLE G.C. - 3,042 SQ.FT., OR 50%**



Second Dwelling - Proposed Exterior Elevations




Site Plan
1 : 160

PB Submission 08.01.16

*Bloom 2nd Dwelling*
11 Lily Str. Nantucket,
MA 02554

**Zoning Information**

| | |
|---|---|
| Map & Parcel: | 42.3.4 / 50 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50' |
| Front Setback: | 0' |
| Side/Rear Setback: | 5'/5' |

**Cover Page**



G.101

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

## Holly Backus

**From:** Alex [Alex@emeritusdevelopment.com]
**Sent:** Wednesday, August 03, 2016 12:18 PM
**To:** Holly Backus
**Subject:** Re: 11 Lily Street; M/P 42.3.4 / 50 Second Dwelling
**Attachments:** 11 Lily Shed (Cottage).pdf

Hi Holly,

As per our phone conversations – I'd like to give a brief description of the second dwelling application for 11 lily Str.

There are currently three structures on the property – main dwelling, cottage and garage. And our intent for this property is as follows:

- The main dwelling will be restored and renovated in its current location.
- For the cottage – we're also planning to keep it in its current location and demolish the latter additions. We'll be keeping only the historic part of the cottage, which shows up on Sanborn maps. It will be used for storage and not for sleeping purpose. Potentially there will be one bathroom but no bedrooms, no kitchen – so we've labeled it as a "Shed" on the "Second Dwelling Application".
- The existing garage will be demolished. It the approximate location of the existing garage – we're planning to build a "Second Dwelling". It will be a story and a half structure with one enclosed parking space, small living space and one bedroom on the second floor. The location of the existing garage (that is scheduled for demolition) is shown on the "Second Dwelling Application" site plan.

All of the exterior changes have been HDC approved. I'm attaching HDC submission drawings for the Cottage/Shed for your info which shows the existing and proposed footprints of the Main Dwelling and the Shed/Cottage.

Please let me know if you need anything else.

Best regards,

Alex Bagmets
Senior Project Manager

Emeritus
8 Williams Lane
Nantucket, MA 02554
P: 508.325.4995
www.emeritusdevelopment.com

The information contained in this e-mail may be confidential and is intended solely for the use of the named addressee. Access, copying or re-use of the e-mail or any information contained therein by any other person is not authorized. If you are not the intended recipient, please notify us immediately by returning the e-mail to the originator. © Copyright 2016 (Emeritus Development Ltd.)

Please consider the environment before printing this email

CERTIFICATE NO: 66037 DATE ISSUED: 6/14/16

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°: 42.3.4 PARCEL N°. 50

Street & Number of Proposed Work: 11 Gilt Str.

Owner of record: Chris Bloom

Mailing Address: 11 Gilt Str
Nantucket, MA

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Emeritus Development

Mailing Address: 8 Williams Ln
Nantucket, MA

Contact Phone #: 3254995 E-mail: _____

FOR OFFICE USE ONLY CK#2547

Date application received: 6/8/16 Fee Paid: $ 50

Must be acted on by: 8/9/16

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Notes - Comments - Restrictions - Conditions

## 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. 65384
☐ Pool (Zoning District _____) ☐ Roof ☒ Other DEMO LATTER ADDITIONS, 120 S.F.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: BEFORE 1898

Original Builder:

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS* (describe)
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

NO CHANGE

**Foundation**: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass _____/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 _____
☐ 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

NO CHANGE

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

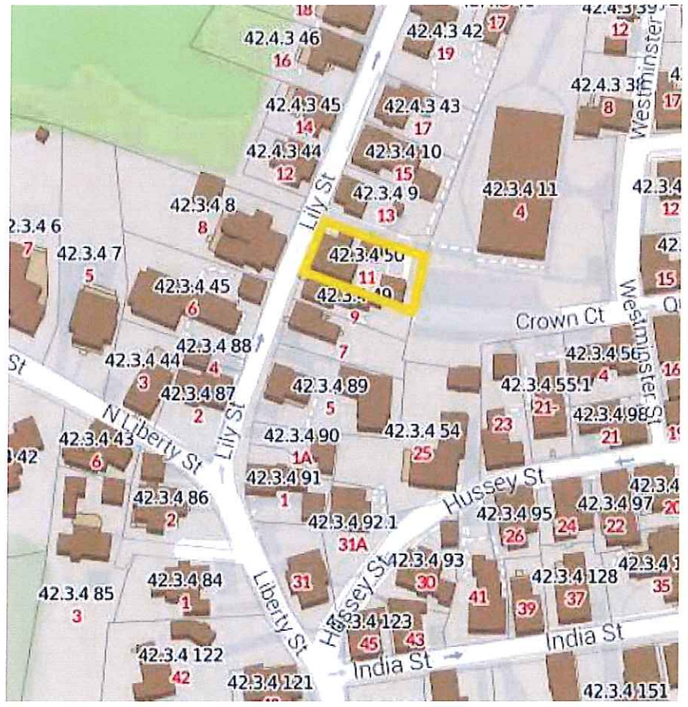
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

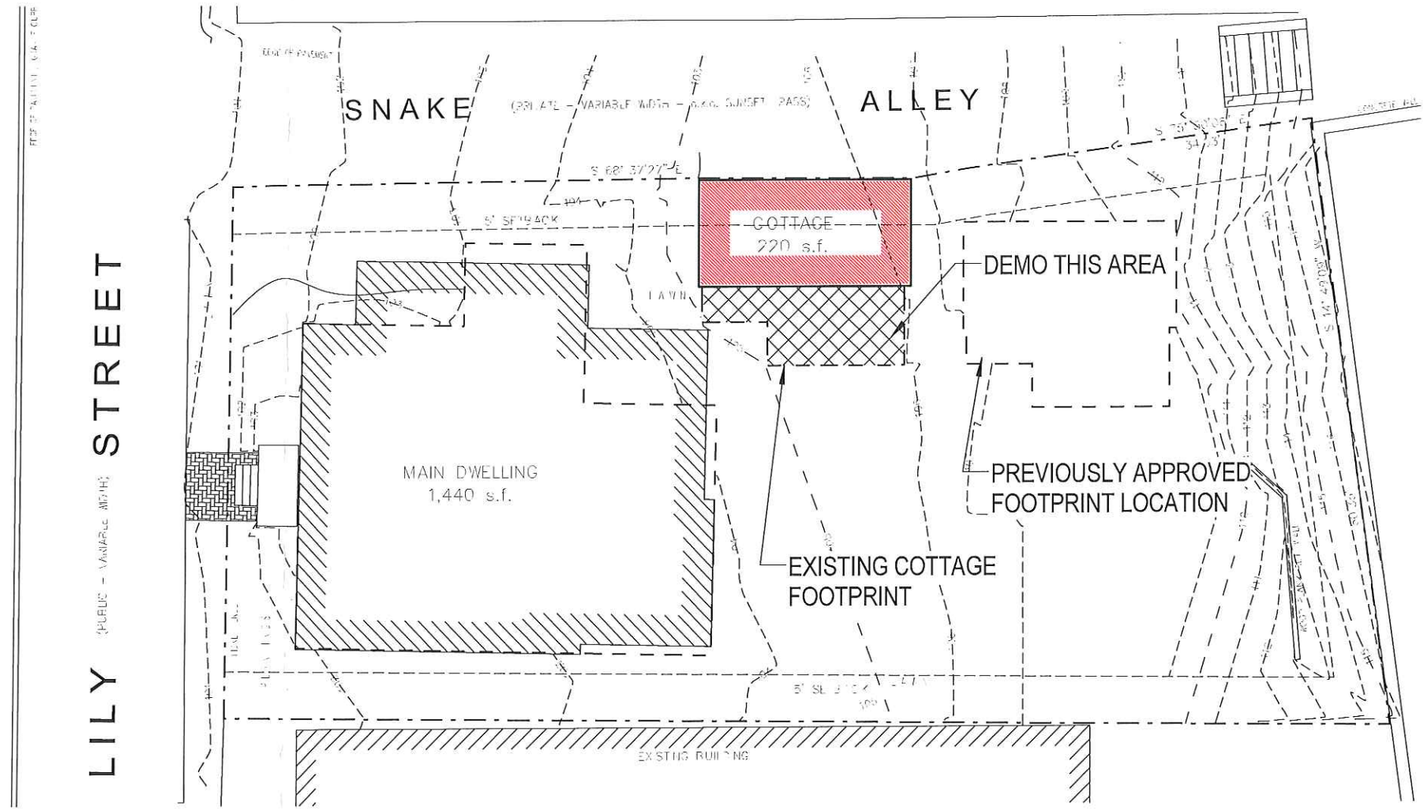
Date 06/08/16 Signature of owner of record _____ Signed under penalties of perjury

# Bloom Residence, Cottage

11 Lily Street.,
Nantucket MA
02554




Locus Map




First Floor Plan

1 : 180

RECEIVED
JUN 08 2016
BY

*Bloom*
11 Lily Street Nantucket,
MA 02554

**Zoning Information**

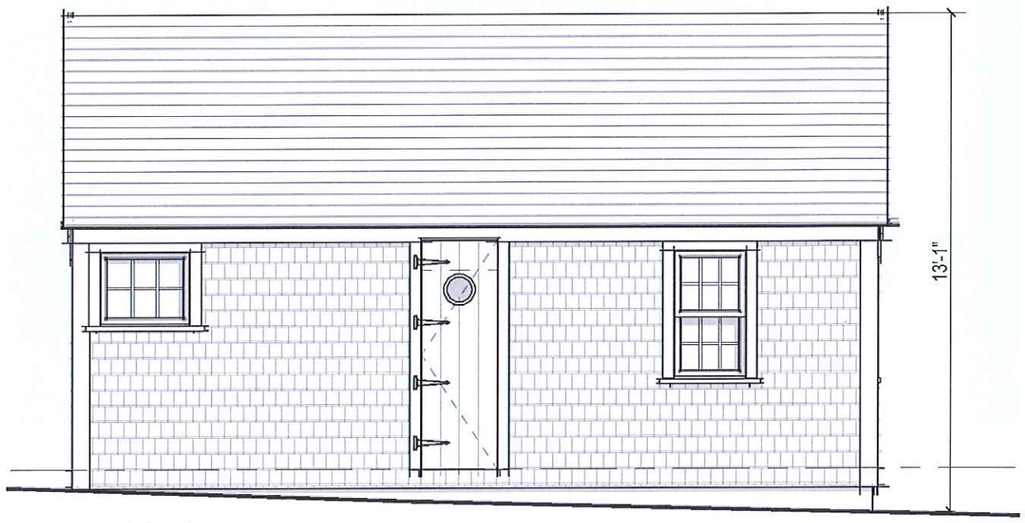
| | |
|---|---|
| Map & Parcel: | 42.3.4 / 50 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50' |
| Front Setback: | 0' |
| Side/Rear Setback: | 5'/5' |

**Site Plan**



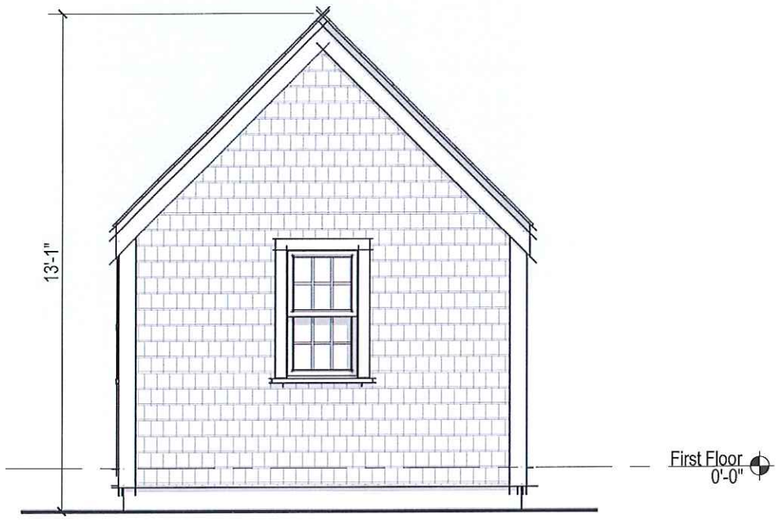
G.101

emeritus
Development Ltd.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com




1 North Elevation

1/4" = 1'-0"



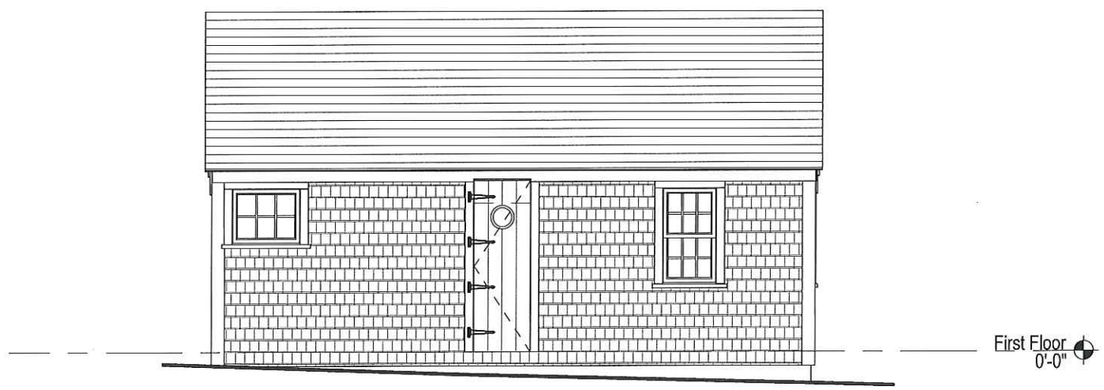

2 West Elevation

1/4" = 1'-0"

APPROVED

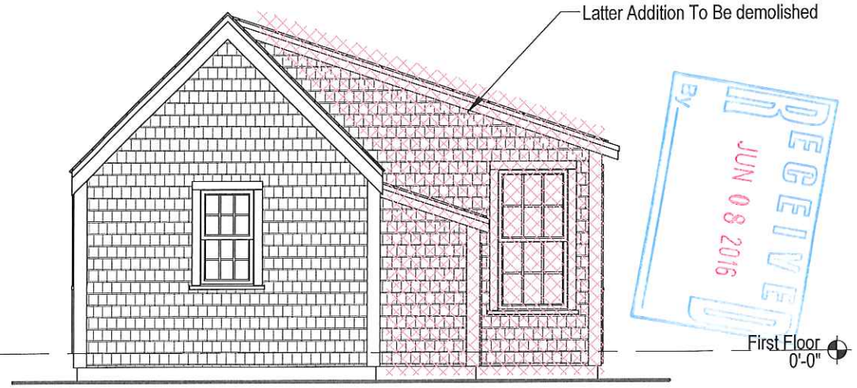
JUN 14 2016 # 66037

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL




Existing & Demo North Elevation

3/16" = 1'-0"




RECEIVED
By
JUN 08 2016

Existing & Demo West Elevation

3/16" = 1'-0"

*Bloom*
11 Lily Street Nantucket,
MA 02554

**Zoning Information**

| | |
|---|---|
| Map & Parcel: | 42.3.4 / 50 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50' |
| Front Setback: | 0' |
| Side/Rear Setback: | 5'/5' |

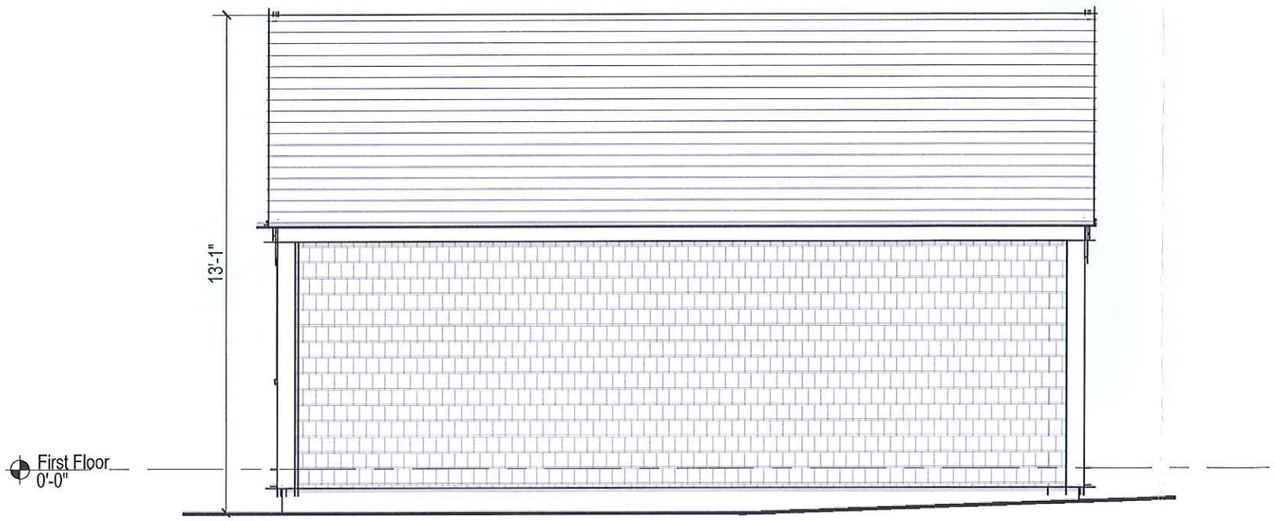
**Elevations**



A.201

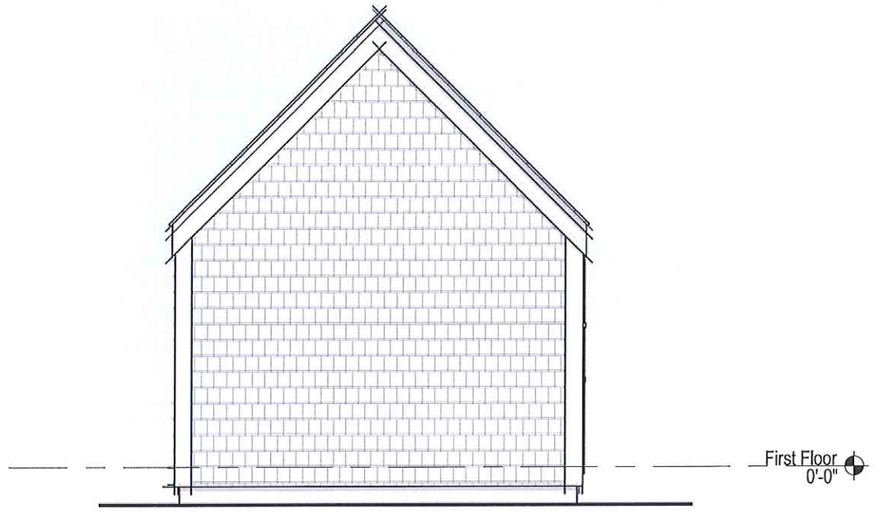
emeritus
Development Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com




## 1 South Elevation

1/4" = 1'-0"

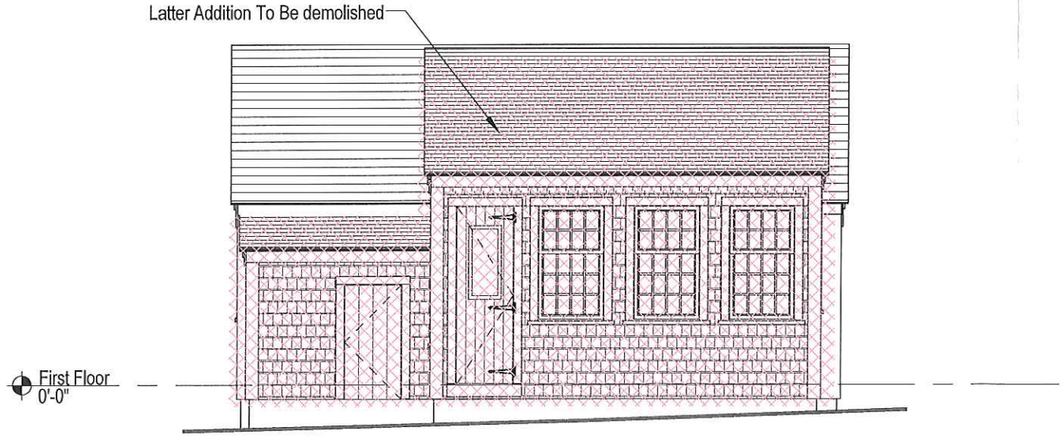



## 2 East Elevation

1/4" = 1'-0"

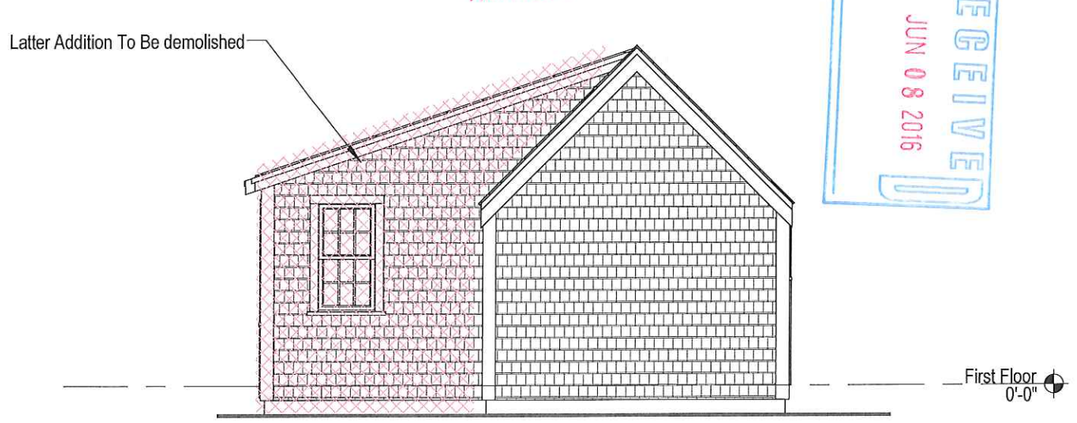
APPROVED
JUN 14 2016 # 66037
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
By
JUN 08 2016




## Existing & Demo South Elevation

3/16" = 1'-0"




## Existing & Demo East Elevation

3/16" = 1'-0"

*Bloom*
11 Lily Street Nantucket,
MA 02554

**Zoning Information**

| | |
|---|---|
| Map & Parcel: | 42.3.4 / 50 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50' |
| Front Setback: | 0' |
| Side/Rear Setback: | 5'/5' |

**Elevations**



A.202

emeritus
Development Ltd.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**4 Old Mill Court**
Assessors Map #**55** Parcel #**925**

| **Applicant** | **Owner** |
|---|---|
| **Justin Quinn** | **Shaun & Jennifer Broderick** |

The applicant is proposing to construct a two (2) bedroom 714 square foot secondary dwelling. The proposed secondary dwelling will be located on the southeast side of the site, which has approximately 10,117 square feet of lot area and is zoned R-1. There is a 2,142 proposed primary dwelling on the property. It is important to for the Board to note that the proposed second dwelling will be located out of the required 10' vegetated buffer.

The dwelling will be accessed by a shared stone or crushed shell driveway with a proposed cobble apron off Old Mill Court, which is a private paved road. The site will contain a total of two (2) exterior parking spaces. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1 and a revised site plan is required.

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

(1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
(3) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

TOWN OF NANTUCKET MASS. INCORPORATED 1671

2016 AUG -1 PM 12:27

PAID AUG 01 2016 By: V#158

# Nantucket Planning Board

## Nantucket Planning Board

## Application for a Secondary Dwelling Permit

**Applicant:** Justin Quinn

**Mailing address:** 15 New In Nantucket, MA

**Daytime phone number:** 5082078825 **Fax:** _____

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

**Owner (if other than applicant):** Shawn & Jennifer Broderick

**Mailing address:** 4 Evergreen, Rumson, NJ

**Location of proposed secondary dwelling:**

**Street Address:** 4 old Mill ct

**Assessors Tax Map #:** 55 **Parcel #:** 925

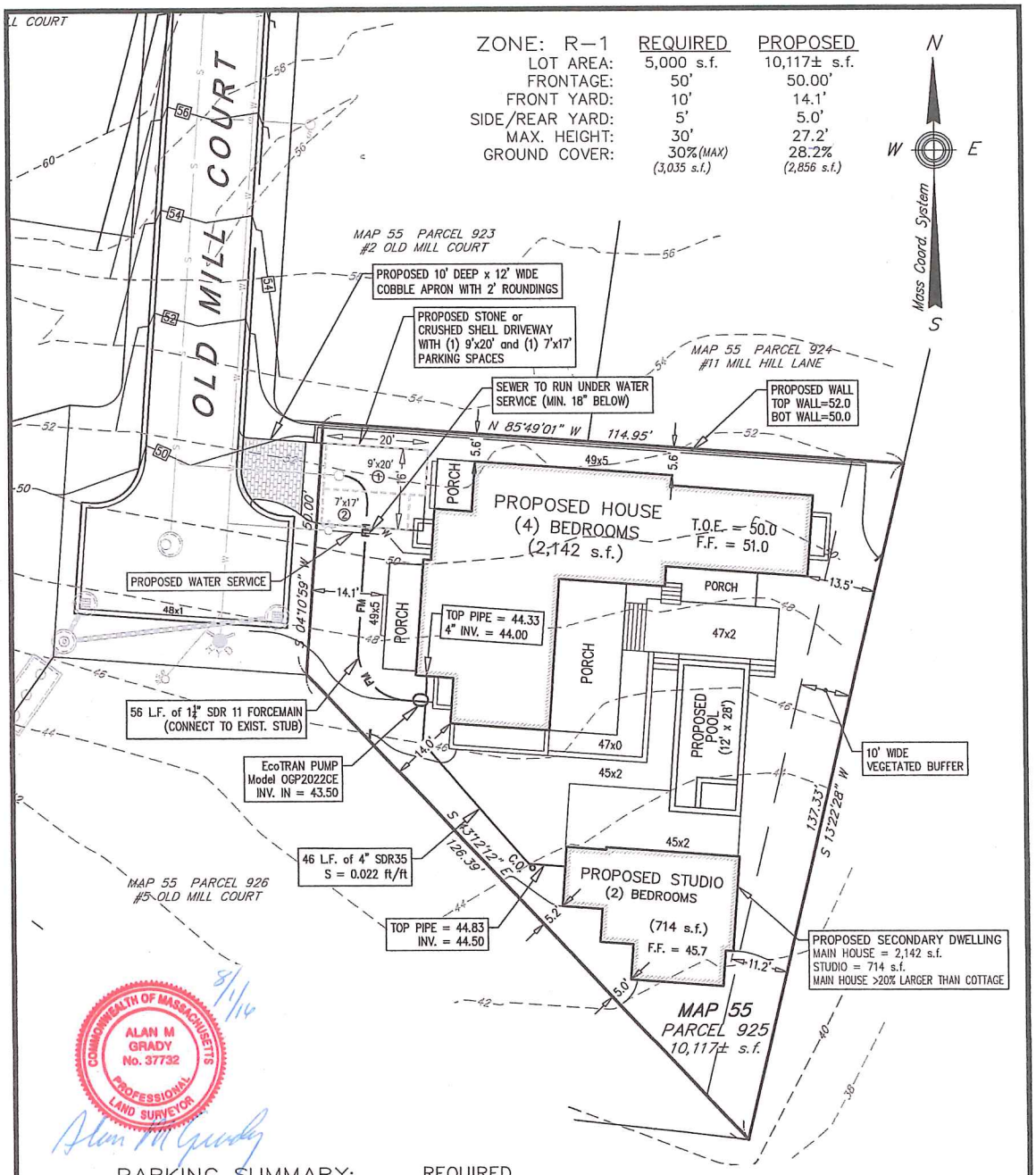
**Size of Parcel:** 10,117 **Zoning District:** R1

**Secondary Dwelling # of Bedrooms:** 2 **Primary Dwelling # of Bedrooms:** 4 (HEB)

2 SPACES REQ. / 2 SPACES PROVIDED

*****Submission Requirements:**

See attached checklist dated January 15, 2015.




PARKING SUMMARY:

| | REQUIRED |
|---|---|
| SINGLE FAMILY DWELLING: | 1 SPACE |
| 2 BDRM SECONDARY DWELLING: | 0.6 SPACES per BEDROOM |
| TOTAL SPACES: | 2.2 SPACES |
| TOTAL SPACES PROVIDED: | 2 SPACES PROVIDED |

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

NOTES:

1. LOCUS: #4 OLD MILL COURT
   MAP 55 PARCEL 925
2. OWNER: 4 OLD MILL COURT, LLC
   4 EVERGREEN DRIVE
   RUMSON, NJ 07760
3. DEED REF: Cert. #25748
4. PLAN REF: LC Plan #12559-G (LOT 15)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.
6. UTILITIES SHOWN ARE APPROXIMATE AND ARE ONLY TO BE USED FOR DESIGN PURPOSES. LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION AND CONNECTIONS ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
7. ALL METHODS OF CONSTRUCTION ARE TO CONFORM TO THE TOWN OF NANTUCKET STANDARDS AND SPECIFICATIONS FOR SANITARY SEWER, SECTION 200, ARTICLE VI.

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:

4 OLD MILL COURT, LLC
#4 OLD MILL COURT
MAP 55 PARCEL 925

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| AUGUST 1, 2016 | RMM/DLH | DFB/AMG | 1 of 1 |

S:\Autocad Drawings\Nantucket\Old Mill Court\4 Old Mill Ct (Lot 15 Woodland Hill)\4 Old Mill Ct - Site Plan (rev4).dwg

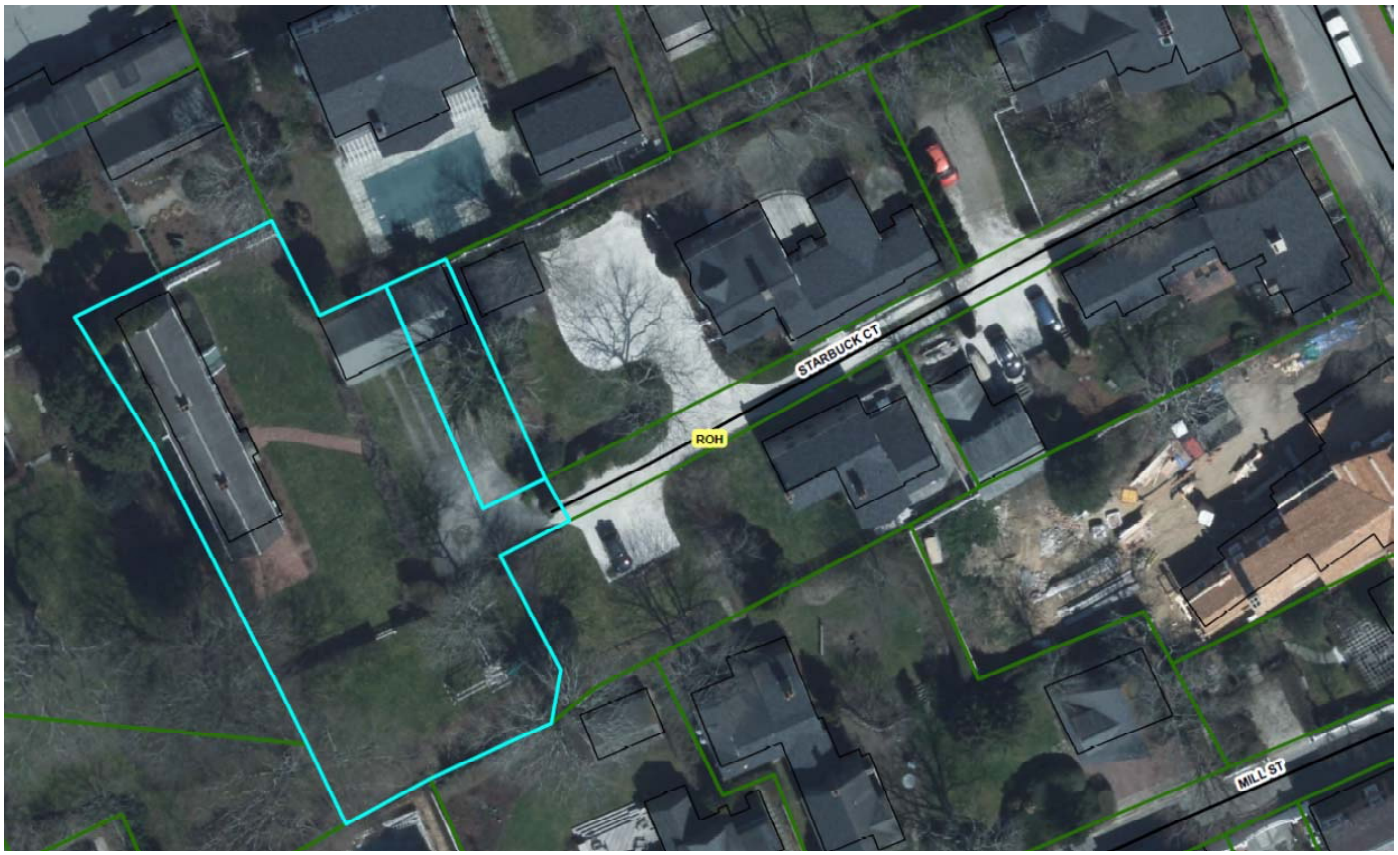
# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**7 Starbuck Court**
Assessors Map #**42.3.3** Parcel #**80, 81 & 126**

| **Applicant** | **Owner** |
|---|---|
| **FMI, LLC** | **Same** |



The applicant is proposing to construct a 940 square foot four (4) bedroom secondary dwelling. The proposed secondary dwelling will be located on the southwest side of the site, which has approximately 18,536 square feet of combined lot area and is zoned ROH. There is an existing 1,200 square foot two (2) story dwelling and 750 square foot one (1) story garage on the property. The proposed secondary dwelling will be separated from the existing dwelling by 12'.

The dwelling will be accessed by a shared paved driveway and apron off Starbuck Court which is a private shelled road. The site will contain a total of four (4) exterior asphalt and grass parking spaces. 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 any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
(3) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

PAID AUG 01 2016 BY: DS CK# 22571

# Nantucket Planning Board

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

Date Submitted: AUGUST 1, 2016 Fee Amount: *100.00

Applicant: FMI, LLC

Mailing address: 26 EASTON ST. NANTUCKET, MA 02554

Daytime phone number: 508-228-3128 Fax: _____

E-mail Address: air@readelaw.com

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) FMI, LLC By: Attorney

Location of proposed secondary (2ND) dwelling:

Street Address: 6 NEW DOLLAR LN. 7 STARBUCK COURT

Assessors Tax Map #: 42.3.3 Parcel #: 80, 81 & 126

Size of Parcel: 18,536 Zoning District: ROH

Secondary Dwelling # of Bedrooms: 4

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 2

Number of Parking Spaces provided: 3

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

The proposed second dwelling will be located south of the existing dwelling and west of the parking area.

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

| | | Existing: |
|---|---|---|
| MINIMUM LOT SIZE: | 5000 S.F. | 18,536 S.F.± |
| MINIMUM FRONTAGE: | 50 FT. | SEE PLAN |
| FRONT YARD SETBACK: | NONE | SEE PLAN |
| REAR/SIDE SETBACK: | 5 FT. | SEE PLAN |
| GROUND COVER % : | 50 % | 10.5± % |

42.3.3–159.1
N/F
YVONNE D. GIBBS, TRUSTEE
RICHARD H. GIBBS, TRUSTEE
DEED Bk./Pg.: 1267/39
#104 MAIN STREET

42.3.3–121
N/F
PHUNN, LTD
DEED Bk./Pg.: 183/116
#11 PLEASANT STREET

PLEASANT STREET
(PUBLIC- VARIABLE WIDTH)

42.3.3–127
N/F
MARY F. ESPY, TRUSTEE
NANCY MISSETT, TRUSTEE
CERT. 18442
#4 NEW DOLLAR LANE

42.3.3–160
N/F
CHRISTOPHER LARSEN
DEED Bk./Pg.: 532/263
#1 STARBUCK COURT

42.3.3–122
N/F
ALFRED F. SANFORD III, TRUSTEE
PLEASANT STREET THIRTEEN REALTY TRUST
DEED Bk./Pg.: 1274/220
#13 PLEASANT STREET

42.3.3–124
N/F
CHRISTINE SANFORD, TRUSTEE
DEED Bk./Pg.: 1148/280
#4 STARBUCK COURT

42.3.3–31
N/F
MARIE A. WATKINS
DEED Bk./Pg.: 525/266
#9 MILL STREET

42.3.3–194
N/F
EDMUND LIDDLE, TRUSTEE
AMANDA TOSCH, TRUSTEE
PIPPA REALTY NOMINEE TRUST
DEED Bk./Pg.: 1535/89
#7 MILL STREET

42.3.3–79
N/F
DWZ, LLC
CERT. 25828
#5 MILL STREET

EXIST. 1 STY W.F. STRUCTURE 750± S.F.

EXIST. 2 STY W.F. DWELLING 1200± S.F.

DECK

EXISTING ASPHALT AND GRASS PARKING

EXIST. PAVEMENT

EXIST. PAVEMENT

EXIST. EDGE OF SHELL TRAVELED WAY

R.O.W. WIDTH 12'±

STARBUCK COURT (PRIVATE- VARIABLE WIDTH)

PROPOSED SECOND DWELLING 940±

NOTE: EXCLUSIVE USE EASEMENT FOR #4 NEW DOLLAR LANE– NO ACCESS.

NEW DOLLAR LANE

COMBINED LOT AREA
18,536± S.F.

64.93'
5.6'±
5.4'±
11.0'±
44.90'
32.04'
39.31'
73.00'
9.6'±
12'
96.52'
13.62'
17.23'
38.31'
12.96'
17.40'
52.53'
56.88'
40.50'
32.67'
106.33'
50.00'
28.64'
L.C.C. 11898-C LOT 2
dhCB FD
dhCB FD
dhCB FD
dhCB FD UNDER RETAINING WALL
IP FD

LEGEND

| | |
|---|---|
| dhCB FD ■ | DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND |
| IP FD o | DENOTES IRON PIPE FOUND |
| ⊞ | DENOTES EXISTING CATCHBASIN |
| ② | DENOTES EXISTING 9'x20' PARKING SPACE |

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

# *Plan to Accompany Secondary Dwelling Application*
*in*
*Nantucket, MA*

SCALE: 1"= 20' DATE: JULY 29, 2016

Owner: . . . . . *FMI, LLC* . . . . . .

Cert. of Title.: #25454 Plan: L.C.C. 11898–B, LOTS A & D
L.C.C. 11898–C, LOTS 2 & 3

Tax Map–Parcel: 42.3.3–80 & 81 & 126

Locus: . . #5–7 STARBUCK COURT . . . . . .


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


GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

B8299

T:\CHRIS 1 JOB 86
V:\DRAWFILES\B8299\SP.dwg 7/29/2016 12:41:18 PM EDT

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

**18 Sleepy Hollow Road**
Assessors Map #**66** Parcel #**447.2**

| **Applicant** | **Owner** |
|---|---|
| **Tyler Grant Ewing** | **Same** |

The applicant is proposing to construct a four (4) bedroom 1,393 square foot secondary dwelling. The proposed secondary dwelling will be located on the southeast side of the site, which has approximately 20,001 square feet of lot area and is zoned R-20. There is an existing 809 square foot dwelling on the property, which is a condo and under separate ownership. A proposed 303 square foot studio/office is also proposed on the property.

The dwelling will be accessed by a separate driveway off Sleepy Hollow Road, which is a private shell road. The site will contain a total of six (6) exterior parking spaces; two (2) for the existing structure and four (4) for the proposed secondary dwelling. 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 the ground cover of the secondary dwelling shall be a minimum of 20% less or more than the primary dwelling;
(2) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(3) 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
(4) 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.

2016 AUG -2 AM 9:14

TOWN OF NANTUCKET, MASS. INCORPORATED 1671

RECEIVED
AUG 02 2016
By CHK #126

# Nantucket Planning Board

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

**Date Submitted:** August 1, 2016 **Fee Amount:** $ 100.00

**Applicant:** Grant Tyler Ewing

**Mailing address:** PO Box 1001 Nantucket, MA 02554
Local (508) 221-8274

**Daytime phone number:** (617) 448-1894 **Fax:** _____

**E-mail Address:** LNR02554@gmail.com

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

**Mailing address:** Same

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

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

**Street Address:** 18 Sleepy Hollow Road

**Assessors Tax Map #:** 66 **Parcel #:** 447.2

***Size of Parcel:** 20,001 ± SF **Zoning District:** R-2

**Secondary Dwelling # of Bedrooms:** 4

**Primary Dwelling # of Bedrooms:** 3

**Number of Parking Spaces required** (*See Chapter 139-18 of the Bylaw*): 4

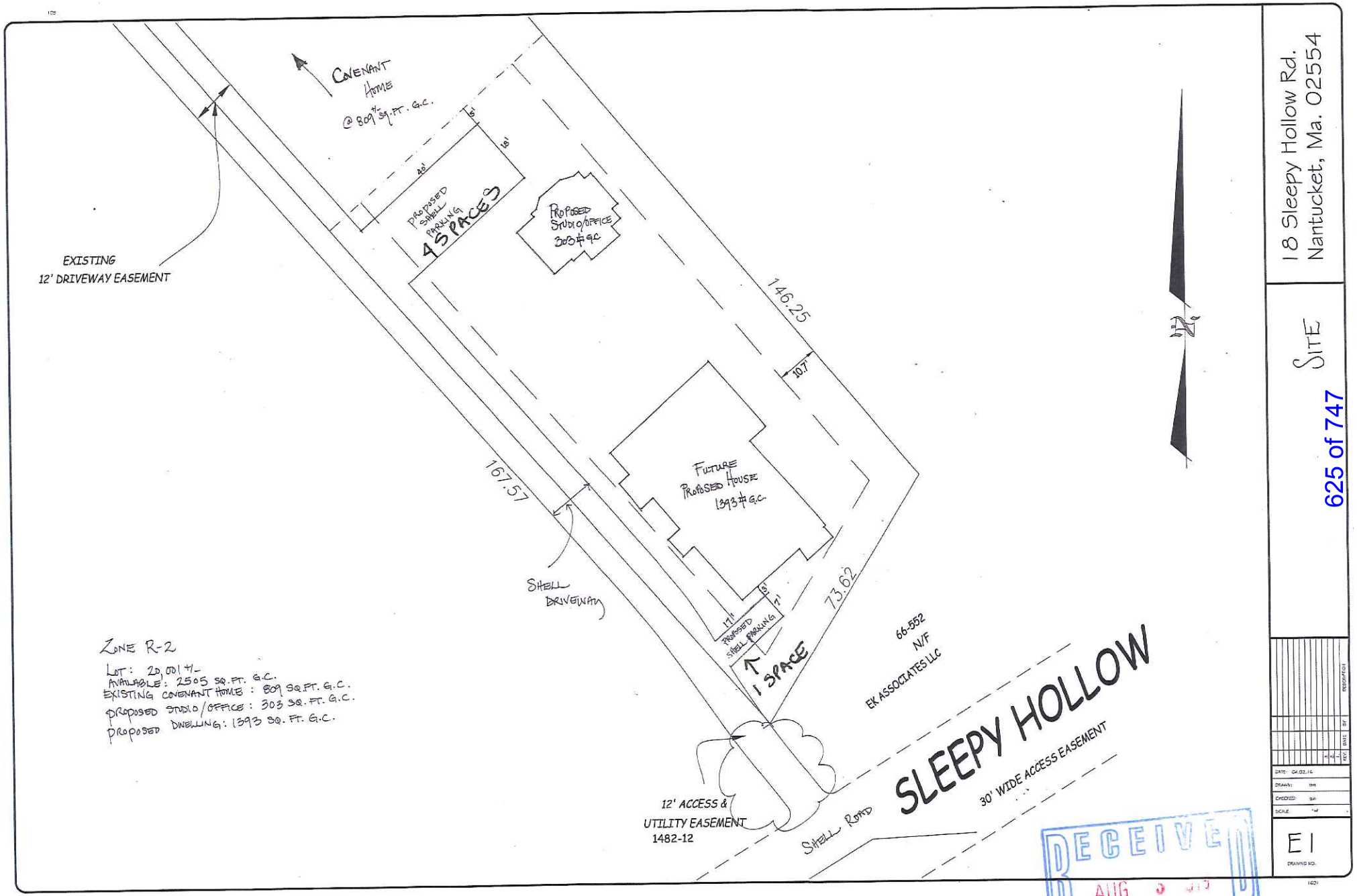
**Number of Parking Spaces provided:** 5

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

New single family dwelling
There is an existing cottage on the lot-
This new house will be considered principal
dwelling



* Exclusive use area for this Unit is 11,265±SF
Unit 2 - 8,095 ± SF where there is an existing cottage under
Separate ownership on Condominium under Covenant


COVENANT HOME
@ 809 SQ. FT. G.C.
PROPOSED SHELL PARKING 4 SPACES
PROPOSED STUDIO/OFFICE 303 SQ FT G.C.
EXISTING 12' DRIVEWAY EASEMENT
146.25
10.7'
167.57
SHELL DRIVEWAY
FUTURE PROPOSED HOUSE 1393 SQ.FT. G.C.
PROPOSED SHELL PARKING
1 SPACE
73.62
66-552
N/F
EK ASSOCIATES LLC
12' ACCESS & UTILITY EASEMENT
1482-12
SHELL ROAD
SLEEPY HOLLOW
30' WIDE ACCESS EASEMENT
ZONE R-2
LOT: 20,001 +/-
AVAILABLE: 2505 SQ. FT. G.C.
EXISTING COVENANT HOME: 809 SQ. FT. G.C.
PROPOSED STUDIO/OFFICE: 303 SQ. FT. G.C.
PROPOSED DWELLING: 1393 SQ. FT. G.C.
18 Sleepy Hollow Rd.
Nantucket, Ma. 02554
SITE
625 of 747
DATE: 04.02.16
DRAWN: SMI
CHECKED: SJH
SCALE: 1"=8'
E1
DRAWING NO.
RECEIVED
AUG
By

RECEIVED
AUG 02 2016
By
2016 AUG -2 AM 9:14



2015 00001222
Bk: 1482 Pg: 12 Page: 1 of 7
Doc: EASE 05/06/2015 03:32 PM

# GRANT OF EASEMENT

For and in consideration of the mutual agreements and promises herein and for other good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, ERICA L. VALERO and TRACY A. CULLINANE, as TRUSTEES of the SEVENTY SOMERSET ROAD CONDOMINUM TRUST, under Declaration of Trust dated January 18, 2005, recorded with Nantucket Deeds in Book 941, Page 24, hereby grant, as appurtenant to that certain parcel of land, together with the buildings thereon, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 18 Sleepy Hollow Road, being Lot 15A ("Lot 15A") on plan drawn by John J. Shugrue, Inc., dated February 4, 2004, recorded with Nantucket Deeds as Plan No 2004-03 (the "Plan"), for the benefit of (a) Unit 1 of 68 Somerset Road Condominium to be created pursuant to the development rights in the Master Deed, dated May 25, 2005, recorded with Nantucket Deeds in Book 966, Page 108, once such rights are revived("68 Somerset Unit 1"); and (b) Unit 1 of Seventy Somerset Road Condominium to be created pursuant to the development rights in the Master Deed, dated January 10, 2005, recorded with Nantucket Deeds in Book 941, Page 3, as affected by First Amendment to Master Deed of Seventy Somerset Road Condominium and to Declaration of Trust of Seventy Somerset Road Condominium Trust, dated as of April 14, 2015, recorded with Nantucket Deeds in Book 1481, Page 336 ("70 Somerset Unit 1"), a permanent, non-exclusive easement over that portion of that certain parcel of land, together with the buildings thereon, located in Nantucket,

Nantucket County, Massachusetts, now known and numbered as 16 Sleepy Hollow Road, being Lot 14A ("Lot 14A") on the Plan, shown as "12' Wide Access & Utility Easement 696± s.f." (the "Easement Area") on the plan entitled "Access/Utility Easement Plan," drawn by Bracken Engineering, Inc., dated January 26, 2015, a copy of which is attached hereto as Exhibit A (the "Easement Plan"), to pass and repass by vehicle and on foot, for driveway purposes (specifically excluding parking) and for the purpose of installing, maintaining, repairing, and replacing underground electric, cable, telephone, and other utility lines in the Easement Area, and for no other purpose.

Upon any disturbance of the surface of 70 Somerset Unit 1 in the exercise of the rights granted under this Grant of Easement, the person causing such disturbance shall, as speedily as reasonably practicable thereafter, restore the surface thereof to its condition immediately prior to such disturbance.

Except for an apron in conformity with Nantucket Zoning By-law §139-20.1.B(2)(d), having a flared width of not less than fifteen (15) feet and a depth of not less than ten (10) feet, which shall be constructed of cobblestone, Belgian Block, concrete, brick, or asphalt, the surface of the Easement Area shall consist of ack-pack or other stabilized gravel mix, unless the owners, from time to time, of each of 68 Somerset Unit 1 and 70 Somerset Unit 1 agree in writing to a change in material.

The owners, from time to time, of each of 68 Somerset Unit 1 and 70 Somerset Unit 1 shall share equally the responsibility for

the installation, repair, maintenance, and reconstruction of the Easement Area, including the cost thereof.

In the exercise of the easement rights granted herein, the owners, from time to time, of 68 Somerset Unit 1 shall permanently undertake and agree to indemnify and save forever harmless the owner or owners, from time to time, of 70 Somerset Unit 1 from and against any and all loss, liability, damage, or expense which may be incurred by said owner or owners of 70 Somerset Unit 1 as a result of the exercise of such easement rights. This indemnity shall run with the land and shall bind and inure to the benefit of the parties hereto and their successors in title to their respective estates.

Executed and sealed as of ~~April~~ MAY 1, 2015.

Erica L. Valero, as Trustee
as aforesaid

Tracy A. Cullinane, as Trustee
as aforesaid

COMMONWEALTH OF MASSACHUSETTS

NANTUCKET, ss.

On this 1 day of ~~April~~ MAY, 2015, before me, the undersigned notary public, personally appeared Erica L. Valero, as Trustee of Seventy Somerset Road Condominium Trust (a) X personally known to me, or (b) ___ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of Seventy Somerset Road Condominium Trust.

Notary Public
Printed name:
My commission expires:

MICHAEL J. WILSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 15, 2021

COMMONWEALTH OF MASSACHUSETTS

, ss.

On this ____ day of April, 2015, before me, the undersigned notary public, personally appeared Tracy A. Cullinane, as Trustee of Seventy Somerset Road Condominium Trust (a) ___ personally known to me, or (b) ___ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of Seventy Somerset Road Condominium Trust.

Notary Public
Printed name:
My commission expires:

Executed and sealed as of ~~April~~ May 6, 2015.

Erica L. Valero, as Trustee
as aforesaid

Tracy A. Cullinane, as Trustee
as aforesaid

COMMONWEALTH OF MASSACHUSETTS

, ss.

On this ____ day of April, 2015, before me, the undersigned notary public, personally appeared Erica L. Valero, as Trustee of Seventy Somerset Road Condominium Trust (a) ___ personally known to me, or (b) ___ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of Seventy Somerset Road Condominium Trust.

Notary Public
Printed name:
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

, ss.

On this 6 day of ~~April~~ May, 2015, before me, the undersigned notary public, personally appeared Tracy A. Cullinane, as Trustee of Seventy Somerset Road Condominium Trust (a) 1 personally known to me, or (b) ___ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of Seventy Somerset Road Condominium Trust.

JOHN B. BRESCHER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 3, 2021

Notary Public
Printed name:
My commission expires:

**CONSENT OF UNIT OWNER**

I, Tracy A. Cullinane, as the holder of the development rights to create Unit 1 of the Seventy Somerset Road Condominium pursuant to the terms of the Master Deed, dated January 10, 2005, recorded with Nantucket Deeds in Book 941, Page 3 as affected by First Amendment to Master Deed of Seventy Somerset Road Condominium and to Declaration of Trust of Seventy Somerset Road Condominium Trust, dated as of April 14, 2015, recorded with Nantucket Deeds in Book 1481, Page 336, ("70 Somerset Unit 1") for consideration paid, hereby consent to, join in, accept, and approve the foregoing Grant of Easement, dated April 9, 2015, and agrees that 70 Somerset Unit 1 shall be held subject to and with the benefit of said Grant of Easement.

Executed and sealed on ~~April~~ May 6, 2015.

Tracy A. Cullinane

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

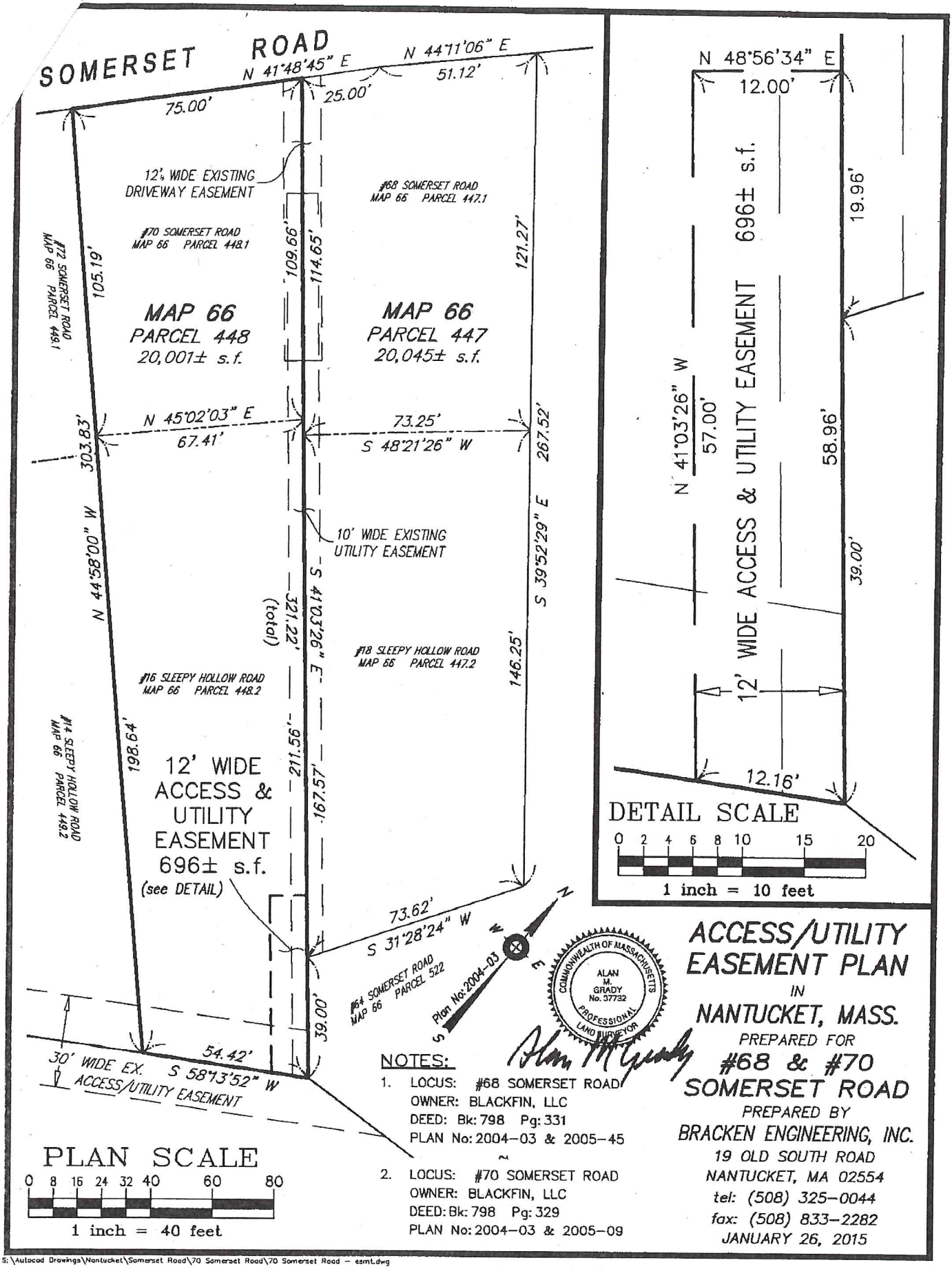
On this 6 day of ~~April~~ May, 2015, before me, the undersigned notary public, personally appeared Tracy A. Cullinane, proved to me through satisfactory evidence of identification, which was personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

JOHN B. BRESCHER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 3, 2021

Notary Public

Printed name:

My commission expires:




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

NOTES:

1. LOCUS: #68 SOMERSET ROAD
   OWNER: BLACKFIN, LLC
   DEED: Bk: 798 Pg: 331
   PLAN No: 2004-03 & 2005-45

2. LOCUS: #70 SOMERSET ROAD
   OWNER: BLACKFIN, LLC
   DEED: Bk: 798 Pg: 329
   PLAN No: 2004-03 & 2005-09

# ACCESS/UTILITY EASEMENT PLAN

IN

NANTUCKET, MASS.

PREPARED FOR

#68 & #70 SOMERSET ROAD

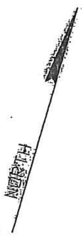
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

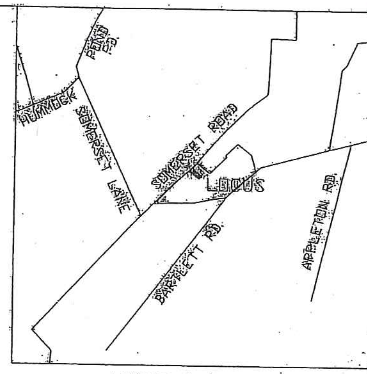
JANUARY 26, 2015

S:\Autocad Drawings\Nantucket\Somerset Road\70 Somerset Road\70 Somerset Road - esmt.dwg

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

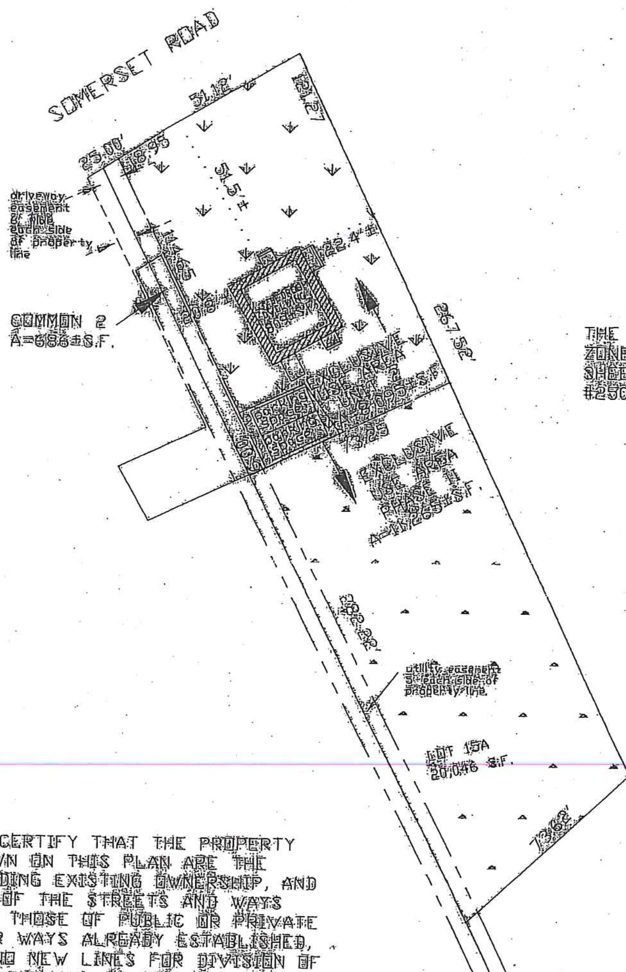
NANTUCKET REGISTRY
OF DEEDS
Date 07-08-2005
Time [illegible]
Plan No. [illegible]
[illegible] Register
SHEET 1 of 4




LOCUS MAP
SCALE 1"=2000'

ZONING R-2
MINIMUM LOT SIZE 20,000 S.F.
MINIMUM FRONTAGE 75 FT
FRONT YARD SETBACK 30 FT
REAR & SIDE SETBACK 10 FT
GROUND COVER RATIO 12.5%



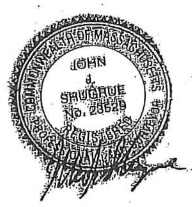

THE SITE IS SITUATED IN
ZONE "X" OF THE F.E.M.A. MAP
SHEET #0014 E COMMUNITY
#250230

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, 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 FOR NEW WAYS ARE SHOWN."

DATE: JUNE 27, 2005

PROFESSIONAL LAND SURVEYOR

68 SOMERSET ROAD
CONDOMINIUM SITE PLAN
in
NANTUCKET, MASS.
SCALE: 1" = 40'
DATE: JUNE 27, 2005
JOHN J. SHUGRUE INC.
57 OLD SOUTH ROAD
NANTUCKET, MA.
FOR: BLACKFIN LLC




0 40 80
scale in feet

I JOHN J. SHUGRUE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, AND DIMENSIONS OF "NHNC UNIT 2", AND PHASE II OF THE 68 SOMERSET ROAD CONDOMINIUM ASBUILT.

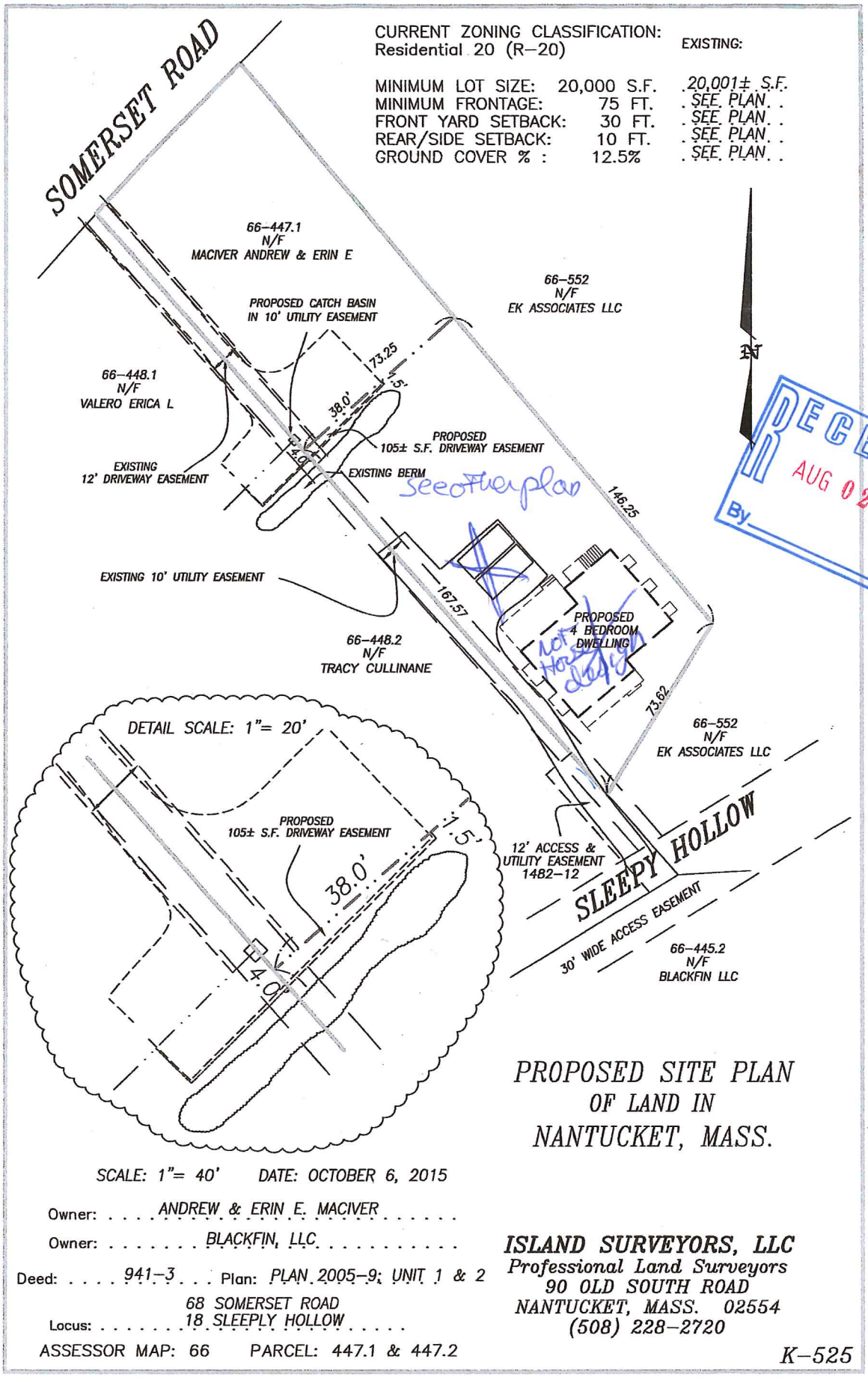
JOHN J. SHUGRUE PLS
DATE: JUNE 27, 2005

SHEET 1 OF 4 SHEETS

ASSESSORS MAP 66 PARCEL NO. 447

#6675SP68SOMERSET

RECEIVED
AUG 02 2016
By




# PROPOSED SITE PLAN
## OF LAND IN
## NANTUCKET, MASS.

SCALE: 1"= 40' DATE: OCTOBER 6, 2015

Owner: ANDREW & ERIN E. MACIVER

Owner: BLACKFIN, LLC

Deed: 941–3 Plan: PLAN 2005–9; UNIT 1 & 2

68 SOMERSET ROAD
Locus: 18 SLEEPLY HOLLOW

ASSESSOR MAP: 66 PARCEL: 447.1 & 447.2

**ISLAND SURVEYORS, LLC**
*Professional Land Surveyors*
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–525

CERTIFICATE NO: _____ DATE ISSUED: _____

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.

RECEIVED AUG 02 2016

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 44, 2

Street & Number of Proposed Work: 18 Sleeping Hollow Rd

Owner of record: Grant Tyler Ewing

Mailing Address: PO Box 1001

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: LINK Permitting & Design

Mailing Address: PO Box 1001

Nantucket, MA 02554

Contact Phone #: (508) 257-0152 E-mail: LINK02554@gmail.com

## 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. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other FROM 68 Monomoy Road 43/149

Size of Structure or Addition: Length: ±50'+/- Sq. Footage 1st floor: 1393 Decks/Patio: Size: _____ ☐ 1st floor ☑ 2nd floor

Width: 27.5'+/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 20' South 20' East 20' West 20'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

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 8'' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☑ Brick (type) Antique interstate ☐ Other _____

**Roof Pitch:** Main Mass _____/12_____ Secondary Mass 4/12 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 Single pane / Custom (Rear Elevation)

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☑ TDL ☐ SDL Front 4 panel w/ windows Rear 15 lt French / Slider / SDL w/ fixed mutins Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NCS / NTW Clapboard (if applicable) _____ Roof RCS / NTW

Trim NTW Sash Black Doors Black

Deck Mahogany / NTW Foundation Gray Fence _____ Shutters _____

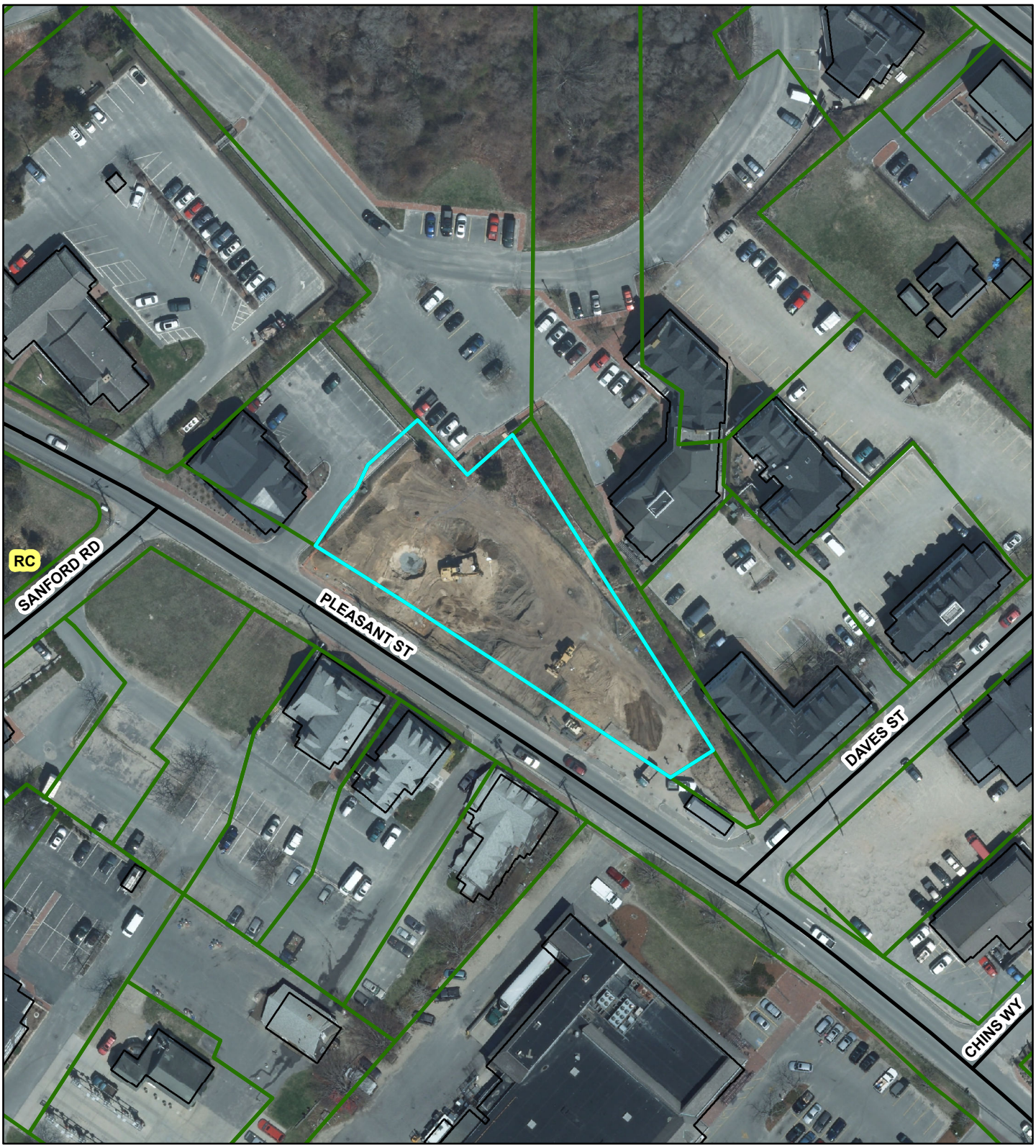
* Attach manufacturer's color samples if color is not from HDC approval list.

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 7.20.2016 Signature of owner of record _____ Signed under penalties of perjury

6358747

#09-12 Cape Cod 5
112 Pleasant Street
Map 55 Parcel 149
Performance Security Release



**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 of Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Updated Construction Inspection at the **Cape Cod Five Cents Savings Bank, 112 Pleasant Street**

Dear Ms. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this letter report of our updated on-site inspection findings of the construction of the Cape Cod Five Cents Savings Bank and site layout located at 112 Pleasant Street, Nantucket, MA.

Our original on-site inspection took place on November 11, 2013, and an inspection letter was provided, dated November 12, 2013. In addition to a recent site inspection, we have reviewed the following new information to prepare this letter report:

- *"Existing Conditions Site Plan of Land in Nantucket, MA, prepared for The Cape Cod Five Cents Savings Bank,"* 2 sheets, prepared by Blackwell & Associates, Inc., dated March 23, 2016.

Based on our recent site inspection, a few items remain from our previous inspection report that have not been addressed with the information received.

**Construction Items that are Incomplete or are Unaddressed:**

1. The light post bases are constructed in the locations as shown on the original design plans except for one post. This missing light post is located on the left side of the access drive to Nantucket Commons (on the west side of the drive, but to the east side of the (5) space parking area adjacent to the property line). Also, it is recommended that the lighting be inspected during evening hours to confirm the lighting will not impact abutters.

2. There is an additional manhole behind the bank and adjacent to UG-Basin #3. Additional information is required to determine the purpose of this manhole (Does it connect multiple roof leaders?).

3. No indication of the locations of roof leader drains that were intended to be piped to the underground basins are shown on the plans. These should be located in

the field or from constructions records, and added to the Existing Conditions Plans.

4. The two trench drains observed were found to be full of sediment and should be cleaned (one at 5 parking spaces near UG-Basin #1, and one at the end of the access drive to Nantucket Commons). Additionally, all drainage structures should be pumped/cleaned, and documentation of this cleaning by a subcontractor should be provided to the Board.

5. Only one cleanout cover to grade was found during the inspection. This is assumed to be the inspection port for UG-Basin #3. No inspection ports were visible for UG- Basins #1 or #2. All inspection ports must be located, and covers installed to grade to allow for future inspections.

6. The invert elevations for the Drain Manhole (DMH) next to CB-1, which is connected to the 12-inch drain line from Pleasant Street appear to be constructed incorrectly (the inlet elevation is lower than the outlet), or the inlet and outlet invert elevations have been transposed. This should be checked and corrected as appropriate. Alternatively, if these are in fact correct, then the applicant's engineer should provide documentation that this system will work effectively in a "surcharge" condition.

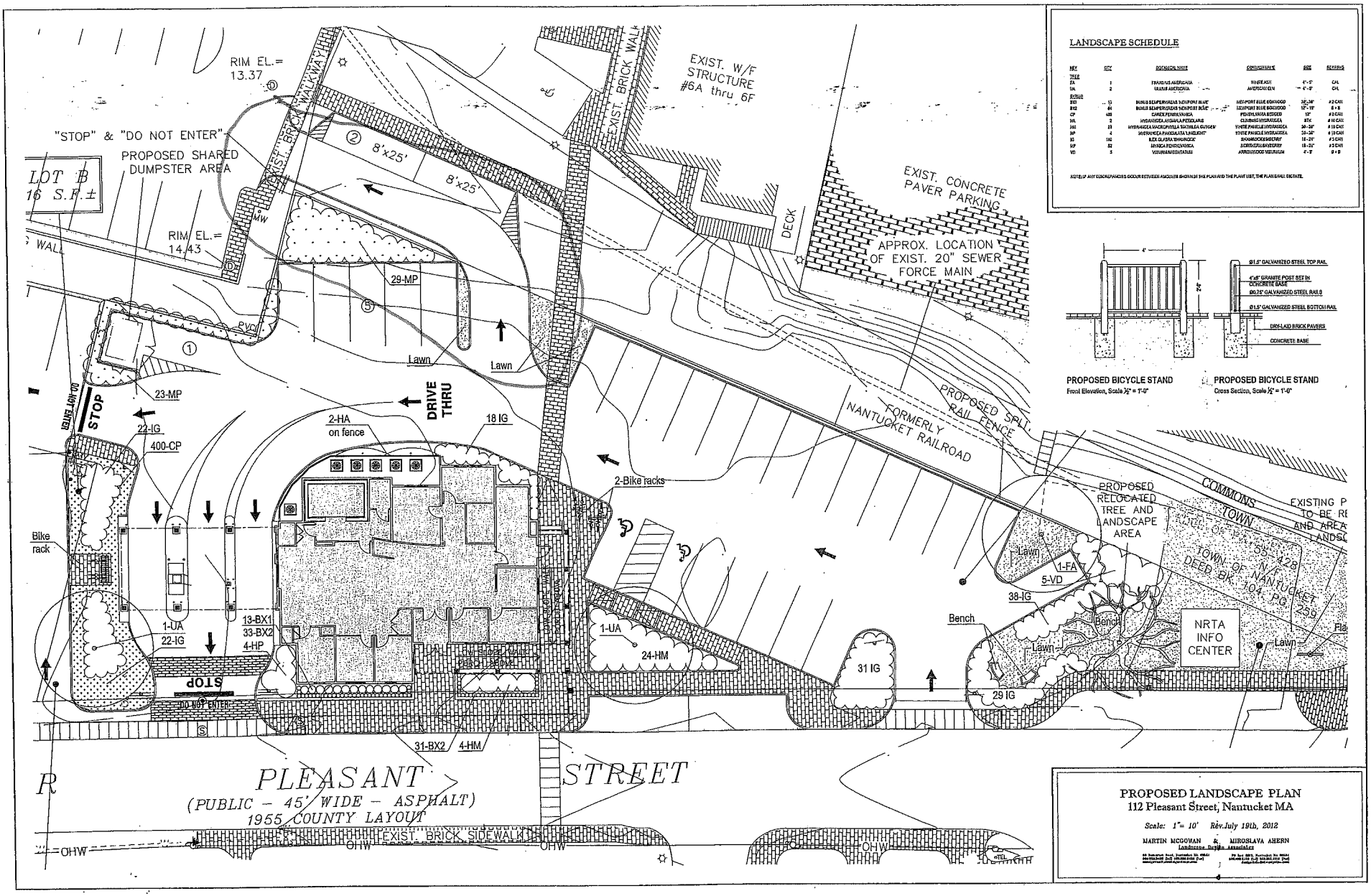
Thank you again for this opportunity to assist the Planning Board in their review of this project. As always, please call if you have any questions or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

cc: Jeff Blackwell, Blackwell & Associates, Inc.




LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| TREE | | | | | |
| FA | 1 | FRAXINUS AMERICANA | WHITE ASH | 4"-5" | CAL |
| UA | 2 | ULMUS AMERICANA | AMERICAN ELM | 4"-5" | CAL |
| SHRUB | | | | | |
| BX1 | 13 | BUXUS SEMPERVIRENS 'INCOMPOSITUS' | NEWPORT BLUE BOXWOOD | 36"-48" | #2 CAN |
| BX2 | 64 | BUXUS SEMPERVIRENS 'INCOMPOSITUS' | NEWPORT BLUE BOXWOOD | 12"-18" | # 3 |
| CP | 400 | CAREX PENNSYLVANICA | PENNSYLVANIA SEDGES | 12" | #2 CAN |
| HA | 2 | HYDRANGEA ARBORESCENS 'ANNABELLE' | CLIMBING HYDRANGEA | ATK | #10 CAN |
| HM | 31 | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | WHITE PANICLE HYDRANGEA | 30"-36" | # 10 CAN |
| HP | 4 | HYDRANGEA PANICULATA 'LIMELIGHT' | WHITE PANICLE HYDRANGEA | 30"-36" | # 10 CAN |
| HS | 140 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | 18"-24" | #5 CAN |
| HP | 82 | MYRICA PENSYLVANICA | BAYBERRY | 18"-24" | #5 CAN |
| VD | 5 | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | 4'-5' | B & B |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.




PROPOSED BICYCLE STAND
Front Elevation, Scale ½" = 1'-0"

PROPOSED BICYCLE STAND
Cross Section, Scale ½" = 1'-0"

PROPOSED LANDSCAPE PLAN
112 Pleasant Street, Nantucket MA

Scale: 1"= 10' Rev. July 19th, 2012

MARTIN MCGOWAN & MIROSLAVA AHERN
Landscape Design Associates

RECEIVED
2012 JUL 24 AM 11:25
NANTUCKET TOWN CLERK

# Nantucket Planning Board

## MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT DECISION

## 112 PLEASANT STREET

July 9, 2012

Special Permit #09-12

Applicant: Atlantic Development

Owner: Laura Viera Labbe, Trustee of Pleasant Street Nominee Trust

112 Sparks Avenue
Tax Assessors Map 55 Parcel 149
Shown in Plan Book 22, Page 38 on file at the Nantucket Registry of Deeds

**General Description**
The Nantucket Planning Board, at public hearings on April 09, 2012, May 21, 2012, June 11, 2012, and July 09, 2012 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, Mid-Island Planned Overlay District (MIPOD), Town Overlay District (TOD), Neighborhood Employee Housing Overlay District (NEHOD), and the Public Wellhead Recharge Overlay District (PWR). It consists of approximately 24,208 square-feet (0.56 acres) of land with frontage on Pleasant Street and Dave Street. The site currently contains a dwelling and an abandoned commercial structure, formerly used by the United States Postal Service. Abutting properties include Dan's Pharmacy, Nantucket Commons, and the Town of Nantucket. Across Pleasant Street, there are numerous commercial businesses including Stop and Shop, Glidden's Seafood, Tresses and the Day Spa, and Geronimo's (a pet store). This section of the MIPOD is predominantly commercial at the street level, with ancillary residential uses on the second and third floors of mixed-use structures.

**Proposal**
The applicant is proposing to construct a two (2) story banking facility with drive-through service provided by three (3) lanes on the west side of the structure. Two (2) lanes will be dedicated for teller service and one (1) lane will be dedicated for Automated Teller Machine (ATM) use only. The uses within the structure are as follows:

- First Floor: approximately 3,200 square feet of retail banking space
- Second Floor: approximately 3,200 square feet of office space to support the retail banking component
- Basement: approximately 3,200 square feet of storage, mechanical systems, computer equipment, and staff amenity areas to support the retail banking component

The applicant is also proposing to dedicate a portion of the site as a public park and Nantucket Regional Transit Authority (NRTA) bus stop. The location of this site within the MIPOD is important to implementing concepts contained within the Mid-Island Area Plan (MIAP). The redevelopment of this site, which has recently been poorly maintained, will create an anchor for other development sites in the vicinity.

*Access*

Vehicular access to the site is proposed from a single driveway entrance off of Pleasant Street. Access within the site will be one-way, with the entrance to the site approximately one hundred (100) feet from the Dave Street intersection. There will be three (3) options for exiting the site: via a one-way exit into Nantucket Commons (provided that the necessary access rights are obtained), a one-way exit into the Dan's Pharmacy parking lot, or through the drive-through service lanes. There is no pass through lane in the drive-through unless a lane is vacant, therefore, that exit is primarily available to those utilizing the teller lanes or the ATM.

The Planning Board retained TetraTech to perform a peer review of the access for this site. The Board had concerns about the proximity of the drive-through lanes and the two (2) way driveway providing access to the abutting site, Dan's Pharmacy. TetraTech provided suggestions to address these concerns, which the applicant included in their revised plans, as follows:

- Increasing the width between the drive-through lane exit and the Dan's Pharmacy driveway;
- Posting of directional and safety signs within the site;
- Planting low growing vegetation between the sites so that they are clearly separated, but sight visibility is not impaired; and
- Installation of a Belgian block (or other similar material) warning strip at the drive-through exit to caution drivers existing on to Pleasant Street.

Pedestrian access to the site will be available through the Pleasant Street sidewalk and a formalized pedestrian connection to the Nantucket Commons sidewalk system. The applicant is proposing to increase the width of the Pleasant Street sidewalk to six and a half (6.5) feet and to install a new sidewalk extending from Pleasant Street through the site and across land owned by the Town of Nantucket (11 Dave Street, Map 55 Parcel 428) to the existing sidewalk system in Nantucket Commons. Rights to construct the sidewalk on land owned by the Town of Nantucket will need to be obtained, therefore, any improvements proposed on the Town owned land are not a requirement to obtain any permits related to this decision. A new crosswalk extending across Pleasant Street to the existing sidewalk in front of Tresses and the Day Spa will be installed in front of the banking structure.

As noted elsewhere in this Decision, the applicant has agreed to seek permission from Nantucket Commons and the Town of Nantucket to construct various improvements as shown upon the approved plans within lands of Nantucket Commons and of the Town, and to enable pedestrians and vehicles to use these improvements as described elsewhere in this Decision. However, the obtaining of such permission and the construction of such improvements is not a condition of this Decision, nor of the issuance of building permits for the construction of the building and other improvements upon the subject property and the issuance of a Certificate of Occupancy for such building and other improvements as approved by this Decision. It shall, however, be the obligation of the applicant and its successors in title to construct the improvements contemplated by this Decision upon the lands of Nantucket Commons and of the Town of Nantucket at such time as permission therefor has been obtained.

*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 |
| **Bank** | | |
| Retail Banking Service | 1/200 sq. ft. | 6,165/200 = 31 |
| Storage | n/a | 0 |
| Employees | 1/3 peak shift employees | 24/3 = 8 |
| **Total Number of Required Spaces** | | **39** |

Twenty-six (26) parking spaces are provided on-site. Two (2) additional spaces will be located off of the driveway connecting the site to Nantucket Commons. This driveway and parking area is located on land currently owned by the Town of Nantucket. The applicant is working with the Town on obtaining a long-term lease (or other arrangement) to occupy a portion of this parcel (11 Dave Street, Map 55 Parcel 428). Since this process is not completely within the control of the applicant, any permits related to this decision are not dependent upon this work being completed. To further address the demand for parking in the MIPOD, two (2) parallel spaces will be constructed along Pleasant Street to supplement the on-site parking and to begin implementation of on-street parking along Pleasant Street as suggested in the MIAP.

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 serving businesses in the area 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. The runoff will be collected in deep-sump hooded catch basins, routed to Stormceptor stormwater treatment units, and then discharged to two (2) subsurface infiltration systems. The roof run-off for the proposed structure will also be piped into this 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. 80% of all Total Suspended Solids (TSS) will be removed. 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. Review by the Wannacomet Water Company has not been finalized, however, the issuance of a Certificate of Water Quality Compliance is expected.

*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 26% 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: a new brick sidewalk along the Pleasant Street frontage of the site, a new brick sidewalk pedestrian connection between Pleasant Street and Nantucket Commons, and a new NRTA stop incorporating alternative pavement materials such as Belgian Block. The applicant is also

dedicating a portion of the site to a small park with a landscaped seating area and a new NRTA bus stop shelter. The proposed improvements have a higher aesthetic value to the MIPOD than other less obvious open spaces (i.e. small grass strips scattered throughout the parking area) that could be included on the plan to merely meet the open space requirement, but not enhance the area.

*Landscaping & Lighting*

The applicant represented at the public hearings that extensive landscaping will be installed throughout the interior of the site, around the perimeter of the site, and within the portion of the Town of Nantucket owned parcel (11 Dave Street, Map 55 Parcel 428) directly adjacent to the proposed NRTA bus stop shelter and surrounding landscaped seating area. Improvements include the removal and re-landscaping of the entire parking area that previously served the Post Office. A detailed landscaping plan will be included in the final set of plans to be submitted by the applicant for endorsement.

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 March 09, 2012 and received by the Town Clerk and the Planning Board on March 12, 2012;
- Plans entitled "Proposed Bank MCD, 112 Pleasant Street, Nantucket, MA" sheets 1-6, prepared by Blackwell & Associates, Inc., dated March 8, 2012 and revised through June 29, 2012. This approval is based on final plans to be modified in accordance with this decision;
- A document entitled "Project Development Report for Proposed Bank" prepared by Blackwell & Associates, Inc., dated March 9, 2012;
- A document entitled "Drainage Report Executive Summary Relative to a Major Commercial Development at 112 Pleasant Street, Nantucket, MA, 02554" prepared by Blackwell & Associates, Inc., dated March 9, 2011 and revised through June 28, 2012. The Board notes that this document included the "Stormwater Operation & Management Plan";
- A document entitled "Proposed Bank, 112 Pleasant Street, Nantucket, MA, MCD Traffic Assessment" prepared by Bristol Traffic & Transportation Consulting LLC, dated March 7, 2012;
- A letter/traffic report from Bristol Traffic & Transportation Consulting LLC, dated April 30, 2012;
- A letter responding to the Pesce Engineering & Associates, Inc. review from Blackwell & Associates, Inc. dated May 7, 2012;

Findings were also based upon the following:

- Staff Reports dated April 5, 2012, May 21, 2012, and June 7, 2012;
- A letter from Pesce Engineering & Associates, Inc. (engineering consultants for the Planning Board) dated April 5, 2012;
- A letter/traffic report from TetraTech (transportation and traffic engineering consultants for the Planning Board) dated June 7, 2012;
- Representation and testimony received in connection with the public hearings held April 09, 2012, May 21, 2012, June 11, 2012, and July 09, 2012. Minutes of each meeting are on file with the Planning Office and the Town Clerk;
- Other assorted documents, including a letter of support from abutting property owners Theresa M. Davis and Jan Jaeger, 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 a park with a seating area and a NRTA bus stop shelter. This donation removes lot area for commercial use from the site, and it is anticipated that it will be maintained for pedestrian use;
  - A vehicular connection to the Nantucket Commons site (provided that access rights are obtained) will alleviate congestion along Pleasant Street;
  - Reconstruction and widening of the sidewalk on the north side of Pleasant Street and the addition of a pedestrian connection from Pleasant Street to the existing sidewalk system within Nantucket Commons;
  - 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;
- 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 currently contains two (2) poorly maintained structures 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:
  - Vehicular access entering the site is provided from Pleasant Street. Alternative ways to exit the site have been provided so that the traffic is dispersed;
  - The applicant has agreed to reconstruct and widen the sidewalk along the north side of Pleasant Street. A six and a half (6.5) foot wide brick sidewalk will be constructed along the Pleasant Street frontage of the site;
  - Vehicular connections to the Dan's Pharmacy and Nantucket Commons (provided that access rights are obtained) sites will alleviate congestion along Pleasant Street and will encourage pedestrian activity through the use of common parking areas.
- 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 dumpster location is shown on the plans. The dumpster will be shared between the proposed bank and Dan's Pharmacy;
  - The project proposes to mitigate post development stormwater runoff through the use of subsurface infiltration systems designed. 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);
- 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 the proposed site circulation and parking are adequate for the proposed use;

    - The parking waiver of fourteen (14) spaces requested by the applicant is reasonable, given the number of public and private (shared) parking spaces in the vicinity of the site.
- Traffic and safety impacts upon public and private public rights-of-way have been minimized:
    - Vehicular access entering the site is provided from Pleasant Street. Alternative ways to exit the site have been provided so that the traffic is dispersed;
    - The applicant has agreed to reconstruct and widen the sidewalk along the north side of Pleasant Street. A six and a half (6.5) foot wide brick sidewalk will be constructed along the Pleasant Street frontage of the site;
    - Vehicular connections to the Dan's Pharmacy and Nantucket Commons (provided that access rights are obtained) sites will alleviate congestion along Pleasant Street and will encourage pedestrian activity through the use of common parking areas.
- 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 bank structure and NRTA bus stop shelter are located close to the street;
    - A brick sidewalk will be constructed between the façade of the bank and the vehicular travel lane;
    - The applicant represented that significant landscaping will be installed both within the site and around the periphery;
    - The parking area will be screened from on-coming traffic travelling west by the NRTA bus stop shelter and associated landscaping and from on-coming traffic travelling east by the bank structure. Landscaping between the parking area and the street will provide additional screening.
- Creates a pedestrian friendly environment:
    - The applicant has agreed to reconstruct and widen the sidewalk along the north side of Pleasant Street. A six and a half (6.5) foot wide brick sidewalk will be constructed along the Pleasant Street frontage of the site;
    - The applicant will provide a pedestrian connection from Pleasant Street to the existing sidewalk network within Nantucket Commons;
    - Redevelopment of this site will enhance the streetscape along Pleasant Street. Specifically, siting the structure close to the street, providing a pedestrian seating area around the NRTA bus stop shelter, and providing significant landscaping throughout the site will enhance this section of the MIPOD;
- Increases safety to pedestrians, bicyclists, and motorists and relieves traffic congestion:
    - Pedestrian infrastructure will be increased with the reconstruction of the brick sidewalk along the Pleasant Street frontage of the site and addition of the sidewalk to Nantucket Commons;
    - A vehicular connection to the Dan's Pharmacy and Nantucket Commons (provided that access rights are obtained) sites will alleviate congestion along Pleasant Street;
    - The new crosswalk extending across Pleasant Street will increase pedestrian safety and perhaps reduce vehicle speeds in conjunction with the existing crosswalk located approximately 270 feet to the east;
- Promotes economic vitality:
    - The proposed bank will provide residents and visitors with another banking option, which may promote competitive pricing and services;

- New retail/service 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 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 is 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 significant landscaping around the perimeter of the site, and more specifically along Pleasant Street, will effectively screen the parking area 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 the proposed uses on the site are in 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 (page 21);
- Creation of pedestrian systems, including pedestrian crossings and plazas (page 19);
- Provision of green spaces or mini parks at key locations (page 26).

The Board also finds that the proposed parking waiver of fourteen (14) 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); Town Overlay District (TOD) (139-12E); 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 and for the waivers listed below:

a. 139-11G Open Space
Waiver Granted – from 30% required to 26% provided. Substantial landscaping improvements are proposed within and around the site, including the addition of a NRTA bus stop shelter with seating and surrounding

vegetation and the improvement of the former rail road bed on the abutting Town of Nantucket property (11 Dave Street, Map 55 Parcel 428). The off-site improvements around the NRTA stop and on the Town owned parcel are more beneficial in this location than the preservation of open space on the site.

b. 139-18B(2) Parking Requirements
Waiver Granted – to waive fourteen (14) 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 – substantial landscaping improvements are proposed within and around the site, including the addition of a NRTA bus stop shelter with seating and surrounding vegetation and the improvement of the former rail road bed on the abutting Town of Nantucket property (11 Dave Street, Map 55 Parcel 428). The off-site improvements around the NRTA stop and on the Town owned parcel are more beneficial in this location than the required planting strip and trees.

e. 139-19E Driveway Width
Waiver Granted – the proposed driveway width of eighteen (18) feet for the entrance driveway is necessary to accommodate large vehicles entering the site from both travel lanes on Pleasant Street. The proposed width of twenty-five (25) feet for the exit driveway is necessary to effectively merge vehicles existing the three (3) drive-through lanes;

f. 139-20.1B(1) Driveway Access
Waiver Granted – to allow two (2) driveway accesses on the site with direct access to Pleasant Street. The Board expressed a concern about two (2) way travel within the site, therefore one (1) entrance and one (1) exit driveway was required. In addition, there are other vehicular exits to access abutting properties. 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 and will not adversely impact the historic or scenic integrity of the area.

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 (July 9, 2012) 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. and any issues identified by the Wannacomet Water Company, as well as the following:

1.1.1 That in the event a portion of the overall property (Lot D) has been conveyed to another entity, 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 (Lot D) will be conveyed to another entity 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;

1.1.3 That a minimum of two (2) bike racks shall be located on the site. The location of said racks shall be indicated on the final set of site plans;

1.1.4 That the location of all directional signs within the site shall be indicated on the plans, along with images of the content to be included on the signs;

1.1.5 That the general location of sidewalk and vehicular access easements shall be shown on the final plans;

1.1.6 That construction notes detailing the measures to be taken to protect the sewer forcemain and existing drainage system on the Town of Nantucket owned property at 11 Dave Street, shown on Tax Assessors Map 55 as Parcel 428, shall be shown on the final plans. See condition 2.5 below;

1.1.7 That a detailed landscaping plan in conformance with the representations made by the applicant and referenced in this decision shall be submitted. The landscaping plan shall also include detailed information for the portion of the site that will contain the NRTA bus stop shelter, as well as the portion of the Town owned land (11 Dave Street, Map 55 Parcel 428) directly adjacent to the future NRTA bus stop shelter portion of the site.

1.2 That the applicant shall create an Approval Not Required (ANR) plan removing Lot A from the subject site and adding Lot B to the subject site. The applicant represented during the public hearing that the abutting property owner was in agreement with this lot line adjustment. In the event this transfer cannot occur, the Planning Board shall determine at a public meeting whether or not this is a material change to the site plan;

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 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:

1.5.1 the number of parking spaces remains at twenty-six (26) and the distance between the Pleasant Street driveway exit and the Dan's Pharmacy driveway is not decreased;

1.5.2 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.

1.6 That the applicant may include any or all of a portion of the site known as 11 Dave Street, shown on Tax Assessors Map 55, Parcel 428 without further relief from this Board and without holding a public hearing. Inclusion of this property will include an updated As-Built plan to be submitted to the Planning Board within six (6) months from the date of the property transfer.

2. Programmatic Issues

2.1 That all employees shall be issued Nantucket Regional Transit Authority (NRTA) vouchers 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;

2.2 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:

2.2.1 the number of parking spaces remains at twenty-six (26);

2.2.2 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.

2.3 That the applicant has agreed to work with the Maria Mitchell Association to move a historic structure from Washington Street to the site to be used for the NRTA bus stop shelter. In the event this particular structure cannot be relocated, the applicant has agreed to construct a new structure in the general location shown on the referenced site plans;

2.4 That the drainage systems (when completed) shall be maintained in accordance with the "Stormwater Operation & Maintenance Plan" contained within the document entitled "Drainage Report Executive Summary Relative to a Major Commercial Development at 112 Pleasant Street, Nantucket, MA, 02554" prepared by Blackwell & Associates, Inc., dated March 9, 2012 and revised through June 28, 2012. . 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 (July 09, 2012);

2.5 That the applicant has agreed to locate, through hand excavation, the sewer force main through the Town of Nantucket owned site known as 11 Dave Street and shown on Map 55 as Parcel 428. The applicant shall take all measures necessary to protect the sewer forcemain, as well as the existing drainage system, during construction. Construction notes detailing the measures to be taken shall be indicated on the final plans;

2.6 That all landscaping, benches, bike racks, 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;

2.7 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;

2.8 That all pavement markings within the site shall be re-painted on an annual basis between May 1 and June 1 of each year;

2.9 That the applicant agrees to install the two (2) on-street parking spaces, the NRTA bus stop, ~~and complete the NRTA bus stop shelter~~ and associated landscaping prior to the issuance of a Certificate of Occupancy for the bank structure. In the event that the NRTA bus stop shelter is not constructed prior to the issuance of the Certificate of Occupancy for the bank structure, the applicant shall schedule an

update with the Planning Board at a regularly scheduled Planning Board meeting to provide the Planning Board with a status update.

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 a Certificate of Water Quality Compliance shall be obtained from the Wannacomet Water Company prior to the endorsement of the final plans;

3.4 That any deadlines contained within this decision 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 pursue obtaining an easement through Nantucket Commons to allow for a vehicular connection from the applicant's site through the Nantucket Commons site for traffic existing the applicant's site to common areas of the Nantucket Commons Condominium. The applicant shall notify the Planning Board within three (3) months from the date of this decision (July 09, 2012) as to whether the easement will be granted;

4.2 That the applicant has agreed to grant to the Town/County of Nantucket an easement for the portion of the Pleasant Street sidewalk located on the subject site. This easement shall be presented to the Town/County of Nantucket prior to the issuance of a Certificate of Occupancy for the bank structure;

4.3 That in the event the applicant does not convey a portion of the site (Lot D) to another entity, as noted in Conditions 1.1.1 and 1.1.2, the applicant has agreed to grant to the Town/County of Nantucket and/or the Nantucket Regional Transit Authority an easement to utilize this portion of the site for NRTA functions and public use of the seating area. This easement shall be presented to the NRTA and/or Town/County of Nantucket;

4.4 That cross-easements between the subject site and the Dan's Pharmacy site (Map 55 Parcels 148 and 149.1) shall be executed for access and parking. The easements shall be recorded at the Registry of Deeds and a copy shall be submitted to the Planning Board prior to the issuance of a Certificate of Occupancy.

5.0 Parking and Traffic

5.1 That the applicant has agreed to construct a six and half (6.5) foot wide brick sidewalk along the Pleasant Street frontage of the site. This work shall be completed prior to the issuance of a Certificate of Occupancy for the bank structure;

5.2 That the applicant agreed to install directional signs, as recommended by TetraTech in their report/letter dated June 7, 2012, within the site to control traffic flow. These signs shall be maintained and replaced on an annual basis if necessary;

**RECORD OF VOTE**

At the July 9, 2012 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

Joseph Marcklinger APPROVED

John McLaughlin APPROVED

**COMMONWEALTH OF MASSACHUSETTS**

Nantucket, SS July 24, 2012

On the 24th day of July, 2012, before me, the undersigned notary public,

personally appeared Joseph Marcklinger, 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

LYNELL D. VOLLANS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2018

My Commission Expires

*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 # _____

Nantucket Beach Properties

Subdivision Name: 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 11 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 11 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. Dinkin, 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.

James N. Weiss
Notary Public, My Comm. expires 25 Oct. 74

Assented to:

Allyn Packer — Nantucket
Charles J. Gardner — Planning
David D. Wallace — Board

659 of 747

LAND COURT, BOSTON. The land herein ~~described~~ affected will be shown on our approved plan to follow as

JAN 7 1971

Plan 5004-2A 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

# Nantucket Planning Board

**Form J**
**Certificate of Completion and**
**Release of Municipal Interest in**
**Subdivision Performance Security**

Date: July 28, 2016 Planning Board File # 7577

Subdivision Name: Cliff Lane Subdivision

Owner: J. Misha Petkevich and Elisabeth Anne Silby Petkevich, as Trustee of The 93 Cliff Road Nominee Trust

Owner's Address: c/o Sarah F. Alger, P.C., Two South Water Street, Nantucket, Massachusetts 02554

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

Applicant, (if other than owner): Same as above.

Applicant's Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Date of Subdivision Plan: July 12, 2013

Land Location: 3 and 5 Cliff Lane, Nantucket, Massachusetts

Plan Recorded: Nantucket Registry of Deeds Plan Book No. 2013-64 Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number_____

**Type of Performance Security:**

☒ Covenant dated: October 22, 2013
Covenant recorded: Nantucket Registry of Deeds, Book 1413 Page 42.

**or**

Covenant registered: Nantucket Land Registry District as Document #_____ and noted on

Certificate of Title #_____ 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 X completed ☐ partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

Lot B and Lot C, any or all remaining lots.

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 _____ (Month), 2016 (Year).

_____
Barry G. Rector

_____
Nat Lowell

_____
Linda Williams

_____
John Trudel, III

_____
Joseph Marcklinger

Signed by a Majority of the Town of Nantucket Planning Board

**COMMONWEALTH OF MASSACHUSETTS**

Nantucket, SS _____, 2016

On the _____ day of _____, 2016, 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:

HATIKVA WAY
DECLARATION OF RESTRICTIONS AND EASEMENTS

This Declaration of Restrictions and Easements is made this _____ day of _____2016 by SURF ACK, LLC, a Massachusetts Limited Liability Company.

ARTICLE ONE
Definitions

1.01. "Registry" is the Nantucket Registry District of the Land Court.

1.02. "Association" are the Trustees from time to time of Hatikva Way Owners Trust under Declaration of Trust dated _____, 2016 and registered with the Registry as Document No. _____.

1.03 "Building Lot" is one the following three (3) parcels of land:

1. Lot 33 on the Land Court Plan No. 37210-K
2. Lot 34 on the Land Court Plan No. 37210-K, and
3. Lot 35 on the Land Court Plan No. 37210-K.

1.04. "Subdivision" shall refer to the land and improvements thereon within the subdivision known as Hatikva Way Subdivision approved by the Nantucket Planning Board on March 3, 2016 (Planning Board File #7919), as evidenced by a decision approved by the Planning Board on April 4, 2016 and a plan dated January 11, 2016, as revised that is filed as Land Court Plan No. 37210-K with the Registry.

1.05. "Developer" is SURF ACK, LLC, a Massachusetts Limited Liability Company, the present Owner of the Land, its heirs, assigns and successors.

1.06. "Land" is the land in Town and County of Nantucket, Commonwealth of Massachusetts, consisting of each of the Building Lots and the Roadway as shown upon the Plans.

1.07. "Owner" is the person or persons or other entity, considered collectively, who are, from time to time, the owner(s) of any Building Lot, according to the records at such time at the Nantucket Registry.

1.08. The “Plan” are a plan by Site Design Engineering, Inc. dated January 11, 2016, and filed as Land Court Plan No. 37210-K.

1.09. “Planning Board”. The Nantucket Planning Board.

1.10. “Roadway” is Hatikva Way that is shown as Lot 36 on the Land Court Plan No. 37210-K, which shall be owned by the Hatikva Way Owners Trust.

1.11. “Town”. Town of Nantucket, Commonwealth of Massachusetts.

1.12. “Utility Lines”. Pipes, wires, cables, or other means of transmission of electric, telephone, cable television, water, sewer, and if now or in the future applicable, gas and such other utility services as are now or may in the future be customarily installed to serve residential building lots in Nantucket, Massachusetts and serving two (2) or more Building Lots.

1.13. “Drainage Structures”. Pipes, tanks, and other structures to handle water run-off from the Roadway, the Building Lots and buildings thereon.

## ARTICLE TWO
## Recital of Purposes

2.01. 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 conformity with the conditions of approval by the Planning Board as 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.

2.02. Fulfillment of Conditions of Approval. In addition to the general purpose stated in Section 2.01, 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

3.01. Subdivision Prohibition. No Lot shall be divided or subdivided into additional lots or parcels; provided, however, that this shall not prohibit division of a Lot or Lots into separate parcels for the purpose of effecting boundary line changes not creating additional building lots within the Land.

3.02. No Vehicle Access from Surfside Road to Building Lots. Vehicle access for each Building Lot shall be from Hatikva Way only and direct vehicle access from Surfside Road to a Building Lot is prohibited.

## ARTICLE FOUR
## Easements

4.01. Owner's Roadway Easement. The Owner of each Building Lot shall have a permanent easement to use the Roadway for all purposes for which streets are now or in the future may be customarily used in Nantucket, in common with rights of others to so use the Roadway.

4.02. Association Roadway Easement. The Association shall have a permanent easement to use the Roadway for all purposes for which streets are now or in the future may be customarily used in Nantucket and for the installation of Drainage Structures, in common with rights of others to so use the Roadway. In addition, the Association shall have right and authority to grant to others easements such purposes in the Roadway.

4.03. Utility and Access Easement. The Association shall have a permanent non-exclusive easement in that area of land labelled and shown as "10' Wide Access and Utility Easement" on the Plan, for the installation, maintenance, repair and reconstruction Utility Lines and Drainage Structures.

## ARTICLE FIVE
## Enforcement of Restrictions

5.01. 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.

5.02. Restrictions Enforceable by Town. The Developer reserves and 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 Registry.

5.03. Form of Notice of Extension of Restrictions. Any notice of extension of the Restrictions to be filed for record hereunder 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 their benefited land, if any, (b) shall describe the Land, (c) shall name one 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.

5.04. Restrictions to Run with Land. Upon the registration of this instrument with the Registry, the Restrictions and all other provisions of this instrument shall run with and bind the Land and every portion thereof.

5.05. 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 5.02 hereof, which shall require the assent of the Planning Board for such.

## ARTICLE SIX
## Liens and Assessments

6.01. Assessments and Charges. Each Owner of every Lot, by accepting a deed therefor, whether or not the same shall be expressed in such deed, shall be deemed to covenant to pay to the Association annual assessments or charges, and special assessments for capital improvements, such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof (including attorneys fees) as hereinafter provided, shall be a charge on each Lot and shall be a continuing lien upon the Lot against which each such assessment is made. Each assessment, together with such interest and costs, shall also be a personal obligation of each Owner of the Lot against which such assessment is made at the time when the same falls due.

6.02. Purposes of Assessments. All assessments shall be collected and held by the Association and shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the Owners, occupants and visitors to any of the Land, and in particular for the improvement, repair and maintenance of the Roadway and the Utility Lines, including but not limited to the payment of liability insurance premiums, maintenance and clearing of roads, paths, Utility Lines, equipment, drainage structures, landscaping, the costs of labor, equipment, materials, management and supervision thereof, and enforcement of the Restrictions.

6.03. Amount and Time of Payment of Assessments. The amount of each assessment and the time at which the same shall be payable shall be determined by the Association in accordance with its governing documents. Each Lot shall be assessed equally for each assessment

6.04. Assessment for Enforcement of Restrictions. In the event that the Association shall enforce any of the Restrictions against the Owner of any Lot, the cost of such enforcement shall be assessed to the Owner of the Lot in question and shall be added to and become a part of the assessments and charges against such Lot hereunder.

6.05. Certification of No Lien. The Association shall, upon demand at any time, furnish to any Owner of a Lot a certificate, in form suitable for recording, signed by any 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 a 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.

6.06. 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 question, such sale to be conducted in the same manner provided by Massachusetts law for a sale to enforce a mechanic's lien under a written contract. If any assessment is not paid within thirty days after it shall become due, it shall bear interest from the date when due at the rate of fifteen per cent (l5%) 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 attorneys' fees.

## ARTICLE SEVEN
## General

7.01. 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 Nantucket Registry. 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 the Owner of such Lot, 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.

7.02. Notices. All notices hereunder shall be effective only when mailed by certified mail, return receipt requested, addressed (if to the Association) to such 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.

7.03. Severability. Invalidation of any provision hereof by judicial determination shall not affect the remaining provisions, which shall remain in full force and effect.

7.04. Construction of Instrument. This instrument shall be construed under the Laws of Massachusetts. References or language herein contained, relating to any gender, shall refer also to other genders as appropriate.

Executed and sealed as of the day and year first above written.

SURF ACK, LLC

By: _____
GEOFFREY A. PLATT, Manager

STATE OF _____

COUNTY OF _____

On this_____ day of June 2006, before me, the undersigned notary public, personally appeared, GEOFFREY A. PLATT, Manager of SURF ACK, LLC, proved to me through satisfactory evidence of identification, which was_____ to be the persons whose name are signed on the preceding document, and acknowledged to me that he signed at his free act and deed and the free act and deed of SURF ACK, LLC.

*Apply stamp*

_____
Notary Public
*Print Name:*
My commission expires:

CONSENT OF MORTGAGEE

MERS, the Mortgage Electronic Registration Systems Inc., a Delaware corporation, as holder of a certain mortgage and security agreement upon the Land dated February 22, 2012, granted by Geoffry Platt to MERS as mortgagee and as nominee for Mortgage Master Inc, a Massachusetts corporation, in the principle amount of $513,750.00 and as registered with the Nantucket Registry District as Document No. 136168, hereby consents to the imposition of the foregoing Declaration of Restrictions and Easements and agrees that said mortgage and security agreement shall henceforth be held subject to and with the benefit of the provisions thereof.

Executed as a sealed instrument for an on behalf of said mortgagee by

_____, its _____, hereunto duly authorized as of _____, 2016.

MERS

By: _____

Name:_____

Title: _____

STATE OF _____

COUNTY OF _____

On this_____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____, _____of MERS, proved to me through satisfactory evidence of identification, which was ___ photographic identification with signature issued by a federal or state government agency, ___ oath or affirmation of a credible witness, or ___ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of MERS.

*Apply stamp*

_____
Notary Public
My commission expires:

**DEED**

SURF ACK LLC, a Massachusetts Limited Liability Company with a mailing address of 1324 Lexington Avenue, #245, New York, NY 10128 (the "Landowner"), for consideration received, grant to, as Geoffrey A. Platt, as Trustees of HATIKVA WAY OWNERS ASSOCIATION TRUST under Instrument of Trust dated _____, 2016, registered as Document No. _____ at Nantucket Registry District, having their principal place of business at 1324 Lexington Avenue, #245, New York, NY 10128, with QUITCLAIM COVENANTS,

The land situated in Nantucket, Nantucket County, Massachusetts, being a portion of the land now known and numbered a Hatikva Way, shown as Lot 36 on Land Court Plan No. 37210-K.

Said land is conveyed subject to the following matters:

(b) Provisions of a Statement of Conditions of Subdivision Approval, dated _____, 2016, registered as Document No. _____ at Nantucket Registry District.

(c) Provisions of a Covenant with the Nantucket Planning Board, dated _____, 2016, registered as Document No. _____ at Nantucket Registry District, as affected by a Release (Form J) dated _____, 2016, registered as Document No. _____.

(d) Provisions of a Declaration of Restrictions and Easements dated _____, 2016, registered as Document No. 98262 at Nantucket Registry District,

For title to the Land, see Certificate of Title Nos. 25603 and 26024 at Nantucket Registry District.

This conveyance is made without monetary consideration in order to comply with the provisions of Paragraph 5 of the Decision by the Nantucket Planning Board dated March 3, 2016, a copy of which is attached the Statement of Conditions of Subdivision Approval referenced above. The Grantor is sole beneficiary of the Grantee.

Quitclaim Deed

Executed and sealed as of _____, 2016.

SURF ACK, LLC

By: _____
GEOFFREY A. PLATT, Manager

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this day of July 2016, before me, the undersigned notary public, personally appeared GEOFFREY A. PLATT, as Manager of SURF ACK, LLC, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed above as his free act indeed and as the free act and deed of the SURF ACK, LLC.

_____
Notary Public
Printed name:
My commission expires:

DECLARATION
OF THE
HATIKVA WAY OWNERS ASSOCIATION TRUST

This Declaration of Trust is made this _____ day of _____2016, by GEOFFREY A. PLATT and (hereinafter the "Trustee" which term and any pronoun referring thereto shall be deemed to include his successors in trust hereunder and to mean the trustee or Trustees for the time being hereunder whenever the context so permits). The mailing address for the Trust shall be 1324 Lexington Avenue, #245, New York, NY 10128.

ARTICLE ONE
Name of Trust

The Trust hereby created shall be known as HATIKVA WAY OWNERS ASSOCIATION TRUST and under that name so far as legally convenient and practical shall all business carried on by the Trustee be conducted and shall all instruments in writing by the Trustee be executed.

ARTICLE TWO
Trust and Purpose

2.01 Purpose - This trust has been formed for the purpose of acting as an association of the Owners of the Building Lots and, in connection therewith, to maintain, plant, improve, repair and replace the roadway improvements, drainage systems, sidewalks, common landscaping, and Utility Lines serving the Subdivision; to own and exercised dominion and control over the Roadway, including without limitation the right to grant easements in and over the Roadway; to enforce the Restrictions and such rules and regulations as the Trustee may from time to time adopt; to collect and enforce the Assessments; and generally to promote the common enjoyment by the Owners of their respective Building Lots and the best interests of all Owners with respect to the Subdivision, as the same may from time to time be determined by the Owners, acting in accordance with the provisions hereof: this trust being the Association referred to in the Restrictions.

2.02 Relationship of Parties - It is hereby expressly declared that a trust and not a partnership has been created and the Building Lot Owners are cestuis que trustent and not partners or associates nor in any other relation whatever between themselves with respect to the trust

property; and hold no relation to the Trustee other than of cestuis que trustent, with only such rights as are conferred upon them as such cestuis que trustent hereunder.

## ARTICLE THREE
## Definitions

3.01 "Subdivision" shall refer to the land and improvements thereon within the subdivision known as Hatikva Way Subdivision approved by the Nantucket Planning Board on March 3, 2016 (Planning Board File #7919), as evidenced by a decision approved by the Planning Board on March 3, 2016 and a plan dated January 11, 2016, as revised that is filed as Land Court Plan No. 37210-K with Registry.

3.02 "Owner or Homeowner" shall refer to an owner of a fee or the collective owners of undivided fee interests in any Building Lot within the Subdivision.

3.03 "The Assessments" shall mean the assessment and charges deemed necessary to provide and pay for construction, improvement and/or maintenance of the roadway, sidewalks, drainage systems, utilities and common areas with the Subdivision.

3.04 "Association" shall mean the association of Owners of Building Lots created by this Declaration of Trust, acting by its Trustee.

3.05 "Declarant" are Geoffrey A. Platt.

3.06 "Building Lot" is one the following three (3) parcels of land:

1. Lot 33 on the Land Court Plan No. 37210- K
2. Lot 34 on the Land Court Plan No. 37210- K, and
3. Lot 35 on the Land Court Plan No. 37210-K

3.07 The "Plan" are a plan by Site Design Engineering, Inc. dated January 11, 2016, and filed as Land Court Plan No. 37210-K.

3.09 "Roadway" is Hatikva Way that is shown as Lot 36 on the Land Court Plan No. 37210-K, which shall be owned by the Association.

3.10 "Roadway Certificate" is Certificate of Title No. _____ filed with the Registry under which the Association hold title to the Roadway.

3.11 “Restrictions” shall mean those restrictions contained in the Hatikva Way Declaration of Restrictions and Easements dated _____, 2016 executed by the Developer and recorded with the Registry as Document No. _____.

3.12 “Utility Lines”. Pipes, wires, cables, or other means of transmission of electric, telephone, cable television, water, sewer, and if now or in the future applicable, gas and such other utility services as are now or may in the future be customarily installed to serve residential building lots in Nantucket, Massachusetts and that service two (2) or more Building Lots.

3.13. “Developer” shall mean SURF ACK, LLC, a Massachusetts Limited Liability Company.

3:14. “Registry” shall mean the Nantucket County Registry.

## ARTICLE FOUR
## Trustees

4.01 Election of Trustees. There shall be at all times be a Board of Trustees (hereinafter called the “Board of Trustees” or the “Board”) hereunder consisting of such number, not less than two (2) nor more than three (3) Trustees as shall be determined from time to time by vote, at the annual meeting of the Owners, of the Owners of Building Lots entitled to not less than fifty-one (51%) percent of the beneficial interest hereunder, provided however that the initial Board shall consist solely of the Trustee hereinabove named until the Developer is no longer an Owner, or until the Trustee hereinabove resigns by the registered written resignation with the Registry to noted on Roadway Certificate of Title, whichever occurs first. Thereafter, the terms of office of the Trustees shall be for two (2) years or until a successor Trustee is chosen by the Owners or their voluntary resignation such registration. If and whenever the number of such Trustee shall become less than two (2), a vacancy or vacancies in said office shall be deemed to exist. Each such vacancy shall be filled by instrument in writing setting forth (a) the appointment of natural person to act as Trustee, (b) the acceptance of such appointment, signed and acknowledged by the person so appointed, and (c) certification that the person so appointed has been duly elected a Trustee by a majority vote at a meeting of the Owners duly called and held, which instrument is signed by a Trustee or by Owners entitled to not less than fifty-one percent (51%) of the beneficial interest hereunder. Such appointment shall become effective upon the registration of such instrument with the Registry on Roadway Certificate of the Title and such person shall then be and become such Trustee and shall be vested with the powers of the Trustee and title to the trust property, jointly with the remaining or surviving Trustee or Trustee, without the necessity of any act of transfer of conveyance. If for any reason any vacancy in the office of Trustee shall continue for more than sixty (60) days and shall at the end of that time remain unfilled, a Trustee or Trustee to fill such vacancy or vacancies may be appointed by any court of competent jurisdiction upon the application of any Owner or any Trustee and notice to all Owners and

Trustee and to such other parties in interest, if any, to whom the court may direct that notice be given. Such a court appointment shall be registered with the Registry on the Roadway Certificate of the Title. The foregoing provisions of this section to the contrary notwithstanding, despite any vacancy in the office of Trustee, however caused and for whatever duration, the remaining or surviving Trustee, subject to the provisions to exercise and discharge all of the powers, discretion and duties hereby conferred or imposed upon the Trustee.

4.02 Majority Vote. In any matters relating to the administration of the trust hereunder and the exercise of the powers hereby conferred, the Trustee may act by a majority vote at any duly called meeting at which a quorum is present as provided in Section 6.07, provided, however, that in no event shall a majority consist of less than two (2) Trustee hereunder and, if and whenever the number of Trustee hereunder shall become less than two (2), the then remaining or surviving Trustee, if any, shall have the power to act with respect to administration of the trust hereunder or to exercise any of the powers hereby conferred. The Trustee may act without a meeting by instrument signed by a majority of Trustee.

4.03 Resignation or Removal. Any Trustee may resign at any time by instrument in writing, signed and acknowledged in the manner required in Massachusetts for the acknowledgment of deeds, and registered with the Registry and noted on the Roadway Certificate of the Title. After reasonable notice and opportunity to be heard before the Trustee, a Trustee may be removed from office with or without cause by an instrument in writing executed by Owners entitled to not less than fifty-one (51 %) percent of the beneficial interest hereunder, and registered with the Registry and noted on the Roadway Certificate of the Title.

4.04 Bonds. No Trustee named or appointed as hereinbefore provided, whether as original Trustee or as successor to or as substitute for another, shall be obliged to give any bond or surety or other security for the performance of any of his duties hereunder, provided, however, that the Owners entitled to not less than fifty-one (51%) percent of the beneficial interest hereunder may at any time, by instrument in writing signed by them and delivered to the Trustee or Trustee affected, require that any one or more of the Trustee shall give bond in such amount and with such sureties as shall be specified in such instrument. All expenses incident to any such bond shall be charged as a common expense of the trust.

4.05 Personal Liability. No Trustee hereinbefore named or appointed as hereinbefore provided shall under any circumstance or in any event be held liable or accountable out of his personal assets or be deprived of compensation by reason of any action taken, suffered, or omitted in good faith, or be so liable or accountable for more money or other property than he actually receives, or for allowing one or more of the other Trustee to have possession of the trust bonds or property, or be so liable, accountable, or deprived by reason of honest errors of

judgment or mistakes of fact or law or by reason of the existence of any personal or adverse interest or by reason of anything except his own personal and willful malfeasance and defaults.

4.06 Dealing with Trustee. No Trustee shall be disqualified by his office from contracting or dealing with the Trustee or with one or more Owners (whether directly or indirectly because of his interest individually or the Trustee interest or any Owner's interest in any corporation, firm, trust, or other organization connected with such contracting or dealing or because of any other reason) as vendor, purchaser, or otherwise, nor shall any such dealing, contract, or arrangement entered into in respect of this trust in which any Trustee shall be in any way interested or avoided, nor shall any Trustee so dealing or contracting or being so interested be liable to account for any profit realized by any such dealing, contract or arrangement by reason of such Trustee's holding office of the fiduciary relation hereby established, provided the Trustee shall act in good faith and shall disclose the nature of his interest before the dealing, contract, or arrangement is entered into.

4.07 Indemnity. The Trustee, and each of them, shall be entitled to indemnity both out of the trust property and by the Owners against any liability incurred by them, or any of them, in the execution hereof, including, without limiting the generality of the foregoing, liabilities in contract and in tort and liabilities for damages, penalties and fines. Nothing in this paragraph contained shall be deemed, however, to limit in any respect the powers granted to the Trustee in this instrument.

## ARTICLE FIVE
## Beneficiaries and Beneficial Interest

5.01 Beneficiaries. The cestuis que trustent or beneficiaries shall be the Owners from time to time of each of the Building Lots. The Owners of each of the Building Lots shall hold Thirty-Three percent (33%) interest in the trust hereunder.

5.02 Multiple Owners. The beneficial interest of each Building Lot shall be held and exercised as a unit and shall not be divided among several Owners of any such Building Lot. Whenever any of the Building Lots are owned of record by more than one (1) person, the several Owners of such Building Lot shall (a) designate which one of its Owners shall be authorized and entitled to cast votes, execute instruments, and otherwise exercise the rights appertaining to such Building Lot hereunder and (b) notify the Trustee of such designation by a notice in writing signed by all of the record Owners of such Building Lot and registered with the Registry on the Roadway Certificate of the Title. Any such designation shall take effect upon registration and may be changed at any time and from time to time by notice as aforesaid. In the absence of any such notice of designation, the Trustee may designate any one such Owner for such purposes.

ARTICLE SIX
By-laws

The provisions of this Article Six shall constitute the by-laws of this trust and the organization of Owners established hereby; to wit:

6.01 Powers of the Trustee. The Trustee shall have the absolute control, management and disposition of the trust property as if they were the absolute owners thereof, free from the control of the Owners and, without, by the following enumeration, limiting the generality of the foregoing or of any item in enumeration, with full power and uncontrolled discretion, subject only to the limitations and conditions hereof, at any time and from time to time and without the necessity of applying to any court or to the Owners for leave so to do.

6.02 Inspection of Records. Books, accounts and records of the Trustee shall be open to inspection to any one or more of the Trustee at all times and to the Owners at reasonable times as determined by the Trustee. The Trustee shall, however, as soon as reasonably possible, after the close of the fiscal year, or more often if convenient for them, submit to the Owners a report of the operations of the Trustee for such year, which shall include a profit and loss statement, an analysis of surplus charges during the year, and a balance sheet as of the close of each year, all in such summary form and only in such details as the Trustee shall deem proper. Any person who has been furnished with such report and shall have failed to object thereto by notice in writing to the Trustee given by registered mail within a period of six (6) months of the date of the receipt by him shall be deemed to have assented thereto.

6.03 Common Expenses, Profits and Funds. The owners shall be liable for common expenses and entitled to common profits of the Trust in proportion to their respective percentages of beneficial interest as set forth in Article Five hereof, except as hereinafter provided. The Trustee may at any time or times distribute common profits among the Owners in such proportions. The Trustee may, to such extent as they deem advisable, set aside common funds of the Trust as reserve or contingent funds and may use the funds so set aside for reduction of indebtedness or other lawful capital purpose, or, subject to provisions of this Declaration of Trust, for repair, rebuilding, or restoration of facilities maintained by the Association or for improvements thereto, and the funds so set aside shall not be deemed to be common profits available for distribution.

6.04 Assessments. At least thirty (30) days prior to the commencement of the fiscal year of this trust, the Trustee shall estimate the common expenses expected to be incurred during such fiscal year together with a reasonable provision for contingencies and reserves and, after taking into account any undistributed common profits for prior years, shall determine the assessment to be made for such fiscal year. The Trustee shall promptly render statements to the Owners for their respective shares of such assessment, according to their percentages of undivided beneficial

interest in the Trust as set forth in Article Five, and such statements shall, unless otherwise provided herein, be due and payable thirty (30) days after same are rendered. In the event that the Trustee shall determine during any fiscal year that the assessment so made is less than the common expenses actually incurred, or in the reasonable opinion of the Trustee likely to be incurred, the Trustee shall make a supplemental assessment or assessments and render statements therefore in the manner aforesaid, and such statements shall be payable and take effect as aforesaid. The Trustee may, in their discretion, provide for payments of statements in monthly or other installments. The amount of each such statement, together with interest thereon, if not paid when due, at the rate of eighteen (18%) percent per annum, shall constitute a lien on the Building Lot of the Owner assessed, in the same manner as set forth with respect to condominium unit owners in Massachusetts General Laws, Chapter 183A. The Trustee shall enforce collection of all of such assessments by all lawful means and shall have the right to collect, and each Owner who has not paid any such assessment as and when due shall be liable to pay to the Trustee, all costs and expenses incurred by the Trustee in enforcing such collection

6.05 Insurance. The Trustee shall obtain and maintain to the extent available and necessary, master policies of insurance with respect to the areas and facilities maintained by, or within the jurisdiction of, the Trustee (but not covering any areas or facilities in the possession or control of the Owner of any one Building Lot) for the benefit and protection of the Trustee and all of the Owners for (a) comprehensive public liability, (b) workmen's compensation and employer liability with respect to any manager, agent, or employee of the trust, but excluding any independent agent or manager, and (c) such other risks as the Trustee in their discretion deem it appropriate to insure. All such insurance shall be in such amounts and forms as the Trustee, in their discretion, deem appropriate and shall, insofar as practicable, contain provisions as above set forth with respect to non-cancellation, waiver of subrogation, waiver of defense based on conduct of any insured, and non- contribution. The cost of all such insurance obtained and maintained by the Trustee, pursuant to provisions of this section, shall be a common expense; provided, however, that, if the Trustee shall determine in their reasonable discretion that the cost of any such insurance has been increased because of any addition or improvement within any Building Lot or Building Lots, then the amount of such increased cost shall be separately assessed to and paid by the Owner or Owners of such Building Lot or Building Lots.

6.06 Rules, Regulations, Restriction, Requirements. The Trustee may at any time and from time to time adopt and amend and rescind administrative rules and regulations governing the details of the operation and use of the facilities maintained by the Association and other matters within the jurisdiction of the Trustee.

6.07 Meetings of Trustee. The Trustee shall meet annually on the date of the annual meeting of the Owners and at such meeting shall elect the Chairman, Treasurer, and Secretary hereinbefore provided for. Other meetings may be called by the Chairman and in any other

manner as the Trustee may establish, provided, however, that written notice of each meeting stating the place, day, and hour thereof shall be given at least seven (7) days before such meeting to each member of the Trustee. Two thirds (2/3) of the number of Trustee shall constitute a quorum at all meetings, and such meetings shall be conducted in accordance with such rules the Board of Trustee may adopt.

6.08 Meetings of Owners. There shall be an annual meeting of the Owners on or about the second Saturday of September in each year at 11:00 a.m. at such reasonable place and time as may be designated by the Trustee by written notice given to the Owners at least fourteen (14) days prior to the date so designated. Special meetings of the Owners may be called at any time by the Trustee and shall be called by them upon written request of Owners entitled to at least fifty percent (50%) of the beneficial interest hereunder. Written notice of any such meeting designating the place, day, and hour thereof shall be given by the Trustee to the Owners at least fourteen (14) days prior to the date so designated. At the annual meeting of the owners, the Trustee shall submit reports of the management and finances of the trust. Whenever at any meeting the Trustee proposes to submit to the Owners any matter with respect to which approval of or action by the Owners is necessary or appropriate, the notice of such meeting shall so state and reasonably specify such matter.

6.09 Notice to Owners. Every notice to any Owner required under the provisions hereof, or which may be deemed by the Trustee necessary or desirable in connection with the execution of the trust created hereby, or which may be ordered in any judicial proceeding, shall be deemed sufficient and binding if a written or printed copy of such notice shall be given by one or more of the Trustee to such Owner by mailing it, postage prepaid and addressed to such Owner at his address as it appears upon the records of the Trustee, at least fourteen (14) days prior to the date fixed for the happening of the matter, thing, or event of which such notice is given.

6.10 Checks, Notes. Drafts, and Other Instruments. Checks, notes, drafts and other instruments for the payment of money drawn or endorsed in the names of the Trustee or of the trust may be signed by any Trustee or by any person or persons to whom such power may, at any time or from time to time, be delegated by not less than a majority of the Trustee.

6.11 Fiscal Year. The fiscal year of the trust shall be the year ending with the last day of December or such other date as may, from time to time, be determined by the Trustee.

## ARTICLE SEVEN
## Rights and Obligations of Third-Parties Dealing with Trustee

7.01 Act of Trustee. No purchaser, mortgagee, lender, or other person dealing with the Trustee as they then appear of record at Registry shall be bound to ascertain or inquire further as

to the persons who are then Trustee hereunder or be affected with any notice, implied or actual, or otherwise than by a certificate thereof, and such record or certificate shall be conclusive evidence of the personnel of the Trustee and of any changes therein. The receipts of the Trustee, or any one or more of them, for moneys or things paid or delivered to them, or him, shall be effectual discharges there from to the persons paying or delivering the same and no person from whom the Trustee, or any one or more of them, shall receive any money, property, or other credit shall be required to see to the application thereof. No purchaser, mortgagee, lender, or other person dealing with the Trustee or with any real or personal property which then is or formerly was trust property shall be bound to ascertain or inquire as to the existence or occurrence of any event or purpose in or for which a sale, mortgage, pledge, or charge is herein authorized or directed, or otherwise as to the purpose or regularity of any of the acts of the Trustee, or any one or more of them, purporting to be done in pursuance of any of the provisions or powers herein contained, or as to the regularity of the resignation or appointment of any Trustee, and any instrument of appointment of a new Trustee or of an old Trustee purporting to be executed by the Owners of Building Lots or other persons herein required to execute the same shall be conclusive evidence in favor or any such purchaser or other person dealing with the Trustee of the matters therein recited relating to such discharge, resignation, or appointment, or the occasion thereof.

7.02 Transfer of Securities. No corporation, company, trust, association, body politic, or other body having outstanding shares, bonds, or other securities shall be affected by notice that any of its shares or bonds or other securities are subject to this trust or be bound to see to the execution hereof or to ascertain or inquire whether any transfer of any such shares, bonds, or other securities by the Trustee is authorized, notwithstanding such authority may be disputed by some other person.

7.03 Recourse Against Trustee. No recourse shall be at any time, had upon or under any note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant, or agreement, whether oral or written, made, issued, or executed by the Trustee of by any agent or employee of the Trustee, or by reason of anything done or omitted to be done by or on behalf of them, or any of them, against the Trustee individually, or against any such agent or employee or against any beneficiary or the holder of any security issued by the Trustee, either directly or indirectly, by legal or equitable proceeding, or by virtue of any suit or otherwise, and all persons extending credit to, contracting with, or having any claim against the Trustee shall look only to the trust property for payment under such contract or claim or for the payment of any debt, damage, judgment or decree, or of any money that may otherwise become due or payable to them from the Trustee, so that neither the Trustee nor the beneficiaries or holders of such other securities, present or future, shall be personally liable therefor.

7.04 Execution by Trustee. Every note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant, or agreement, whether oral or written, made, issued, or

executed by the Trustee or by any agent or employee of the Trustee shall be deemed to have been entered into subject to the terms, conditions, provisions, and restrictions hereof, whether or not express reference shall have been made to this instrument.

7.05 Recording. This Declaration of Trust and any amendments hereto and any certificate herein required to be recorded and any other certificate or paper signed by said Trustee, or any of them, which it may be deemed desirable to record, shall be recorded with the Registry as required herein and such recording shall be deemed conclusive evidence of the contents and effectiveness thereof according to the tenor thereof; and all persons dealing in any manner whatsoever with the Trustee or the trust property shall be held to have notice of any alteration or amendment of this Declaration of Trust, or change of Trustee or Trustee, when the same shall be recorded with the Registry. Any certificate signed by the Trustee in office at the time, setting forth as facts any matters affecting the trust, including statements as to who are Owners, as to what action has been taken by the Owners, and as to matters determining the authority of the Trustee to do any act, when duly acknowledged and recorded with the Registry, shall be conclusive evidence as to the existence of such alleged facts in favor of all third persons, including the Trustee, acting in reliance thereon; and any certificate signed by the President, Vice President, Secretary, Treasurer, or Trust Officer of a trust company or bank engaged in business in the Town of Nantucket, Massachusetts, stating who, upon inspection of the records of Registry, are Owners, and the amount of interest of each, or as to what action has been taken by the Owners, shall be conclusive evidence as to who are such Owners and the amount of interest of each and the action taken as aforesaid, in favor of all third persons, including the Trustee, acting in reliance thereon. Any certificate executed by any one Trustee hereunder, setting forth the existence of any facts, the existence of which is necessary to authorize the execution of any instrument or the taking of any action by such Trustee or majority, as the case may be, shall, as to all persons acting in good faith in reliance thereon be conclusive evidence of the truth of the statements made in such certificate and of the existence of the facts therein set forth.

## ARTICLE EIGHT
## Amendment and Termination

8.01 Amendment. The Trustee, with the consent in writing of Owners entitled to not less than fifty-one (51%) percent of the beneficial interest hereunder may, at any time and from time to time, amend, alter, add to, or change this Declaration of Trust in any manner or to any extent; the Trustee first, however, being duly indemnified to their reasonable satisfaction against outstanding obligations and liabilities; provided always, however, that no such amendment, alteration, addition, or change (a) according to the purport of which the percentage of the beneficial interest hereunder of any Owner would be altered or in any manner or to any extent whatsoever modified or affected, so as to be different than the percentage of the individual interest of such Owner in the beneficial interest in this trust as herein provided, or (b) which

would render this trust contrary to or inconsistent with any requirements or provisions of law shall be valid or effective. Any amendment, alteration, addition, or change pursuant to the foregoing provisions of this paragraph shall become effective upon registration with the Registry of any instrument or amendment, alteration, addition, or change, as the case may be, signed, sealed, and acknowledged in the manner required in Massachusetts for the acknowledgment of deeds, by the Trustee, setting forth in full the amendment, alteration, addition, or change and reciting the consent of the Owners herein required to consent thereof. Such instrument, so executed and recorded, shall be conclusive evidence of the existence of all facts and of compliance with all prerequisites to the validity of such amendment, alteration, addition, or change, whether stated in such instrument or not, upon all questions as to title or affecting the rights of third persons and for all other purposes. No such amendment shall be effective unless it has been consented to in writing by the Planning Board, and such consent shall be attached to instruments of amendment at the time of its record. Nothing in this paragraph contained shall be construed as making obligatory upon the Trustee to amend, alter, add to, or change the Declaration of Trust upon obtaining the necessary consent as hereinbefore provided.

8.02 Termination. The trust hereby created shall terminate only upon the written agreement of all Owners and the Planning Board.

8.03 Liquidation. Upon the termination of this trust, the Trustee may sell and convert into money the whole of the trust property, or any part or parts thereof, and, after paying or retiring all known liabilities and obligations of the Trustee and providing for indemnity against any other outstanding liabilities and obligations, shall divide the proceeds thereof among, and distribute in kind, at valuations made by them which shall be conclusive, all other property then held by them in trust hereunder to, the Owners according to their respective percentages of beneficial interest hereunder; and making any sale under this provision, the Trustee shall have the power to sell or vary any contract of sale and to resell without being answerable for loss, and for said purposes, as may by their performance thereof be shown to be in their judgment necessary or desirable in connection therewith. The powers of sale and all other powers herein given to the Trustee shall continue as to all property at any time remaining in their hands or ownership, even though all times herein fixed for distribution of trust property may have passed.

## ARTICLE NINE
## Construction and Interpretation

9.01 In the construction hereof, whether or not so expressed, words used in the singular or in the plural respectively include both the plural and singular, words denoting males include females, and words denoting persons include individuals, firms, associations and companies trusts, and corporations, unless a contrary intention is to be inferred from or required by the subject matter or context. The cover, title, and headings are inserted only for convenience

of reference and are not to be taken to be any part hereof or to control or affect the meaning, construction, interpretation, or effect hereof. This trust, powers, and provisions herein contained shall take effect and be construed according to the Laws of the Commonwealth of Massachusetts.

Executed and sealed as of the day and year first above written.

_____
GEOFFREY A. PLATT

STATE OF _____

COUNTY OF _____

On this_____ day of July 2016, before me, the undersigned notary public, personally appeared, GEOFFREY A. PLATT, proved to me through satisfactory evidence of identification, which was ___ photographic identification with signature issued by a federal/state government agency, ___ oath or affirmation of a credible witness, or ___ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

*Apply stamp*

_____
Notary Public
My commission expires:

**COVENANT**

July ____, 2016

SURF ACK, LLC, a Massachusetts Limited Liability Company, (the "Owner") one of the applicants who has submitted an application on January 11, 2016 to the NANTUCKET PLANNING BOARD (the "Planning Board") for approval of a definitive plan of a subdivision of land, prepared by Site Design Engineering, LLC , dated January 11, 20016, revised through May 7, 2002 and that is registered as Land Court Plan No. 37210-K with at the Nantucket Registry District (the " Plan"), of land located on Surfside Road, Nantucket, Massachusetts, showing three building lots numbered as Lots 33, 34, and 35, a new roadway lot number 36 called Hatikva Way (the "Land"). The Owner has requested the Planning Board to approve the Plan without requiring a performance bond.

In consideration of the Planning Board approving the Plan without requiring a performance bond, the Owner hereby covenants and agrees with the Inhabitants of the Town of Nantucket as follows:

1. That the Owner represents and warrants that it is the owner in fee simple absolute of the Land and that a portion of the Land is subject to a mortgage in favor of Mortgage Electronic Registration Systems, Inc. dated February 2, 2012 and registered the Nantucket Registry District as Document No. 136168.

2. Two (2) buildable lots, Lot 34 and Lot 35 on the Plan, shall be eligible for release from this Covenant upon endorsement of the plans and legal documents. Once released, the Owner may sell or erect buildings on said Lots 34 and 35. The remaining building lo, Lot 33 on the Plan shall remain subject to the Covenant and the Owner shall not sell or erect or place any permanent building on said Lot 33 until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:

   a. The Plan as approved and endorsed by the Planning Board on April 11, 2016, and given Planning Board File No. 7919.

   b. The Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land which were in effect on January 11, 2016, the date of filing of application for approval of the Plan.

c. The Statement of Conditions of Subdivision Approval executed by the Planning Board and the Owner with respect to the Subdivision, registered herewith at Nantucket Registry District of the Land Court.

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or a part thereof may sell or convey any lot, subject only to that portion of this Covenant which provides that no lot shall be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

3. That this Covenant shall be binding upon the successors and assigns of the Owner, shall constitute a covenant running with the Land, and shall operate as restrictions upon the Land.

4. That particular lots within the Subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and designating the specific lots being released.

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed, subject to this Covenant, of either the entire Land or of all lots not previously released by the Planning Board.

6. That the undersigned shall register this Covenant with the Nantucket Registry District of the Land Court; reference to this Covenant shall be entered upon the Plan as approved.

7. That a deed of any part of the Subdivision in violation of this Covenant shall be voidable by the grantee prior to the release of the Covenant, but not later than three (3) years from the date of such deed, as provided in M.G.L., c. 41, §81U.

8. That this Covenant, executed before endorsement of approval of the Definitive Plan by the Planning Board, shall take effect upon such endorsement of approval.

9. That upon final completion of the construction of ways and installation of municipal services as specified herein, the Planning Board shall release this Covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein, or such extension as shall be determined by vote of the Planning Board with written concurrence of the Owner, shall result in automatic rescission of the approval of the Plan. Upon performance of the provisions of this Covenant with respect to any lot, the Planning Board may release such lot from the Covenant by an appropriate instrument duly recorded.

10. That nothing herein shall prohibit the Owner from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another, of the methods described in §81U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of such construction and installation.

11. That the provisions of this Covenant shall survive the execution, delivery and recording of any release under Paragraphs 4 or 9 hereof, such releases being evidence only of compliance with this Covenant as to the provisions of Paragraphs 2, 4 and 9.

For title to the Land, see Certificate of Title Nos. 25603 and 26024 at Nantucket Registry District.

Executed and sealed as of the day and year first above written.

SURF ACK, LLC

By: _____
GEOFFREY A. PLATT, Manager

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of July 2016, before me, the undersigned notary public, personally appeared GEOFFREY A. PLATT, as Manager of SURF ACK, LLC, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed above as his free act indeed and as the free act and deed of the SURF ACK, LLC.

_____
Notary Public
*Printed name:*
My commission expires:

## ACCEPTANCE BY PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Statement of Conditions of Subdivision Approval.

Dated: _____, 2016

_____
Barry Rector

_____
Linda Williams

_____
Joseph Marcklinger

_____
Nathaniel Lowell

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On July ___, 2016, personally appeared _____, as one of the members of the Nantucket Planning Board, proved to me through satisfactory evidence of identification, which was _____and acknowledged the foregoing instrument to be their free act and deed, before me,

_____
Notary Public
Printed name:
My commission expires:

CONSENT OF MORTGAGEE

MERS, the Mortgage Electronic Registration Systems Inc., a Delaware corporation, as holder of a certain mortgage and security agreement upon the Land dated February 22, 2012, granted by Geoffrey Platt to MERS as mortgagee and as nominee for Mortgage Master Inc, a Massachusetts corporation, in the principle amount of $513,750.00 and as registered with the Nantucket Registry District as Document No. 136168, hereby consents to the imposition of the foregoing Covenant and agrees that said mortgage and security agreement shall henceforth be held subject to and with the benefit of the provisions thereof.

Executed as a sealed instrument for an on behalf of said mortgagee by _____ _____, as _____ of MERS, as of , 2016.

MERS

By: _____
Name:
Title:

STATE OF _____

COUNTY OF _____

On this_____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____, as _____ of MERS, proved to me through satisfactory evidence of identification, which was ___ photographic identification with signature issued by a federal or state government agency, ___ oath or affirmation of a credible witness, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of MERS.

*Apply stamp*

_____
Notary Public
Name:
My commission expires:

**STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL**

SURF ACK, LLC, a Massachusetts Limited Liability Company, (the "Owner") one of the applicants who has submitted an application on January 11, 2016 to the NANTUCKET PLANNING BOARD (the "Planning Board") for approval of a definitive plan of a subdivision of land, prepared by Site Design Engineering, LLC , dated January 11, 20016, revised through May 7, 2002 and filed as Land Court Plan No. 37210-K with at the Nantucket Registry District (the "Plan"), of land located on Surfside Road, Nantucket, Massachusetts, showing three building lots numbered as Lots 33, 34, and 35, a new roadway lot number 36 called Hatikva Way (the “Land”). The Plan as approved and endorsed by the Planning Board on April 11, 2016, subject to the terms and conditions of subdivision approval herein set forth.

In consideration of the Planning Board’s approval of the Plan, the Owner hereby subjects all of the land in the Subdivision to all conditions, terms and provisions set forth in the following:

(a) The Plan, as approved and endorsed pursuant to the Subdivision Control Law by the Planning Board.

(b) The Subdivision Control Law and the Planning Board’s Rules and Regulations Governing the Subdivision of Land which were in effect on January 11. 2016, the date of filing of the Plan.

(c) The Planning Board’s letter of approval dated March 3, 2016 a copy of which is registered herewith.

All of said conditions, terms and provisions shall constitute restrictions running with the land, and shall be enforceable in perpetuity by the Inhabitants of the Town of Nantucket, acting by and through the Planning Board.

For title to the Land, see Certificate of Title Nos. 25603 and 26024 at Nantucket Registry District.

Executed and sealed on July _____, 2016.

SURF ACK, LLC

By: _____
GEOFFREY A. PLATT, Manager

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of July 2016, before me, the undersigned notary public, personally appeared GEOFFREY A. PLATT, as Manager of SURF ACK, LLC, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed above as his free act indeed and as the free act and deed of the SURF ACK, LLC.

_____
Notary Public
*Printed name:*
My commission expires:

## ACCEPTANCE BY PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Statement of Conditions of Subdivision Approval.

Dated: _____, 2016

_____
Barry Rector

_____
Linda Williams

_____
Joseph Marcklinger

_____
Nathaniel Lowell

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On July ___, 2016, personally appeared _____, as one of the members of the Nantucket Planning Board, proved to me through satisfactory evidence of identification, which was _____and acknowledged the foregoing instrument to be their free act and deed, before me,

_____
Notary Public
Printed name:
My commission expires:

CONSENT OF MORTGAGEE

MERS, the Mortgage Electronic Registration Systems Inc., a Delaware corporation, as holder of a certain mortgage and security agreement upon the Land dated February 22, 2012, granted by Geoffry Platt to MERS as mortgagee and as nominee for Mortgage Master Inc, a Massachusetts corporation, in the principle amount of $513,750.00 and as registered with the Nantucket Registry District as Document No. 136168, hereby consents to the imposition of the foregoing Statement of Conditions of Subdivision Approval and agrees that said mortgage and security agreement shall henceforth be held subject to and with the benefit of the provisions thereof.

Executed as a sealed instrument for an on behalf of said mortgagee by

_____, its _____, hereunto duly authorized as of _____, 2016.

MERS

By: _____

Name:_____

Title: _____

STATE OF _____

COUNTY OF _____

On this_____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____, _____of MERS, proved to me through satisfactory evidence of identification, which was ___ photographic identification with signature issued by a federal or state government agency, ___ oath or affirmation of a credible witness, or ___ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of MERS.

*Apply stamp*

_____
Notary Public
My commission expires:

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

APR 8 2016 PM 1:49

# Nantucket Planning Board

## APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

## HATIKVA WAY SUBDIVISION

Planning Board File #7919

Current Owner: SURF ACK LLC
Initial* Owners/ Applicants: SURF ACK LLC & 84 SURF ACK LLC
* 84 SURF ACK LLC conveyed interest in 84 Surfside Road to SURF ACK LLC
by virtue of deed filed as Document 151291 with Nantucket County District of the Land Court on April 5, 2016

HATIKVA WAY
*n/k/a* 82 & 84 Surfside Road

Nantucket Tax Assessors Map 67, Parcels 193 & 343
Residential 10 (R-10) zoning district

Certificates of Title: No:s 25603 and ~~25820*~~ 26024
*on file at the Nantucket County District of the Land Court*
Lot 12 shown on Land Court Plan 37210-C
Lot 18 shown on Land Court Plan 37210-E

March 3, 2016

The Nantucket Planning Board at its March 3, 2016 meeting voted 4-0 to approve an application for a Definitive Subdivision Plan (AR) for property located at 82 and 84 Surfside Road. The applicants, SURF ACK LLC and 84 SURF ACK LLC, propose to subdivide the parcels, having a combined lot area of approximately 37,705 square feet, into four (4) lots (3 buildable and a roadway). The property is zoned Residential 10 (R-10) with a minimum lot size requirement of 10,000 square feet. The property currently contains two dwellings that are proposed to remain and be reconfigured in accordance with the proposed subdivision layout.

The three (3) buildable lots will be accessed from Surfside Road *via* a proposed dead-end rural road, in keeping with the surrounding area. The layout for the roadway, named "Hatikva Way", is sixteen (16) feet in width, consisting of one (1) foot shoulders and a fourteen (14) foot wide gravel travelled way. Turnaround areas are provided at driveway aprons and at the end of the 142 foot long roadway. Existing driveways will be discontinued and a single paved apron will be provided at the intersection with Surfside Road in accordance with the Zoning By-law.

Each lot meets minimum lot area requirements for the R-10 zoning district. The site is located within Wellhead Protection Overlay District and is entirely upland having no known wetland areas within one

hundred (100) feet of the proposed roadway. The project is not located within a mapped endangered species habitat. The property will be serviced by municipal water and sewer systems and all utilities will be underground.

The application for this definitive subdivision plan was received by the Planning Board on January 11, 2016.

Approval of the subdivision was based on the following documents:

- An Application for Approval of a Definitive Subdivision Plan (AR) dated January 11, 2016;
- A letter dated January 11, 2016 to the Planning Board from Daniel C. Mulloy, Professional Engineer;
- A list of waivers from the *Rules and Regulations Governing the Subdivision of Land* dated January 11, 2016;
- A set of plans entitled "Definitive Subdivision Plan; Hatikva Way Subdivision; 82 & 84 Surfside Road, Nantucket, Ma."; sheets 1 – 5, scale 1 inch = 20 feet, dated January 11, 2016, and prepared by Site Design Engineering, LLC;
- A "Drainage Analysis" report dated January 11, 2016 and prepared by Site Design Engineering, LLC;
- A "Stormwater Operation and Maintenance Plan", accompanied by site plan entitled "Watershed Plan", both dated January 11, 2016 and prepared by Site Design Engineering, LLC;
- Review Report from Pesce Engineering & Associates, Inc., consultants for the Planning Board, dated February 6, 2016;
- Representation and testimony received in connection with the public hearing held March 3, 2016; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on March 3, 2016. Minutes of the meeting 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 following requested waivers from the *Rules and Regulations Governing the Subdivision of Land* are hereby granted:

4.03a(1) Minor Subdivision Street Width

Waiver Granted – To retain the character of the rural neighborhood, a waiver is granted to allow a sixteen (16) foot wide roadway and the use of a fourteen (14) foot wide gravel roadway with one (1) foot wide grass shoulders. The roadway lot will provide access to three (3) building lots and will be in keeping with the neighborhood.

4.03e Minimum Design Standards for Minor Subdivision Street

Waivers Granted – To retain the character of the surrounding rural neighborhood, waivers are granted to allow a twenty (20) foot wide layout with an abutting ten (10) foot access and utility easement and to allow a sixteen (16) foot wide roadway and the use of a fourteen (14) foot wide gravel roadway. The low density of the development does not necessitate a forty (40) foot wide roadway layout.

4.04b Dead-end Street

Waivers Granted – To waive the requirements that the roadway shall have an exterior layout radius of sixty (60) feet, an exterior

radius of fifty (50) feet, and a landscape island at the center of the *cul-de-sac*, all in order to allow a thirty-five (35) foot radius and a partial *cul-de-sac* circle. The subdivision consists of only three (3) building lots and the proposed roadway will provide adequate access as well as vehicle turnaround area.

4.05a(3) Street Construction Rural Road Alternative
Waivers Granted – To allow the roadway to be constructed as a rural road alternative with a twenty (20) foot wide layout.

4.09 Shoulders
Waiver Granted – To allow one (1) foot shoulders as the proposed roadway is wide enough to handle the anticipated traffic level such that four (4) foot shoulders are unnecessary.

4.16 Landscaping
Waiver Granted – A formal landscape plan is unnecessary for the creation of one additional buildable lot in a rural area with sufficient existing vegetation to be maintained where possible and the proposed planting of additional street trees in keeping with Regulations pursuant to Section 4.16(2).

4.18 Sidewalks
Waiver Granted – As the proposed roadway is too narrow to accommodate sidewalks, the requirement to construct sidewalks is waived.

4.19 Bicycle Paths
Waiver Granted – As the proposed roadway is too narrow to accommodate a bicycle path and there is an existing bicycle path along the western (opposite) side of Surfside Road, the requirement to construct a bicycle path is waived.

4.22 Curbing and Berms
Waiver Granted – The roadway infrastructure will be utilized and additional improvements are unnecessary for the scale of the project.

2. That the final definitive plans shall be presented to the Planning Board within six (6) months from the date of this decision (March 3, 2016). 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 the third buildable lot from the Covenant and within six (6) months from the date of this decision (March 3, 2016). The Planning Board may grant extensions of this deadline without holding a public hearing;

4. That two (2) buildable lots (Lot 1 and Lot 2) shall be eligible for release from the Covenant upon endorsement of the definitive plans and legal documents. The remaining buildable lot (Lot 3) shall be held in the Covenant until all conditions of this decision have been met, including but not limited to completion of the roadway and receipt of a $12,000 contribution towards

pedestrian and bike path infrastructure improvements, as explained in Condition #9 below. This schedule may be amended by the Planning Board without holding a public hearing and the applicant may provide funds to secure the infrastructure improvements in order to release the lots prior to the work being completed;

5. That Lot 4 shall be dedicated for roadway purposes and shall be unbuildable;

6. That all lots shall be prohibited from further subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;

7. That all required infrastructure improvements shall be completed within two (2) years from the date of definitive plan endorsement;

8. That frontage and access utilizing the interior roadway shall be limited to lots within this subdivision;

9. That the applicant agreed to contribute $2,000.00 per new dwelling unit (for a total of $12,000.00) toward pedestrian and bike path infrastructure in the area of the project. A $12,000.00 contribution shall be presented to the Planning Board prior to the release of the final buildable lot (Lot 3 as shown on the definitive plan) from the Covenant;

12. That site improvements related to the project shall be implemented in accordance with the review comments in the letter from Pesce Engineering & Associates, Inc. dated February 6, 2016, including but not limited to the construction of a driveway apron for Lot 2 in conjunction with the construction of the roadway in order to provide adequate turning area for vehicles;

13. That all lots shall utilize the interior roadway for access such that direct vehicular access from each lot onto Surfside Road shall be prohibited;

14. Roof drains shall be incorporated into the design to improve drainage on the site; and

15. That the deadlines contained within this decision may be modified by the Planning Board at a public meeting without the need for a public hearing.

SIGNATURE PAGE TO FOLLOW

On March 3, 2016 the Planning Board voted **4-0** to **APPROVE** this Approval Required (AR) Subdivision. and to endorse this decision.

Barry G. Rector APPROVED

Linda Williams APPROVED

Nat Lowell APPROVED

Joseph Marcklinger APPROVED

*COMMONWEALTH OF MASSACHUSETTS*

Nantucket, ss.

On the 4th day of April, 2016, before me, the undersigned notary public, personally appeared Nat Lowell, 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

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

10/09/2020
My Commission Expires

# Nantucket Planning Board

## Plans to be Endorsed by the Board

Date: August 5, 2016

Type of Plan to be endorsed:

- ❑ Subdivision
  Planning Board File # _____
- ❑ XX Special Permit
  Planning Board File # #30-16

Name of development: 27 & 29 Tomahawk Road

Applicant's name: Richard A. Travaglione and Kate Mitchell, Trustees of 27 Tomahawk Road Realty Trust & 27 Tomahawk Road Realty Trust
Mailing address: P.O. Box 3371 Nantucket, MA 02554
Phone number: _____Fax number: _____E-mail: _____

Engineer / surveyor's name: Arthur D. Gasbarro, PE, PLS – Nantucket Engineering & Survey, P.C.

Mailing address: 20 Mary Ann Drive

Phone number: 508-825-5053 E-mail: art@nantucketengineer.com

Have these plans been submitted to the Town's Engineer: XX 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…"

**Refer to the Draft Approval of A Special Permit for a Commercial Use**

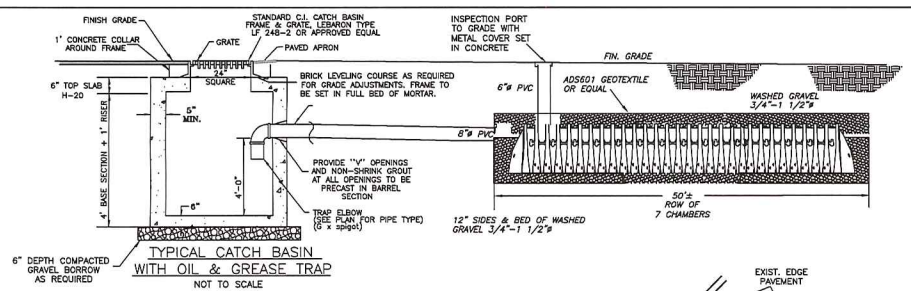
DIMENSIONAL ZONING CLASSIFICATION*:
Residential Commercial (RC-2)

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

**LEGEND**

- CBLP ■ — DENOTES CONCRETE BOUND FOUND
- EHH — DENOTES EXIST. ELEC. HAND HOLE
- TP — DENOTES EXIST. TELECOMMUNICATION PEDESTAL
- DENOTES EXIST. WATER SHUT OFF
- DENOTES EXIST. HYDRANT
- x42.4 — DENOTES EXIST. GRADE SPOT ELEVATION
- –50– — DENOTES EXIST. GRADE CONTOUR
- DENOTES EXIST. CHERRY TREE
- FM — DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN
- W — DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN
- D — DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE

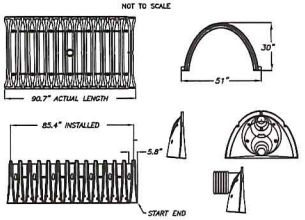


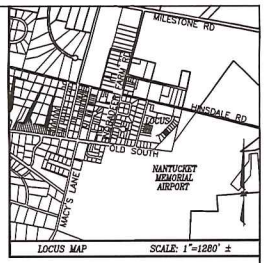

TYPICAL CATCH BASIN WITH OIL & GREASE TRAP
NOT TO SCALE

NOTES: 1. MANHOLE DESIGN TO CONFORM TO ASTM C478 LATEST REVISION.
2. CONCRETE SHALL BE WET CAST 4000 P.S.I. @ 28 DAYS.
3. FILL OUTSIDE FACE OF ALL CATCHBASIN JOINTS WITH NON-SHRINK MORTAR.
4. BASE SECTION TO BE MONOLITHIC.

## STORMTECH SC-740 CHAMBER

NOT TO SCALE




## ZONING CALCULATIONS

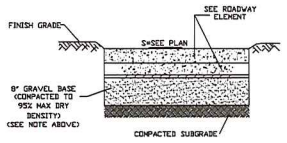
| ITEM | #27 | #29 |
|---|---|---|
| STRUCTURE GROUND COVER | 2,090± S.F. (42%) | 1,870± S.F. (42%) |
| OTHER IMPERVIOUS AREA | 2,210± S.F. | 2,380± S.F. |
| OPEN AREA | 700 S.F. (14%) | 750 S.F. (15%) |
| LOT AREA | 5,000± S.F. | 5,000± S.F. |
| PARKING REQUIRED | 2 | 4 |
| PARKING PROVIDED | 3 | 4 |

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

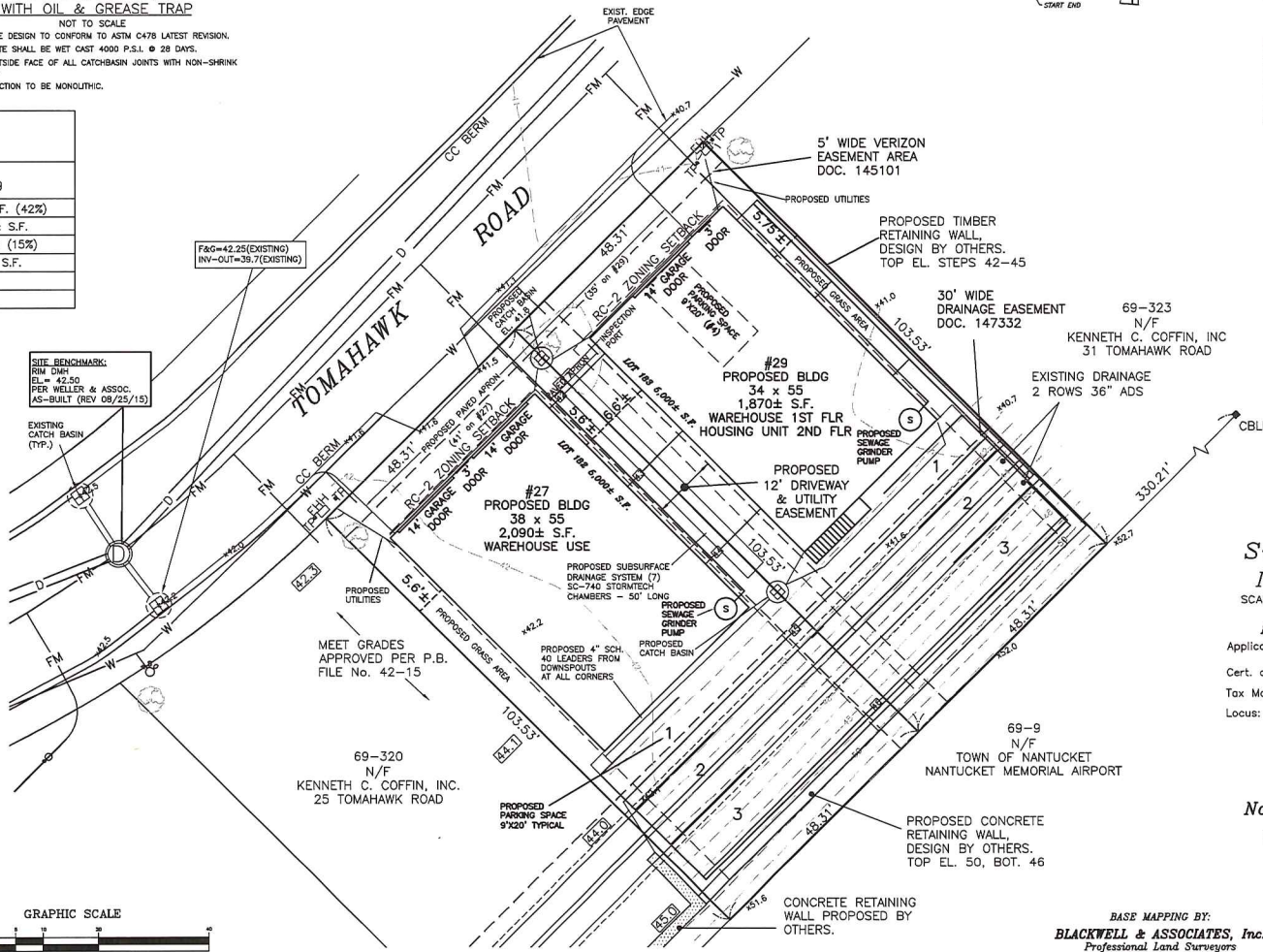
**NOTE:**
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS-BUILT PLAN & PROFILES" DATED: 10-20-14, REV.: 08-25-15

TYPE-I
PAVING ELEMENTS, PARKING LOT 3" BIT. CONC-TYPE I-1 HOT MIX G" BINDER COURSE, 1" TOP COURSE/MASS DPW SPEC'S M3.11)
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)

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.




## OWNER OF RECORD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
27 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25847
L.C.C. 26984-B, LOT 182
ASSESSOR'S MAP 69 PARCELS 321
#27 TOMAHAWK ROAD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
29 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25892
L.C.C. 26984-B, LOT 183
ASSESSOR'S MAP 69 PARCELS 322
#29 TOMAHAWK ROAD

# *Site Plan Review*
## *In Nantucket, MA*

SCALE: 1"= 10' DATE: MAY 11, 2016
REVISED: JULY 31, 2016(DRAINAGE)

Applicant: ***RICHARD A. TRAVAGLIONE, TRUSTEE KATE MITCHELL, TRUSTEE***
Cert. of Title: ***25847 LOTS 182-183 25892*** Plan: ***LCC 26984-B***
Tax Map-Parcel: ***69-321 & 322***
Locus: ***27 & 29 TOMAHAWK ROAD***

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

***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 # **B8237**

***PERMITTING PLAN–NOT FOR CONSTRUCTION***

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

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

August 2, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Request for Continuation of August 8, 2016 Public Hearing
Processing of "Valero Road" Definitive Subdivision
Valero Properties - # 60, # 62, # 64, # 66, and # 68 Old South Road

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the two owners of the subject properties (Old South Road Trust and Valero Realty Trust) is to respectfully request a further continuance of the public hearing related to the Planning Board's consideration and processing of the "Valero Road" definitive subdivision that has been submitted for the Valero properties located at 60, 62, 64, and 68 Old South Road.

As you know, the Planning Board re-opened the public hearing on this matter at its June 8, 2015 meeting and the Board, as well as you and Mr. Vorce, provided us with some preliminary input on certain changes that should be made to the subdivision plans and also asked a series of questions that would need to be addressed before the Board would be expected to close the public hearing and take action on the matter. Immediately prior to the June 8, 2015 meeting, we also received the "*Engineering Review*" letter issued by Pesce Engineering & Associates, Inc. containing the Town consulting engineer's comments and requests for certain technical clarifications and information with respect to some aspects of the design of the subdivision.

We are continuing to review this information and these questions with our civil engineer (Hayes Engineering) and with the property owners. A final decision with respect to the pending definitive subdivision has also been complicated by the Valero's need to consider: (1) the prospective impacts of the zoning bylaw changes that were approved at the November 9, 2015 Special Town Meeting which apply to the subject property, and, (2) the prospective impacts of the adjacent development that has now been proposed on a substantial portion of the (abutting) Richmond Great Point Development property located on the south side of Old South Road, may have on the future use and development of the subject property.

Accordingly, in order to allow us sufficient time to continue to complete this process, and to make any changes that may be necessary to the design and plans, we are respectfully requesting a further continuance of the public hearing related to the definitive subdivision from the August 8, 2016 meeting of the Planning Board to the November 14, 2016 meeting of the Planning Board.

We appreciate your consideration and that of the Planning Board with respect to our request, and we look forward to continuing to work with you and Mr. Vorce, the Planning Board, and all the involved parties as the review of the matter progresses.

If you any immediate questions with respect to either this request or the matter in general, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Old South Road Trust and Valero Realty Trust

Cc: Town of Nantucket Board of Health
Richard Valero, OSRT / VRT
Kenneth Valero, OSRT / VRT
Eliot Brais, Esq.
Philip Pastan, TRC
Kathryn Fossa, TRC
Andrew Burek, Esq., TRC
John Ogren, Hayes Engineering

NANTUCKET
TOWN CLERK
2016 AUG -5 PM 2:33

# Nantucket Planning Board

## Extension of Action Deadline

**Date:** August 2, 2016

**To:** Nantucket Planning Board

**Re:** File #7716

**Applicant(s)/Owner(s):** Valero Realty Trust and Old South Road Trust

**Subdivision Name:** Valero Road Definitive Subdivision

**Property Address:** 60, 62, 64, 66 and 68 Old South Road

Please consider this a voluntary extension of the Planning Board's action deadline to take final action on the above-referenced application from August 31, 2016, to November 30, 2016.

**David J. Armanetti, Director of Real Estate Development**
**The Richmond Company, Inc.**

Owner/Applicant or Applicant's Representative

Town Clerk's Stamp

## Catherine Ancero

**From:** Bill Hunter [wmfhunter@hotmail.com]
**Sent:** Saturday, August 06, 2016 9:34 AM
**To:** Holly Backus; Leslie Snell
**Cc:** Catherine Ancero; Jessie Glidden; Richard Beaudette; John@gliddenandglidden.com
**Subject:** Special Permit Planning Board Application No. 36-16 - 144 Cliff Road

Good morning Holly:

I am writing to request a continuance of the application of *Seacliff, LLC*, 144 Cliff Road, #36-16, until the September 2016 meeting of the Planning Board. Please recall this is an application requesting a Special Permit under *Sec. 139-21.C* of the Zoning By-Law to waive the limitation of one driveway access.

Thank you Holly and please feel free to let me know if you have any questions or require more.

Best,

Bill Hunter

---

**From:** John Brescher <john@gliddenandglidden.com>
**Sent:** Thursday, August 4, 2016 2:25 PM
**To:** Holly Backus; Leslie Snell
**Cc:** Catherine Ancero; Jessie Glidden; Richard Beaudette; Bill Hunter
**Subject:** Planning Board Application No. 35-16 - 144 & 146 Cliff Road

Hi Holly,

Request is hereby made to continue Planning Board Application No. 35-16 until the September meeting. Please let us know if you have any questions.

Thanks.

Best,
John

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

Statement of Confidentiality:
The information contained in this electronic message and any attachments to this message are attorney-privileged and is confidential information intended only for the use of the individual or entity named as addressee above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify Glidden & Glidden, P.C. by telephone and delete this message and any attachments from your system.

## Catherine Ancero

**From:** John Brescher [john@gliddenandglidden.com]
**Sent:** Thursday, August 04, 2016 2:25 PM
**To:** Holly Backus; Leslie Snell
**Cc:** Catherine Ancero; Jessie Glidden; Richard Beaudette; Bill Hunter
**Subject:** Planning Board Application No. 35-16 - 144 & 146 Cliff Road

Hi Holly,

Request is hereby made to continue Planning Board Application No. 35-16 until the September meeting. Please let us know if you have any questions.

Thanks.

Best,
John

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

Statement of Confidentiality:
The information contained in this electronic message and any attachments to this message are attorney-privileged and is confidential information intended only for the use of the individual or entity named as addressee above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify Glidden & Glidden, P.C. by telephone and delete this message and any attachments from your system.

## Catherine Ancero

**From:** John Brescher [john@gliddenandglidden.com]
**Sent:** Thursday, August 04, 2016 2:40 PM
**To:** Holly Backus
**Cc:** Catherine Ancero
**Subject:** RE: Planning Board Application No. 35-16 - 144 & 146 Cliff Road

Ugh. Yes – 144 & 146. Sorry.

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

---

**From:** Holly Backus [mailto:hbackus@nantucket-ma.gov]
**Sent:** Thursday, August 04, 2016 2:31 PM
**To:** John Brescher <john@gliddenandglidden.com>
**Cc:** Catherine Ancero <CAncero@nantucket-ma.gov>
**Subject:** RE: Planning Board Application No. 35-16 - 144 & 146 Cliff Road

Just to clarify, this is for your clients at 144 and 146?

I believe your case number is #36-16 and Rick's is 35-16.

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** John Brescher [mailto:john@gliddenandglidden.com]
**Sent:** Thursday, August 04, 2016 2:25 PM
**To:** Holly Backus; Leslie Snell
**Cc:** Catherine Ancero; Jessie Glidden; Richard Beaudette; Bill Hunter
**Subject:** Planning Board Application No. 35-16 - 144 & 146 Cliff Road

Hi Holly,

Request is hereby made to continue Planning Board Application No. 35-16 until the September meeting. Please let us know if you have any questions.

Thanks.

Best,
John

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

Statement of Confidentiality:
The information contained in this electronic message and any attachments to this message are attorney-privileged and is confidential information intended only for the use of the individual or entity named as addressee above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify Glidden & Glidden, P.C. by telephone and delete this message and any attachments from your system.

#7946 AR
Stephen M. Waterhouse
20 Sparks Avenue
Map 55 Parcel 307
RC **pending ATM Article 34 to CMI**

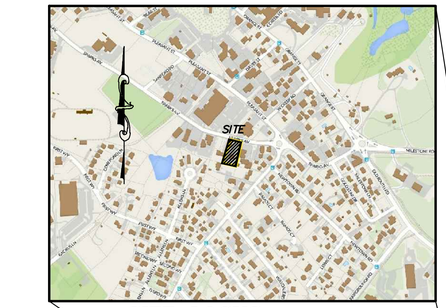
# DEFINITIVE SUBDIVISION PLANS

- for -

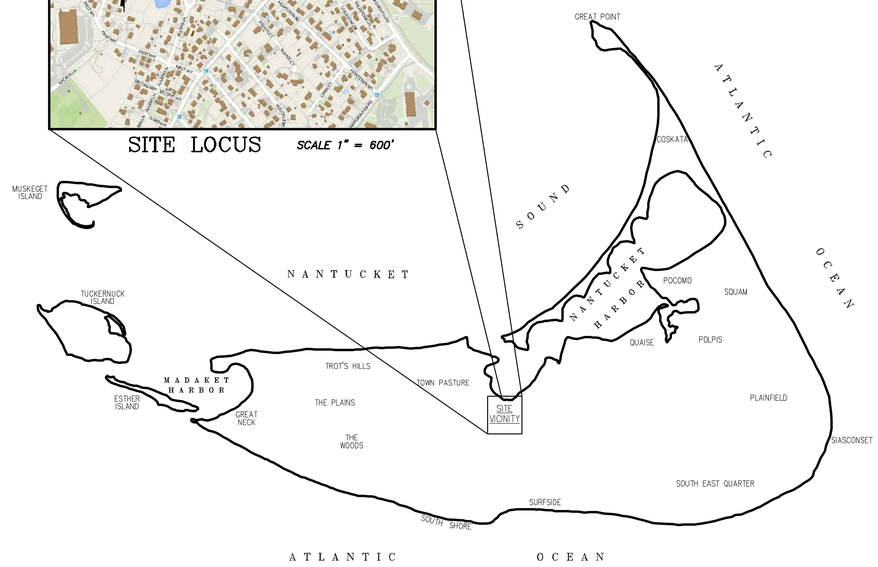
# WATERHOUSE WAY SUBDIVISION

20 SPARKS , AVENUE

NANTUCKET, MASSACHUSETTS




SITE LOCUS SCALE 1" = 600'




NANTUCKET ISLAND

NOT TO SCALE

## PLAN INDEX


| TITLE | SHEET NO. |
|---|---|
| COVER SHEET | 1 |
| LOTTING PLAN | 2 |
| SITE LAYOUT & UTILITY PLAN | 3 |
| DRAINAGE , GRADING & EROSION CONTROL PLAN | 4 |
| CONSTRUCTION DETAILS | 5 |


"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____


SURVEYOR OF RECORD

ISLAND SURVEYORS, LLC.
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ENGINEER OF RECORD

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
(508) 967-0673



ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

ISSUED FOR: APPROVAL

**DEFINITIVE SUBDIVISION**

**WATERHOUSE WAY**

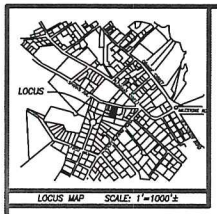
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA

PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE: COVER

SCALE: NTS

SHEET NO. 1 OF 5




CURRENT ZONING CLASSIFICATION:
Commercial Mid Island (CMI)

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

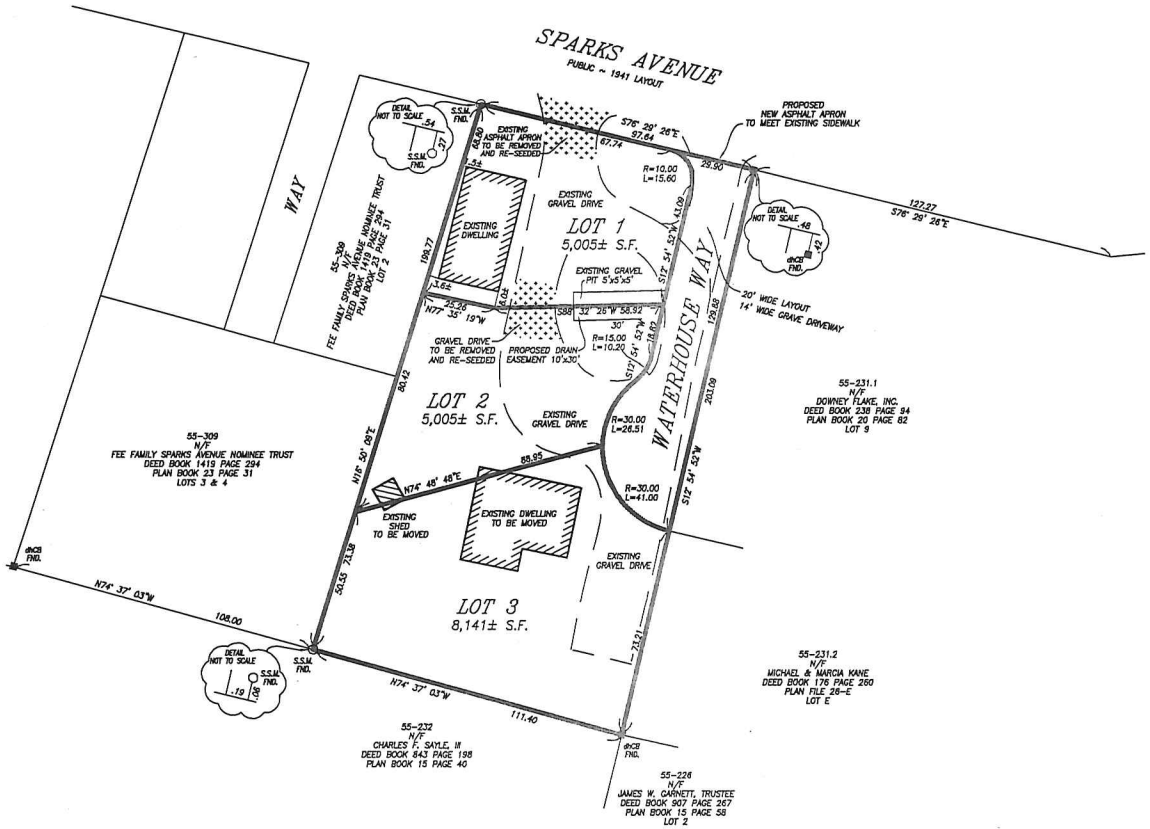
ZONING CLASSIFICATION AT TIME OF SUBMISSION OF DEFINITIVE PLAN:
Residential Commercial (R.C.)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

## LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND




BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

# REVISED DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: MARCH 14, 2016
REVISED: JUNE 1, 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 REQUIRED

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

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

"I, CATHERINE STOVER, 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 NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____ DATE: _____
TOWN CLERK

ASSESSORS MAP 55 PARCEL 307

K-541

709 of 747

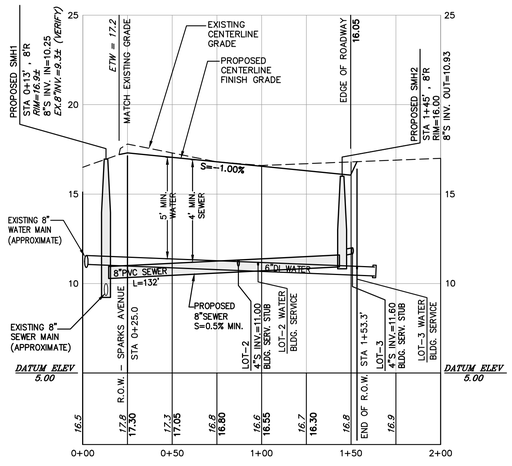
## LEGEND

**EXISTING**

- AC — AIR CONDITIONING UNIT
- BUSH/SHRUB
- CO — CLEAN OUT
- CB/DH — CONCRETE BOUND/DRILL HOLE FOUND
- EM — ELECTRIC METER
- FENCE (POST & RAIL)
- FENCE (STOCKADE)
- ICV — IRRIGATION CONTROL VALVE
- LANDSCAPED AREA
- M — MAILBOX
- PT — PROPANE TANK
- PROPERTY LINE
- S — SEWER MANHOLE
- S — SEWER MAIN
- 98.4 — SPOT ELEVATION
- SPR — SPRINKLER HEAD
- TREE LINE
- UP — UTILITY POLE
- W — WATER MAIN
- WM — WATER SHUT OFF
- WS — WATER SERVICE

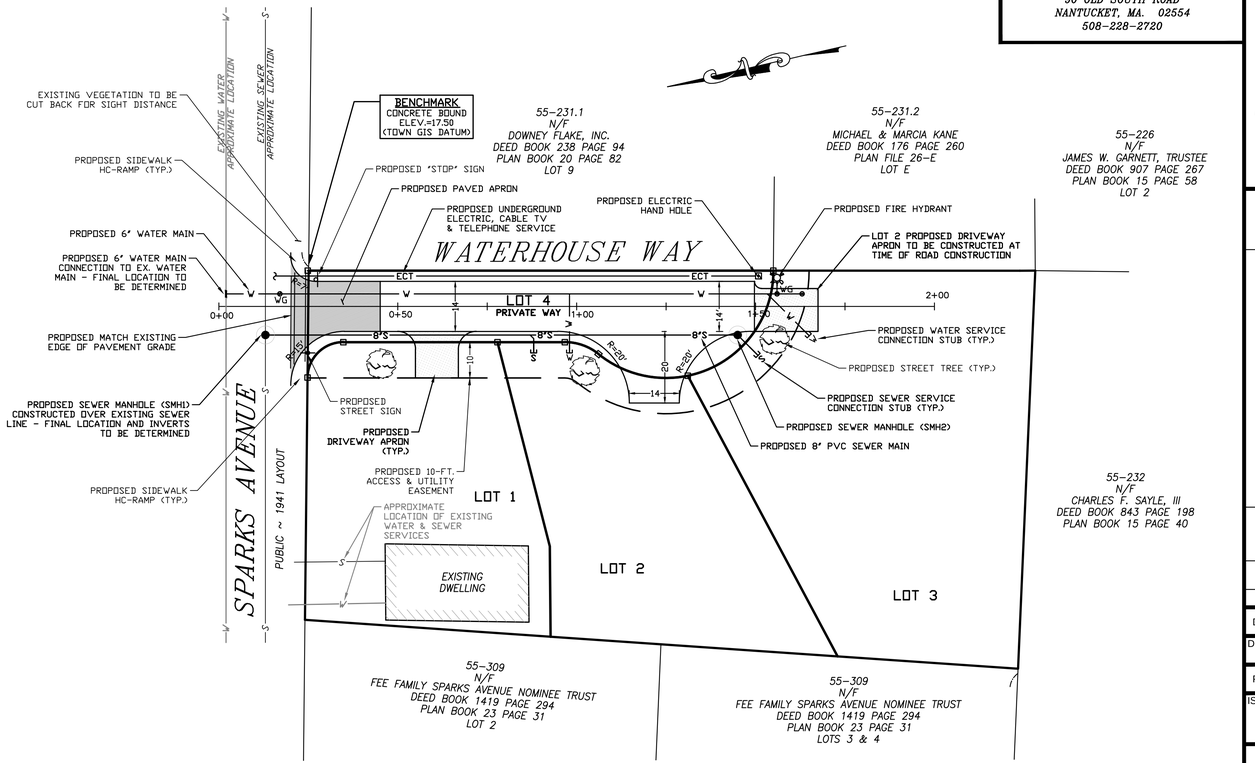
**PROPOSED**

- E/C/T — ELECTRIC/CABLE TV/TELEPHONE SERVICE
- HYDRANT
- PROPERTY LINE
- SEWER MANHOLE
- S — SEWER MAIN
- W — WATER MAIN
- WG — WATER GATE




## SEWER & WATER PROFILE

SCALE: HOR. 1" = 40'
VER. 1" = 4'



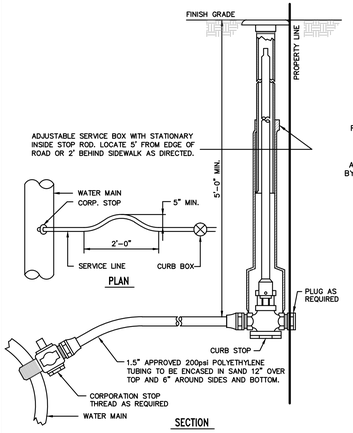

## SITE PLAN

20 0 10 20 40

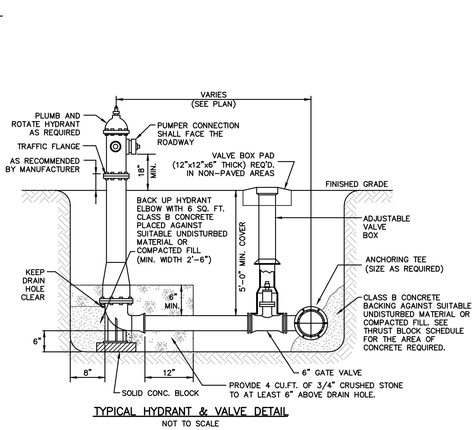
SCALE: 1 INCH = 20 FEET

### WATER MAIN CONSTRUCTION NOTES

1. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS OTHERWISE DIRECTED, ALL WATER PIPES SHALL BE INSTALLED 4'-0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN'S WATER DEPARTMENT IN THE FIELD.
3. ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
4. ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE TOWN'S WATER DEPARTMENT SPECIFICATIONS. ANY PORTION OF THE WORK NOT MEETING THE REQUIRED TESTING STANDARDS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. THE TOWN'S WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK PRIOR TO IMPLEMENTATION. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED SITE WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT PRIOR CONSULTATION OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER. ANY CHANGES SO MADE WITHOUT THE CONSENT OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE BY EITHER PARTY, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
6. THE CONTRACTOR SHALL INTERRUPT WATER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL NOTIFY THE WATER DEPARTMENT 72 HOURS IN ADVANCE OF ANY REQUIREMENT FOR UNWATERING OF ISOLATING A SECTION OF THE MAIN.
7. IN THE EVENT THAT NORMAL WATER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE LINES.
8. THE CONTRACTOR SHALL NOT OPERATE WATER DISTRIBUTION SYSTEM VALVES WITHOUT THE SUPERVISION OF THE WATER DEPARTMENT. IF SUCH SUPERVISION IS PROVIDED BY THE OWNER, AT TIMES OTHER THAN DURING REGULAR WORKING HOURS OF THE WATER DEPARTMENT, THE CONTRACTOR SHALL REIMBURSE THE WATER DEPARTMENT FOR ALL SALARY EXPENSES INCURRED BY THE WATER DEPARTMENT IN PROVIDING SUCH SUPERVISION.

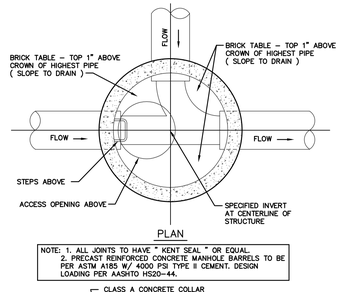



TYPICAL SERVICE CONNECTION
NOT TO SCALE




TYPICAL HYDRANT & VALVE DETAIL
NOT TO SCALE

NOTE: HYDRANT AND GATE VALVE TO BE RODDED TO ANCHOR TEE.




SEWER, WATER & DRAIN CROSSING DETAIL
NOT TO SCALE



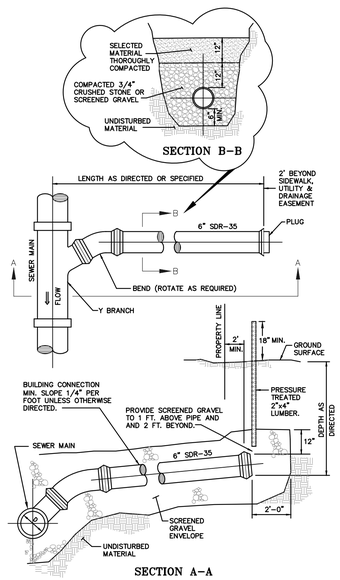

PLAN

NOTE: 1. ALL JOINTS TO HAVE " KENT SEAL " OR EQUAL.
2. PRECAST REINFORCED CONCRETE MANHOLE BARRELS TO BE PER ASTM A185 W/ 4000 PSI TYPE II CEMENT. DESIGN LOADING PER AASHTO H320-44.

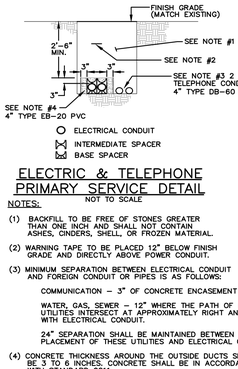



PRECAST CONCRETE SMH DETAIL
NOT TO SCALE

NOTES:
1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.




BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE
NOT TO SCALE




ELECTRIC & TELEPHONE PRIMARY SERVICE DETAIL
NOT TO SCALE

NOTES:
(1) BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL, OR FROZEN MATERIAL.
(2) WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
(3) MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:
COMMUNICATION - 3" OF CONCRETE ENCASEMENT
WATER, GAS, SEWER - 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.
24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.
(4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 0211.

"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____


ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DESCRIPTION | DATE | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

ISSUED FOR: APPROVAL

# DEFINITIVE SUBDIVISION
# WATERHOUSE WAY

20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE:
SITE LAYOUT & UTILITY PLAN & PROFILE

SCALE: 1" = 20'

SHEET NO.
3 OF 5

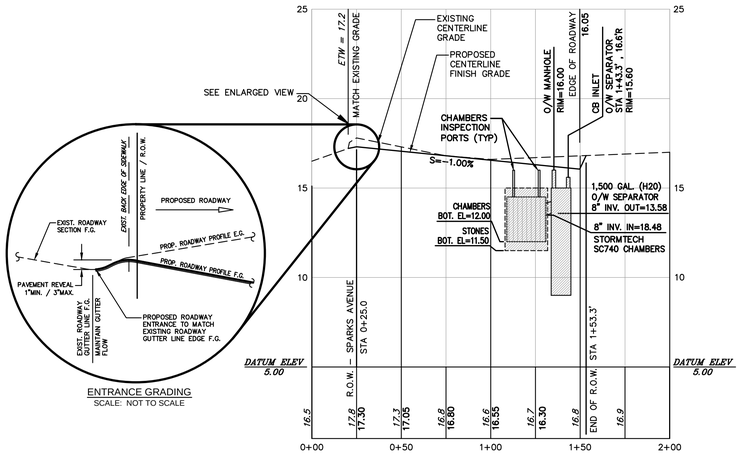
## LEGEND

**EXISTING**

- AIR CONDITIONING UNIT (AC)
- BUSH/SHRUB
- CONCRETE BOUND/DRILL HOLE FOUND (CB/DH)
- FENCE (POST & RAIL)
- FENCE (STOCKADE)
- LANDSCAPED AREA
- PROPERTY LINE
- SPOT ELEVATION (98.4)
- TOPOGRAPHIC CONTOUR (99)
- TREE LINE

**PROPOSED**

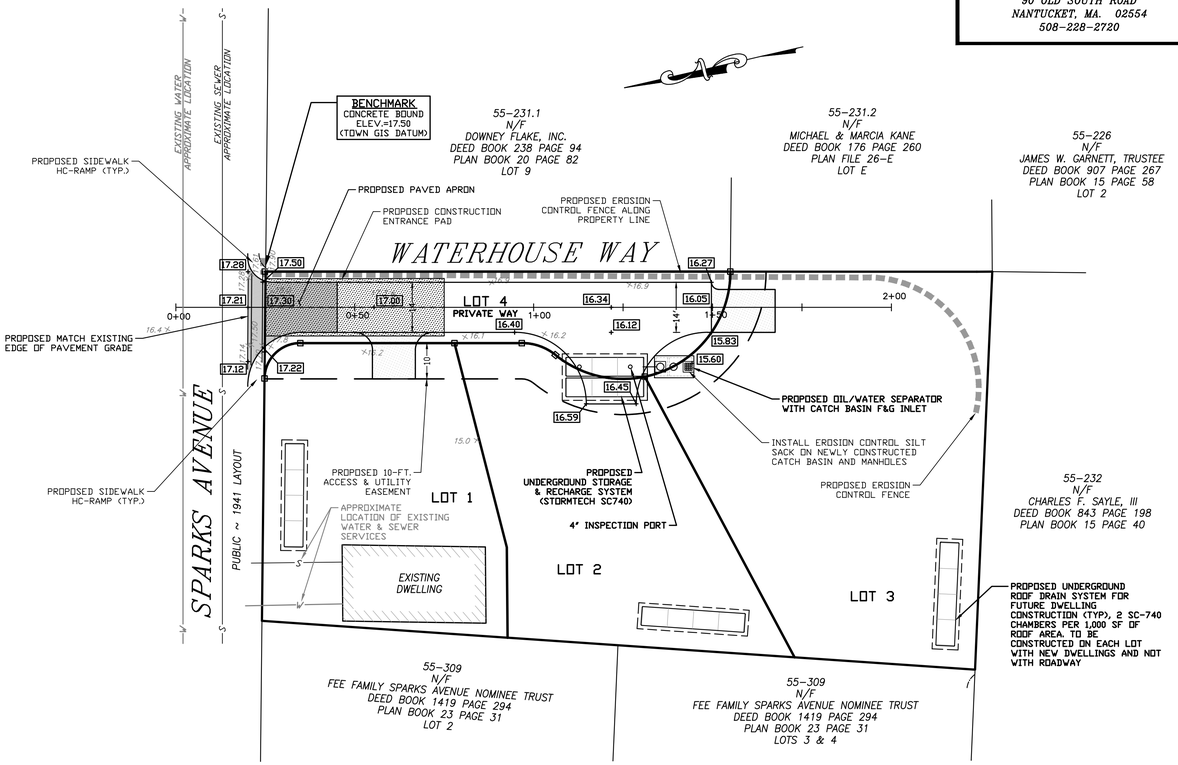
- PROPERTY LINE
- SPOT ELEVATION (97.7+)
- TOPOGRAPHIC CONTOUR (98)




ENTRANCE GRADING
SCALE: NOT TO SCALE

## GRADING & DRAINAGE PROFILE

SCALE: HOR. 1" = 40'
VER. 1" = 4'

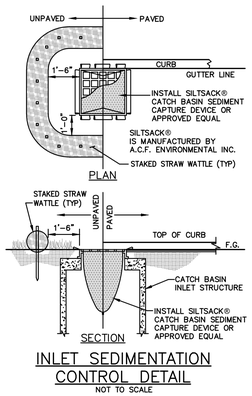



## SITE PLAN

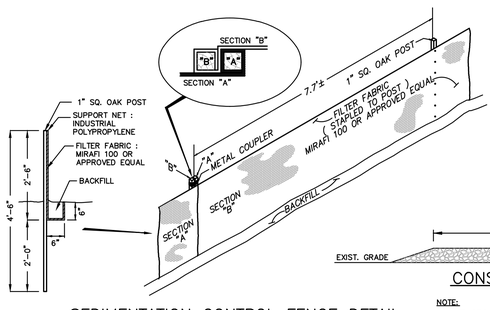
20 0 10 20 40
SCALE: 1 INCH = 20 FEET

**NOTE**

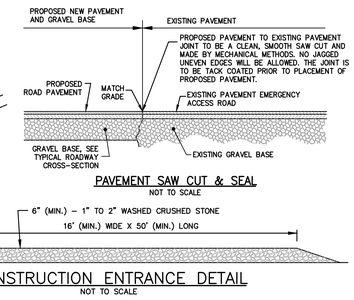
ALL DWELLINGS ARE TO UTILIZE ROOF DRAIN COLLECTION SYSTEMS TO CAPTURE ROOF TOP RUNOFF. THIS RUNOFF IS TO BE DIRECTED TO SUBSURFACE STORAGE AND INFILTRATION SYSTEMS ON THE RESPECTIVE LOT.



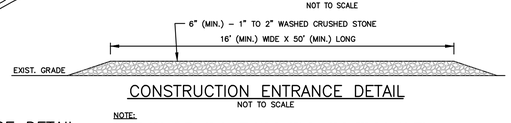

INLET SEDIMENTATION CONTROL DETAIL
NOT TO SCALE




SEDIMENTATION CONTROL FENCE DETAIL
NOT TO SCALE




PAVEMENT SAW CUT & SEAL
NOT TO SCALE




CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTE:
CONSTRUCTION ENTRANCE IS A TEMPORARY STONE - STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AND FROM A PAVED PUBLIC ROAD OR OTHER PAVED AREAS.

**STORMWATER FACILITY OPERATION AND MAINTENANCE**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES UNTIL SUCH TIME AS THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
2. ALL STORMWATER FACILITIES SHOULD BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT FOR THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL INSPECT AND CLEAN ALL FACILITIES OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
4. ACCUMULATED SILT AND SEDIMENT SHOULD BE REMOVED FROM ALL FACILITIES AT LEAST ONCE A YEAR OR MORE FREQUENTLY IF ACCUMULATED DEPTH OF SEDIMENT EXCEEDS THREE INCHES.
5. THE SIDE SLOPES AND BOTTOMS OF ALL DRAINAGE SWALES SHOULD BE MOWED TO A MINIMUM HEIGHT OF FOUR INCHES AT LEAST TWICE A YEAR. ALL GRASS CLIPPINGS AND ORGANIC MATTER SHOULD BE REMOVED FROM ALL DRAINAGE WAYS AND WETLAND BUFFER ZONES.
6. ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH. TRANSPORTATION AND DISPOSAL OF SEDIMENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
7. ANY DEFICIENCIES NOTED DURING MAINTENANCE SHALL BE REPORTED TO THE OWNER AND CORRECTED IMMEDIATELY.

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

1. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.

   INSTALLATION SEQUENCE
   A. INSTALL SILT FENCE AND HAYBALES AS SHOWN ON PLAN.
   B. CLEAR AND GRUB SITE.
   C. CONSTRUCT SITE INFRASTRUCTURE AS SHOWN ON PLANS.
   D. THE FOLLOWING ACTIVITIES SHALL TAKE PLACE IMMEDIATELY FOLLOWING CONSTRUCTION OF EMBANKMENTS AND FILL SLOPES: PLACEMENT OF LOAM AND GRASS SEED, INSTALLATION OF GEOWEB SLOPE STABILIZATION.
   E. THE CONTRACTOR SHALL INSPECT ALL FILL SLOPES AND EMBANKMENTS ON A WEEKLY BASIS AND FOLLOWING ALL RAINFALL EVENTS UNTIL A MINIMUM 75% GRASS COVER IS ESTABLISHED SUFFICIENT TO PREVENT EROSION FROM OCCURRING.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
4. DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
5. THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
6. WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
   - WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.
   - INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
   - WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
7. CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM CLIFF ROAD.
8. CONTRACTOR SHALL COMPLETE STREET SWEEPING OF THE ADJACENT SECTION OF CLIFF ROAD ON AN APPROXIMATELY WEEKLY BASIS OR AS NEEDED.

"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED
NANTUCKET PLANNING BOARD

APPROVED (DATE): _____
ENDORSED (DATE): _____
P.B. FILE NO.: _____


ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

ISSUED FOR: APPROVAL

**DEFINITIVE SUBDIVISION**
**WATERHOUSE WAY**
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

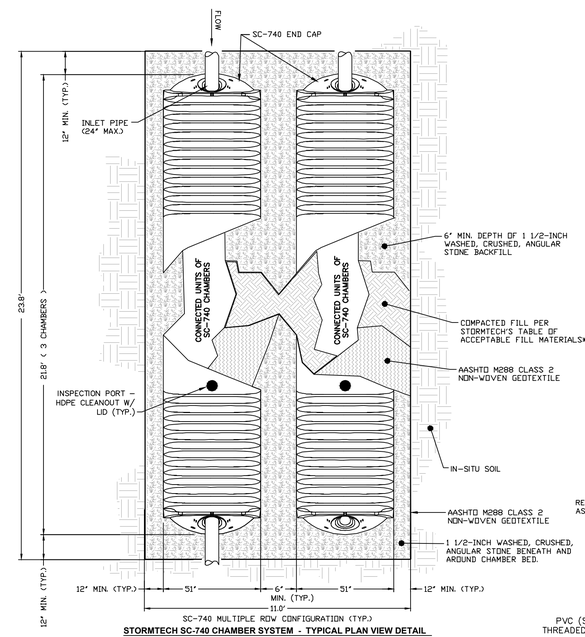
DRAWING TITLE:
DRAINAGE , GRADING & EROSION CONTROL PLAN & PROFILE

SCALE: 1" = 20'

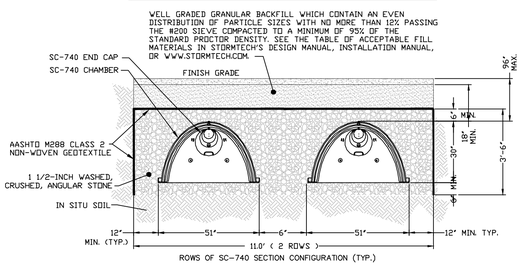
SHEET NO.
4 OF 5

## CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
4. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
6. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
7. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS DIRECTED OTHERWISE, ALL WATER PIPES SHALL BE INSTALLED 5' - 0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
8. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S SEWER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
9. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
10. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
11. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
12. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
14. THE CONTRACTOR SHALL NOTIFY THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
15. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND TOWN OF NANTUCKET ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
17. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
18. ALL PROPOSED UTILITY CONNECTIONS (WATER, SEWER, ELECTRIC, ETC.) TO SERVICE ALL LOTS SHALL BE EXTENDED A MINIMUM OF 5' BEYOND ALL OTHER INFRASTRUCTURE TO AVOID UNNECESSARY DAMAGE TO EXISTING IMPROVEMENTS UPON CONSTRUCTION OF INDIVIDUAL LOTS.
19. ALL DRAINAGE PIPES ARE TO BE 8-INCH AND 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL. MODEL N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR APPROVED EQUAL. REFER TO PLAN AND PROFILE DRAWINGS.



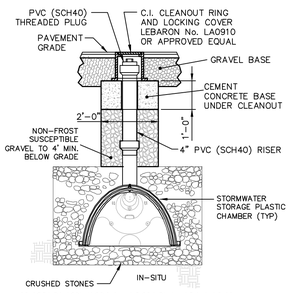

**STORMTECH SC-740 CHAMBER SYSTEM - TYPICAL PLAN VIEW DETAIL**




**STORMTECH SC-740 CHAMBER SYSTEM**
**TYPICAL CROSS SECTION DETAIL**

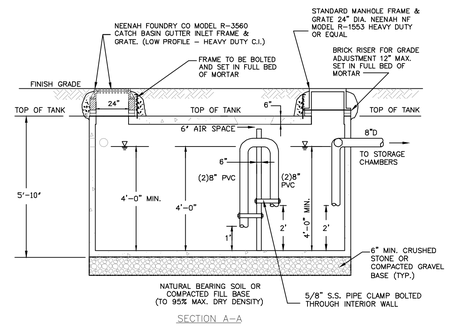
## STORMTECH STORAGE & INFILTRATION SYSTEM

NOT TO SCALE

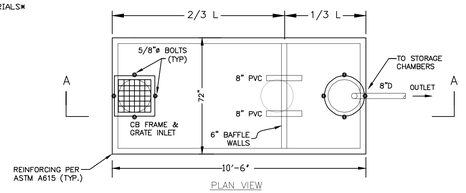



## INSPECTION PORT DETAIL

NOT TO SCALE




SECTION A-A

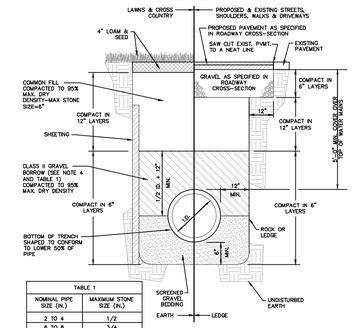



PLAN VIEW

## OIL/WATER & SEDIMENT SEPARATOR DETAIL WITH CATCH BASIN FRAME & GRATE INLET

NOT TO SCALE

NOTES:
1. USE 1,500 GAL. H-20 TWO COMPARTMENT TANK AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.




| TABLE 1 | |
|---|---|
| NOMINAL PIPE SIZE (IN.) | MAXIMUM STONE SIZE (IN.) |
| 2 TO 4 | 1/2 |
| 6 TO 8 | 3/4 |
| 10 TO 16 | 1 |
| 18 AND LARGER | 1-1/2 |

## TYPICAL PLASTIC PIPE TRENCH DETAIL

NOT TO SCALE

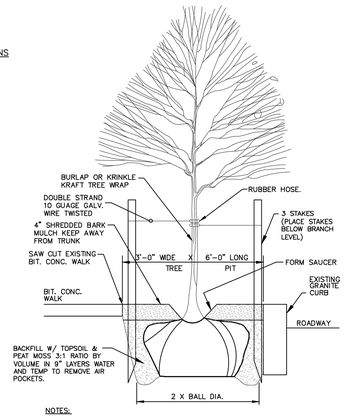
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

TREE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS

Recommended tree species for new plantings
d = deciduous
e = evergreen

Open Areas
- d Plane tree (Platanus occidentalis)
- d Gingko (Gingko biloba)
- d Sycamore maple (Acer pseudoplatanus)
- d Thornless honey locust (Gleditsia triacanthus)
- d Japanese Pagoda tree (Sophora japonica)
- d Seedless Ash (Fraxinus pennsylvatica lanceolata)
- e Red cedar (Juniperus viginiana)
- e Japanese black pine (Pinus thunbergii)
- e Pitch pine (Pinus rigida)
- e Spruce varieties (Picea sp.)
- e White fir (Abies consolor)
- e Arbor vitae (Thuja orientalis)
- e Holly (Ilex opaca)
- e Cryptomeria (Cryptomeria japonica)
- e Sawara false cypress (Chamecyparis)

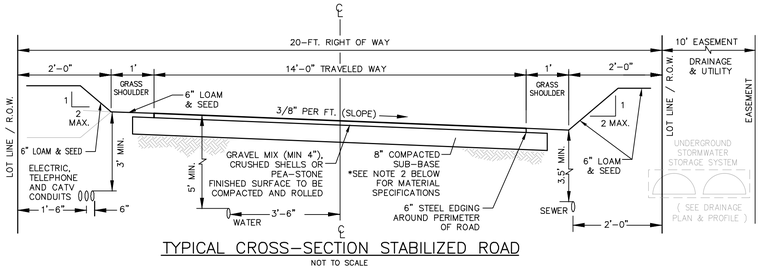
Sheltered Areas
Any of the above species, and, in addition:
- d Black tupelo (Nyssa sylvatica)
- d Elms (Ulmus carpinifolia, U chinensis, U americana)
- d Sweet Gum (Liquidambar styraciflua)
- d Flowering ash (Fraxinus ornus)
- d Linden (Tilia Americana)
- d Gray birch (Betula populifolia)
- d Washington thorn (Cratagaeus phaenopyrum)
- e Holly (Ilex opaca)
- d Crabapple (Malus sp.)
- d White poplar (Populus alba)
- d Niobe weeping willow (Salix niobe hort.)
- d Oaks (Quercus rubra, Q. alba, Q. stellata)
- d Black locust (Robinia pseudoacacia)
- d Honeylocust (Gleditsia triacanthos)




NOTES:
1. REMOVE ALL CONTAINERS, BASKETS, BURLAP, ETC., FROM ROOT BALL.
2. STAKING AND FLAGGING AS REQUIRED
3. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
4. LARGE-GROWING 4" TRUNK DIAMETER, CALIPER 1' ABOVE GROUND
5. TREE SPECIES ARE TO COMPLY WITH THOSE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS.

## TREE PLANTING - GUYING DETAIL

NOT TO SCALE




## TYPICAL CROSS-SECTION STABILIZED ROAD

NOT TO SCALE

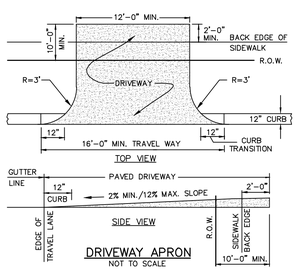
## TYPICAL ROADWAY CONSTRUCTION MATERIAL NOTES

NOTES:
1. GRAVEL MIX: SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS.. MATERIAL SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS:

| SIEVE DESIGNATION | PERCENT PASSING |
|---|---|
| 1/2 IN | 50-85 |
| NO. 4 | 40-75 |
| NO. 50 | 8-28 |
| NO. 200 | 0-10 |

2. COMPACTED SUB-BASE: DENSE GRADED CRUSHED STONE, M.D.P.W. SPEC. M2.01.7 COARSE AGGREGATE SHALL CONSIST OF HARD, DURABLE PARTICLES OF FRAGMENTS OF STONE WITH A MAXIMUM STONE SIZE OF 2 INCHES. MATERIALS THAT BREAK UP WHEN ALTERNATIVELY FROZEN AND THAWED OR WETTED AND DRIED SHALL NOT BE USED. COARSE AGGREGATE SHALL HAVE A PERCENTAGE OF WEAR, BY THE LOS ANGELES TEST, OF NOT MORE THAN 45. FINE AGGREGATE SHALL CONSIST OF NATURAL OR CRUSHED SAND. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27. THE COMPOSITE MATERIAL SHALL BE FREE FROM CLAY, LOAM OR OTHER PLASTIC MATERIAL, AND SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS:

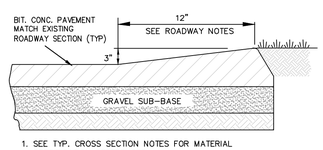
| SIEVE DESIGNATION | PERCENT PASSING |
|---|---|
| 2 in. | 100 |
| 1-1/2 in. | 70-100 |
| 3/4 in. | 50-85 |
| NO. 4 | 30-55 |
| NO. 50 | 8-24 |
| NO. 200 | 3-10 |




## DRIVEWAY APRON

NOT TO SCALE

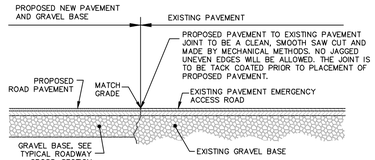
NOTES: 1. DRIVEWAY APRONS TO BE CONSTRUCTED WITH SAME MATERIALS AS THE ROADWAY.




1. SEE TYP. CROSS SECTION NOTES FOR MATERIAL SPECIFICATION REFERENCES

## BITUMINOUS CONCRETE CAPE COD BERM DETAIL

NOT TO SCALE




## PAVEMENT SAW CUT & SEAL

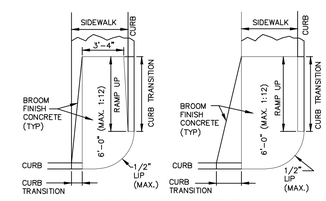
NOT TO SCALE

## TYPICAL BITUMINOUS ROADWAY - SIDEWALK & CURB CONSTRUCTION MATERIAL NOTES

1. BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

   GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

| SIEVE DESIGNATION | PERCENT PASSING | |
|---|---|---|
| 1/2 IN | 50-85 | MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION |
| NO. 4 | 40-75 | |
| NO. 50 | 8-28 | |
| NO. 200 | 0-10 | |




## HANDICAP RAMP DETAIL

NOT TO SCALE

"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

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____


ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM


| NO. | DATE | DESCRIPTION | APPROVED |
|---|---|---|---|

PLAN REVISIONS

DATE: JUNE 30, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| RT/DCM | RT/DCM | DCM |

PROJECT NO. 16010

ISSUED FOR: APPROVAL

**DEFINITIVE SUBDIVISION**
**WATERHOUSE WAY**
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE: CONSTRUCTION DETAILS

SCALE: NOT TO SCALE

SHEET NO. 5 OF 5

PB

# Nantucket Planning Board

## Extension of Action Deadline

NANTUCKET TOWN CLERK
2016 JUL 25 PM 2:00

**Date:** 07/19/2016

**To:** Nantucket Planning Board

**Re:** File # 7946

**Applicant(s)/Owner(s):** Stephen M. Waterhouse

**Special Permit Name:** Stephen M. Waterhouse

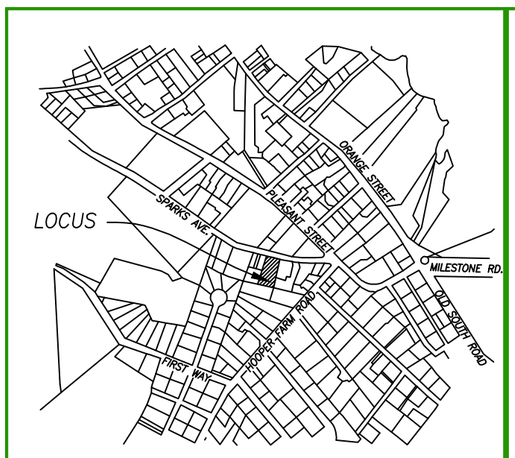
**Property Address:** 20 Sparks Avenue

Please consider this a voluntary extension of the Planning Board's action deadline to take final action on the above-referenced application from 07-27-16, to 09-30-16.

Edward Grieb AGENT

Owner/Applicant or Applicant's Representative

Town Clerk's Stamp




LOCUS MAP SCALE: 1"=1000'±

CURRENT ZONING CLASSIFICATION:
Commercial Mid Island (CMI)

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

SPARKS AVENUE
PUBLIC ~ 1941 LAYOUT

WAY

55-309
N/F
FEE FAMILY SPARKS AVENUE NOMINEE TRUST
DEED BOOK 1419 PAGE 294
PLAN BOOK 23 PAGE 31
LOT 2

DETAIL NOT TO SCALE .54 .27 S.S.M. FND.

S.S.M. FND.

68.80 GRAVEL DRIVE TO BE ALTERED 67.74

GUTTER LINE 17.14
FRONT SIDEWALK 17.50
BACK SIDEWALK 17.70

S76° 29' 26"E 97.64

PROPOSED NEW CURB CUT FOR COMMON DRIVEWAY

16.4 x 16.2 x 17.8 x 18.0 x

GUTTER LINE 17.28
FRONT SIDEWALK 17.61
BACK SIDEWALK 17.90

R=10.00 L=15.60

29.90

127.27 S76° 29' 26"E

1.5± EXISTING DWELLING

EXISTING GRAVEL DRIVE

LOT 1
5,005± S.F.

199.77

43.09 S12° 54' 52"W 16.2 x

DETAIL NOT TO SCALE .48 .42 dhCB FND.

BENCHMARK: CONCRETE BOUND
ELEV.= 17.50 TOWN GIS DATUM

3.6± 6.0± EXISTING GRAVEL PIT 5'x5'x5'

x 15.0

N77° 35' 19"W 25.26

S88° 32' 26"W 58.92

30' 16.1 x

20' WIDE LAYOUT
14' WIDE GRAVE DRIVEWAY

129.88

x 16.9

55-231.1
N/F
DOWNEY FLAKE, INC.
DEED BOOK 238 PAGE 94
PLAN BOOK 20 PAGE 82
LOT 9

GRAVEL DRIVE TO BE ALTERED

PROPOSED DRAIN EASEMENT 10'x30'

57.59

LOT 2
5,005± S.F.

EXISTING GRAVEL DRIVE

S12° 54' 52"W 66.00 16.2 x

WATERHOUSE WAY

203.09 S12° 54' 52"W

16.9 x

N16° 50' 09"E

N81° 15' 55"W 86.51

N

W E

55-309
N/F
FEE FAMILY SPARKS AVENUE NOMINEE TRUST
DEED BOOK 1419 PAGE 294
PLAN BOOK 23 PAGE 31
LOTS 3 & 4

EXISTING SHED

EXISTING DWELLING

73.38

S12° 54' 52"W 50.00

EXISTING GRAVEL DRIVE

dhCB FND.

N74° 37' 03"W 108.00

DETAIL NOT TO SCALE .19 .06 S.S.M. FND.

S.S.M. FND.

LOT 3
7,148± S.F.

R=5.00 L=7.85

S12° 54' 52"W 15.00

73.21

N74° 37' 03"W 111.40

S12° 54' 52"W 15.00

N77° 05' 08"W 25.00

14.31

dhCB FND.

55-232
N/F
CHARLES F. SAYLE, III
DEED BOOK 843 PAGE 198
PLAN BOOK 15 PAGE 40

55-231.2
N/F
MICHAEL & MARCIA KANE
DEED BOOK 176 PAGE 260
PLAN FILE 26-E
LOT E

55-226
N/F
JAMES W. GARNETT, TRUSTEE
DEED BOOK 907 PAGE 267
PLAN BOOK 15 PAGE 58
LOT 2

BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

# DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1"= 20' DATE: MAY 6, 2016

## LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND

16.2 x DENOTES EXISTING SPOT ELEVATION

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

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

"I, CATHERINE STOVER, 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 NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK DATE:

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED:
DATE ENDORSED:
PLANNING BD. FILE No.

ASSESSORS MAP 55 PARCEL 307

K-541

PLANNING BOARD

FILE # 7946

RECEIVED
MAR 14 2016
BY

# Nantucket Planning Board

## Form B
## Application for Approval of a Definitive Subdivision Plan
## (AR)

File one completed form with the Planning Board and one copy with the Town Clerk.

Date: 3/14/2016

**To the Planning Board of Nantucket:**

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled DEFINITIVE PLAN OF LAND designed by ISLAND SURVEYORS, INC dated 3/14/2016, and described as follows: located on 20 SPARKS AVENUE, number of lots proposed 4, total acreage of tract 21,038 S.F., hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from DANIEL M. D. WATERHOUSE by deed dated 2/5/2009 and recorded in the Nantucket Registry of Deeds Book 1169, Page 89, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # 55, Parcel 307, and said land is free of encumbrances except for the following: _____

Said plan ❍ has ✓ has not evolved from a preliminary plan submitted to the Board on _____(date) and ❍ approved ❍ disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations*.

Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

STEPHEN M. WATERHOUSE 20 SPARK'S AVE.

Contact Phone #: (508) 294-4646 Fax #: (___)_____ E-mail: _____

Name of owner(s): STEPHEN M. WATERHOUSE

Address of owner(s): 20 SPARK'S AVENUE

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

Edward Zhryl AGENT
Owner's signature
508-228-2720

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File # 7946

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. Requested waivers from the *Rules and Regulations Governing the Subdivision of Land:*

| | |
|---|---|
| 2.06a(2) | Street Network Plan<br>Waiver Granted – the proposed subdivision does not warrant such plan for the scale of this subdivision; |
| 2.06a(5) | Master Plan<br>Waiver Granted – the proposed subdivision does not warrant such plan, as the owners do not own any property adjacent to said property; |
| 2.06a(10) | Storm Water Calculations<br>Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions; |
| 2.06a(11) | Site Analysis Report and Map<br>Waiver Granted – the proposed project consists of a small three-lot subdivision, only two of which are buildable. Only one new building lot is being created and the proposed subdivision plan set contains sufficient information to address the interests of this section for this subdivision; |
| 2.06a(12) | Traffic Study<br>Waiver Granted – only one additional building lot is being created and therefore the traffic impact along Quidnet Road will be minimal and adequate for the scale of this subdivision; |
| 2.06b(6) | Bounds<br>Waiver Granted – the proposed project is of small scale and providing all the roads and ways on the plan is unnecessary for the scale of this subdivision; |
| 2.06b(10) | Topography<br>Waiver Granted – the site of the proposed subdivision does not contain sufficient elevation changes to depict this contour interval and therefore are no proposed changes to the site that would require detailed elevation information due to the scale of the subdivision; |
| 2.06b(13) | Utility Plan<br>Waiver Granted – the proposed subdivision is only for two (2) lots and therefore does not warrant a Utility Plan; |
| 2.06b(14) | Landscape Plan<br>Waiver Granted – existing vegetation and landscape buffers will be maintained as shown on the subdivision plans; |
| 2.06b(16) | Location of Curbs and Gutters<br>Waiver Granted – the proposed subdivision will provide a rural road alternative that is better suited for the scale of this subdivision; |
| 2.06b(17) | Roadway Cross-section<br>Waiver Granted – the proposed project is of small scale and providing a roadway cross-section is unnecessary for the sale of this subdivision; |

| | | |
|---|---|---|
| 2.06b(18) | One-Site Brush Disposal<br>Waiver Granted – there will be little brush cutting as part of the installation of this small subdivision; |
| 2.06b(19) | Storm Drainage<br>Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions; |
| 2.06b(20) | Profiles of Street and Utilities<br>Waiver Granted – the proposed subdivision is of a small scale and providing street and utility profiles is unnecessary for the scale of this subdivision; |
| 2.06b(21) | Erosion Control Plan<br>Waiver Granted – the proposed subdivision is of a small scale and providing the plan is unnecessary for the scale of this subdivision; |
| 3.02 | Public Open Space<br>Waiver Granted – the proposed subdivision is of a small scale and providing public open space is unnecessary for the scale of this subdivision; |
| 4.03a(1) | Streets<br>Waiver Granted – the proposed subdivision will keep the existing 10-12 foot gravel roadway due to the scale of this subdivision; |
| 4.04(b) | Dead-End Street<br>Waiver Granted – the proposed subdivision will not provide access to the rear lot and therefore will not require the sixty (60) foot radius; |
| 4.05 | Street Construction<br>Waiver Granted – the proposed subdivision is of a small scale and the rural road alternative is better suited for a subdivision of this size; |
| 4.06 | Storm Drainage<br>Waiver Granted – the proposed subdivision is of a small scale and is providing only one (1) new building lot where the changes to the existing drainage conditions will be insubstantial; |
| 4.16 | Landscaping<br>Waiver Granted – the existing vegetation and landscape buffers will be maintained as shown on the subdivision plans; |
| 4.18 | Sidewalks<br>Waiver Granted – the proposed subdivision is of a small scale and sidewalks are unnecessary for the scale of this project; |
| 4.19 | Bicycle Paths<br>Waiver Granted – the proposed subdivision is of a small scale and a bike bath is unnecessary for the scale of this project; |
| 4.20 | Street Lights<br>Waiver Granted – the proposed subdivision is of a small scale and street lights are unnecessary for the scale of this project; |
| 4.22 | Curbing & Berms<br>Waiver Granted – the proposed subdivision will have a rural road alternative is proposed, therefore, curbing and berms are unnecessary; |

4.23 Soil Surveys

Waivers Granted – the proposed subdivision is of a small scale and soil surveys are unnecessary for the scale of this project;

4.24 Driveway Aprons

Waivers Granted – the proposed subdivision will be created off an existing driveway off Quidnet Road and will only be servicing two (2) lots.

2. 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 the second lot from the Covenant and within six (6) months from the date of this decision (June 18, 2015). The Planning Board may grant extensions of this deadline without holding a public hearing;
3. That the roadway shall be constructed and maintained, as shown on the referenced definitive subdivision plans;
4. That frontage and access utilizing the interior roadway shall be limited to lots within this subdivision. This restriction is based upon the significant waivers granted for interior roadway improvements. Any future modification of this condition shall require a public hearing;
5. ~~That all lots shall be connected to the municipal sewer and water system;~~[1]
6. That all lots shall be prohibited from further subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
7. That duplexes shall be a prohibited use upon any lot within the subdivision;
8. That the applicant agreed to provide the Town of Nantucket an easement for the proposed drive QUIDNET PRESERVE DRIVE and utility easement;
9. That the applicant agreed to one (1) dwelling unit per lot for a total of two (2) dwellings for said subdivision.

YES

**SIGNATURE PAGE TO FOLLOW**

[1] *This condition was included by inadvertent error. There is no municipal water or sewer in the vicinity and there are no plans to extend it.*

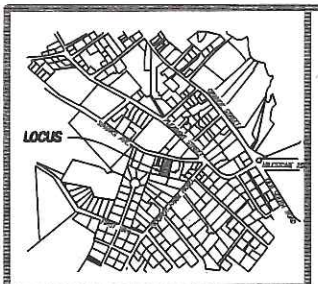
**Property Information**

| | |
|---|---|
| **Property ID** | 55 307 |
| **Location** | 20 SPARKS AV |
| **Owner** | WATERHOUSE STEPHEN M |

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




LOCUS MAP SCALE: 1"=1000'±

CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

RECEIVED
MAR 21 2016

SPARKS AVENUE
PUBLIC ~ 1941 LAYOUT

S76° 29' 26"E 97.64
67.74
29.90
127.27 S76° 29' 26"E

PROPOSED NEW CURB CUT FOR COMMON DRIVEWAY

DETAIL NOT TO SCALE .54 .27 S.S.M. FND.

88 GRAVEL DRIVE TO BE ALTERED

.5±

R=10.00 L=15.60

EXISTING GRAVEL DRIVE

EXISTING DWELLING

LOT 1
5,005± S.F.

S12° 54' 52"W 43.09

DETAIL NOT TO SCALE .48 .42 dhCB FND.

20' WIDE LAYOUT
14' WIDE GRAVE DRIVEWAY

199.77

55-309
N/F
FEE FAMILY SPARKS AVENUE NOMINEE TRUST
DEED BOOK 1419 PAGE 294
PLAN BOOK 23 PAGE 31
LOT 2

WAY

3.6±

6.0±

S88° 32' 26"W 58.92

N77° 35' 19"W 25.28

GRAVEL DRIVE TO BE ALTERED

WATERHOUSE WAY

S12° 54' 52"W 52.10

129.88

55-231.1
N/F
DOWNEY FLAKE, INC.
DEED BOOK 238 PAGE 94
PLAN BOOK 20 PAGE 82
LOT 9

63.17

LOT 2
5,005± S.F.

EXISTING GRAVEL DRIVE

S12° 54' 52"W 203.09

N

W E

55-309
N/F
FEE FAMILY SPARKS AVENUE NOMINEE TRUST
DEED BOOK 1419 PAGE 294
PLAN BOOK 23 PAGE 31
LOTS 3 & 4

N16° 50' 09"E

N88° 00' 51"W 83.17

R=5.00 L=7.85

15.00

15.00

EXISTING DWELLING TO BE MOVED

N77° 05' 08"W 25.00

67.80

EXISTING GRAVEL DRIVE

dhCB FND.

N74° 37' 03"W 108.00

LOT 3
8,301± S.F.

73.21

55-231.2
N/F
MICHAEL & MARCIA KANE
DEED BOOK 176 PAGE 260
PLAN FILE 26-E
LOT E

DETAIL NOT TO SCALE .19 .56 S.S.M. FND.

S.S.M. FND.

N74° 37' 03"W 111.40

dhCB FND.

55-232
N/F
CHARLES F. SAYLE, III
DEED BOOK 843 PAGE 198
PLAN BOOK 15 PAGE 40

55-226
N/F
JAMES W. GARNETT, TRUSTEE
DEED BOOK 907 PAGE 267
PLAN BOOK 15 PAGE 58
LOT 2

BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

# DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1"= 20' DATE: MARCH 14, 2016

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

## LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

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.

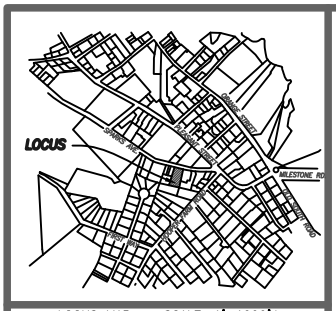
_____ _____
PROFESSIONAL LAND SURVEYOR DATE

"I, CATHERINE STOVER, 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 NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____ DATE: _____
TOWN CLERK

ASSESSORS MAP 55 PARCEL 307

K-541




LOCUS MAP SCALE: 1"=1000'±

CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

REVISION
RECEIVED 4-26-16

SPARKS AVENUE
PUBLIC ~ 1941 LAYOUT

WAY

WATERHOUSE WAY

55-309
N/F
FEE FAMILY SPARKS AVENUE NOMINEE TRUST
DEED BOOK 1419 PAGE 294
PLAN BOOK 23 PAGE 31
LOTS 3 & 4

55-309
N/F
FEE FAMILY SPARKS AVENUE NOMINEE TRUST
DEED BOOK 1419 PAGE 294
PLAN BOOK 23 PAGE 31
LOT 2

55-231.1
N/F
DOWNEY FLAKE, INC.
DEED BOOK 238 PAGE 94
PLAN BOOK 20 PAGE 82
LOT 9

55-231.2
N/F
MICHAEL & MARCIA KANE
DEED BOOK 176 PAGE 260
PLAN FILE 26-E
LOT E

55-232
N/F
CHARLES F. SAYLE, III
DEED BOOK 843 PAGE 198
PLAN BOOK 15 PAGE 40

55-226
N/F
JAMES W. GARNETT, TRUSTEE
DEED BOOK 907 PAGE 267
PLAN BOOK 15 PAGE 58
LOT 2

LOT 1
5,005± S.F.

LOT 2
5,005± S.F.

LOT 3
7,348± S.F.

EXISTING DWELLING
EXISTING SHED
EXISTING GRAVEL DRIVE
EXISTING GRAVEL PIT 5'x5'x5'
GRAVEL DRIVE TO BE ALTERED
PROPOSED DRAIN EASEMENT 10'x30'
PROPOSED NEW CURB CUT FOR COMMON DRIVEWAY
20' WIDE LAYOUT
14' WIDE GRAVEL DRIVEWAY

GUTTER LINE 17.14
FRONT SIDEWALK 17.50
BACK SIDEWALK 17.70

GUTTER LINE 17.28
FRONT SIDEWALK 17.61
BACK SIDEWALK 17.90

BENCHMARK: CONCRETE BOUND
ELEV.= 17.50 TOWN GIS DATUM

DETAIL NOT TO SCALE .54 .27 S.S.M. FND.
DETAIL NOT TO SCALE .48 .42 dhCB FND.
DETAIL NOT TO SCALE .19 .08 S.S.M. FND.

N74° 37' 03"W 108.00
N16° 50' 09"E 57.59
N81° 15' 55"W 86.51
S12° 54' 52"W 66.00
S12° 54' 52"W 203.09
S12° 54' 52"W 40.00
S12° 54' 52"W 15.00
N77° 05' 08"W 25.00
N74° 37' 03"W 111.40
S76° 29' 26"E 97.64
S76° 29' 26"E 127.27
N77° 35' 19"W 25.26
S88° 32' 26"W 58.92
R=10.00 L=15.60
R=5.00 L=7.85

BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

# DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: APRIL 25, 2016

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

## LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND

16.2 x DENOTES EXISTING SPOT ELEVATION

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

"I, CATHERINE STOVER, 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 NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK DATE:

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED:
DATE ENDORSED:
PLANNING BD. FILE No.



ASSESSORS MAP 55 PARCEL 307

K-541

## Holly Backus

**From:** Holly Backus
**Sent:** Thursday, May 05, 2016 8:14 AM
**To:** 'Ed Pesce'; 'Teddy'
**Cc:** Leslie Snell
**Subject:** RE: 20 Sparks Ave.

Thanks Ed. We will make sure the board is aware of your comments.

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Ed Pesce [mailto:epesce@comcast.net]
**Sent:** Wednesday, May 04, 2016 4:00 PM
**To:** Holly Backus; 'Teddy'
**Cc:** Leslie Snell
**Subject:** RE: 20 Sparks Ave.

OK Holly – got it!

This appears to address Leslie's original comments, but my comments below from earlier today still stand, and should be addressed.

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

---

**From:** Holly Backus [mailto:hbackus@nantucket-ma.gov]
**Sent:** Wednesday, May 04, 2016 10:36 AM
**To:** Ed Pesce; 'Teddy'
**Cc:** Leslie Snell
**Subject:** RE: 20 Sparks Ave.

Hi Ed,

Teddy sent me a revision on April 26th. My apologies, I thought you had received it already. Sorry for assuming. I have attached it for you.

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Ed Pesce [mailto:epesce@comcast.net]
**Sent:** Wednesday, May 04, 2016 10:30 AM
**To:** 'Teddy'
**Cc:** Leslie Snell; Holly Backus
**Subject:** RE: 20 Sparks Ave.

Hi Teddy,

Sorry for the delay – I've been away on Military duty and am now catching up.

Regarding 20 Sparks Ave – I recall seeing the attached message from Leslie regarding an issue with the Lot Frontage for Lot 3. Did that ever get addressed?

I was actually thinking you were working on a solution, and would be providing a revised plan, along with additional drainage details. The Drainage Plan you sent me (attached) is not adequate to make a determination of adequacy. The additional information needed/present preliminary comments:

1. Proposed grading
2. Any proposed drainage structures? Collection system or overland flow (super-elevate the roadway) to the cul-de-sac island?
3. Adequacy of the proposed drainage system to handle at least the 25-yr. storm
4. Stormwater Operations & maintenance Plan for long term maintenance & use
5. Gravel Drive cross-section detail for construction, showing compliance with the Subdivision Rules & Regs
6. Curb cut & paved apron detail at Sparks Ave.
7. Proposed new monumentation for new lots (to comply with Subdivision R&R)
8. Recommend a new stop sign at end of road
9. Proposed landscaping in road layout (any screening plantings on east side?)

Thanks Teddy – I'll be on Island tomorrow if you want to discuss,

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

**From:** Teddy [mailto:acksurvey@hotmail.com]
**Sent:** Tuesday, May 03, 2016 10:57 AM
**To:** Ed Pesce
**Subject:** 20 Sparks ave.

Hi Ed,

I was checking to see if you have reviewed the plan for 20 Sparks avenue.

Thanks

Teddy

#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)

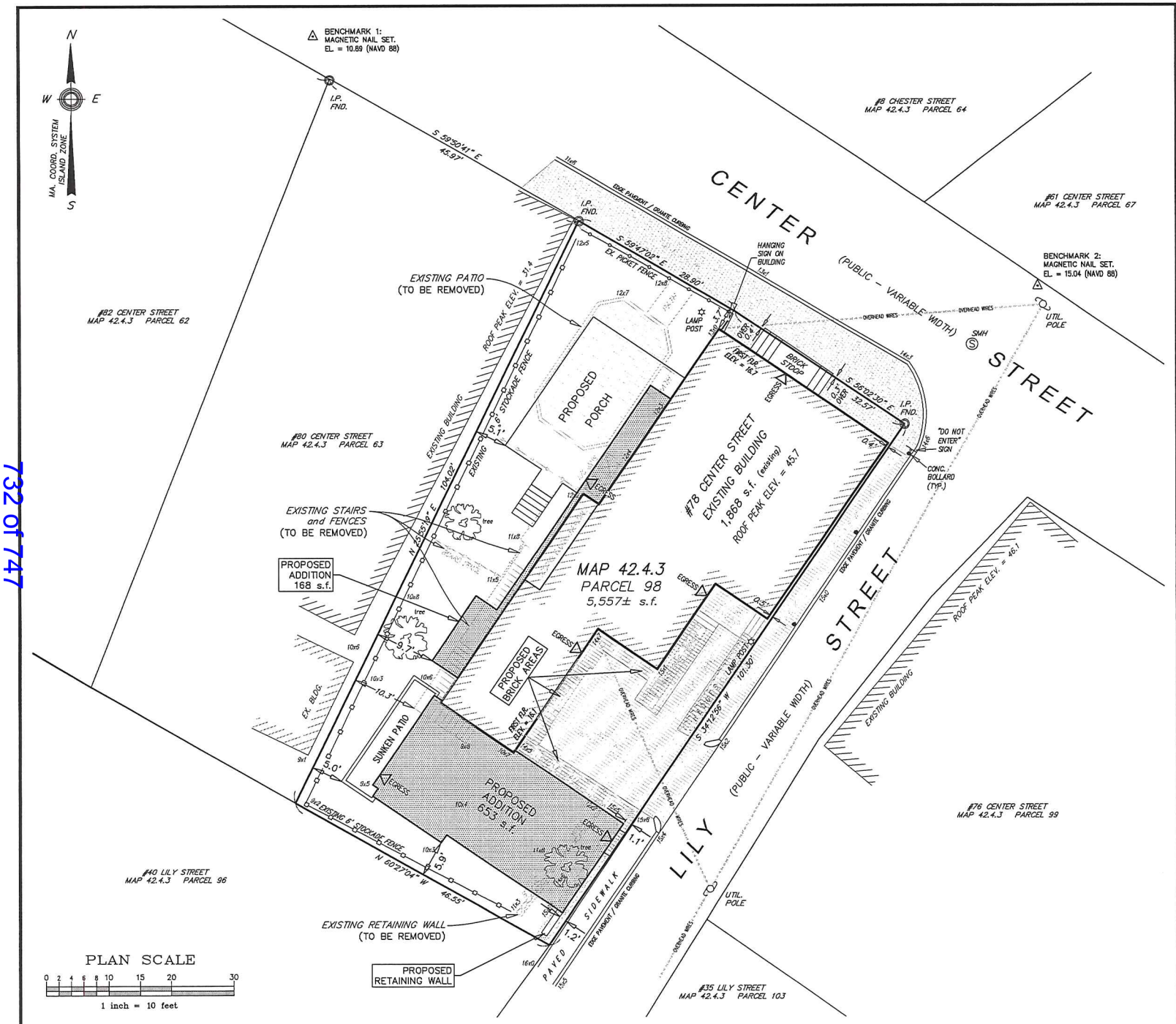
Applicant's Signature

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:***

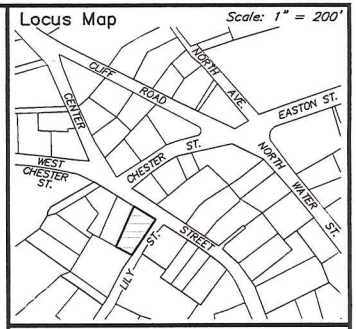
- ☐ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ☐ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ☐ Application fee of $250.00 payable to Town of Nantucket
- ☐ Abutters fee of $6.11 per abutters payable to 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)




732 of 747

## 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

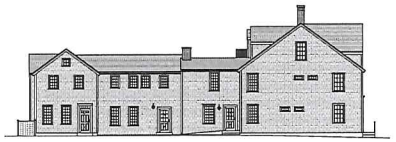
| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| JUNE 13, 2016 | RMM/ERC/DLH | DFB/AMG | 1 of 1 |

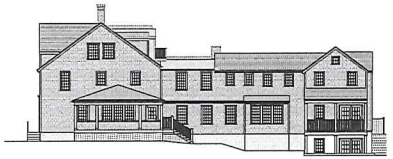
S:\Autocad Drawings\Nantucket\Center Street\78 Center Street\78 Center Street - pr SITE (rev1).dwg

# The Regatta Inn

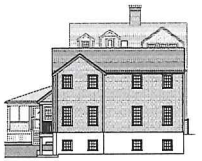
78 Centre Street
Nantucket, MA 02554



Proposed East Elevation
1/16" = 1'-0"



Proposed West Elevation
1/16" = 1'-0"



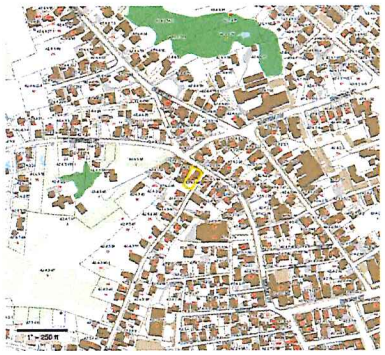
Proposed South Elevation
1/16" = 1'-0"

Proposed North Elevation
1/16" = 1'-0"

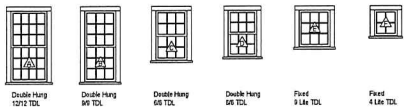
05.02.16

H. D. C. Approval Through Staff

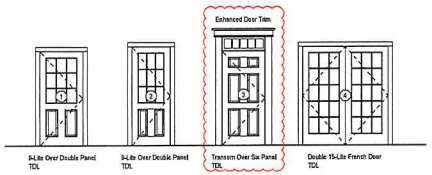
733 of 747



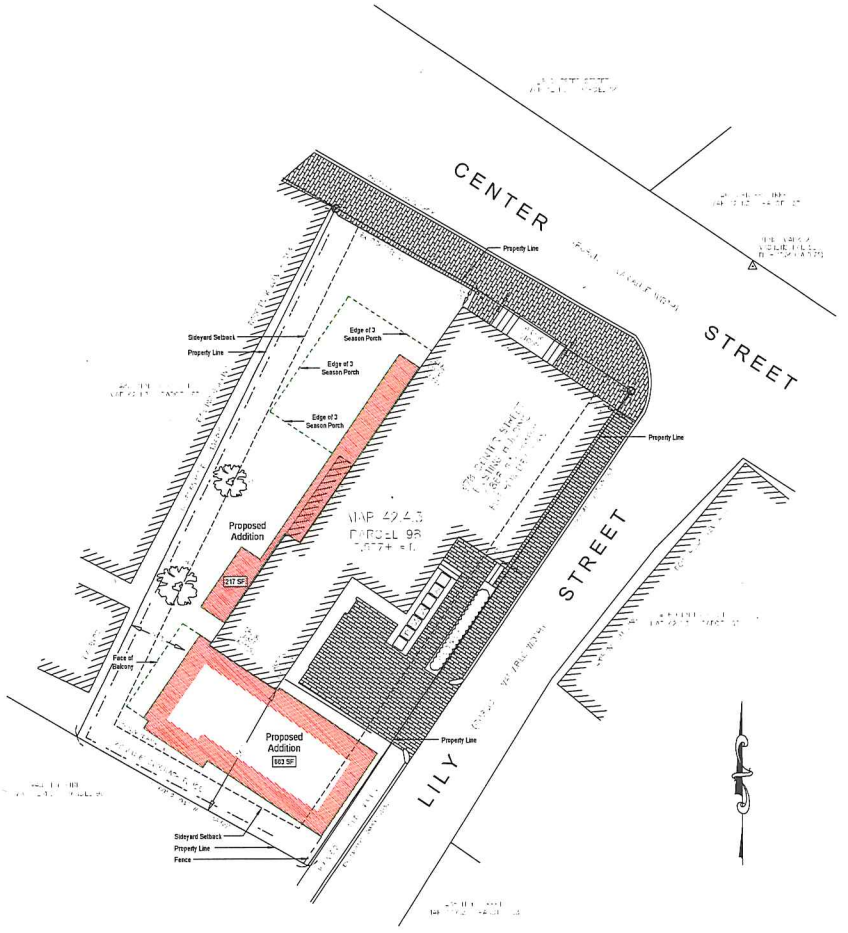
1 Locus Map
3/4" = 1'-0"




2 Window Types
1/4" = 1'-0"




3 Door Types
1/4" = 1'-0"




4 Proposed Site Plan
1" = 10'-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: | 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.: | 692 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

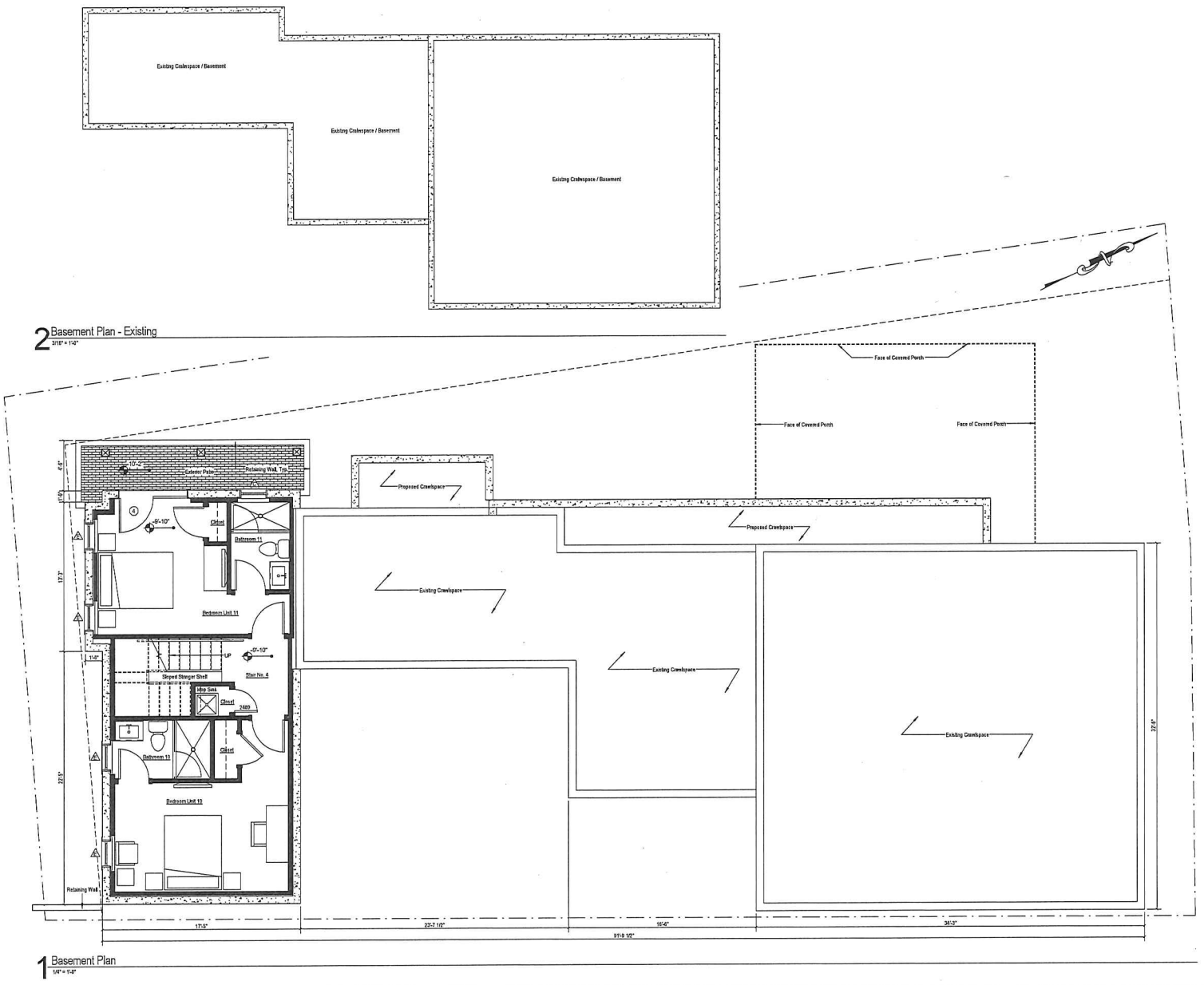

| | |
|---|---|
| G.1.1 | Site Plan, Locus Map |
| A.1.0 | Basement Level Floor Plans |
| A.1.1 | First Floor Plans |
| A.1.2 | Second Floor Plans |
| A.1.3 | Third Floor Plans |
| A.2.1 | Elevations |
| A.2.2 | Elevations |
| A.2.3 | Building Sections |


Revisions

G.1.1
1435

H. D. C. Approval Through Staff 05.02.16

734 of 747




# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus Development LLC.

P.O.Box Lane Nantucket, MA 02554
P. 508.325.4545
F. 508.325.5560
www.emeritusdevelopment.com

## Basement Level Floor Plans

### Site Information

| | |
|---|---|
| Map & Parcel: | 42.4.3 99 |
| 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%or2,778.5 sq. ft. |
| Existing G.C.: | 1,868 sq. ft. |
| Proposed G.C.: | 852 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.

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 |

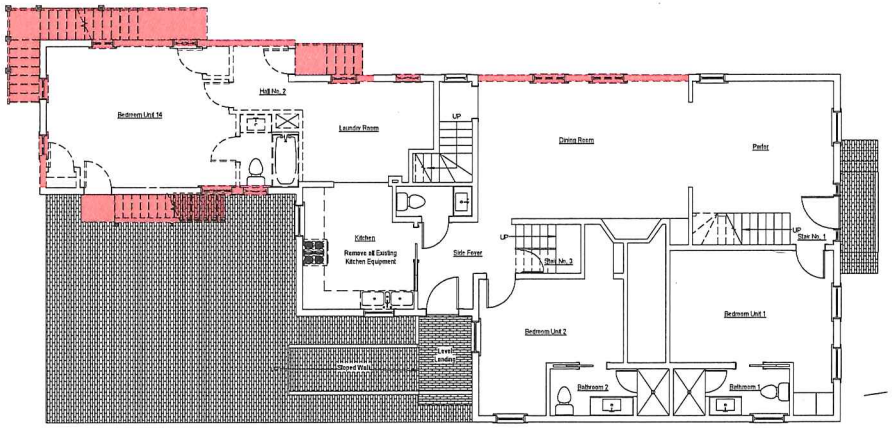

Revisions

THESE DRAWINGS AND SPECIFICATIONS AS AN INSTRUMENT OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF EMERITUS DEVELOPMENT LLC. THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE SPECIFIED PROJECT AND SHALL NOT BE LOANED, COPIED OR DISCLOSED WITHOUT WRITTEN CONSENT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

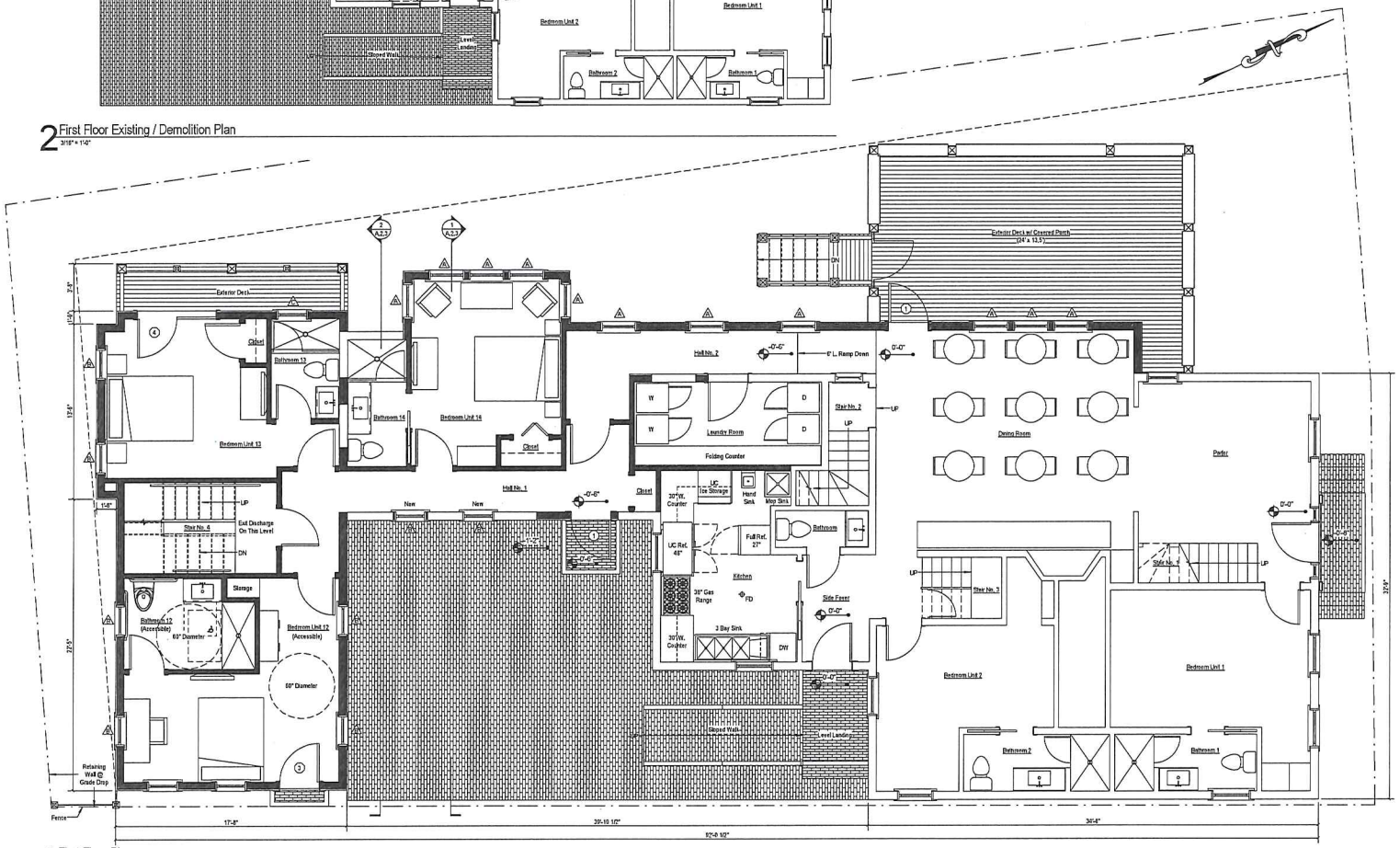
A.1.0
1435

H. D. C. Approval Through Staff 05.02.16

735 of 747




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


emeritus development llc


First Floor Plans

## Site Information

| | |
|---|---|
| Map & Parcel: | 42.4.3 88 |
| 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.: | 1,808 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.

SHEET INDEX

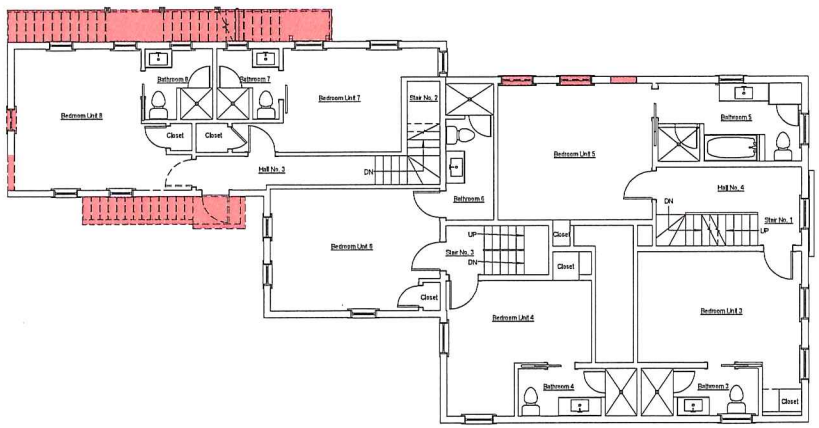

| | |
|---|---|
| G.1.1 | Site Plan, Locus Map |
| A.1.0 | Basement Level Floor Plans |
| A.1.1 | First Floor Plans |
| A.1.2 | Second Floor Plans |
| A.1.3 | Third Floor Plans |
| A.2.1 | Elevations |
| A.2.2 | Elevations |
| A.2.3 | Building Sections |


Revisions

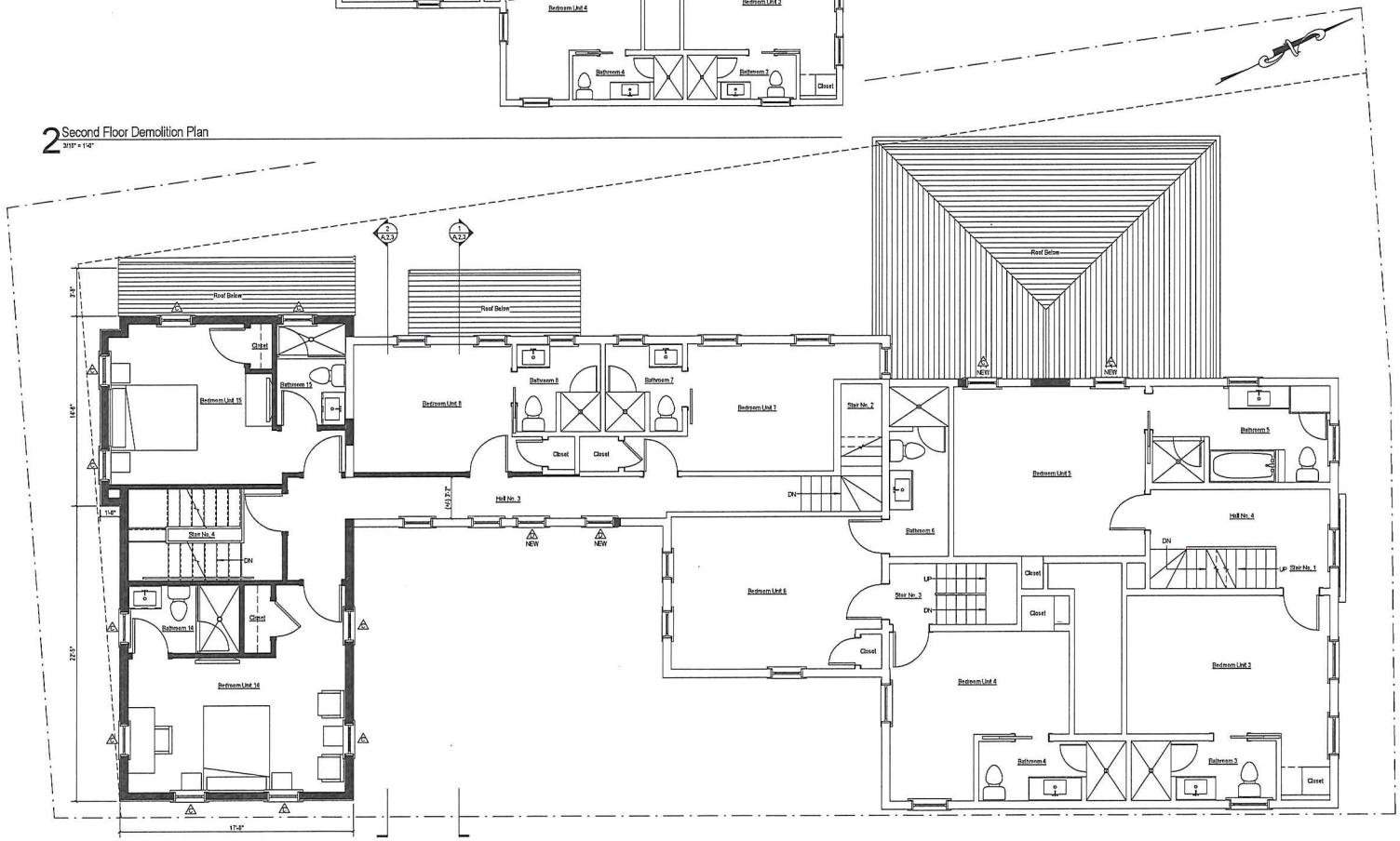
A.1.1
1435

H. D. C. Approval Through Staff 05.02.16

736 of 747




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, llc.

## Second Floor Plans

### 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.: | 1,859 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.

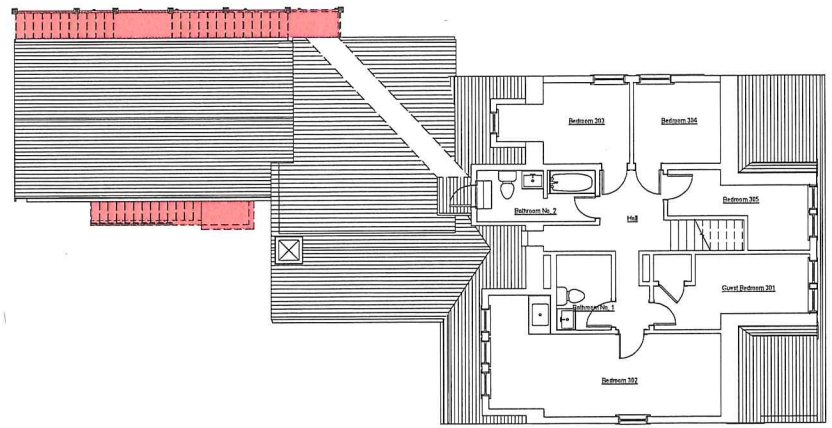
SHEET INDEX


| | |
|---|---|
| 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 |

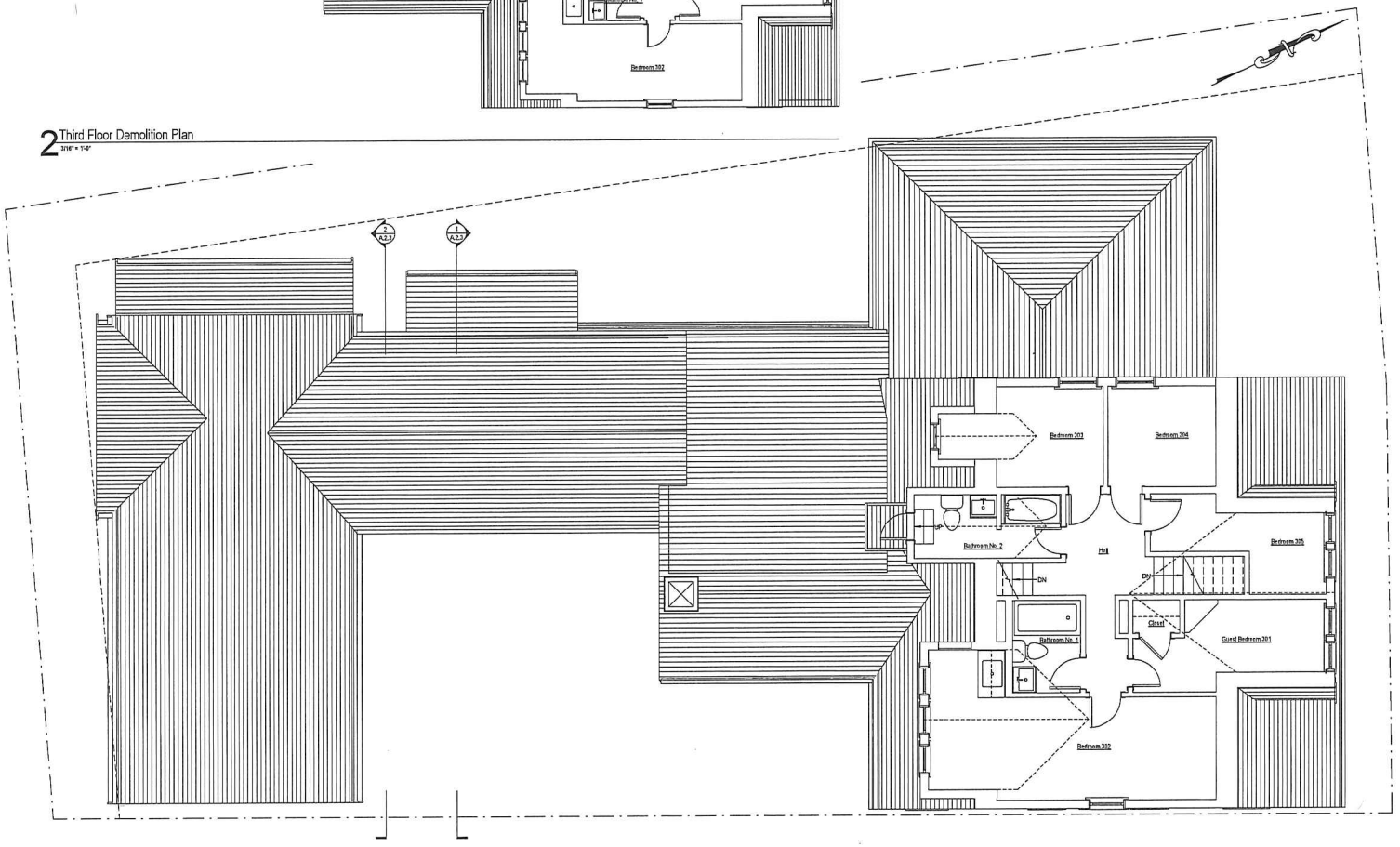

Revisions

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY AND COPYRIGHT OF EMERITUS DEVELOPMENT, LLC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF EMERITUS DEVELOPMENT, LLC.

A.1.2
1435




2 Third Floor Demolition Plan
3/16" = 1'-0"




1 Third Floor Plan
1/4" = 1'-0"

H. D. C. Approval Through Staff 05.02.16

737 of 747

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus development, LLC

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% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,860 sq. ft. |
| Proposed G.C.: | 862 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.

SHEET INDEX

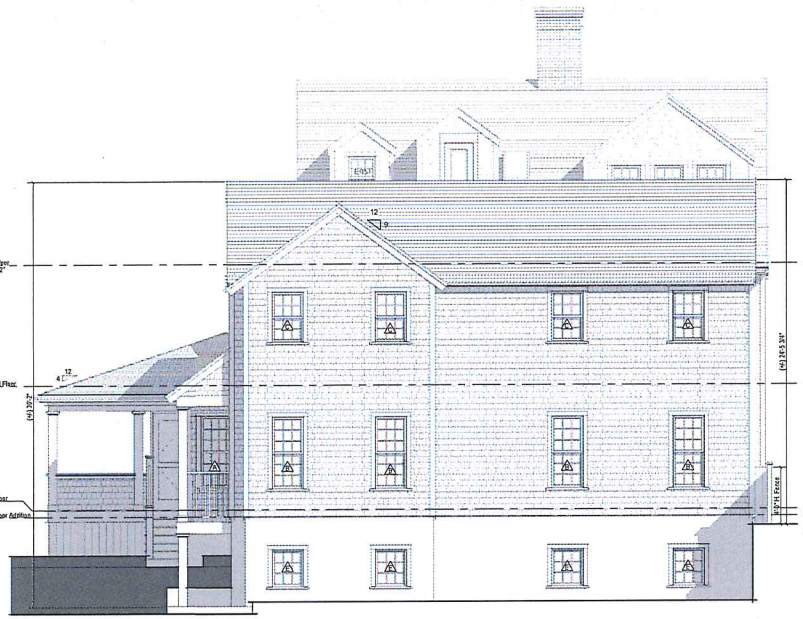

G.1.1 Site Plan, Locus Map
A.1.0 Basement Level Floor Plans
A.1.1 First Floor Plans
A.1.2 Second Floor Plans
A.1.3 Third Floor Plans
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Building Sections


Revisions

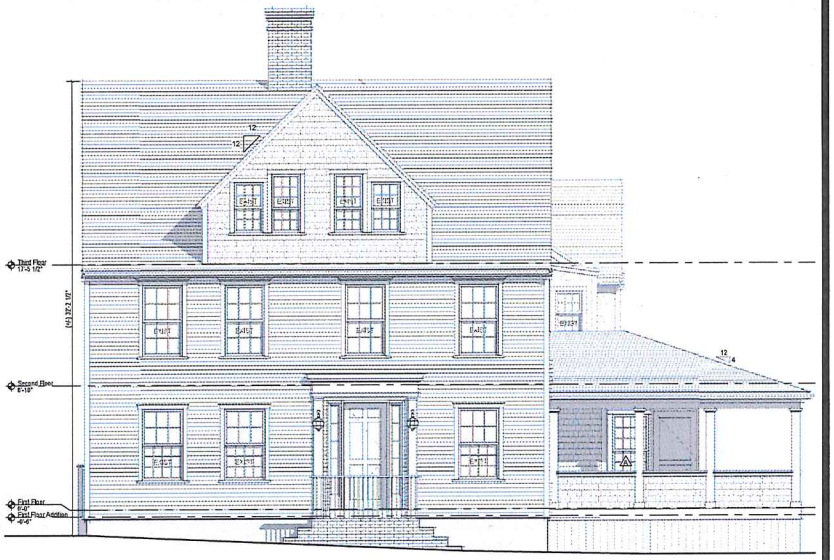
A.1.3
1435

H. D. C. Approval Through Staff 05.02.16

738 of 747




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.a.

Elevations

## Site Information

| | |
|---|---|
| Map & Parcel: | 42,4.3 98 |
| Current Zoning: | RDH |
| 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.

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


THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF EMERITUS DEVELOPMENT S.A. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF EMERITUS DEVELOPMENT S.A.


A.2.1
1435

H. D. C. Approval Through Staff 05.02.16

1 West Elevation
1/8" = 1'-0"

2 East Elevation
1/8" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus development ltd.
11 Ellentra 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: | RDH |
| 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.: | 1,808 sq. ft. |
| Proposed G.C.: | 892 sq. ft. |
| Total Proposed G.C.: | 2,700 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

THESE DRAWINGS AND DESIGN CONCEPTS ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF EMERITUS DEVELOPMENT LTD.

A.2.2
1435

H. D. C. Approval Through Staff 05.02.16

740 of 747

1 Building Section Facing North
1/4" = 1'-0"

2 Building Section Facing South
1/4" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus development ltd.

Building Sections

## Site Information

| | |
|---|---|
| Map & Parcel | 42,4,3 III |
| Current Zoning: | RDH |
| 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.

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

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS PERMISSION OF EMERITUS DEVELOPMENT LTD. AND ARE NOT TO BE USED ON ANY OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING WITH EMERITUS DEVELOPMENT LTD.

A.2.3
1435

CERTIFICATE NO: 6571 | 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 CENTER STREET

Owner of record: Paul Benk

Mailing Address: 34 Oyster Point
Warren, RI 02885

Contact Phone #: 908-938-2220 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#2401 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

Bed with Rum around
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. Needs location
☐ Pool (Zoning District ____) ☐ Roof ☑ Other 3 story Addition, 3 Season Porch, Conercial 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 CENTER 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 5 1/2 Columns/Posts: Round N/A Square 8"

**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

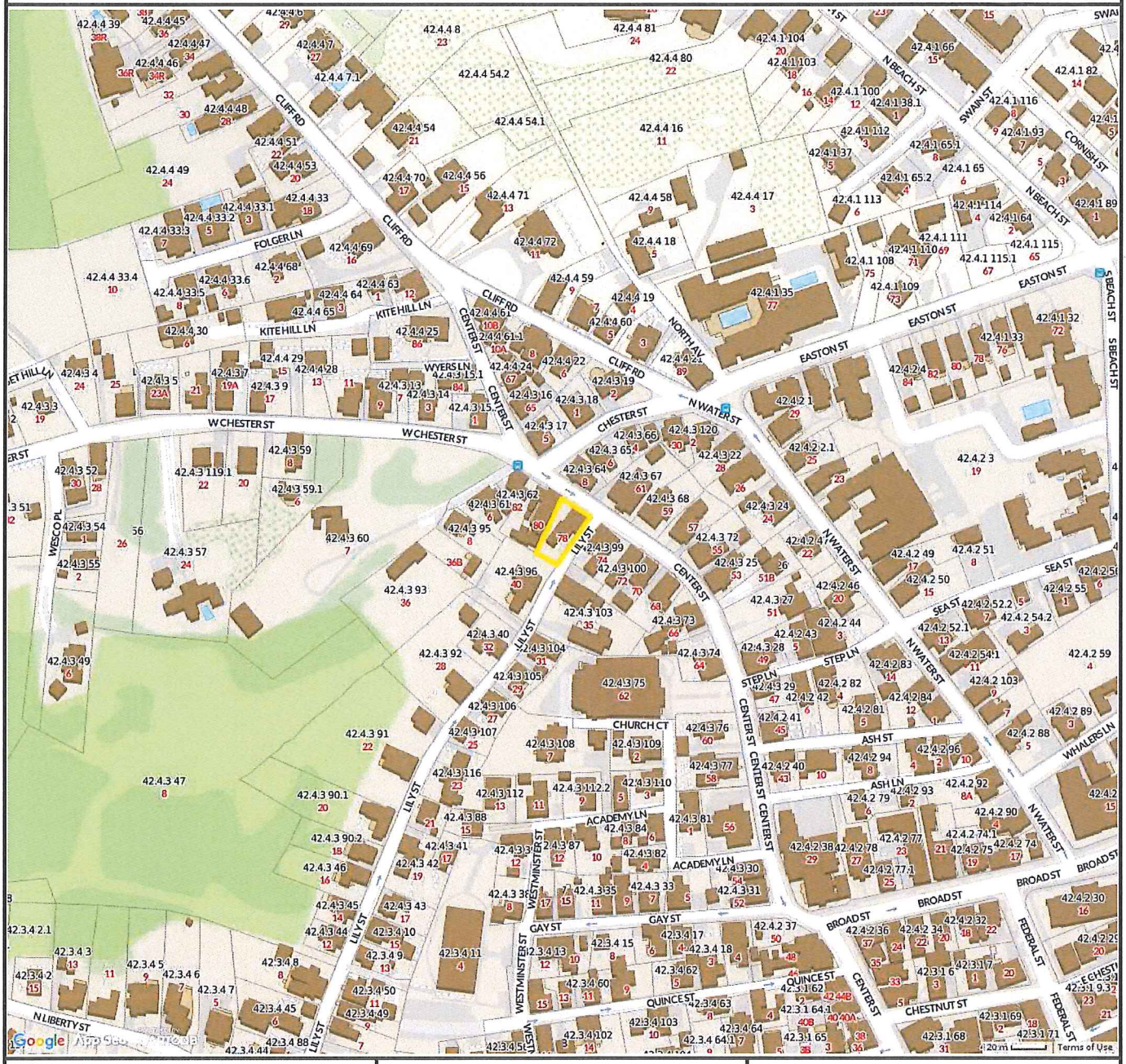
Sidewall NATURAL Clapboard (if applicable) EXISTING GRAY Roof BLACK
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation NATURAL Fence WHITE Shutters N/A

* 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**

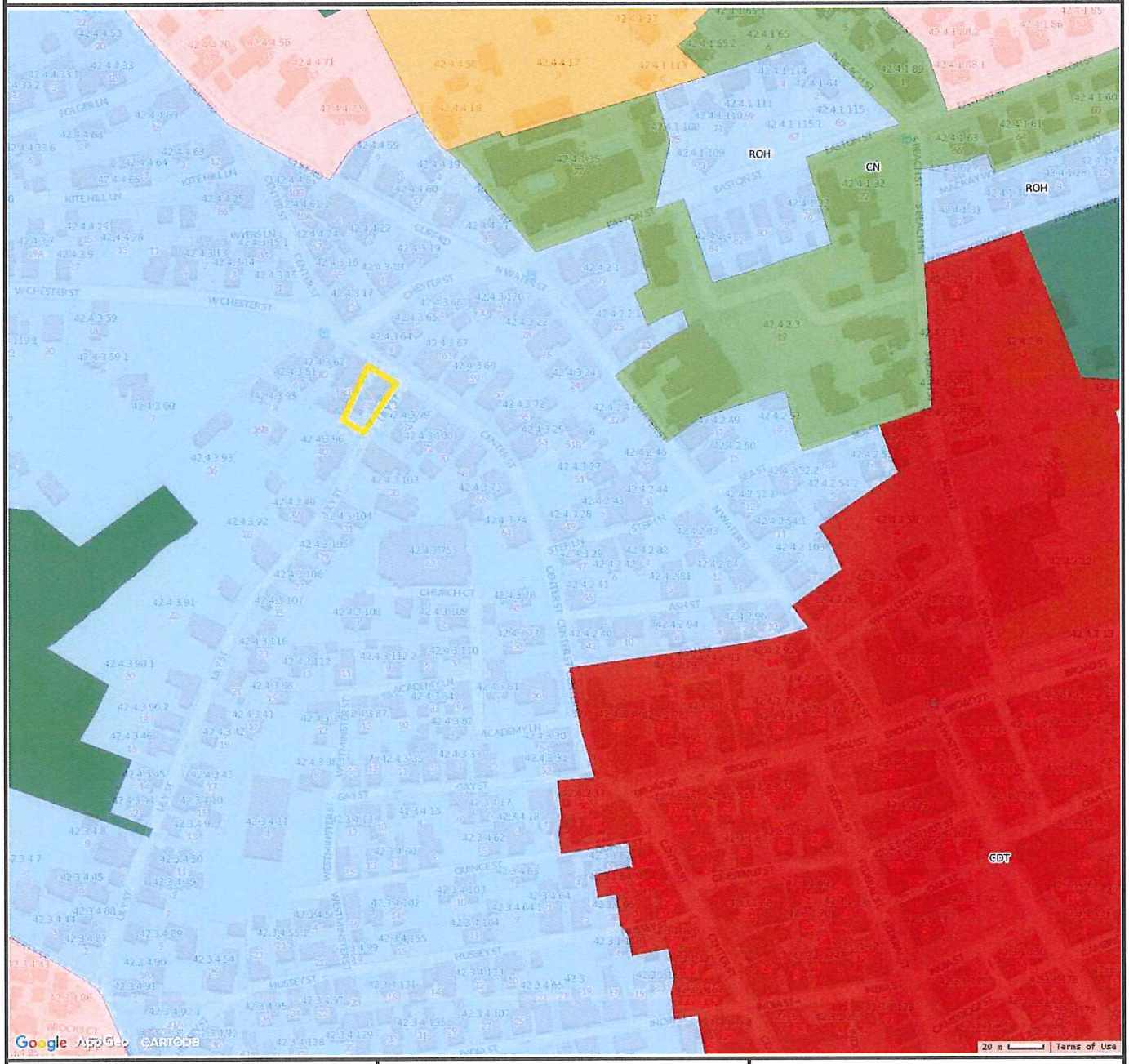
| | |
|---|---|
| **Property ID** | 42.4.3 98 |
| **Location** | 78 CENTER ST |
| **Owner** | 78 CENTRE STREET LLC |

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



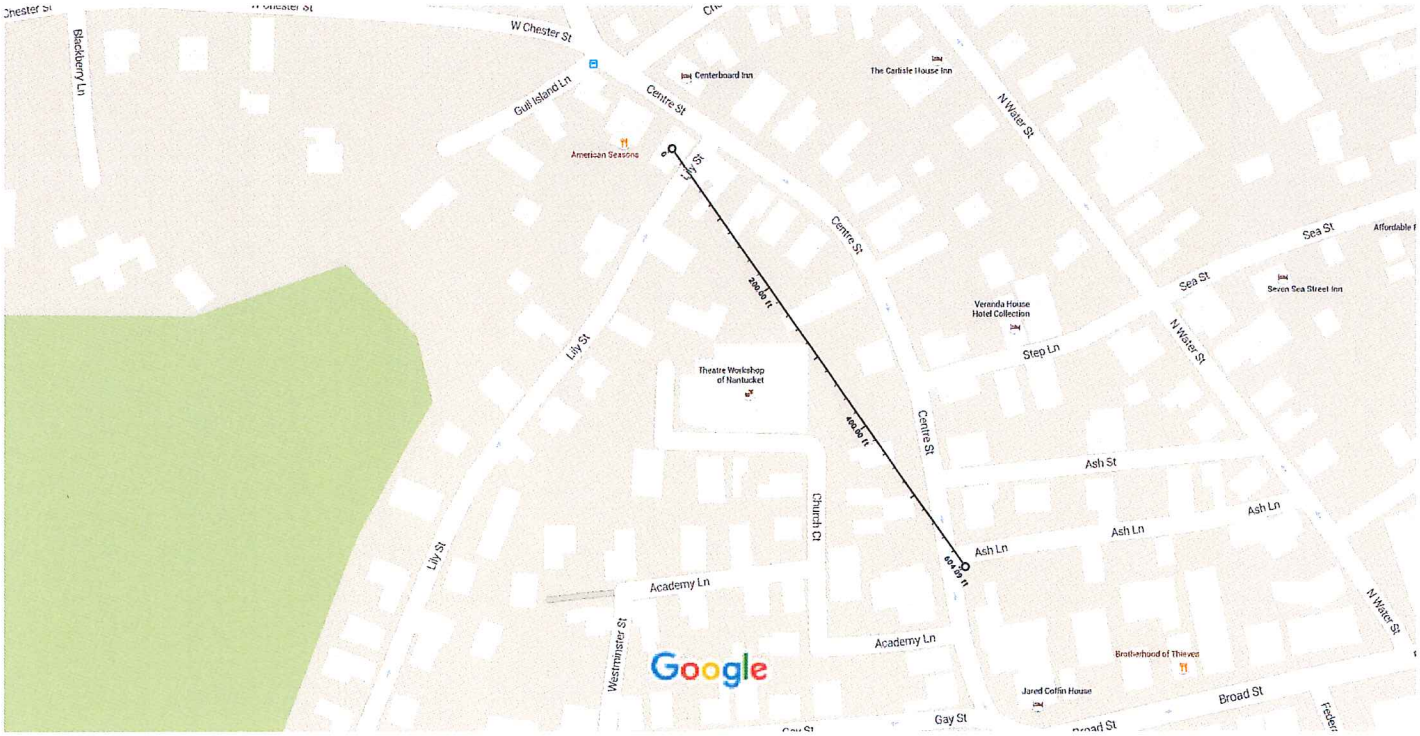

**Property Information**

| | |
|---|---|
| **Property ID** | 42.4.3 98 |
| **Location** | 78 CENTER ST |
| **Owner** | 78 CENTRE STREET LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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




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.

## Holly Backus

**From:** John Brescher [john@gliddenandglidden.com]
**Sent:** Tuesday, August 02, 2016 9:24 AM
**To:** Holly Backus
**Subject:** FW: 78 Centre Street

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

---

**From:** John Brescher
**Sent:** Tuesday, August 02, 2016 9:09 AM
**To:** 'graciesmansion@gmail.com' <graciesmansion@gmail.com>
**Cc:** 'Holly Visco' <hjv@sfapc.com>; 'Leslie Snell' <LSnell@nantucket-ma.gov>; 'Don' <Don@brackeneng.com>
**Subject:** FW: 78 Centre Street

Good morning Mr. Lowy:

Please see below from Don Bracken of Bracken Engineering regarding the location of the lot line. Don confirmed that their survey is accurate and set points at each lot corner. The Bracken Engineering team would be happy to review this information with you or your surveyor.

Thanks.

Best,
John

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

---

**From:** Don [mailto:Don@brackeneng.com]
**Sent:** Monday, August 01, 2016 3:39 PM
**To:** John Brescher <john@gliddenandglidden.com>; Jeff Ippoliti <jeff@359main.com>
**Cc:** Paul Benk <p.benk@att.net>; Dmitri Kapalis <DKapalis@emeritusdevelopment.com>; Matthew MacEachern <Matt@emeritusdevelopment.com>
**Subject:** RE: 78 Centre Street

Hello All:

After the last Planning Board meeting we checked our research and survey calculations for the lot line the neighbor questioned. We set a point at each end of the lot line. At the street there is a nail in the top of a fence post and in the back there is a bean pole.

John- do you want to reach out to the neighbor and let them know? If he wants to hire his own surveyor we are obligated to share our information.

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.

July 16, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: Application #7918- proposed new road (Clay Street) to tie Skyline Drive into a major residential/commercial development.

To the members of the Nantucket Planning Board,

My family started coming to Nantucket in 1918 when my grandfather purchased a property at 105 Main Street. My wife and I built our house at 47 Skyline Drive over 30 years ago and our plan is to move to the island full time upon my retirement in about three years. We have invested everything we have into our property as we love the location and out neighborhood. The country feel of our neighborhood is becoming more and more important to us as so much of the island is being developed.

We are writing to express our strong opposition to the developer's plan to create a new road (Clay Street) which would connect Skyline Drive to the developer's proposed 250 + unit development. The section of Skyline Drive onto which the proposed new road would connect is zoned LUG2 with a minimum lot size of 2 acres. To tie this neighborhood into RC2 zoning totally defeats the purpose of LUG2 zoning requirements. Furthermore, tying the Skyline Drive neighborhood to the proposed major development would completely alter the characteristics of the Skyline Drive neighborhood with an unprecedented increase in traffic that would undoubtedly negatively impact the values and quality of life for all Skyline Drive home owners. I assure you that had the current property owners in the Skyline Drive neighborhood been advised that at some point their neighborhood could be connected to the largest commercial/residential development ever proposed on Nantucket, the vast majority would not have purchased their properties.

In response to the concerns of the neighborhood, it appears, (assuming I read the proposed changes correctly); the developer has now apparently offered to alter his plans and has proposed a gravel road to only access 4 lots, however still a new street, however he is still proposing a new street. If the intent of the developer is to provide access to only 4 lots, and assuming all lots fully conform to the required RUG2 zoning then why does the developer need a new street? Two of the subject lots (# 48 and #54) already have direct frontage on Skyline Drive. There is absolutely no need to tie these properties into a new road as they have adequate frontage on Skyline. The two lots in the back (# 48 and # 54) do not meet LUG 2 zoning and should not be allowed access to Skyline Drive. If for some reason, the Planning Board feels these two lots are entitled to access Skyline Drive then a shared driveway would be more than sufficient. Again, unless there is an ulterior motive, there is no need for a new road.

We respectfully ask that the Planning Board reassess the proposed request and deny the developer's request for a new road. Lots # 48 and # 54 have no access issues, having direct frontage on Skyline Drive. Lots # 48 and #54, as proposed, do not meet the requirements of RUG2 zoning. Again, if for some reason the Planning Board feels that these two back lots are entitled to access Skyline Drive and meet the requirements of RUG2 zoning, then a shared driveway is all that is required. Alternatively these two lots could have access onto Nancy Ann Lane.

There is clearly no need to add a new street onto Skyline Drive. Some members on the Board seem determined to open the developer's massive project up to as many roads as possible with little concern for the impact on the abutting neighborhoods and home owners. If you reside in one of these neighborhoods, there is little doubt as to how you would vote. The developer has a number of other options for access to his development. There is no need to destroy the characteristics of the Skyline Drive neighborhood, because a single developer wishes to maximize the development of his property.

Sincerely,

Graham and Claudia Kilvert
Residents of 47 Skyline Drive

RECEIVED
AUG 02 2016
By

PHILLIPS & ANGLEY
ATTORNEYS AND COUNSELLORS AT LAW
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
ONE WASHINGTON MALL
BOSTON, MASSACHUSETTS 02108
(617) 367-8787
FAX (617) 227-8992
WWW.PHILLIPS-ANGLEY.COM

JEFFREY J. PHILLIPS, P.C.
JEFFREY T. ANGLEY, P.C.
CHRISTOPHER S. TOLLEY
DANIEL TREGER
NICHOLAS P. SHAPIRO
ROBERT K. HOPKINS

August 1, 2016

2016 AUG -2 PM 12:25

Town of Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554
Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Re: Pour La Table, LLC *et al.* v.Richmond Great Point Development, LLC
Land Court Department - Docket No.: 16 MISC 00094 (KCL)

Dear Ms. Snell:

This office represents Pour La Table, LLC and Edwin A. and Marie E. Lemberg (collectively the "Lembergs"), which own the property located at 42A Skyline Drive, Nantucket, MA (the "Lemberg Property"). The Lemberg Property is depicted as Lot 42A on a plan of land entitled "Plan of Land in Nantucket, MA." drawn by Hayes Engineering, Inc. dated November 13, 2013 revised December 4, 2013 and recorded with the Nantucket County Registry of Deeds (the "Registry"), as Plan Number 69 of 2013 (the "2013 ANR Plan"). The purpose of this correspondence is to provide the Nantucket Planning Board and Planning Department with notice of the above-referenced Land Court litigation.

As detailed in the pleadings filed in that action, the Lembergs maintain that they own the portion of the paper way labelled "Clay Street" on the 2013 ANR, to the midpoint thereof, abutting the Lemberg Property, and that the Defendant Richmond Great Point Development, LLC, has no interest, either fee or easement, in this portion of Clay Street. Accordingly, the Town of Nantucket is advised that any voluntary transfer of title of that portion of Clay Street or use of that portion of Clay Street for the layout of a subdivision roadway requires the consent of the Lembergs.

Very truly yours,

Jeffrey T. Angley

JTA/ns
cc: Client
Martin M. Fantozzi, Esq.

L:\LITG\Lemg001\Nantucket.PB.L.08.01.16 final.doc

20131200005658
Bk: Pg: 0 Page: 0
Doc: PLAN 12/12/2013 02:08 PM

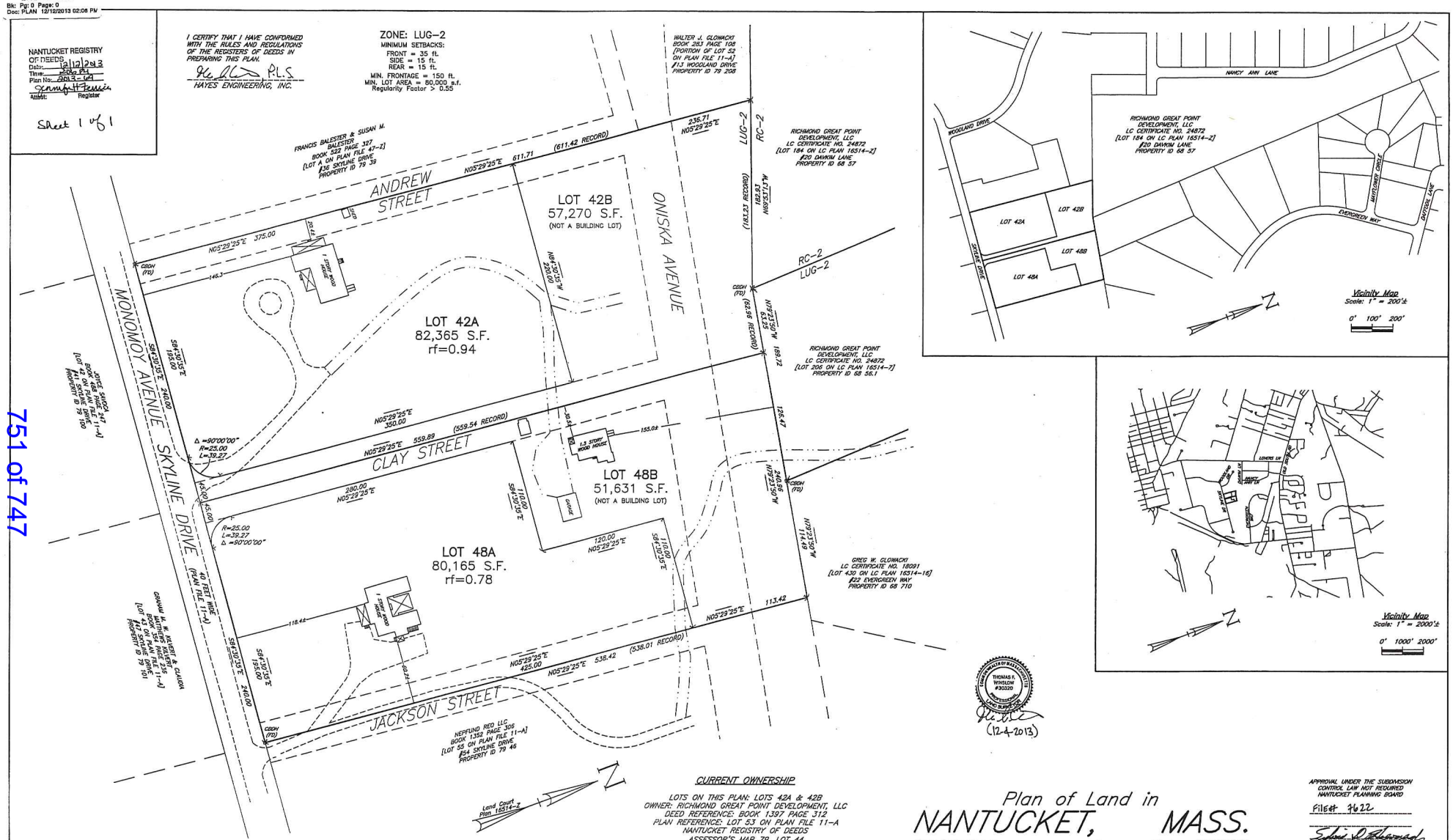
NANTUCKET REGISTRY OF DEEDS
Date: 12/12/2013
Time: 2:08 PM
Plan No. 2013-121
Attest: Register

Sheet 1 of 1

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

P.L.S.
HAYES ENGINEERING, INC.

ZONE: LUG-2
MINIMUM SETBACKS:
FRONT = 35 ft.
SIDE = 15 ft.
REAR = 15 ft.
MIN. FRONTAGE = 150 ft.
MIN. LOT AREA = 80,000 s.f.
Regularity Factor > 0.55










THOMAS P. WINSLOW #30320
(12-4-2013)

THE PLANNING BOARD DETERMINES THAT LOTS 42A, 42B, 48A AND 48B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

NOTES:
1. LOTS 42A & 48A SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss. 2A AND 16A.
2. LOTS 42B & 48B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LAND OF RICHMOND GREAT POINT DEVELOPMENT, LLC [LOT 184 ON LC PLAN 16514-Z].

CURRENT OWNERSHIP

LOTS ON THIS PLAN: LOTS 42A & 42B
OWNER: RICHMOND GREAT POINT DEVELOPMENT, LLC
DEED REFERENCE: BOOK 1397 PAGE 312
PLAN REFERENCE: LOT 53 ON PLAN FILE 11-A
NANTUCKET REGISTRY OF DEEDS
ASSESSOR'S MAP 79, LOT 44
#42 SKYLINE DRIVE, NANTUCKET, MA

LOTS ON THIS PLAN: LOTS 48A & 48B
WJG 48 SKYLINE DRIVE TRUST
DEED REFERENCE: BOOK 1398 PAGE 39
PLAN REFERENCE: LOT 54 ON PLAN FILE 11-A
NANTUCKET REGISTRY OF DEEDS
ASSESSOR'S MAP 79, LOT 45
#48 SKYLINE DRIVE, NANTUCKET, MA

# Plan of Land in NANTUCKET, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 40'
0' 20' 40' 80' 120'

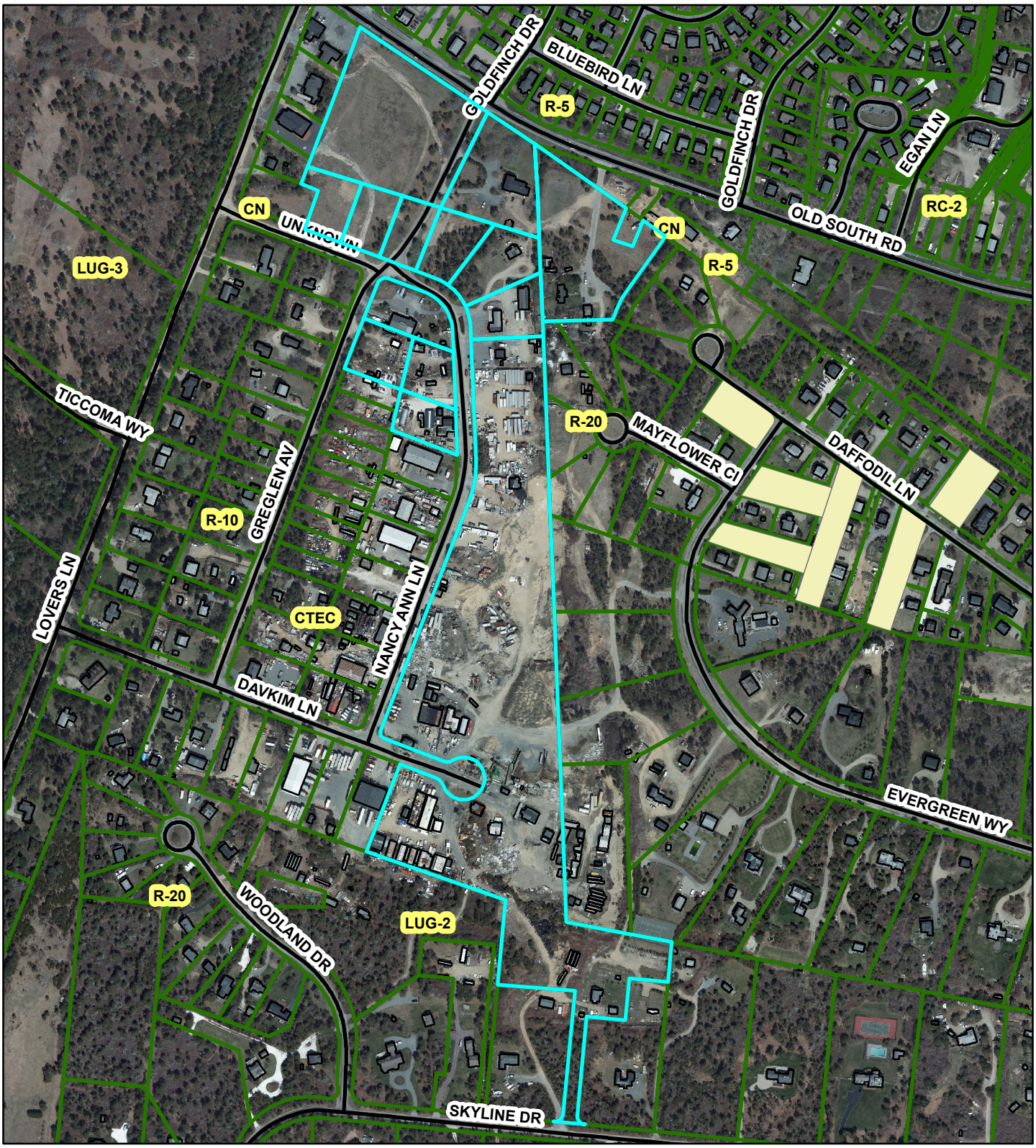
November 13, 2013
Revised:
December 4, 2013

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD
Filed: 7622
DATE: 12-09-13
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

751 of 747

N:\NANTUCKET\DWG\42-48Sky.dwg, 12/12/2013 2:15:17 PM, TPW

#7988 Richmond Great Point Development, LLC
Definitive Subdivision Plan
Nancy Ann Lane, Greglen Avenue, Davkim Lane & Old South Road
Map 68 Parcels 57, 129, 130, 131, 132 , 133, 157, 158, 176, 177, 204, 205, 206, 207, & 999.2



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

JUN 1 5 2016

# Nantucket Planning Board

## Form B
## Application for Approval of a Definitive Subdivision Plan
## (AR)

"Old South Road Crossing" Definitive Subdivision

File one completed form with the Planning Board and one copy with the Town Clerk.

RECEIVED
JUN 15 2016
By

Date: June 13, 2016

**To the Planning Board of Nantucket:**

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision of Land in Nantucket, Mass designed by Hayes Engineering, Inc. dated June 9, 2016, and described as follows: located on Multiple Lots on Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road (See "Attachment A" for List of Individual Parcels), number of lots proposed Thirteen (13), total acreage of tract +/- 22.8 Acres, hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

(See "Attachment B" for List of Individual Parcels)

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # _____, Parcel _____, and said land is free of encumbrances except for the following: (See "Attachment C" for List of Encumbrances)

Said plan ❍ has ❍ has not evolved from a preliminary plan submitted to the Board on _____(date) and ❍ approved ❍ disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations*.

Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

Philip Pastan, (Sole) Manager of Richmond Great Point Development LLC

Contact Phone #: (978 )988-3900 Fax #: ( 978 )988-3950 E-mail: ppastan@richmondco.com

Name of owner(s): Richmond Great Point Development LLC

Address of owner(s): 23 Concord Street, Wilmington MA 01887

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

Owner's signature Philip Pastan, as Manager of Richmond Great Point Development LLC

OK
6/13/16

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____ RECEIVED JUN 15 2016

Time: _____ BY: AS for Bott

Planning Board File # _____

"ATTACHMENT A"
LIST OF INDIVIDUAL PROPERTIES INCLUDED IN "FORM B" APPLICATION
"OLD SOUTH ROAD CROSSING" DEFINITIVE SUBDIVISION
RICHMOND GREAT POINT DEVELOPMENT LLC (OWNER / APPLICANT)

| Index | Parcel Address | Assessor's Tax Map / Parcel ID | | Land Court Plan Information | |
|---|---|---|---|---|---|
| | | Map | Parcel | Plan Number | Lot |
| 1 | 63 Old South Road | 68 | 157 | 16514-103 | 872 |
| 2 | 67 Old South Road | 68 | 158 | 16514-L | 59 |
| 3 | 73 Old South Road | 68 | 129 | 16514-97 | 853 |
| 4 | 75 (A) Old South Road | 68 | 999.2 | 16514-100 | 858 |
| 5 | 3 Nancy Ann Lane | 68 | 132 | 16514-Z | 160 |
| 6 | 4 Nancy Ann Lane | 68 | 204 | 16514-103 | 869 |
| 7 | 5 Nancy Ann Lane | 68 | 133 | 16514-Z | 161 |
| 8 | 6 Nancy Ann Lane | 68 | 205 | 16514-Z | 179 |
| 9 | 8 Nancy Ann Lane | 68 | 206 | 16514-Z | 180 |
| 10 | 10 Nancy Ann Lane | 68 | 207 | 16514-Z | 181 |
| 11 | 12 Nancy Ann Lane | 68 | 176 | 16514-Z | 182 |
| 12 | 14 Nancy Ann Lane | 68 | 130 | 16514-Z | 183 |
| 13 | 2 Greglen Avenue | 68 | 131 | 16514-Z | 159 |
| 14 | 4 Greglen Avenue | 68 | 177 | 16514-Z | 177 |
| 15 | 20 Davkim Lane | 68 | 57 | 16514-Z | 184 |

"ATTACHMENT B"
LIST OF INDIVIDUAL PROPERTIES FOR DERIVATION OF TITLE FOR DEFINITIVE SUBDIVISION
RICHMOND GREAT POINT DEVELOPMENT LLC
"OLD SOUTH ROAD CROSSING" DEFINITIVE SUBDIVISION

| Index | Parcel Address | | Deed Recording Reference (Date, Book, Page) | | | Internal Reference in Deed | |
|---|---|---|---|---|---|---|---|
| | | | Date | Book | Page | Parcel Number | Page |
| 1 | 63 Old South Road | | August 8, 2013 | O1397 | 312 | Thirty-Three | 7 |
| 2 | 67 Old South Road | | August 8, 2013 | O1397 | 312 | One | 1 |
| 3 | 73 Old South Road | | August 8, 2013 | O1397 | 312 | Forty-Three | 9 |
| 4 | 75 (A) Old South Road | | February 6, 2015 | Document # 00147075 | | n/a | n/a |
| 5 | 3 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Fourteen | 4 |
| 6 | 4 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Twenty-Seven | 6 |
| 7 | 5 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Fifteen | 4 |
| 8 | 6 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Twenty-Eight | 6 |
| 9 | 8 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Twenty-Nine | 6 |
| 10 | 10 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Thirty | 6 |
| 11 | 12 Nancy Ann Lane | | August 8, 2013 | O1397 | 312 | Thirty-One | 7 |
| 12 | 14 Nancy Ann Lane | 20% Partial Interest | August 8, 2013 | O1397 | 312 | Fifty | 10 |
| | | 20% Partial Interest | July 14, 2014 | Document # 145051 | | n/a | n/a |
| | | 20% Partial Interest | October 10, 2014 | Document # 145942 | | n/a | n/a |
| | | 20% Partial Interest | October 10, 2014 | Document # 145959 | | n/a | n/a |
| | | 20% Partial Interest | November 7, 2014 | Document # 146249 | | n/a | n/a |
| 13 | 2 Greglen Avenue | | February 17, 2015 | Document # 147131 | | n/a | n/a |
| 14 | 4 Greglen Avenue | | February 17, 2015 | Document # 147135 | | n/a | n/a |
| 15 | 20 Davkim Lane | | August 8, 2013 | O1397 | 312 | Thirty-Two | 7 |

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Definitive Subdivision
Richmond Great Point Development LLC (Owner / Developer)
"Old South Road Crossing" Definitive Subdivision

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) comprising a Definitive Subdivision Plan for the series of adjoining properties located at 42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive, and 20 Davkim Lane.

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the approval of a definitive subdivision of land to allow for the reconfiguration of certain roadway segments and the reconfiguration of existing lots in this area comprising a series of thirteen (13) contiguous lots and +/- 1,270 linear feet (0.24 miles) of roadway segments, totaling +/- 24.3 acres of land, located along Old South Road, Nancy Ann Lane, Greglen Avenue, and Davkim Lane.

The submittal is being made in accordance with and conforms to the provisions of Section 2.06 of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

The primary objective of the subdivision is to reconfigure, re-route, and improve the engineering design, safety, and condition of portions of the existing Nancy Ann Lane and Greglen Avenue roadways in the northern center of the Richmond Great Point Development LLC portfolio, which connect into Old South Road (to the north) and Lovers Lane (to the west), to "set the table" to accommodate the mixed-use development that is being proposed on adjacent properties owned by Richmond Great Point Development LLC, primarily comprised of the +/- 15,500 gross square feet series of retail "liner" buildings that are proposed to be developed along the frontage of Old South Road, the 225 unit 'Meadows II" workforce housing rental community that is proposed to be developed on the +/- 14.5 acre 20 and 20(R) Davkim Lane properties, and the 100 lot "Sandpiper Place" workforce homeownership housing community that is proposed to be developed on the +/- 17.2 acre combination of properties located off Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way.

The first action proposed, which is the straightening, widening, and improvement to a "boulevard" type design of the segment of Nancy Ann Lane which is located in the northern half of the portfolio, is necessary in order to allow for the development of the retail "liner" buildings and, ultimately, to allow for the enhanced access and capacity that is necessary to allow for the development of the two housing initiatives described above.

In order to develop the two easternmost retail "liner" buildings, the existing stub of Greglen Avenue that currently runs from the northern edge of the existing 'Parcel Plus" property located at 2 Greglen Avenue and connects at a stop-sign controlled "T" intersection with Old South Road, offset slightly from the intersection of Goldfinch Drive, located on the northern side of Old South Road, will be abandoned. It is noted that this existing "stub" or "roadway segment" is actually not a right of way that was laid out or approved on any plan, and does not even have status as a legal road; it was simply constructed by a predecessor owner and has been continued to be utilized for this purpose for many years.

The current condition of this "stub" or "roadway segment" creates a quirky and unsafe "S" curve that has very steep radius curves, connecting from the northern end of Nancy Ann Lane, past the "Parcel Plus" property and connecting into Old South Road.

Upon its termination, this "stub" or "roadway segment" will be replaced by a straighter, wider, significantly improved reconfigured Nancy Ann Lane, which will run straight / directly into a (proposed) ninety degree, stop sign controlled "T" intersection with Old South Road, located approximately at the mid-point (roughly equidistant) between the existing Goldfinch Drive entrance and exit intersections to the existing Naushop residential community located on the north side of Old South Road, thereby eliminating the existing unsafe "S" curve with the restricted turning radius.

This new intersection will have a substantially more generous design width, including a center median and multiple dedicated turning lanes, to provide the additional capacity and design enhancements that will be necessary to accommodate the adjacent proposed development and all existing uses and businesses in the area, including the multiple existing trucking-intensive businesses located along the southern portion of Nancy Ann Lane and along Davkim Lane (including Cape Cod Express, Coca-Cola, Pepsi-Cola, Structures Unlimited, and Sayles Seafood).

As shown on the attached plan, a new roadway segment will then also be constructed along the southern boundary of the 4 Greglen Avenue property and the 5 Nancy Ann Lane property, running east to west and connecting Nancy Ann Lane and Greglen Avenue, in order to allow continued cross-access out to Lovers Lane and Old South Road, as a second means of vehicular access and circulation to the area.

The reconfiguration of the roadways, as described herein, will require the slight reconfiguration of the series of +/- fifteen (15) existing properties in the vicinity of the proposed roadway areas, primarily located along Nancy Ann Lane and the northern portion of Greglen Avenue. Most of these properties are vacant and will not be reconfigured until the roadway reconfiguration improvements are completed.

No buildings are proposed to be developed as part of the proposed subdivision; the subdivision is only comprised of the roadway reconfiguration, re-routing, and improvement and the (slight) reconfiguration of the lots surrounding the new roadway configuration.

The current zoning of the land / lots in the area is classified in three different zoning districts; portions are classified within the Commercial Neighborhood (CN) zoning district, portions are classified within the Commercial Trade, Entrepreneurship and Craft (CTEC) zoning district, and portions are classified within the Residential-5 (R-5) zoning district.

The specific dimensional characteristics of the thirteen (13) lots that are proposed to be reconfigured as a result of the proposed subdivision, and the length and area of the proposed roadway segments, will be as follows (following the proposed reconfigurations):

| Lot Number on Plan And Street Address | Lot Area (Square Footage) | Lot Area (Square Footage) | Lot Frontage (Linear Feet) | Lot Regularity Factor (rf) |
|---|---|---|---|---|
| Lot # 1 – 4 Road "C" | 38,388 | 0.88 | 96.55 | 0.701 |
| Lot # 2 – 6 Road "C" | 37,107 | 0.85 | 55.00 | 0.628 |
| Lot # 3 – 8 Road "C" | 52,581 | 1.21 | 84.86 | 0.794 |
| Lot # 4 – 4 Road "A" | 47,309 | 1.09 | 274.83 | 0.650 |
| Lot # 5 – 6 Road "A" | 28,161 | 0.65 | 105.00 | 0.776 |
| Lot # 6 – 8 Road "A" | 28,159 | 0.65 | 105.53 | 0.770 |
| Lot # 7 – 4 Road "A" | 36,606 | 0.84 | 178.89 | 0.995 |
| Lot # 8 – 2 Greglen Avenue" | 29,520 | 0.68 | 178.84 | 0.998 |
| Lot # 9 – 4 Greglen Avenue | 16,366 | 0.38 | 75.01 | 0.929 |
| Lot # 10 – 6 Road "A" | 20,145 | 0.46 | 80.16 | 0.913 |
| Lot # 11 – 5 Nancy Ann Lane | 22,250 | 0.51 | 201.78 | 0.929 |
| Lot # 12 – 73 Old South Road | 102,656 | 2.35 | 566.26 | 0.563 |
| Lot # 13 – 20 Davkim Lane | 534,267 | 12.26 | 1,331.13 | 0.552 |
| Roadways ("A" and "B") | 64,900 | 1.49 | 1,270 Linear Feet | n/a |
| **Subtotal (Average)** | **1,058,415** | **24.30** | **n/a** | **0.784** |

As documented in the above-table and on the attached plans, the thirteen (13) lots resulting from the proposed subdivision will meet or exceed the relevant dimensional criteria and related requirements, as such are established in Section 139-16 (A) and (D) of the Town of Nantucket Zoning Bylaw for each of the applicable zoning districts.

In addition to the completed (Form B) application, attached hereto, we have submitted the following plans and technical materials that are required to be submitted to provide for the processing and approval of the proposed subdivision, including: (1) the *Definitive Plan, Old South Road Crossing, Nantucket, Mass* as prepared by Hayes Engineering, Inc., dated June 9, 2016, depicting the subdivision of the lots along with the applicable / customary notes and details (totaling 11 sheets), (2) the *Site Analysis Report*, as prepared by Hayes Engineering, Inc., dated June 10, 2016, (3) the *Street Network Plan*, as prepared by Hayes Engineering, Inc., dated June 9, 2016, and (4) the *Requested Waivers*, as prepared by Hayes Engineering, Inc., dated June 2016. Additional detail on the drainage improvements for the proposed roadways and a full *Stormwater Management Plan* will be submitted under separate cover, at a later date, once the additional design of this system has been refined.

We have also attached "Attachment A" and "Attachment B" to the Form B application form, detailing the specifics of the fifteen (15) existing parcels that comprise the proposed subdivision and the derivation of the title to the land comprising the proposed subdivision, given that the land includes multiple parcels, and that title to several of the parcels has been derived from different sellers / grantors.

We trust that this submittal conforms to the applicable requirements for such a Definitive Subdivision Plan (AR) and we look forward to the completion of your review and the subsequent review and approval of the plan by the Town of Nantucket Planning Board.

If you any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti, Director of Real Estate Development
The Richmond Company, Inc. (Applicant / Development Manager)
On Behalf of Richmond Great Point Development LLC (Owner)

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC
Arthur Reade, Esq.

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Definitive Subdivision
Richmond Great Point Development LLC (Owner / Developer)
"Old South Road Crossing" Definitive Subdivision

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the approval of a definitive subdivision of land to allow for the reconfiguration of certain roadway segments and the reconfiguration of lots in this area comprising a series of thirteen (13) contiguous lots and several proposed roadway segments, totaling +/- 24.3 acres of land, located along Old South Road, Nancy Ann Lane, Greglen Avenue, and Davkim Lane.

The Notice (and copy of the completed (Form B) application and accompanying plan) is being submitted to your office in accordance with and conforms to the provisions of Section 2.06 of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

Upon your acknowledgment of receipt of this Notice (by way of time / date stamping the application), we intend to submit the original completed (Form B) application and accompanying plan to the Town of Nantucket Planning Board to obtain its review and subsequent approval.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH

Hayes Engineering, Inc

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. **NAN-0107J**

**SITE ANALYSIS REPORT**
**OLD SOUTH ROAD CROSSING**
**NANTUCKET, MASSACHUSETTS**

June 10, 2016

This site analysis report was prepared as part of the submission requirements of a definitive subdivision plan in accordance with Section II, 2.06(a) (11) of the Rules and Regulations of the Planning Board for the Town of Nantucket, as amended. This subdivision plan proposes the creation of thirteen (13) lots, in conjunction with 1,268 linear feet of roadway, together with approximately 2,300 linear feet of improvements to Old South Road, Greglen Avenue and Nancy Ann Lane (Road C) as shown on the subdivision plans. The new roadways, known as Road A and Road B are proposed to be constructed as shown on the typical cross-sections illustrated on the profile plans, in order to provide frontage and adequate access to the lots within the parcel in a safe and convenient manner.

The site, being approximately 24.3 acres in extent, is located approximately 2.1 miles southeast of the town center, and is currently consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways. The topography of the site ranges from approximately 22 feet above the North American Vertical Datum of 1988 (NAVD88) to approximately elevation 43.

The area in which the project is proposed to be constructed is within the CN, R-5 and CTEC zoning districts. Zoning requirements for each district are summarized in the table below:

| Criteria | CN Zoning District | R-5 Zoning District | CTEC Zoning District |
|---|---|---|---|
| **Lot Area** | 7,500 sf. | 5,000 sf. | 10,000 sf. |
| **Lot Frontage** | 50 feet | 50 feet | 50 feet |
| **Front Yard** | 10 feet | 10 feet | 10 feet |
| **Side Yard** | 5 feet | 10 feet on one-side, 5 feet thereafter | 5 feet |
| **Rear Yard** | 10 feet | 5 feet | 10 feet |
| **Ground Cover** | 40% | 40% | 40% |

Lot areas of proposed lots vary from 16,000 sf. to 534,000 sf.

The property is comprised of Evesboro soils and were determined by using the Web Soil Survey from the National Cooperative Soil Survey for Nantucket County. The Evesboro sands consist of excessively-drained soil, generally found in smooth, irregular-shaped areas, as reported by the Soil Conservation Service. It is expected that the permeability of the soil is rapid in the surface layer and subsoil, and very rapid in the substratum.

Due to the granular nature and the grain size of the Evesboro soils coupled with the site topography and proposed drainage design leads us to believe that erosion is not expected to be a problem. Likewise, these soils are largely void of the small grain sizes, and do not produce excessively dusty conditions. Should dust control be required, it would be handled by wetting the surface of exposed areas during periods of activity of construction vehicles or in highly windy conditions. No other form of dust control is anticipated.

No surface water resources are present on the parcel being developed, nor are any portion of the site subject to the Wetlands Protection Act for Coastal Wetland Areas (M.G.L. Chapter 131, Section 40).

No areas of the site are represented as having severe limitations due to seasonal high water table. Similarly, no portion of the site is designated as being in a Zone A, B or V, as shown on the Flood Insurance Rate Map (FIRM), Community Panel #25019C0089G, effective date June 9, 2014.

The Evesboro sands typically provide poor potential for growth of vegetation.. The site is generally comprised of a sand and gravel pit with paved areas, numerous storage structures and gravel drives. There exists scattered clusters of vegetation on the southern end of the property of vegetation with the remained either pavement or devoid of vegetation. Any tree removal for the proposed roadways will be minimal as the majority of the area within the proposed roadway is currently gravel driveways or the sand and gravel pit.

An examination of the profile sheets submitted with the plan reveals that no major changes in watershed areas or directions are contemplated by construction of the subdivision proposed in this application. The general design approach for management of storm water is to collect the roadway drainage as well as runoff from portions of the site. This runoff is to be collected in deep sump catch basins, and then directed via a closed pipe system VortSentry treatment devices and discharge to proposed subsurface infiltration areas. The closed piping system shall be designed with sufficient capacity to accommodate the 25-year design storm and mitigation for the 100-year design storm. Stormwater entering the proposed subsurface infiltration area will provide for groundwater recharge in the proposed development. Also, the proposed deep sump catch basins and VortSentry devices will improve the water quality of the runoff from the proposed roadway.

The improvements which are contemplated for construction of the subdivision roadways include rights-of-ways with varying width as depicted on the plans. Existing roadways to be abandoned shall have pavement and infrastructure removed. Minimum pavement width for newly proposed roadways having two-way (bidirectional) traffic is 24-feet.

Sanitary sewer from the lots are proposed to be connected to municipal sanitary facilities available in Old South Road proximate to the intersection with Goldfinch Drive.

Potable water will be provided for domestic purposes by connecting to the Town water supply The proposed eight (8) inch water main through the project will be connected to an existing twelve (12) inch water main in Old South Road and existing eight (8) inch water main in Nancy Ann Lane.

The project roadways are provided to service future commercial and residential\multifamily developments within the project limits. The proposed roadway system will connect two existing roadways, Greglen Avenue and Nancy Ann Lane to Old South Road. These connection will provide for adequate site distances so as to enable vehicles to safely enter and exit the property, as well as providing adequate access for emergency vehicles.

The traffic generated by uses adjacent to the proposed roadway will add to the existing traffic volumes of the surrounding streets. Roadway improvements are proposed in Old South Road to mitigate new traffic generation. The geometry and construction of the proposed roadway system will provide for a safe and convenient alignment for vehicular traffic and access to the lots by emergency vehicles.

A sidewalk is being proposed along one side of the proposed Road A right-of-way.

It is presently anticipated that all construction related to the physical roadway and infrastructure improvements would be completed within two (2) years following the receipt of all necessary approvals.

There are no proposed common open spaces associated with this development.

N

**NOTES:**

1) ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON N.A.V.D. 88.

2) TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE THE RESULT OF COMPILING ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. AND NANTUCKET GIS INFORMATION.

LOVERS LANE
ROAD C
OLD SOUTH RD
LOT 1
LOT 2
LOT 3
GREGLEN AVENUE
LOT 9
LOT 8
ROAD B
LOT 10
LOT 7
LOT 11
LOT 6
LOT 5
LOT 4
GOLDFINCH DR
BLUEBIRD LN
ROAD A
DAVKIM LANE
NANCY ANN LANE
LOT 12
LOT 13
WAY
OLD SOUTH ROAD
MAYFLOWER CIRCLE
DAFFODIL LANE
EVERGREEN WAY

# SITE ANALYSIS MAP

## OLD SOUTH ROAD CROSSING

(#63, 67, 73 & 75A OLD SOUTH ROAD; #3, 4, 5, 6, 8, 10, 12 & 14 NANCY ANN LANE; #20 DAVKIM LANE; #2 & 4 GREGLEN AVENUE)

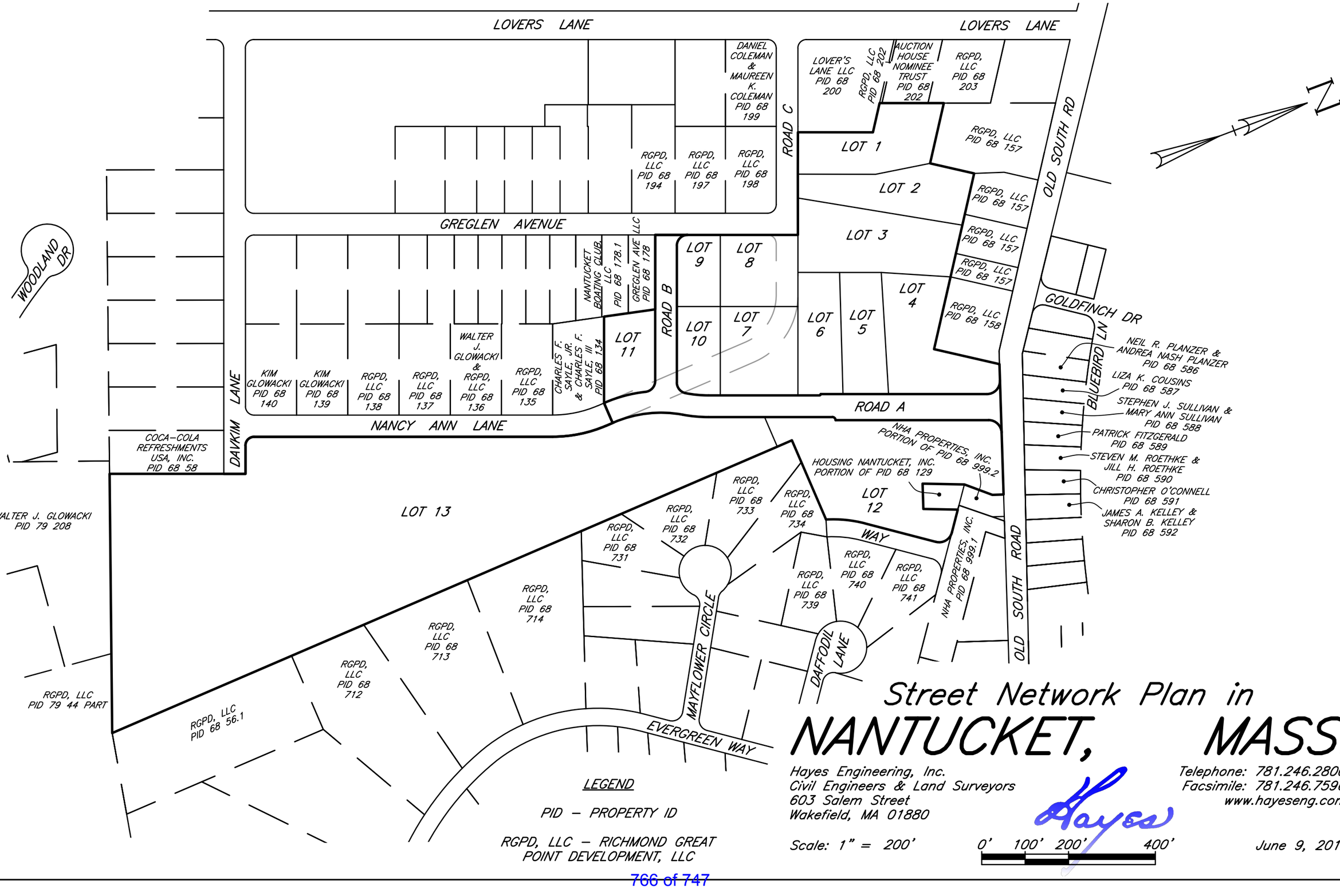
## Nantucket, Mass.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, Mass. 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 120'

Date: June 9, 2016

Hayes Engineering, Inc.




# Street Network Plan in NANTUCKET, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 200'

0' 100' 200' 400'

June 9, 2016

# Subdivision Plan of Land in NANTUCKET, MASS.

*Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103*


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 100'

0' 50' 100' 200' 300'

June 9, 2016

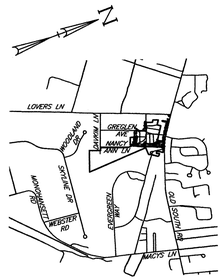
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

PROFESSIONAL LAND SURVEYOR




Vicinity Map
Scale: 1" = 2000'±

0' 1000' 2000'

## CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC

LAND COURT CERTIFICATE NO. 24872

[LOT 59 ON LC PLAN 16514–L]
#67 OLD SOUTH ROAD
PROPERTY ID 68 158

[LOT 160 ON LC PLAN 16514–Z]
#3 NANCY ANN LANE
PROPERTY ID 68 132

[LOT 161 ON LC PLAN 16514–Z]
#5 NANCY ANN LANE
PROPERTY ID 68 133

[LOT 179 ON LC PLAN 16514–Z]
#6 NANCY ANN LANE
PROPERTY ID 68 205

[LOT 180 ON LC PLAN 16514–Z]
#8 NANCY ANN LANE
PROPERTY ID 68 206

[LOT 181 ON LC PLAN 16514–Z]
#10 NANCY ANN LANE
PROPERTY ID 68 207

[LOT 182 ON LC PLAN 16514–Z]
#12 NANCY ANN LANE
PROPERTY ID 68 176

[LOT 184 ON LC PLAN 16514–Z]
#20 DAVKIM LANE
PROPERTY ID 68 57

[LOT 853 ON LC PLAN 16514–97]
#73 OLD SOUTH ROAD
PORTION OF PROPERTY ID 68 129

[LOT 869 ON LC PLAN 16514–103]
#4 NANCY ANN LANE
PROPERTY ID 68 204

[LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157

LC CERTIFICATE NOS. 12709 & 25430

[LOT 183 ON LC PLAN 16514–Z]
#14 NANCY ANN LANE
PROPERTY ID 68 130

LAND COURT CERTIFICATE NO. 25525

[LOT 858 ON LC PLAN 16514–100]
#75A OLD SOUTH ROAD
PROPERTY ID 68 999.2

LAND COURT CERTIFICATE NO. 25529

[LOT 159 ON LC PLAN 16514–Z]
#2 GREGLEN AVENUE
PROPERTY ID 68 131

LAND COURT CERTIFICATE NO. 25530

[LOT 177 ON LC PLAN 16514–Z]
#4 GREGLEN AVENUE
PROPERTY ID 68 177

Land Court Plan 16514–Z

## Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

## LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

⊡ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

## ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

## ZONE: R–5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 10 FEET ON ONE SIDE, 5 FEET THEREAFTER
REAR = 5 FEET

ALLOWABLE GROUND COVER % = 40%

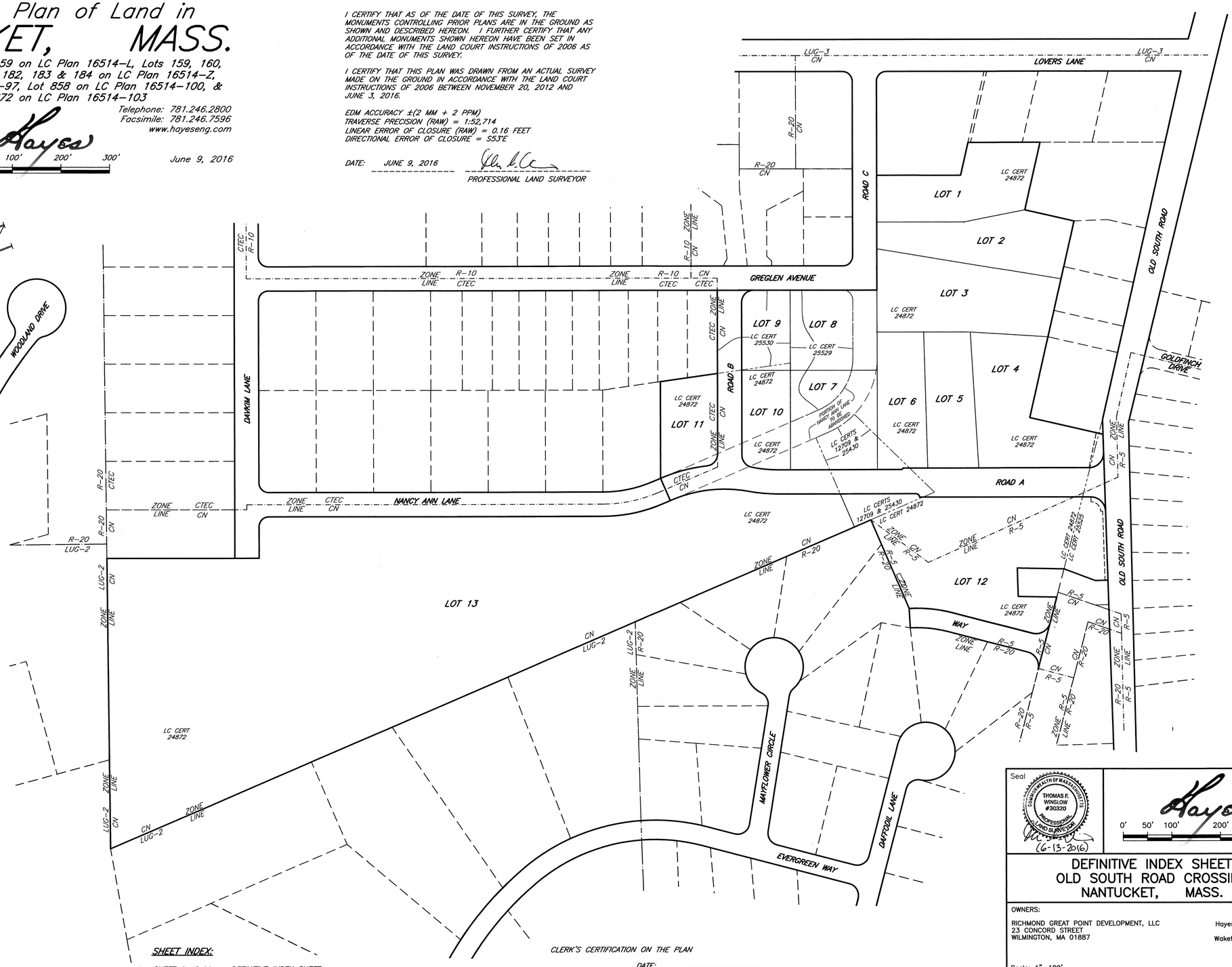
## ZONE: CTEC

MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55




## SHEET INDEX:


SHEET 1 of 11: DEFINITIVE INDEX SHEET
SHEET 2 of 11: DEFINITIVE PLAN SHEET 1 (LOTS 1–3)
SHEET 3 of 11: DEFINITIVE PLAN SHEET 2 (LOTS 4–12)
SHEET 4 of 11: DEFINITIVE PLAN SHEET 3 (LOT 13)
SHEET 5 of 11: DEFINITIVE PLAN SHEET 4 (ABANDONMENT PLAN)
SHEET 6 of 11: DEFINITIVE TOPOGRAPHIC PLAN SHEET 1
SHEET 7 of 11: DEFINITIVE PLAN & PROFILE SHEET 1
SHEET 8 of 11: DEFINITIVE PLAN & PROFILE SHEET 2
SHEET 9 of 11: ROADWAY IMPROVEMENTS & SEWER SHEET 1
SHEET 10 of 11: ROADWAY IMPROVEMENTS SHEET 2
SHEET 11 of 11: DETAIL SHEET


## NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

Seal
COMMONWEALTH OF MASSACHUSETTS
THOMAS F. WINSLOW #30320
PROFESSIONAL LAND SURVEYOR
(6-13-2016)

0' 50' 100' 200' 300'

# DEFINITIVE INDEX SHEET
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 100'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

INDEX SHEET

SHEET 1 OF 11

N:\NAN66\Dnancyann.dwg, 6/13/2016 12:36:24 PM, TFW

# Subdivision Plan of Land in
# NANTUCKET, MASS.

*Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103*


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 40'  0' 20' 40' 80' 120'  June 9, 2016

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

LOVERS LANE

ROAD C

GREGLEN AVENUE

ROAD B

OLD SOUTH ROAD (PUBLIC – VARIABLE WIDTH) 1942 COUNTY LAYOUT ROAD PLAN #200, ROAD DRAWER #1

LOCATION LINE OF 1942 COUNTY LAYOUT LC DOCUMENT NO. 16561

DANIEL COLEMAN & MAUREEN K. COLEMAN
LC CERTIFICATE NO. 21078
[LOT 84 ON LC PLAN 16514–R]
#10 LOVERS LANE
PROPERTY ID 68 199

LOVER'S LANE LLC
LC CERTIFICATE NO. 26028
[LOT 870 ON LC PLAN 16514–103]
#9 LOVERS LANE
PROPERTY ID 68 200

EASEMENT TO NANTUCKET ELECTRIC COMPANY
LC DOCUMENT NO. 18452
[IN PRIVATE WAYS AND 10' WIDE STRIP ON LOTS]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 871 ON LC PLAN 16514–103]

AUCTION HOUSE NOMINEE TRUST
LC CERTIFICATE NO. 25555
[LOT 857 ON LC PLAN 16514–99]
#4 LOVERS LANE
PROPERTY ID 68 202

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 25381
[LOT 856 ON LC PLAN 16514–99]
#2 LOVERS LANE
PROPERTY ID 68 203

PARKING EASEMENT
LC DOCUMENT NO. 136846

DECLARATION REGARDING PARKING SPACES (APPROXIMATE LOCATION)
LC DOCUMENT NO. 138263

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157
[SEE LOT 1 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157
[SEE LOT 2 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 872 ON LC PLAN 16514–103]
#63 OLD SOUTH ROAD
PROPERTY ID 68 157
[SEE LOT 3 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[PORTION OF LOT 59 ON LC PLAN 16514–L & LOT 872 ON LC PLAN 16514–103]
#63 & 67 OLD SOUTH ROAD
PROPERTY ID 68 157 & 68 158
[SEE LOT 4 ON ANR PLAN BY HAYES ENGINEERING, INC. DATED JUNE 1, 2016]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 867 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 868 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 866 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 865 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 863 ON LC PLAN 16514–102]

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 861 ON LC PLAN 16514–102]

NANTUCKET BOATING CLUB, LLC
LC CERTIFICATE NO. 26815
[LOT 1 ON LC PLAN 16514–93]
#68 GREGLEN AVENUE
PROPERTY ID 68 178.1

GREGLEN AVE LLC
LC CERTIFICATE NO. 25832
[LOT 2 ON LC PLAN 16514–93]
#64 GREGLEN AVENUE
PROPERTY ID 68 178

EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY
LC DOCUMENT NO. 16956
[IN PRIVATE WAYS]

EASEMENT TO NANTUCKET ELECTRIC COMPANY
LC DOCUMENT NO. 19452
[IN PRIVATE WAYS AND 10' WIDE STRIP ON LOTS]

EASEMENT TO NANTUCKET ELECTRIC COMPANY
LC DOCUMENT NO. 18452
[IN PRIVATE WAYS AND 10' WIDE STRIP ON LOTS]
(PORTION TO BE RELOCATED)

PORTION OF NANCY ANN LANE TO BE ABANDONED

LOT 1
38,388 S.F.
(rf=0.701)

LOT 2
37,107 S.F.
(rf=0.628)

LOT 3
52,581 S.F.
(rf=0.794)

LOT 4
47,309 S.F.
(rf=0.650)

LOT 5
28,161 S.F.
(rf=0.776)

LOT 6
28,159 S.F.
(rf=0.770)

LOT 7
36,606 S.F.
(rf=0.995)

LOT 8
29,520 S.F.
(rf=0.998)

LOT 9
16,366 S.F.
(rf=0.929)

LOT 10
20,145 S.F.
(rf=0.913)

LOT 11
22,250 S.F.
(rf=0.929)

N:95,830.69 E:1,756,504.46
N20°46'38"E 172.86
N56°27'56"W 68.17
147.95 N20°40'57"E
N:96,168.93 E:1,756,560.42
142.50 S56°27'56"E
N:96,090.20 E:1,756,679.19
N33°32'04"E 104.08
127.95 N09°23'06"E
N:96,176.95 E:1,756,736.69
S56°28'04"E 122.24
415.27 S56°28'04"E
N:95,947.54 E:1,757,082.79
N33°31'56"E 154.56
140.45
383.95 N30°03'34"E
N:95,747.14 E:1,756,725.61
S56°28'04"E 170.75
179.06 N20°46'38"E
N69°17'52"W 96.55
SSM (FD)
N69°18'56"W 139.86
55.00
N69°18'56"W 84.86
59.82
25.04
N69°18'56"W 283.25
N:95,439.49 E:1,756,609.49
SSM (FD)
74.99 N20°40'21"E
R=25.00 L=39.26 Δ=89°59'47"
75.01 N20°40'21"E
328.84 N20°40'21"E
178.84 N20°40'21"E
3+59.76
N69°18'26"W 171.37
N69°18'26"W 165.03
N69°18'26"W 165.09
N69°18'26"W 86.48
N20°44'06"E 192.12
96.06 N20°44'06"E
96.06 N20°44'06"E
CBDH (FD) (6–1–2016) (BROKEN)
159.85 S24°20'51"W
140.00 S69°18'26"E
N:95,378.92 E:1,756,769.80
N20°41'34"E 100.00
N20°41'34"E 178.86
119.02 N12°35'00"E
N:95,262.75 E:1,756,743.86
N69°18'26"W 336.65
N69°18'26"W 314.94

## Coordinate System

N 92,823.98
E 1,761,414.97
*Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.*

## LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

Land Court Plan 16514–Z

N

## NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 24 AND 164.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

_____
PROFESSIONAL LAND SURVEYOR

Seal: COMMONWEALTH OF MASSACHUSETTS · THOMAS F. WINSLOW #30320 · REGISTERED PROFESSIONAL LAND SURVEYOR

(6-13-2016)

Hayes 0' 20' 40' 80' 120'

# DEFINITIVE PLAN
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'  June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 1 OF 4

SHEET 2 OF 11

N:\NAN66\Dnancyann.dwg, 6/13/2016 12:38:58 PM, TFW

# Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 40' — June 9, 2016

**Coordinate System**

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

**LEGEND**

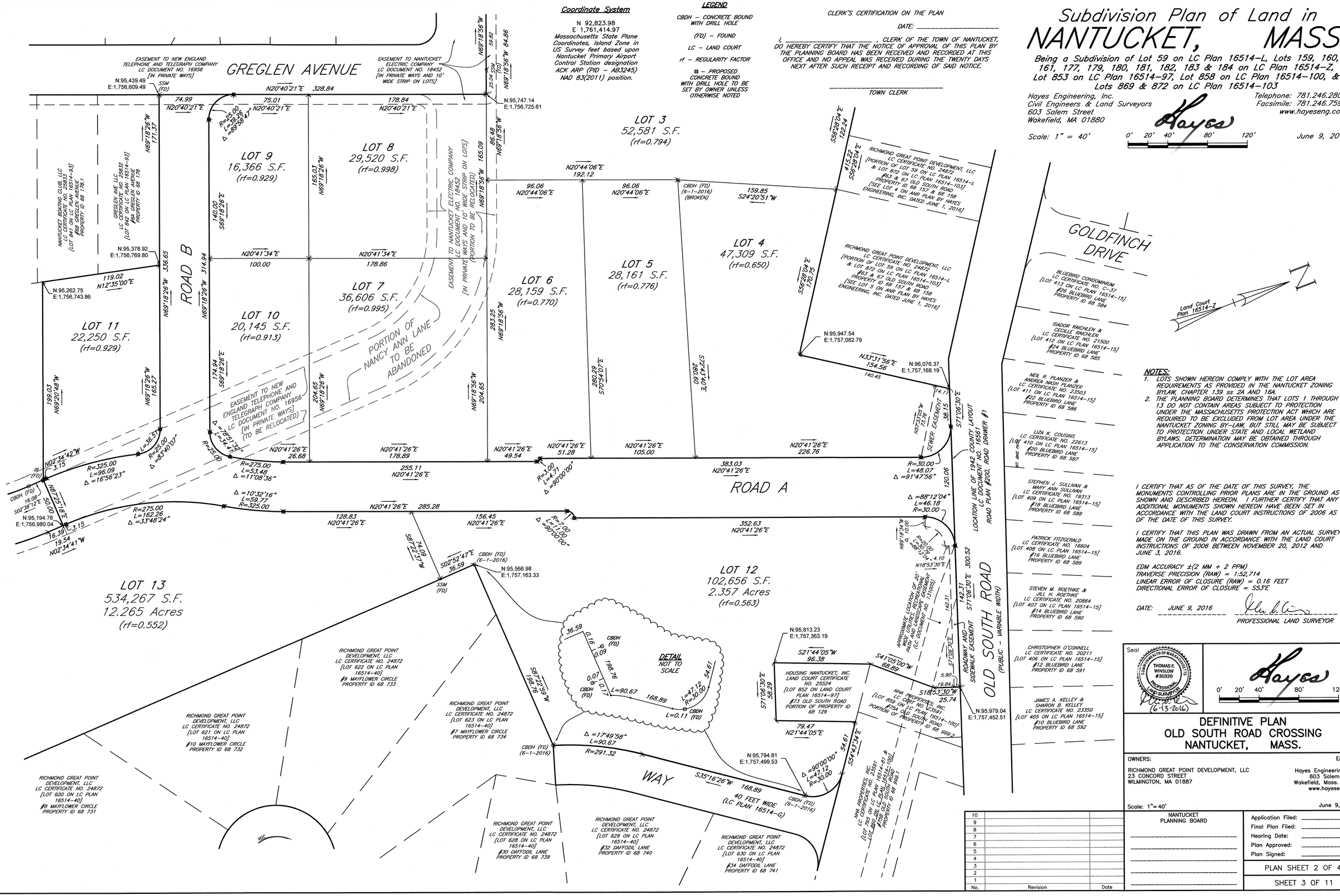
CBDH – CONCRETE BOUND WITH DRILL HOLE
(FD) – FOUND
LC – LAND COURT
rf – REGULARITY FACTOR
◘ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK




**NOTES:**

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 §§ 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016 _____ PROFESSIONAL LAND SURVEYOR

Seal: COMMONWEALTH OF MASSACHUSETTS THOMAS F. WINSLOW #30320 PROFESSIONAL LAND SURVEYOR (6-13-2016)

0' 20' 40' 80' 120'

## DEFINITIVE PLAN
## OLD SOUTH ROAD CROSSING
## NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40' — June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 2 OF 4

SHEET 3 OF 11

N:\NAM66\Dnancyann.dwg, 6/13/2016 12:58:33 PM, TPW

# Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 50'  0' 25' 50' 100' 150'  June 9, 2016

**Coordinate System**

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

**LEGEND**

CBDH – CONCRETE BOUND WITH DRILL HOLE
(FD) – FOUND
LC – LAND COURT
rf – REGULARITY FACTOR
□ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

CLERK'S CERTIFICATION ON THE PLAN

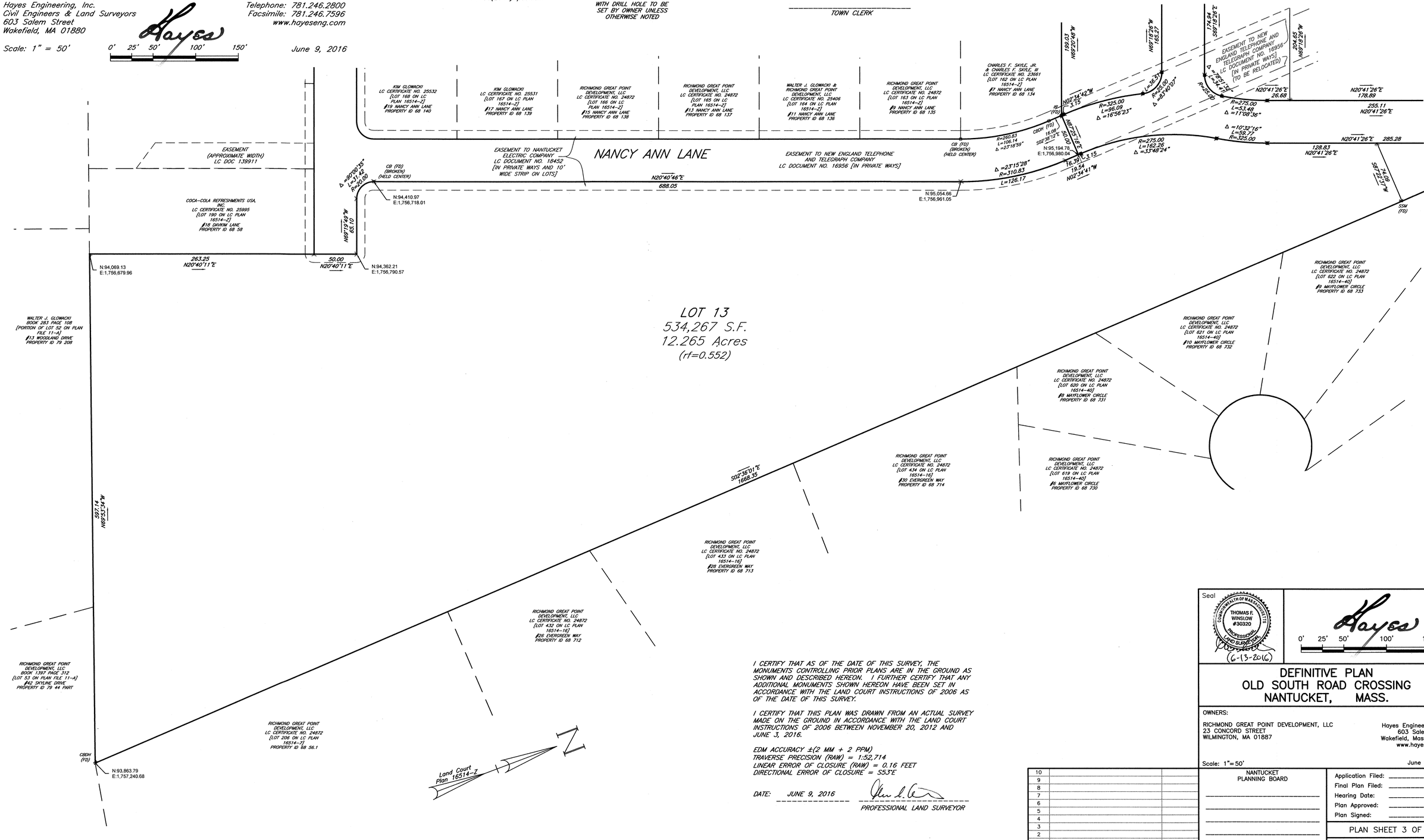
DATE: _____

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

_____
TOWN CLERK

**NOTES:**

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.




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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

PROFESSIONAL LAND SURVEYOR

Seal: COMMONWEALTH OF MASSACHUSETTS — THOMAS F. WINSLOW #30320 — PROFESSIONAL LAND SURVEYOR — (6-13-2016)

Hayes 0' 25' 50' 100' 150'

## DEFINITIVE PLAN
## OLD SOUTH ROAD CROSSING
## NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=50'  June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 3 OF 4

SHEET 4 OF 11

N:\WAN66\Dnancyann.dwg, 6/13/2016 12:41:56 PM, TFW

# Subdivision Plan of Land in
# NANTUCKET, MASS.

*Being a Subdivision of Lot 59 on LC Plan 16514–L, Lots 159, 160, 161, 177, 179, 180, 181, 182, 183 & 184 on LC Plan 16514–Z, Lot 853 on LC Plan 16514–97, Lot 858 on LC Plan 16514–100, & Lots 869 & 872 on LC Plan 16514–103*


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 40'

0' 20' 40' 80' 120'

June 9, 2016

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

**Coordinate System**

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

**LEGEND**

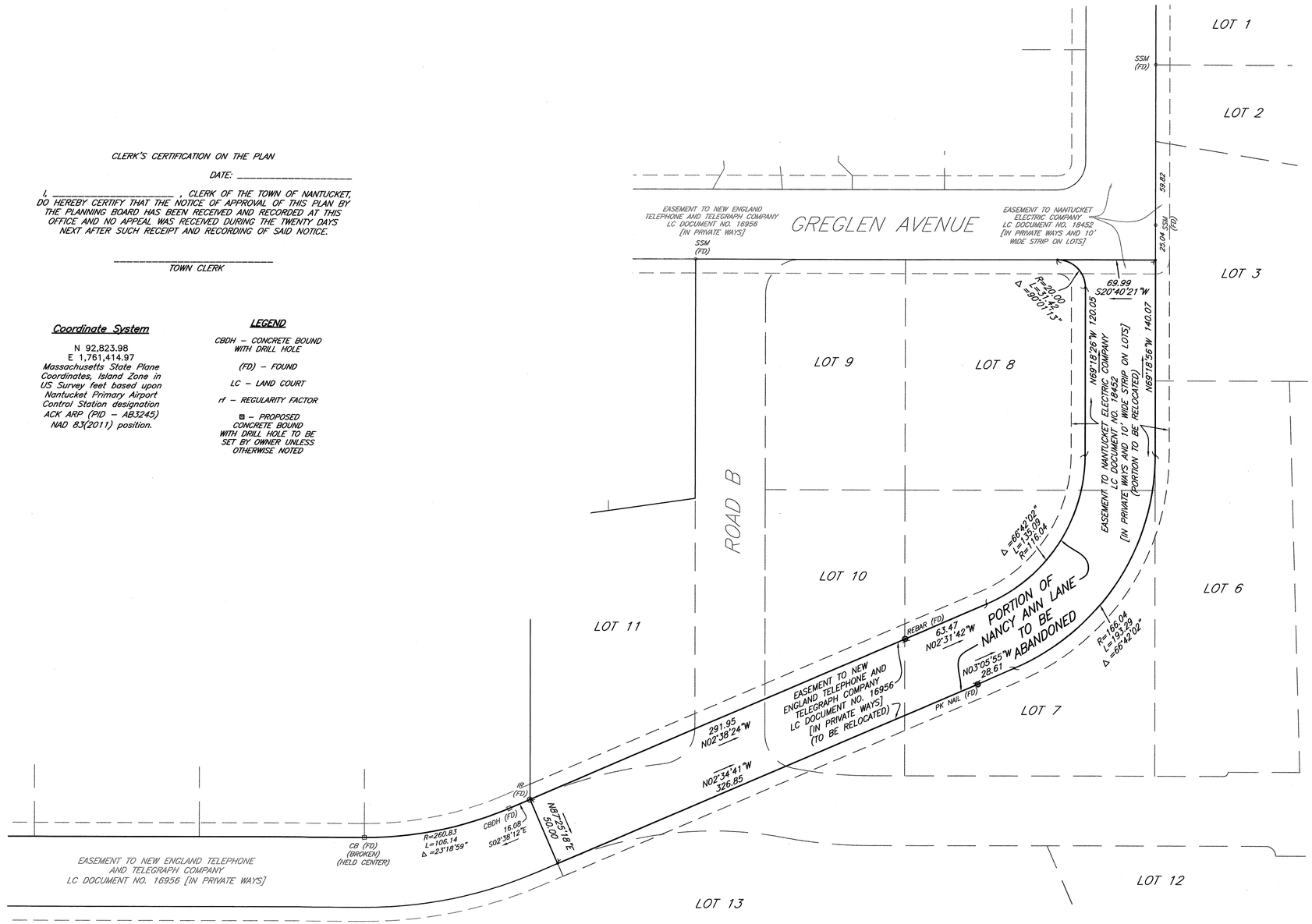
CBDH – CONCRETE BOUND WITH DRILL HOLE

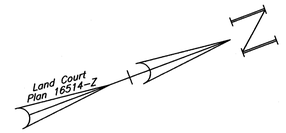
(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

⊡ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED




**NOTES:**

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 13 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND JUNE 3, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 9, 2016

_____
PROFESSIONAL LAND SURVEYOR

Seal

COMMONWEALTH OF MASSACHUSETTS
THOMAS F. WINSLOW #30320
PROFESSIONAL LAND SURVEYOR
(6-13-2016)

0' 20' 40' 80' 120'

## DEFINITIVE PLAN
## OLD SOUTH ROAD CROSSING
## NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

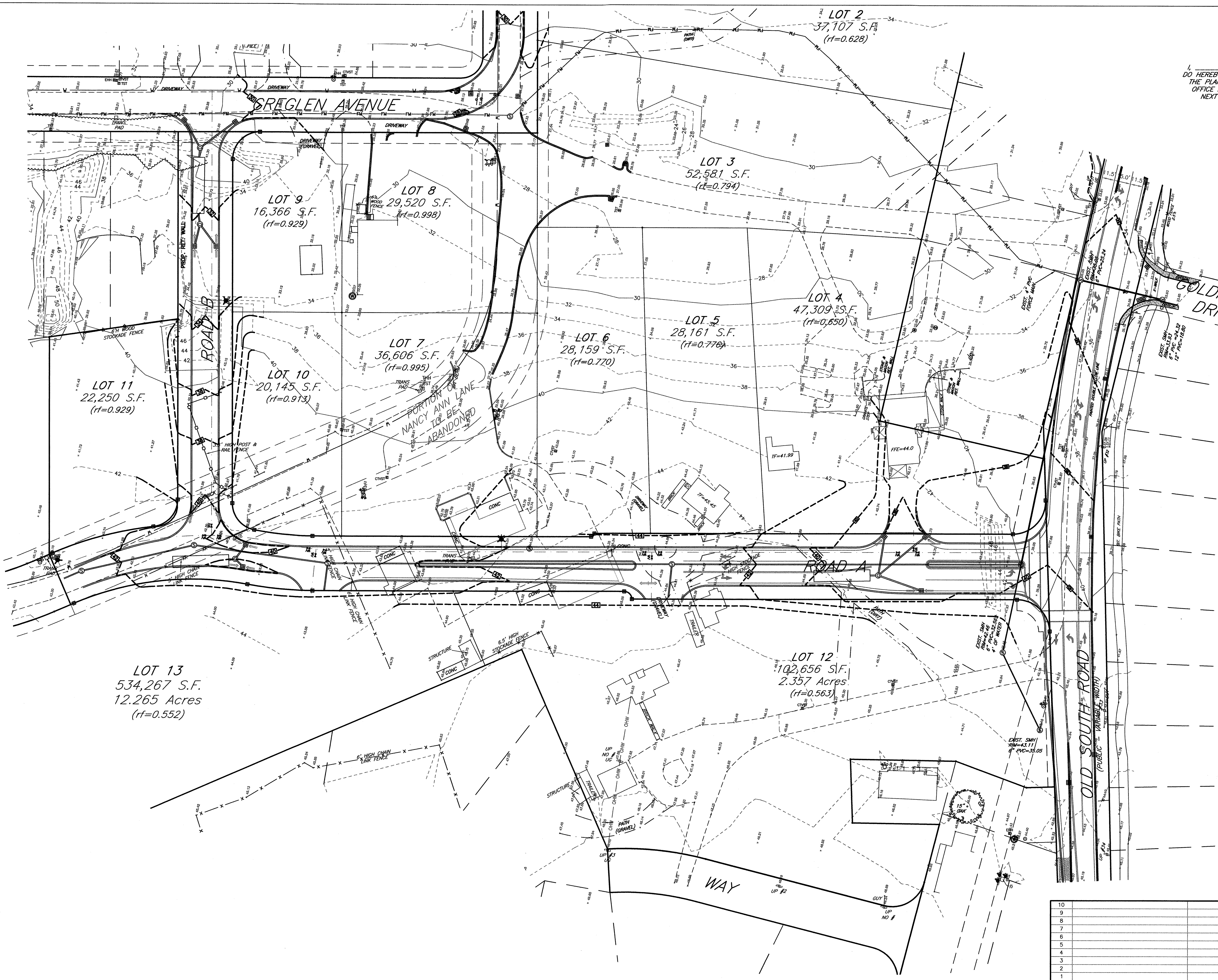
NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 4 OF 4

SHEET 5 OF 11

N:\NAN66\Dnanoyam.dwg, 6/13/2016 12:44:13 PM, TFW




CLERK'S CERTIFICATION ON THE PLAN

DATE: ____________________

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

____________________
TOWN CLERK

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. OGREN — CIVIL — No. 27145 — REGISTERED PROFESSIONAL ENGINEER — 6/13/16

0' 20' 40' 80' 120'

# DEFINITIVE TOPOGRAPHIC PLAN
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET
PLANNING BOARD

Application Filed: ____________
Final Plan Filed: ____________
Hearing Date: ____________
Plan Approved: ____________
Plan Signed: ____________

TOPO SHEET 1 OF 1

SHEET 6 OF 11

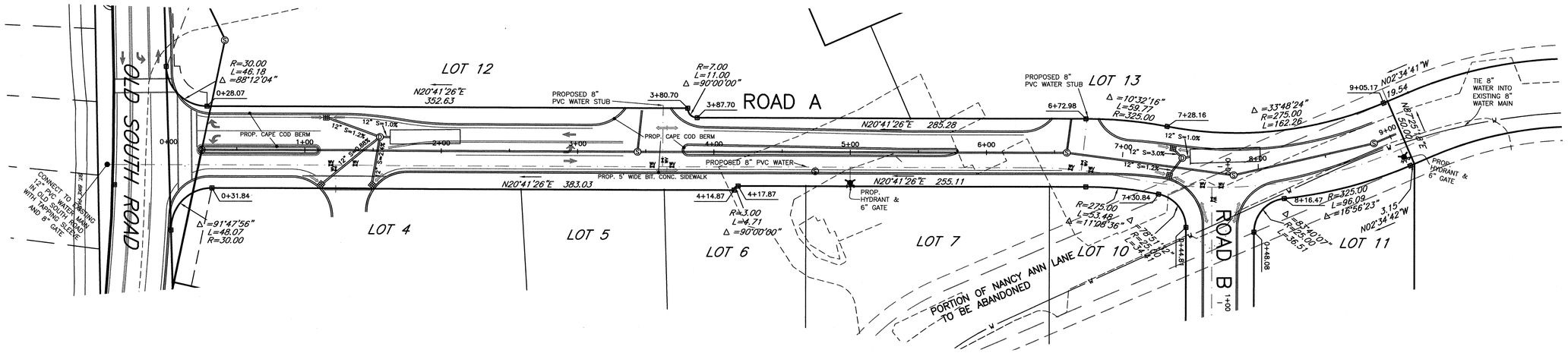
N:\NAN66\Dnancyann.dwg, 6/13/2016 1:49:05 PM, JO

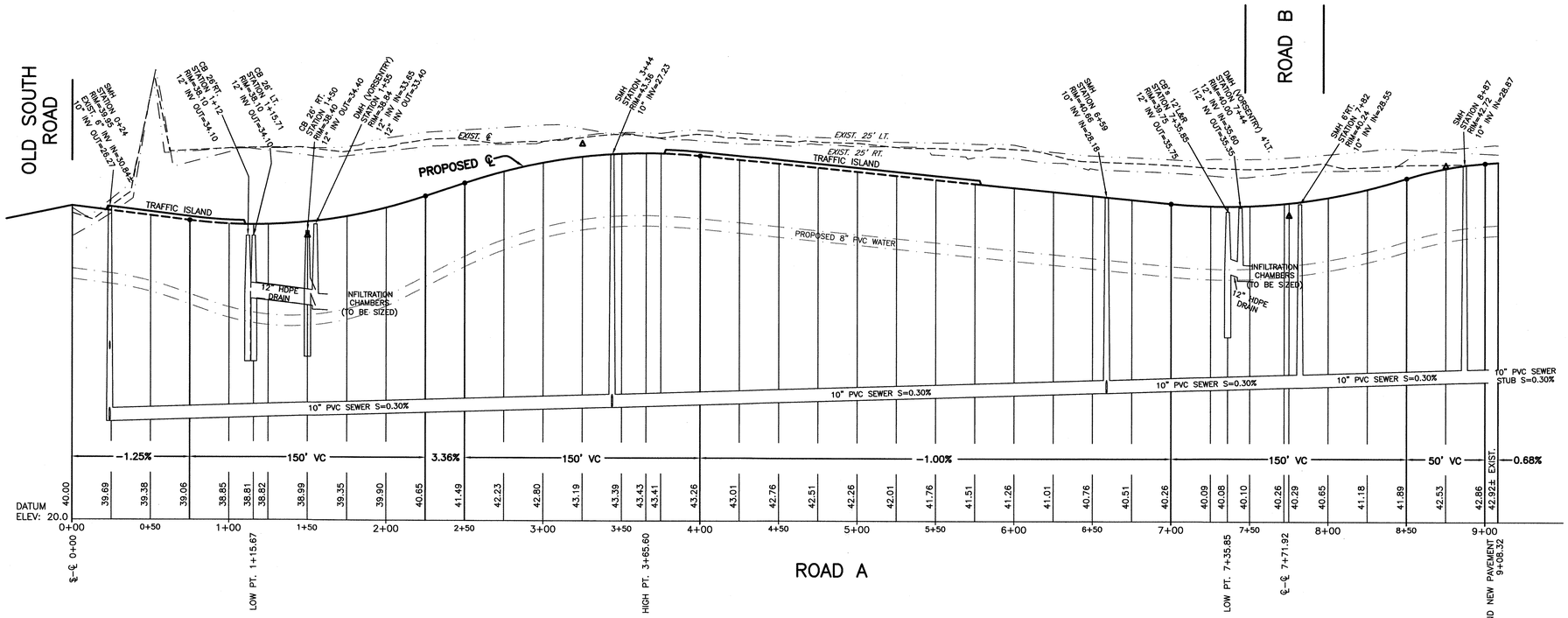
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK




NOTE:
EXISTING UTILITIES AND PAVEMENT IN THE PORTION OF NANCY ANN LANE TO BE ABANDONED ARE TO BE REMOVED.

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

# DEFINITIVE PLAN & PROFILE
# ROAD A
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' (Hor.) & 4' (Ver.) June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PROFILE SHEET 1 OF 2

SHEET 7 OF 11

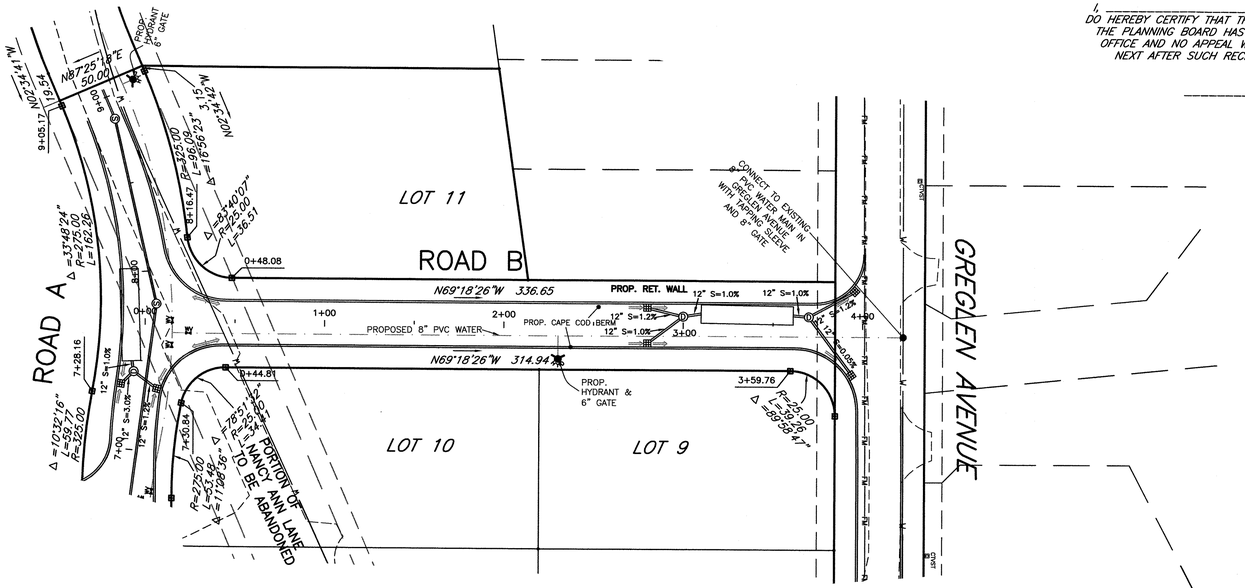
N:\NAN65\Dnancyann.dwg, 6/13/2016 1:49:30 PM, JO

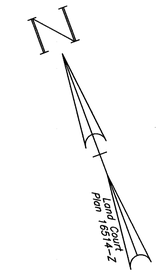
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

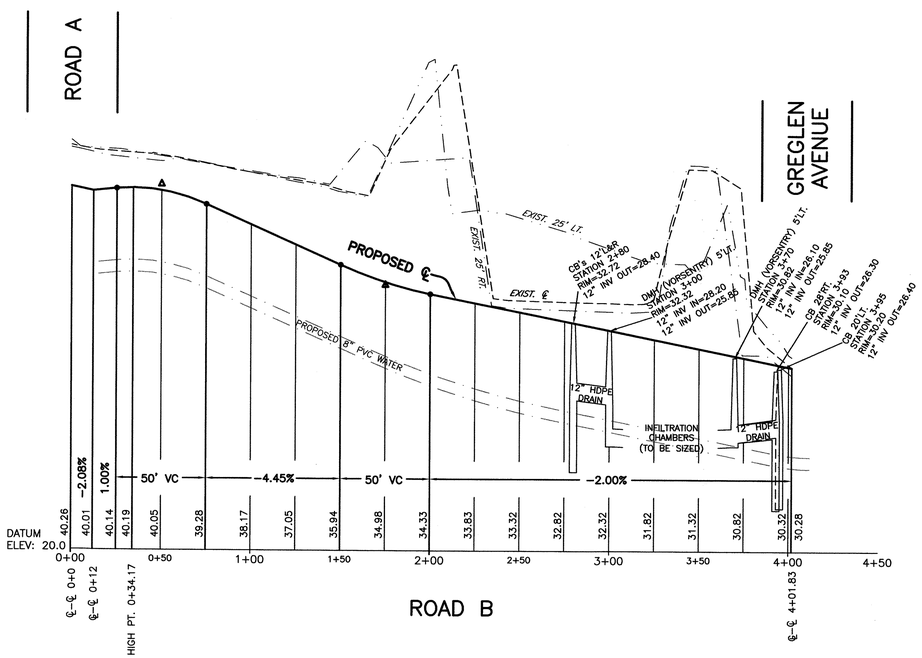
I, _____ , CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

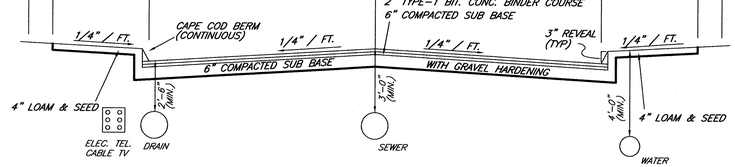
_____
TOWN CLERK




NOTE:
EXISTING UTILITIES AND PAVEMENT IN THE PORTION OF NANCY ANN LANE TO BE ABANDONED ARE TO BE REMOVED.




TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

# DEFINITIVE PLAN & PROFILE
# ROAD B
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40' (Hor.) & 4' (Ver.)
June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

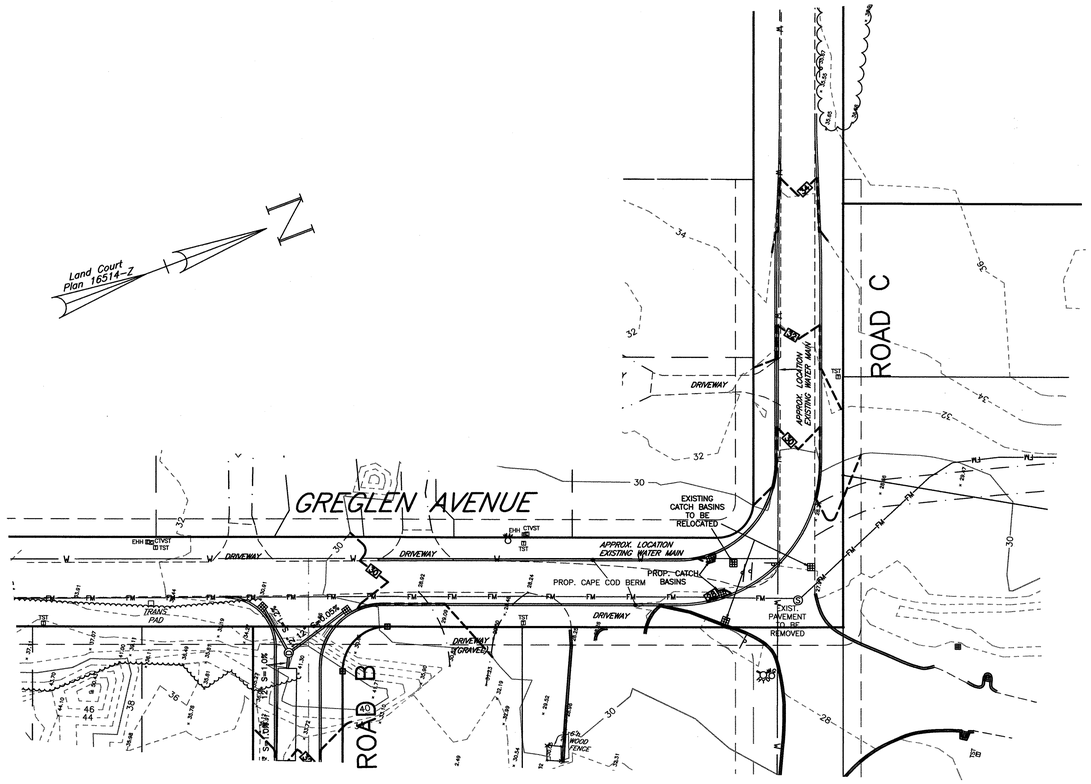
NANTUCKET
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

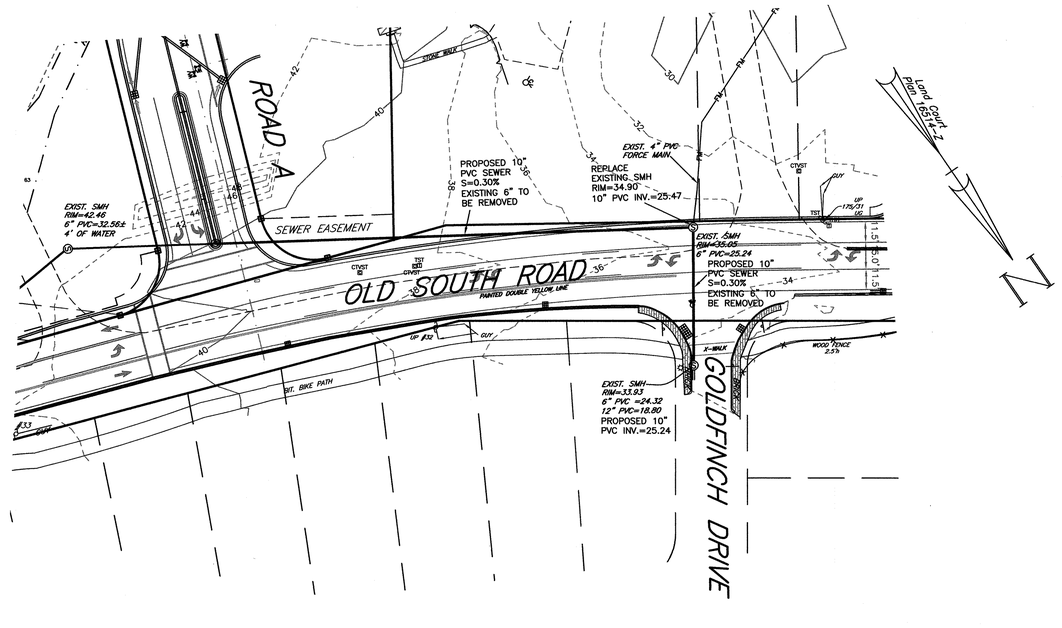
PROFILE SHEET 2 OF 2

SHEET 8 OF 11

N:\WANG\Dnanoyann.dwg, 6/13/2016 1:49:52 PM, JO




GREGLEN AVENUE & ROAD C
ROADWAY IMPROVEMENTS




PROPOSED SEWER FROM
ROAD A TO EXISTING SEWER
IN GOLDFINCH DRIVE

*CLERK'S CERTIFICATION ON THE PLAN*

*DATE: _____*

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

_____
*TOWN CLERK*

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. OGREN — CIVIL — No. 37145 — REGISTERED PROFESSIONAL ENGINEER — 6/13/16

Hayes

0' 20' 40' 80' 120'

**GREGLEN AVENUE & NANCY ANN ROADWAY IMPROVEMENTS & SEWER NANTUCKET, MASS.**

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET
PLANNING BOARD

_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

IMPROVEMENT SHEET 1 OF 2

SHEET 9 OF 11

N:\WAN66\Dnaincyann.dwg, 6/13/2016 1:50:29 PM, JO

N

GOLDFINCH DRIVE

OLD SOUTH ROAD

ROAD A

EXIST. SMH RIM=42.46 6" PVC=32.56± 4" OF WATER

EXIST. SMH RIM=35.05

EXIST. SMH RIM=35.65 6" PVC=25.24

EXIST. SMH RIM=33.93 6" PVC =24.32 12" PVC=18.80

EXIST. 4" PVC FORCE MAIN

PROPOSED BUS STOP SHELTER

PROP. PAVEMENT MARKINGS

PROP. CAPE COD BERM

10' WIDE BIT. BIKE PATH

STONE & MASONRY WALL

GRAVEL

EXISTING BUILDING

MATCH LINE

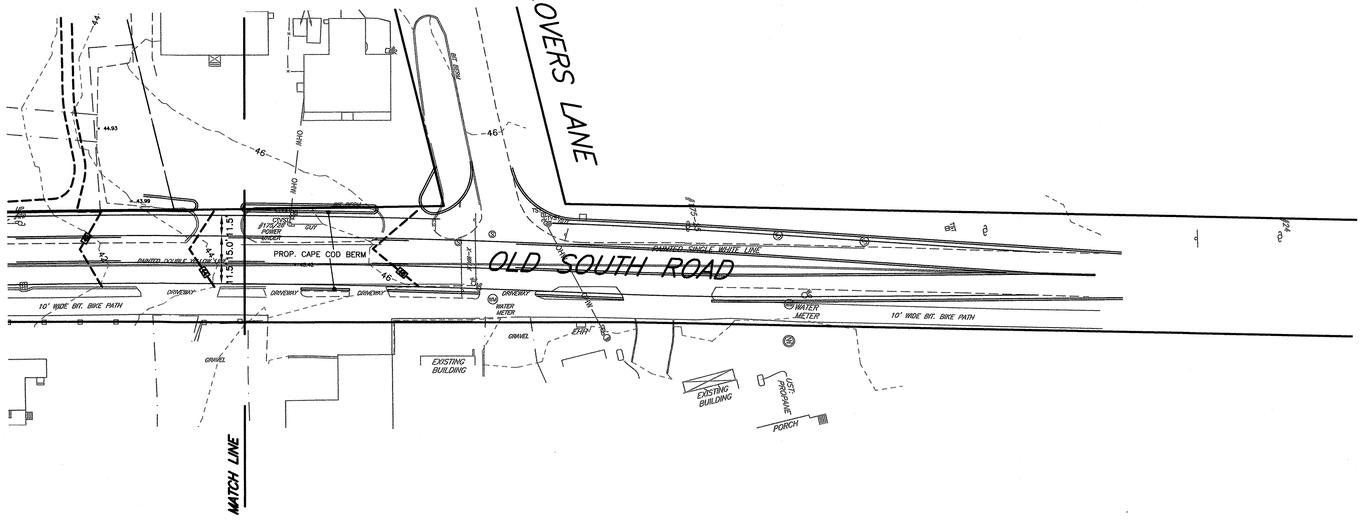
NOTE:
EXISTING UTILITY POLES ALONG THE SOUTH SIDE OF OLD SOUTH ROAD TO BE REMOVED AND UTILITIES TO BE RUN UNDERGROUND.

*CLERK'S CERTIFICATION ON THE PLAN*

*DATE: _____*

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

*_____*
*TOWN CLERK*




Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Hayes
0' 20' 40' 80' 120'

# ROADWAY IMPROVEMENT PLAN
# OLD SOUTH ROAD
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 9, 2016

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

NANTUCKET
PLANNING BOARD

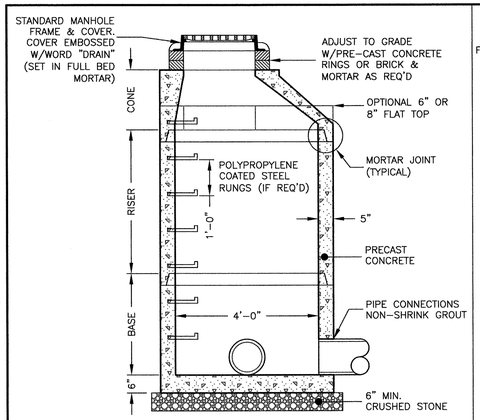
_____
_____
_____
_____
_____

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

IMPROVEMENT SHEET 2 OF 2

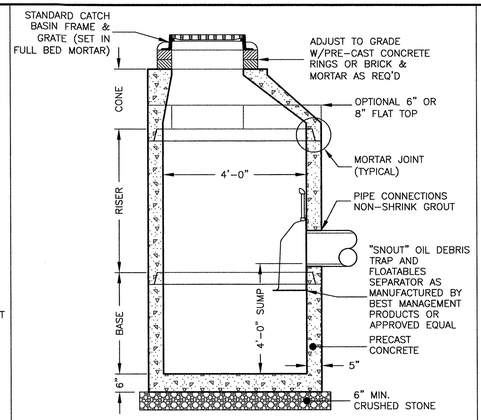
SHEET 10 OF 11

N:\NAN66\Dnancyann.dwg, 6/13/2016 1:50:51 PM, JO



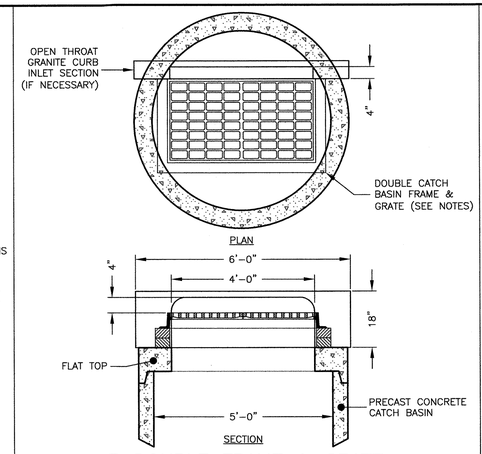

## PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



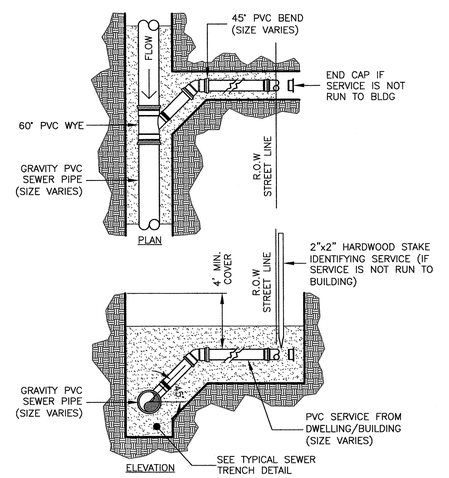

## PRE-CAST CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

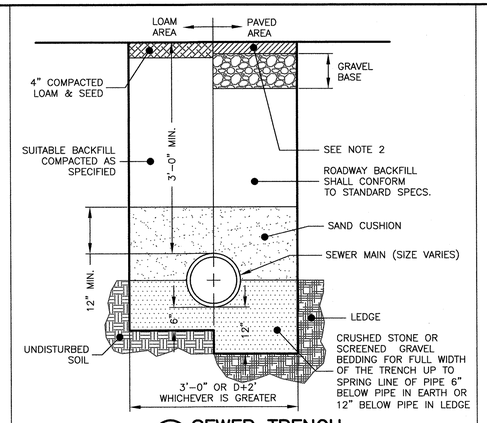



## DOUBLE FRAME & GRATE
NOT TO SCALE

NOTES:
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK120D-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.

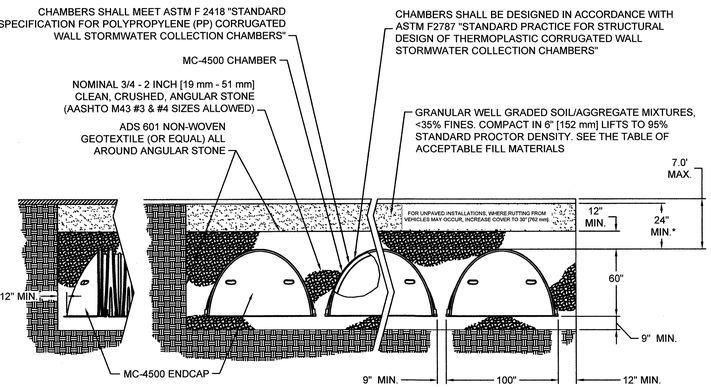



## SEWER SERVICE CONNECTION
NOT TO SCALE



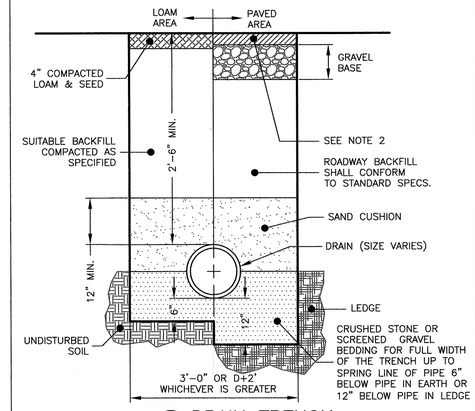

## SEWER TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.



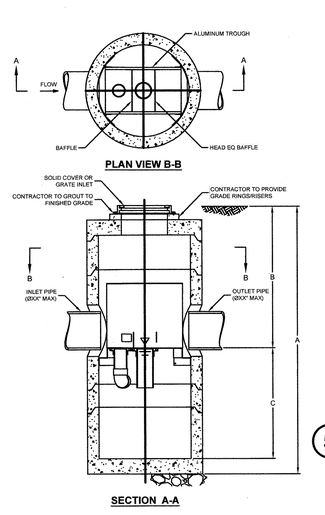

PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

## 5 MC-4500 TYPICAL CROSS-SECTION
NOT TO SCALE




## DRAIN TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.




**PLAN VIEW B-B**




**SECTION A-A**

**FRAME AND COVER**
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES
1. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

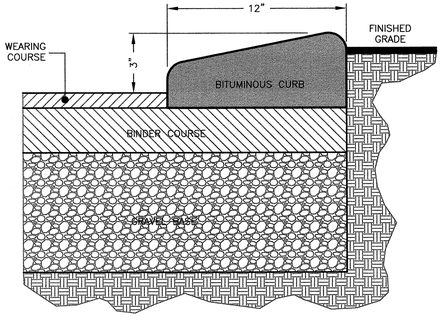
## 5 VORTSENTRY HS STANDARD DETAIL

*CLERK'S CERTIFICATION ON THE PLAN*

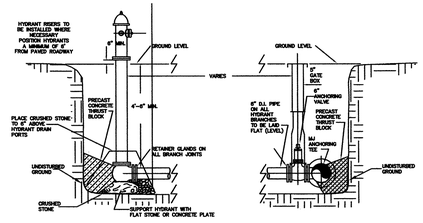
*DATE: _____*

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

_____
*TOWN CLERK*

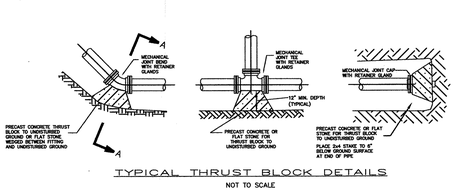



## CAPE COD CURB
NOT TO SCALE




## TYPICAL HYDRANT ASSEMBLY INSTALLATION
NOT TO SCALE

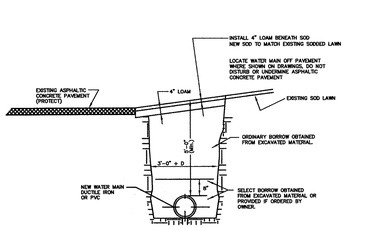
NOTES:
1. HYDRANTS ARE TO BE INSTALLED WITHIN THE ROADWAY LAYOUT
2. FOR HYDRANTS INSTALLED AT DEAD END OF WATER MAINS, INSTALL VALVE WITH RESTRAINED JOINTS AND ONE FULL LENGTH OF PIPE BETWEEN VALVE AND HYDRANT WITH RESTRAINED JOINTS
3. ALL HYDRANT BRANCH PIPING TO BE 6" DUCTILE IRON PIPE.



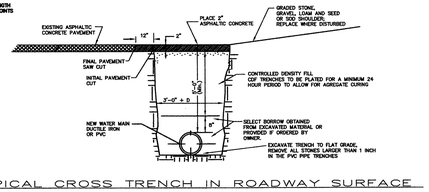

## TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE

| PIPE DIAMETER | BENDS | | | | TEE |
|---|---|---|---|---|---|
| | 11.25 | 22.5 | 45 | 90 | |
| 6 | 1 | 1 | 1 | 2 | 1.5 |
| 8 | 1 | 1 | 2 | 3 | 2.5 |
| 12 | 1 | 2 | 3.5 | 6.5 | 5 |

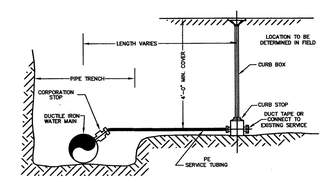
THRUST BLOCK BEARING AREA (SF)
(BASED UPON 100 psi WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)




## TYPICAL TRENCH IN SHOULDER (SOD)
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE




## TYPICAL CROSS TRENCH IN ROADWAY SURFACE
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE




## TYPICAL SERVICE CONNECTION
NOT TO SCALE

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. OGREN — CIVIL — No. 27145 — REGISTERED PROFESSIONAL ENGINEER — C1/31/16

Hayes
0' 20' 40' 80' 120'

# DETAIL SHEET
# OLD SOUTH ROAD CROSSING
# NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= N.T.S.
June 9, 2016

NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

DETAIL SHEET 1 OF 1

SHEET 11 OF 11

N:\NAN60\Dnd\cover\dwg, 6/13/2016 1:51:11 PM, JO

**REQUESTED WAIVERS**
**OLD SOUTH ROAD CROSSING**
**NANTUCKET, MASSACHUSETTS**

June 2016

**Town of Nantucket Rules and Regulations**

| | |
|---|---|
| Section 2.06b(10) | The elevations shown on the plan are NAVD88 rather than half-tide datum. |
| Section 2.06b(14)(a) | Landscape Plan to be provided prior to Planning Board approval. |
| Section 2.06b(14)(b) | Existing trees to be saved will be decided during construction. |
| Section 4.03e | No Right-of-way rounding is proposed on the south side of the intersection of Road B and Greglen Avenue. However, a 28 foot curb radius is being proposed. |
| Section 4.06(b)(3) | Stormtech® MC-4500 stormwater chambers to be substituted for the leaching basin (Appendix A, Plate No. 12) |
| Section 4.13 | Dry sewer lines are not proposed to be installed. |
| Section 4.16 | Same as Section 2.06b(14)(a) & (b) above. |
| Section 4.18 | No sidewalks are proposed along the sides of the proposed roadway Road B and one sidewalk is proposed along a portion of Road A. |
| Section 4.23 | Soil tests will be provided prior to Planning Board approval. |

Hayes Engineering, Inc

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. **NAN-0107J**

**SITE ANALYSIS REPORT**
**OLD SOUTH ROAD CROSSING**
**NANTUCKET, MASSACHUSETTS**

June 10, 2016

This site analysis report was prepared as part of the submission requirements of a definitive subdivision plan in accordance with Section II, 2.06(a) (11) of the Rules and Regulations of the Planning Board for the Town of Nantucket, as amended. This subdivision plan proposes the creation of thirteen (13) lots, in conjunction with 1,268 linear feet of roadway, together with approximately 2,300 linear feet of improvements to Old South Road, Greglen Avenue and Nancy Ann Lane (Road C) as shown on the subdivision plans. The new roadways, known as Road A and Road B are proposed to be constructed as shown on the typical cross-sections illustrated on the profile plans, in order to provide frontage and adequate access to the lots within the parcel in a safe and convenient manner.

The site, being approximately 24.3 acres in extent, is located approximately 2.1 miles southeast of the town center, and is currently consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways. The topography of the site ranges from approximately 22 feet above the North American Vertical Datum of 1988 (NAVD88) to approximately elevation 43.

The area in which the project is proposed to be constructed is within the CN, R-5 and CTEC zoning districts. Zoning requirements for each district are summarized in the table below:

| Criteria | CN Zoning District | R-5 Zoning District | CTEC Zoning District |
|---|---|---|---|
| **Lot Area** | 7,500 sf. | 5,000 sf. | 10,000 sf. |
| **Lot Frontage** | 50 feet | 50 feet | 50 feet |
| **Front Yard** | 10 feet | 10 feet | 10 feet |
| **Side Yard** | 5 feet | 10 feet on one-side, 5 feet thereafter | 5 feet |
| **Rear Yard** | 10 feet | 5 feet | 10 feet |
| **Ground Cover** | 40% | 40% | 40% |

Lot areas of proposed lots vary from 16,000 sf. to 534,000 sf.

The property is comprised of Evesboro soils and were determined by using the Web Soil Survey from the National Cooperative Soil Survey for Nantucket County. The Evesboro sands consist of excessively-drained soil, generally found in smooth, irregular-shaped areas, as reported by the Soil Conservation Service. It is expected that the permeability of the soil is rapid in the surface layer and subsoil, and very rapid in the substratum.

Due to the granular nature and the grain size of the Evesboro soils coupled with the site topography and proposed drainage design leads us to believe that erosion is not expected to be a problem. Likewise, these soils are largely void of the small grain sizes, and do not produce excessively dusty conditions. Should dust control be required, it would be handled by wetting the surface of exposed areas during periods of activity of construction vehicles or in highly windy conditions. No other form of dust control is anticipated.

No surface water resources are present on the parcel being developed, nor are any portion of the site subject to the Wetlands Protection Act for Coastal Wetland Areas (M.G.L. Chapter 131, Section 40).

No areas of the site are represented as having severe limitations due to seasonal high water table. Similarly, no portion of the site is designated as being in a Zone A, B or V, as shown on the Flood Insurance Rate Map (FIRM), Community Panel #25019C0089G, effective date June 9, 2014.

The Evesboro sands typically provide poor potential for growth of vegetation.. The site is generally comprised of a sand and gravel pit with paved areas, numerous storage structures and gravel drives. There exists scattered clusters of vegetation on the southern end of the property of vegetation with the remained either pavement or devoid of vegetation. Any tree removal for the proposed roadways will be minimal as the majority of the area within the proposed roadway is currently gravel driveways or the sand and gravel pit.

An examination of the profile sheets submitted with the plan reveals that no major changes in watershed areas or directions are contemplated by construction of the subdivision proposed in this application. The general design approach for management of storm water is to collect the roadway drainage as well as runoff from portions of the site. This runoff is to be collected in deep sump catch basins, and then directed via a closed pipe system VortSentry treatment devices and discharge to proposed subsurface infiltration areas. The closed piping system shall be designed with sufficient capacity to accommodate the 25-year design storm and mitigation for the 100-year design storm. Stormwater entering the proposed subsurface infiltration area will provide for groundwater recharge in the proposed development. Also, the proposed deep sump catch basins and VortSentry devices will improve the water quality of the runoff from the proposed roadway.

The improvements which are contemplated for construction of the subdivision roadways include rights-of-ways with varying width as depicted on the plans. Existing roadways to be abandoned shall have pavement and infrastructure removed. Minimum pavement width for newly proposed roadways having two-way (bidirectional) traffic is 24-feet.

Sanitary sewer from the lots are proposed to be connected to municipal sanitary facilities available in Old South Road proximate to the intersection with Goldfinch Drive.

Potable water will be provided for domestic purposes by connecting to the Town water supply The proposed eight (8) inch water main through the project will be connected to an existing twelve (12) inch water main in Old South Road and existing eight (8) inch water main in Nancy Ann Lane.

The project roadways are provided to service future commercial and residential\multifamily developments within the project limits. The proposed roadway system will connect two existing roadways, Greglen Avenue and Nancy Ann Lane to Old South Road. These connection will provide for adequate site distances so as to enable vehicles to safely enter and exit the property, as well as providing adequate access for emergency vehicles.

The traffic generated by uses adjacent to the proposed roadway will add to the existing traffic volumes of the surrounding streets. Roadway improvements are proposed in Old South Road to mitigate new traffic generation. The geometry and construction of the proposed roadway system will provide for a safe and convenient alignment for vehicular traffic and access to the lots by emergency vehicles.

A sidewalk is being proposed along one side of the proposed Road A right-of-way.

It is presently anticipated that all construction related to the physical roadway and infrastructure improvements would be completed within two (2) years following the receipt of all necessary approvals.

There are no proposed common open spaces associated with this development.

#39-16 Richmond Great Point Development, LLC
Old South Road Crossing Retail Liner Buildings
63, 67, 73, 75A Old South Road
Map 68 Parcels 157, 158, 129 & 999.2

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Special Permit (Retail Major Commercial Development)
Richmond Great Point Development LLC (Owner / Developer)
Old South Road Crossing Retail "Liner" Buildings Development

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "Old South Road Crossing" retail "liner" buildings development, comprised of +/- 15,500 gross square feet of retail buildings on a series of five (5) contiguous properties totaling +/- 2.4 acres of land located on portions of the 63, 67, 73 and 75 (A) Old South Road properties.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

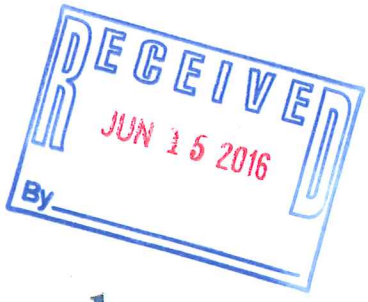
Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH




# Nantucket Planning Board

## Application for a Special Permit

Date: June 13, 2016 File #: 39-16

Name of development: Old South Road Crossing Retail "Liner" Buildings

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)
Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950
E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Hayes Engineering, Inc. (John Ogren)

Mailing address: 603 Salem Street, Wakefield MA 01880 Phone number: 781-246-2800 Fax number: 781-246-7596 E-mail: jogren@hayeseng.com

Location of lot(s):

Street address Portions of 63, 67, 73, and 75(A) Old South Road

Tax Assessors Map Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels
Plan Book Page **OR**

Plan File # **OR** Land Court Plan # at Certificate #

Size of parcel: 104,109 SF (2.39 Acres) sq. ft. Zoning District: Commercial Neighborhood (CN)

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 |
|---|---|
| | |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| 139-18(B) | Required parking spaces - request a waiver for four (4) parking space deficit (93 required, 89 provided) |
| 139-18(A)(4) | Required parking to be provided on same lot - request a waiver for several parking spaces in immediately adjacent lots to be shared in common through binding easement) . |
| 139-20.1(B)(2)(f)[1] | Maximum driveway corning roundings - request waiver to allow driveway corner roundings with radii up to twenty-eight (28) feet, to better accomodate truck traffic and deliveries. |

*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:

Owner / Applicant for this MCD is concurrently developing 56 statutorily affordable rental units and 26 statutorily affordable home ownership units on immediately adjacent properties.

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) Philip Pastan, as Manager of Richmond Great Point Development LLC

Applicant's Signature

6/13/16

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)

**"Attachment A" to**
**Major Commercial Development / Special Permit Application**

**Old South Crossing Retail "Liner" Buildings Development**
**63, 67, 73, and 75(A) Old South Road, Town of Nantucket MA**

**ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS**

---

## 63 Old South Road (Portion of 3.41 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 157

Registry / Plan Information; Lot # 872 on Land Court Plan # 16514-103)
(Land Court Certificate # 24872)

## 67 Old South Road (Portion of 1.69 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 158

Registry / Plan Information; Lot # 59 on Land Court Plan # 16514-L)
(Land Court Certificate # 24872)

## 73 Old South Road (Portion of 2.92 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 129

Registry / Plan Information; Lot # 853 on Land Court Plan # 16514-97)
(Land Court Certificate # 24872)

## 75(A) Old South Road (Portion of 0.35 Acre Total)

Tax Assessors Map Information: Map # 68, Parcel # 999.2

Registry / Plan Information; Lot # 858 on Land Court Plan # 16514-100)
(Land Court Certificate # 25525)

**"Attachment B" to**
**Major Commercial Development / Special Permit Application**

**Old South Crossing Retail "Liner" Buildings Development**
**63, 67, 73, and 75(A) Old South Road, Town of Nantucket MA**

The title to the land included in the above-referenced application is derived as follows:

**As to the Owner of One Hundred Percent (100%) of the 63 Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Thirty-Three" on Page 7 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 67 Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel One" on Page 1 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 73 Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Forty-Three" on Page 9 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 75(A) Old South Road Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated February 5, 2015, recorded at the Nantucket County Registry of Deeds, as Certificate # 25525, Document # 00147075, recorded on February 6, 2015 (referred to as "Lot 858 on Land Court Plan numbered 16514-100").

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Major Commercial Development / Special Permit (Retail)
Old South Crossing Retail "Liner" Buildings / 63, 67, 73, and 75(A) Old South Road
Richmond Great Point Development LLC (Owner / Developer)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a master commercial development / special permit to allow for the development of the series of retail "liner" buildings which are proposed to be located on a combination of five contiguous properties comprising +/- 2.39 acres of land located on portions of 63, 67, 73, and 75(A) Old South Road, fronting on Old South Road, east of Lovers Lane, in the northwestern core of the properties which were acquired by Richmond Great Point Development LLC from Walter J. Glowacki in August of 2013.

The proposed project is comprised of a cumulative total of +/- 15,500 gross square feet of retail, personal services, and restaurant space, allocated within a series of five (5) single story buildings, running from west to east along the frontage of Old South Road, integrated with connecting walkways, parking, and vehicular access. The size of the individual buildings, running from west to east, range in size from 5,170 gross square feet, to 3,235 gross square feet, to 2,400 gross square feet, to 1,500 gross square feet, to 3,200 gross square feet (with an additional 1,200 square feet area for outdoor seating).

The uses, sizes, location, orientation (fronting on Old South Road) and the character of the buildings are expressly consistent with the objectives and recommendations set forth in the land use section of the '*Naushop Crossing Area Plan*" which was created over a two year period by the Naushop Crossing Area Plan Work Group, and was adopted by the Nantucket Planning and Economic Development Commission in March of 2014.

The entirety of the property is designated within the Commercial-Neighborhood (CN) zoning district, which permits the development of retail, personal services, and restaurant uses (small / up to 70 seats).

Because the proposed project is comprised of 5,000 gross square feet or more of commercial use, "located on contiguous tracts of land and held in common or control" in the aggregate, it is subject to the issuance of a major commercial development / special permit by the Planning Board (as set forth in Section 139-11 and Section 139-30 of the Town of Nantucket Zoning Bylaw).

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor).

Because it is subject to issuance of a major commercial development / special permit, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

Each of the five (5) individual proposed buildings is located on a separate buildable lot (the subdivision for which will be achieved by way of the processing and endorsement of an Approval Not Required (ANR) Plan) which has been submitted to and is expected to be endorsed by the Planning Board at its June 13, 2016 meeting.

The lots resulting from the proposed subdivision action (in order to accommodate the development of the proposed project) will meet or exceed the relevant dimensional criteria and related requirements, as such are established in the local zoning bylaw for the applicable zoning district, including but not limited to the following:

- Minimum Lot Area (Not Less than 7,500 Square Feet)
- Minimum Lot Frontage (Not Less than 50 Linear Feet)
- Minimum Lot Regularity Factor (Not Less than 0.55)

The specific dimensional characteristics of the five (5) lots that are proposed to be created (in order to accommodate the development of the proposed project) will be as follows:

**Old South Crossing Retail Liner Buildings Project**
**Summary of Dimensional Characteristics (Proposed Lots / Buildings)**

| Lot Number on Plan | Lot Area (Square Footage) | Lot Frontage (Linear Feet) | Lot Regularity Factor (rf) |
|---|---|---|---|
| Lot # 1 / Building # 1 | 40,925 | 181.78 | 0.939 |
| Lot # 2 / Building # 2 | 16,232 | 114.52 | 1.009 |
| Lot # 3 / Building # 3 | 13,583 | 92.41 | 0.948 |
| Lot # 4 / Building # 4 | 8,163 | 55.54 | 0.796 |
| Lot # 5 / Building # 5 | 25,206 | 171.72 | 0.992 |
| **Subtotal (Average)** | **104,109 (2.39 A)** | **123.19** | **0.937** |

The proposed project meets or exceeds all of the applicable intensity and dimensional criteria set forth in the Town of Nantucket Zoning Bylaw, including the maximum ground cover and the regularity factor. A summary of the proposal for most of the relevant criteria, broken out by lot / building for each of the five (5) individual buildings, are depicted in the "Zoning Table" that is included on the cover sheet of the plan set that is included as part of this submittal.

A total of eighty-nine (89) off street parking spaces have been proposed to serve the project. A total of ninety-three (93) spaces are required, based on the minimum parking requirements set forth in Section 139-18 of the Town of Nantucket Zoning Bylaw (Off Street Parking Requirements), resulting in the project providing ninety-six percent (96%) of the total required off street parking. Based on the foregoing, a waiver is requested to allow for approval of the project with the anticipated deficit of four (4) off street parking spaces.

The basis and justification for the requested waiver is set forth herein. Because the parking, as designed, is located in adjacent, physically interconnected lots and because the nature of the retail, personal services, and restaurant uses that are anticipated often generate multiple uses by the same patrons during a single trip to the property, and because the nature and operating hours of the specific uses that generally occupy such multi-building and multi-tenant retail clusters create different peaks of operation and gaps in opening / closing times and operating hours, we believe that the four (4) parking space deficit will be deminimus and will not adversely impact the operation of the proposed project and that the parking provided will be more than sufficient.

In addition, because of the nature of the design of the vehicular circulation system and "parking islands" in order to meet the required subdivision and frontage requirements, and to allow for greater open space and a better aesthetic layout overall, the parking lots serving several of the buildings have been consolidated and interconnected as such to where some of the individual parking spaces overlap into adjacent (interior) lots. As a result, a second parking-related waiver is requested, from the requirement set forth in Section 139-18(A)(4) that "all off street parking spaces shall be provided on the same lot as the principal or accessory use they are required to serve".

Should the Planning Board approve the relief described above, the rights and conditions of the shared parking between the lots and uses will be documented in a binding easement that will be recorded and will be applicable to all of the lots, which will essentially function as a small, integrated shopping center.

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

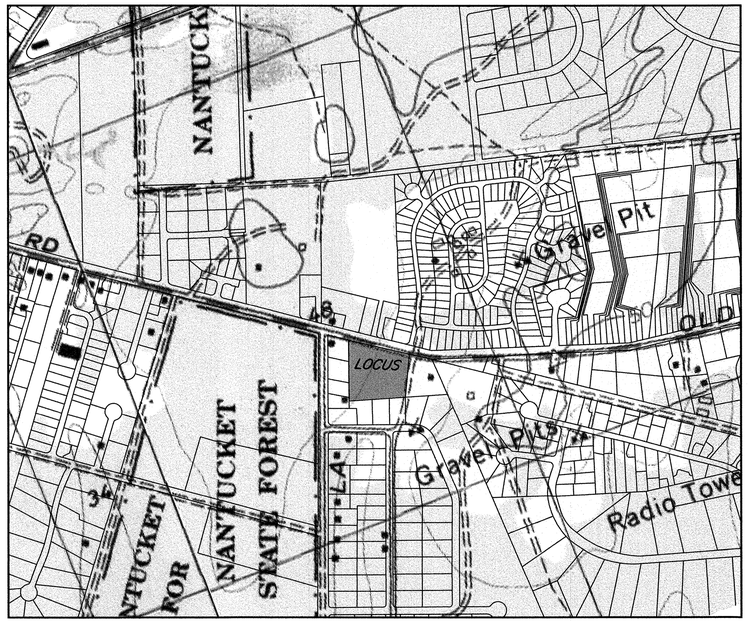
If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH
John Ogren, Hayes Engineering

# OLD SOUTH ROAD CROSSING
# RETAIL "LINER BUILDINGS"
## MAJOR COMMERCIAL DEVELOPMENT/
## SPECIAL PERMIT SITE PLAN
AT
63, 67, 73 and 75A OLD SOUTH ROAD
NANTUCKET, MASSACHUSETTS




KEY MAP
SCALE: 1"=500'±
0' 500' 1,000'

SOURCE: USGS science for a changing world

## LEGEND OF SYMBOLS & ABBREVIATIONS

| EXISTING | | PROPOSED |
|---|---|---|
| BM No.1 BM | BENCH MARK | P-BM No.1 PBM |
| BB | BITUMINOUS BERM | PBB |
| CCB | BITUMINOUS CAPE COD BERM | PCCB |
| | BUILDING | |
| CATV | UNDERGROUND CABLE | P-CATV |
| 57 | COUNTOUR (1') | P-57 |
| 60 | CONTOUR (5') | P-60 |
| EL. 57.2 | ZONE A (100-YEAR FLOOD ZONE) | N/A |
| CONC. | CEMENT CONCRETE | CONC. |
| SGC | SLOPED GRANITE CURB | PSGC |
| VGC | VERTICAL GRANITE CURB | PVGC |
| EOD | EDGE OF DISTURBANCE | LOW |
| D | UNDERGROUND DRAIN PIPE | D |
| | CATCH BASIN | |
| | DRAIN MANHOLE | |
| | ROUND CATCH BASIN | |
| E | UNDERGROUND ELECTRIC | E |
| X | CHAIN LINK FENCE | X |
| | POST & RAIL FENCE | |
| | STOCKADE FENCE | |
| | VINYL FENCE | |
| FFE=60.43 GFE=57.65 | FINISHED FLOOR ELEVATION | FF=60.43 GF=57.65 |
| FDN | GARAGE FLOOR ELEVATION | |
| | FOUNDATION | W=119.00 |
| G | UNDERGROUND GAS MAIN | G |
| GS | UNDERGROUND GAS SERVICE | GS |
| GRAVEL | EDGE OF GRAVEL | GRAVEL |
| x 57.83 | SPOT GRADE | 52X3 |
| GUARD RAIL | GUARD RAIL | PR. GUARD RAIL |
| | HANDICAP PLACARD PARKING | |
| HCR | WHEEL CHAIR RAMP | HCR |
| HW | HEADWALL | |
| LDSCP | LANDSCAPE AREA | P-LDSCP |
| LEDGE | LEDGE OUTCROP | |
| | BOLLARD | |
| OHW | OVERHEAD WIRE | P-OHW |
| UP No. 1 | UTILITY POLE | PROP. UP |
| 7 spaces | PAINTED PARKING & SPACE COUNT | 7 spaces |
| PATH | PATH | PR. PATH |
| EP | EDGE OF PAVEMENT | PR. EP |
| 3 : 1 SLOPE RIP-RAP | BOULDER RIP-RAP & SLOPE | 3:1 RIP-RAP |
| S | UNDERGROUND SEWER | S |
| SS | UNDERGROUND SEWER SERVICE | SS |
| S | SEWER MANHOLE | S |
| | SEWER CLEANOUT | |
| BIT. SIDEWALK 4'w | BITUMINOUS CONCRETE SIDEWALK | 4'w BIT. SIDEWALK |
| SIGN | SIGN | SIGN |
| | EROSION & SEDIMENTATION CONTROL | |
| | STEPS | |
| BLDR | BOULDER | |
| | STONEWALL | |
| | CENTERLINE OF SWALE | SWALE |
| T | UNDERGROUND TELEPHONE | T |
| | TESTHOLE LOCATION | PTH-1 P-HW |
| | MONITORING WELL LOCATION | |
| | PERCOLATION TEST LOCATION | PTH-1 |
| SINGLE WHITE | PAINTED TRAFFIC LINE & TYPE | PR. SINGLE WHITE |
| 12" MAPLE | DECIDUOUS TREE, SIZE & TYPE | 2" OAK |
| 6" PINE | CONIFEROUS TREE, SIZE & TYPE | 2" PINE |
| ARBORVITAE | HEDGE ROW AND TYPE | PR. ARBORVITAE |
| RW=57.5 TW=60.5 | RETAINING WALL | PRW=57.5 PTW=60.5 |
| W | UNDERGROUND WATER MAIN | W |
| WS | UNDERGROUND WATER SERVICE | WS |
| W-PNT | PAINTED UNDERGROUND WATER | N/A |
| | WATER GATE VALVE BOX | |
| | WATER SERVICE CURB BOX | |

## ZONING TABLE

| ZONE | CN | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 |
|---|---|---|---|---|---|---|
| DIMENSIONAL CONTROLS | REQUIRED/ALLOWED | PROVIDED | PROVIDED | PROVIDED | PROVIDED | PROVIDED |
| FRONT YARD SETBACK | 10 ft. | 40.0 ft. | 24.2 ft. | 25.2 ft. | 25.1 ft. | 25.2 ft. |
| SIDE YARD SETBACK | 5 ft. | 39.9 ft. | 14.1 ft. | 10.0 ft. | 8.0 ft. | 42.5 ft. |
| REAR YARD SETBACK | 10 ft. | 97.4 ft. | 73.2 ft. | 72.2 ft. | 72.1 ft. | 72.2 ft. |
| MIN. FRONTAGE | 50 ft. | 181.78 ft. | 114.52 | 92.41 ft. | 55.54 ft. | 171.72 ft. |
| MIN. LOT AREA | 7,500 s.f. | 40,925 sf. | 16,232 sf. | 13,583 sf. | 8,163 sf. | 25,206 sf. |
| MAX. GROUND COVER RATIO | 40% | 12.6% | 19.9% | 17.7% | 18.4% | 12.7% |
| MIN. OPEN AREA | 30% (MCD) | 41.5% | 31.3% | 29.9% | 37.3% | 39.2% |

PROPERTY LIES WITHIN THE WELLHEAD PROTECTION DISTRICT.

## NOTES:

1. LOT LINES DEPICTED HEREON ARE TAKEN FROM "SUBDIVISION PLAN OF LAND IN NANTUCKET, MASS." DATE JULY 16, 2015 REVISED THROUGH OCTOBER 5, 2015 PREPARED BY HAYES ENGINEERING, INC.
2. TOPOGRAPHIC INFORMATION DEPICTED HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. ON THE FOLLOWING DATES:
   a. SEPTEMBER 22, 2014
   b. JUNE 16, 2015
   c. SEPTEMBER 17, 2015
3. THE DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE ENTIRE PARCEL IS LOCATED WITHIN THE WATER RESOURCE PROTECTION DISTRICT, ZONE II WELLHEAD PROTECTION AREA.
5. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (A or V) AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C 0089G EFFECTIVE JUNE 9, 2014.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
9. THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.

**WAIVERS REQUESTED:**

1. §139-20.1.B(2)(f)[1] MAXIMUM DRIVEWAY CORNER ROUNDINGS: ALLOW CORNER ROUNDINGS WITH RADII UP TO 28'.
2. §139-18.A(4) REQUIRED OFF STREET PARKING SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL OR ACCESSORY USE THEY ARE REQUIRED TO SERVE: ALLOW CROSS ACCESS EASEMENTS FOR PARKING.
3. §139-18.B PARKING REQUIREMENTS: ALLOW 89 SPACES IN PLACE OF THE 93 SPACES REQUIRED.

## PARKING CALCULATIONS

| LOT NO. | REQUIRED | PROVIDED |
|---|---|---|
| LOT 1 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(5,170sf GFA)(1sp/200sf) = 25.8 spaces<br>1 space PER 3 employees on peak shift<br>(6 employees)(1sp/3emp) = 2 spaces<br>Total = 28 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 2sp | 22 spaces<br>(2 handicapped accessible) |
| LOT 2 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(3,235sf GFA)(1sp/200sf) = 16.2 spaces<br>1 space PER 3 employees on peak shift<br>(3 employees)(1sp/3emp) = 1 spaces<br>Total = 17 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 1sp | 17 spaces<br>(1 handicapped accessible) |
| LOT 3 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(2,400sf GFA)(1sp/200sf) = 12 spaces<br>1 space PER 3 employees on peak shift<br>(3 employees)(1sp/3emp) = 1 spaces<br>Total = 13 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 1sp | 14 spaces<br>(1 handicapped accessible) |
| LOT 4 | RETAIL - 1 space PER 200sf OF GROSS FLOOR AREA (GFA)<br>(1,500sf GFA)(1sp/200sf) = 7.5 spaces<br>1 space PER 3 employees on peak shift<br>(3 employees)(1sp/3emp) = 1 spaces<br>Total = 9 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 1sp | 9 spaces<br>(1 handicapped accessible) |
| LOT 5 | RESTAURANT, TAVERNS AND BARS, including outside seated-service areas - 1 space PER 3 seats<br>(70 seats)(1sp/3 seats) = 23.3 spaces<br>1 space PER 3 employees on peak shift<br>(9 employees)(1sp/3emp) = 3 spaces<br>Total = 26 spaces REQUIRED<br><br>HANDICAPPED ACCESSIBLE SPACES REQUIRED = 2sp | 27 spaces<br>(2 handicapped accessible) |
| TOTAL | 93 PARKING SPACES | 89 PARKING SPACES |

**NOTE:**

CROSS ACCESS AND PARKING EASEMENTS TO BE PROVIDED FOR ALL DRIVEWAYS AND PARKING DEPICTED HEREON.

## SHEET INDEX



| PLAN TITLE | SHEET DESIGNATION |
|---|---|
| INDEX | C1 |
| EXISTING CONDITIONS | C2 |
| LAYOUT | C3 |
| GRADING | C4 |
| UTILITIES | C5 |
| DETAILS | C6 |
| DETAILS | C7 |
| INTERIM SITE PLAN | C8 |



Prepared For:

Owner / Applicant
RICHMOND GREAT POINT DEVELOPMENT, LLC
90 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:


Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com


Design By: PJO
Drawn By: AMC
Checked By: PJO
Project File: NAN-0107T
Comp. No: NAN66
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"=30' (0' 15' 30' 60')
Date: June 10, 2016

Drawing Title:
OLD SOUTH ROAD CROSSING
INDEX PLAN
OLD SOUTH ROAD
NANTUCKET, MASS.

Seal:
PETER J. OGNIBENE
CIVIL
No. 27148
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Drawing No.:
C1

SHEET 1 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 9:26:59 AM, TC

LOT 6
231,579 S.F.
5.31 Acres

LOT 1
40,925 S.F.

LOT 2
16,232 S.F.

LOT 3
13,583 S.F.

LOT 4
8,163 S.F.

LOT 5
25,206 S.F.

DECLARATION REGARDING PARKING SPACES (APPROXIMATE LOCATION) LC DOCUMENT NO. 136283

3.5' HIGH POST & RAIL FENCE

OLD SOUTH ROAD (PUBLIC - VARIABLE WIDTH) 1942 COUNTY LAYOUT ROAD PLAN #200, ROAD DRAWER #1

LOVERS LANE (66 FEET WIDE)

GOLDFINCH DRIVE

PARKING EASEMENT LC DOCUMENT NO. 136283

10' WIDE BIT. BIKE PATH

STONE & MASONRY WALL

STONE & MASON RET. WALL

STONE WALK

WOOD FENCE 2.5'h

P&R FENCE 3' HIGH

6' STOCKADE FENCE

PAINTED DOUBLE YELLOW LINE

BIT. BIKE PATH

PATH (DIRT)

BIT. BERM

CONC. AC PAD

REFRIGERATION UNITS

EXISTING BUILDING

GRAVEL

PLANTER

BROKEN PAVEMENT

DRIVEWAY (GRAVEL)

NEW & OLD UP #2 W/POWER UNDER

#1-1 W/POWER UNDER

ELECTRIC METER

WATER METER

SIGN: "OLD SOUTH LIQUORS" & (2) FLOODLIGHTS

SIGN: HP PARKING

OLD SOUTH LIQUORS SIGN

ENTER DO NOT ENTER SIGNS

PEDESTRIAN CROSSING SIGN

TRUCKS ENTERING SIGN

SIGN: "STOP"

SIGN: "STOP" & "DO NOT ENTER"

EXIST. SMH RIM=35.05 8" PVC=25.24

EXIST. SMH RIM=33.93 6" PVC =24.32 12" PVC=16.80

DMH RIM=33.38 6" IRON TOP PIPE=29.28

CB RIM=33.59 8" PVC INV.=30.79 10" CMP INV.=30.79

CB RIM=34.91 NO PIPE OBSERVED WATER DOWN +.15

CB RIM=34.79 12" RCP INV.=30.92 12" CMP INV.=31.39

DBL CB RIM=34.70 12" RCP INV.=30.92 12" CMP INV.=31.39

DBL CB RIM=34.12

CB RIM=33.02 10"CMP INV.=30.37 12" CMP INV.=30.17

CB RIM=32.70 8" PVC INV.=31.25

FF=44.0

FF=44.6

FF=41.99

FF=45.45

N

Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wilmington, MA 01887
Ph: 978.988.2800
Fax: 781.246.7596
www.hayeseng.com

Design By: PJO
Drawn By: AMC
Checked By: PJO
Project File: NAN-0107T
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1" = 30'
0' 15' 30' 60'

Date: June 10, 2016

Drawing Title:

# OLD SOUTH ROAD CROSSING
## EXISTING CONDITIONS PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

Seal:

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER

Drawing No.:

C2

SHEET 2 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:35:11 AM, TC

Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayesengr.com

Design By: PJO
Drawn By: AMC
Checked By: PJO
Project File: NAN-0107T
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"= 30'
0' 15' 30' 60'

Date: June 10, 2016

Drawing Title:

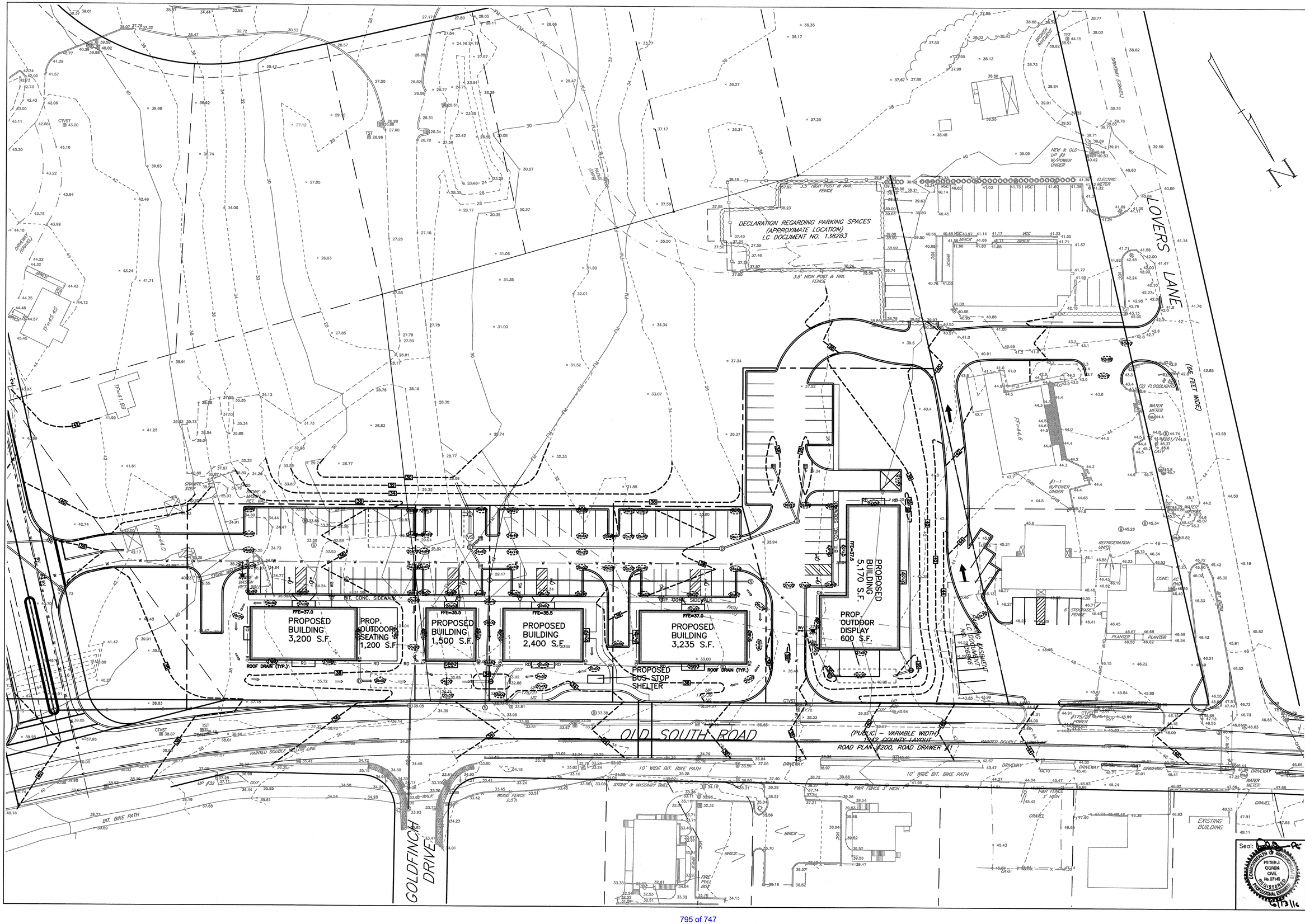
# OLD SOUTH ROAD CROSSING
## LAYOUT PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

Drawing No.: C3

SHEET 3 OF 8

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. OLSEN — CIVIL — No. 39165 — REGISTERED PROFESSIONAL ENGINEER

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:34:06 AM, TC




| Prepared For: |
|---|
| Owner / Applicant |
| RICHMOND GREAT POINT DEVELOPMENT, LLC<br>410 LINCOLN STREET<br>CONCORD, MA 01887<br>(978) 988-3900 |

| Prepared By: |
|---|
| Hayes Engineering, Inc.<br>603 Salem Street<br>Wakefield, MA 01880<br>Ph: 781.246.2800<br>Fax: 781.246.7596<br>www.hayeseng.com |

| | |
|---|---|
| Design By: | PJO |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0107T |
| Comp. No: | NAN66 |
| ☒ Issued For Permit | |
| ☐ Issued For Review | |
| ☐ Issued For Bid | |
| ☐ Issued For Construction | |
| ☒ Not For Construction | |

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Scale: 1"=30' (0' 15' 30' 60')

Date: June 10, 2016

Drawing Title:

# OLD SOUTH ROAD CROSSING
## GRADING PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

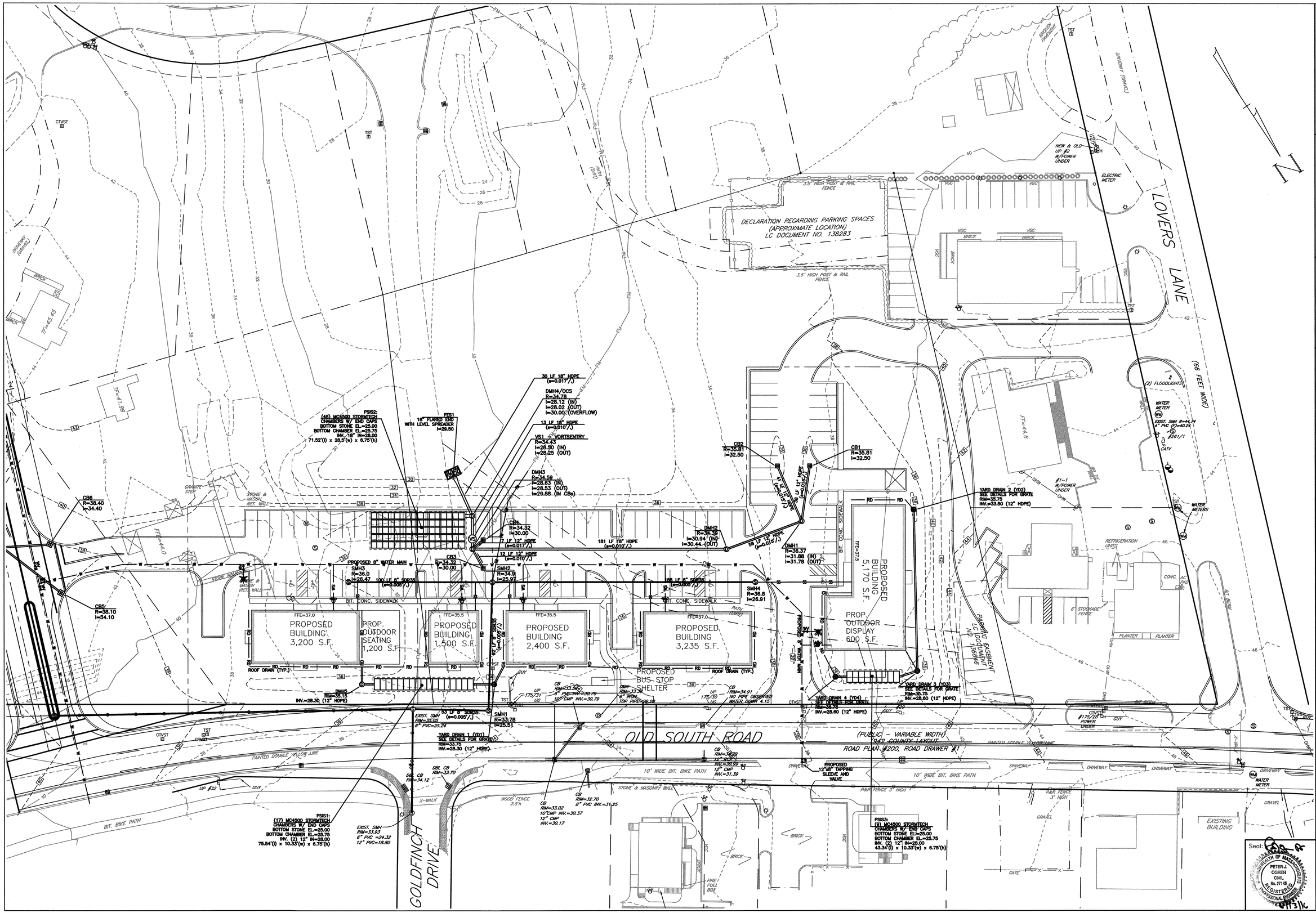
Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. COREN — CIVIL — No. 27145 — REGISTERED PROFESSIONAL ENGINEER — 6/13/16

Drawing No.:

C4

SHEET 4 OF 8

N:\NAN66\SP_OSRiner_COMPILED.dwg, 6/13/2016 8:34:11 AM, TC




796 of 747

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:34:16 AM, TC

Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3800

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Phone: 781.246.3800
Fax: 781.246.7596
www.hayesengr.com

| | |
|---|---|
| Design By: | PJO |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0107T |
| Comp. No: | NAN66 |

- ☒ Issued For Permit
- ☐ Issued For Review
- ☐ Issued For Bid
- ☐ Issued For Construction
- ☒ Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"=30' (0' 15' 30' 60')

Date: June 10, 2016

Drawing Title:

# OLD SOUTH ROAD CROSSING UTILITIES PLAN OLD SOUTH ROAD NANTUCKET, MASS.

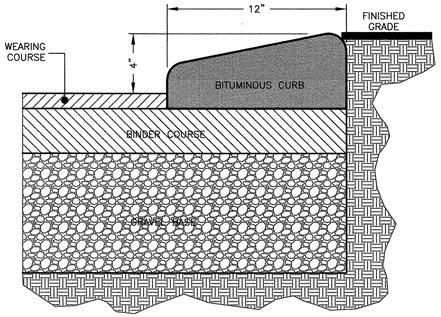
Seal:

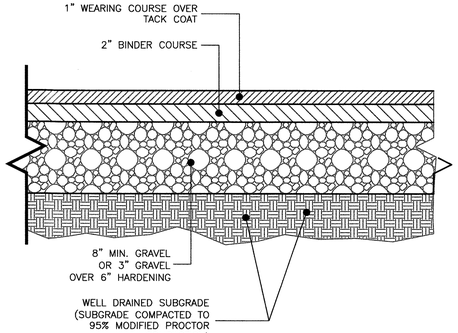
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 37145
REGISTERED PROFESSIONAL ENGINEER

Drawing No.:

C5

SHEET 5 OF 8

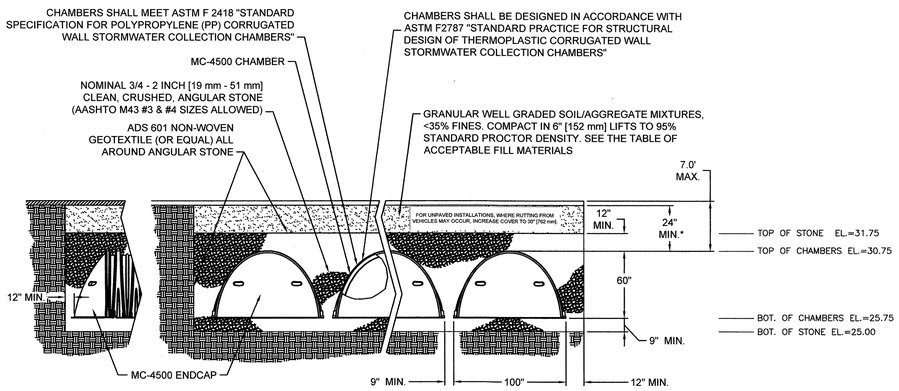



## 2 PAVEMENT SECTION
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.

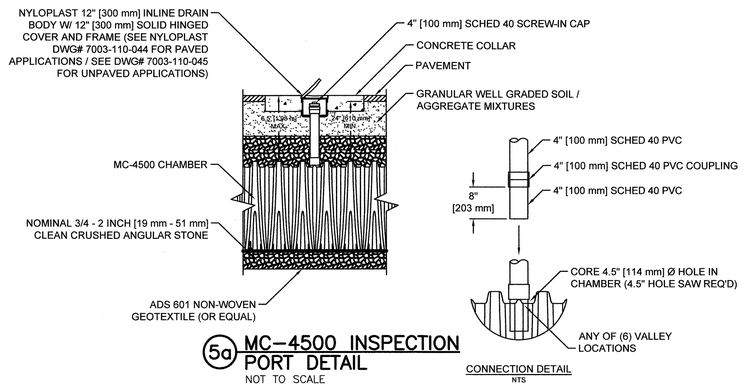
## 1 CAPE COD CURB
NOT TO SCALE



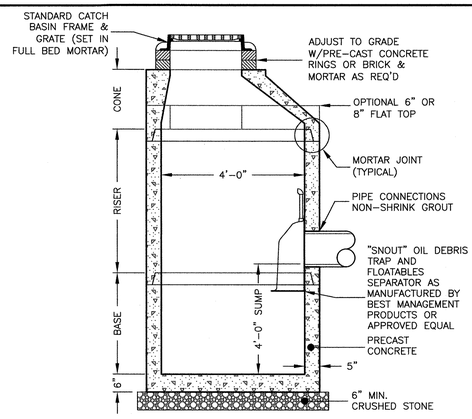

PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

## 5 MC-4500 TYPICAL CROSS-SECTION
NOT TO SCALE

NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

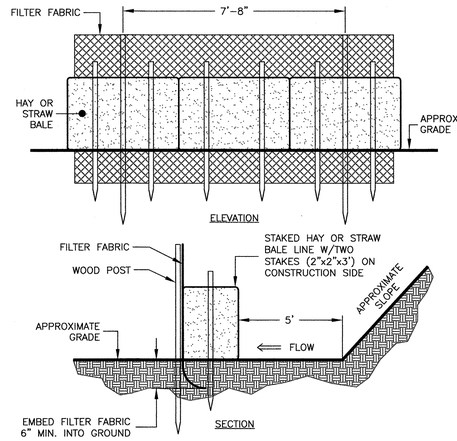



## 5a MC-4500 INSPECTION PORT DETAIL
NOT TO SCALE



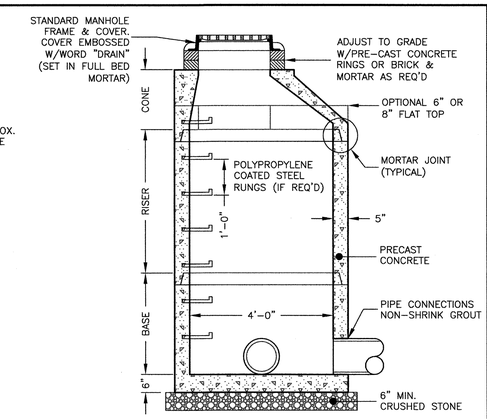

## 3 PRE-CAST CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



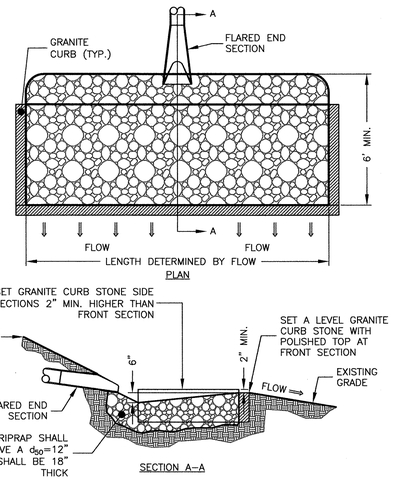

## 4 SILT FENCE & HAY/STRAW BALE
NOT TO SCALE

NOTE:
USE STRAW BALES ADJACENT TO WETLANDS

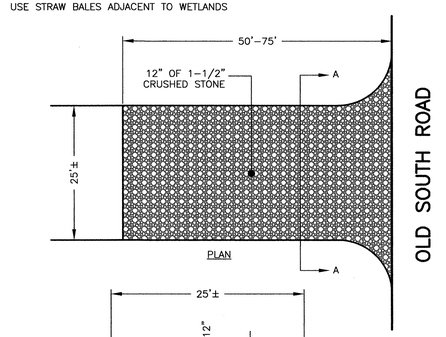



## PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

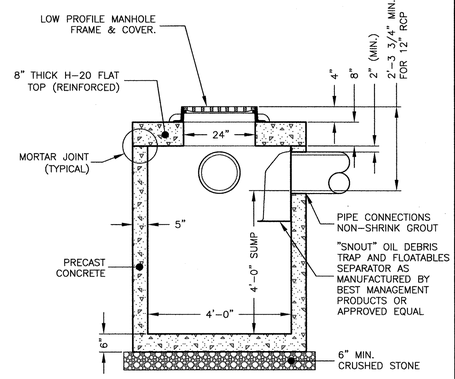



## 6 LEVEL SPREADER
NOT TO SCALE



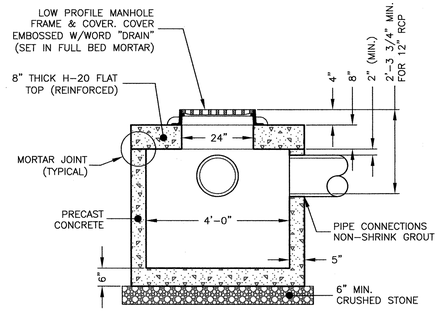

## 7 TIRE TRACKING PAD
NOT TO SCALE

NOTE:
PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY



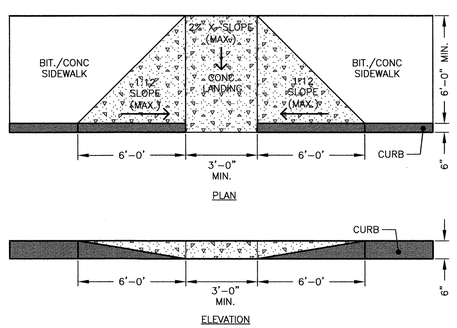

## 8 REDUCED COVER CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."




## 9 REDUCED COVER DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

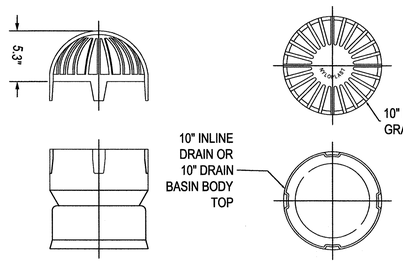



## 10 WHEELCHAIR RAMP
NOT TO SCALE

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

## 1099CGD

APPROX. DRAIN AREA = 54.00 SQ IN
APPROX. WEIGHT = 8.36 LBS




## 11 NYOPLAST YARD DRAIN INLET
NOT TO SCALE

Prepared For:

Owner / Applicant
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Phone: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

| | |
|---|---|
| Design By: | EES |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0139 |
| Comp. No: | NAN66 |
| ☒ Issued For Permit | |
| ☐ Issued For Review | |
| ☐ Issued For Bid | |
| ☐ Issued For Construction | |
| ☒ Not For Construction | |

| No. | Revision | Date |
|---|---|---|
| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

Scale: 1"=NTS

Date: June 10, 2016

Drawing Title:

OLD SOUTH ROAD CROSSING
DETAIL SHEET 1
OLD SOUTH ROAD
NANTUCKET, MASS.

Seal:

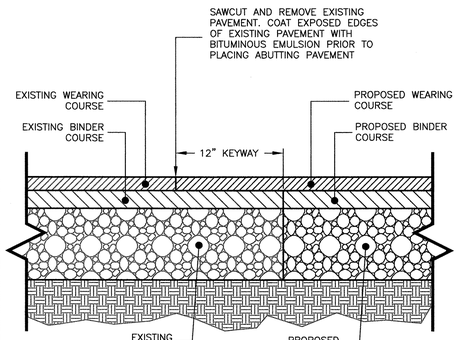
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Drawing No.:

C6

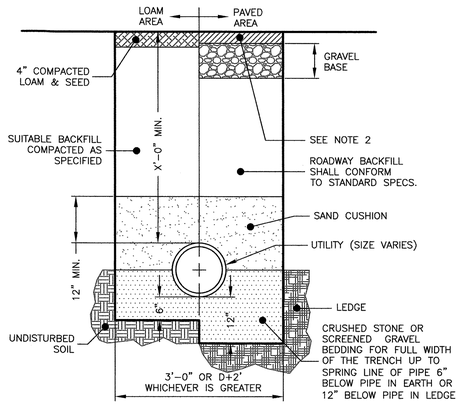
SHEET 6 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:34:21 AM, TC



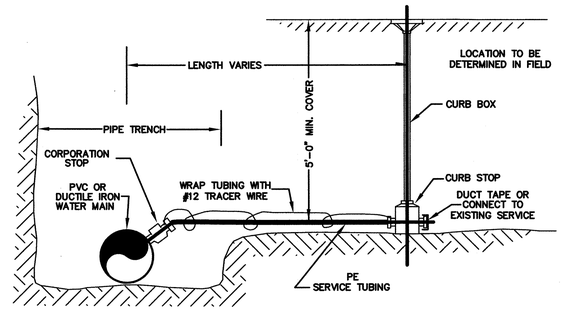

1 PAVEMENT KEYWAY
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.

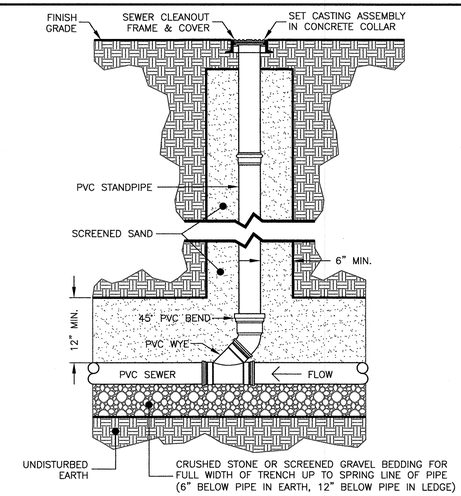



2 UTILITY TRENCH
NOT TO SCALE

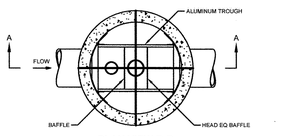
NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.



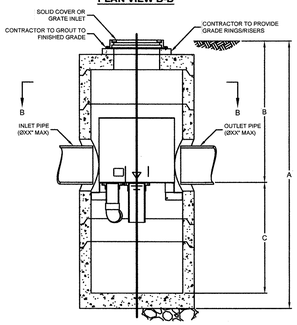

3 TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE




4 SEWER SERVICE CLEANOUT
NOT TO SCALE




PLAN VIEW B-B



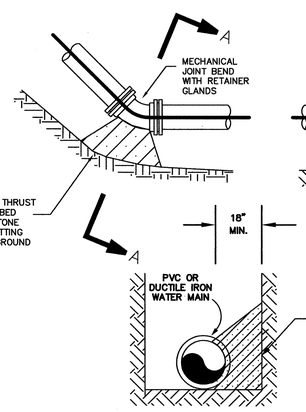

SECTION A-A

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

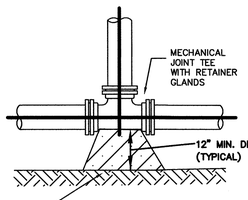
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

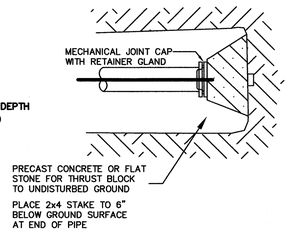
INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

5 VORTSENTRY HS
STANDARD DETAIL




SECTION A-A

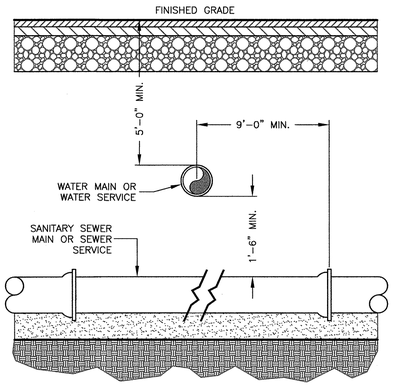



| PIPE DIAMETER | BENDS | | | | TEE |
|---|---|---|---|---|---|
| | 11.25 | 22.5 | 45 | 90 | |
| 4 & 6 | 1 | 1 | 1 | 2 | 1.5 |
| 8 | 1 | 1 | 2 | 3 | 2.5 |
| 12 | 1 | 2 | 3.5 | 6.5 | 5 |

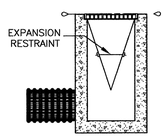
THRUST BLOCK BEARING AREA (SF)
(BASED UPON 100 psi WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)

6 TYPICAL THRUST BLOCK
NOT TO SCALE

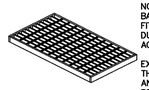



7 WATER/SEWER CROSSING
NOT TO SCALE

NOTES:
1. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
2. IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN WILL BE INSULATED.

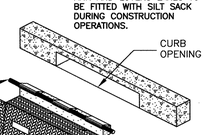


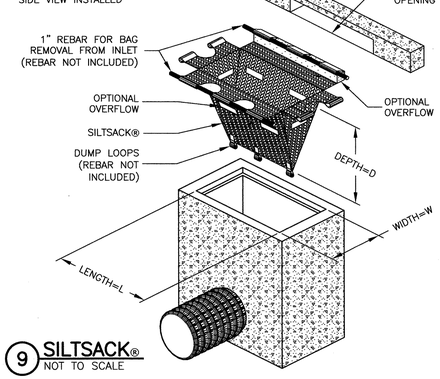

SIDE VIEW INSTALLED



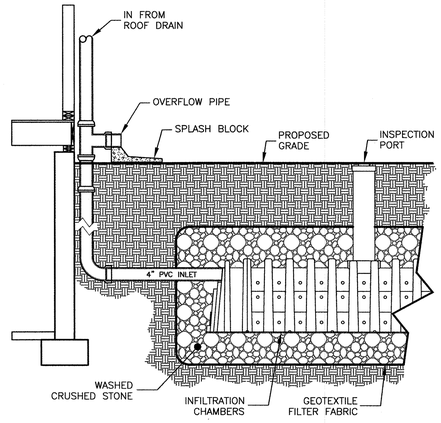
NOTE: ALL PROPOSED CATCH BASINS ON-SITE TO BE FITTED WITH SILT SACK DURING CONSTRUCTION ACTIVITES.

EXISTING CATCH BASIN AT THE INTERSECTION OF NANCY ANN AND LOWERS LANES TO BE FITTED WITH SILT SACK DURING CONSTRUCTION OPERATIONS.




9 SILTSACK®
NOT TO SCALE




8 ROOF DRAIN TO CHAMBER
NOT TO SCALE

NOTE:
1. CULTECS SHALL BE INSTALLED A MINIMUM OF 10' FROM HOUSE.


Prepared For:

Owner / Applicant
RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
ACTON, MA 01887
(978) 985-3900

Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.3043
Fax: 781.246.7596
www.hayeseng.com


Design By: EES
Drawn By: AMC
Checked By: PJO
Project File: NAN-0139
Comp. No: NAN66
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

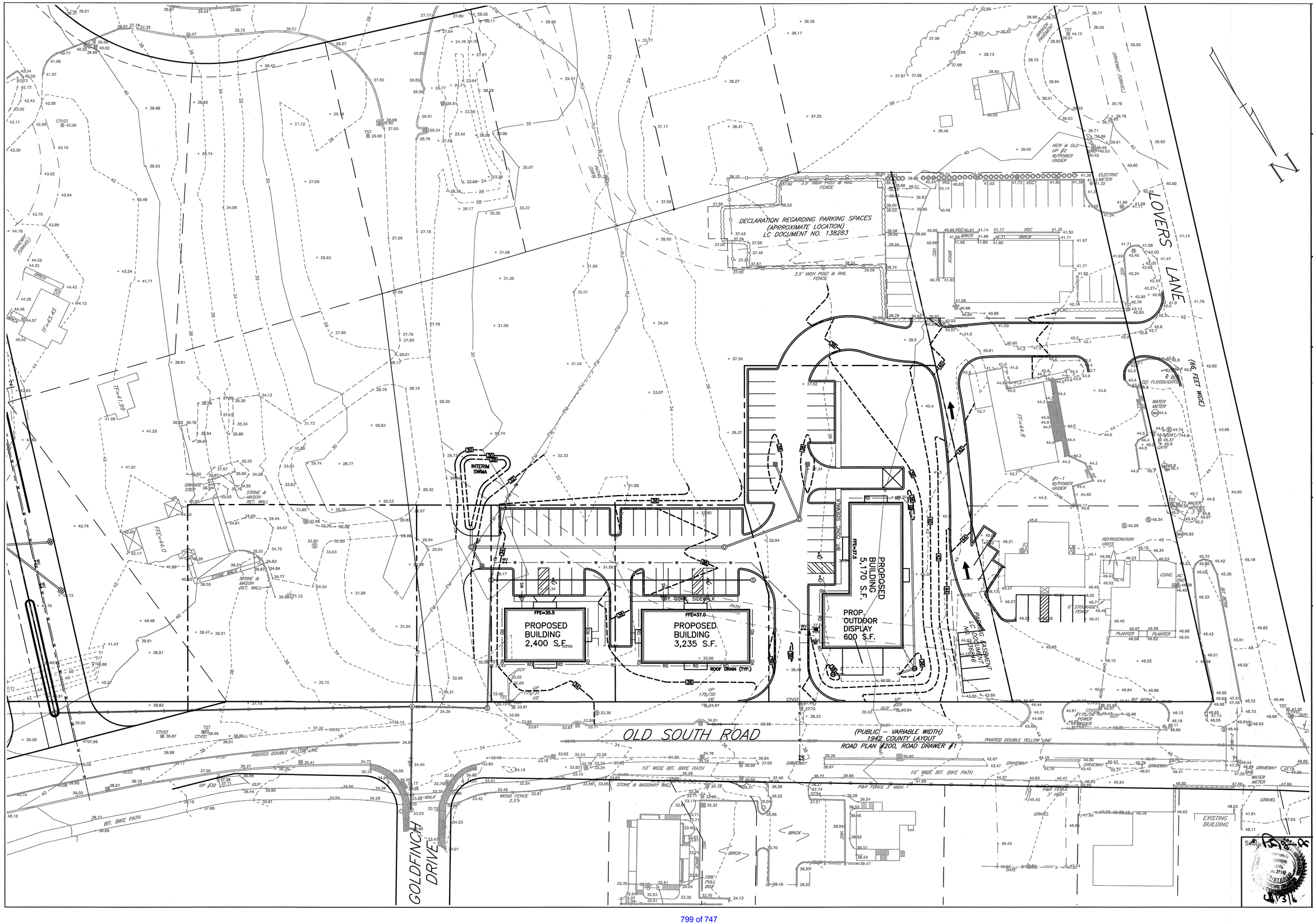
Scale: 1"=NTS
Date: June 10, 2016

Drawing Title:
OLD SOUTH ROAD CROSSING
INDEX PLAN
OLD SOUTH ROAD
NANTUCKET, MASS.

Seal:
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGRIN
No. 37...
REGISTERED PROFESSIONAL ENGINEER
6/13/16

Drawing No.:
C7
SHEET 7 OF 8

N:\NAN66\SP_OSRliner_COMPILED.dwg, 6/13/2016 8:34:26 AM, TC




Prepared For:

Owner / Applicant

RICHMOND GREAT POINT DEVELOPMENT, LLC
23 CONCORD STREET
WILMINGTON, MA 01887
(978) 988-3900

Prepared By:


Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com


| | |
|---|---|
| Design By: | PJO |
| Drawn By: | AMC |
| Checked By: | PJO |
| Project File: | NAN-0107T |
| Comp. No: | NAN66 |

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

| No. | Revision | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Scale: 1"=30' (0' 15' 30' 60')

Date: June 10, 2016

Drawing Title:

# OLD SOUTH ROAD CROSSING
## INTERIM SITE PLAN
## OLD SOUTH ROAD
## NANTUCKET, MASS.

Seal: COMMONWEALTH OF MASSACHUSETTS — PAUL J. OHLSON — No. 27161 — REGISTERED PROFESSIONAL ENGINEER — 7/31/16

Drawing No.:

C8

SHEET 8 OF 8

N:\NAN66\SP_OSRliner_INTERIM.dwg, 6/13/2016 8:35:33 AM, TC

Hayes Engineering, Inc

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. NAN-0107J

# Storm Water Management Report

## Major Commercial Development
## Special Permit Site Plan
## Old South Road Crossing
## Nantucket, Massachusetts

6/13/16

June 10, 2016

# Table of Contents

1.0 Introduction ..... 1
1.1 Pre-Development Conditions ..... 1
1.2 Post-Development Conditions ..... 2
1.3 Ground Cover Conditions ..... 2
2.0 Storm Water Management ..... 3
2.1 Pre-Development Conditions ..... 3
2.1.1 Drainage System ..... 3
2.1.2 Watersheds ..... 3
2.1.3 Runoff Calculations ..... 3
2.2 Post-Development Conditions ..... 5
2.2.1 Drainage System ..... 5
2.2.2 Watersheds ..... 5
2.2.3 Runoff Calculations ..... 7
3.0 Massachusetts DEP Storm Water Management Standards ..... 9
3.1 Standard 1: No New Untreated Discharges ..... 9
3.2 Standard 2: Peak Rate Attenuation ..... 9
3.3 Standard 3: Recharge ..... 10
3.4 Standard 4: Water Quality ..... 11
3.5 Standard 5: Land Uses with Higher Potential Pollution Loads ..... 12
3.6 Standard 6: Critical Areas ..... 13
3.7 Standard 7: Redevelopment Projects ..... 13
3.8 Standard 8: Construction Period Pollution Prevention ..... 13
3.9 Standard 9: Operation and Maintenance Plan ..... 14
3.10 Standard 10: Illicit Discharges ..... 14
4.0 Conclusion ..... 14

# List of Tables

Table 1 - Ground Cover Conditions....2
Table 2 - Design Storms....5
Table 3 - Pre-Development Condition Peak Rates of Runoff....5
Table 4 - Pre-Development Condition Peak Volume of Runoff....5
Table 5 - Hydrologic Soil Properties by Soil Texture (Rawls, Brakensiek & Saxton, 1982)....8
Table 6 - Post-Development Peak Rate of Runoff....8
Table 7 - Post-Development Peak Volume of Runoff....8
Table 8 - Peak Rates of Runoff Comparison....10
Table 9 - Runoff Volume Comparison....10
Table 10 - Recharge Target Depth by Hydrologic Soil Group....11

# List of Figures

Figure 1- USGS Vicinity Map....1
Figure 2 - Pre-Development Watershed Map....4
Figure 3 - Post-Development Watershed Map....6

# List of Appendices

Appendix A: NRCS Soil Mapping and Data
Appendix B: HydroCAD® Calculations
Appendix C: Massachusetts DEP Storm Water Checklist
Appendix D: Water Quality Calculations
Appendix E: Construction Period Pollution Prevention Plan
Appendix F: Operations and Maintenance Plan

# 1.0 Introduction

Richmond Great Point Development, LLC (the "Applicant") propose to construct a multi-unit retail development to be known as "Old South Road Crossing" (the "Project") proximate to the intersection of Old South Road and Lovers Lane. The Project area is depicted on Figure 1 below showing a portion of the United States Geologic Survey (USGS) topographic map. The Project is a portion of a larger project including both residential and commercial uses; this larger project will include improvements to infrastructure through the relocation, improvement and reconfiguration of portions of Old South Road, Nancy Ann Drive, and Davkim Road.

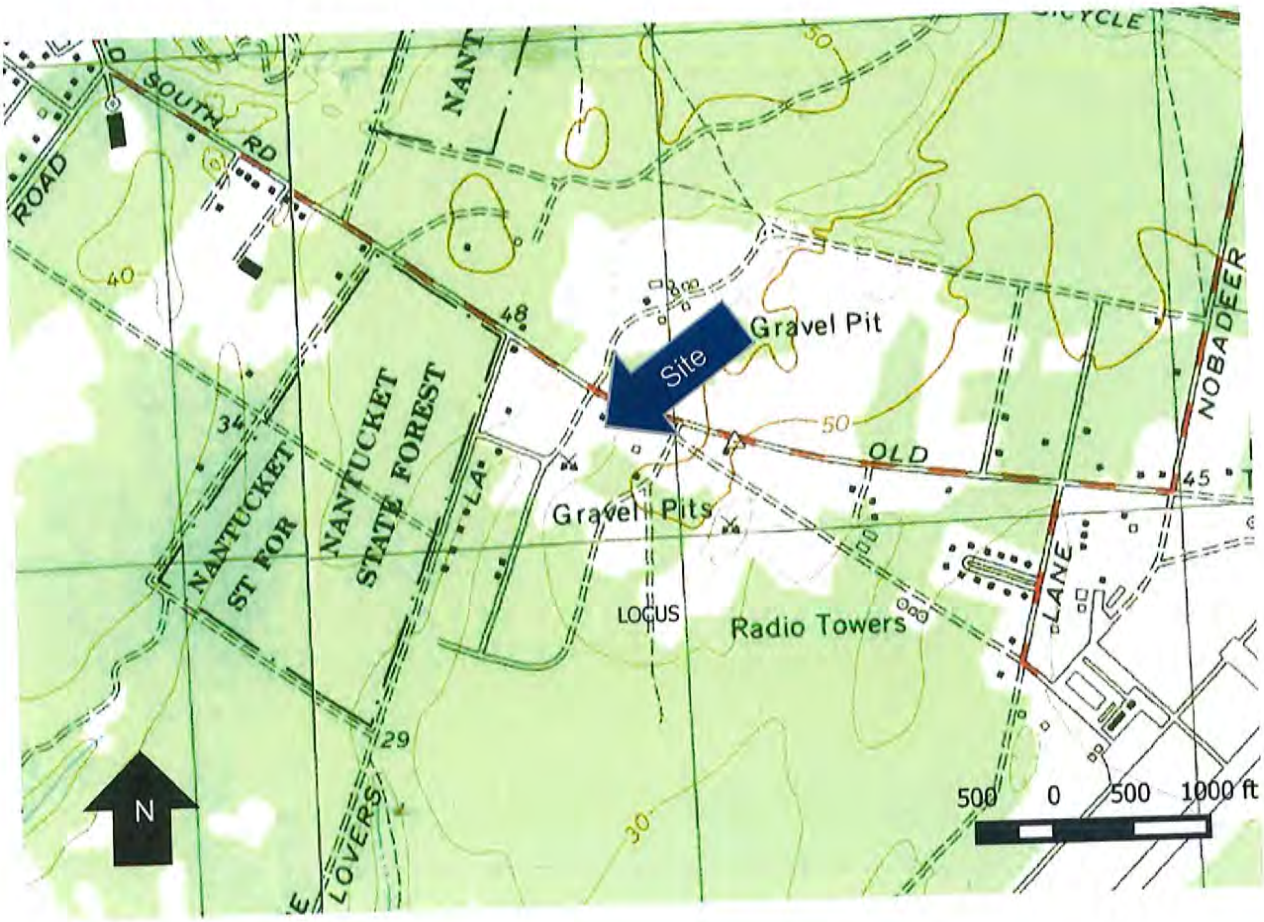
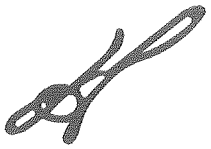



*Figure 1- USGS Vicinity Map*

## 1.1 Pre-Development Conditions

The Project site in its existing condition consists of developed and undeveloped areas near the intersection of Old South Road and Lovers Lane.

The United States Department of Agriculture Natural Resource Conservation Service (NRCS) Soil Survey mapping indicates soils representative of Evesboro sand within the Project area. This well drained soil exhibits deep ground water and is classified as Hydrologic Soil Group (HSG) "A."



The NRCS identifies the following characteristics of soils classified as Group A:

Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

NRCS Soil Survey Mapping and Soil Data accompany this report as Appendix A.

## 1.2 Post-Development Conditions

The Project as proposed includes the construction of a five (5) retail structures varying in size between 1,500 and 5,170 square feet, associated parking and driveways. A comprehensive storm water management and drainage system will also be constructed to capture, convey and treat runoff from the Project.

## 1.3 Ground Cover Conditions

The hydrologic study area consists of approximately 6.5± acres in land area. The following table summarizes the pre- and post-development ground cover conditions for the study area(s):

*Table 1 - Ground Cover Conditions*

| **Cover Type** | **Existing Area (Acres)** | **Proposed Area (Acres)** | **Change (Acres)** |
|---|---|---|---|
| Impervious Surfaces | 0.87 | 2.46 | +1.59 |
| Bare Soil | 0.92 | 0.11 | -0.81 |
| Brush, Poor | 2.00 | 0.00 | -2.00 |
| Meadow | 0.64 | 0.00 | -0.64 |
| Grass, Good | 2.06 | 4.17 | +2.11 |
| **Total** | **6.49** | **6.75** | **+0.26** |

*Note:* HydroCAD® Calculations provided in Appendix B summarize cover conditions for each sub-catchment.

# 2.0 Storm Water Management

## 2.1 Pre-Development Conditions

### 2.1.1 Drainage System

The proposed site generates surface runoff conveyed by overland flow to the South via a broad valley that bisects the site. There is no structured drainage system in this area.

### 2.1.2 Watersheds

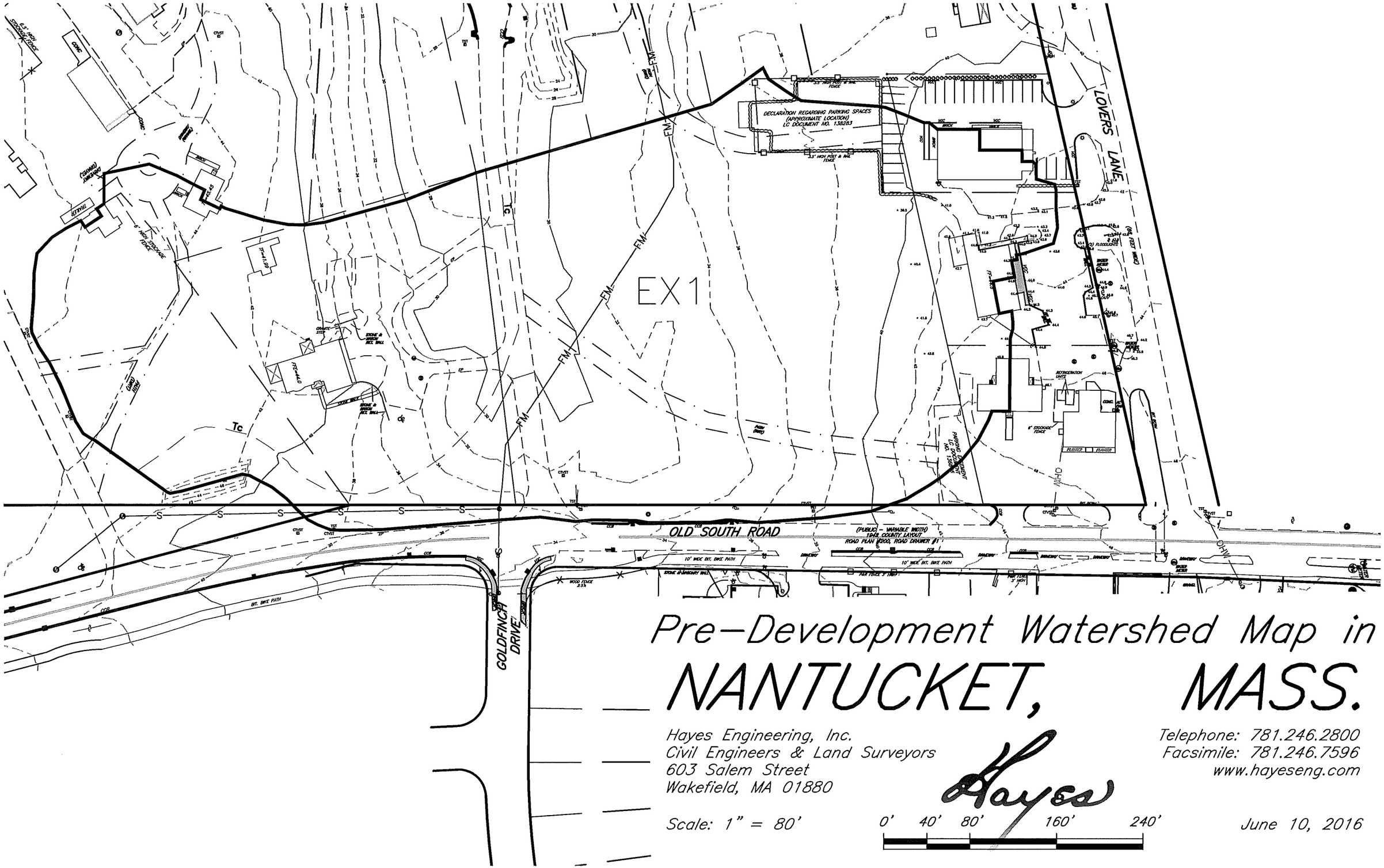
Under existing conditions, the site is divided into one (1) sub-catchment area. (See Figure 2 – Pre-Development Watershed Map).

The study point of comparison, Point of Comparison 1, is at the intersection of the above aforementioned valley and the downgradient property line of Lot 6.

Sub-catchment EX1 is tributary to Study Point of Comparison 1 (POC1). EX1 encompasses the Project area and consists of undeveloped meadow, areas of interspersed scrub oak and pines (brush) and areas of developed residential and commercial lands, buildings and driveways near the perimeter of the sub-catchment.

### 2.1.3 Runoff Calculations

Runoff calculations were performed in accordance with the methodology outlined in the NRCS Soil Conservation Service (SCS) methods as defined in Technical Release 55 (TR-55) and Technical Release 20 (TR-20) which are the basis for they HydroCAD® hydrologic model. Existing cover conditions and times of concentrations were used to generate runoff hydrographs for each of the three (3) sub-catchments in each of the Type III design storms in accordance with Technical Paper 40 (TP-40) as identified in Table 2.




# Pre–Development Watershed Map in NANTUCKET, MASS.


Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com


Scale: 1" = 80'

0' 40' 80' 160' 240'

June 10, 2016

N:\MANGS\SP_OSP\dwgs_COMPILED.dwg, 6/13/2016 7:58:22 AM, TC

*Table 2 - Design Storms*

| DESIGN STORM (RETURN FREQUENCY) | RAINFALL (INCHES/24-HOURS) |
|---|---|
| 2-year | 2.6 |
| 10-year | 4.9 |
| 25-year | 5.4 |
| 50-year | 6.5 |
| 100-year | 7.2 |

Pre-development peak rate and volumes of runoff to the Study Points of Comparison are shown in Table 3 and Table 3, below.

*Table 3 - Pre-Development Condition Peak Rates of Runoff*

| Study Point | 2-yr Storm Peak Flow ($Q_p$) (cfs) | 10-yr Storm Peak Flow ($Q_p$) (cfs) | 25-yr Storm Peak Flow ($Q_p$) (cfs) | 50-yr Storm Peak Flow ($Q_p$) (cfs) | 100-yr Storm Peak Flow ($Q_p$) (cfs) |
|---|---|---|---|---|---|
| POC1 | 0.9 | 3.2 | 5.4 | 7.4 | 9.5 |

*Table 4 - Pre-Development Condition Peak Volume of Runoff*

| Study Point | 2-yr Storm Peak Volume ($V_p$) (ac-ft.) | 10-yr Storm Peak Volume ($V_p$) (ac-ft.) | 25-yr Storm Peak Volume ($V_p$) (ac-ft.) | 50-yr Storm Peak Volume ($V_p$) (ac-ft.) | 100-yr Storm Peak Volume ($V_p$) (ac-ft.) |
|---|---|---|---|---|---|
| POC1 | 0.2 | 0.5 | 0.7 | 0.9 | 1.2 |

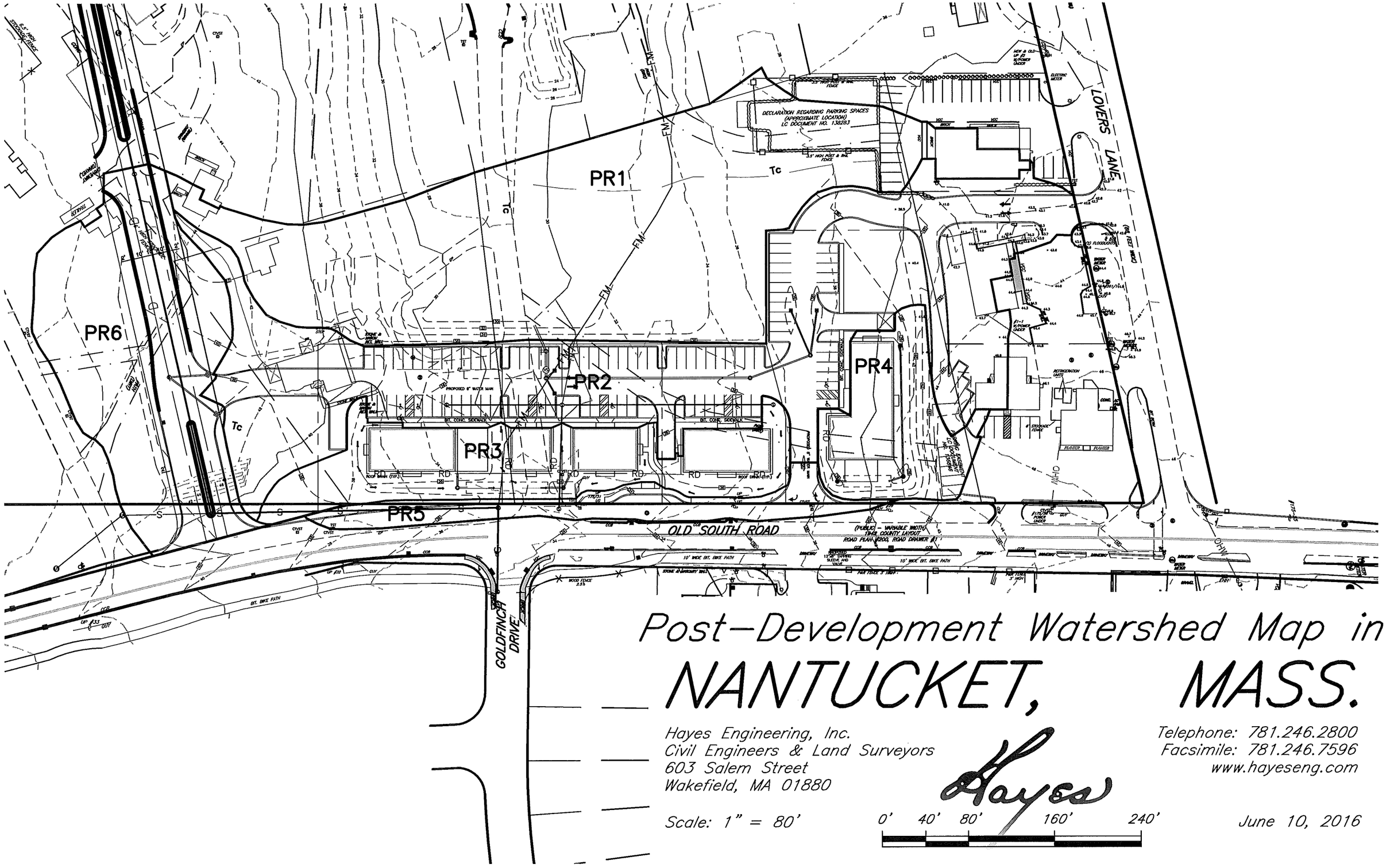
## 2.2 Post-Development Conditions

### 2.2.1 Drainage System

The proposed drainage system consists of swales, catch basins, manholes and culverts that direct runoff to treatment and infiltration best management practices (BMPs) on-site.

### 2.2.2 Watersheds

The Project as proposed divides the study area into six (6) sub-catchments that are ultimately tributary to the Study Point of Comparison (See Figure 3 – Post-Development Watershed Map). The Study Point of




# Post–Development Watershed Map in NANTUCKET, MASS.

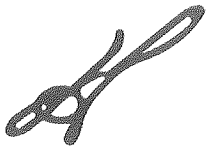
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 80'

0' 40' 80' 160' 240'

June 10, 2016



Comparison and its respective sub-catchment areas are described below:

**POC1** – Existing valley at the downgradient property boundary of Lot 6:

- Sub-catchment PR1 consists of the undeveloped portions of the project area to the south including the majority of Lot 6;
- Sub-Catchment PR2 consists of the parking and driveways associated with the Project;
- Sub-catchment PR3 consists of the rooftops and rear landscaped areas for the proposed retail buildings on lots 2 through 5.
- Sub-catchment PR4 consists of the rooftop and rear landscaped area for the proposed retail building on lots 4.
- Sub-catchments PR5 and PR6 are areas of the Project site that are to be modified by the infrastructure improvements proposed as part of the overall development plan of the area. Runoff from these sub-catchments will be addressed by the infrastructure servicing the new and/or modified roadways.

Sub-catchments PR2, PR3 and PR4 are collected and directed to Proposed Sub-Surface Infiltration Systems (PSISs).

- PSIS1 to be constructed under the proposed swale in sub-catchment PR3;
- PSIS2 to be constructed under the parking lot in sub-catchment PR2. Runoff in excess of the infiltration capacity of the PSIS will flow overland to Study Point of Comparison 1.; and
- PSIS3 to be constructed adjacent to the proposed building on Lot 1 in sub-catchment PR4.

### 2.2.3 Runoff Calculations

As in the pre-development condition, runoff calculations were performed in accordance with the methodology outlined in the NRCS Soil Conservation Service (SCS) methods as defined in Technical Release 55 (TR-55) and Technical Release 20 (TR-20) which are the basis for they HydroCAD® hydrologic model. Proposed cover conditions and times of concentrations were used to generate runoff hydrographs for each of the six (6) sub-catchments in each of the Type III design storms in accordance with Technical Paper 40 (TP-40) as identified in Table 2.

The developed runoff hydrographs were then flood routed through the proposed sub-surface infiltration systems factoring the respective infiltration rates for the corresponding soil types as identified in the Rawls Table of Infiltration Rates (see Table 5, below).

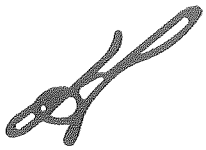


*Table 5 - Hydrologic Soil Properties by Soil Texture (Rawls, Brakensiek & Saxton, 1982)*

| Texture Class | Effective Water Capacity ($C_w$) (inch per inch) | Minimum Infiltration Rate (*f*) (inches per hour) | Hydrologic Soil Group |
|---|---|---|---|
| Sand | 0.35 | 8.27 | A |
| Loamy Sand | 0.31 | 2.41 | A |
| Sandy Loam | 0.25 | 1.02 | A |
| Loam | 0.19 | 0.52 | B |
| Silt Loam | 0.17 | 0.27 | B |
| Sandy Clay Loam | 0.14 | 0.17 | C |
| Clay Loam | 0.14 | 0.09 | D |
| Silty Clay Loam | 0.11 | 0.06 | D |
| Sandy Clay | 0.09 | 0.05 | D |
| Silty Clay | 0.09 | 0.04 | D |
| Clay | 0.08 | 0.02 | D |

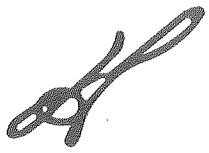
Post-development peak rate and volumes of runoff to the Study Points of Comparison are shown in Table 6 and Table 7, below.

*Table 6 - Post-Development Peak Rate of Runoff*

| Study Point | 2-yr Storm Peak Flow ($Q_p$) (cfs) | 10-yr Storm Peak Flow ($Q_p$) (cfs) | 25-yr Storm Peak Flow ($Q_p$) (cfs) | 50-yr Storm Peak Flow ($Q_p$) (cfs) | 100-yr Storm Peak Flow ($Q_p$) (cfs) |
|---|---|---|---|---|---|
| **POC1** | 0.0 | 0.6 | 3.7 | 6.1 | 8.8 |

*Table 7 - Post-Development Peak Volume of Runoff*

| Study Point | 2-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 10-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 25-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 50-yr Storm Runoff Volume ($V_p$) (ac-ft.) | 100-yr Storm Runoff Volume ($V_p$) (ac-ft.) |
|---|---|---|---|---|---|
| **POC1** | 0.0 | 0.1 | 0.2 | 0.4 | 0.5 |



### 2.2.4 Hydraulic Calculations

The closed drainage system piping was sized for the twenty-five (25) year storm using the peak flow rates calculated for the respective post-development sub-catchments tributary to each catch-basin and Manning's Equation for each section of pipe. Please refer to Appendix C for pipe sizing calculations for the project.

# 3.0 Massachusetts DEP Storm Water Management Standards

Although the proposed subdivision is not located within areas under jurisdiction the Massachusetts Department of Environmental Protection's (MaDEPs) Wetlands Protection Act (WPA), the proposed storm water management system has been designed to comply with the ten (10) standards of the MaDEP Storm Water Management Policy to the maximum extent practicable. Each of the standards and the extent of Project compliance are summarized below. Please refer to Appendix D for the completed MassDEP Storm Water Checklist.

## 3.1 Standard 1: No New Untreated Discharges

***No new storm water conveyances (e.g. outfalls) may discharge untreated storm water directly to or cause erosion in wetlands or waters of the Commonwealth.***

The Project does not discharge any storm water directly to a wetland or water of the Commonwealth. Storm water quality controls are proposed with the project including: deep-sump and hooded catch basins, and sub-surface infiltration areas.

## 3.2 Standard 2: Peak Rate Attenuation

***Storm water management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.***

Storm water management controls to mitigate peak rates of runoff from the Project were developed for the 2, 10, 25, 50 and 100-year, 24-hour design storm events. As previously stated, runoff calculations were performed in accordance with the methodology outlined in the NRCS Soil Conservation Service (SCS) methods as defined in Technical Release 55 (TR-55) and Technical Release 20 (TR-20) which are the basis for they HydroCAD® hydrologic model. Calculations are provided as Appendix B to this report.

Table 8 summarizes the pre- and post-development peak rates of runoff for the Project and Table 9 summarizes the pre- and post-development volumes of runoff for the Project

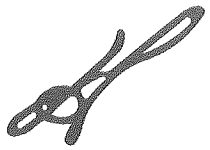


*Table 8 - Peak Rates of Runoff Comparison*

| Study Point | 2y Storm $Q_p$ (cfs) | | | 10y Storm $Q_p$ (cfs) | | | 25yStorm $Q_p$ (cfs) | | | 50y Storm $Q_p$ (cfs) | | | 100yStorm $Q_p$ (cfs) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ |
| **POC1** | 0.9 | 0.0 | -0.9 | 3.2 | 0.6 | -2.7 | 5.4 | 3.7 | -1.7 | 7.4 | 6.1 | -1.3 | 9.5 | 8.5 | -1.0 |

*Table 9 - Runoff Volume Comparison*

| Study Point | 2y Storm Runoff Volume ($V_p$) (ac-ft.) | | | 10y Storm Runoff Volume ($V_p$) (ac-ft.) | | | 25yStorm Runoff Volume ($V_p$) (ac-ft.) | | | 50y Storm Runoff Volume ($V_p$) (ac-ft.) | | | 100yStorm Runoff Volume ($V_p$) (ac-ft.) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ |
| **POC1** | 0.2 | 0.0 | -0.2 | 0.5 | 0.1 | -0.4 | 0.7 | 0.2 | -0.5 | 0.9 | 0.4 | -0.5 | 1.2 | 0.5 | -0.7 |

## 3.3 Standard 3: Recharge

***Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration ... At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the storm water management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Storm Water Handbook.***

The Project approximates the annual recharge to groundwater through the use of structural and non-structural best management practices (BMPs) including a sub-surface infiltration system and existing surface infiltration as well as through implementation of the proposed long-term operations and maintenance plan.

In accordance with the Massachusetts Storm Water Handbook the required recharge volume ($R_v$) for the Project equals a depth of runoff corresponding to the soil type time the impervious areas covering that soil type at the post-development site.

As previously stated and documented in Appendix A, soils on-site are best represented by hydrologic soil group A. The target depth factor (F) identified for hydrologic soil type A is identified as 0.6-inches in Table 2.3.2: Recharge Depth by Hydrologic Soil Group of the Massachusetts Storm Water Handbook (and included as Table 10, below).

*Table 10 - Recharge Target Depth by Hydrologic Soil Group*

| NRCS HYDROLOGIC SOIL TYPE | APPROX. SOIL TEXTURE | TARGET DEPTH FACTOR (F) |
|---|---|---|
| A | sand | **0.6-inch** |
| B | loam | **0.35-inch** |
| C | silty loam | **0.25-inch** |
| D | clay | **0.1-inch** |

The proposed increase in impervious area at the post-development site was listed previously as 1.59 acres in Table 1 of this report.

The required recharge volume ($R_v$) for the Project can be calculated as indicated below:

$$R_v = F \times Impervious\ Area$$

$$= (0.6\ inches)\left(\frac{1\ foot}{12\ inches}\right)(1.59\ acres)$$

$$= 0.08\ acre - feet = 3{,}485\ cubic\ feet$$

The Storm Water Handbook also requires that recharge facilities be constructed in soils capable of absorbing the recharge volume within 72 hours. Drawdown time (in hours) can be calculated as indicated below:

$$t_d = \frac{R_v}{(f)(A_b)}$$

Where,

$t_d$ = Drawdown Time (hours)

$R_v$ = Required Recharge Volume in cubic feet (Calculated above)

f = Rawls Infiltration Rate (See Table 3) in feet per hour

$A_b$ = Bottom Area of Infiltration Systems in square feet

(from PSIS1-3, Appendix B)

$$t_d = \frac{3{,}485\ cf}{\left(\frac{8.27\ inches}{hour}\right)\left(\frac{1\ ft}{12\ inches}\right)(780 + 2{,}038 + 448\ sf)}$$

$$t_d = 1.5\ hours$$

The proposed sub-surface infiltration systems (PSIS1, PSIS2 and PSIS3) will infiltrate the required recharge volume in approximately 1.5 hours.

## 3.4 Standard 4: Water Quality

***Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). The standard is met with pollution prevention plans, storm water best management practices sized to capture the required water quality volume, and pretreatment measures.***

Runoff generated by new impervious surfaces will be collected and, when required, treated with deep sump and hooded catch basins, a proprietary swirl particle separator (VortSentry HS) and then infiltrated to achieve a presumptive removal rate of 80%. TSS Removal Calculations and VortSentry sizing tables are included as Appendix D to this report.

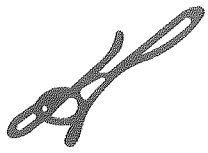
Operations and maintenance plans for construction and post-development phases of the Project are included as Appendix E and Appendix F, respectively, to this report.

## 3.5 Standard 5: Land Uses with Higher Potential Pollution Loads

***For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Storm Water Handbook to eliminate or reduce the discharge of storm water runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and storm water runoff, the proponent shall use the specific structural storm water BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Storm Water Handbook. Storm water discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.***

Standard 5 is not applicable to the Project. The Project is not associated with uses that will subject the site to higher potential pollutant loads as defined in the MaDEP Wetlands and Water Quality regulations.

Land Uses with Higher Potential Pollutant Loads (LUHPPLs) are identified in 310 CMR 22.20B(2) and C(2) a through k and m and in 310 CMR 22.21(2)(a) 1 through 8 and (b) 1 through 6; areas within a site that are the location of activities that are subject to an individual National Pollutant Discharge Elimination System (NPDES) permit or the NPRDE Multi-Sector General Permit; automotive fueling facilities, exterior fleet storage areas, exterior vehicle service and equipment cleaning areas; marinas and boatyards; parking lots with high-intensity use; confined disposal facilities and disposal sites.



## 3.6 Standard 6: Critical Areas

***Storm water discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and storm water discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural storm water best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Storm Water Handbook.***

The Project is located within the Zone II of the Town of Nantucket public water supply. As such, the Project uses structural and non-structural BMPs suitable for use within this critical area. Water calculations included in Appendix E are based upon more stringent standards for critical areas that include:

- One-inch of run-off over impervious surfaces to calculate the Required Water Quality Volume
- Achieving a minimum of 44-percent TSS removal prior to discharge into infiltration BMPs.

## 3.7 Standard 7: Redevelopment Projects

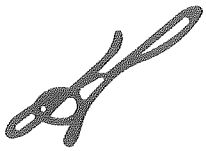
***A redevelopment project is required to meet the following Storm Water Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing storm water discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Storm Water Management Standards and improve existing conditions.***

Standard 7 is not applicable to the Project. The MaDEP Storm Water Management Handbook definition of a redevelopment project identifies the, *"development, rehabilitation, expansion, and phased projects on previously developed sites, provided the redevelopment results in no net increase in impervious area."*

## 3.8 Standard 8: Construction Period Pollution Prevention

***A plan to control construction-related impacts, including erosion sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan), must be developed and implemented.***

A Construction Period Pollution Prevention and Erosion Control Plan is included as Appendix F to this report. This program details the construction period operation and maintenance for best management practices employed on the project and provides sequencing for pollution prevention measures and erosion and sedimentation controls. Locations of erosion control measures are depicted on the Definitive Plan set.



### 3.9 Standard 9: Operation and Maintenance Plan

***A long-term operation and maintenance plan must be developed and implemented to ensure that storm water management systems function as designed.***

A Long Term Operation and Maintenance Plan is included as Appendix G to this report. The Operation and Maintenance program provides details and scheduled for routine and non-routine maintenance to the selected best management practices used in the Project.

### 3.10 Standard 10: Illicit Discharges

***All illicit discharges to the storm water management system are prohibited.***

Illicit discharges to the storm water management system are discharged that are not entirely comprised of storm water. Discharges to the storm water management system from the following activities or facilities are permissible:

- Firefighting
- Water Main Flushing
- Landscape Irrigation
- Uncontaminated Groundwater
- Potable Water Sources
- Foundation Drains
- Air Conditioning Condensation
- Footing Drains
- Individual Resident Car Washing
- Flows from Riparian Habitats and Wetlands
- Dechlorinated Water from Swimming Pools
- Water Used for Street Sweeping
- Water Used to Clean Residential Buildings (without detergents)

All other illicit discharges to the storm water management system are prohibited.

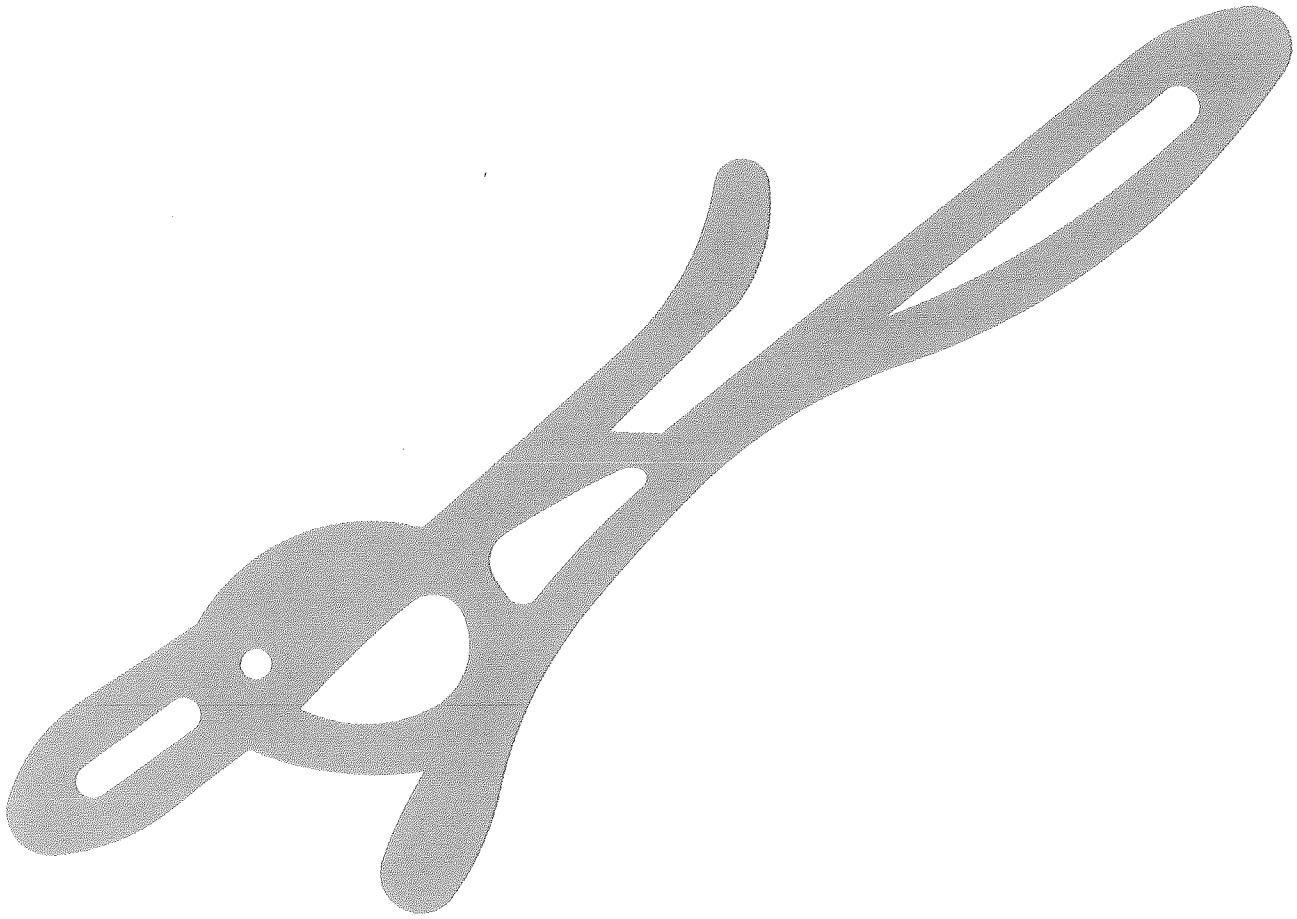
There are no known illicit discharges anticipated through the completion of this project. Post-construction prevention of illicit discharges is addressed in the Good Housekeeping Practices section of Appendix G.

## 4.0 Conclusion

The Project as proposed has been designed to address both the quality and quantity of storm water runoff from the site improvements. The Project is not subject to the MaDEP Storm Water Standards; however, it has been designed to meet or exceed each of the ten (10) standards to the maximum extent practicable.

# APPENDIX A:

## NRCS Soil Mapping and Data



Soil Map—Nantucket County, Massachusetts
(Old South Road Retail)

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/8/2016
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** |
| 180B | Chilmark sandy loam, 3 to 8 percent slopes | 1.3 | 4.1% |
| 294A | Evesboro sand, 0 to 3 percent slopes | 18.7 | 61.9% |
| 294B | Evesboro sand, 3 to 8 percent slopes | 10.3 | 34.0% |
| **Totals for Area of Interest** | | **30.3** | **100.0%** |

# Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

# Report—Map Unit Description

## Nantucket County, Massachusetts

### 180B—Chilmark sandy loam, 3 to 8 percent slopes

**Map Unit Setting**

*National map unit symbol:* 996s
*Mean annual precipitation:* 41 to 48 inches
*Mean annual air temperature:* 50 to 54 degrees F
*Frost-free period:* 175 to 240 days
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Chilmark and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Chilmark**

**Setting**

*Landform:* Moraines
*Landform position (two-dimensional):* Shoulder
*Landform position (three-dimensional):* Side slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Friable coarse-loamy eolian deposits over dense fine-loamy lodgment till derived from granite and gneiss

**Typical profile**

*H1 - 0 to 10 inches:* sandy loam
*H2 - 10 to 31 inches:* sandy loam
*H3 - 31 to 60 inches:* stratified sandy clay loam to clay

**Properties and qualities**

*Slope:* 3 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Natural drainage class:* Well drained
*Runoff class:* High
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water storage in profile:* Moderate (about 8.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2e
*Hydrologic Soil Group:* C

**Minor Components**

**Nantucket**

*Percent of map unit:* 4 percent

**Plymouth**

*Percent of map unit:* 4 percent

**Evesboro**

*Percent of map unit:* 4 percent

**Woodbridge variant**

*Percent of map unit:* 3 percent

## 294A—Evesboro sand, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 996v
*Elevation:* 10 to 450 feet
*Mean annual precipitation:* 41 to 48 inches
*Mean annual air temperature:* 50 to 54 degrees F
*Frost-free period:* 175 to 240 days
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Evesboro and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Evesboro

#### Setting

*Landform:* Outwash plains
*Landform position (two-dimensional):* Summit
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Loose sandy glaciofluvial deposits

#### Typical profile

*H1 - 0 to 6 inches:* sand
*H2 - 6 to 20 inches:* loamy sand
*H3 - 20 to 60 inches:* stratified sand to sandy loam

#### Properties and qualities

*Slope:* 0 to 3 percent
*Depth to restrictive feature:* More than 80 inches
*Natural drainage class:* Excessively drained
*Runoff class:* Very low
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (2.00 to 20.00 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water storage in profile:* Low (about 4.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 7s
*Hydrologic Soil Group:* A

### Minor Components

#### Udipsamments

*Percent of map unit:* 5 percent

**Klej**
*Percent of map unit:* 5 percent

**Riverhead**
*Percent of map unit:* 3 percent

**Katama**
*Percent of map unit:* 2 percent

## 294B—Evesboro sand, 3 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 996w
*Elevation:* 10 to 450 feet
*Mean annual precipitation:* 41 to 48 inches
*Mean annual air temperature:* 50 to 54 degrees F
*Frost-free period:* 175 to 240 days
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Evesboro and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Evesboro

#### Setting

*Landform:* Outwash plains
*Landform position (two-dimensional):* Shoulder
*Landform position (three-dimensional):* Riser
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Loose sandy glaciofluvial deposits

#### Typical profile

*H1 - 0 to 6 inches:* sand
*H2 - 6 to 26 inches:* loamy sand
*H3 - 26 to 60 inches:* stratified sand to sandy loam

#### Properties and qualities

*Slope:* 3 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Natural drainage class:* Excessively drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (2.00 to 20.00 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water storage in profile:* Low (about 4.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 7s
*Hydrologic Soil Group:* A

**Minor Components**

**Riverhead**

*Percent of map unit:* 5 percent

**Klej**

*Percent of map unit:* 5 percent

**Udipsamments**

*Percent of map unit:* 5 percent

## Data Source Information

Soil Survey Area: Nantucket County, Massachusetts
Survey Area Data: Version 12, Sep 19, 2014

# Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

*Hydrologic soil group* is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

*Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

*Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

*Group C.* Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

*Group D.* Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Texture* is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

*Classification* of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

*Rock fragments* larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage.

*Percentage (of soil particles) passing designated sieves* is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field.

*Liquid limit* and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination.

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

# Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba).

**Engineering Properties–Nantucket County, Massachusetts**

| Map unit symbol and soil name | Pct. of map unit | Hydrologic group | Depth | USDA texture | Classification | | Fragments | | Percentage passing sieve number— | | | | Liquid limit | Plasticity index |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Unified | AASHTO | >10 inches | 3-10 inches | 4 | 10 | 40 | 200 | | |
| | | | *In* | | | | *Pct* | *Pct* | | | | | *Pct* | |
| 180B—Chilmark sandy loam, 3 to 8 percent slopes | | | | | | | | | | | | | | |
| Chilmark | 85 | C | 0-10 | Sandy loam | ML, SM | A-1, A-2, A-4 | 0- 0- 0 | 0- 2- 3 | 95-98-100 | 90-95-100 | 45-65-85 | 15-35-55 | — | NP |
| | | | 10-31 | Sandy loam | SM | A-1, A-2, A-4 | 0- 0- 0 | 0- 2- 3 | 95-98-100 | 90-95-100 | 45-60-75 | 15-28-40 | — | NP |
| | | | 31-60 | Stratified sandy clay loam to clay | CL, CL-ML, ML | A-4 | 0- 0- 0 | 0- 2- 3 | 95-98-100 | 95-98-100 | 90-95-100 | 80-88-95 | 12-19-26 | 2-6 -10 |
| 294A—Evesboro sand, 0 to 3 percent slopes | | | | | | | | | | | | | | |
| Evesboro | 85 | A | 0-6 | Sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 6-20 | Loamy sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 20-60 | Stratified sand to sandy loam | SC-SM, SM, SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 75-88-100 | 65-83-100 | 35-65-95 | 0-18- 35 | 10-13-15 | NP-3 -5 |

829 of 747

| Engineering Properties–Nantucket County, Massachusetts | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map unit symbol and soil name | Pct. of map unit | Hydrologic group | Depth | USDA texture | Classification | | Fragments | | Percentage passing sieve number— | | | | Liquid limit | Plasticity index |
| | | | | | Unified | AASHTO | >10 inches | 3-10 inches | 4 | 10 | 40 | 200 | | |
| | | | *In* | | | | *Pct* | *Pct* | | | | | *Pct* | |
| 294B—Evesboro sand, 3 to 8 percent slopes | | | | | | | | | | | | | | |
| Evesboro | 85 | A | 0-6 | Sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 6-26 | Loamy sand | SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 90-95-100 | 85-93-100 | 40-65-90 | 0- 6- 12 | 10-13-15 | NP-2 -3 |
| | | | 26-60 | Stratified sand to sandy loam | SC-SM, SM, SP, SP-SM | A-1, A-2, A-3 | 0- 0- 0 | 0- 0- 0 | 75-88-100 | 65-83-100 | 35-65-95 | 0-18- 35 | 10-13-15 | NP-3 -5 |

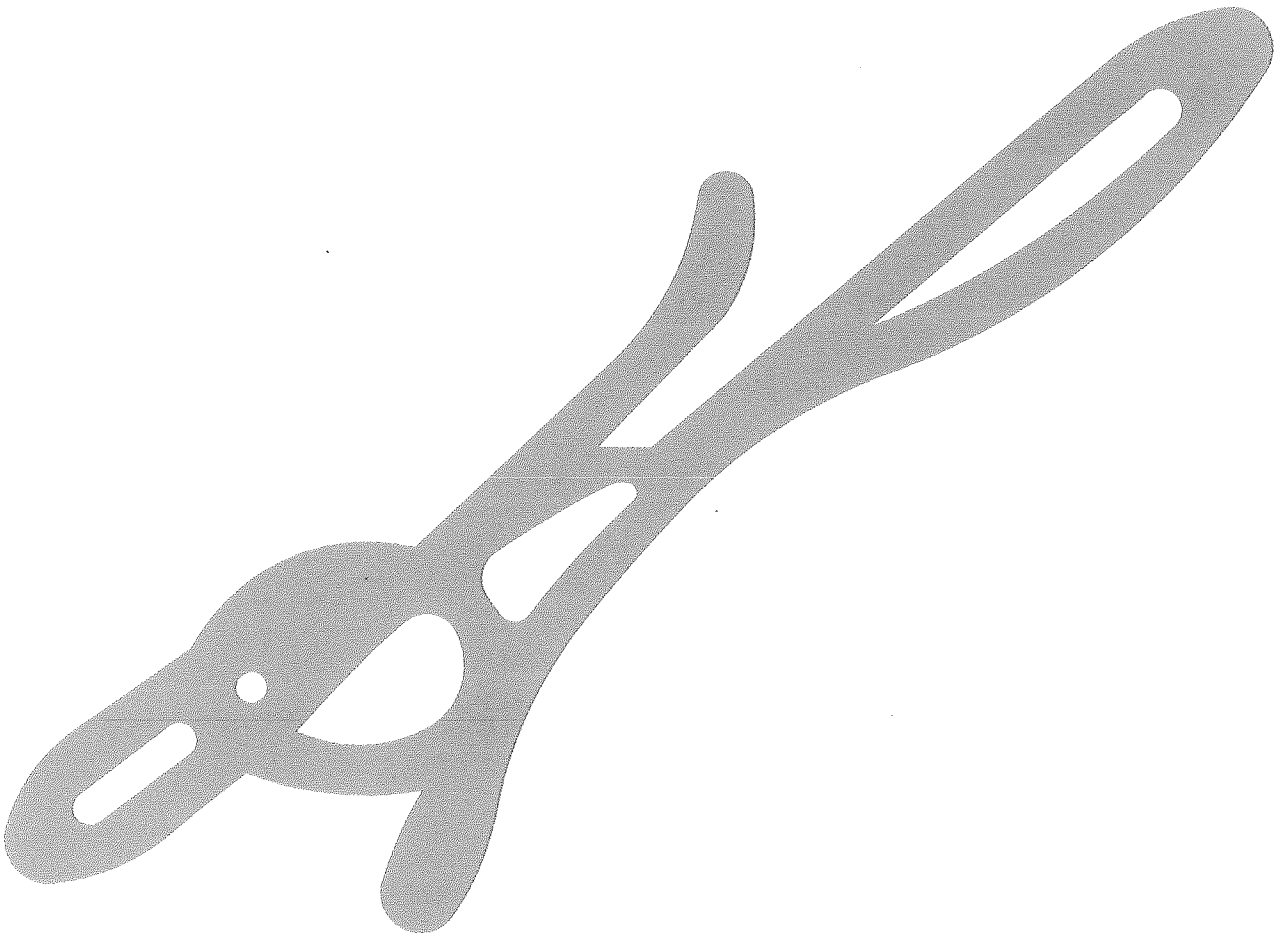


## Data Source Information

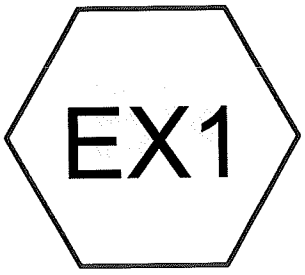
Soil Survey Area: Nantucket County, Massachusetts
Survey Area Data: Version 12, Sep 19, 2014

# APPENDIX B:

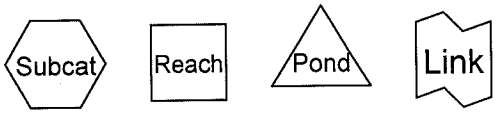
## HydroCAD® Calculations



# EXISTING RUNOFF




## Existing Watershed




**Routing Diagram for NAN-0107J-E**
Prepared by Hayes Engineering, Inc., Printed 6/13/2016
HydroCAD® 10.00-16 s/n 03206 © 2015 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 89,730 | 39 | >75% Grass cover, Good, HSG A (EX1) |
| 87,123 | 48 | Brush, Poor, HSG A (EX1) |
| 28,003 | 30 | Meadow, non-grazed, HSG A (EX1) |
| 40,269 | 77 | Newly graded area, HSG A (EX1) |
| 38,088 | 98 | Roofs, HSG A (EX1) |
| **283,213** | **54** | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (sq-ft) | HSG-B (sq-ft) | HSG-C (sq-ft) | HSG-D (sq-ft) | Other (sq-ft) | Total (sq-ft) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 89,730 | 0 | 0 | 0 | 0 | 89,730 | >75% Grass cover, Good | EX1 |
| 87,123 | 0 | 0 | 0 | 0 | 87,123 | Brush, Poor | EX1 |
| 28,003 | 0 | 0 | 0 | 0 | 28,003 | Meadow, non-grazed | EX1 |
| 40,269 | 0 | 0 | 0 | 0 | 40,269 | Newly graded area | EX1 |
| 38,088 | 0 | 0 | 0 | 0 | 38,088 | Roofs | EX1 |
| **283,213** | **0** | **0** | **0** | **0** | **283,213** | **TOTAL AREA** | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=0.35"
Flow Length=610' Tc=24.0 min CN=54 Runoff=0.86 cfs 8,149 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 8,149 cf Average Runoff Depth = 0.35"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 0.86 cfs @ 12.56 hrs, Volume= 8,149 cf, Depth= 0.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1**<br>Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1**<br>Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2**<br>Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=0.87"
Flow Length=610' Tc=24.0 min CN=54 Runoff=3.19 cfs 20,582 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 20,582 cf Average Runoff Depth = 0.87"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 3.19 cfs @ 12.42 hrs, Volume= 20,582 cf, Depth= 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1** Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2** Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=1.33"
Flow Length=610' Tc=24.0 min CN=54 Runoff=5.42 cfs 31,393 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 31,393 cf Average Runoff Depth = 1.33"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 5.42 cfs @ 12.39 hrs, Volume= 31,393 cf, Depth= 1.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1**<br>Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1**<br>Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2**<br>Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=1.73"
Flow Length=610' Tc=24.0 min CN=54 Runoff=7.37 cfs 40,776 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 40,776 cf Average Runoff Depth = 1.73"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

Runoff = 7.37 cfs @ 12.38 hrs, Volume= 40,776 cf, Depth= 1.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1** Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2** Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment EX1: Existing Watershed** Runoff Area=283,213 sf 13.45% Impervious Runoff Depth=2.16"
Flow Length=610' Tc=24.0 min CN=54 Runoff=9.49 cfs 50,873 cf

**Total Runoff Area = 283,213 sf Runoff Volume = 50,873 cf Average Runoff Depth = 2.16"**
**86.55% Pervious = 245,125 sf 13.45% Impervious = 38,088 sf**

## Summary for Subcatchment EX1: Existing Watershed

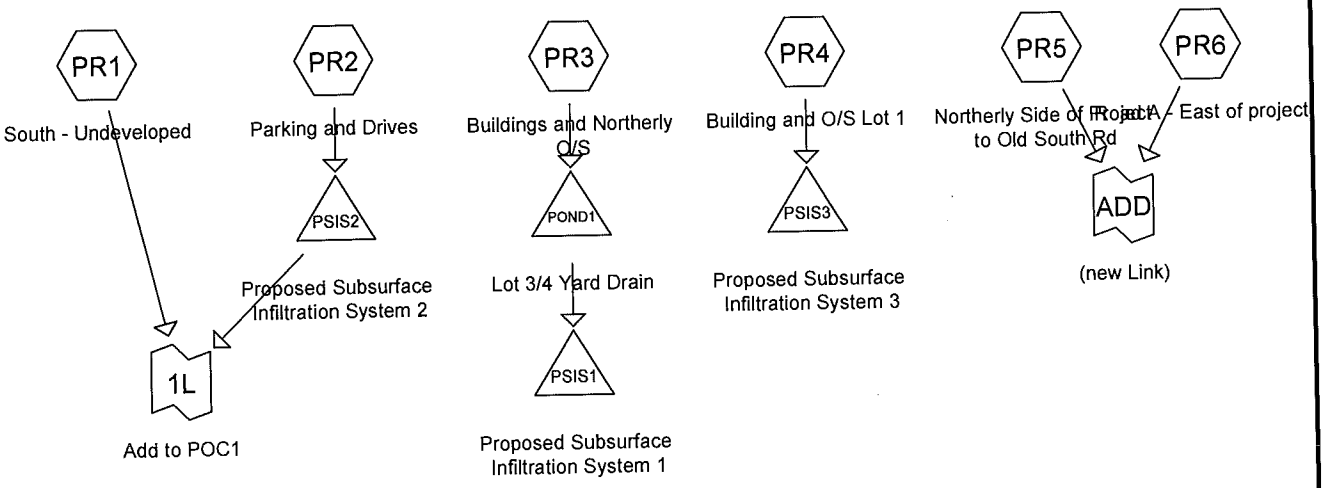
Runoff = 9.49 cfs @ 12.37 hrs, Volume= 50,873 cf, Depth= 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 38,088 | 98 | Roofs, HSG A |
| 40,269 | 77 | Newly graded area, HSG A |
| 28,003 | 30 | Meadow, non-grazed, HSG A |
| 87,123 | 48 | Brush, Poor, HSG A |
| 89,730 | 39 | >75% Grass cover, Good, HSG A |
| 283,213 | 54 | Weighted Average |
| 245,125 | | 86.55% Pervious Area |
| 38,088 | | 13.45% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 20.2 | 50 | 0.0050 | 0.04 | | **Sheet Flow, Sheet1** Woods: Light underbrush n= 0.400 P2= 3.60" |
| 2.0 | 368 | 0.0375 | 3.12 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 192 | 0.0120 | 1.76 | | **Shallow Concentrated Flow, Shallow2** Unpaved Kv= 16.1 fps |
| 24.0 | 610 | Total | | | |

## PROPOSED RUNOFF




Subcat Reach Pond Link

**Routing Diagram for NAN-0107J-P**
Prepared by Hayes Engineering, Inc., Printed 6/13/2016
HydroCAD® 10.00-16 s/n 03206 © 2015 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 181,857 | 39 | >75% Grass cover, Good, HSG A (PR1, PR2, PR3, PR4, PR5, PR6) |
| 4,949 | 77 | Newly graded area, HSG A (PR1) |
| 59,246 | 98 | Paved parking, HSG A (PR2) |
| 23,968 | 98 | Paved roads w/curbs & sewers, HSG A (PR5, PR6) |
| 5,900 | 98 | Roofs, HSG A (PR4) |
| 6,075 | 98 | Unconnected pavement, HSG A (PR1) |
| 11,922 | 98 | Unconnected roofs, HSG A (PR3) |
| **293,917** | **61** | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (sq-ft) | HSG-B (sq-ft) | HSG-C (sq-ft) | HSG-D (sq-ft) | Other (sq-ft) | Total (sq-ft) | Ground Cover | Subca Numbe |
|---|---|---|---|---|---|---|---|
| 181,857 | 0 | 0 | 0 | 0 | 181,857 | >75% Grass cover, Good | |
| 4,949 | 0 | 0 | 0 | 0 | 4,949 | Newly graded area | |
| 59,246 | 0 | 0 | 0 | 0 | 59,246 | Paved parking | |
| 23,968 | 0 | 0 | 0 | 0 | 23,968 | Paved roads w/curbs & sewers | |
| 5,900 | 0 | 0 | 0 | 0 | 5,900 | Roofs | |
| 6,075 | 0 | 0 | 0 | 0 | 6,075 | Unconnected pavement | |
| 11,922 | 0 | 0 | 0 | 0 | 11,922 | Unconnected roofs | |
| **293,917** | **0** | **0** | **0** | **0** | **293,917** | **TOTAL AREA** | |

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.06"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=0.02 cfs 509 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=1.44"
Flow Length=392' Tc=10.1 min CN=76 Runoff=3.05 cfs 11,185 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=0.71"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=0.36 cfs 1,757 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=0.53"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.14 cfs 765 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=1.94"
Tc=6.0 min CN=83 Runoff=0.63 cfs 1,990 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=0.49"
Tc=6.0 min CN=58 Runoff=0.36 cfs 1,850 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=33.86' Storage=7 cf Inflow=0.36 cfs 1,757 cf
Discarded=0.02 cfs 153 cf Primary=0.34 cfs 1,604 cf Outflow=0.37 cfs 1,757 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=25.65' Storage=202 cf Inflow=0.34 cfs 1,604 cf
Outflow=0.15 cfs 1,605 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=27.68' Storage=3,850 cf Inflow=3.05 cfs 11,185 cf
Discarded=0.39 cfs 11,191 cf Primary=0.00 cfs 0 cf Outflow=0.39 cfs 11,191 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=25.25' Storage=45 cf Inflow=0.14 cfs 765 cf
Outflow=0.09 cfs 769 cf

**Link 1L: Add to POC1** Inflow=0.02 cfs 509 cf
Primary=0.02 cfs 509 cf

**Link ADD: (new Link)** Inflow=0.98 cfs 3,840 cf
Primary=0.98 cfs 3,840 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 18,057 cf Average Runoff Depth = 0.74"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 0.02 cfs @ 15.17 hrs, Volume= 509 cf, Depth= 0.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 3.05 cfs @ 12.15 hrs, Volume= 11,185 cf, Depth= 1.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 0.36 cfs @ 12.21 hrs, Volume= 1,757 cf, Depth= 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.14 cfs @ 12.20 hrs, Volume= 765 cf, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 0.63 cfs @ 12.09 hrs, Volume= 1,990 cf, Depth= 1.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 0.36 cfs @ 12.13 hrs, Volume= 1,850 cf, Depth= 0.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.60"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 0.71" for 2 Year event
Inflow = 0.36 cfs @ 12.21 hrs, Volume= 1,757 cf
Outflow = 0.37 cfs @ 12.21 hrs, Volume= 1,757 cf, Atten= 0%, Lag= 0.2 min
Discarded = 0.02 cfs @ 12.21 hrs, Volume= 153 cf
Primary = 0.34 cfs @ 12.21 hrs, Volume= 1,604 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 33.86' @ 12.21 hrs Surf.Area= 125 sf Storage= 7 cf

Plug-Flow detention time= 0.1 min calculated for 1,755 cf (100% of inflow)
Center-of-Mass det. time= 0.1 min ( 898.5 - 898.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.02 cfs @ 12.21 hrs HW=33.86' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

**Primary OutFlow** Max=0.34 cfs @ 12.21 hrs HW=33.86' TW=25.19' (Dynamic Tailwater)
↑—**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 0.34 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 0.65" for 2 Year event
Inflow = 0.34 cfs @ 12.21 hrs, Volume= 1,604 cf
Outflow = 0.15 cfs @ 12.15 hrs, Volume= 1,605 cf, Atten= 56%, Lag= 0.0 min
Discarded = 0.15 cfs @ 12.15 hrs, Volume= 1,605 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 25.65' @ 12.61 hrs Surf.Area= 781 sf Storage= 202 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 6.1 min ( 900.8 - 894.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A** |
| | | | 5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1 |
| | | | Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf |
| | | | Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap |
| | | | Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 12.15 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 1.44" for 2 Year event
Inflow = 3.05 cfs @ 12.15 hrs, Volume= 11,185 cf
Outflow = 0.39 cfs @ 11.85 hrs, Volume= 11,191 cf, Atten= 87%, Lag= 0.0 min
Discarded = 0.39 cfs @ 11.85 hrs, Volume= 11,191 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 27.68' @ 13.09 hrs Surf.Area= 2,038 sf Storage= 3,850 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 83.7 min ( 936.4 - 852.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.85 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=25.00' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** ( Controls 0.00 cfs)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

Inflow Area = 17,215 sf, 34.27% Impervious, Inflow Depth = 0.53" for 2 Year event
Inflow = 0.14 cfs @ 12.20 hrs, Volume= 765 cf
Outflow = 0.09 cfs @ 12.20 hrs, Volume= 769 cf, Atten= 38%, Lag= 0.0 min
Discarded = 0.09 cfs @ 12.20 hrs, Volume= 769 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 25.25' @ 12.51 hrs Surf.Area= 448 sf Storage= 45 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 2.0 min ( 916.5 - 914.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 12.20 hrs HW=25.08' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.03" for 2 Year event
Inflow = 0.02 cfs @ 15.17 hrs, Volume= 509 cf
Primary = 0.02 cfs @ 15.17 hrs, Volume= 509 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 0.80" for 2 Year event
Inflow = 0.98 cfs @ 12.11 hrs, Volume= 3,840 cf
Primary = 0.98 cfs @ 12.11 hrs, Volume= 3,840 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.33"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=0.25 cfs 2,617 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=2.45"
Flow Length=392' Tc=10.1 min CN=76 Runoff=5.30 cfs 19,079 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=1.45"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=0.85 cfs 3,584 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=1.18"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.40 cfs 1,690 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=3.08"
Tc=6.0 min CN=83 Runoff=0.99 cfs 3,159 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=1.11"
Tc=6.0 min CN=58 Runoff=1.14 cfs 4,183 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=33.95' Storage=23 cf Inflow=0.85 cfs 3,584 cf
Discarded=0.04 cfs 263 cf Primary=0.81 cfs 3,321 cf Outflow=0.85 cfs 3,584 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=26.90' Storage=955 cf Inflow=0.81 cfs 3,321 cf
Outflow=0.15 cfs 3,325 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=30.31' Storage=7,494 cf Inflow=5.30 cfs 19,079 cf
Discarded=0.39 cfs 17,781 cf Primary=0.49 cfs 1,302 cf Outflow=0.88 cfs 19,083 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=26.54' Storage=412 cf Inflow=0.40 cfs 1,690 cf
Outflow=0.09 cfs 1,694 cf

**Link 1L: Add to POC1** Inflow=0.64 cfs 3,920 cf
Primary=0.64 cfs 3,920 cf

**Link ADD: (new Link)** Inflow=2.13 cfs 7,341 cf
Primary=2.13 cfs 7,341 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 34,312 cf Average Runoff Depth = 1.40"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 0.25 cfs @ 12.45 hrs, Volume= 2,617 cf, Depth= 0.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 5.30 cfs @ 12.15 hrs, Volume= 19,079 cf, Depth= 2.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 0.85 cfs @ 12.19 hrs, Volume= 3,584 cf, Depth= 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet**<br>Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow**<br>Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.40 cfs @ 12.17 hrs, Volume= 1,690 cf, Depth= 1.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1**<br>Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1**<br>Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 0.99 cfs @ 12.09 hrs, Volume= 3,159 cf, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 1.14 cfs @ 12.11 hrs, Volume= 4,183 cf, Depth= 1.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 1.45" for 10 Year event
Inflow = 0.85 cfs @ 12.19 hrs, Volume= 3,584 cf
Outflow = 0.85 cfs @ 12.21 hrs, Volume= 3,584 cf, Atten= 1%, Lag= 0.9 min
Discarded = 0.04 cfs @ 12.21 hrs, Volume= 263 cf
Primary = 0.81 cfs @ 12.21 hrs, Volume= 3,321 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 33.95' @ 12.21 hrs Surf.Area= 226 sf Storage= 23 cf

Plug-Flow detention time= 0.2 min calculated for 3,580 cf (100% of inflow)
Center-of-Mass det. time= 0.2 min ( 874.1 - 873.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.04 cfs @ 12.21 hrs HW=33.95' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

**Primary OutFlow** Max=0.80 cfs @ 12.21 hrs HW=33.95' TW=25.90' (Dynamic Tailwater)
↑—**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 0.80 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 1.34" for 10 Year event
Inflow = 0.81 cfs @ 12.21 hrs, Volume= 3,321 cf
Outflow = 0.15 cfs @ 12.05 hrs, Volume= 3,325 cf, Atten= 81%, Lag= 0.0 min
Discarded = 0.15 cfs @ 12.05 hrs, Volume= 3,325 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 26.90' @ 12.96 hrs Surf.Area= 781 sf Storage= 955 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 49.4 min ( 920.7 - 871.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A**<br>5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 12.05 hrs HW=25.16' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 2.45" for 10 Year event
Inflow = 5.30 cfs @ 12.15 hrs, Volume= 19,079 cf
Outflow = 0.88 cfs @ 12.77 hrs, Volume= 19,083 cf, Atten= 83%, Lag= 37.1 min
Discarded = 0.39 cfs @ 11.70 hrs, Volume= 17,781 cf
Primary = 0.49 cfs @ 12.77 hrs, Volume= 1,302 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 30.31' @ 12.77 hrs Surf.Area= 2,038 sf Storage= 7,494 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 168.8 min ( 1,005.8 - 837.1 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.70 hrs HW=25.09' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=0.49 cfs @ 12.77 hrs HW=30.31' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Inlet Controls 0.49 cfs @ 1.88 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

Inflow Area = 17,215 sf, 34.27% Impervious, Inflow Depth = 1.18" for 10 Year event
Inflow = 0.40 cfs @ 12.17 hrs, Volume= 1,690 cf
Outflow = 0.09 cfs @ 12.05 hrs, Volume= 1,694 cf, Atten= 79%, Lag= 0.0 min
Discarded = 0.09 cfs @ 12.05 hrs, Volume= 1,694 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 26.54' @ 12.83 hrs Surf.Area= 448 sf Storage= 412 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 34.3 min ( 918.6 - 884.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 12.05 hrs HW=25.11' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.25" for 10 Year event
Inflow = 0.64 cfs @ 12.76 hrs, Volume= 3,920 cf
Primary = 0.64 cfs @ 12.76 hrs, Volume= 3,920 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 1.54" for 10 Year event
Inflow = 2.13 cfs @ 12.10 hrs, Volume= 7,341 cf
Primary = 2.13 cfs @ 12.10 hrs, Volume= 7,341 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.60"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=0.64 cfs 4,850 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=3.21"
Flow Length=392' Tc=10.1 min CN=76 Runoff=6.94 cfs 24,949 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=2.04"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=1.25 cfs 5,052 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=1.71"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.63 cfs 2,456 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=3.91"
Tc=6.0 min CN=83 Runoff=1.25 cfs 4,001 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=1.63"
Tc=6.0 min CN=58 Runoff=1.79 cfs 6,132 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=34.17' Storage=93 cf Inflow=1.25 cfs 5,052 cf
Discarded=0.08 cfs 369 cf Primary=1.07 cfs 4,683 cf Outflow=1.15 cfs 5,052 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=28.11' Storage=1,673 cf Inflow=1.07 cfs 4,683 cf
Outflow=0.15 cfs 4,690 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=30.82' Storage=7,940 cf Inflow=6.94 cfs 24,949 cf
Discarded=0.39 cfs 19,678 cf Primary=3.04 cfs 5,277 cf Outflow=3.44 cfs 24,955 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=27.67' Storage=799 cf Inflow=0.63 cfs 2,456 cf
Outflow=0.09 cfs 2,462 cf

**Link 1L: Add to POC1** Inflow=3.67 cfs 10,128 cf
Primary=3.67 cfs 10,128 cf

**Link ADD: (new Link)** Inflow=3.03 cfs 10,133 cf
Primary=3.03 cfs 10,133 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 47,440 cf Average Runoff Depth = 1.94"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 0.64 cfs @ 12.34 hrs, Volume= 4,850 cf, Depth= 0.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 6.94 cfs @ 12.15 hrs, Volume= 24,949 cf, Depth= 3.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 1.25 cfs @ 12.19 hrs, Volume= 5,052 cf, Depth= 2.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.63 cfs @ 12.16 hrs, Volume= 2,456 cf, Depth= 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 1.25 cfs @ 12.09 hrs, Volume= 4,001 cf, Depth= 3.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 1.79 cfs @ 12.10 hrs, Volume= 6,132 cf, Depth= 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.04" for 25 Year event
Inflow = 1.25 cfs @ 12.19 hrs, Volume= 5,052 cf
Outflow = 1.15 cfs @ 12.25 hrs, Volume= 5,052 cf, Atten= 8%, Lag= 3.6 min
Discarded = 0.08 cfs @ 12.25 hrs, Volume= 369 cf
Primary = 1.07 cfs @ 12.25 hrs, Volume= 4,683 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 34.17' @ 12.25 hrs Surf.Area= 432 sf Storage= 93 cf

Plug-Flow detention time= 0.4 min calculated for 5,046 cf (100% of inflow)
Center-of-Mass det. time= 0.4 min ( 863.5 - 863.1 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.08 cfs @ 12.25 hrs HW=34.16' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

**Primary OutFlow** Max=1.07 cfs @ 12.25 hrs HW=34.16' TW=26.48' (Dynamic Tailwater)
↑—**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 1.07 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 1.89" for 25 Year event
Inflow = 1.07 cfs @ 12.25 hrs, Volume= 4,683 cf
Outflow = 0.15 cfs @ 11.90 hrs, Volume= 4,690 cf, Atten= 86%, Lag= 0.0 min
Discarded = 0.15 cfs @ 11.90 hrs, Volume= 4,690 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 28.11' @ 13.38 hrs Surf.Area= 781 sf Storage= 1,673 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 101.1 min ( 962.8 - 861.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A** |
| | | | 5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1 |
| | | | Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf |
| | | | Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap |
| | | | Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 11.90 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 3.21" for 25 Year event
Inflow = 6.94 cfs @ 12.15 hrs, Volume= 24,949 cf
Outflow = 3.44 cfs @ 12.41 hrs, Volume= 24,955 cf, Atten= 51%, Lag= 15.6 min
Discarded = 0.39 cfs @ 11.50 hrs, Volume= 19,678 cf
Primary = 3.04 cfs @ 12.41 hrs, Volume= 5,277 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 30.82' @ 12.41 hrs Surf.Area= 2,038 sf Storage= 7,940 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 148.1 min ( 977.4 - 829.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.50 hrs HW=25.09' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=3.00 cfs @ 12.41 hrs HW=30.81' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Inlet Controls 3.00 cfs @ 3.07 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

| | | | | |
|---|---|---|---|---|
| Inflow Area = | 17,215 sf, | 34.27% Impervious, | Inflow Depth = | 1.71" for 25 Year event |
| Inflow = | 0.63 cfs @ | 12.16 hrs, Volume= | 2,456 cf | |
| Outflow = | 0.09 cfs @ | 11.95 hrs, Volume= | 2,462 cf, | Atten= 86%, Lag= 0.0 min |
| Discarded = | 0.09 cfs @ | 11.95 hrs, Volume= | 2,462 cf | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 27.67' @ 13.22 hrs Surf.Area= 448 sf Storage= 799 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 82.6 min ( 954.5 - 871.9 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 11.95 hrs HW=25.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.64" for 25 Year event
Inflow = 3.67 cfs @ 12.40 hrs, Volume= 10,128 cf
Primary = 3.67 cfs @ 12.40 hrs, Volume= 10,128 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 2.12" for 25 Year event
Inflow = 3.03 cfs @ 12.10 hrs, Volume= 10,133 cf
Primary = 3.03 cfs @ 12.10 hrs, Volume= 10,133 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=0.87"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=1.11 cfs 6,950 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=3.82"
Flow Length=392' Tc=10.1 min CN=76 Runoff=8.25 cfs 29,671 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=2.53"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=1.58 cfs 6,278 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=2.17"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=0.81 cfs 3,107 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=4.56"
Tc=6.0 min CN=83 Runoff=1.45 cfs 4,668 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=2.08"
Tc=6.0 min CN=58 Runoff=2.34 cfs 7,793 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=34.34' Storage=181 cf Inflow=1.58 cfs 6,278 cf
Discarded=0.11 cfs 467 cf Primary=1.28 cfs 5,811 cf Outflow=1.40 cfs 6,278 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=29.33' Storage=2,337 cf Inflow=1.28 cfs 5,811 cf
Outflow=0.15 cfs 5,814 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=31.11' Storage=8,180 cf Inflow=8.25 cfs 29,671 cf
Discarded=0.39 cfs 21,037 cf Primary=5.06 cfs 8,666 cf Outflow=5.45 cfs 29,703 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=28.86' Storage=1,176 cf Inflow=0.81 cfs 3,107 cf
Outflow=0.09 cfs 3,108 cf

**Link 1L: Add to POC1** Inflow=6.13 cfs 15,616 cf
Primary=6.13 cfs 15,616 cf

**Link ADD: (new Link)** Inflow=3.79 cfs 12,461 cf
Primary=3.79 cfs 12,461 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 58,466 cf Average Runoff Depth = 2.39"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 1.11 cfs @ 12.24 hrs, Volume= 6,950 cf, Depth= 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 8.25 cfs @ 12.14 hrs, Volume= 29,671 cf, Depth= 3.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 1.58 cfs @ 12.18 hrs, Volume= 6,278 cf, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 0.81 cfs @ 12.16 hrs, Volume= 3,107 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 1.45 cfs @ 12.09 hrs, Volume= 4,668 cf, Depth= 4.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 2.34 cfs @ 12.10 hrs, Volume= 7,793 cf, Depth= 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 Year Rainfall=6.50"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.53" for 50 Year event
Inflow = 1.58 cfs @ 12.18 hrs, Volume= 6,278 cf
Outflow = 1.40 cfs @ 12.26 hrs, Volume= 6,278 cf, Atten= 12%, Lag= 4.6 min
Discarded = 0.11 cfs @ 12.26 hrs, Volume= 467 cf
Primary = 1.28 cfs @ 12.26 hrs, Volume= 5,811 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 34.34' @ 12.26 hrs Surf.Area= 594 sf Storage= 181 cf

Plug-Flow detention time= 0.6 min calculated for 6,270 cf (100% of inflow)
Center-of-Mass det. time= 0.6 min ( 857.2 - 856.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.11 cfs @ 12.26 hrs HW=34.33' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

**Primary OutFlow** Max=1.28 cfs @ 12.26 hrs HW=34.33' TW=26.93' (Dynamic Tailwater)
**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 1.28 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.34" for 50 Year event
Inflow = 1.28 cfs @ 12.26 hrs, Volume= 5,811 cf
Outflow = 0.15 cfs @ 11.85 hrs, Volume= 5,814 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.15 cfs @ 11.85 hrs, Volume= 5,814 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 29.33' @ 13.92 hrs Surf.Area= 781 sf Storage= 2,337 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 149.5 min ( 1,005.5 - 856.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A**<br>5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 11.85 hrs HW=25.10' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 3.82" for 50 Year event
Inflow = 8.25 cfs @ 12.14 hrs, Volume= 29,671 cf
Outflow = 5.45 cfs @ 12.30 hrs, Volume= 29,703 cf, Atten= 34%, Lag= 9.6 min
Discarded = 0.39 cfs @ 11.30 hrs, Volume= 21,037 cf
Primary = 5.06 cfs @ 12.30 hrs, Volume= 8,666 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 31.11' @ 12.30 hrs Surf.Area= 2,038 sf Storage= 8,180 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 135.7 min ( 960.1 - 824.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.30 hrs HW=25.08' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=5.00 cfs @ 12.30 hrs HW=31.11' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Inlet Controls 5.00 cfs @ 3.58 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

Inflow Area = 17,215 sf, 34.27% Impervious, Inflow Depth = 2.17" for 50 Year event
Inflow = 0.81 cfs @ 12.16 hrs, Volume= 3,107 cf
Outflow = 0.09 cfs @ 11.85 hrs, Volume= 3,108 cf, Atten= 89%, Lag= 0.0 min
Discarded = 0.09 cfs @ 11.85 hrs, Volume= 3,108 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 28.86' @ 13.82 hrs Surf.Area= 448 sf Storage= 1,176 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 131.5 min ( 996.0 - 864.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 11.85 hrs HW=25.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 0.99" for 50 Year event
Inflow = 6.13 cfs @ 12.30 hrs, Volume= 15,616 cf
Primary = 6.13 cfs @ 12.30 hrs, Volume= 15,616 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 2.61" for 50 Year event
Inflow = 3.79 cfs @ 12.10 hrs, Volume= 12,461 cf
Primary = 3.79 cfs @ 12.10 hrs, Volume= 12,461 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PR1: South - Undeveloped** Runoff Area=96,297 sf 6.31% Impervious Runoff Depth=1.16"
Flow Length=365' Tc=11.4 min UI Adjusted CN=43 Runoff=1.75 cfs 9,326 cf

**Subcatchment PR2: Parking and Drives** Runoff Area=93,320 sf 63.49% Impervious Runoff Depth=4.44"
Flow Length=392' Tc=10.1 min CN=76 Runoff=9.57 cfs 34,496 cf

**Subcatchment PR3: Buildings and Northerly O/S** Runoff Area=29,748 sf 40.08% Impervious Runoff Depth=3.05"
Flow Length=272' Slope=0.0100 '/' Tc=12.5 min CN=63 Runoff=1.92 cfs 7,564 cf

**Subcatchment PR4: Building and O/S Lot 1** Runoff Area=17,215 sf 34.27% Impervious Runoff Depth=2.65"
Flow Length=67' Slope=0.0100 '/' Tc=10.4 min CN=59 Runoff=1.01 cfs 3,796 cf

**Subcatchment PR5: Northerly Side of Project to Old** Runoff Area=12,291 sf 74.09% Impervious Runoff Depth=5.22"
Tc=6.0 min CN=83 Runoff=1.65 cfs 5,343 cf

**Subcatchment PR6: Road A - East of project** Runoff Area=45,046 sf 32.99% Impervious Runoff Depth=2.55"
Tc=6.0 min CN=58 Runoff=2.92 cfs 9,558 cf

**Pond POND1: Lot 3/4 Yard Drain** Peak Elev=34.50' Storage=293 cf Inflow=1.92 cfs 7,564 cf
Discarded=0.14 cfs 575 cf Primary=1.49 cfs 6,989 cf Outflow=1.63 cfs 7,564 cf

**Pond PSIS1: Proposed Subsurface Infiltration System 1** Peak Elev=31.24' Storage=3,077 cf Inflow=1.49 cfs 6,989 cf
Outflow=0.15 cfs 6,990 cf

**Pond PSIS2: Proposed Subsurface Infiltration System** Peak Elev=31.45' Storage=8,450 cf Inflow=9.57 cfs 34,496 cf
Discarded=0.39 cfs 22,242 cf Primary=7.15 cfs 12,268 cf Outflow=7.54 cfs 34,509 cf

**Pond PSIS3: Proposed Subsurface Infiltration System 3** Peak Elev=30.55' Storage=1,612 cf Inflow=1.01 cfs 3,796 cf
Outflow=0.09 cfs 3,800 cf

**Link 1L: Add to POC1** Inflow=8.84 cfs 21,594 cf
Primary=8.84 cfs 21,594 cf

**Link ADD: (new Link)** Inflow=4.57 cfs 14,901 cf
Primary=4.57 cfs 14,901 cf

**Total Runoff Area = 293,917 sf Runoff Volume = 70,083 cf Average Runoff Depth = 2.86"**
**63.56% Pervious = 186,806 sf 36.44% Impervious = 107,111 sf**

## Summary for Subcatchment PR1: South - Undeveloped

Runoff = 1.75 cfs @ 12.21 hrs, Volume= 9,326 cf, Depth= 1.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Adj | Description |
|---|---|---|---|
| 6,075 | 98 | | Unconnected pavement, HSG A |
| 4,949 | 77 | | Newly graded area, HSG A |
| 85,273 | 39 | | >75% Grass cover, Good, HSG A |
| 96,297 | 45 | 43 | Weighted Average, UI Adjusted |
| 90,222 | | | 93.69% Pervious Area |
| 6,075 | | | 6.31% Impervious Area |
| 6,075 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 9.5 | 50 | 0.0120 | 0.09 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 1.9 | 315 | 0.0300 | 2.79 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 11.4 | 365 | Total | | | |

## Summary for Subcatchment PR2: Parking and Drives

Runoff = 9.57 cfs @ 12.14 hrs, Volume= 34,496 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 59,246 | 98 | Paved parking, HSG A |
| 34,074 | 39 | >75% Grass cover, Good, HSG A |
| 93,320 | 76 | Weighted Average |
| 34,074 | | 36.51% Pervious Area |
| 59,246 | | 63.49% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.7 | 50 | 0.0200 | 0.11 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 0.6 | 127 | 0.0500 | 3.60 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 1.8 | 215 | 0.0100 | 2.03 | | **Shallow Concentrated Flow, Shallow2** Paved Kv= 20.3 fps |
| 10.1 | 392 | Total | | | |

## Summary for Subcatchment PR3: Buildings and Northerly O/S

Runoff = 1.92 cfs @ 12.18 hrs, Volume= 7,564 cf, Depth= 3.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 11,922 | 98 | Unconnected roofs, HSG A |
| 17,826 | 39 | >75% Grass cover, Good, HSG A |
| 29,748 | 63 | Weighted Average |
| 17,826 | | 59.92% Pervious Area |
| 11,922 | | 40.08% Impervious Area |
| 11,922 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet** Grass: Dense n= 0.240 P2= 3.60" |
| 2.3 | 222 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow** Unpaved Kv= 16.1 fps |
| 12.5 | 272 | Total | | | |

## Summary for Subcatchment PR4: Building and O/S Lot 1

Runoff = 1.01 cfs @ 12.16 hrs, Volume= 3,796 cf, Depth= 2.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 5,900 | 98 | Roofs, HSG A |
| 11,315 | 39 | >75% Grass cover, Good, HSG A |
| 17,215 | 59 | Weighted Average |
| 11,315 | | 65.73% Pervious Area |
| 5,900 | | 34.27% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.2 | 50 | 0.0100 | 0.08 | | **Sheet Flow, Sheet1** Grass: Dense n= 0.240 P2= 3.60" |
| 0.2 | 17 | 0.0100 | 1.61 | | **Shallow Concentrated Flow, Shallow1** Unpaved Kv= 16.1 fps |
| 10.4 | 67 | Total | | | |

## Summary for Subcatchment PR5: Northerly Side of Project to Old South Rd

Runoff = 1.65 cfs @ 12.09 hrs, Volume= 5,343 cf, Depth= 5.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 9,106 | 98 | Paved roads w/curbs & sewers, HSG A |
| 3,185 | 39 | >75% Grass cover, Good, HSG A |
| 12,291 | 83 | Weighted Average |
| 3,185 | | 25.91% Pervious Area |
| 9,106 | | 74.09% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Subcatchment PR6: Road A - East of project

Runoff = 2.92 cfs @ 12.10 hrs, Volume= 9,558 cf, Depth= 2.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=7.20"

| Area (sf) | CN | Description |
|---|---|---|
| 14,862 | 98 | Paved roads w/curbs & sewers, HSG A |
| 30,184 | 39 | >75% Grass cover, Good, HSG A |
| 45,046 | 58 | Weighted Average |
| 30,184 | | 67.01% Pervious Area |
| 14,862 | | 32.99% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Min. Tc = 0.1h** |

## Summary for Pond POND1: Lot 3/4 Yard Drain

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 3.05" for 100 Year event
Inflow = 1.92 cfs @ 12.18 hrs, Volume= 7,564 cf
Outflow = 1.63 cfs @ 12.27 hrs, Volume= 7,564 cf, Atten= 15%, Lag= 5.3 min
Discarded = 0.14 cfs @ 12.27 hrs, Volume= 575 cf
Primary = 1.49 cfs @ 12.27 hrs, Volume= 6,989 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 34.50' @ 12.27 hrs Surf.Area= 756 sf Storage= 293 cf

Plug-Flow detention time= 0.9 min calculated for 7,555 cf (100% of inflow)
Center-of-Mass det. time= 0.9 min ( 851.9 - 851.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 33.75' | 1,004 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 33.75 | 4 | 0 | 0 |
| 34.00 | 275 | 35 | 35 |
| 34.50 | 750 | 256 | 291 |
| 35.00 | 2,100 | 713 | 1,004 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 33.75' | **8.270 in/hr Exfiltration over Surface area** |
| #2 | Primary | 33.75' | **Nyoplast 10" Dome Grate Inlet** |
| | | | Head (feet) 0.00 0.10 0.20 1.00 |
| | | | Disch. (cfs) 0.000 0.280 0.800 1.800 |

**Discarded OutFlow** Max=0.14 cfs @ 12.27 hrs HW=34.49' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.14 cfs)

**Primary OutFlow** Max=1.48 cfs @ 12.27 hrs HW=34.49' TW=27.41' (Dynamic Tailwater)
↑**2=Nyoplast 10" Dome Grate Inlet** (Custom Controls 1.48 cfs)

## Summary for Pond PSIS1: Proposed Subsurface Infiltration System 1

Inflow Area = 29,748 sf, 40.08% Impervious, Inflow Depth = 2.82" for 100 Year event
Inflow = 1.49 cfs @ 12.27 hrs, Volume= 6,989 cf
Outflow = 0.15 cfs @ 11.80 hrs, Volume= 6,990 cf, Atten= 90%, Lag= 0.0 min
Discarded = 0.15 cfs @ 11.80 hrs, Volume= 6,990 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 31.24' @ 14.38 hrs Surf.Area= 781 sf Storage= 3,077 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 204.2 min ( 1,055.4 - 851.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 1,355 cf | **10.33'W x 75.54'L x 6.75'H Field A** |
| | | | 5,269 cf Overall - 1,882 cf Embedded = 3,387 cf x 40.0% Voids |
| #2A | 25.75' | 1,882 cf | **StormTech MC-4500 +Cap** x 17 Inside #1 |
| | | | Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf |
| | | | Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap |
| | | | Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 3,237 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.15 cfs @ 11.80 hrs HW=25.11' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

## Summary for Pond PSIS2: Proposed Subsurface Infiltration System 2

Inflow Area = 93,320 sf, 63.49% Impervious, Inflow Depth = 4.44" for 100 Year event
Inflow = 9.57 cfs @ 12.14 hrs, Volume= 34,496 cf
Outflow = 7.54 cfs @ 12.24 hrs, Volume= 34,509 cf, Atten= 21%, Lag= 6.1 min
Discarded = 0.39 cfs @ 11.05 hrs, Volume= 22,242 cf
Primary = 7.15 cfs @ 12.24 hrs, Volume= 12,268 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 31.45' @ 12.25 hrs Surf.Area= 2,038 sf Storage= 8,450 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 125.2 min ( 945.3 - 820.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 3,373 cf | **28.50'W x 71.52'L x 6.75'H Field A**<br>13,758 cf Overall - 5,326 cf Embedded = 8,432 cf x 40.0% Voids |
| #2A | 25.75' | 5,326 cf | **StormTech MC-4500 +Cap** x 48 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>3 Rows of 16 Chambers<br>Cap Storage= +35.7 cf x 2 x 3 rows = 214.2 cf |
| | | 8,699 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |
| #2 | Primary | 30.00' | **18.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 30.00' / 29.50' S= 0.0167 '/' Cc= 0.900<br>n= 0.010, Flow Area= 1.77 sf |

**Discarded OutFlow** Max=0.39 cfs @ 11.05 hrs HW=25.09' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.39 cfs)

**Primary OutFlow** Max=7.09 cfs @ 12.24 hrs HW=31.43' TW=0.00' (Dynamic Tailwater)
**2=Culvert** (Inlet Controls 7.09 cfs @ 4.08 fps)

## Summary for Pond PSIS3: Proposed Subsurface Infiltration System 3

| | | | | |
|---|---|---|---|---|
| Inflow Area = | 17,215 sf, | 34.27% Impervious, | Inflow Depth = 2.65" | for 100 Year event |
| Inflow = | 1.01 cfs @ | 12.16 hrs, Volume= | 3,796 cf | |
| Outflow = | 0.09 cfs @ | 11.80 hrs, Volume= | 3,800 cf, Atten= 92%, Lag= 0.0 min | |
| Discarded = | 0.09 cfs @ | 11.80 hrs, Volume= | 3,800 cf | |

Routing by Dyn-Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs
Peak Elev= 30.55' @ 14.31 hrs Surf.Area= 448 sf Storage= 1,612 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 189.3 min ( 1,047.6 - 858.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 25.00' | 797 cf | **10.33'W x 43.34'L x 6.75'H Field A**<br>3,023 cf Overall - 1,030 cf Embedded = 1,993 cf x 40.0% Voids |
| #2A | 25.75' | 1,030 cf | **StormTech MC-4500 +Cap** x 9 Inside #1<br>Effective Size= 90.4"W x 60.0"H => 26.46 sf x 4.03'L = 106.5 cf<br>Overall Size= 100.0"W x 60.0"H x 4.33'L with 0.31' Overlap<br>Cap Storage= +35.7 cf x 2 x 1 rows = 71.4 cf |
| | | 1,827 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.00' | **8.270 in/hr Exfiltration over Horizontal area** |

**Discarded OutFlow** Max=0.09 cfs @ 11.80 hrs HW=25.09' (Free Discharge)
**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

## Summary for Link 1L: Add to POC1

Inflow Area = 189,617 sf, 34.45% Impervious, Inflow Depth = 1.37" for 100 Year event
Inflow = 8.84 cfs @ 12.24 hrs, Volume= 21,594 cf
Primary = 8.84 cfs @ 12.24 hrs, Volume= 21,594 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

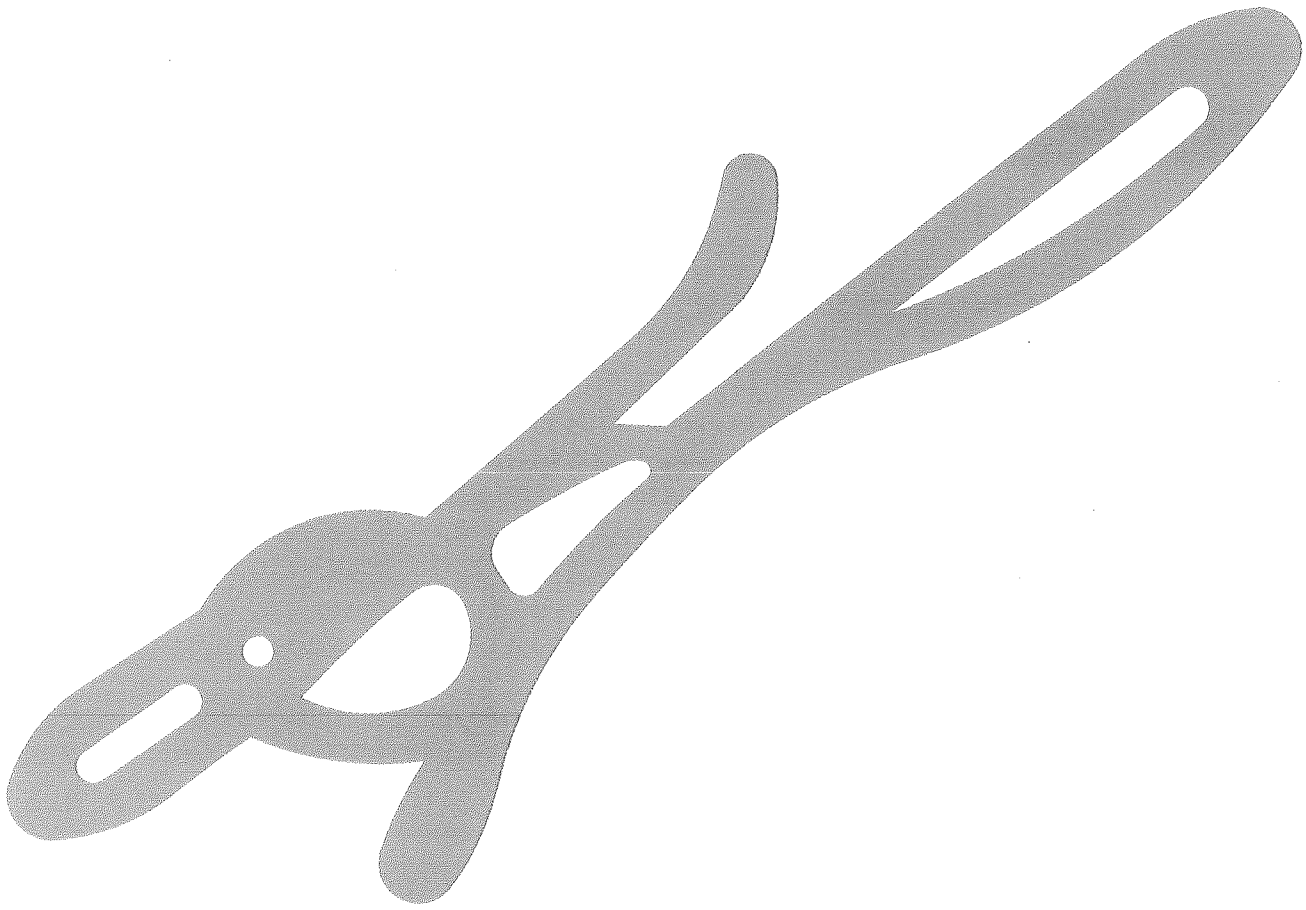
## Summary for Link ADD: (new Link)

Inflow Area = 57,337 sf, 41.80% Impervious, Inflow Depth = 3.12" for 100 Year event
Inflow = 4.57 cfs @ 12.10 hrs, Volume= 14,901 cf
Primary = 4.57 cfs @ 12.10 hrs, Volume= 14,901 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs

# APPENDIX C:

## Massachusetts DEP Storm Water Checklist



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

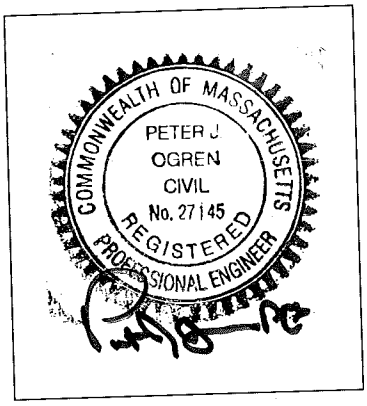
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

## Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature




6/13/16

Signature and Date

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

# Checklist for Stormwater Report

## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

**Standard 1: No New Untreated Discharges**

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

☒ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☒ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 3: Recharge** (continued)

☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☒ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

**Standard 4: Water Quality**

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☒ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☒ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☒ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 4: Water Quality** (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☒ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

**Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)**

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☒ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

**Standard 6: Critical Areas**

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable**

☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

**Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control**

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

# Checklist for Stormwater Report

## Checklist (continued)

**Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control** (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

**Standard 9: Operation and Maintenance Plan**

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

**Standard 10: Prohibition of Illicit Discharges**

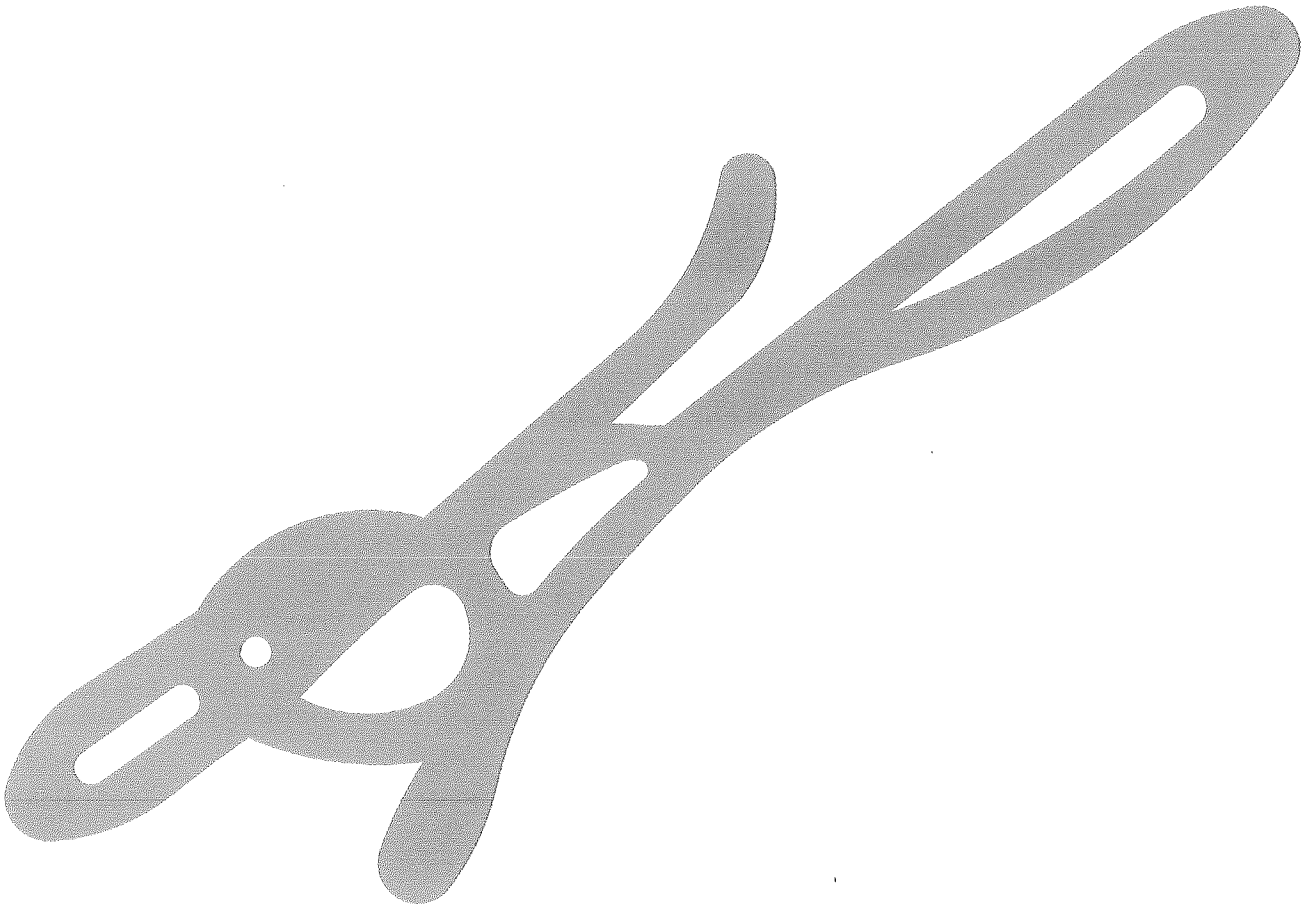
☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☒ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

# APPENDIX D:

## Water Quality Calculations



**To POC 1:**

*Water Quality Volume Calculation:*

$$V_{wq} = d_{wq} \times A_{imp}$$

Where,

$V_{wq}$ = Water Quality Volume

$d_{wq}$ = Water Quality Depth (1.0-inch for Critical Areas, ½-inch for Non-Critical Areas)

$A_{imp}$ = Impervious Area Directed to BMP (Sub-catchment PR2)

$$V_{wq} = (1.0") \left(\frac{1\ foot}{12\ inches}\right) (59{,}246\ sf)$$

$$V_{wq} = 4{,}937\ cf$$

PSIS2 Storage Volume = 8,576 cf

*Proprietary Structure Sizing Calculation per MassDEP "Standard Method to Covert Required Water Quality Volume to a Discharge Rate (October 15, 2013):*

Impervious Area to VortSentry = 59,246 sf (0.00213 sq. mi.).

Time of Concentration for Watershed PR1 = 10.1 minutes (0.17 hours)

Unit Peak Discharge ($q_u$) from DEP Figure 3: 700 csm/in

$$Q_{1.0"} = (q_u)(A_{imp})(d_{wq})$$

Where,

$Q_{1.0"}$ = Peak Flow Rate associated with the first 1.0-inches of runoff

$q_u$ = Unit Peak Discharge, in Cubic Feet per Second per Square Mile per Inch (csm/in.)

$A_{imp}$ = Impervious Area in Drainage Area in Square Miles

$d_{wq}$ = Water Quality Depth in Inches

$$Q_{1.0"} = \left(700 \frac{csm}{in}\right) (0.00213\ sq.mi.)(1.0\ in)$$

$$Q_{1.0"} = 1.49\ cfs$$

Maximum Design Flow Rate for VortSentry HS60 = 2.2 cfs

INSTRUCTIONS:
1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

*Version 1, Automated: Mar. 4, 2008*

Location: Old South Road Crossing

## TSS Removal Calculation Worksheet

| B<br>BMP[1] | C<br>TSS Removal Rate[1] | D<br>Starting TSS Load* | E<br>Amount Removed (C*D) | F<br>Remaining Load (D-E) |
|---|---|---|---|---|
| Deep Sump and Hooded Catch Basin | 0.25 | 1.00 | 0.25 | 0.75 |
| Proprietary Treatment Practice | 0.75 | 0.75 | 0.56 | 0.19 |
| Infiltration Basin | 0.80 | 0.19 | 0.15 | 0.04 |
| | 0.00 | 0.04 | 0.00 | 0.04 |
| | 0.00 | 0.04 | 0.00 | 0.04 |

**Total TSS Removal =** 96%

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: NAN-0107J
Prepared By: AMC
Date: 6/10/2016

*Equals remaining load from previous BMP (E) which enters the BMP

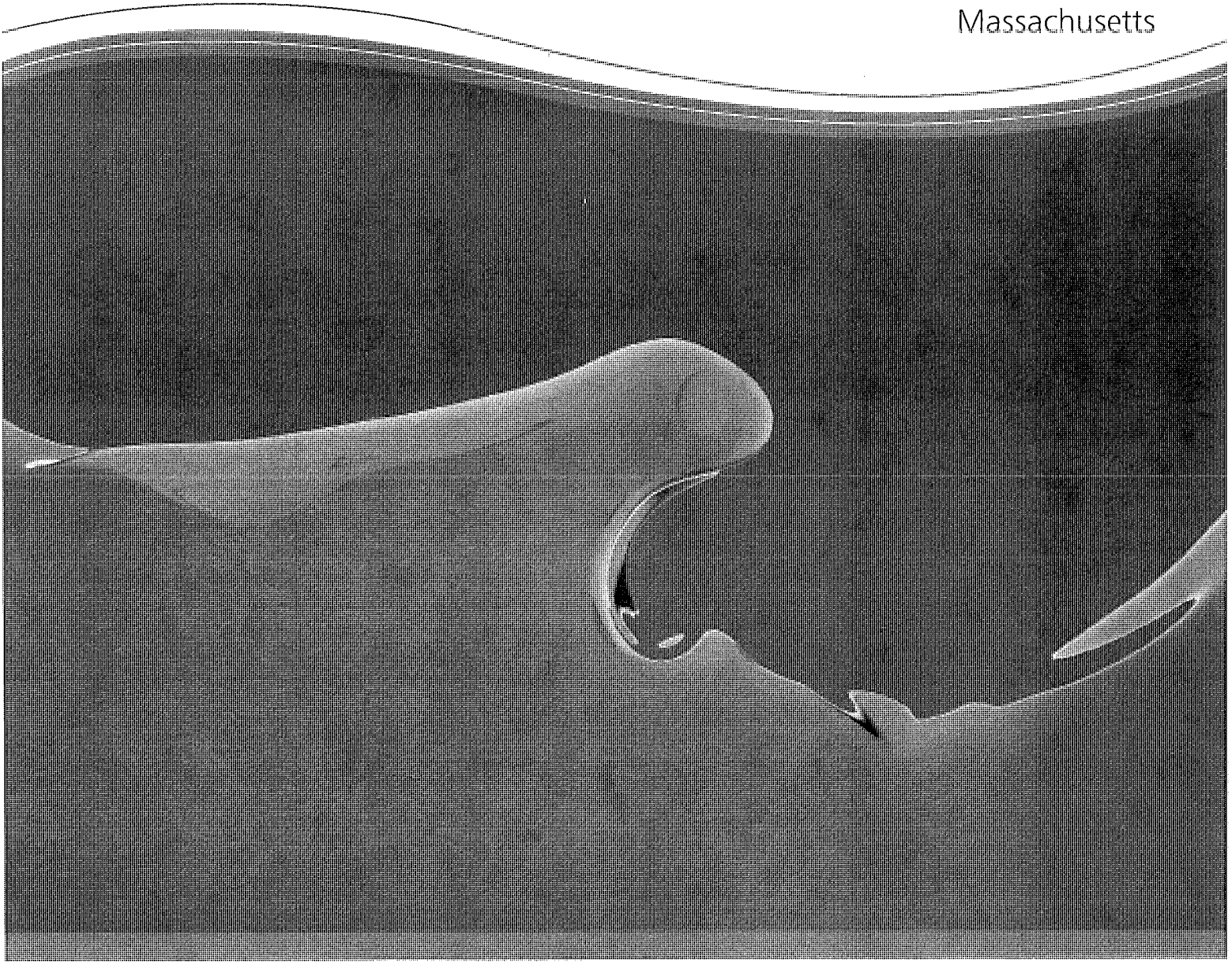
Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed
1. From MassDEP Stormwater Handbook Vol. 1

NAN · 0107J

CONTECH®
ENGINEERED SOLUTIONS

# Hydrodynamic Separation Products Overview

Massachusetts



CDS

Vortechs®

VortSentry® HS

# Available Models

| Vortechs Model | Swirl Chamber Diameter | | Internal Length | | Peak Treatment Flow[1] | | Sediment Storage[2] | |
|---|---|---|---|---|---|---|---|---|
| | ft | m | ft | m | cfs | L/s | yd3 | m3 |
| 1000 | 3 | 0.9 | 9 | 2.7 | 1.6 | 45.3 | 0.7 | 0.5 |
| 2000 | 4 | 1.2 | 10 | 3 | 2.8 | 79.3 | 1.2 | 0.9 |
| 3000 | 5 | 1.5 | 11 | 3.4 | 4.5 | 127.4 | 1.8 | 1.4 |
| 4000 | 6 | 1.8 | 12 | 3.7 | 6 | 169.9 | 2.4 | 1.8 |
| 5000 | 7 | 2.1 | 13 | 4 | 8.5 | 240.7 | 3.2 | 2.4 |
| 7000 | 8 | 2.4 | 14 | 4.3 | 11 | 311.5 | 4 | 3.1 |
| 9000 | 9 | 2.7 | 15 | 4.6 | 14 | 396.4 | 4.8 | 3.7 |
| 11000 | 10 | 3 | 16 | 4.9 | 17.5 | 495.5 | 5.6 | 4.3 |
| 16000 | 12 | 3.7 | 18 | 5.5 | 25 | 707.9 | 7.1 | 5.4 |

1. Peak Treatment Flow is maximum flow treated for each unit listed. This flow represents an infrequent storm event such as a 10 or 25 yr storm.
   Standard Vortechs System depth below invert is 3' for all precast models.
   Cast-in-place system are available to treat higher flows. Check with your local representatives for specifications.
2. Maintenance recommended when sediment depth has accumulated to within 12-18 inches of the dry weather water surface elevation.

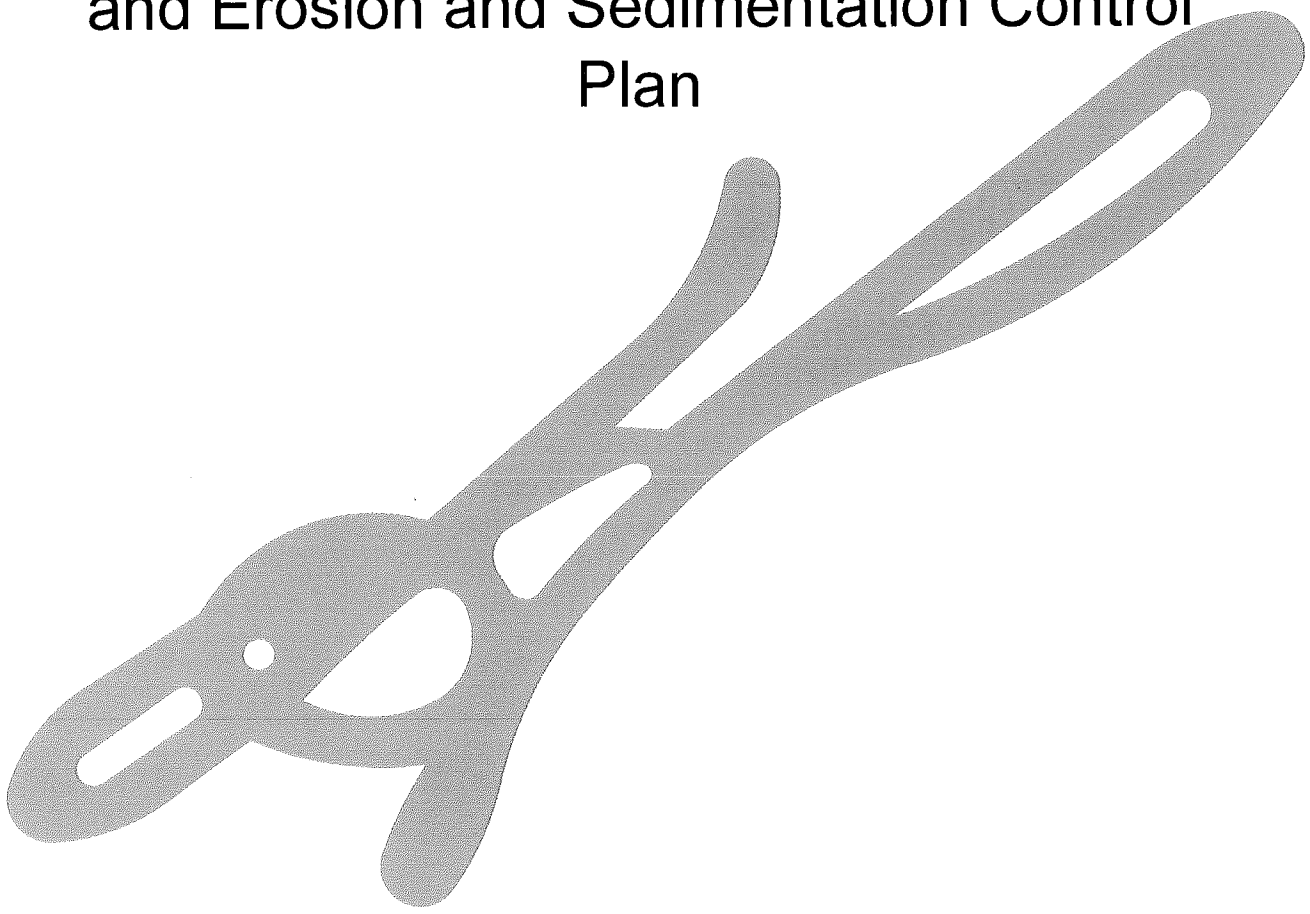
| VortSentry HS Model | Swirl Chamber Diameter (ft) | Typical Depth Below Invert (ft) | Treatment Capacity (cfs)[1] | Max. Inlet/Outlet Pipe Diameter (in) | Maximum Sediment Storage Capacity (CF) |
|---|---|---|---|---|---|
| VortSentry HS36* | 3 | 5.6 | 0.55 | 18 | 39 |
| w/ 1' added sump | 3 | 6.6 | 0.55 | 18 | 47 |
| w/ 2' added sump | 3 | 7.6 | 0.55 | 18 | 54 |
| w/ 3' added sump | 3 | 8.6 | 0.55 | 18 | 61 |
| w/ 4' added sump | 3 | 9.6 | 0.55 | 18 | 68 |
| w/ 5' added sump | 3 | 10.6 | 0.55 | 18 | 75 |
| VortSentry HS48** | 4 | 6.8 | 1.2 | 24 | 85 |
| w/ 1' added sump | 4 | 7.8 | 1.2 | 24 | 97 |
| w/ 2' added sump | 4 | 8.8 | 1.2 | 24 | 110 |
| w/ 3' added sump | 4 | 9.8 | 1.2 | 24 | 123 |
| w/ 4' added sump | 4 | 10.8 | 1.2 | 24 | 135 |
| VortSentry HS60*** | 5 | 8.0 | 2.2 | 30 | 156 |
| w/ 1' added sump | 5 | 9.0 | 2.2 | 30 | 176 |
| w/ 2' added sump | 5 | 10.0 | 2.2 | 30 | 196 |
| w/ 3' added sump | 5 | 11.0 | 2.2 | 30 | 215 |

*maintenance recommended when sediment reaches a height of 3'-7" below water surface elevation in sump.
**maintenance recommended when sediment reaches a height of 4'-9" below water surface elevation in sump.
***maintenance recommended when sediment reaches a height of 6.0' below water surface elevation in sump.
1. Design Flow Rate is based on 80% removal of particle size distribution with an average particle size of 240 micron. This flow also represents the maximum flow prior to which bypass occurs.

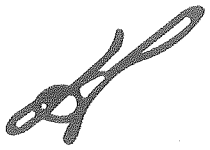
Notes: Systems can be sized based on a water quality flow (e.g. 1 inch storm) or on a net annual basis depending on the local regulatory requirement.
When sizing based on a water quality storm, the required flow to be treated should be equal or less than the listed water quality flow for the selected system. Systems sized based on a water quality storm are generally more conservatively sized.
Additional particle size distributions are available for sizing purposes upon request.
Depth below invert is measured to the inside bottom of the system. This depth can be adjusted to meet specific storage or maintenance requirements.
Contact our support staff for the most cost effective sizing for your area.

# APPENDIX E:

## Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan



***Construction Period Pollution Prevention Plan***
*Old South Road Crossing – Nantucket, MA*
*June 10, 2016*



**Project Name:** Old South Road Crossing
Retail Liner Buildings
Nantucket, MA

**Owner's Name:** Richmond Great Point Development, LLC
23 Concord Street
Wilmington, MA

**Applicant's Name:** Same as above

**Party Responsible for Maintenance:** To be determined

**Project Description:**

Richmond Great Point Development, LLC (the "Applicant") propose to construct a multi-unit retail development to be known as "Old South Road Crossing" (the "Project") proximate to the intersection of Old South Road and Lovers Lane.

## Erosion and Sedimentation Control Measures During Construction Activities:

### Siltation Fence and Hay Bales

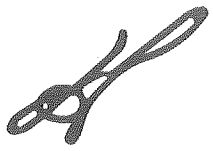
Silt fence with hay bales are to be installed as shown on Sheet 8 of 8 (Erosion Control Plan) of the Definitive Plan Set. Silt fence and hay bales are to be installed prior to the commencement of work on the site and in accordance with the design plans. An additional supply of silt fence and hay bales shall be maintained on-site for repair and/or replacement of any disturbed silt fence or hay bales. The silt fence and hay bale line(s) shall be inspected and maintained on a weekly basis. Deposited sediment shall be removed when the level of deposition reaches approximately one-third (1/3) the height of the fence.

### Storm Drain Inlet Protection

A temporary storm inlet protection filter will be placed in all catch basin units. The purpose of the filter is to prevent the inflow of sediment into the closed drainage system(s). The filters shall remain in place until a permanent vegetative cover is established and the transport of sediment is no longer visibly apparent. The filter shall be inspected and maintained on a weekly basis and after significant storm events. Significant storm events are those having greater than one-quarter (1/4) inch of precipitation in a 24-hour period.

### Surface Stabilization

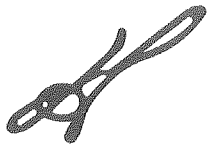
The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and sedimentation. No construction sediment shall be allowed to enter infiltration areas. All disturbed slopes shall be stabilized with a permanent vegetative cover. Some or all of the following measures can be used on the Project as conditions may warrant:



- Temporary Seeding
- Temporary Mulching
- Placement of Hay
- Placement of Geo-Synthetic Fabrics
- Hydroseeding
- Permanent Seeding
- Placement of Sod

**Surface and Subsurface Infiltration Facilities**

No construction period runoff should be directed toward infiltration facilities. The performance of these facilities shall be checked weekly and after significant storm events throughout construction.



## INSPECTION SCHEDULE and EVALUATION CHECKLIST

To be completed weekly and within 24-hours of significant rainfall events (greater than 1/4-inches in a 24-hour period).

Inspector's Name: _____ Date: _____

Qualifications: _____

_____

Days since last rainfall: _____ days Amount of last rainfall: _____inches

### Stabilization Measures

| Sub-Catchment | Date of Last Disturbance | Date of Next Disturbance | Stabilized (Yes or No) | Stabilized With: | Condition |
|---|---|---|---|---|---|
| PR1 | | | | | |
| PR2 | | | | | |
| PR3 | | | | | |
| PR4 | | | | | |
| PR5 | | | | | |
| PR6 | | | | | |

**Stabilization required:** _____

_____

_____

_____

_____

_____

_____

To be performed by: _____ on or before: _____

## PERIMETER CONTROLS

Date of Inspection: _____

### Silt Fence and Hay Bales:

| To Study Area: | Has sediment reached 1/3 height of silt fence? (Yes or No) | Depth of Silt (inches) | Is fence secure? (Yes or No) | Is there evidence of bypass or overtopping? (Yes or No) | Describe location of Problem(s), if any. |
|---|---|---|---|---|---|
| POC1 | | | | | |

**Maintenance required for silt fence and hay bales:** _____

_____

_____

To be performed by: _____ on or before: _____

### Stabilized Construction Entrance:

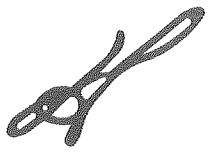
| Location | Does much sediment get tracked onto roadway? (Yes or No) | Is gravel clean or full of sediment? | Is all traffic using the entrance to access/exit the site? (Yes or No) | Is the culvert beneath the entrance working? (Yes or No) |
|---|---|---|---|---|
| Old South Road | | | | |

**Maintenance required for stabilized construction entrance:** _____

_____

_____

To be performed by: _____ on or before: _____



**Other Best Management Practices:**

| BMP | In use? (Yes or No) | Maintenance Required? (Yes or No) | Describe location of Problem(s), if any. |
|---|---|---|---|
| Sweeping of Adjacent Roads | | | |
| Catch Basin Inlet Protection | | | |
| VortSentry | | | |
| PSIS1 | | | |
| PSIS2 | | | |
| PSIS3 | | | |

**Maintenance required:** _____

_____

_____

_____

_____

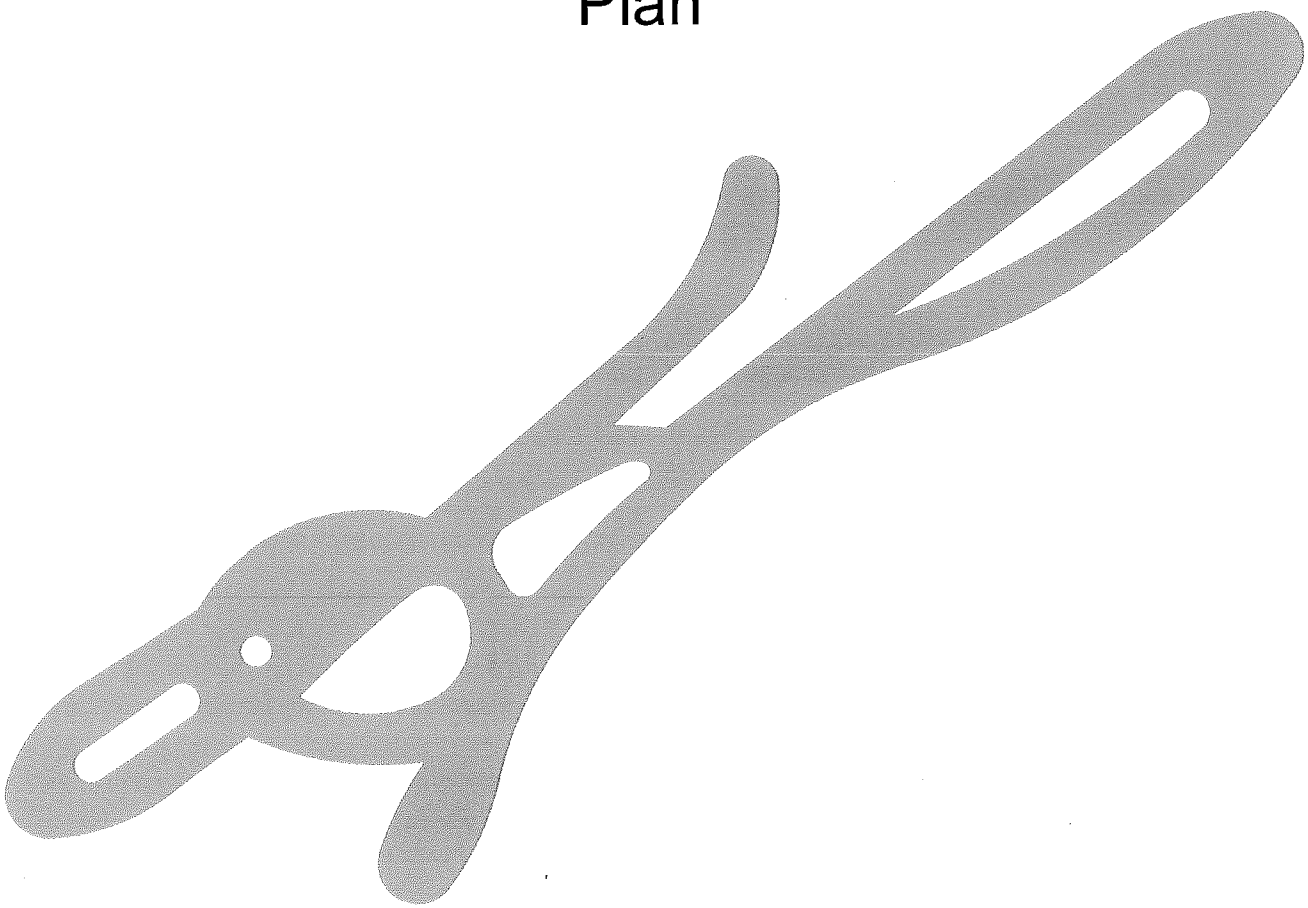
To be performed by: _____ on or before: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

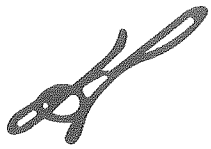
Signature: _____ Date: _____

# APPENDIX F:

## Long Term Operation and Maintenance Plan



***Long Term Operations and Maintenance Plan***
*Old South Road Crossing – Nantucket, MA*
*June 10, 2016*



**Project Name:** Old South Road Crossing
Retail Liner Buildings
Nantucket, MA

**Owner's Name:** Richmond Great Point Development, LLC and
23 Concord Street
Wilmington, MA

**Applicant's Name:** Same as above

**Party Responsible for Maintenance:** To be determined

**Project Description:**

Richmond Great Point Development, LLC (the "Applicant") propose to construct a multi-unit retail development to be known as "Old South Road Crossing" (the "Project") proximate to the intersection of Old South Road and Lovers Lane.

**Post-Construction Inspection and Maintenance Measures:**

**Erosion Control**

Sedimentation caused from erosion of soils can adversely affect the performance of the storm water management system. Areas that are barren and/or showing signs of erosion should be stabilized through immediate re-vegetation.

**Debris and Litter Removal**

Litter and other debris may collect in storm water best management practices (BMPs), potentially causing clogging of facilities. All debris and litter shall be removed as necessary, at a minimum of four (4) times per year in the spring, summer, fall and winter.

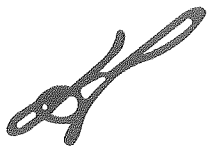
**Deep Sump and Hooded Catch Basins**

*In accordance with Volume 2, Chapter 2 of the MaDEP Storm Water Handbook as summarized below:*

Inspect or clean deep sump catch basins at least four (4) times per year and at the end of the foliage and snow-removal seasons. Sediments must also be removed four (4) times per year or whenever the depth of deposits is greater than or equal to one-half (1/2) the depth from the invert of the lowest pipe in the basin to the bottom of the basin (the sump). If handling runoff from land uses with higher potential pollutant loads (LUHPPLs) or discharging near or to a critical area, more frequent cleaning may be necessary.

Deep sump and hooded catch basins should be cleaned with vacuum trucks only. Clamshell buckets shall not be used to clean hooded catch basins. Vacuum trucks remove more sediment and supernatant, and is less likely to snap the hood within the deep sump basin.

Always consider the safety of the staff cleaning deep sump catch basins. Cleaning a deep sump catch basin within a road with active traffic or even within a parking lot is dangerous, and a police detail may be necessary to safeguard workers.



Although catch basin debris often contains concentrations of oil and hazardous materials such as petroleum hydrocarbons and metals, MassDEP classifies them as solid waste. Unless there is evidence that they have been contaminated by a spill or other means, MassDEP does not routinely require catch basin cleanings to be tested before disposal. Contaminated catch basin cleanings must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.000, and handled as hazardous waste.

In the absence of evidence of contamination, catch basin cleanings may be taken to a landfill or other facility permitted by MassDEP to accept solid waste, without any prior approval by MassDEP. However, some landfills require catch basin cleanings to be tested before they are accepted.

With prior MassDEP approval, catch basin cleanings may be used as grading and shaping materials at landfills undergoing closure (see Revised Guidelines for Determining Closure Activities at Inactive Unlined Landfill Sites) or as daily cover at active landfills. MassDEP also encourages the beneficial reuse of catch basin cleanings whenever possible. A Beneficial Reuse Determination is required for such use.

MassDEP regulations prohibit landfills from accepting materials that contain free-draining liquids. One way to remove liquids is to use a hydraulic lift truck during cleaning operations so that the material can be decanted at the site. After loading material from several catch basins into a truck, elevate the truck so that any free-draining liquid can flow back into the structure. If there is no free water in the truck, the material may be deemed to be sufficiently dry. Otherwise the catch basin cleanings must undergo a Paint Filter Liquids Test. Go to www. Mass.gov/dep/ recycle/laws/cafacts.doc for information on all of the MassDEP requirements pertaining to the disposal of catch basin cleanings.

**VortSentry HS – Swirl Particle Seperator**

*In accordance with Manufacturer's recommendations, accompanying this report.*

**Sub-Surface Infiltration Basin**

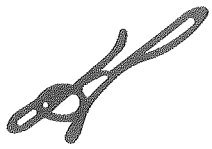
*In accordance with Volume 2, Chapter 2 of the MaDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:*

Inspect inlets at least twice per year.

**Good Housekeeping Practices:**

**Provisions for storing paints, cleaners, automotive waste and other potentially hazardous household waste products inside or under cover:**

- All materials stored on-site shall be in a neat, orderly manner in their appropriate containers with original manufacturer's label(s);
- Only store enough material as needed; whenever possible, all of a product shall be used prior to disposing of container;
- Manufacturer, federal, state and local recommendations for proper use and disposal shall be followed.



**Vehicle Washing Controls:**

- Use commercial car washes whenever possible. Car washes treat and/or recycle wash water;
- Cars shall be washed on gravel, grass or other permeable surfaces to allow filtration to occur;
- Use biodegradable soaps only;
- Use hose nozzles that automatically turn off when unattended.

**Routine Inspection and Maintenance of Storm Water BMPs**

- Previously addressed.

**Spill Prevention and Response Plans**

- Spill control practices shall be in conformance with the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water Pollution Prevention Plan (SWPPP).

**Maintenance of Lawns, Gardens and Other Landscaped Areas:**

- Grass shall not be cut shorter than two (2) to three (3) inches and mulch clipping should be left on lawns as a natural fertilizer;
- Use low volume water approaches for irrigation such as drip-type or sprinkler systems. Water plants only when needed to enhance root growth and avoid runoff problems;
- Mulch shall be used wherever practicable. Mulch helps retain water and prevents erosion.

**Storage and Use of Fertilizers, Herbicides and Pesticides:**

- Fertilizers shall be applied in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to storm water. Storage will be in covered areas only. Contents of partially used bags shall be transferred into sealable plastic containers to avoid spills;
- Do not fertilize before or during rain events;
- Consider the use of organic fertilizers;
- Pesticides shall be applied only when necessary and only in the minimum amounts recommended by the manufacturer.

**Pet Waste Management**

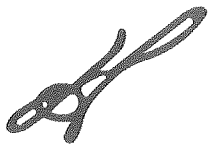
- Scoop up and seal pet waste in plastic bags. Dispose of in garbage.

**Solid Waste Management**

- All solid waste shall be disposed of or recycled in accordance with all federal, state and local regulations.

**List of Emergency Contacts for Plan Implementation**

To be determined by Owner.



**POST-CONSTRUCTION**
**OPERATION AND MAINTENANCE LOG**

Inspector's Name: _____ Date: _____

Qualifications: _____

_____

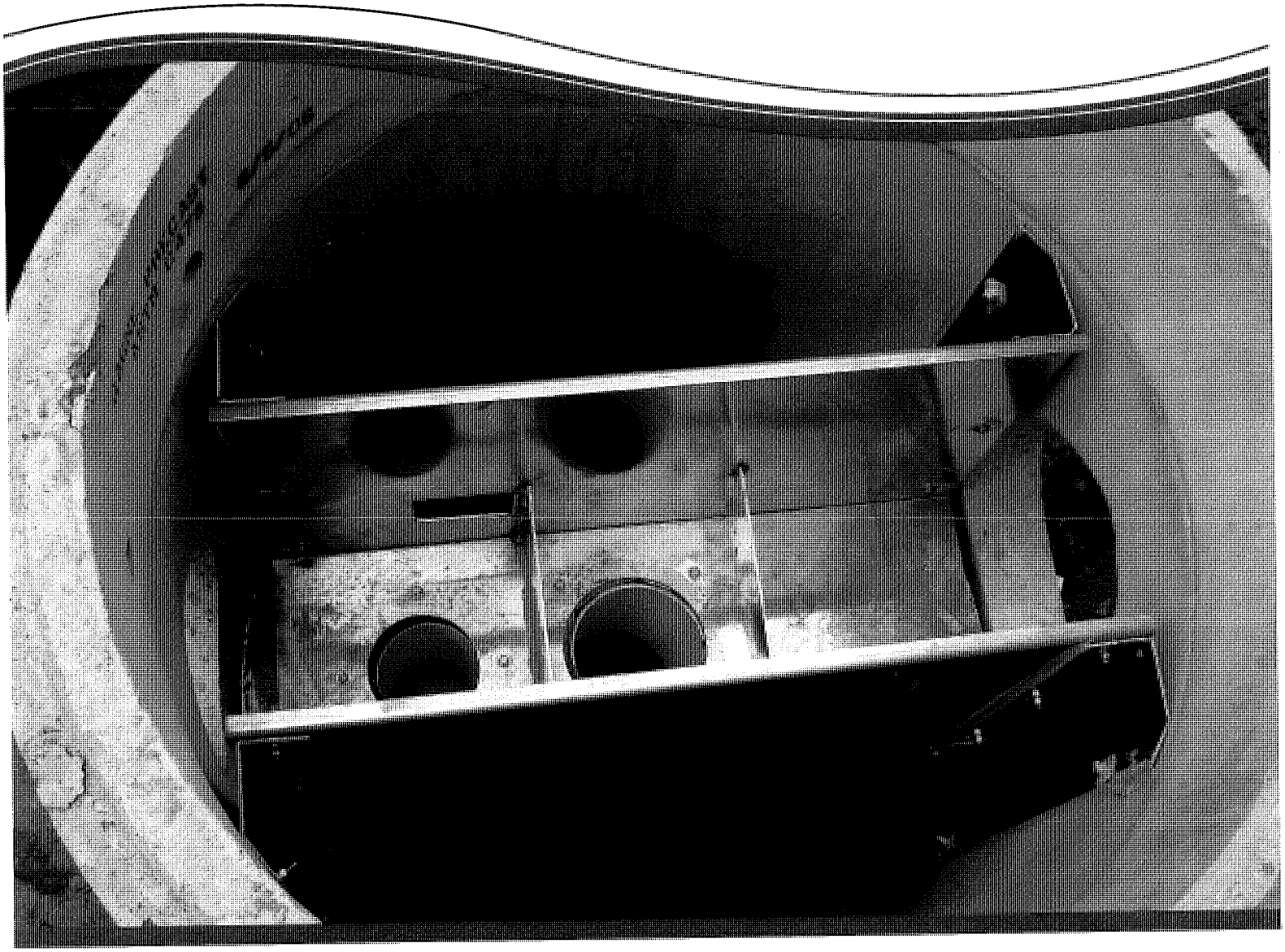
Inspection Type: ☐ Routine ☐ Spill ☐ Other: _____

☐ Post-Rainfall (Precipitation in Inches: _____)

| BMP | Frequency | Date Last Performed | Comments |
|---|---|---|---|
| **Litter and Debris Removal** | After Significant Rain Events | | |
| **Deep Sump and Hooded Catch Basins** | Inspect four (4) times per year<br>Maintenance as necessary | | |
| **Sub-Surface Infiltration System** | Inspect two (2) times per year | | |
| **Vegetated Areas** | Inspect as necessary for erosion | | |

CONTECH®
ENGINEERED SOLUTIONS

# VortSentry® HS Guide
# Operation, Design, Performance and Maintenance



## VortSentry® HS

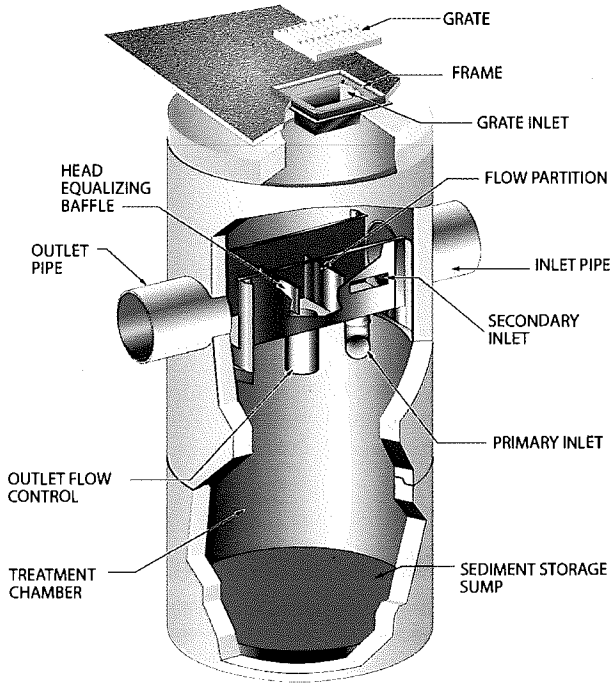
The VortSentry HS is a compact, below grade stormwater treatment system that employs helical flow technology to enhance gravitational separation of floating and settling pollutants from stormwater flows. With the ability to accept a wide range of pipe sizes, the VortSentry HS can treat and convey flows from small to large sites. A unique internal bypass design means higher flows can be diverted without the use of external bypass structures. The VortSentry HS is also available in a grate inlet configuration, which is ideal for retrofit installations.

## Operation Overview

Low, frequently occurring storm flows are directed into the treatment chamber through the primary inlet. The tangentially oriented downward pipe induces a swirling motion in the treatment chamber that increases capture and containment abilities. Moderate storm flows are directed into the treatment chamber through the secondary inlet, which allows for capture of floating trash and debris. The secondary inlet also provides for treatment of higher flows without significantly increasing the velocity or turbulence in the treatment chamber. This allows for a more quiescent separation environment. Settleable solids and floating pollutants are captured and contained in the treatment chamber.

Flow exits the treatment chamber through the outlet flow control, which manages the amount of flow that is treated and helps maintain the helical flow patterns developed within the treatment chamber.

Flows exceeding the system's rated treatment flow are diverted away from the treatment chamber by the flow partition. Internal diversion of high flows eliminates the need for external bypass structures. During bypass, the head equalizing baffle applies head on the outlet flow control to limit the flow through the treatment chamber. This helps prevent re-suspension of previously captured pollutants.




## Design Basics

There are two primary methods of sizing a VortSentry HS system. The Water Quality Flow Rate Method determines which model size provides the desired removal efficiency at a given flow for a defined particle size. The summation process of the Rational Rainfall Method is used when a specific removal efficiency of the net annual sediment load is required.

Typically, VortSentry HS systems are designed to achieve an 80% annual solids load reduction based on lab generated performance curves for a particle gradation with an average particle size ($d_{50}$) of 240-microns ($\mu$m).

### Water Quality Flow Rate Method

In many cases, regulations require that a specific flow rate, often referred to as the water quality design flow (WQQ), be treated. This WQQ represents the peak flow rate from either an event with a specific recurrence interval (i.e. the six-month storm) or a water quality depth (i.e. 1/2-inch of rainfall).

The VortSentry HS is designed to treat all flows up to the WQQ. Due to its internal bypass weir configuration, flow rates in the treatment chamber only increase minimally once the WQQ is surpassed. At influent rates higher than the WQQ, the flow partition will allow most flow exceeding the treatment flow rate to bypass the treatment chamber. This allows removal efficiency to remain relatively constant in the treatment chamber and reduces the risk of washout during bypass flows regardless of influent flow rates.

Treatment flow rates are defined as the rate at which the VortSentry HS will remove a specific gradation of sediment at a specific removal efficiency. Therefore they are variable based on the gradation and removal efficiency specified by the design engineer and the unit size is scaled according to the project goal.

### Rational Rainfall Method™

Differences in local climate, topography and scale make every site hydraulically unique. The Rational Rainfall Method is a sizing program Contech uses to estimate a net annual sediment load reduction for a particular VortSentry HS model based on site size, site runoff coefficient, regional rainfall intensity distribution, and anticipated pollutant characteristics. For more information on the Rational Rainfall Method, see *Vortechs Technical Bulletin 4: Modeling Long Term Load Reduction: The Rational Rainfall Method*, available at **www.ContechES.com/stormwater**

### Treatment Flow Rate

The outlet flow control is sized to allow the WQQ to pass entirely through the treatment chamber at a water surface elevation equal to the crest of the flow partition. The head equalizing baffle applies head on the outlet flow control to limit the flow through the treatment chamber when bypass occurs, thus helping to prevent re-suspension or re-entrainment of previously captured particles.

### Hydraulic Capacity

The VortSentry HS is available in three standard configurations: inline (with inlet and outlet pipes at 180° to each other), grated inlet, and a combination of grate and pipe inlets. All three configurations are available in 36-inch (900-mm) through 96-inch (2400-mm) diameter manholes.

908 617 747

The configuration of the system is determined by the suffix of the model name:

- A model name without a suffix denotes a standard pipe inlet (Example HS48).
- A "G" at the end of the model designation denotes a grate inlet (Example HS48G).
- A "GP" at the end of the model designation denotes a combination of grate and pipe inlets (Example HS48GP).

# Performance

## Full-Scale Laboratory Test Results

Laboratory testing of the VortSentry HS was conducted using F-55 Silica, a commercially available sand product with an average particle size of 240-$\mu$m (Table 1). This material was metered into a model HS48 VortSentry HS at an average concentration of between 250-mg/L and 300-mg/L at flow rates ranging from 0.50-cfs to 1.5-cfs (14-L/s to 56-L/s).

| US Standard Sieve Size | Particle Size Micron ($\mu$m) | Cumulative Passing % |
|---|---|---|
| 30 | 600 | 99.7% |
| 40 | 425 | 95.7% |
| 50 | 300 | 74.7% |
| 70 | 212 | 33.7% |
| 100 | 150 | 6.7% |
| 140 | 106 | 0.7% |

Table 1 : US Silica F-55 Particle Size Distribution

Removal efficiencies at each flow rate were calculated based on net sediment loads passing the influent and effluent sampling points. Results are illustrated in Figure 1.

Assuming that sediment in the inlet chamber is ideally mixed, removal rates through the system will decay according to the percentage of flow bypassed. This effect has been observed in the laboratory where the test system is designed to produce a

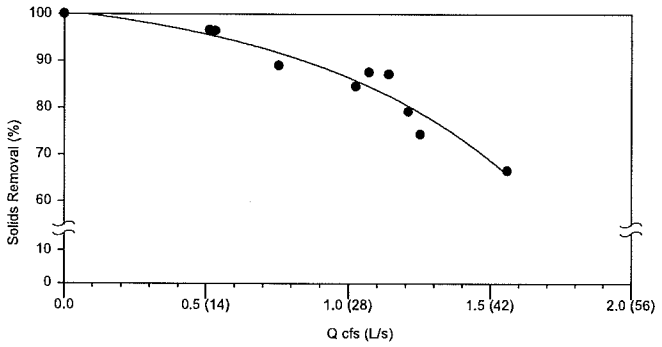



Figure 1: VortSentry HS Removal Efficiencies for 240-$\mu$m Particle Gradation

thoroughly mixed inlet stream. All VortSentry HS models have the same aspect ratio regardless of system diameter (i.e. an increase in diameter results in a corresponding increase in depth). Operating rates are expressed volumetrically.

Removal efficiency at each operating rate is calculated according to the average of volumetric and Froude scaling methods and is described by Equation 1.

$$\text{Equation 1:} \quad \left(\frac{\text{Diameter Prototype}}{\text{Diameter Model}}\right)^{2.75} = \left(\frac{\text{Flow Rate Prototype}}{\text{Flow Rate Model}}\right)$$

Equation 1 and actual laboratory test results were used to determine the flow rate which would be required for the various VortSentry HS models to remove 80% of solids.

View report at **www.ContechES.com/stormwater**

# Maintenance

The VortSentry HS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit, i.e., unstable soils or heavy winter sanding will cause the treatment chamber to fill more quickly, but regular sweeping will slow accumulation.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant deposition and transport may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall) however more frequent inspections may be necessary in equipment washdown areas and in climates where winter sanding operations may lead to rapid accumulations of a large volume of sediment. It is useful and often required as part of a permit to keep a record of each inspection. A simple inspection and maintenance log form for doing so is available for download at **www.ContechES.com/stormwater**

The VortSentry HS should be cleaned when the sediment has accumulated to a depth of two feet in the treatment chamber. This determination can be made by taking two measurements with a stadia rod or similar measuring device; one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. If the difference between these measurements is less than the distance given in Table 2, the VortSentry HS should be maintained to ensure effective treatment.

## Cleaning

Cleaning of the VortSentry HS should be done during dry weather conditions when no flow is entering the system. Cleanout of the VortSentry HS with a vacuum truck is generally the most effective and convenient method of excavating pollutants from the system. Simply remove the manhole cover and insert the vacuum hose into the sump. All pollutants can be removed from this one access point from the surface with no requirements for Confined Space Entry.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use adsorbent pads, which solidify the oils. These are usually much easier to remove from the unit individually, and less expensive to dispose than the oil/water emulsion that may be

created by vacuuming the oily layer. Floating trash can be netted out if you wish to separate it from the other pollutants.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure proper safety precautions. If anyone physically enters the unit, Confined Space Entry procedures need to be followed.

Disposal of all material removed from the VortSentry HS should be done is accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal.

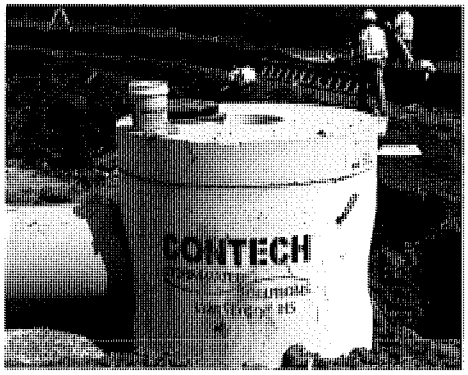
| VortSentry HS Model | Diameter | | Distance Between Water Surface and Top of Storage Sump | | Sediment Storage | | Oil Spill Storage | |
|---|---|---|---|---|---|---|---|---|
| | in. | m | ft. | m | $yd^3$ | $m^3$ | gal. | liter |
| HS36 | 36 | 0.9 | 3.6 | 1.1 | 0.5 | 0.4 | 83 | 314 |
| HS48 | 48 | 1.2 | 4.7 | 1.4 | 0.9 | 0.7 | 158 | 598 |
| HS60 | 60 | 1.5 | 6.0 | 1.8 | 1.5 | 1.1 | 258 | 978 |
| HS72 | 72 | 1.8 | 7.1 | 2.2 | 2.1 | 1.6 | 372 | 1409 |
| HS84 | 84 | 2.1 | 8.4 | 2.6 | 2.9 | 2.2 | 649 | 2458 |
| HS96 | 96 | 2.4 | 9.5 | 2.9 | 3.7 | 2.8 | 845 | 3199 |

Table 2: VortSentry HS Maintenance Indicators and Sediment Storage Capacities.

Note: To avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile. Finer, silty particles at the top of the pile may be more difficult to feel with the measuring stick. These finer particles typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

Logon to **www.ContechES.com/stormwater** to download the VortSentry HS Inspection and Maintenance Log.

For assistance with maintaining your VortSentry HS, contact us regarding the Contech Maintenance compliance certification program.




CONTECH®
ENGINEERED SOLUTIONS

©2014 CONTECH ENGINEERED SOLUTIONS, LLC.
800-338-1122
www.ContechES.com

All Rights Reserved. Printed in the USA.

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater and earth stabilization products. For information on other Contech division offerings, visit ContechES.com or call 800.338.1122

The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 5,788,848; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 6,998,038; 7,186,058; 7,296,692; 7,297,266; related foreign patents or other patents pending.

The Stormwater Management StormFilter, MFS and CDS are trademarks, registered trademarks, or licensed trademarks of Contech Engineered Solutions LLC. LEED is a registered trademark of the U.S. Green Building Council.

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS AN EXPRESSED WARRANTY OR AN IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. SEE THE CONTECH STANDARD CONDITIONS OF SALE (VIEWABLE AT WWW.CONTECHES.COM/COS) FOR MORE INFORMATION.

**Support**

- Drawings and specifications are available at contechstormwater.com.
- Site-specific design support is available from our engineers.

**PESCE ENGINEERING & ASSOCIATES, INC.**
**451 Raymond Road**
**Plymouth, MA 02360**
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

July 4, 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 **Old South Road Crossing – Retail "Liner Buildings" MCD**

Dear Mrs. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed Old South Road Crossing – Retail "Liner Buildings" Major Commercial Development, Nantucket, MA. 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:

- Letter from The Richmond Company to the Town of Nantucket Planning Board, Subject: Submittal of Application for Major Commercial Development / Special Permit (Retail), Old South Road Crossing Retail "Liner" Buildings / 62, 67, 73 and 75(A) Old South Road, Richmond Great point Development LLC (Owner Developer), dated June 10, 2016.

- Site Development Plans: "*Old South Road Crossing Retail "Liner Buildings", Major Commercial Development Special Permit Site Plan, at 62, 67, 73 and 75(A) Old South Road, Nantucket, MA*," 8 sheets, prepared by Hayes Engineering, Inc., dated June 10, 2016.

- Storm Water Management Report, Major Commercial Development Special Permit Site Plan, Old South Road Crossing, Nantucket, MA, prepared by Hayes Engineering, Inc., dated June 10, 2016.

- Application for a Special Permit, dated June 13, 2016, with description of zoning relief sought.

This project involves approximately 2.39 acres of land as part of the proposed Old South Road Crossing development of the former Glowacki property. This site is located in the Commercial-Neighborhood (CN) Zoning District, and lies within the Nantucket Sewer and Wellhead Protection Districts, as well as a Zone II of a public drinking water supply. No wetlands are located on the property, and it is not located within the 100-yr. flood plain.

The MCD site involves the development of 5 lots for new commercial/retail uses abutting Old South Road. The lots propose the construction of 5 new buildings ranging from 1,500 sf to 5,1270 sf for a total of approximately 15,000 sf, with a 1,200 sf outdoor seating area included for Lot 5 (restaurant). Municipal water and sewer services are planned for this project. The design also calls for widening of Old South Road, and the addition of a center left or right turning lane between east-west Old South road travel lanes.

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. Furthermore, we would support the request for larger corner turning radii to better accommodate truck traffic.

2. We recommend that the applicant review this plan with the Nantucket Fire Dept., and provide the Board with their written comments for the record.

3. As mentioned above, the plans also call for widening of Old South Road to add a center left or right turning lane between the east-west Old South road travel lanes. However, no construction details were included with the plans. We have been informed that this widening is shown as conceptual, in order to discuss this with the Board and obtain comment and direction for this project. We recommend that if the Board approves of this design concept, that a condition be added to the Special Permit requiring that additional design details be provided for the Board's review, including the relocation of the drainage and electrical infrastructure on Old South Road.

4. Again, we understand that these plans may represent a preliminary design to provide discussion points with the Board. However, we recommend that the following additional information be added to the future plan revision:

a. The proposed locations for trash dumpster pads (especially for the proposed restaurant), and a pad construction detail, with screening fencing, as appropriate.

b. A Landscaping Plan and Lighting Plan.

c. An Erosion Control Plan, showing the proposed locations of silt fence erosion controls, and the locations for the details for the "Tire Tracking Pad," and "Silt Sack" shown on Sheets 6 & 7.

d. The locations for and a detail of Handicapped Parking signage.

e. A "Stop" sign (with painted stop line) at the intersections with Road "A" (the proposed Old South Road Crossing intersection), and at Lovers Lane.

f. Parking space dimensions, proposed aisle widths, and curb radii.

g. Proposed sidewalk width and a construction detail.

h. The Pavement Section detail on sheet 6 indicates *"8" Min. Gravel or 3" Gravel over 6" hardening."* We recommend that this roadway base material be specified with a design sieve specification (such as MA DOT M2.01.7, M1.03.0 or similar).

i. The line type shown for the proposed grading is nearly identical to that for the existing grading, making it difficult to follow/read. We recommend that the proposed grading lines be changed to make them easier to read (perhaps thicken them, or change the line type, or both). NOTE: The line type shown on Sheet 8 for the proposed grades were much more legible than on the other sheets.

j. Add notes with leader arrows for the proposed removal and relocation of the existing sewer Force Main (FM) shown in the vicinity of CB 4, for better clarity during construction.

k. Add notes to indicate the connection of the outlet lines for CBs 5 & 6 to a downstream drainage structure.

5. The Sheet 8 shows the proposed "Interim Site Plan" layout and grading. We recommend that the phasing for this be discussed with the Board, and additional notes added to the plan regarding the timing, and other details/notes, as appropriate, or requested by the Board.

**Stormwater Management**

This project proposes to mitigate post-development runoff for the project roadway by collecting runoff into a series of deep sump catch basins and drain manholes, which flow to three subsurface infiltration areas. Additionally, the subsurface system that collects runoff form the main parking area will be pre-treated through the use of a VortSentry® HS stormwater treatment unit. 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 100-yr. storm.

We have the following stormwater management comments:

1. The proposed Nyloplast Yard Drain Inlet detail is shown on Sheet 6, however no inlet basin detail was included on the plans. We recommend that an appropriate detail be added to the plans, which includes a 4 ft. sediment sump, and outlet tee or elbow, in accordance with Stormwater Best Management Practices.

2. No soil test pit data was provided to evaluate the separation distance from the bottom of the StormTech™ chambers from the estimated seasonal high groundwater elevation. Subject to the approval of the Board, we recommend that the requirement to provide test pit data be added as a condition of the Special Permit, to conduct these test pits and provide this information to the Board prior to the construction start.

3. Sheet 6 shows details for a “Reduced Cover Drain Manhole” and “Reduced Cover Catch Basin.” We recommend that the locations for these be shown on the plans (or removed if not needed).

4. We recommend that at least 2 inspection ports be shown for PSIS#1 & PSIS#3 (at each end of the chamber line), and that least 6 inspection ports be provided for PSIS#2 (1 at each corner, and 2 in the middle of the chamber field).

5. The proposed rim elevation of the Yard Drain #1 (Lot 3/4 area) is 33.75 ft. The drainage calculations in the Storm Water Management Report indicate a peak elevation of 34.17 ft. at this site for the 25-yr. storm. We recommend the infiltration system be modified/enlarged to contain the 25-yr. storm, and consideration be given for the same for the lager storms as well.

6. The drainage calculations for PSIS#2 indicate a peak storm elevation of 30.82 ft. for the 25-yr. storm, which exceeds the BMH4/OCS overflow elevation of 30.00 ft. We

recommend the infiltration system be modified/enlarged to contain the 25-yr. storm, and consideration be given for the same for the lager storms as well.

7. The Post-Development Watershed map included in the Storm Water Management Report is difficult to read. It is difficult to see the subcatchment area boundaries, the Tc flow lines for each subcatchment area, and the POC1 location is not indicated on the map. We recommend that this map be amended.

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.

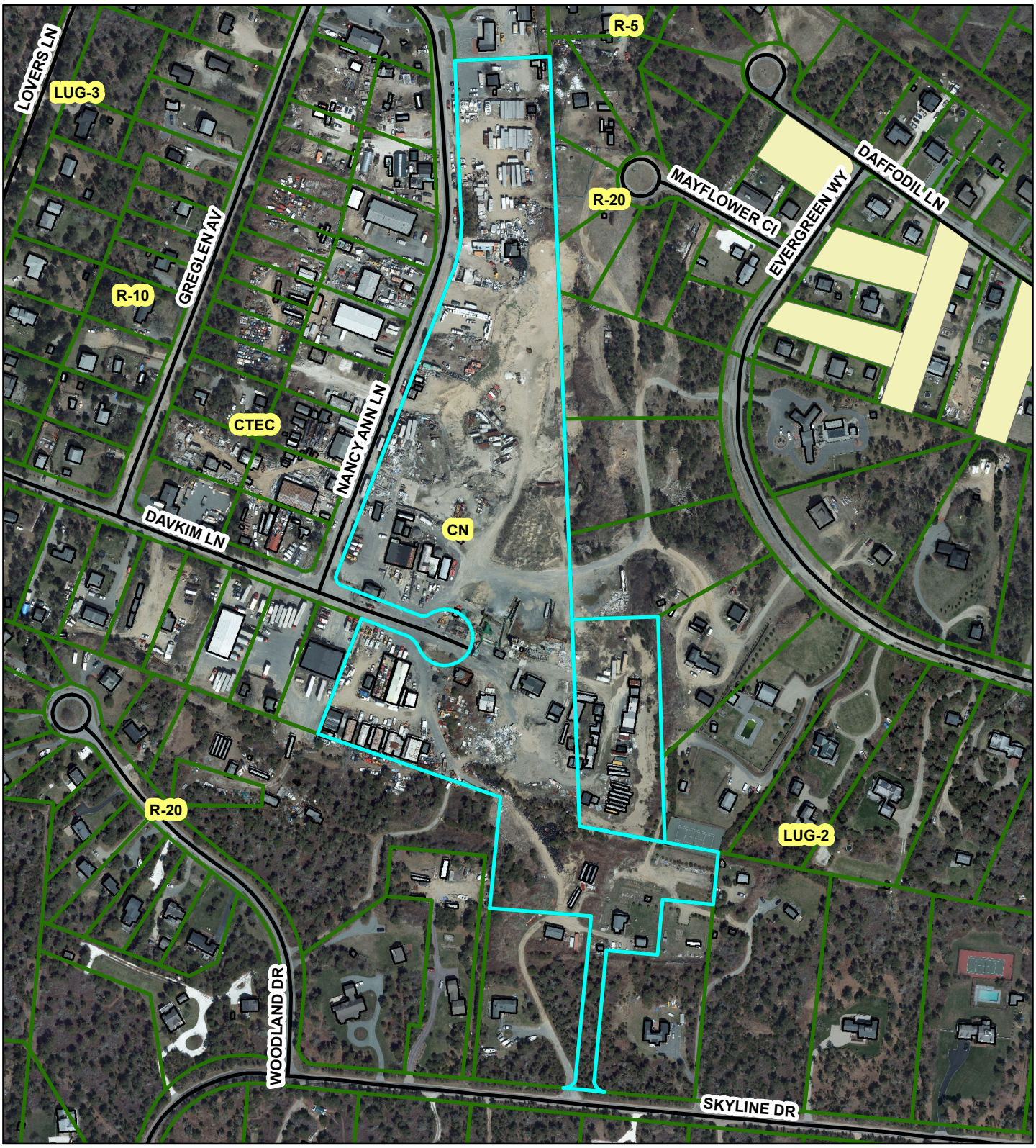
Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

David Armanetti, The Richmond Co.
P. John Ogren, P.E., Hayes Engineering, Inc.

#40-16 Richmond Great Point Development, LLC
Meadows II Rental Apartment Development Project
20 & 20R Davkim Lane
Map 68 Parcels 56.1 & 57



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

JUN 15 2016

# Nantucket Planning Board

RECEIVED
JUN 15 2016
By

## Application for a Special Permit

Date: June 13, 2016 File #:

Name of development: "Meadows II" Rental Apartment Development Project

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)
Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950
E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Green Seal Environmental, Inc. (Heather Twiss)

Mailing address: 114 State Road, Sagamore Beach MA 02562 Phone number: 508-888-6034 Fax number: 508-888-1506 E-mail: htwiss@gseenv.com

Location of lot(s):

Street address 20 and 20 (R) Davkim Lane

Tax Assessors Map Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels
Book Page Plan **OR**

Plan File # **OR** Land Court Plan # at Certificate #

Size of parcel: 631,620 SF (14.50 Acres) sq. ft. Zoning District: Commercial Neighborhood (CN)

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 |
|---|---|
| | |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| None | |

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

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

Not Applicable (Application is not a Major Commercial Development Project)

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) Philip Pastan, as Manager of Richmond Great Point Development LLC

Applicant's Signature

6/13/16

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)

**"Attachment A" to**
**Special Permit Application**

**"Meadows II" Rental Apartments Development**
**20 and 20 (R) Davkim Lane, Town of Nantucket MA**

**ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS**

---

**20 Davkim Lane (Entirety of 12.5 Acre Total)**

| | |
|---|---|
| Tax Assessors Map Information: | Map # 68, Parcel # 57 |
| Registry / Plan Information; | Lot # 184 on Land Court Plan # 16514-Z)<br>(Land Court Certificate # 24872) |

**20 (R) Davkim Lane (Entirety of 2.00 Acre Total)**

| | |
|---|---|
| Tax Assessors Map Information: | Map # 68, Parcel # 56.1 |
| Registry / Plan Information; | Lot # 206 on Land Court Plan # 16514-7)<br>(Land Court Certificate # 24872) |

**"Attachment B" to**
**Special Permit Application**

**"Meadows II" Rental Apartments Development**
**20 and 20 (R) Davkim Lane, Town of Nantucket MA**

The title to the land included in the above-referenced application is derived as follows:

**As to the Owner of One Hundred Percent (100%) of the 20 Davkim Lane Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Thirty-Two" on Page 7 of the "*Deed*").

**As to the Owner of One Hundred Percent (100%) of the 20 (R) Davkim Lane Property**

**RICHMOND GREAT POINT DEVELOPMENT LLC**

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Forty-Two" on Page 9 of the "*Deed*").

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Special Permit (Workforce Rental Community)
Richmond Great Point Development LLC (Owner / Developer)
"Meadows II" Multi-Family Workforce Rental Community Development
20 Davkim Lane and 20 (R) Davkim Lane

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "workforce rental community" project which is proposed to be located on a combination of two (2) contiguous properties comprising +/- 14.5 acres of land located at 20 Davkim Lane and 20(R) Davkim Lane (this land comprises the existing asphalt plant / gravel pit" and storage yard components of the former Glowacki property).

The proposed project is comprised of the land area that was specifically re-zoned for this purpose, to the Commercial Neighborhood (CN) zoning district and to qualify as a "workforce rental community" by the approval of Article 1 and Article 2 at the Nantucket Special Town Meeting of November 9, 2015, the provisions of which have been codified as Section 139-8(D) (Residential Development Options) of the Town of Nantucket Zoning Bylaw.

The proposed project is also expressly consistent with and complies with the terms and provisions of the "*2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement*" dated November 9, 2015, which memorializes the specific terms under which a workforce homeownership housing community could be developed on the above-captioned properties (the "MOA").

As reflected on the attached site plan, the development program includes a total of 225 apartment units in a series of approximately forty (40) low density, two story, residential structures, designed in a "campus" style layout with interconnected walkways and bike paths and generous off street parking, well in excess of the off street parking required under Section 139-18(B) of the Town of Nantucket Zoning Bylaw, which is equal to requiring one (1) off street parking space per bedroom.

The proposed project will be served by a range of new infrastructure improvements (including water, sewer, drainage, street lighting, landscaping, etc.).

The proposed project will offer a mix / range of studio, one bedroom, two bedroom, and three bedroom units. The mix of units that are proposed to be created, are as follows (this unit mix is preliminary and is subject to change, based on further market research by the owner / developer or a change in conditions prior to the issuance of final approval for the proposed project.

**"Meadows II" Workforce Rental Community Project**
**Summary of Preliminary Proposed Unit Mix**

| Unit Types | Number of Units (Per Type) | Percentage of All Units (Per Type) |
|---|---|---|
| **Studio (S) Units** | 22 | 10 % |
| **One (1) Bedroom Units** | 87 | 39 % |
| **Two (2) Bedroom Units** | 94 | 42 % |
| **Three (3) Bedroom Units** | 22 | 10 % |
| **Subtotal** | **225 Units** | **100 %** |

Based on the preliminary unit mix described above, the proposed project will have a total of three hundred and sixty-three (363) individual bedrooms, which is equal to a bedroom per unit ratio of 1.61 bedrooms per unit.

Twenty-five percent of all of the proposed units, equal to fifty-six (56) units will be rented to tenants who qualify under the household income and related eligibility criteria set forth in the MOA (including the local preference and lottery provisions described therein).

This will include the rental of all of the affordable units to tenants whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (80% of AMI) annual income limits were equal to $71,800 in annual income for a three person household and $79,750 in annual income for a four person household. Based on these income limits and the formulas set by the Commonwealth of Massachusetts Department of Housing and Community Development and Mass Housing under how the maximum monthly rents for the affordable units are established, the maximum monthly rent for the (80% AMI) affordable apartment units will be +/- $1,270 per month for a studio unit, +/- $1,325 per month for a one bedroom unit, +/- $1,590 per month for a two bedroom units, and +/- $1,825 per month for a three bedroom unit (all of these monthly rents excludes utilities, which must be paid by the individual tenants, in addition to the monthly rent. By the time the proposed project is approved, these maximum income and monthly rent limits will likely be tied to the 2016 income data that is issued / updated by the federal and state government, so these limits will likely change (slightly).

Per the terms of the MOA, all of the affordable units will be dispersed uniformly throughout the project and the appearance and quality of finishes of the affordable units will be directly comparable to the market rate apartment units that are also being developed within the property.

Based on the foregoing and in accordance with the MOA, all of the fifty-six (56) affordable rental units in the proposed project will quality for placement on the Town of Nantucket's Subsidized Housing Inventory List (the "SHI List") which is administered by the Commonwealth of Massachusetts Department of Housing and Community Development and is the official data base that determines whether the Town has met the provision of the statutory minimum of ten percent (10%) of its overall year round housing stock being rented or sold as qualifying affordable units which determines whether the Town is subject to development from so called "Chapter 40B" housing projects. The affordable units to be provided in the proposed project, which will be maintained as affordable in perpetuity, will significantly increase the Town's inventory of affordable units in its attempts to meet this objective.

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor, as modified by the site flexibility standards that are set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw for workforce rental community, which the proposed project is qualified for,

Because it is subject to issuance of a workforce rental community special permit, as specified in Section 139-8(D)(1)(a)[3] of the Town of Nantucket Zoning Bylaw, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH
John Ogren, Hayes Engineering

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Special Permit (Workforce Rental Community)
Richmond Great Point Development LLC (Owner / Developer)
"Meadows II" Multi-Family Workforce Rental Community Development

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "Meadows II" workforce rental community development, comprised of two hundred and twenty-five (225) rental apartment units on a combination of two (2) properties totaling +/- 17.2 acres of land located at 20 Davkim Lane and 20 (R) Davkim Lane.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH

## DEVELOPMENT SUMMARY

| SINGLE FAMILY | |
|---|---|
| | PROPOSED |
| UNIT COUNT | 100 |
| TYPE 'A' | 26 |
| TYPE 'B' | 58 |
| TYPE 'C' | 16 |
| ROADWAY | 4760 LN. FT. |
| | |
| MULTI FAMILY | |
| | PROPOSED |
| BUILDINGS | 38 |
| PARKING SPACES | 416 |
| RATIO | 10.94 / BLDG |
| ROADWAY | 2805 LN. FT. |
| ROADWAY - PARKING | 2860 LN. FT. |
| | |
| LINEAR RETAIL | |
| | PROPOSED |
| BUILDING SQ. FT. | 15,505 |
| PARKING SPACES | 89 |
| RATIO | 5/1000 |

## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

# RICHMOND GREAT POINT DEVELOPMENT LLC
# OLD SOUTH ROAD PROPERTIES

NANTUCKET, MA

# MASTER PLAN

SCALE: 1"=100'
DATE: 06/16/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES
NANTUCKET, MA

# MASTER PLAN

SCALE: 1"=100'
DATE: 06/10/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 30, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Transmittal of Copy of Housing Initiatives "*Memorandum of Agreement"* (MOA)
Town of Nantucket Board of Selectmen and Richmond Great Point Development LLC

Dear Ms. Snell:

As part of the presentation that we will be making as the development manager on behalf of the applicant (Richmond Great Point Development LLC) on the two special permit applications that will be subject to consideration at the July 11, 2016 meeting of the Planning Board (the "Meadows II" Workforce Rental Housing Community and the "Sandpiper Place" Workforce Homeownership Housing) we intend to provide a summary of the status and the major provisions of the "*Memorandum of Agreement*" dated November 9, 2015 by and between the Town of Nantucket, by and through its Board of Selectmen, and Richmond Great Point Development LLC, as relates to these two major housing initiatives.

Accordingly, we have attached / submitted a PDF copy of the document herein and respectfully request that copies be provided to the respective members of the Planning Board in their agenda / meeting package for the July 11, 2016 meeting.

Should you have any questions with respect to the enclosed document or our request to provide copies to the members of the Planning Board, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Patty Roggeveen, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade, Jr., Esq., RGH

**2015 RICHMOND GREAT POINT DEVELOPMENT, LLC/TOWN OF NANTUCKET MEMORANDUM OF AGREEMENT**

This Agreement ("Agreement") is entered into by and between Richmond Great Point Development, LLC, a Delaware limited liability company, with a usual place of business at 23 Concord Street, Wilmington, MA 01887 and its successors in interest ("Richmond"), and the Town of Nantucket, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, with a usual place of business at 16 Broad Street, Nantucket, MA ("Town"), acting by and through its duly elected Board of Selectmen ("Board of Selectmen"). Richmond, the Town and Board of Selectmen are collectively referred to herein as the "Parties."

**WHEREAS**, the Town has not yet achieved and seeks to achieve the goal of having ten percent affordable housing placed on the Subsidized Housing Inventory Lists ("SHI List") as such is inventoried by the Commonwealth of Massachusetts Department of Housing and Community Development ("DHCD") as defined under the affordable housing statute and regulations, respectively, G.L. c.40B, §§20-23 and 760 CMR 56.00;

**WHEREAS,** the Town has 4,896 Year Round Housing units, based upon the 2010 Census;

**WHEREAS**, the Town, as of December 2014, has 121 units on the SHI List equal to the ratio of 2.5% affordable housing based upon its total year round housing inventory based upon the 2010 Census.

**WHEREAS,** the Town needs a total of 490 SHI Units to achieve 10 percent SHI affordable housing ratio, or a total of 369 additional SHI Units.

**WHEREAS,** Richmond is the fee owner of property in Nantucket, Massachusetts that is shown on the attached exhibits (Exhibits A and B), which depict land fronting on Nancy Ann Lane, Old South Lane, Mayflower Circle, Daffodil Lane, Evergreen Way and on both sides of Davkim Lane (the "Property"), which includes, the following parcels:

- Properties known as the entirety of 30, 32, 34 and 35 Daffodil Lane, the entirety of 3, 4, 5, 7, 8, 9 and 10 Mayflower Circle, the entirety of 75(A) Old South Road, the entirety of 73 Old South Road and the Mayflower Circle right of way and Daffodil Lane right of way, containing approximately 9 or more acres, being, at least in part, the entirety of Lots 615, 618, 621, 622, 623, 624, 625, 628, 629, 630, 631 and Lot 663 shown on Land Court Plan 16514-40, the entirety of Lot 858 shown on Land Court Plan 16514-100 and a portion of Lot 47 shown on Land Court Plan 16514-G, all as filed and recorded with the Nantucket Registry District of the Land Court and as shown on Exhibit C attached hereto and shown as the "Proposed 40B Homeownership Project (100 Single Family Homes) on Exhibit B and as the land owned by Richmond on Exhibit A;
- 20 Davkim Lane (Southern Portion) and 20 Davkim Land (Rear), containing approximately12 or more acres, being Lots 184 and 206 shown on Land Court Plan

16514-Z and 16514-, as filed and recorded at the Nantucket Registry District of the Land Court and as shown on Exhibit D attached hereto and shown as the property "Being developed as a 40B Rental Project (150 Rental Units) on Exhibit B;

- Properties known as the entirety of 6 Mayflower Circle, 24 Evergreen Way, 26 Evergreen, 28 Evergreen Way and 30 Evergreen Way; and
- Properties that are shown on the areas shaded in gray on Exhibit A that are not already specified above. (Collectively, the above parcels and properties are referred to as the "Property".)

**WHEREAS,** Richmond seeks to develop the Property for multi-family rental housing and single family home ownership, with an affordability component that is defined and guaranteed as provided for hereunder.

**WHEREAS,** Richmond has submitted applications to MassHousing for Project Eligibility Letters for two proposed 40B projects for a portion of the Property , which would create a total of 200 residential units, with 150 rental units and 50 home ownership units;

**WHEREAS,** Richmond intends to develop the entire Property with a total of 325 units (225 rental units and 100 ownership units);

**WHEREAS,** Richmond submitted two citizen petitions for the November 2015 Nantucket Special Town Meeting to: (1) rezone portions of the Property from Residential 20 (R-20) and Limited Use General 2 (LUG-2) to Residential 5 (R-5), and portions of the Property from Residential 20 (R-20) to Commercial Neighborhood (CN); and (2) introduce density bonuses in exchange for provision of affordable workforce housing in the R-5 and CN zoning districts;

**WHEREAS,** Richmond has requested the November 2015 Nantucket Town Meeting to rezone the following specific parcels of land under Article 1 of the Town Meeting Warrant:

| Map | Parcel | Number | Street |
|---|---|---|---|
| 68 | 129 (a portion of) | 73 | Old South Road |
| 68 | 999.2 (a portion of) | 75A | Old South Road |
| 68 | 739 | 30 | Daffodil Lane |
| 68 | 740 | 32 | Daffodil Lane |
| 68 | 741 | 34 | Daffodil Lane |
| 68 | 742 | 35 | Daffodil Lane |
| 68 | 736 | 3 | Mayflower Circle |
| 68 | 735 | 5 | Mayflower Circle |
| 68 | 729 | 4 | Mayflower Circle |
| 68 | 730 | 6 | Mayflower Circle |
| 68 | 734 | 7 | Mayflower Circle |
| 68 | 731 | 8 | Mayflower Circle |
| 68 | 733 | 9 | Mayflower Circle |

| | | | |
|---|---|---|---|
| 68 | 732 | 10 | Mayflower Circle |
| 68 | 57 | 20 | Nancy Ann Lane |
| 68 | 56.1 | 20R | Davkim Lane |
| 68 | 711 | 24 | Evergreen Way |
| 68 | 712 | 26 | Evergreen Way |
| 68 | 713 | 28 | Evergreen Way |
| 68 | 714 | 30 | Evergreen Way |

**WHEREAS,** Richmond has requested the November 2015 Town Meeting to adopt zoning changes to rezone portions of the Property (Article 1) and to adopt zoning provisions to provide for density bonuses in exchange for provision of defined and guaranteed affordable housing (Article 2), so as to allow the development of 325 units (225 rental and 100 home ownership);

**WHEREAS,** the Planning Board voted unanimously to provide a favorable report to Town Meeting, regarding Article 1 and Article 2, with modifications (which are set forth in Exhibit E), provided a development agreement is signed by Richmond with the Town (by and through the Board of Selectmen) prior to the November 2015 Town Meeting;

**WHEREAS,** Richmond has agreed with the Planning Board's modifications to Article 1 and 2, which are attached hereto as Exhibit E;

**WHEREAS,** if Richmond designs and obtains all necessary approvals to construct and in fact constructs the 325 Units, including 225 rental Units that would all be SHI eligible under the Local Action Unit program maintained by DHCD and the 7 home ownership units that would be SHI eligible under the Local Action Unit program and 18 homeownership units that would be permanently restricted as affordable at 175% of Area Median Income ("AMI"), the Town would make significant progress toward achieving the necessary SHI Units to achieve the goal of provision of not less than a ten percent affordable housing ratio and toward providing significant additional affordable housing for Nantucket.

**WHEREAS**, to accomplish the above goals, Richmond is committed to designing, obtaining approval for, constructing and maintaining an affordable rental and home ownership housing project at the Property with the density and affordability and mitigation set forth below;

**WHEREAS**, the Board of Selectmen has supported the appropriateness of the Richmond site for issuance of Project Eligibility Letters, in comments made to Mass Housing, subject to stated concerns;

**NOW THEREFORE**, based upon good and valuable consideration, the receipt and value of which is hereby expressly and specifically acknowledged by the Parties, agree as follows:

## I. Richmond's Undertakings

1. Richmond agrees, if Articles 1 and 2, as modified by the Planning Board and attached hereto as Exhibits A and B are adopted at the November 2015 Town Meeting, without substantive amendments, and go on to take final effect, final effect being defined as the adoption of said Articles, proper filing with the Secretary of the Commonwealth of Massachusetts and the expiration of any procedural or substantive challenge of the Office of the Attorney General, collectively referred to as perfection under MGL c. 40, §32, then Richmond shall design and then seek all necessary approvals to build and then shall build up to a total of 325 Units at the Property (up to a total of 225 rental apartments and up to a total of 100 single-family home ownership units). At least twenty-five (25%) percent of all units at the Property shall have a permanent affordability component and shall be restricted to being rented or sold as affordable Units and maintaining SHI eligibility as specified herein. A sufficient percentage of the rental units shall be restricted as affordable, so that all of the rental units shall be SHI eligible. All of the affordable rental units shall be restricted to occupancy by tenants (households) earning at or below eighty (80%) percent of the Area Median Income ("AMI") at the maximum monthly rents prescribed for this income category under DHCD's Guidelines and 760 CMR 56.00 or under the Zoning Bylaw, or Under MGL c. 40R. At least twenty-five percent of the homeownership units shall have a permanent affordability restriction. Not less than seventy-five (75%) percent of the affordable home ownership units shall be restricted to purchase by Buyers (households) earning at or below eighty (80%) of the AMI and shall be sold at the maximum initial sales prices prescribed for this income category under DHCD's Guidelines and 760 CMR 56.00 or under the Zoning Bylaw, or under MGL c. 40R. Accordingly, not less than seventy-five (75%) of the affordable homeownership units shall be SHI eligible, with the remaining twenty-five (25%) percent restricted to being sold to Buyers (households) earning at or below one hundred seventy-five (175%) percent of AMI at the maximum initial sales prices prescribed for this income category under DHCD's Guidelines and 760 CMR 56.00 or under the Zoning Bylaw, or under MGL c. 40R. For the purposes of this paragraph and as it pertains to amendments of Article 1 and Article 2 rendering them, in any way, different than as attached hereto, Richmond hereby expressly agrees that it shall state its position at Town Meeting as to each amendment, if any amendment is offered, as to whether Richmond asserts the proposed amendment is substantive and shall be bound by its stated position that an amendment is not substantive, and Articles 1 and 2, as modified and not substantively amended. Richmond shall so restrict those units and shall use all commercially reasonable efforts to comply with any requirement that is within its control that is required under DHCD's Guidelines to make all of the up to 225 rental units SHI eligible and to make twenty-five (25%) percent of the affordable homeownership Units SHI eligible and shall cooperate with any requirement that the Town needs to undertake to render those units SHI eligible.

2. Richmond agrees that there shall be a maximum of up to 325 Units (including increments of up to 225 rental and up to 100 ownership), with a maximum of 700 bedrooms at the Property, the mix and allocation of which shall be within Richmond's sole and absolute discretion, subject to the review of the Nantucket Planning Board and the requirement that the bedroom mix for any affordable unit, including those "locally affordable" home ownership units to be restricted to sales to Buyers whose households earn at a maximum one hundred seventy-five (175%) percent of AMI, shall be the same bedroom mix as the bedroom mix used for the market rate units and the restricted units shall not be distinguishable from the non-restricted units as provided for under any requirement of DHCD.

3. Richmond agrees it shall as soon as reasonably practicable apply for and diligently pursue all necessary approvals for the first phase of the development of up to 325 units following the perfection of Articles 1 and 2, and then shall begin construction as phased below within ninety (90) calendar days of obtaining all necessary approvals required to construct the Project including the expiration of all applicable appeal periods, including but not limited to a Special Permit to be issued by the Town Planning Board, Major Site Plan approval to be issued by the Town Planning Board, endorsement of a definitive subdivision (or subdivisions) to be approved by the Town Planning Board and acceptance thereof for filing by Land Court for the District of Nantucket, certificates of appropriateness to be approved by the Town of Nantucket Historic District Commission, and building permits to be issued by the Town of Nantucket Building Commissioner. For purposes of this Agreement, approvals shall be defined as the final issuance of all necessary approvals and the expiration of all applicable appeal periods thereto.

4. Upon the issuance of the necessary approvals as described above and the endorsement of the subdivision plan by the Planning Board, each of which no longer being subject to any applicable appeal, Richmond agrees all of the rental units shall be subject to a permanent deed restriction that shall be delivered to the Town and accepted and recorded before any building permit issues which shall require that all of the rental units shall remain rental units and shall not be converted to ownership units without the approval of Town Meeting to release the restriction and that the affordable rental units shall remain affordable units permanently unless released by Town Meeting. The leases to any renter of any affordable unit shall strictly prohibit subletting of the unit and this requirement prohibiting subletting of rental units shall be set forth in the permanent deed restriction and enforceable by the Town. There shall be no short term rental of any of the rental units. A short term rental shall mean a rental period with a duration of less than thirty (30) calendar days.

5. Upon the issuance of the final relief, including but not limited to a Special Permit to be issued by the Town Planning Board, Major Site Plan approval to be issued by the Town Planning Board, endorsement of a definitive subdivision (or subdivisions) to be approved

by the Town Planning Board and acceptance thereof for filing by Land Court for the District of Nantucket, certificates of appropriateness to be approved by the Town of Nantucket Historic District Commission, and building permits to be issued by the Town of Nantucket Building Commissioner each of which no longer being subject to any applicable appeal , Richmond agrees the affordable ownership units (both the twenty-five (25%) percent of affordable home ownership Units restricted at 80% AMI and the remaining seventy-five (75%) percent restricted at 175% AMI) shall be subject to a permanent deed restriction upon the terms contained in the preceding parenthetical that shall be delivered to the Town and accepted and recorded before any building permit issues for any of the 100 home ownership units, which shall not be released from the restriction without Town Meeting approval. There shall be no short term rentals of any of the home ownership units. Leases to any renter of any affordable home ownership unit shall strictly prohibit short term rentals. For the purposes of this section 5, short term rentals shall mean a rental period the duration of which is as much as or less than thirty (30) calendar days and each such home ownership unit shall contain a permanent deed restriction conforming to the terms of this Section 5 which shall be enforceable by the Town.

6. Richmond agrees that it and its successors in interest shall be bound by the new zoning provided for under Articles 1 and 2 of the November 2015 Town Meeting, should that zoning take final effect as provided for hereunder, and Richmond shall be bound by this agreement and its requirements and hereby surrenders and releases any zoning freeze and/or any and all other so-called grandfathering protections that might be otherwise available to Richmond and its successors for the Property under G.L.c.40A, §6 and to all lienholder and owners for the Property, other than Walter Glowacki, that exists or may exist when Articles 1 and 2 take final effect, provided Richmond makes no waiver, whether express or implied, to any future Zoning changes. Richmond represents that there are no lienholders of record or other owners of the Property, other than Richmond or Walter Glowacki.

7. Richmond shall provide the Board of Selectmen, Finance Committee and the relevant permit granting authority (either the Planning Board or Zoning Board of Appeals, in the case of a 40B application) with an expert Fiscal Impact Report and a Student Projection Report, regarding the total number of children projected to reside at the Project and the number of school aged children that are projected to reside at the Project and the report shall be provided to the Nantucket Public School District for informational and planning purposes during the permit granting process and the Student Projection Report shall be updated by Richmond when building permits issue for the first phase of the project and then, thereafter, each time that an additional 75 new units are sought.

Richmond shall provide the Planning Board and Board of Selectmen a detailed traffic report as required Section 139 of the Code of the Town of Nantucket, which contains updated traffic counts and an analysis of recommended mitigation measures.

8. Richmond agrees to reimburse the Town of Nantucket, within three business days of receipt of a bill for professional services rendered, itemized hourly of the legal costs to the Board of Selectmen pursuant to G.L. c. 44, §53A in order for the Town to pay for the services of Kopelman and Paige, P.C., as attorneys for the Town of Nantucket, including but not limited to professional services rendered in assisting with the costs of preparing this Agreement, attendance at Special Town Meeting and any other services or costs incidental or related thereto. In no event shall Richmond's obligation under this Section 8 require reimbursement to the Town of Nantucket in excess of Twelve Thousand and No/100 ($12,000.00) Dollars. As a separate matter, Richmond agrees to reimburse the Town of Nantucket, within three business days of receipt of a bill to fund the Town's costs of conducting the November 2015 Special Town Meeting, relating to notice and publication and other costs.

9. Whether Richmond elects to pursue the 40B projects or a Special Permit as provided for under Article 1 and 2, Richmond shall not assert to any party, any permitting authority, agency or court that the payment of any of the improvements or costs concerning any required water and sewer connection fees, as set forth in the Nantucket Code or in any duly adopted regulation or fee schedule for the Town or the Wannacomet Water Company, which causes or contributes towards causing the development of part or all of the 325 units to be uneconomic whether under G.L. c.40B or 760 CMR 56.00, et seq. or otherwise, and only provided that all of the terms of this Agreement are satisfied, including that only reasonable infrastructure upgrades shall be required. The parties to this Agreement agree and acknowledge that the provision of this Section 9 shall apply only as it relates to the above referenced water and sewer connection fees and Richmond in no way is subject to a waiver of its rights to the same as relates to any other improvements, mitigation or other costs that may be allowable by any agency with competent jurisdiction including with specificity the Zoning Board of Appeals and/or the Housing Appeals Committee. Additionally, Richmond agrees that the water bills for the 225 apartments shall be administered by and paid by Richmond to the Wannacomet Water Company and that the Wannacomet Water Company shall not be required to send individual bills to 225 rental units occupants, with Richmond, in its sole discretion, to decide whether it wishes to have one water meter per apartment building or one water for each rental unit, but with Richmond to be responsible for the cost of administration and collection of the water payments and to pay the Wannacomet Water Company the full charges due and owed for each building, regardless of how each building is metered. Nothing contained herein shall be interpreted to restrict Richmond from further sub-metering such services with a third-party provider.

10. Richmond and/or its successors shall pay all applicable water and sewer fees at the time customarily collected by the Town, including, as appropriate, when the infrastructure is permitted to be installed, but the connection fees for lateral connections to the individual homeownership units shall be paid at the time that building permits are issued. The timing of payment of the fees and the amount of fees shall be the same as that for market rate developers and Richmond agrees not to challenge the fees in any fashion, either as to the validity of the fees as adopted or the amount of the fees as imposed for any of the up to 325 units.

11. Richmond shall provide, at its sole expense, all of the necessary sewer and water infrastructure to serve the 325 units at the Property and connect them to the municipal infrastructure and shall comply with all of the rules and regulations and bylaws regarding water and sewer infrastructure design and installation. Richmond shall provide sewer and water main upgrades, as reasonably required by any Town permitting agency with jurisdiction, after consultation with the Nantucket DPW, the Nantucket Water and Sewer Commission and Wannacomet Water Company. The Town and Richmond agree that any infrastructure which is required to be funded or installed by Richmond in conjunction with the development of the Property shall be sufficiently sized to avoid multiple mains being installed in the public way.

12. Richmond agrees to, upon reasonable written request, use commercially reasonable efforts to provide the information to the relevant permit granting authority as requested in and shall address all of the concerns raised by the Board of Selectmen in Board's PEL comment letters, which were previously provided to Richmond.

13. As the 325 units at the Property receive final approval from local permitting boards, Richmond shall seek building permits based on a phased plan that shall be compatible with and allow the Town to satisfy the Town's Housing Production Plan goals on a yearly basis, but this shall not be interpreted as curtailing the provision of the affordable units as quickly as Richmond can produce them.

14. Construction of the 325 units at the Property shall be completed in accordance with a phased agreement to be completed by the Parties in the future.

15. As noted above, Richmond shall use its best efforts to satisfy all of the requirements imposed by DHCD to allow all of the 225 rental units and 19 of the 100 home ownership units to be SHI eligible and shall cooperate with the provision of all information and documents and execution of all required documents and procedures necessary for that to occur.

16. Richmond shall cooperate with the Town and shall, upon reasonable written request within 30 days provide the Town Manager with all relevant information and material to support applications by the Town to DHCD to add the eligible units to the SHI.

17. Richmond shall pay all reasonable monitoring fees as provided for under DHCD's Guidelines and under any regulatory agreement, as applicable.

18. Richmond shall place a prohibition in each lease for each and every rental unit that strictly prohibits exterior storage of personal property, including but not limited to: inoperable vehicles of any type, including mopeds, boats, bicycles, motorcycles, junk, building materials. Operable mopeds, boats, bicycles, motorcycles shall be allowed to be stored in appropriate locations at the Property. Each lease shall also provide for a maximum of number of vehicles, so that the maximum number of available parking spaces is not exceeded and so that there shall be sufficient visitor spaces in accordance with a Special Permit issued by the Town of Nantucket Planning Board or any other final approval. There shall be sufficient snow storage areas provided and excess snow shall be removed from the site if the ways are narrowed to less than 18 feet of clear, paved width following snow events for two-way access ways. Richmond shall provide for 24hour/7 day per week property management, which may consist of off-site personnel who are available by telephone or e-mail to timely respond to issues, problems and emergencies.

19. Richmond shall provide as-built plans to the Town for the water and sewer main infrastructure within 90 days of completion of the infrastructure and shall provide the remaining as-built plans within six months of completion of the Project, unless the Project is phased, in which case as-built plans for each Phase shall be provided within six (6) months of completion of each Phase or as otherwise provided by the relevant permit granting authority and any Special Permit or other final approval.

20. Richmond agrees to execute a mutually satisfactory written agreement with Housing Nantucket, subject to the Town's reasonable satisfaction within 30 days after the necessary prerequisites have been met, to complete the intent of the land exchange with Housing Nantucket to the extent the same is consistent with the Release of Restriction and Right of Reverter approved by the Town filed with the Nantucket County District of the Land Court as Document Number 146007 on October 17, 2014.

21. Richmond agrees that this agreement shall bind it and its successors in interest and that a mutually satisfactory Notice of the MOA, with approval not to be unreasonably withheld, may be recorded or filed with the Land Court, as the case may be, against the Property by the Town.

## II. <u>Town's Undertakings</u>

1. Upon request by Richmond, the Town Manager shall review and respond to any inquiry by Richmond regarding proposed changes to the Project and the Manager shall refer any change that she deems substantial to the Board of Selectmen for action under this Agreement for a determination as to whether the proposed change would or would not

cause the Selectmen to exercise its rights to cancel this Agreement as provided for hereunder.

2. The Board of Selectmen shall support a LAU/LIP application or a 40R warrant article at a future Town Meeting, provided that the final terms and conditions of the LAU/LIP application or the 40R warrant article shall be consistent with this agreement and the final details are negotiated and mutually agreed to by the parties, with agreement not to be unreasonably withheld.

3. The Board of Selectmen shall not withdraw its PEL comment letters to MassHousing.

4. The Board of Selectmen is willing to discuss any Local Action Unit, G.L.c.40R and LIP proposal with Richmond in the future to attempt to develop a memorandum of agreement that is mutually satisfactory.

5. The Town acknowledges and agrees that should any of the affordable housing units generated by the Project be placed on the SHI List and should the Town be availed of any of the so called "safe harbor" protections set forth in G.L. c.40B or 760 CMR 56.00, et seq., as long as this Agreement shall be valid and in full force and effect, that the Town, by and through the Board of Selectmen, shall support the waiver of and/or support as consistent with local needs at any Zoning Board of Appeals or Housing Appeals Committee hearing, any such "safe harbor" protections to deny any future applications filed or processed by Richmond under G.L. c.40B or 760 CMR 56.00, et seq., on any portion of the Property, or any other land contiguous to the Property and currently owned by Richmond and located in the Town of Nantucket. This waiver and agreement of support relates only to the use of any such "safe harbor" protections and does not prevent or preclude the Town from otherwise commenting upon, opposing, or appealing any other such future applications filed or processed by Richmond under G.L. c.40B or 760 CMR 56.00, et seq., under any other grounds. The parties acknowledge that this agreement does not bind the Zoning Board of Appeals.

## III. Parties' Right to Cancellation

1. In the event that Articles 1 and 2 are not adopted at the 2015 Special Town Meeting, as recommended by the Planning Board and attached hereto without any substantial amendments that Richmond does not agree to at Town Meeting, in writing, then this Agreement shall be of no further effect and shall immediately and irrevocably terminate by its own terms upon no further condition, express or implied, and neither party to this Agreement shall have any further obligation to or recourse against the other as it relates to the entire subject matter of this Agreement.

2. If the final approvals for a project proposed by Richmond for the Property are (1) denied by a decision of the Zoning Board of Appeals on the grounds that the Town has achieved

the Statutory Minima as relates to the Town having met its Housing Unit Minimum, or so-called "Safe Harbor", or (2) a Regulatory Agreement subsequently entered into by the parties under the LAU/LIP Program or a Comprehensive Permit subsequently issued to Richmond for the development of the Property under the LIP program:

(a) decrease the number of total units or total bedrooms as agreed to above; and/or

(b) increases the number of affordable units other than as agreed to above and, unless voluntarily agreed to by Richmond,

Then Richmond shall have the right for those reasons, in its unfettered discretion, to void this Agreement by providing written notice of the same to the Board of Selectmen within 30 days of the final approval becoming final or the receipt of a denial by the Zoning Board of Appeals and the Parties shall have no further recourse against one another and a release instrument upon timely receipt of the notice may be recorded.

3. If the final approvals for a project proposed by Richmond for the Property:

(a) does not include the improvements and costs required by this Agreement;

(b) increases the number of total units or total bedrooms other than as agreed to above; and/or

(c) decreases the number of affordable units as provided for herein (including the non-SHI affordable units),

then Richmond and the Board of Selectmen agree that the Board shall have the right for those reasons, in its unfettered discretion, to compel Richmond to limit the density at the Property to no more than 266 residential units, as allowed under current zoning, except under a comprehensive permit which has issued and taken final effect, provided that the Board gives notice of the exercise of this right within 20 days of the issuance of any such final permission and its filing with the Town Clerk's Office and receipt of written notice by Richmond of the issuance of the relief to the Board of Selectmen, deliverable to the Town Manager.

Notwithstanding the foregoing, the Parties to this Agreement agree and acknowledge that this Section 3 is in no way intended as a waiver or limitation of Richmond's rights under MGL c. 40B to apply for and pursue a Chapter 40B project on any portion of the Property.

## IV. Miscellaneous

1. Richmond acknowledges that this Agreement impacts the terms and condition of relief that a local permitting agency may grant, but that no local permitting agency is bound by this Agreement, and a Notice of Memorandum of Agreement shall be recorded against

the Property when Articles 1 and 2 take final effect and this Agreement shall bind Richmond and its successors in interest and assigns. Richmond has provided a letter that represents and warrants that there are no other owners or lienholders of record other than Richmond and Walter Glowacki.

2. Notwithstanding any of the terms and provisions of this Agreement, nothing herein shall prohibit or prevent Richmond from continuing to pursue its current housing applications filed under G.L. c.40B or 760 CMR 56.00, et seq., or shall prohibit or prevent Richmond from pursuing future housing applications filed under G.L. c.40B or 760 CMR 56.00, et seq., at any other locations within the Property, and /or at any other locations in the Town of Nantucket.

3. Any breach of this Agreement shall be enforceable by the Parties.

4. Any amendment to this Agreement shall occur only pursuant to a written amendment that is duly voted and authorized by the Parties and then duly executed by the Parties.

5. The Parties acknowledge they had advice of counsel before executing the Agreement.

6. A mutually satisfactory Notice of this Agreement, with agreement to the notice to not be unreasonably withheld, may be recorded by either party once Articles 1 and 2 take final effect under G.L. c.40, §32, but a discharge of the Notice shall be provided and recorded if the Agreement is cancelled as provided for hereunder.

7. This Agreement may be executed in any number of counterparts which together shall constitute one instrument. An electronic signature on this Agreement shall have the same effect as an original.

8. All notices and other communications required or permitted to be given under or by reason of this Agreement shall be in writing and may be delivered by electronic mail, facsimile, US mail or overnight mail. Notices, demands, and communications will, unless another address is specified in writing, be sent to the persons and at the addresses indicated below:

To: Board of Selectmen: Ilana M. Quirk, Esq.
Kopelman and Paige, P.C.
101 Arch Street
Boston, MA 02110
iquirk@k-plaw.com

with a copy to the Town Manager and Board of Selectmen Chairman

To: Richmond: Andrew D. Burek, Esq.
The Richmond Company, Inc.
23 Concord Street

Wilmington, MA 01887
aburek@richmondco.com

with a copy to : Arthur Reade, Esq.
Reade, Gullicksen, Hanley & Gifford, LLC
6 Young's Way
Nantucket, MA 02554
air@readelaw.com

[END OF INSTRUMENT. SIGNATURE PAGE(S) TO FOLLOW]

IN WITNESS, the parties hereunto set their hands and fixed their seals as of November 9, 2015.

**NANTUCKET BOARD OF SELECTMEN***
By:

Robert DeCosta, Chairman

Matthew Fee, Vice Chairman

Tobias Glidden, Member

Dawn E. Hill Holdgate, Member

Rick Atherton, Member

*Pursuant to a vote taken by the Board of Selectmen on November 9, 2015.

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS.

On this 9 day of November 2015, before me, the undersigned Notary Public, personally appeared Robert DeCosta, Chair of the Nantucket Board of Selectmen, as aforesaid, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Town of Nantucket.

(Official Signature and Seal of Notary)

ERIKA DAVIDSON MOONEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2017

**Richmond Great Point Development, LLC**
By: _____
Philip Pastan, Manager

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS.

On this 9 day of NOV., 2015, before me, the undersigned Notary Public, personally appeared Philip Pastan, as Manager of Richmond Great Point Development, LLC, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed above, and acknowledged he signed it voluntarily for its stated purpose on behalf of Richmond Great Point Development, LLC and with full authority to do so.

(Official Signature and Seal of Notary)

ERIKA DAVIDSON MOONEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2017

EXHIBITS:

Exhibit A Article 1 of November 9, 2015 Special Town Meeting

Exhibit B Article 2 of November 9, 2015 Special Town Meeting

535199/NANT40B/19729-0001

## Exhibit A

### ARTICLE 1
### (Zoning Map Change: R-20 to R-5 -- Daffodil Lane and Mayflower Circle; LUG-2 to CN -- Davkim Lane; LUG-2 to R-5 -- Evergreen Way)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. By placing the following properties currently located in the Residential-20 (R-20) district in the Residential-5 (R-5) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 739 | 30 | Daffodil Lane |
| 68 | 740 | 32 | Daffodil Lane |
| 68 | 741 | 34 | Daffodil Lane |
| 68 | 742 | 35 | Daffodil Lane |
| 68 | 736 | 3 | Mayflower Circle |
| 68 | 729 | 4 | Mayflower Circle |
| 68 | 735 | 5 | Mayflower Circle |
| 68 | 730 | 6 | Mayflower Circle |
| 68 | 734 | 7 | Mayflower Circle |
| 68 | 731 | 8 | Mayflower Circle |
| 68 | 733 | 9 | Mayflower Circle |
| 68 | 732 | 10 | Mayflower Circle |
| 68 | A Portion of Mayflower Circle, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 3 Mayflower Circle and 4 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Mayflower Circle, being the westerly portion of Lot # 615 on Land Court Plan 16514-40. | | |
| 68 | A Portion of Daffodil Lane, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 35 Daffodil Lane and 3 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Daffodil Lane, being the westerly portion of Lot # 663 on Land Court Plan 16514-40. | | |

2. By placing the following property currently located in the Limited Use General-2 (LUG-2) district in the Commercial-Neighborhood (CN) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 56.1 | 20(R) | Davkim Lane |

3. By placing the following properties currently located in the Limited Use General-2 (LUG-2) district in the Residential-5 (R-5) district:

Exhibit A

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 711 | 24 | Evergreen Way |
| 68 | 712 | 26 | Evergreen Way |
| 68 | 713 | 28 | Evergreen Way |
| 68 | 714 | 30 | Evergreen Way |

All as shown on a map entitled "2015 Special Town Meeting Warrant Article __ R-20 to R-5: Daffodil Lane and Mayflower Circle: LUG-2 to CN –Davkim Lane: and LUG-2 to R-5: Evergreen Way" dated October 2015 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Philip Pastan, et al)*
PLANNING BOARD MOTION: Moved that the Zoning Map of the Town of Nantucket be amended by taking the following actions:

1. By placing the following properties currently located in the Residential-20 (R-20) district in the Residential-5 (R-5) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 739 | 30 | Daffodil Lane |
| 68 | 740 | 32 | Daffodil Lane |
| 68 | 741 | 34 | Daffodil Lane |
| 68 | 742 | 35 | Daffodil Lane |
| 68 | 736 | 3 | Mayflower Circle |
| 68 | 729 | 4 | Mayflower Circle |
| 68 | 735 | 5 | Mayflower Circle |
| 68 | 730 | 6 | Mayflower Circle |
| 68 | 734 | 7 | Mayflower Circle |
| 68 | 731 | 8 | Mayflower Circle |
| 68 | 733 | 9 | Mayflower Circle |
| 68 | 732 | 10 | Mayflower Circle |
| ~~68~~ | ~~A Portion of Mayflower Circle, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 3 Mayflower Circle and 4 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Mayflower Circle, being the westerly portion of Lot # 615 on Land Court Plan 16514-40.~~ | | |
| ~~68~~ | ~~A Portion of Daffodil Lane, starting at a location formed by a line connecting the eastern property boundaries of the lots shown as 35 Daffodil Lane and 3 Mayflower Circle and extending in a westerly direction to include the bulb of the existing cul-de-sac of Daffodil Lane, being the westerly portion of Lot # 663 on Land Court Plan 16514-40.~~ | | |

2. By placing the following property currently located in the Limited Use General-2 (LUG-2) district in the Commercial-Neighborhood (CN) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 56.1 | 20(R) | Davkim Lane |

3. By placing the following properties currently located in the Limited Use General-2 (LUG-2) district in the Residential-5 (R-5) district:

| Map | Lot | Number | Street |
|---|---|---|---|
| 68 | 711 | 24 | Evergreen Way |
| 68 | 712 | 26 | Evergreen Way |
| 68 | 713 | 28 | Evergreen Way |
| 68 | 714 | 30 | Evergreen Way |

All as shown on a map entitled "2015 Special Town Meeting Warrant Article 1 R-20 to R-5: Daffodil Lane and Mayflower Circle: LUG-2 to CN –Davkim Lane: and LUG-2 to R-5: Evergreen Way" dated October 2015 and filed herewith at the Office of the Town Clerk.

PLANNING BOARD COMMENT: Articles 1 and 2 are companion articles. The motion printed in the Warrant is based upon passage of Article 2 as recommended by the Planning Board. The zoning changes proposed within this article were supported based upon the representation of Richmond Great Point Development, LLC ("RGP") that a Memorandum of Agreement followed by a Developer's Agreement would be executed between RGP and the Board of Selectmen ("BOS"). This binding agreement, if approved by the BOS, will require RGP to exercise the changes approved in Articles 1 and 2 as a package, and will not allow them to simply utilize the zoning map changes independently. The production of affordable housing is imperative to make progress toward the state mandated requirement of 10% of the year-round housing stock and implementation of the zoning provisions contained within Article 2 will provide for local control of the process.

FINANCE COMMITTEE COMMENT: To be provided at Town Meeting, pending review of the Memorandum of Agreement executed between the Board of Selectmen and Richmond Great Point Development, LLC.

## Exhibit B

## ARTICLE 2
## (Zoning Bylaw Amendment: Workforce Housing)

To see if the Town will vote to amend the Code of the Town of Nantucket, Chapter 139 (Zoning), by taking the following actions:

1. Amend section 2 (definitions) to insert a new definition of “workforce housing” and to amend the existing definitions of “apartment building”, “affordable housing”, “apartment”, “eligible household”, “Nantucket Housing Needs Ownership Form”, to the extent necessary or required, and to insert any new definition or amend any existing definition to the extent necessary or required to implement the overall objectives of this article.

2. Amend section 7A (use chart) by inserting a new use(s) related to workforce housing dwelling units as necessary or required;

3. Insert a new section 8D, and/or to amend 8C, to provide new language, the purpose of which is as follows:

    a. To incentivize the creation of workforce and affordable rental and ownership housing opportunities;

    b. To promote consistency, quality, and flexibility in the site layout and design;

    c. To mitigate traffic congestion by encouraging the creation of compact neighborhoods proximate to compatible adjacent commercial uses that reduce the need for vehicle trips to already congested areas, and;

    d. To promote economic vitality and a greater diversity of housing opportunities in compliance with objectives contained within plans adopted or accepted by the Town of Nantucket, Nantucket Planning and Economic Development Commission, or the Nantucket Housing Authority.

4. Insert a new section 8D and/or amend 8C to provide new language for the allowance of density bonuses by the issuance of a special permit granted by the Planning Board, as follows:

    a. To allow the aggregation of lots for apartment buildings for workforce housing at a density of 1 unit per 1,250 square feet of lot area in the CN district with a maximum of 20 dwelling units containing up to 40 bedrooms on a single lot;

    b. To alter or remove the minimum lot size, frontage, setback(s), ground cover ratio, and regularity formula compliance as designated in section 16 for lots within the R-5 district.

    c. To establish minimum “affordability” criteria, programmatic and design standards, including, but not limited to: establishing minimum percentages of units restricted based on income limits between 50% and 200% of the annual area median income, establishing the minimum duration of affordability

restrictions, establishing interior and exterior features/finishes to marking rate units, requiring equal disbursement among market rate units.

5. To amend sections 16 (change 33 reference to 30) and 18 (specify apartment, apartment building, workforce housing apartment), 20 (screening waived where lots are in common ownership), 23 (exempt SF and duplex from site plan review), and any other section of the Bylaw implement the overall objectives of this article.

   Or, to take any other action related thereto.

*(Philip Pastan, et al)*
PLANNING BOARD MOTION: Moved that Code of the Town of Nantucket, Chapter 139 (Zoning), be amended by taking the following actions:

1. Amend Section 2 (definitions) to insert two new definitions, of "workforce homeownership housing" and "workforce rental housing", in alphabetical order with existing definitions, as follows:

   WORKFORCE HOMEOWNERSHIP HOUSING
   Ownership or rental of single family dwelling units, pursuant to §139-8D, where at least 25% of the total dwelling units are restricted to occupancy by households earning at or below the percentages of area median income set forth herein. An increment of 75% of the total 25% of the restricted units shall be restricted to occupancy by households earning at or below 80% of area median income. The remaining increment of 25% of the total 25% of the restricted units shall be restricted to occupancy by households earning at or below 175% of area median income.

   WORKFORCE RENTAL HOUSING
   Rental of multi-family dwelling units, pursuant to §139-8D, where at least 25% of the total dwelling units are restricted to occupancy by households earning at or below 80% of area median income.

2. Amend Section 7A (use chart) by inserting in the "Use" column, between "Duplex" and "Elder Housing Facilities" a new use "Workforce Rental Community" to be allowed by Special Permit (SP) in the CN district only.

3. Insert a new Section 8D as follows:

D. Special permit issued by the Planning Board to create workforce homeownership housing in the R-5 zoning district through a Workforce Homeownership Housing Bonus Lots allowance and in the CN zoning district through a Workforce Rental Community. The purpose of this provision is to incentivize the creation of workforce and affordable rental and ownership housing opportunities; to promote consistency, quality, and flexibility in the site layout and design; to mitigate traffic congestion by encouraging the creation of compact neighborhoods proximate to compatible adjacent commercial uses that reduce the need for vehicle trips to already congested areas, and; to promote economic vitality and a greater diversity of housing opportunities in compliance with objectives contained within plans adopted or accepted by the Town of Nantucket, Nantucket Planning and Economic

Development Commission, or the Nantucket Housing Authority. This Bylaw, which sets a minimum size lot area, is intended to allow for aggregation of buildings, parking spaces, and open areas to improve design quality. Consistent design quality shall be applied to all dwelling units and affordable units shall be distributed evenly throughout the development.

(1) Requirements.

a. The following requirements shall apply to Workforce Homeownership Housing Bonus Lots in the R-5 zoning district and to Workforce Housing Rental Community in the CN zoning district.

i. Minimum lot requirement of 60,000 square feet;

ii. The term of affordability shall be in perpetuity or the longest term allowed by law;

iii. The application shall be subject to Major Site Plan Review;

iv. The Planning Board shall be the sole special permit granting authority for any relief pursuant to any provision of this Chapter;

v. Planning Board approval of a special permit shall not substitute for approval of a definitive subdivision or approval not required (ANR) plan.

vi. Project must be eligible for approval as Local Action Units (LAU) through the Local Initiative Program (LIP) or otherwise included on the Town's Subsidized Housing Inventory. It shall be the responsibility of the applicant to take all reasonable steps necessary to ensure the units are included, including without limitation, preparation and execution of a Regulatory Agreement in a form to be approved by the Town of Nantucket, through its Board of Selectmen, and by the Department of Housing and Community Development ("DHCD") and provision of any other documents requested by DHCD.

(2) Workforce Homeownership Housing Bonus Lots.

a. Bonus lots, subject to the requirements below, shall be based on the number of building lots which could have been created through a conventional subdivision plan. The maximum number of building lots, excluding any bonuses, shall not exceed the number which may have otherwise been created on a conventional subdivision plan meeting all dimensional and upland requirements of the Zoning Bylaw and in full conformance with (and requiring no waivers from) the "Rules and Regulations Governing the Subdivision of Land," as may be amended by the Planning Board from time to time, as demonstrated by the submission of a dimensioned lotting plan. For all density calculations that result in a fractional number, only fractions equal to or greater than 0.51 should be rounded to the next highest whole number.

i. The total number of lots shall be calculated by multiplying the number of lots allowed by-right, as described above, by a factor of 1.33.

ii. 25% of the total number of lots allowed, using the bonus provision, must be allocated and restricted to ownership by households earning at or below the area median income limits set forth in the definition of Workforce Homeownership Housing, as defined in §139-2, or, the rental dwelling units located on the lots achieved through the bonus provision must be restricted to households earning at or below 80% of area median income. Said lots shall be subject to a Nantucket

Housing Needs Covenant -Ownership Form or other instrument restricting sale or rental to households earning at or below the area median income limits set forth in the definition of Workforce Homeownership Housing, as defined in §139-2.

b. The Planning Board may reduce, by up to 100%: the front yard setback (but not the side or rear yard setbacks applied to the perimeter of the project area), internal side or rear yard setbacks (meaning setbacks between lots which are the subject of the application), side or rear yard setbacks between the lots which are the subject of the application and other land in common ownership or control of the applicant, and the required frontage, provided that the lot has sufficient vehicular access through an easement.
c. The Planning Board may allow an increase in the ground cover ratio up to 50%.
d. A minimum buffer area of at least 20 feet shall be established between the Workforce Homeownership Housing Bonus Lots and residentially zoned abutting properties. The Planning Board may require the buffer area to include plantings, fencing, walls, or other improvements to mitigate impacts to abutting properties.

(3) Workforce Rental Community

a. Rental dwelling units in one or more structures, shall be subject to the following requirements:
    i. The maximum number of dwelling units shall not exceed 32, at least 8 of which must (25% of which) be restricted to occupancy by households earning at or below 80% of area median income. An instrument, in a form approved by the Planning Board, restricting rental of at least 8 of the dwelling units to households earning at or below 80% of area median income must encumber the subject lot(s);
    ii. The maximum number of bedrooms contained within the Workforce Rental Community Lot shall not exceed 57;
    iii. At least 10% of the total dwelling units within the Workforce Housing Rental Community must contain at least 3 bedrooms, unless such requirement is reduced by a future binding directive from the Commonwealth of Massachusetts Department of Housing and Community Development which confirms that fewer than 10% three bedroom units may be included in the Workforce Rental Community while still confirming that all of the units in the Workforce Rental Community shall be eligible for inclusion on the Town's Subsidized Housing Inventory. In such an instance, the Planning Board shall have the discretion to approve fewer 3 bedroom units within the Workforce Rental Community, in conjunction with the issuance of the special permit, as long as the requirement described above with respect to confirmation of the eligibility of all of the units in the Workforce Rental Community relative to inclusion on the Town's Subsidized Housing Inventory has been met.
b. A minimum buffer area of at least 20 feet shall be established between the Workforce Rental Community and residentially zoned abutting properties.

The Planning Board may require the buffer area to include plantings, fencing, walls, or other improvements to mitigate impacts to abutting properties.

c. The Planning Board may, in addition to those requirements included in §139-23, require submission of additional documentation, including without limitation, detailed floor plans, operation and management plan for the project, including maintenance of the structure(s) and the site.

d. The Planning Board may reduce, by up to 100%, the side and rear yard setbacks where two or more Workforce Rental Community Lot projects are adjacent to each other.

4. Amend Section 18B by adding an asterisk after "Apartment" and inserting the following language under the "Notes" section:

*For interpretation purposes, apartment shall include the following uses contained within the Use Table in §7A: apartment, apartment building, garage apartment, and workforce rental community.

5. Amend Section 23A(1) as follows:

The construction or alteration of any single-family or duplex dwelling, or building accessory to such dwelling, except when such dwellings are an integral part of workforce homeownership housing bonus lots or a workforce rental community application pursuant to § 139-8 of this chapter, major commercial development application pursuant to § 139-11 of this chapter, and except where such dwellings are located in the Moorlands Management District, § 139-13 of this chapter;

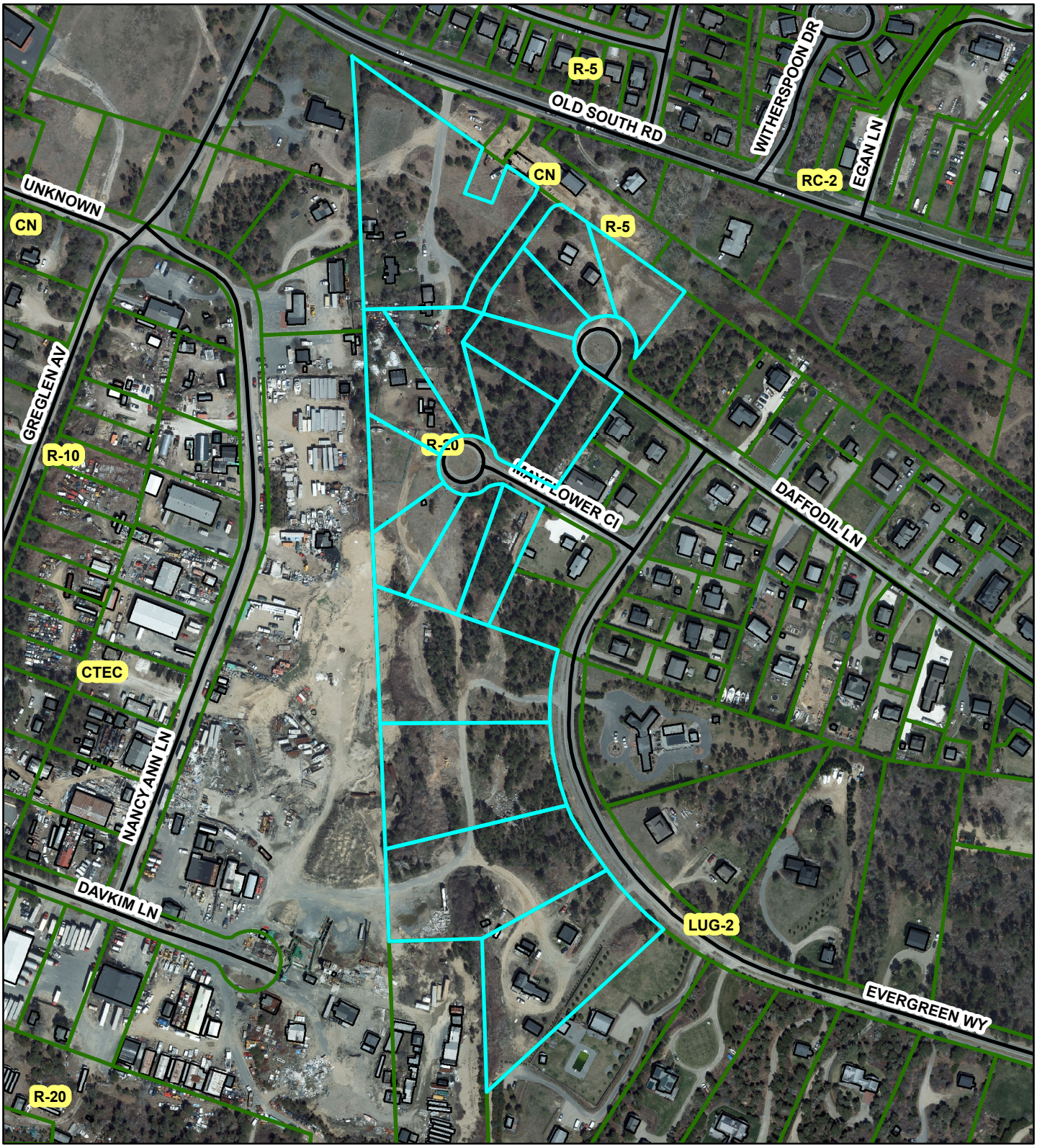
6. Amend section 16A as follows:

Except as expressly provided by § 139-330 of this chapter….

PLANNING BOARD COMMENT: A locally based process for the creation of affordable/workforce housing units, as opposed to the 40B application process that is strictly controlled by the state, will become available if this zoning amendment is passed. Local regulations, including those regulations within the purview of the Historic District Commission, will guide the process for ownership and rental housing production.

FINANCE COMMITTEE COMMENT: To be provided at Town Meeting, pending review of the Memorandum of Agreement executed between the Board of Selectmen and Richmond Great Point Development, LLC.

#43-16 Richmond Great Point Development, LLC
Sandpiper Place Single Family Home Development Project
Off Daffodil Lane, Mayflower Circle, Evergreen Way & Old South Road
Map 68 Parcels 129, 711, 712, 713, 714, 729, 730, 731, 732, 733, 734, 735, 736, 739, 740, 741, 742, 999.2



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

JUN 15 2016

# Nantucket Planning Board

RECEIVED
JUN 15 2016
By

## Application for a Special Permit

Date: June 13, 2016 File #:

Name of development: "Sandpiper Place" Single Family Home Development Project

Owner(s) name(s): Richmond Great Point Development LLC (Philip Pastan)

Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950

E-mail: ppastan@richmondco.com

Applicant's name: The Richmond Company, Inc. (David Armanetti and Patty Roggeveen)
Mailing address: 23 Concord Street, Wilmington MA 01887
Phone number: 978-988-3900 Fax number: 978-988-3950
E-mail: darmanetti@richmondco.com; proggeveen@richmondco.com

Engineer / surveyor's name: Green Seal Environmental, Inc. (Heather Twiss)

Mailing address: 114 State Road, Sagamore Beach MA 02562 Phone number:
508-888-6034 Fax number: 508-888-1506 E-mail: htwiss@gseenv.com

Location of lot(s): Off Daffodil Lane, Maflower Circle, Evergreen Way, and Old South Road

Street address Nineteen (19) Separate Parcels / Addresses

Tax Assessors Map Parcel See Attachment "A" for Detail of Multiple Parcels

Nantucket Registry of Deed: See Attachment "B" for Detail of Multiple Parcels
Plan Book Page **OR**

Plan File # **OR** Land Court Plan # at Certificate #

Size of parcel: 749,235 SF (17.20 Acres) sq. ft. Zoning District: R-5 (Residential-5)

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 |
|---|---|
| | |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| None | |

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

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

Not Applicable (Application is not a Major Commercial Development Project)

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) Philip Pastan, as Manager of Richmond Great Point Development LLC

_____

Applicant's Signature

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)

"ATTACHMENT A"
LIST OF INDIVIDUAL PROPERTIES FOR PLANNING BOARD SPECIAL PERMIT CERTIFIED ABUTTERS LIST REQUEST
RICHMOND GREAT POINT DEVELOPMENT LLC
"SANDPIPER PLACE" SINGLE FAMILY HOME OWNERSHIP DEVELOPMENT PROJECT

| Index | Parcel Address | Assessor's Tax Map / Parcel ID | | Land Court Plan Information | |
|---|---|---|---|---|---|
| | | Map | Parcel | Plan Number | Lot |
| 1 | 30 Daffodil Lane | 68 | 739 | 16514-40 | 628 |
| 2 | 32 Daffodil Lane | 68 | 740 | 16514-40 | 629 |
| 3 | 34 Daffodil Lane | 68 | 741 | 16514-40 | 630 |
| 4 | 35 Daffodil Lane | 68 | 742 | 16514-40 | 631 |
| 5 | 3 Mayflower Circle | 68 | 736 | 16514-40 | 625 |
| 6 | 4 Mayflower Circle | 68 | 729 | 16514-40 | 618 |
| 7 | 5 Mayflower Circle | 68 | 735 | 16514-40 | 624 |
| 8 | 6 Mayflower Circle | 68 | 730 | 16514-40 | 619 |
| 9 | 7 Mayflower Circle | 68 | 734 | 16514-40 | 623 |
| 10 | 8 Mayflower Circle | 68 | 731 | 16514-40 | 620 |
| 11 | 9 Mayflower Circle | 68 | 733 | 16514-40 | 622 |
| 12 | 10 Mayflower Circle | 68 | 732 | 16514-40 | 621 |
| 13 | 24 Evergreen Way | 68 | 711 | 16514-16 | 431 |
| 14 | 26 Evergreen Way | 68 | 712 | 16514-16 | 432 |
| 15 | 28 Evergreen Way | 68 | 713 | 16514-16 | 433 |
| 16 | 30 Evergreen Way | 68 | 714 | 16514-16 | 434 |
| 17 | 73 Old South Road | 68 | 129 | 16514-97 | 853 |
| 18 | 75(A) Old South Road | 68 | 999.2 | 16514-100 | 858 |
| 19 | Private Way (Adjacent to 73 Old South Road) | n/a | n/a | 16514-G | "40.00 Wide Way" |

"ATTACHMENT B"
LIST OF INDIVIDUAL PROPERTIES FOR DERIVATION OF TITLE FOR SPECIAL PERMIT APPLICATION
RICHMOND GREAT POINT DEVELOPMENT LLC
"SANDPIPER PLACE" SINGLE FAMILY HOME OWNERSHIP DEVELOPMENT PROJECT

| Index | Parcel Address | Deed Recording Reference (Date, Book, Page) | | | Internal Reference in Deed | |
|---|---|---|---|---|---|---|
| | | Date | Book | Page | Parcel Number | Page |
| 1 | 30 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Five | 11 |
| 2 | 32 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Six | 11 |
| 3 | 34 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Seven | 11 |
| 4 | 35 Daffodil Lane | August 8, 2013 | O1397 | 312 | Fifty-Eight | 11 |
| 5 | 3 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-Four | 11 |
| 6 | 4 Mayflower Circle | August 8, 2013 | O1397 | 312 | Forty-Seven | 9 |
| 7 | 5 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-Three | 11 |
| 8 | 6 Mayflower Circle | August 8, 2013 | O1397 | 312 | Forty-Eight | 10 |
| 9 | 7 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-Two | 10 |
| 10 | 8 Mayflower Circle | August 8, 2013 | O1397 | 312 | Forty-Nine | 10 |
| 11 | 9 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty-One | 10 |
| 12 | 10 Mayflower Circle | August 8, 2013 | O1397 | 312 | Fifty | 10 |
| 13 | 24 Evergreen Way | August 8, 2013 | O1397 | 312 | Thirty-Seven | 8 |
| 14 | 26 Evergreen Way | August 8, 2013 | O1397 | 312 | Thirty-Eight | 8 |
| 15 | 28 Evergreen Way | August 8, 2013 | O1397 | 312 | Thirty-Nine | 8 |
| 16 | 30 Evergreen Way | August 8, 2013 | O1397 | 312 | Forty | 8 |
| 17 | 73 Old South Road | August 8, 2013 | O1397 | 312 | Forty-Three | 9 |
| 18 | 75(A) Old South Road | February 6, 2015 | Document # 00147075 | | n/a | n/a |
| 19 | Private Way (Adjacent to 73 Old South Road) | n/a | n/a | n/a | n/a | n/a |

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of "Conventional Subdivision Plan" (Dimensioned Lotting Plan)
In Support of Application for Special Permit (Workforce Homeownership Housing)
"Sandpiper Place" Single Family (Home Ownership) Housing Development
Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way
Richmond Great Point Development LLC (Owner / Developer)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed "Conventional Subdivision Plan" (including the description provided herein and the attached plans) in support of the application / plans for a special permit that is being submitted (concurrently) to the Town of Nantucket Planning Board to provide for the development of the "workforce homeownership housing" project which is proposed to be located on a combination of nineteen (19) contiguous properties comprising +/- 17.2 acres of land located on portions of 73, and 75(A) Old South Road; 30, 32, 34, and 35 Daffodil Lane, 3, 4, 5, 6, 7, 8, 9, and 10 Mayflower Circle, and 24, 26, 28, and 30 Evergreen Way, and an existing "Private Way" abutting and located immediately east of the 73 Old South Road property.

As you know, the applicable zoning, eligibility criteria, and process for applying for this category of special permit (workforce homeownership housing) is set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw, including an explanation of the parameters by which a project's eligibility for "bonus lots" is to be determined, and a description of the methodology for calculating the "bonus lots" that the project may be eligible for.

Section 139(8)(D)(2)(a) requires that the determination of any "bonus lots" is based on an analysis of the total number of building lots that can be created on the subject property by way of:

> *"a conventional subdivision plan meeting all dimensional and upland requirements of the Zoning Bylaw and in full conformance with (and requiring no waivers from) the Rules and Regulations Governing the Subdivision of Land, as may be amended by the Planning Board from time to time, as demonstrated by the submission of a dimensioned lotting plan.*

The remainder of this correspondence briefly describes the methodology and calculations utilized to create the dimensioned lotting plan, which is attached hereto, and the conclusion that has been reached with respect to the total number of conventional building lots and bonus building lots that could be developed on the subject property, per the applicable criteria and regulations, as described above, subject to the issuance of the requisite special permit by the Town of Nantucket Planning Board.

The subject property is comprised of a total of +/- 17.2 acres of land area, encompassing a total of nineteen (19) existing lots, all of which has been designated within the Residential-5 (R-5) zoning district.

As shown in the attached "dimensioned lotting" plan, in accordance with the criteria set forth in Section 139(8)(D)(2)(a) of the Town of Nantucket Zoning Bylaw, and based on our engineering and zoning analysis, a conventional subdivision can be created on the subject property which yields a total of eighty-one (81) individual "by right" building lots.

This includes the design of building lots that all meet or exceed the (five thousand square foot) minimum lot area criteria, the fifty linear feet) minimum lot frontage criteria, and the (not less than 0.55) minimum lot regularity factor. The proposed plan also includes an access road (connecting to Old South Road) and internal roadways that are a minimum of the (forty linear feet wide) right of way width that is prescribed in the Rules and Regulations Governing the Subdivision of Land

Based on the foregoing, by applying the 1.33 "bonus lots" factor to the number of building lots allowed "by right" as set forth in Section 139(8)(D)(2)(a)[1] of the Town of Nantucket Zoning Bylaw, the subject property would be permitted to include a total of one hundred and eight (108) building lots, with the "by-right" base of eighty-one (81) building lots and an increment of twenty-seven (27) "bonus lots".

The accompanying "sub-area" plan documents how the overall subject property can be broken up into four (4) individual subdivisions of not less than 60,000 square feet of land area, and shows the total number of ("by-right") building lots that can be created in each sub-area / subdivision (see table below).

**Calculations of Sub Areas (Individual Subdivisions) within Subject Property**

| Sub Area | Land Area (Square Feet) | Land Area (Acres) | "By-Right" Lots |
|---|---|---|---|
| Sub Area # 1 | 210,000 SF | 4.8 Acres | 38 Lots |
| Sub Area # 2 | 120,200 SF | 2.8 Acres | 16 Lots |
| Sub Area # 3 | 60,000 SF | 1.4 Acres | 9 Lots |
| Sub Area # 4 | 100,000 SF | 2.3 Acres | 18 Lots |
| Roads / Open Space | 257,000 SF | 5.9 Acres | n/a |
| **Total** | **747,200 SF** | **17.2 Acres** | **81 Lots** |

Notwithstanding the maximum one hundred and eight (108) total building lots that can be created within the subject property, including the twenty-seven (27) "bonus lots" as described and demonstrated herein through submittal of the conventional subdivision plan, the maximum total single family building lots that were agreed to be developed on the subject property in the "*2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement*" that was entered into on November 9, 2015, by and between Richmond Great Point Development LLC and the Town of Nantucket, acting by and through its Board of Selectmen, were limited to one hundred (100) building lots.

Based on the foregoing, the (workforce homeownership housing) special permit application that is being submitted concurrently with this correspondence, to facilitate the development of the proposed "Sandpiper Place" development on the subject property includes a total of one hundred (100) building lots, a total that is eight (8) building lots less than the maximum total that could otherwise be created on the subject property.

We look forward to the results of your review of the enclosed information / calculations and the attached plans, to confirm the accuracy and conclusions of the dimensioned lotting plan and the maximum number of building lots which could be created on the subject property.

If you have any immediate questions with respect to the information and materials submitted herein or the proposed project in general, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 10, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Special Permit (Workforce Homeownership Housing)
"Sandpiper Place" Single Family (Home Ownership) Housing Development
Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way
Richmond Great Point Development LLC (Owner / Developer)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the completed application form, plans, drainage reports, and related materials which are required to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "workforce homeownership housing" project which is proposed to be located on a combination of nineteen (19) contiguous properties comprising +/- 17.2 acres of land located on portions of 73, and 75(A) Old South Road; 30, 32, 34, and 35 Daffodil Lane, 3, 4, 5, 6, 7, 8, 9, and 10 Mayflower Circle, and 24, 26, 28, and 30 Evergreen Way, and an existing "Private Way" abutting and located immediately east of the 73 Old South Road property.

The proposed project is comprised of the land area that was specifically re-zoned for this purpose, to the Residential-5 (R-5) zoning district and to qualify for the "workforce homeownership housing bonus lots" by the approval of Article 1 and Article 2 at the Nantucket Special Town Meeting of November 9, 2015, the provisions of which have been codified as Section 139-8(D) (Residential Development Options) of the Town of Nantucket Zoning Bylaw.

The proposed project is also expressly consistent with and complies with the terms and provisions of the "*2015 Richmond Great Point Development, LLC / Town of Nantucket Memorandum of Agreement*" dated November 9, 2015, which memorializes the specific terms under which a workforce homeownership housing community could be developed on the above-captioned properties (the "MOA").

The proposed project is comprised of a series of one hundred (100) single family residential lots, located in a subdivision / neighborhood that incorporates roadways, pedestrian walkways / bicycle paths, street lighting, and is served by a range of new infrastructure improvements (water, sewer, drainage, etc.).

The range of lot sizes that are proposed to be created, as shown on the attached plans, are as follows:

**"Sandpiper Place" Single Family Home Ownership Project**
**Summary of Proposed Lot Types / Sizes**

| Lot Number on Plan | Range in Size of Lots | Number of Each Type of Lot in Project |
|---|---|---|
| **"A" Lots** | 4,500 SF (90' by 50') | 26 Lots |
| **"B" Lots** | 4,000 SF (80' by 50') | 58 Lots |
| **"C" Lots** | 4,125 SF (75' by 55') | 16 Lots |
| **Subtotal** | **4,000 SF to 4,500 SF** | **100 Lots** |

Twenty-five percent of all of the proposed lots / homes, equal to twenty-five (25) lots / homes, will be developed as homes that will be sold to buyers who qualify under the household income and related eligibility criteria set forth in the MOA (including the local preference and lottery provisions described therein).

This will include the sale of nineteen (19) of the homes to buyers whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (80% of AMI) annual income limits were equal to $67,700 in annual income for a three person household and $75,200 in annual income for a four person household. Based on these income limits and recent thirty year fixed rate mortgage interest rates which set the formula under how the maximum sales prices are established, the maximum sales price for the (80% AMI) affordable homes will be +/- $260,000 for a two bedroom home and +/- $285,000 for a three bedroom home. By the time the proposed project is approved, these maximum income and sales price limits will likely be tied to the 2016 income data that is issued / updated by the federal government, so these limits will likely change (slightly).

Under the "local affordability" provision set forth in the MOA, the other six (6) affordable homes will be sold to buyers whose household incomes are equal to or less than eighty percent (80%) of the Area Median Income (AMI) established for Nantucket County by the US Department of Housing and Urban Development (HUD). In 2015, these (175% of AMI) annual income limits were equal to $148,000 in annual income for a three person household and $164,500 in annual income for a four person household. Based on these income limits and recent thirty year fixed rate mortgage interest rates which set the formula under how the maximum sales prices are established, the maximum sales price for the (175% AMI) affordable homes will be +/- $540,000 for a two bedroom home and +/- $598,000 for a three bedroom home. By the time the proposed project is approved, these maximum income and sales price limits will likely be tied to the 2016 income data that is issued / updated by the federal government, so these limits will likely change (slightly).

Per the terms of the MOA, all of the twenty-five (25) affordable homes will be dispersed uniformly throughout the project and the appearance and quality of finishes of the affordable homes will be directly comparable to the market rate homes that are developed within the property.

The proposed project is also subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Town of Nantucket Zoning Bylaw (including but not limited to minimum lot size, frontage, yard setbacks, ground cover ratio, and (lot) regularity factor, as modified by the site flexibility standards that are set forth in Section 139(8)(D) of the Town of Nantucket Zoning Bylaw for workforce homeownership housing, which the proposed project is qualified for,

Because it is subject to issuance of a workforce homeownership housing special permit, as specified in Section 139-8(D)(1)(a)[3] of the Town of Nantucket Zoning Bylaw, the proposed subject is subject to major site plan review (MSPR) by the Planning Board (as set forth in Section 139-23, and specifically Section 139-23(B)(2) of the Town of Nantucket Zoning Bylaw).

The proposed project also includes a major "community focal point", which is proposed to be located at a highly visible and accessible location adjacent to the main entrance to the proposed project, immediately south of Old South Road, in the center of the 73 Old South Road property, that has been designed to incorporate a series of public spaces for community use, including a meeting house / barn structure, an outdoor common area, an outdoor patio / stage area, and landscaping improvements, all of which will be made available for public and community use for events and performance activities.

We appreciate the opportunity to submit the application, plans, and supporting materials for this important development proposal for your review and for consideration by the Planning Board and we look forward to commencing with the public hearing and public review process.

If you have any immediate questions with respect to the proposed project or any of the submittal materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., RGPDLLC
Arthur Reade Jr., Esq., RGH
John Ogren, Hayes Engineering

THE RICHMOND COMPANY, INC.

*The Richmond Company, Inc.*
*23 Concord Street*
*Wilmington, Massachusetts 01887*
*(979) 988-3900*

June 13, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Application for Special Permit (Workforce Homeownership Housing)
Richmond Great Point Development LLC (Owner / Developer)
"Sandpiper Place" Single Family Homeownership Development

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to document submittal of the completed application to petition the Town of Nantucket Planning Board to consider the above-captioned proposal which requires the issuance of a special permit to allow for the development of the "Sandpiper Place" workforce homeownership housing development, comprised of one hundred (100) single family housing lot on a combination of nineteen (19) properties totaling +/- 17.2 acres of land located Old South Road, Daffodil Lane, Mayflower Circle, and Evergreen Way.

The submittal of the application to your office is being completed as prescribed in Section 139-30(B)(1) of the Town of Nantucket Zoning Bylaw.

Upon your acknowledgment of receipt of the application (by way of time / date stamping the application), we will proceed to file a copy of the application (and all other required materials) forthwith to the Town of Nantucket Planning Board to obtain its review and subsequent action (as prescribed in Section 139-30(B)(2) of the Town of Nantucket Zoning Bylaw.

Should you have any questions with respect to the application and submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RGH

## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES
NANTUCKET, MA

# DIMENSIONED LOTTING PLAN

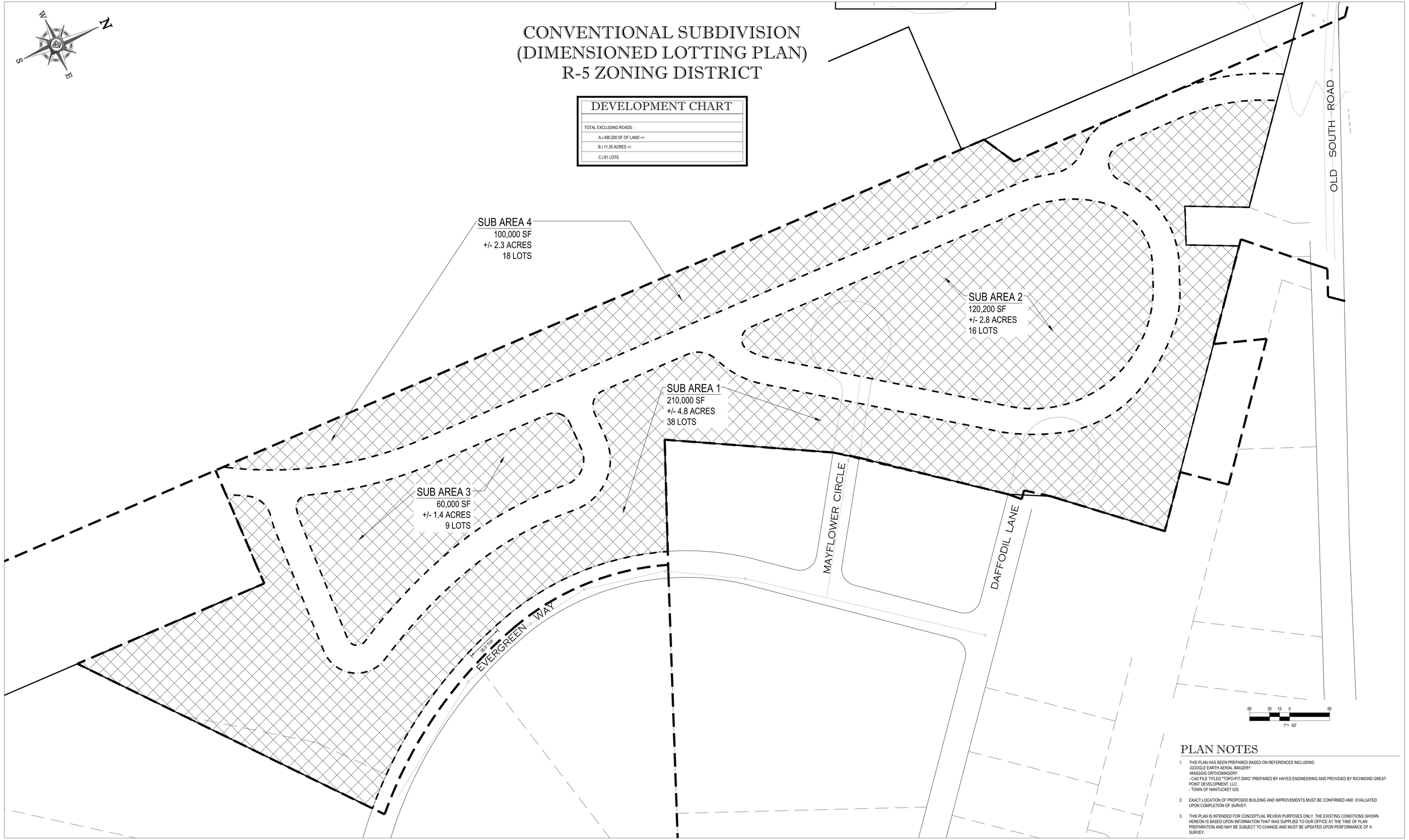
SCALE: 1"=60'
DATE: 06/10/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

# CONVENTIONAL SUBDIVISION
# (DIMENSIONED LOTTING PLAN)
# R-5 ZONING DISTRICT

| DEVELOPMENT CHART |
|---|
| |
| TOTAL EXCLUDING ROADS : |
| A.) 490,200 SF OF LAND +/- |
| B.) 11.25 ACRES +/- |
| C.) 81 LOTS |




## PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   -GOOGLE EARTH AERIAL IMAGERY
   -MASSGIS ORTHOIMAGERY
   - CAD FILE TITLED "TOPO-PIT.DWG" PREPARED BY HAYES ENGINEERING AND PROVIDED BY RICHMOND GREAT POINT DEVELOPMENT, LLC.
   - TOWN OF NANTUCKET GIS
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

RICHMOND GREAT POINT DEVELOPMENT LLC
OLD SOUTH ROAD PROPERTIES
NANTUCKET, MA

CONVENTIONAL SUBDIVISION
(DIMENSIONED LOTTING PLAN) R-5 ZONING DISTRICT

SCALE: 1"=60'
DATE: 06/10/2016
PROJECT #: W141196

REFERENCES:

RICHMOND GREAT POINT DEVELOPMENT LLC

#44-16 Old Thumper LLC
29 Young's Way
Map67 Parcel 690
Special Permit Modification

READE, GULLICKSEN, HANLEY & GIFFORD, LLP
SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554
(508) 228-3128
FAX: (508) 228-5630

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
MARIANNE HANLEY
WHITNEY A. GIFFORD

MAILING ADDRESS
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

PLANNING BOARD

FILE # 44-16

RECEIVED
JUL 08 2016
By CLERK 250

July 8, 2016

**BY HAND DELIVERY**

Catherine Ancero, Administrative
Assistant
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 29 Youngs Way

Dear Catherine:

Enclosed please find an application for modification of a special permit. A copy has been filed with the Town Clerk, and a PDF of the application has been emailed to you. Please place this matter on the agenda for the August 8 Planning Board meeting.

Please let me know if you need anything further. Thank you for your assistance.

Sincerely,

Marianne Hanley

Enclosures
Cc: Old Thumper LLC

F:\WpN\Natsis\anceroltr2.doc

RECEIVED
JUL 08 2016
By
2016 JUL -8 PM 2:32
NANTUCKET
TOWN CLERK

# Nantucket Planning Board

## Application for an Amendment to a Previously Granted Special Permit

Date: July 8, 2016

Name of Development: Old Thumper LLC PLANNING BOARD

Planning Board File No.: 49-15

FILE # 44-16

Owner(s)' Name(s): Old Thumper LLC

Mailing Address: 2 Greglen Avenue, Suite 309, Nantucket, MA 02554
Phone number: (508) 325-9583 Fax number: _____ E-mail: lukeph@hotmail.com

Applicant's Name: _____

Mailing Address: _____
Phone number: _____ Fax number: _____ E-mail: _____

Engineer/Surveyor: Island Surveyors LLC

Mailing Address: 90 Old South Road, Nantucket, MA 02554
Phone number: (508) 228-2720 Fax number: _____ E-mail: _____

Location of Lots:
Street Address: 29 Youngs Way

Tax Assessor's Map: 67 Parcel: 690

Nantucket County Registry of Deeds:

Land Court Plan _____ **or** Plan Book 1518 Page 218

**or** Plan File #: Lot 22, Plan File 2003-10

Size of Parcel 10,777 square feet
Zoning District RC-2

Describe proposed modification in detail:

Modify special permit and site plan to show three garage bays on first floor of commercial/residential structure.

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):

Old Thumper LLC

By:

Applicant's Signature:

I/we Old Thumper LLC, the undersigned, hereby authorize Reade, Gullicksen, Hanley & Gifford, LLP 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):

**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.**

CURRENT ZONING CLASSIFICATION:
Residential Commercial (RC–2)

| | | EXISTING: |
|---|---|---|
| MINIMUM LOT SIZE: | 5000 S.F. | 10,777± S.F. |
| MINIMUM FRONTAGE: | 40 FT. | SEE PLAN |
| FRONT YARD SETBACK: | 10 FT. | SEE PLAN |
| REAR/SIDE SETBACK: | 5 FT. | SEE PLAN |
| GROUND COVER % : | 50% | SEE PLAN |

*NOTE: LOT IS WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT*

## PARKING CALCULATIONS

GARAGE/SHOP AREA 1,320 = 2 SPACES
DWELLING ABOVE GARAGE = 2 SPACES
FRONT DWELLING = 2 SPACES

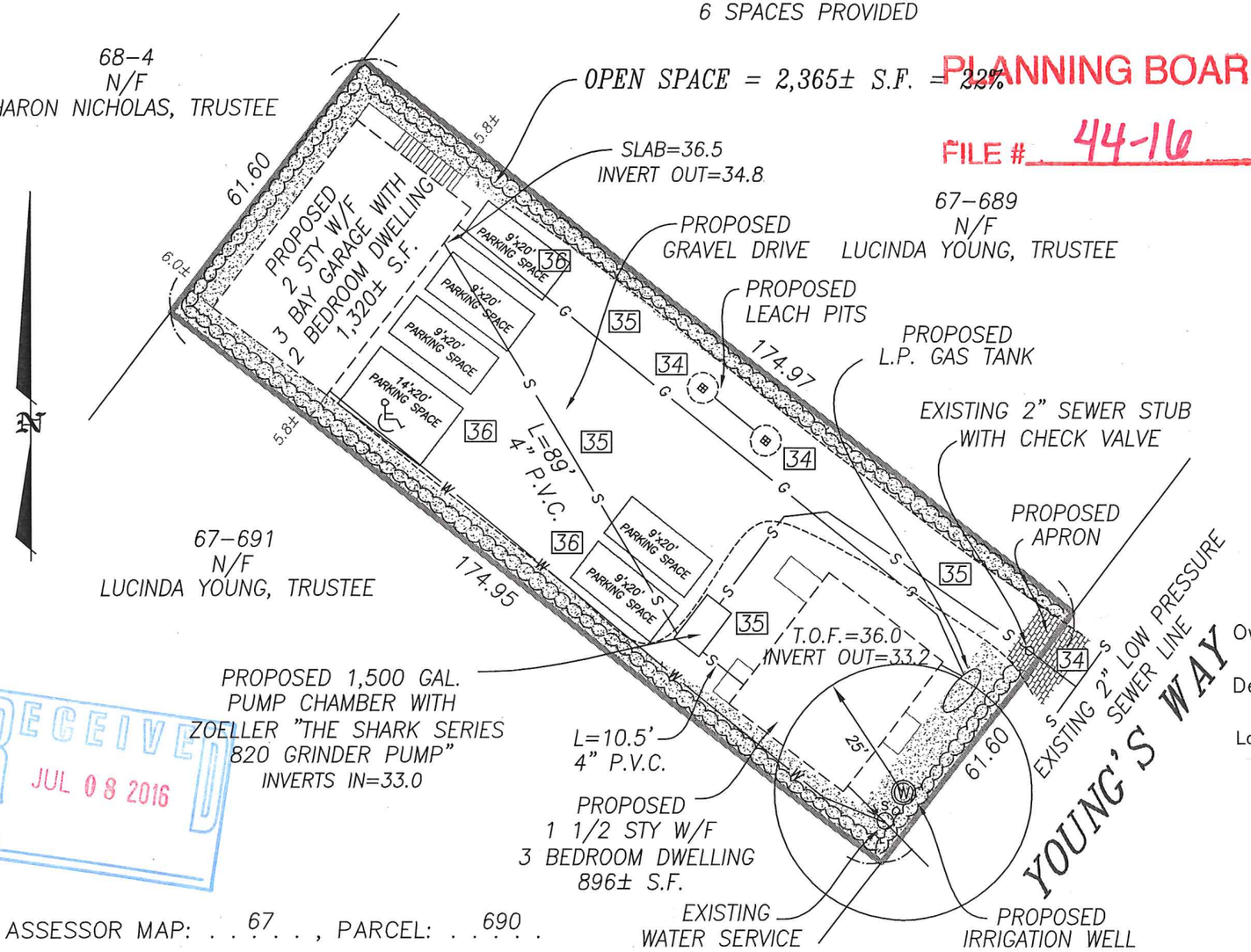
6 SPACES PROVIDED

OPEN SPACE = 2,365± S.F. = ~~22%~~

## LEGEND

- DENOTES EXISTING WATER SHUT–OFF
- 35 DENOTES PROPOSED GRADE
- —— S DENOTES PROPOSED SEWER LINES
- —— G DENOTES PROPOSED L.P. GAS LINES
- W —— DENOTES PROPOSED WATER LINES

PLANNING BOARD
FILE # 44-16




RECEIVED
JUL 08 2016
By

ASSESSOR MAP: . . 67 . . , PARCEL: . . . 690 . . .

EDWARD J. LINDSEY
No. 45711
PROFESSIONAL LAND SURVEYOR

# PROPOSED SITE PLAN
## OF LAND IN
## NANTUCKET, MASS.

SCALE: 1"= 30' DATE: JULY 7, 2016

Owner: . . . . . OLD THUMPER, LLC . . . . . .

Deed: . . . 1518–218 . . . Plan: . 2003–10; LOT 22 . .

Locus: . . . . . 29 YOUNGS WAY . . . . .


**ISLAND SURVEYORS, LLC**
*Professional Land Surveyors*
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720


K–587

**WANNACOMET WATER COMPANY**

Nantucket Water Commission
Nelson K. Eldridge
Allen Reinhard
Noreen Slavitz

Robert L. Gardner
General Manager

1 Milestone Road
Nantucket, MA 02554

Telephone (508) 228-0022
Facsimile (508) 325-5344
www.wannacomet.org

July 12, 2016

Ms. Holly Backus
Land Use Specialist
Nantucket Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

**via E-mail**

RE: Certificate of Water Quality Compliance: Old Thumper LLC; 29 Young's Way

Dear Holly,

I have reviewed the application, along with the supporting documents, for an Amendment to a Previously Granted Special Permit submitted by Old Thumper, LLC for the property and project located at 29 Young's Way. I issued a Certificate for Water Quality Compliance for the original project on November 17, 2015 and after my review have determined that this Amendment will not have an adverse effect on ground water quality. Therefore, the current Certificate of Water Quality Compliance is still applicable and valid.

If you have any questions please do not hesitate to contact me.

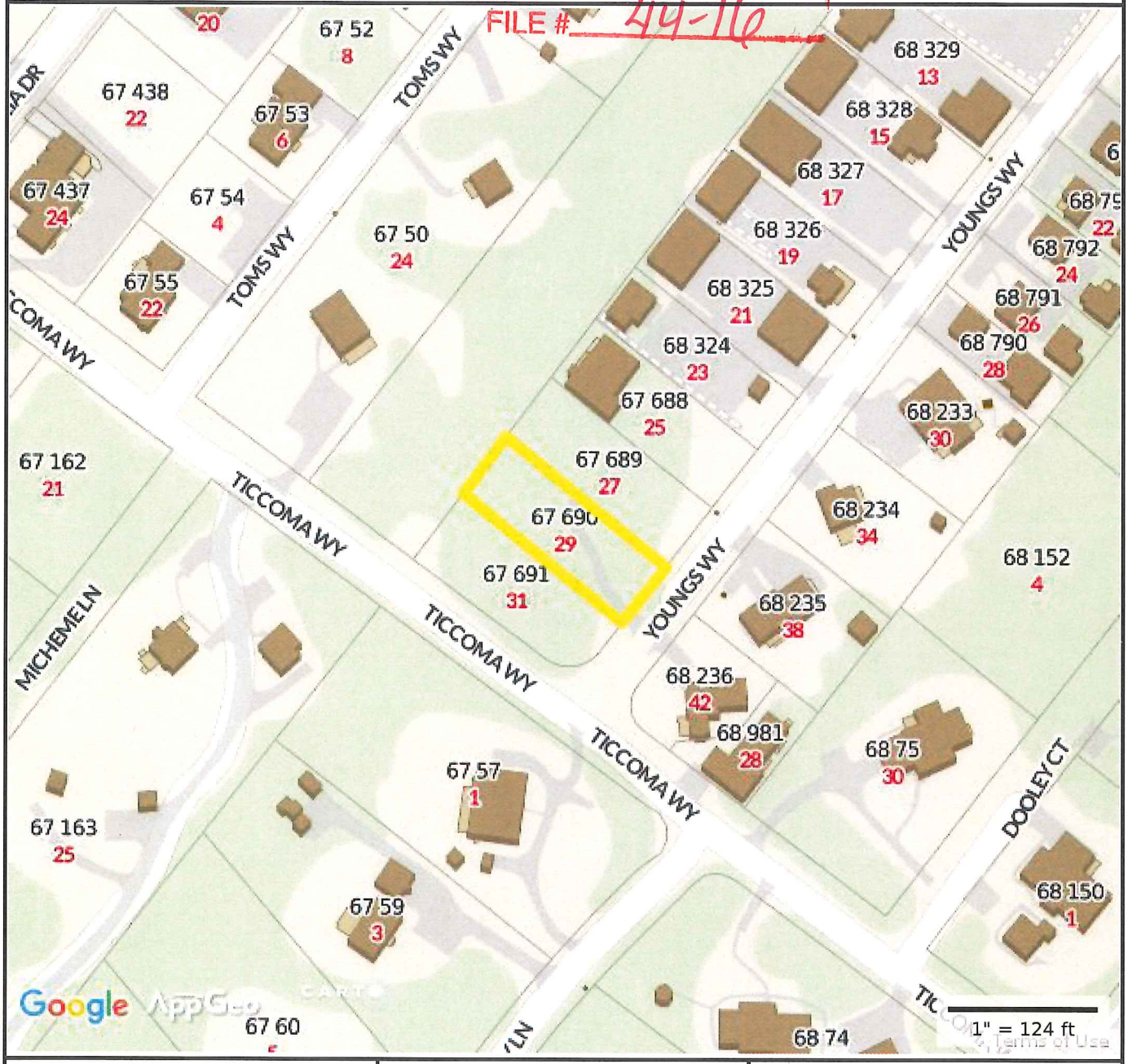
Sincerely,
WANNACOMET WATER COMPANY

Robert L. Gardner
General Manager

Cc: Ms. Marianne Hanley, Esq. via E-mail

PLANNING BOARD

FILE # 44-116




**Property Information**

| | |
|---|---|
| **Property ID** | 67 690 |
| **Location** | 29 YOUNGS WY |
| **Owner** | YOUNG LUCINDA TR |

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

RECEIVED
JUL 08 2016
By

TOWN CLERK
NANTUCKET
18PM 3:36:56

# Nantucket Planning Board

DEC 18 2015

## APPROVAL OF A SPECIAL PERMIT FOR A COMMERCIAL USE
## PLANNING BOARD FILE #49-15

Owner: Lucinda Young, Trustee of Sturgis Pines Nominee Trust
Applicant: Old Thumper LLC

Project Address: 29 Young's Way
Nantucket Tax Assessors Map 67 Parcel 690
Residential Commercial District (RC-2)
Public Wellhead Recharge District

Planning Board File # 2003-10

**November 19, 2015**

**Proposal:**
At the Nantucket Planning Board hearings on November 19, 2015 the applicant, Old Thumper LLC requested Special Permit relief pursuant to Zoning Bylaw Sections 139-30, 139-7A, and 139-23 in order to construct a two garage bay contractor shop upon the premises, with interior and exterior storage. In addition, there will be a two (2) bedroom dwelling unit above the shop, and a separate two bedroom single-family dwelling on the premise. The lots contain in the aggregate 10,777 square feet and lie within the area currently zoned Residential Commercial 2 (RC-2.) Contractor Shop is an allowed use within the RC-2 District; however, it requires a Special Permit.

**Description of Project:**
Our decision is based upon the application and accompanying materials, as well as representations and testimony received at our public hearings. This application was submitted to the Planning Board as a result of the unanimous passage of Warrant Article 68 at the Annual Town Meeting on April 6, 2015. Article 68 proposed to transfer the Special Permit granting authority from the Zoning Board of Appeals to the Planning Board in cases involving [...] *business commercial, commercial industrial, and industrial uses as categorized in the "Use Chart" pursuant to 139-7.A* [...].There was no opposition, written or oral, to the application.

As presented by the applicant's representative, the applicant is requesting Special Permit relief to construct a contractor's shop pursuant to Section 139-7A of the Zoning Bylaw. The Applicant is further requesting relief for Minor Site Plan Review pursuant to Section 139-23 of the Zoning Bylaw.

**Findings:**
Public hearings were held on November 19, 2015, at which time the Planning Board heard testimony from the applicant. The Planning Board based their decision based on the following documents:

- An application to the Planning Board for Special Permit received by the Planning Board on October 15, 2015;
- A site plan entitled "Proposed Site Plan of Land in Nantucket, Mass.," by Island Surveyors, LLC, dated November 5, 2015;
- Staff report dated November 16, 2015;
- A Certificate of Water Quality Compliance from the Wannacomet Water Company, dated November 17, 2015;
- Representation and testimony received in connection with the public hearings held on November 19, 2015; and,
- Other assorted documents that are on file with the Planning Board.

**Decision and Record of Vote:**
A motion was made and duly seconded to **APPROVE** the requested relief by Special Permit pursuant to Zoning Bylaw Section 139-30. The Planning Board found that the proposed uses are consistent with the intent of the commercial and residential uses along Young's Way. The Board made the additional finding that the Special Permit relief requested by the Applicant is in harmony with the general purpose and intent of the Zoning Bylaw.

More specifically, the Board finds that the requested relief meets the requisite criteria for granting of Special Permits pursuant to the following sections of the Nantucket Zoning Bylaw:

- 139-30.A — Special permits
  The Planning Board is the special permit granting authority (see above reference to Article 68) in this instance and may impose conditions, safeguards, and limitations intended to ensure that the use or structure is in harmony with the general purpose and intent of this chapter.

- 139-7.A — Use Chart
  Contractor shops, Light Manufacturing, Interior storage or warehousing, and ancillary offices are all uses allowed through granting of a special permit.

- 139-23 — Minor Site Plan Review
  The Planning Board is the site plan review authority for those uses within the threshold limits of this category for which a special permit is required from the Board, and which are not otherwise exempted in Section 139-23.

- 139-12B(2)(e) — Public Wellhead Recharge District
  The Planning Board is the special permit granting authority to grant uses within the PWR District such as commercial washing, painting, repair or other servicing of motorized vehicles in garages or in the open.

The Planning Board approval is also subject to the following conditions:

a. The following uses are permitted on the site in conjunction with the proposed commercial and residential uses:
    i. Contractor shop
    ii. Light Manufacturing
    iii. Interior storage and warehousing.
    iv. Residential uses

b. The proposed mixed-use structure, parking, screening, and open space shall be in substantial compliance with the site plan entitled "Proposed Site Plan in Nantucket, Mass.," by Island Surveyors, LLC and dated November 5, 2015, a reduced copy of which is attached hereto and marked as "Exhibit A", and approved by UNANIMOUS vote of this Board on November 19, 2015, pursuant to Section 139-23.

c. There shall be no exterior storage on the site; and

d. There shall be no commercial operation of proposed business on Sunday.

SIGNATURE PAGE TO FOLLOW

On November 19, 2015, the Planning Board voted 5-0 to close the public hearing. The Board also voted 5-0 to **APPROVE** this Special Permit and to **ENDORSE** this decision with the conditions provided.

Barry Rector APPROVED

Nathaniel Lowell APPROVED

Joseph Marcklinger APPROVED

Linda F. Williams APPROVED

John Trudel III APPROVED

**COMMONWEALTH OF MASSACHUSETTS**

Nantucket, ss.

On this 15th 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, and proved to me through satisfactory evidence of identification, which was [ ] MA Driver's License [ ] Personal knowledge of the identity of the signatory [ ] Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Doris C. Strang
Notary Public
My Commission Expires: October 9, 2020

"EXHIBIT A"

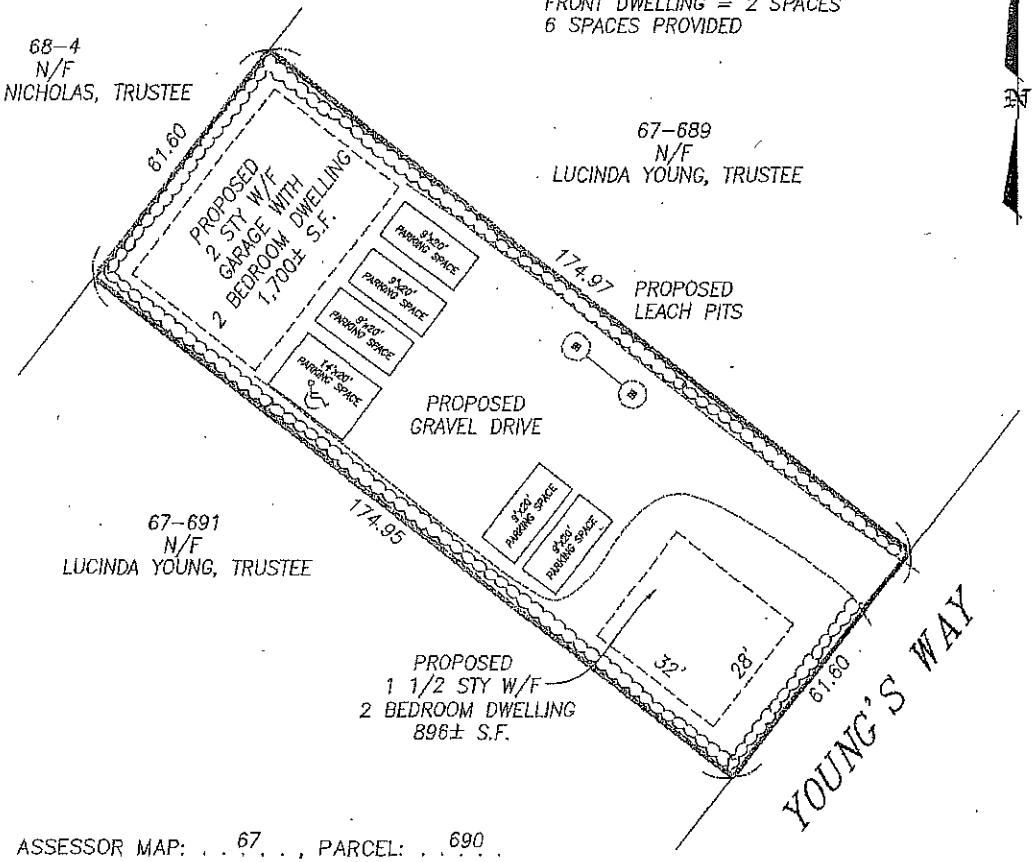
CURRENT ZONING CLASSIFICATION:
Residential Commercial (RC-2) EXISTING:

| | | |
|---|---|---|
| MINIMUM LOT SIZE: | 5000 S.F. | 10,777± S.F. |
| MINIMUM FRONTAGE: | 40 FT. | SEE PLAN |
| FRONT YARD SETBACK: | 10 FT. | SEE PLAN |
| REAR/SIDE SETBACK: | 5 FT. | SEE PLAN |
| GROUND COVER % : | 50% | SEE PLAN |

*NOTE: LOT IS WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT*

*PARKING CALCULATIONS*

*GARAGE/SHOP AREA 1,700 = 2 SPACES*
*DWELLING ABOVE GARAGE = 2 SPACES*
*FRONT DWELLING = 2 SPACES*
*6 SPACES PROVIDED*




COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING JR. No. 46711
REGISTERED PROFESSIONAL LAND SURVEYOR

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 ASSESSOR RECORDS.

# *PROPSOED SITE PLAN OF LAND IN NANTUCKET, MASS.*

*SCALE: 1"= 30'* *DATE: OCTOBER 13, 2015*

Applicant: . . . . OLD THUMPER, LLC . . . . . .
Owner: . . . . LUCINDA YOUNG, TRUSTEE . . . . . .
Deed: . . 731-167 . . . Plan: . 2003-10; LOT 22 . .
Locus: . . . . . 29 YOUNGS WAY . . . . . .


*ISLAND SURVEYORS, LLC*
*Professional Land Surveyors*
*90 OLD SOUTH ROAD*
*NANTUCKET, MASS. 02554*
*(508) 228-2720*


ASSESSOR MAP: . . 67 . . , PARCEL: . . 690 .

K-587

# 7.00

RECEIVED
JUL 08 2016
By CHK #19091

RECEIVED
BOARD OF ASSESSORS
JUL 05 2016
TOWN OF
NANTUCKET, MA

Town of Nantucket

PLANNING BOARD

Zoning Board of Appeals

FILE # 44-16

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Old Thumper LLC .....

MAILING ADDRESS..c/o Reade, Gullicksen, Hanley & Gifford, LLP.....

PROPERTY LOCATION..29 Young's Way.....

ASSESSOR MAP/PARCEL..Map 67, Parcel 690.....

SUBMITTED BY....Reade, Gullicksen, Hanley & Gifford, LLP.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2).

July 7, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST | Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|---|
| 67 | | 48 | | STACKPOLE JOHN J TR | LYNVIC REAL ESTATE TRUST | PO BOX 398 | NANTUCKET | MA | 02554 | 7 TOMS WY |
| 67 | | 50 | | THURSTON SUSAN E | | PO BOX 405 | NANTUCKET | MA | 02554 | 24 TICCOMA WY |
| 67 | | 52 | | MCINTOSH KATHLEEN | | 9 ARLINGTON ROAD | NATICK | MA | 01760 | 8 TOMS WY |
| 67 | | 53 | | SANTOS WILLIAM F | | PO BOX 2714 | NANTUCKET | MA | 02584 | 6 TOMS WY |
| 67 | | 54 | | SANTOS THOMAS J | | PO BOX 76 | SIASCONSET | MA | 02564 | 4 TOMS WY |
| 67 | | 55 | | SANTOS THOMAS J | | PO BOX 76 | SIASCONSET | MA | 02564 | 22 TICCOMA WY |
| 67 | | 57 | | HORYN ROBERT D & KIM R | | PO BOX 2318 | NANTUCKET | MA | 02584 | 1 BAYBERRY LN |
| 67 | | 58 | | RAYNOR SETH CARTER & ANGELA L | | PO BOX 1014 | NANTUCKET | MA | 02554 | 4 BAYBERRY LN |
| 67 | | 59 | | MASON LINDA TRST | C/O LINDA MATSON TRST | 137 MARLBOROUGH ST #PH | BOSTON | MA | 02116 | 3 BAYBERRY LN |
| 67 | | 162 | | CONWAY RYAN P | | P O BOX 2261 | NANTUCKET | MA | 02584 | 21 TICCOMA WY |
| 67 | | 162 | 1 | QUINN JUSTIN & CHINETTI LISA | | 4 MICHEME LN | NANTUCKET | MA | 02554 | 4 MICHEME LN |
| 67 | | 162 | 2 | SANFORD CHLOE E | | 13 PLEASANT STREET | NANTUCKET | MA | 02554 | 6 MICHEME LN |
| 67 | | 162 | 3 | EQUATOR HOLDINGS LLC | | PO BOX 2324 | NANTUCKET | MA | 02584 | 8 MICHEME LN |
| 67 | | 163 | | FERRANTELLA NICHOLAS & LINDA | | PO BOX 1357 | NANTUCKET | MA | 02554 | 25 TICCOMA WY |
| 67 | | 688 | | WISENTANER INC | | 16B DAFFODIL LANE | NANTUCKET | MA | 02554 | 25 YOUNGS WY |
| 67 | | 689 | | YOUNG LUCINDA TR | STURGIS PINES NOMINEE TRUST | 8 MOORS END LN | NANTUCKET | MA | 02554 | 27 YOUNGS WY |
| 67 | | 691 | | YOUNG LUCINDA TR | STURGIS PINES NOMINEE TRUST | 8 MOORS END LN | NANTUCKET | MA | 02554 | 31 YOUNGS WY |
| 68 | | 4 | | NICHOLAS SHARON S TRUSTEE | OLD ORANGE NOMINEE TRUST | 33 OLD SOUTH RD | NANTUCKET | MA | 02554 | 33 OLD SOUTH RD |
| 68 | | 74 | | LOUDERBACK PETER D TRST ETAL | | 2 BAYBERRY LN | NANTUCKET | MA | 02554 | 2 BAYBERRY LN |
| 68 | | 75 | | YEAKEL G SCOTT & NANCY J | | P O BOX 422 | MIDDLEBURG | VA | 20118 | 30 TICCOMA WY |
| 68 | | 152 | | BORGES RICHARD & KAREN | | 1236 HATFIELD RD | HOPKINTON | NH | 03229 | 4 DOOLEY CT |
| 68 | | 233 | | ALPERT MICHAEL J & SMITH ALISON B | | PO BOX 3031 | NANTUCKET | MA | 02584 | 30 YOUNGS WY |
| 68 | | 234 | | BAKER KATHLEEN & MCKEE ROBERT D | | 22 YOUNGS WAY | NANTUCKET | MA | 02554 | 34 YOUNGS WY |
| 68 | | 235 | | MARSHALL JONES BRUCE & LYNDA | | PO BOX 375 | NANTUCKET | MA | 02554 | 38 YOUNGS WY |
| 68 | | 236 | | GRIEDER JAMES E & KATHARINE R | | 42 YOUNGS WY | NANTUCKET | MA | 02554 | 42 YOUNGS WY |
| 68 | | 324 | | NOSTRAS LLC | | P O BOX 3306 | NANTUCKET | MA | 02584 | 23 YOUNGS WY |
| 68 | | 325 | | NOSTRAS LLC | | P O BOX 3306 | NANTUCKET | MA | 02584 | 21 YOUNGS WY |
| 68 | | 326 | | CULBERTSON DEBORAH F LIV TRUST | | PO BOX 1237 | NANTUCKET | MA | 02554 | 19 YOUNGS WY |
| 68 | | 327 | | VISCO DAVID F TRST ETAL | | 4 RACHEL DRIVE | NANTUCKET | MA | 02554 | 17 YOUNGS WY |
| 68 | | 790 | | WINTERS LINDSEY HARRINGTON | | 28 YOUNGS WY | NANTUCKET | MA | 02554 | 28 YOUNGS WY |
| 68 | | 981 | | ERICHSEN THOMAS & JENNIFER | | 28 TICCOMA WY | NANTUCKET | MA | 02554 | 28 TICCOMA WY |

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

John J Stackpole Tr
Lynvic Real Estate Trust
PO Box 398
Nantucket, MA 02554

Chloe E Sanford
13 Pleasant Street
Nantucket, MA 02554

Kathleen Baker & Robert D McKee
22 Youngs Way
Nantucket, MA 02554

Susan E Thurston
PO Box 405
Nantucket, MA 02554

Equator Holdings LLC
PO Box 2324
Nantucket, MA 02584

Bruce & Lynda Marshall Jones
PO Box 375
Nantucket, MA 02554

Kathleen McIntosh
9 Arlington Road
Natick, MA 01760

Nicholas & Linda Ferrantella
PO Box 1357
Nantucket, MA 02554

James E & Katharine R Grieder
42 Youngs Wy
Nantucket, MA 02554

William F Santos
PO Box 2714
Nantucket, MA 02584

Wisentaner Inc
16B Daffodil Lane
Nantucket, MA 02554

Nostras LLC
P O Box 3306
Nantucket, MA 02584

Thomas J Santos
PO Box 76
Siasconset, MA 02564

Lucinda Young Tr
Sturgis Pines Nominee Trust
8 Moors End Ln
Nantucket, MA 02554

Deborah F Culbertson Liv Trust
PO Box 1237
Nantucket, MA 02554

Robert D & Kim R Horyn
PO Box 2318
Nantucket, MA 02584

Sharon S Nicholas Trustee
Old Orange Nominee Trust
33 Old South Rd
Nantucket, MA 02554

David F Visco Trst etal
4 Rachel Drive
Nantucket, MA 02554

Seth Carter Raynor & Angela L Raynor
PO Box 1014
Nantucket, MA 02554

Peter D Louderback Trst etal
2 Bayberry Ln
Nantucket, MA 02554

Lindsey Harrington Winters
28 Youngs Wy
Nantucket, MA 02554

Linda Mason Trst
c/o Linda Matson Trst
137 Marlborough St #PH
Boston, MA 02116

G Scott & Nancy J Yeakel
P O Box 422
Middleburg, VA 20118

Thomas & Jennifer Erichsen
28 Ticcoma Wy
Nantucket, MA 02554

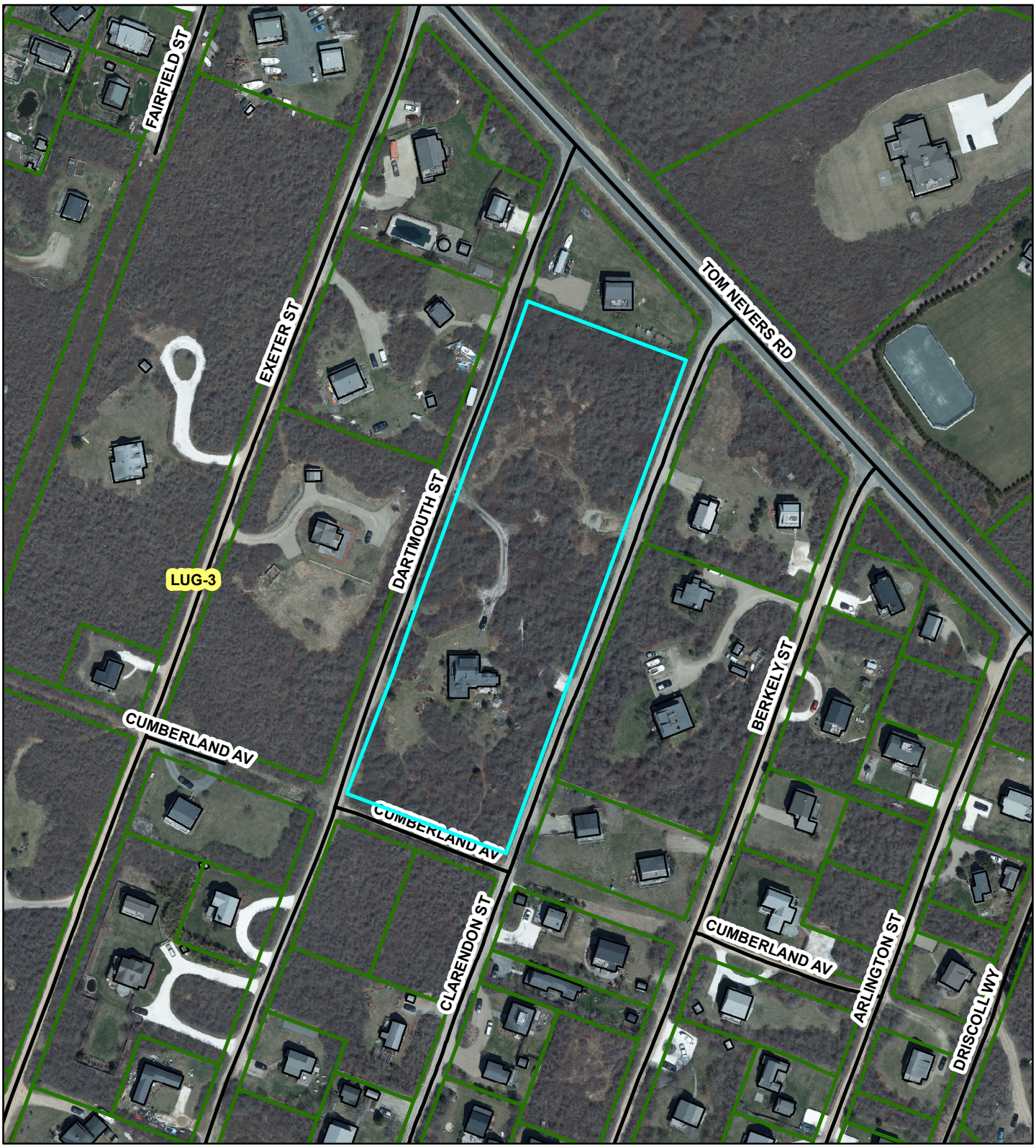
Ryan P Conway
P O Box 2261
Nantucket, MA 02584

Richard & Karen Borges
1236 Hatfield Rd
Hopkinton, NH 03229

Justin Quinn & Lisa Chinetti
4 Micheme Ln
Nantucket, MA 02554

Michael J Alpert & Alison B Smith
PO Box 3031
Nantucket, MA 02584

#45-16 Joseph R. Paul
4 Dartmouth Street
Map 76.1.3 Parcel 1
Secondary Residential Lot Special Permit



RECEIVED
JUN 16 2016
By CWC #3048

2016 JUN 16 PM 2:17

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

JUN 16 2016

PLANNING BOARD

# Nantucket Planning Board

FILE # 45-16

2016 JUN 16 PM 2:25

## Application for a Special Permit

Date: 6/11/16 File #: 45-16

Name of development: N/A

Owner(s) name(s): Joseph R. Paul

Mailing address: c/o Cohen & Cohen Law PC
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
Mailing address: 49 Herring Pond Road, Buzzards Bay MA 02532
Phone number: 508 833 0070 Fax number: 508 8332282 E-mail: don@BrackenEng.com

Location of lot(s):
- ☑ Street address 4 Dartmouth St.
- ☑ Tax Assessors Map 76.1.3 Parcel 1
- ☐ Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**
  Plan File # _____ **OR** Land Court Plan # LOTS 5-66 BLOCK 8, LCPL 5004G at Certificate # 24824

Size of parcel: 124000 sq. ft. Zoning District: LVG-3

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 |
|---|---|
| 139-8C | Secondary lot - NHNC |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| 139-8C-2h | Shared driveway |
| 3e | lot Size |
| | |
| | |
| | |
| | |

*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:

N/A

Planning Board filing fee due: $ 250 + 227.15 formatics

Engineering Inspection Escrow Deposit due: $ 0

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 Attorney

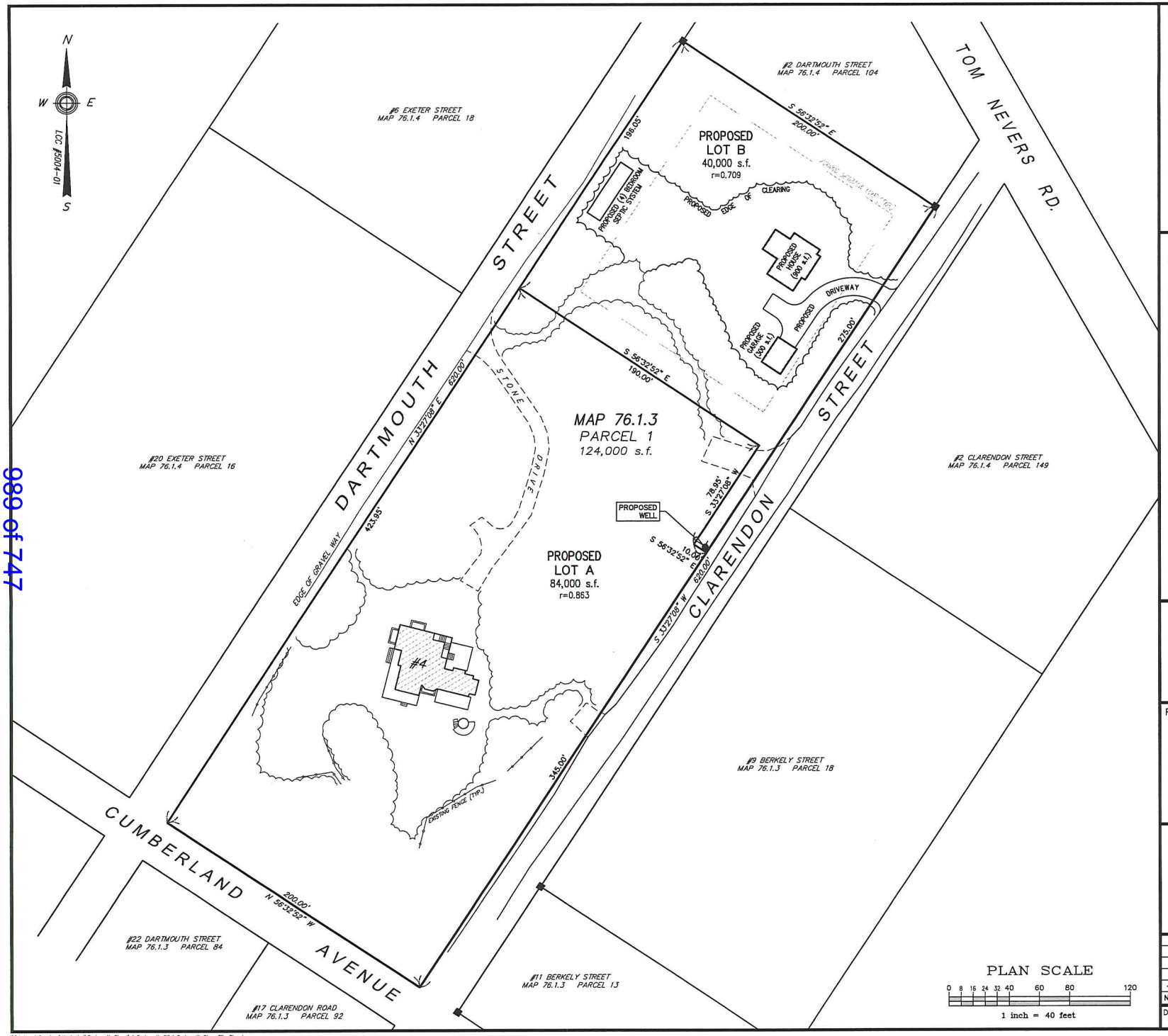
I/we _____, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' signature(s)

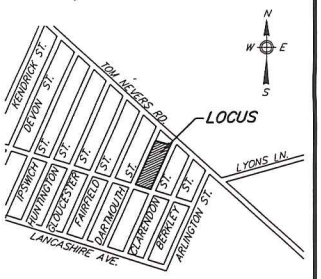
***Check List:***

- ❑ 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 $6.49 per abutters payable to Pitney Bowes Reserved Funds $227.15
- ❑ 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)

089 of 747




Locus Map NOT TO SCALE




## Notes

1. LOCUS: #4 DARTMOUTH STREET
   MAP 76.1.3 PARCEL 1
2. OWNER: JOSEPH R. PAUL
   4 DARTMOUTH STREET
   NANTUCKET, MA 02554
3. DEED REF: Cert. #24824
4. PLAN REF: LCC #5004-G
   (LOTS 5-66 of BLOCK 8)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0094-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.

ZONE: LUG-3

| | REQUIRED |
|---|---|
| LOT AREA: | 120,000 s.f. |
| FRONTAGE: | 200' |
| FRONT YARD: | 35' |
| SIDE/REAR YARD: | 20' |
| GROUND COVER: | 3% (MAX) |

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

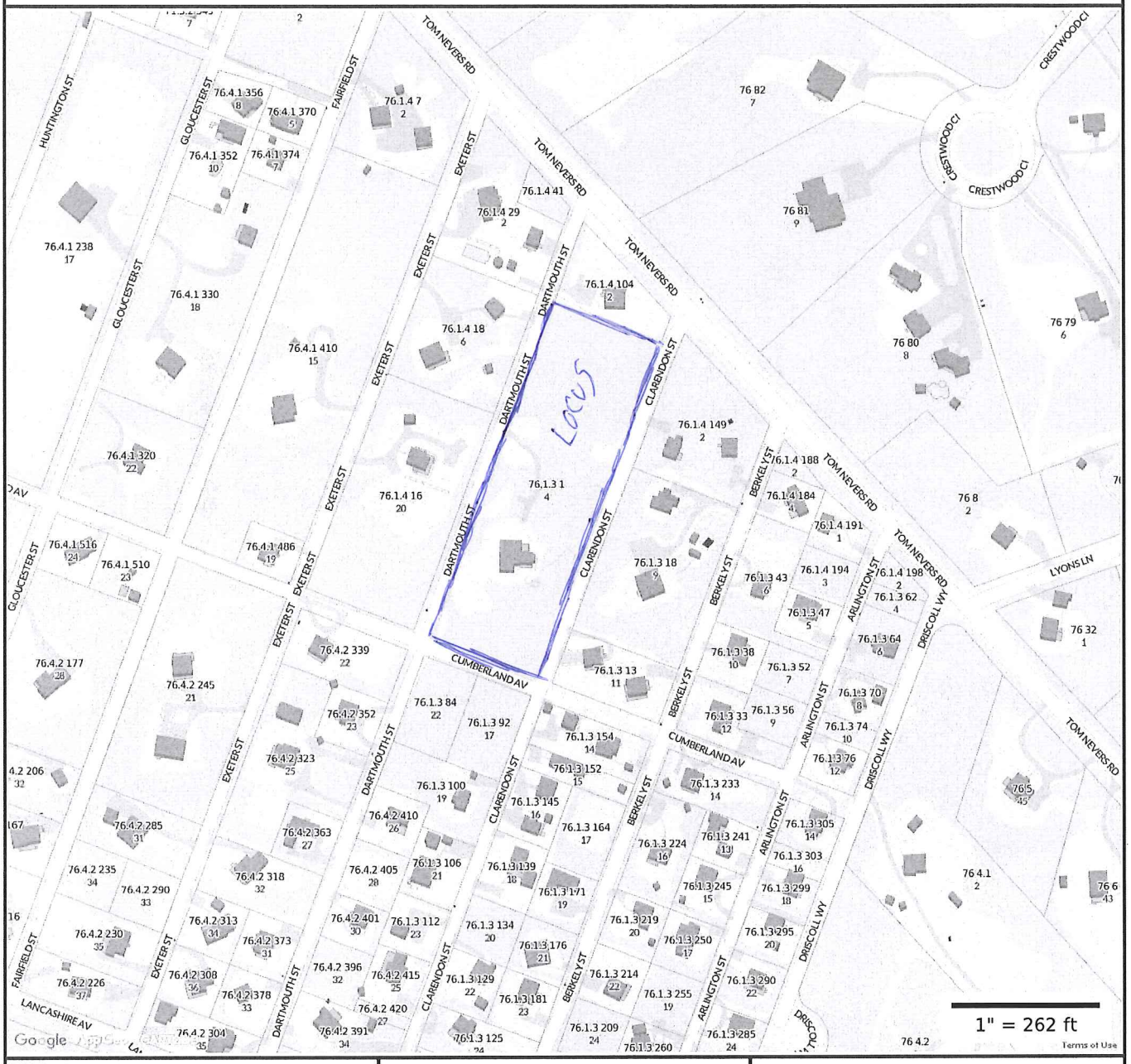
# PRELIMINARY SITE PLAN
# IN NANTUCKET, MASSACHUSETTS

Prepared For:
JOSEPH R. PAUL
#4 DARTMOUTH STREET
MAP 76.1.3 PARCEL 1

| No. | Date | Revision Description | By |
|---|---|---|---|
| - | - | - | - |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| JUNE 9, 2016 | RMM/ERC/BEI | DFB/AMG | 1 of 1 |

S:\Autocad Drawings\Nantucket\Dartmouth Street\4 Dartmouth St\4 Dartmouth St - Site Plan.dwg




**Property Information**

| | |
|---|---|
| **Property ID** | 76.1.3 1 |
| **Location** | 4 DARTMOUTH ST |
| **Owner** | PAUL JOSEPH R |

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

# 40.00

RECEIVED
JUN 16 2016
By CHK# 3049

RECEIVED
BOARD OF ASSESSORS
JUN 03 2016
TOWN OF NANTUCKET, MA
2016 JUN 16 PM 2:25

TOWN OF NANTUCKET

PLANNING BOARD

PLANNING BOARD

(Special Permit)

FILE # 45-16

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Joseph Paul .....

MAILING ADDRESS..... P.O. Box 822, Nantucket, MA 02554 .....

PROPERTY LOCATION..... 4 Dartmouth Street .....

ASSESSOR MAP/PARCEL..... 76.1.3 , 1 .....

SUBMITTED BY..... Steven Cohen, Cohen + Cohen Law PC .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

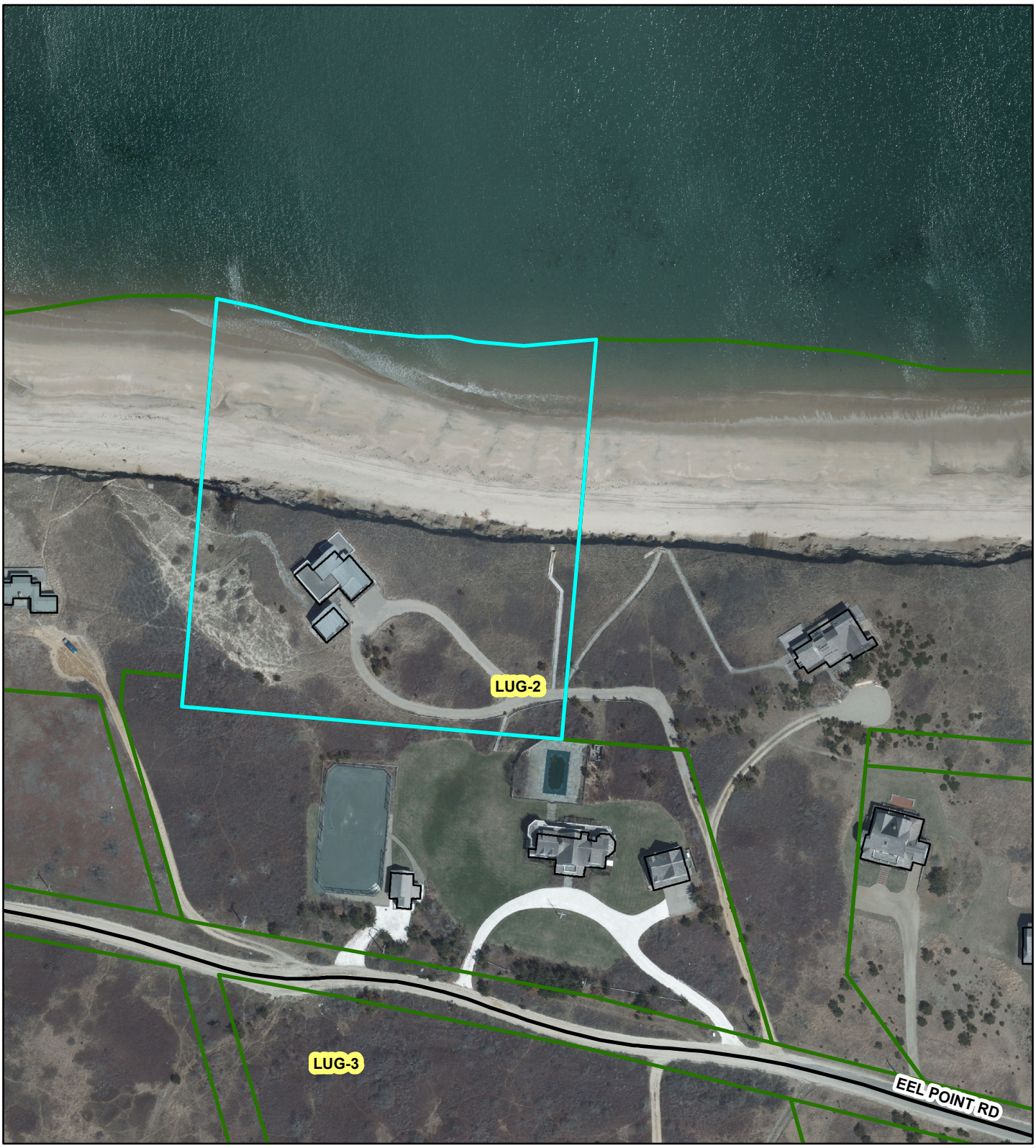
June 6, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 71 | | 49 | | SNYDER BRADLEY W & KRISTIANA K | | 33 DERBY LANE | TYNGSBORO | MA 01879 | 9 GREEN HOLLOW RD |
| 76 | | 80 | | HUNTER WILLIAM F TRST | CHV NOMINEE TRUST | 7510 HILLSIDE DR | LAJOLLA | CA 92037 | 8 CRESTWOOD CI |
| 76 | | 81 | | BLAIR TERESA M | | 8 HERITAGE HILL DRIVE | RUTLAND | MA 01543 | 9 CRESTWOOD CI |
| 76 | | 82 | | REED ROBERT E & KATHLEEN | | 1723 MOUNTAIN RD | WEST SUFFIELD | CT 06093 | 7 CRESTWOOD CI |
| 7613 | | 13 | | HARVEY EUGENE JOSEPH & ROBIN LEE | | 45 SPARKS AVE | NANTUCKET | MA 02554 | 11 BERKLEY ST |
| 7613 | | 18 | | SEWARD STEPHEN A & CAROLYN S | | PO BOX 3124 | NANTUCKET | MA 02584 | 9 BERKLEY ST |
| 7613 | | 33 | | LLOYD LESLIE S & LEE CHARLES | | 7444 OTTENBROOK TER | DERWOOD | MD 20855 | 12 BERKLEY ST |
| 7613 | | 38 | | ROBBINS KENT E & ANNA M | | 5 OAKHURST RD | SIMMSBURY | CT 06070 | 10 BERKLEY ST |
| 7613 | | 43 | | ARD WARREN H III & LAUREN M | | PO BOX 2073 | NANTUCKET | MA 02584 | 6 BERKLEY ST |
| 7613 | | 84 | | NANTUCKET CONSERVATION FOUND I | | PO BOX 13 | NANTUCKET | MA 02554 | 22 DARTMOUTH ST |
| 7613 | | 92 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA 02554 | 17 CLARENDON ST |
| 7613 | | 100 | | KAIDA TAMARRA & KNAPP PAUL S | C/O KNAPP PAUL S & LEDDY TRACY | 2 GREGLEN AV #263 | NANTUCKET | MA 02554 | 19 CLARENDON ST |
| 7613 | | 139 | | FRAZIER ROBERT A ETAL | | PO BOX 1370 | NANTUCKET | MA 02554 | 18 CLARENDON ST |
| 7613 | | 145 | | LOUCKS NELSON P & SHERRY L | | P O BOX 106 | NANTUCKET | MA 02554 | 16 CLARENDON ST |
| 7613 | | 152 | | VISELLI ANDREW & JILL | | P O BOX 3179 | NANTUCKET | MA 02584 | 15 BERKLEY ST |
| 7613 | | 154 | | SMITH CHRISTINE E | | P O BOX 5040 | NANTUCKET | MA 02554 | 14 CLARENDON ST |
| 7613 | | 164 | | MAYNARD DAVID & LAURA | | P O BOX 166 | IVORYTON | CT 06442 | 17 BERKLEY ST |
| 7613 | | 224 | | BRADY GEORGE M & DUBOIS SUSAN | | PO BOX 46 | SIASCONSET | MA 02564 | 16 BERKLEY ST |
| 7613 | | 233 | | RUSSELL GORDON C TRST | GRSR BERKELEY ST REALTY TRUST | 62 BROOKSIDE RD | WELLESLEY | MA 02481 | 14 BERKLEY ST |
| 7614 | | 7 | | RUSSELL PAUL T & ELAINE B | | PO BOX 2386 | NANTUCKET | MA 02584 | 2 FAIRFIELD ST |
| 7614 | | 16 | | MEYERS DONALD J & JUNE R | | PO BOX 3357 | NANTUCKET | MA 02584 | 20 EXETER ST |
| 7614 | | 18 | | FLEGG STUART & MONICA | | PO BOX 3119 | NANTUCKET | MA 02584 | 6 EXETER ST |
| 7614 | | 29 | | HEISE JAMESON R & JULIA N | | PO BOX 3787 | NANTUCKET | MA 02554 | 2 EXETER ST |
| 7614 | | 41 | | COMMONWEALTH OF MASSACHUSETTS | C/O DEPT ENVIRONMENTAL MANAGE | 100 CAMBRIDGE ST | BOSTON | MA 02202 | 3 DARTMOUTH ST |
| 7614 | | 104 | | MCCORMACK RICHARD W & DEANNA | | PO BOX 2950 | NANTUCKET | MA 02584 | 2 DARTMOUTH ST |
| 7614 | | 149 | | NHA PROPERTIES INC | DBA NANTUCKET HOUSING OFFICE | 15 TEASDALE CI | NANTUCKET | MA 02554 | 2 CLARENDON ST |
| 7614 | | 184 | | FANNING ANTHONY & SUSAN | | 317 N MULBERRY ST #502 | LANCASTER | PA 17603 | 4 BERKLEY ST |
| 7614 | | 188 | | NANTUCKET TOWN OF | | 16 BROAD STREET | NANTUCKET | MA 02554 | 2 BERKLEY ST |
| 7641 | | 410 | | HOLDGATE MICHAEL K & DAWN E | | PO BOX 869 | NANTUCKET | MA 02554 | 15 EXETER ST |
| 7641 | | 486 | | CURTIS GERALD W | | 76 LONGFELLOW RD | SUDBURY | MA 01776 | 19 EXETER ST |
| 7642 | | 245 | | KYMER CHARLES G & JOANNE | | 2 GREGLEN AVE - STE 7 | NANTUCKET | MA 02554 | 21 EXETER ST |
| 7642 | | 323 | | ASHER NORMAN B & JEANNE P TRST | ASHER NB & JP REVOCABLE TRUST | 1 EAST MELROSE STREET | CHEVY CHASE | MD 20815 | 25 DARTMOUTH ST |
| 7642 | | 339 | | SCHROEDER FREDERIC W II ETAL | | 7837 FLAGSTONE COURT | ELLICOTT CITY | MD 21043 | 22 EXETER ST |
| 7642 | | 352 | | BASILEVSKY PETER A | | 144 CAT ROCK ROAD | COS COB | CT 06807 | 23 DARTMOUTH ST |
| 7642 | | 410 | | THEROUX STEPHEN C & KAREN C | | PO BOX 1798 | NANTUCKET | MA 02554 | 26 DARTMOUTH ST |

#46-16 Bijan Sabet & Lauren R. Sabet
77 Eel Point Road
Map 32 Parcel 14
Second Driveway Access Special Permit



READE, GULLICKSEN, HANLEY & GIFFORD, LLP
SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554
(508) 228-3128
FAX: (508) 228-5630

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
MARIANNE HANLEY
WHITNEY A. GIFFORD

MAILING ADDRESS
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

RECEIVED
JUL 08 2016
By 02554 19088

PLANNING BOARD
FILE # 46-16

July 8, 2016

**BY HAND DELIVERY**

Catherine Ancero, Administrative
Assistant
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 77 Eel Point Road

Dear Catherine:

Enclosed please find an application for a special permit. A copy has been filed with the Town Clerk, and a PDF of the application has been emailed to you. Please place this matter on the agenda for the August 8 Planning Board meeting.

Please let me know if you need anything further. Thank you for your assistance.

Sincerely,

Marianne Hanley

Enclosures
Cc: Mr. and Mrs. Bijan Sabet

f:\wps\sabet\anceroltr.doc

PLANNING BOARD

FILE # 46-16

RECEIVED
JUL 08 2016
By

2016 JUL -8 PM 2:33
NANTUCKET
TOWN CLERK

# Nantucket Planning Board

## Application for a Special Permit

Date: July 8, 2016 File #: 46-16

Name of development: N/A

Owner(s) name(s): Bijan Sabet and Lauren R. Sabet

Mailing address: c/o Reade, Gullicksen, Hanley & Gifford, LLP, 6 Young's Way, Nantucket, MA 02554

Phone number: (508) 228-3128 Fax number: (508) 228-5630 E-mail: mh@readelaw.com

Applicant's name: Bijan Sabet and Lauren R. Sabet

Mailing address: c/o Reade, Gullicksen, Hanley & Gifford, LLP, 6 Young's Way, Nantucket, MA 02554

Phone number: (508) 228-3128 Fax number: (508) 228-5630 E-mail: mh@readelaw.com

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:

Location of lot(s):

☐ Street address 77 Eel Point Road

☐ Tax Assessors Map 32 Parcel 14

☐ Nantucket Registry of Deed: ~~Plan~~ Book Lot 1 ~~and~~ Page ~~XOR~~

Plan File # 2015-2 **OR** Land Court Plan # at Certificate #

Size of parcel: 102,449 sq. ft. Zoning District: LUG-2

Special Permit sought: (check one)

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

Bijan Sabet

Owner(s)' Signature(s) Lauren R. Sabet

Applicant's Signature

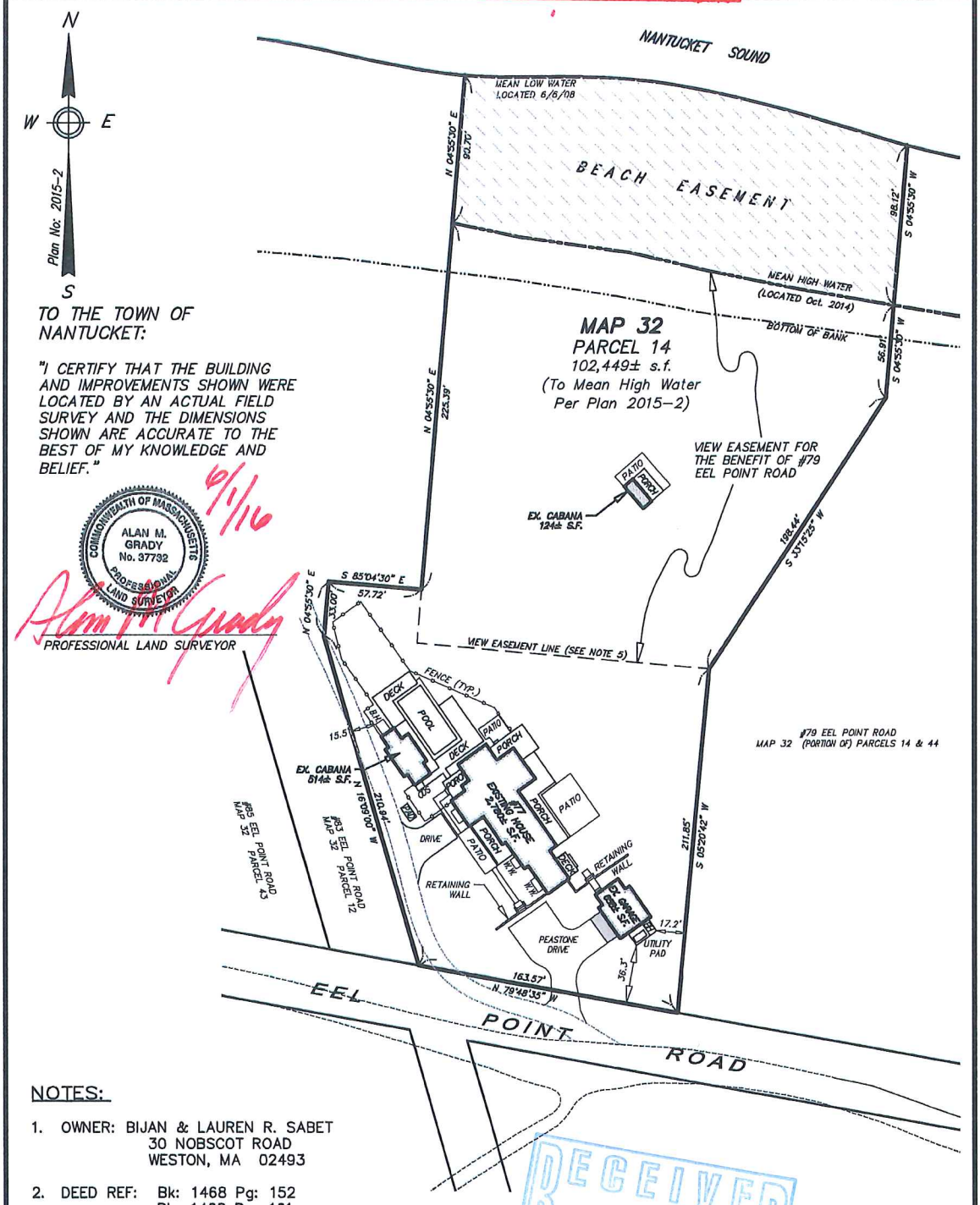
I/we Bijan Sabet and Lauren R. Sabet, the undersigned, hereby authorize Reade, Brilliksen, Hardey + Gifford LLP to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

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)

FILE # 46-16




TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

6/1/16

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

Alan M. Grady
PROFESSIONAL LAND SURVEYOR

## NOTES:

1. OWNER: BIJAN & LAUREN R. SABET
   30 NOBSCOT ROAD
   WESTON, MA 02493
2. DEED REF: Bk: 1468 Pg: 152
   Bk: 1468 Pg: 161
3. PLAN REF: PLAN # 2015-2(LOT 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0089-G dated 06/09/2014.
5. VIEW EASEMENT: Bk: 1468 Pg: 172

RECEIVED
JUL 08 2016
By

ZONE: LUG-2

| | REQUIRED | EXISTING |
|---|---|---|
| LOT AREA: | 80,000 s.f. | 102,449±s.f. |
| FRONTAGE: | 150' | 163.57' |
| FRONT YARD: | 35' | 36.3' |
| SIDE/REAR YARD: | 15' | 15.5' |
| GROUND COVER: | 4% (MAX) | 4% |

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

**FINAL AS-BUILT PLAN**
IN NANTUCKET, MASSACHUSETTS

Prepared for:
**BIJAN & LAUREN R. SABET**
# 77 EEL POINT ROAD
MAP 32 PORTIONS OF
PARCELS 14 & 44

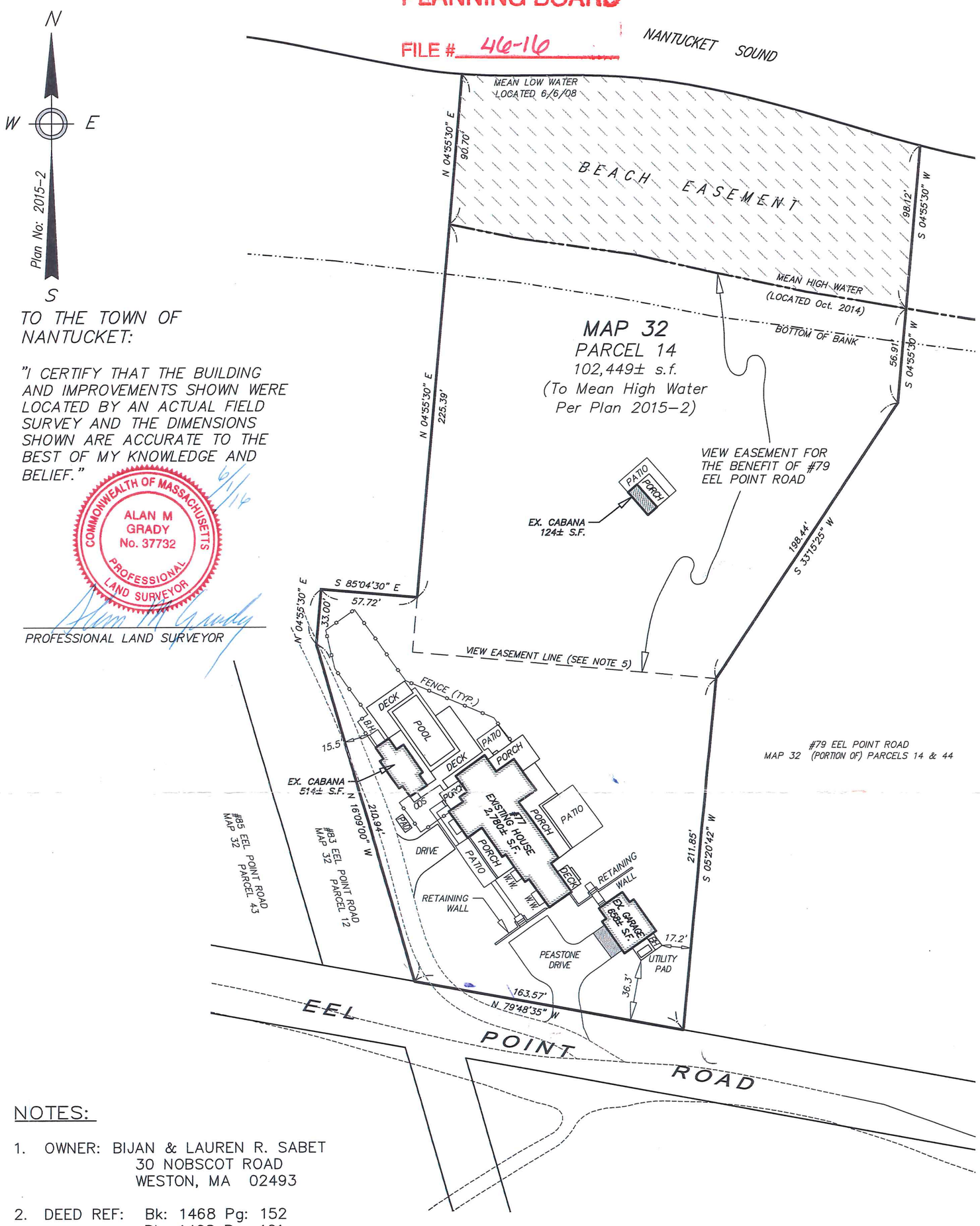
PLAN SCALE
0 12 24 36 48 60 90 120 180
1 inch = 60 feet

| Date: | Drawn: | Checked: |
|---|---|---|
| JUNE 1, 2016 | PCM/BEI | AMG |

S:\Autocad Drawings\Nantucket\Eel Point Road\77 Eel Point Road\77 Eel Pt Rd - FAB - rev 1.dwg

PLANNING BOARD

FILE # 46-16




TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

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

6/1/16

PROFESSIONAL LAND SURVEYOR

## NOTES:

1. OWNER: BIJAN & LAUREN R. SABET
   30 NOBSCOT ROAD
   WESTON, MA 02493
2. DEED REF: Bk: 1468 Pg: 152
   Bk: 1468 Pg: 161
3. PLAN REF: PLAN # 2015-2(LOT 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0089-G dated 06/09/2014.
5. VIEW EASEMENT: Bk: 1468 Pg: 172

RECEIVED
JUL 08 2016
By

ZONE: LUG-2

| | REQUIRED | EXISTING |
|---|---|---|
| LOT AREA: | 80,000 s.f. | 102,449±s.f. |
| FRONTAGE: | 150' | 163.57' |
| FRONT YARD: | 35' | 36.3' |
| SIDE/REAR YARD: | 15' | 15.5' |
| GROUND COVER: | 4% (MAX) | 4% |


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


# FINAL AS-BUILT PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for:

BIJAN & LAUREN R. SABET

# 77 EEL POINT ROAD
MAP 32 PORTIONS OF
PARCELS 14 & 44

PLAN SCALE

0 12 24 36 48 60 90 120 180

1 inch = 60 feet

| Date: | Drawn: | Checked: |
|---|---|---|
| JUNE 1, 2016 | PCM/BEI | AMG |

S:\Autocad Drawings\Nantucket\Eel Point Road\77 Eel Point Road\77 Eel Pt Rd - FAB - rev 1.dwg

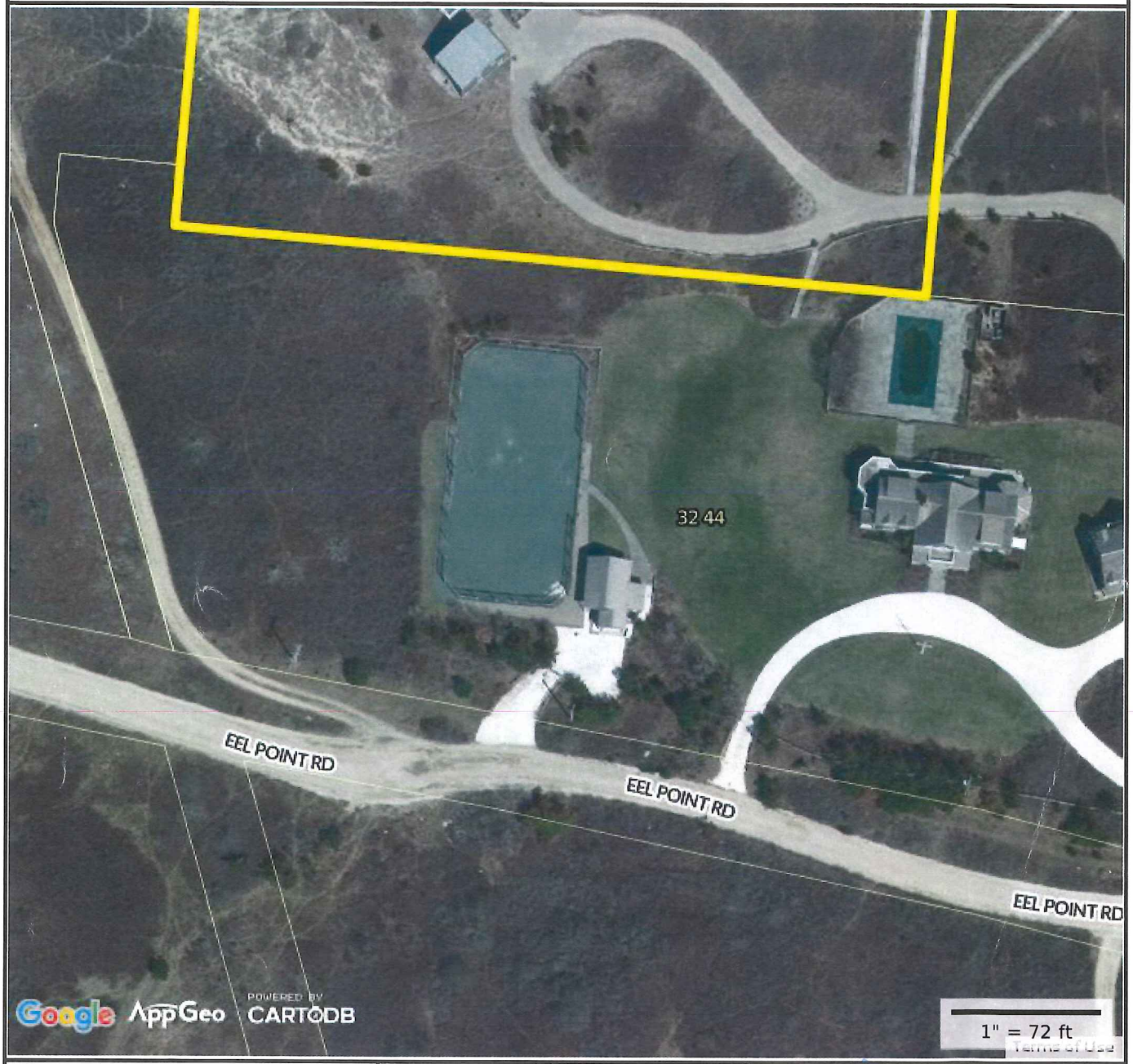

998 of 747

Town and County of Nantucket, MA

PLANNING BOARD

June 27, 2016

FILE # 46-16




**Property Information**

| | |
|---|---|
| **Property ID** | 32 14 |
| **Location** | 77 EEL POINT RD |
| **Owner** | SABET BIJAN & LAREN R |

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

RECEIVED
JUL 08 2016
By

# $ 5.00

PLANNING BOARD

RECEIVED
BOARD OF ASSESSORS

FILE # 46-16

JUN 28 2016

TOWN OF NANTUCKET

TOWN OF
NANTUCKET, MA

PLANNING BOARD

(Special Permit)

RECEIVED
JUL 08 2016
By CHK # 19089

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Bijan & Lauren R. Sabet .....

MAILING ADDRESS..... c/o Reade, Gullicksen, Hanley & Gifford, LLP .....

PROPERTY LOCATION..... 77 Eel Point Road .....

ASSESSOR MAP/PARCEL..... Map 32, Parcel 14 .....

SUBMITTED BY..... Reade, Gullicksen, Hanley & Gifford, LLP .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

June 28, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 32 | | 12 | | HARDE ELLEN SMITH & MILNE DUDLEY | | PO BOX 391 | WESTFORD | MA 01886 | 83 EEL POINT RD |
| 32 | | 16 | | SHAPIRO L DENNIS TR | DIONIS REALTY TRUST | 24 ESSEX RD | CHESTNUT HILL | MA 02467 | 73 EEL POINT RD |
| 32 | | 31 | | SHAPIRO L DENNIS TR | | 24 ESSEX RD | CHESTNUT HILL | MA 02167 | 76 EEL POINT RD |
| 32 | | 32 | | NANTUCKET CONSERVATION FOUND I | | PO BOX 13 | NANTUCKET | MA 02554 | 86 EEL POINT RD |
| 32 | | 44 | | BEAUDETTE RICHARD TR | SEVENTY NINE EEL POINT RD NOM TRUST | PO BOX 659 | NANTUCKET | MA 02554 | 79 EEL POINT RD |
| 32 | | 45 | | FRIEDMAN ROBERT L TR | RYE REALTY TRUST | 68 ISLAND DR | RYE | NY 10580 | 69 EEL POINT RD |

Set 1 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Set 2 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Set 3 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Set 4 of 4

Ellen Smith Harde & Dudley Milne
PO Box 391
Westford, MA 01886

Dennis L Shapiro Tr
Dionis Realty Trust
24 Essex Rd
Chestnut Hill, MA 02467

Dennis L Shapiro Tr
24 Essex Rd
Chestnut Hill, MA 02167

Nantucket Conservation Found I
PO Box 13
Nantucket, MA 02554

Richard Beaudette Tr
Seventy Nine Eel Point Rd Nom Trust
PO Box 659
Nantucket, MA 02554

Robert L Friedman Tr
Rye Realty Trust
68 Island Dr
Rye, NY 10580

Town of Nantucket
16 Broad St
Nantucket, MA 02554

Sconset Trust Inc
PO Box 821
Siasconset, MA 02564

Jeffrey P & Peter Soros Trst
c/o Reade Gullicksen Hanley Gifford
PO Box 2669
Nantucket, MA 02584

Jeanne Richmond Dickinson & Robert S Erskine Jr Trustee
180 East 79th Street Apt.
New York, NY 10021

Jeanne Richmond Dickinson & Robert S Erskine Jr Trustee
180 East 79th Street Apt. 4A
New York, NY 10021

Fifty One Baxter Rd LLC
c/o Henry J Gailliot
5734 West Wood Land Rd
Pittsburg, PA 15232

Stephen W Kidder Trst etal
c/o A & B Realty Trust
The Pilot House Lewis Wha
Boston, MA 02110

Kevin F Dale Trustee
Suite 120
1 Franklin Pkwy Bldg 910
San Mateo, CA 94403

Ann R Healey Trst etal
c/o Elinor G Vaughter
3612 Chesapeake St NW
Washington, DC 20008-2915

ABCET LLC
c/o Amos B Hostetter
The Pilot House Lewis WF
Boston, MA 02110

52 Baxter Road LLC
419 Saint Clair Ave
Grosse Pointe, MI 48230

John M & Diane V Samuels
270 Old Church Road
Greenwich, CT 06830

***TOWN OF NANTUCKET***

BOARD OF ASSESSOR
37 Washington Street
Nantucket, MA
02554

July 15, 2016

Sabet Bijan & Laren R
30 Nobscott Rd
Weston, Ma 02493

RE: Street Numbering for parcel 0032-014

Dear Property Owner:

This office is responsible for assigning street numbers to all improved lots located on private or public ways within the Town of Nantucket. (Code of the Town of Nantucket, Chapter 126)

It was brought to our attention and reviewed by the Nantucket Field Assessor that your property is numbered 77 Eel Point Rd which should precede number 79 Eel Point Rd. However it doesn't. It actually is inconsistent and is following number 79 Eel Point Rd. Therefore, in the interest of public safety, we are changing your street address to **79 Eel Point Rd**. and changing what is now # 79 to **77 Eel Point Rd.**

Please feel free to contact this office if you have any questions.

Very truly yours,

Ellen Trifero
Assistant Assessor

PC: Nantucket Police Department

Nantucket Fire Department

## Holly Backus

**From:** Holly Backus
**Sent:** Thursday, July 28, 2016 10:03 AM
**To:** '39MainStreet@gmail.com'
**Cc:** Bijan Sabet; Catherine Ancero
**Subject:** RE: Planning Board hearing #46-16 - Sabet

Good Morning Ellen,

Thank you for your email regarding the above referenced matter. Your email will be included to the Planning Board members prior to the hearing on August 8th. You are welcome to attend this hearing, if you are on-island, during which there will be a chance for discussion before the board. The hearing will be located in the 1st Floor Community Room of the Public Safety Facility at 2 Fairgrounds Road at 6:30 PM.

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

-----Original Message-----
From: Ellen Harde [mailto:39mainstreet@gmail.com]
Sent: Wednesday, July 27, 2016 5:36 PM
To: Holly Backus
Cc: Bijan Sabet
Subject: Planning Board hearing #46-16 - Sabet

To the members of trhe Nantucket Planning Board,

As abutters to Bijan and Lauren Sabet, owners of 77 Eel Point Road, I write in support of their request for a Special Permit for a second driveway access. The second access enters into our driveway, a Proprietors Road until the Town sold it to the abutters in a Town Yard Sale in 2011. There are no concerns on our part with the Planning Board granting the Special Permit requested by the Sabets.

Ellen S. Harde
Cliffhanger
83 Eel Point Road

## Holly Backus

**From:** Marianne Hanley [mh@readelaw.com]
**Sent:** Monday, August 01, 2016 2:44 PM
**To:** Holly Backus
**Subject:** FW: Nantucket Planning Board notice [External]

**Follow Up Flag:** Flag for follow up
**Flag Status:** Completed

**Categories:** Planning Board Matters

FYI. Please add to file for Sabet, 2nd driveway curb cut.

Marianne Hanley, Attorney
Reade, Gullicksen, Hanley, & Gifford, LLP
PO Box 2669
Nantucket, MA 02584
Tel (508)228-3128
Fax (508)228-5630
mh@readelaw.com

*Please consider the environment before printing this email.*

The information transmitted is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended receiver is prohibited. If you have received this email in error please contact the sender and delete the material from any computer.

---

**From:** Bijan Sabet [mailto:bsabet@gmail.com]
**Sent:** Tuesday, July 26, 2016 9:45 AM
**To:** Marianne Hanley <mh@readelaw.com>
**Subject:** Fwd: Nantucket Planning Board notice [External]

FYI.

-bijan

Begin forwarded message:

> **From:** "Friedman, Robert L." <Friedman@blackstonesradvisors.com>
> **Date:** July 26, 2016 at 9:06:51 AM EDT
> **To:** Bijan Sabet <bsabet@gmail.com>
> **Cc:** "gmababa@yahoo.com" <gmababa@yahoo.com>, Lauren <laurensabet@gmail.com>
> **Subject: Re: Nantucket Planning Board notice [External]**
>
> How kind of you two to send this note to us. Thanks very much for doing that.
>
> Of course we have no concerns.
>
> Bob

On Jul 26, 2016, at 7:15 AM, Bijan Sabet <bsabet@gmail.com> wrote:

Hi Bob and Barbara.

Hope your summer is going well.

You may have seen a notice about our application to the Planning board.

It may be confusing so I wanted to give you a little context. We very recently found out that the town considers our property to have two driveway cut outs to Eel Point.

It's a funny sort of technicality as one of the drive way cut outs is actually the driveway that goes to the Harde residence. The other one goes to our garage. Additionally the way Eel Point has evolved over the years, only one cut out goes from our property and Harde property to Eel Point Rd itself.

I just wanted to clarify and confirm that we have no intention of making additional driveway changes, modifications or expansion beyond what is currently in place.

Please let us know if you have any questions or concerns. Many thanks!

-Bijan & Lauren Sabet, (Bijan's mobile: 617-800-3443)

-bijan

Bk: 01391 Pg: 146

2013 00001957

Bk: 1391 Pg: 146 Page: 1 of 5
Doc: DD 06/27/2013 02:46 PM

# QUITCLAIM DEED

## Parcel G2, Proprietors Road, Nantucket, Massachusetts

The **TOWN OF NANTUCKET**, a Massachusetts municipal corporation having a principal place of business at 16 Broad Street, Nantucket, Nantucket County, Massachusetts acting by and through its Board of Selectmen (the "Grantor"), in consideration of Five Thousand and 00/100 Dollars ($5,000.00), receipt of which is hereby acknowledged, pursuant to the authority of Article 118 voted upon at the 2008 Annual Town Meeting, a certified copy of which is attached hereto, grants to **Richard Beaudette, Trustee of Seventy-Nine Eel Point Road Nominee Trust under Declaration of Trust dated May 1, 2013 recorded with Nantucket County Registry of Deeds in Book 1385, Page 238** of P.O. Box 659, Nantucket, Massachusetts (the "Grantee"), with QUITCLAIM COVENANTS, a certain plot of land shown as Parcel G2, Proprietors Road, on a plan of land entitled " Disposition Plan in Nantucket, Mass. of Tristram Avenue, Alliance Avenue, Proprietors Road, Assessors Maps 31 & 32, Prepared by Bracken Engineering, Inc.," dated June 17, 2011, recorded with Nantucket County Registry of Deeds as Plan No. 2011-42. The premises hereby conveyed are a portion of Proprietors Road in Nantucket, Massachusetts, and contains approximately 5,401 square feet of vacant land (the "Parcel"). The Parcel is conveyed subject to the rights to use the existing driveway located in Parcel G2 by Ellen Smith Harde and Dudley Milne Harde, Trustees of Cliffhanger Trust and as Trustees of Harde Nominee Trust as the respective owners of the properties shown on Town Assessor's Map 32 as Parcels 12 and 43, on 83 and 85 Eel Point Road.

The Grantor's conveyance of this Parcel is based in part on the Grantee's warranty and representation to the Grantor that such Parcel shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting lots at 79 Eel Point Road and shown on Town Assessor's Map 32 as Parcel 44 previously acquired by Grantee pursuant to Deed recorded with said Deeds in Book 1385, Page 246(collectively with the Parcel, the "Combined Premises"), and that no part of such Parcel or the Combined Premises shall hereafter be used for non-residential purposes nor divided, subdivided or conveyed as a separate parcel or parcels, unless prior written permission is granted by the Town of Nantucket Board of Selectmen and such permission is recorded at the Registry. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Parcel and Combined Premises to residential use, prohibiting the division or subdivision of any portion of the Combined Premises and prohibiting the conveyance or use of any portion of the Combined Premises apart from another portion of the Combined Premises, and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four (24) months of the date of this Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used, conveyed,

divided or subdivided in a manner inconsistent with these restrictions unless prior written release is granted by the Town of Nantucket Board of Selectmen and recorded with the Registry.

By accepting and recording this Quitclaim Deed, the Grantee expressly agrees to the Grantor's reservation of, and otherwise grants to the Grantor, such restrictions on the use of the Combined Premises. These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body," pursuant to G.L. c. 184, §26, such that the restrictions contained herein shall be enforceable for the term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the Grantee hereby appoints the Grantor as its agent and attorney in fact to execute and record such notice and further agrees that the Grantee shall execute and record such notice upon request.

The undersigned certifies that there has been full compliance with the provisions of G. L. c. 44 §63A.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor's title, see Order of Taking dated September 22, 2010 recorded with said Deeds in Book 1250, Page 127.

[Remainder of Page Intentionally Blank. Signatures Follow on Next Page.]

EXECUTED under seal this 26 day of June, 2013.

TOWN OF NANTUCKET
BY ITS BOARD OF SELECTMEN

Rick Atherton

Robert DeCosta

Bruce D. Miller

Matthew G. Fee

Tobias B. Glidden

NANTUCKET LAND BANK
CERTIFICATE
☑ Paid $ 100.00
☐ Exempt
☐ Non-applicable
34245 6/27/13
No. Date
Authorization SL

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this 26 day of June, 2013, before me, the undersigned Notary Public, personally appeared Rick Atherton, Robert DeCosta, Rick Atherton, Bruce D. Miller, Matthew G. Fee and Tobias B. Glidden as Members of the Board of Selectmen of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free and deed of the Board of Selectmen of the Town of Nantucket.

Erika D Mooney
Notary Public
My Commission Expires:

473432v3/NANT19712/0035

ERIKA DAVIDSON MOONEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2017

# Town of Nantucket

OFFICE OF THE
**TOWN & COUNTY CLERK**
16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216
FAX (508) 325-5313
Home: (508) 228-7841
Email: cstover@nantucket-ma.gov
townclerk@nantucket-ma.gov

WEBSITE: http://www.nantucket-ma.gov

April 15, 2008

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 7, 2008 ANNUAL TOWN MEETING adopted **Article 118: "Real Estate Conveyances: Dionis"** at the April 8, 2008 adjourned session when A...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board@ was duly motioned and seconded.

**TECHNICAL CORRECTION VIA THE MODERATOR: Insert the word "TITLE"**

**between the words:** **the fee title or lesser interests**

**VOTE: The vote on the motion pursuant to Article 118 as recommended by the Finance Committee, with a Technical Correction brought forward through the Moderator, was by Unanimous Voice Vote. The motion was adopted.**

Catherine Flanagan Stover, CMC, CMMC
Town and County Clerk

## ARTICLE 118
## (Real Estate Conveyances: Dionis)

To see if the Town will vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests of all or any portions of the following parcels of land, subject to Massachusetts G.L. c. 30B:

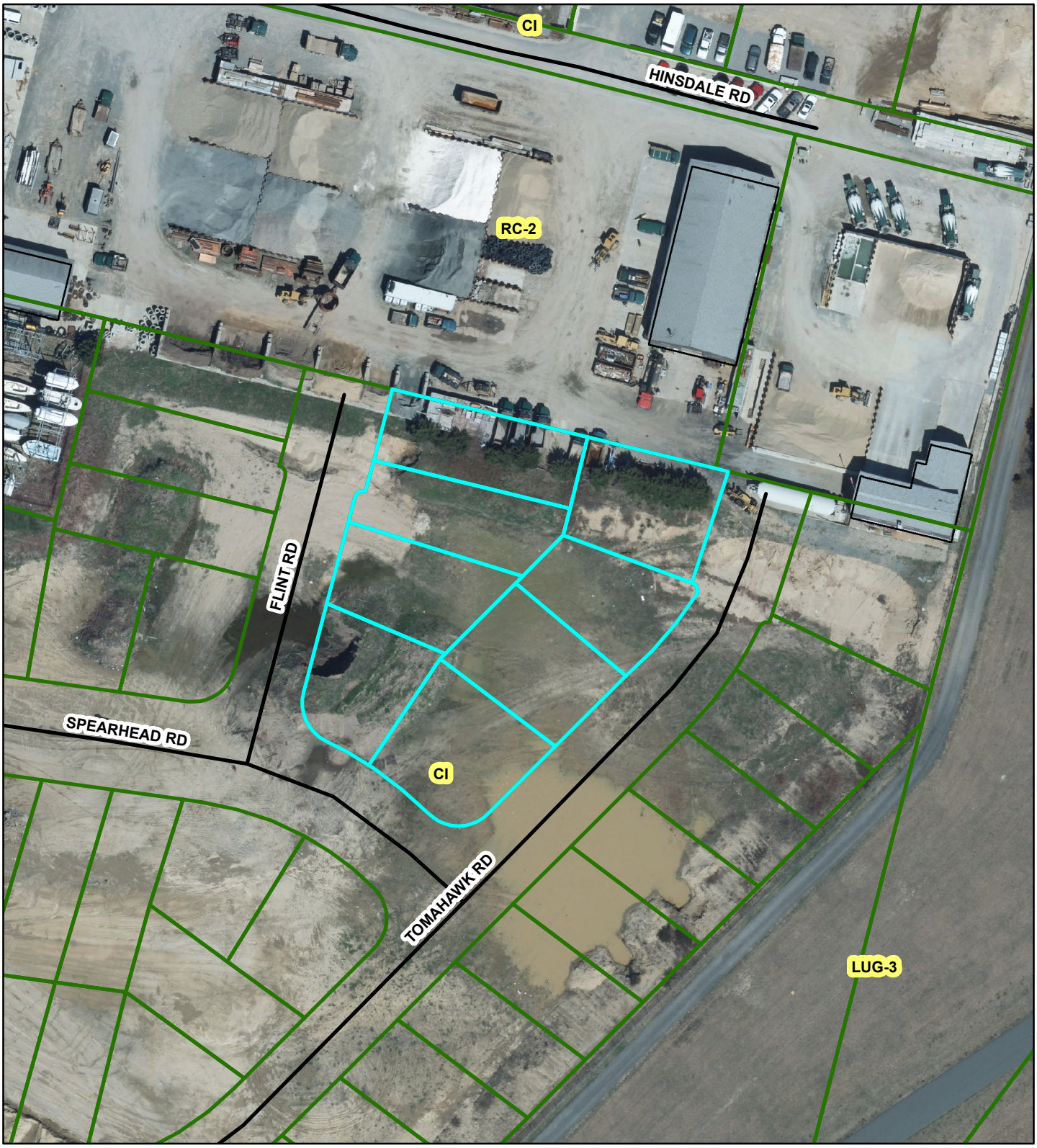
West Tristram Avenue between North Swift Rock Road and Nantucket Sound;
The Proprietors Way (sometimes referred to as Ranger Road) between Eel Point Road and West Tristram Avenue;
The Proprietors Way (sometimes referred to as Alliance Lane) between Eel Point Road and West Tristram Avenue; and
The Proprietors Way (separating the parcels known as Assessor Map 32, Parcels 43 and 44 and addressed 85 and 79 Eel Point Road) between Eel Point Road and West Tristram Avenue.
Or, to take any other action related thereto.
*(Board of Selectmen)*

**FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is hereby authorized to sell, convey or otherwise dispose of the fee or lesser interests of all or any portions of the following parcels of land, subject to Massachusetts G.L. c. 30B as part of an overall plan to expand beach access by accepting One Big Beach easements and establishing ten (10) foot wide pathways to connect said beach land to Eel Point Road:**

**West Tristram Avenue between North Swift Rock Road and Nantucket Sound;**
**The Town's title interest, to the extent such exists in the Proprietors Way (sometimes referred to as Ranger Road) between Eel Point Road and West Tristram Avenue;**
**The Town's title interest, to the extent such exists in the Proprietors Way (sometimes referred to as Alliance Lane) between Eel Point Road and West Tristram Avenue; and**
**The Town's title interest, to the extent such exists in the Proprietors Way (separating the parcels known as Assessor Map 32, Parcels 43 and 44 and addressed 85 and 79 Eel Point Road) between Eel Point Road and West Tristram Avenue.**

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

#47-16 Hillsbororo & 15th, LLC & 5050 Properties, LLC
1, 3, 5, 7 Flint Road, 28, 30, 32, and 34 Tomahawk Road
Map 69 Parcels 340 through 347
Amendment to Previous MCD Special Permit #18-16



PLANNING BOARD

FILE # 47-16

RECEIVED
JUL 13 2016
By CHK # 3091

# Nantucket Planning Board

## Application for an Amendment to a Previously Granted Special Permit

Date: 7/13/2016

Name of Development: _____

Planning Board File No.: 18-16

Owner(s)' Name(s): Hillsboro & 15th, LLC and 5050 Properties, LLC

Mailing Address: c/0 Cohen & Cohen Law, PC - PO Box 786, Nantucket, MA 023554

Phone number: 508-228-0337 Fax number: 508-228-0970 E-mail: paul@cohenlegal.net

Applicant's Name: same

Mailing Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer/Surveyor: _____

Mailing Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Location of Lots:

Street Address: 1,3,5 &7 Flint Rd & 28,30,32 & 34 Tomahawk Rd

Tax Assessor's Map: 69 Parcel: 340-347

Nantucket County Registry of Deeds:

Land Court Plan 26984-8 (Lots 192-199) **or** Plan Book _____ Page _____

**or** Plan File #: _____

Size of Parcel 41,424 ± SF square feet

Zoning District CI (RC-2 Freeze)

Describe proposed modification in detail:

See addendum

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):

Paul Hoffman attorney for the Owner/applicant.

Applicant's Signature:

I/we _____, the undersigned, hereby authorize _____ 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):

**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.**

## MCD Special Permit Amendment 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, is applying to amend 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) on July 11, 2016 (Plan Board File No. 18-16 (MDC) 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.

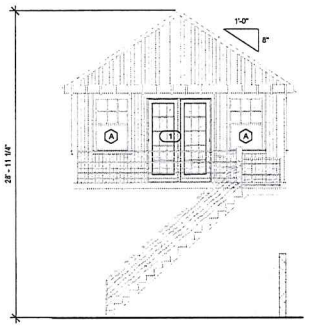
The locus is vacant. The locus is comprised of eight vacant lots, totaling approximately 41,424+/-SF. Each lot is at or over the 5,000 SF of lot area required in the RC-2 district and less than the 15,000 SF of lot area required in the CI district, but the Locus is well over both. Each Lot also complies 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 seeks to amend the MCD to allow the construction of two (2) second floor dwellings (duplex) secondary building on Locus, with one dwelling to contain 1 bedroom and other dwelling to contain 2 bedrooms for total of 3 bedrooms in both dwelling. Duplex is allow use in RC-2 district. No change in foot print of the building or other improvement on Locus is proposed.

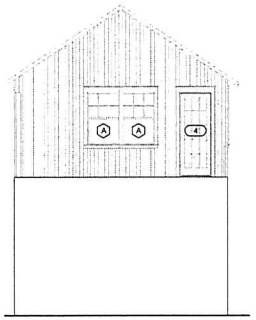
To extent necessary, the Applicant seeks relief and waivers pursuant Nantucket Zoning By-law 139-18, and any other provisions of Nantucket Zoning By-law as necessary to allow this Amendment.

PLANNING BOARD

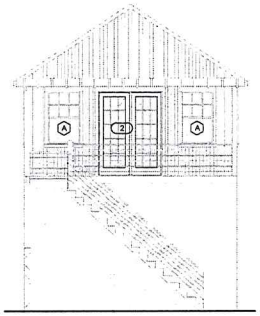
FILE # 47-16



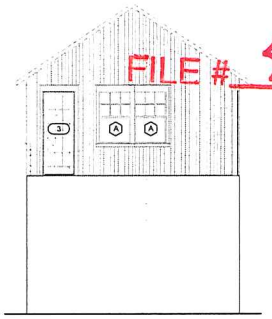

1 East Elevation - Apartment 1
3/16" = 1'-0"



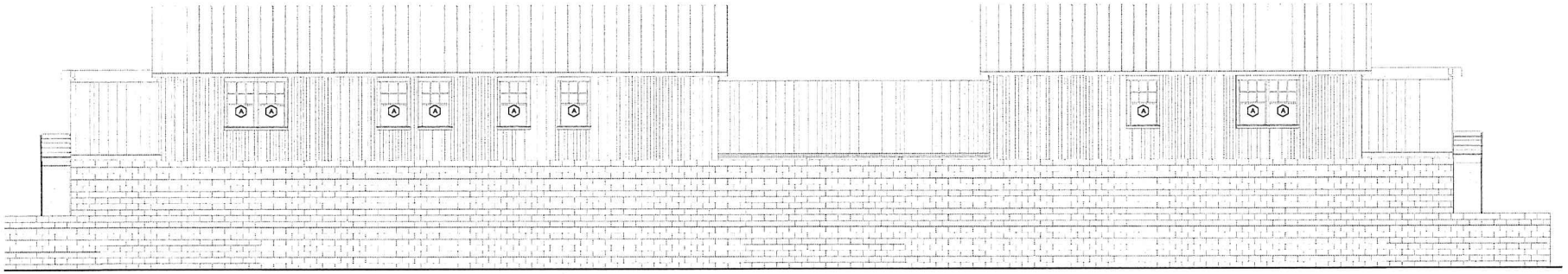
6 West Elevation - Apartment 1
3/16" = 1'-0"



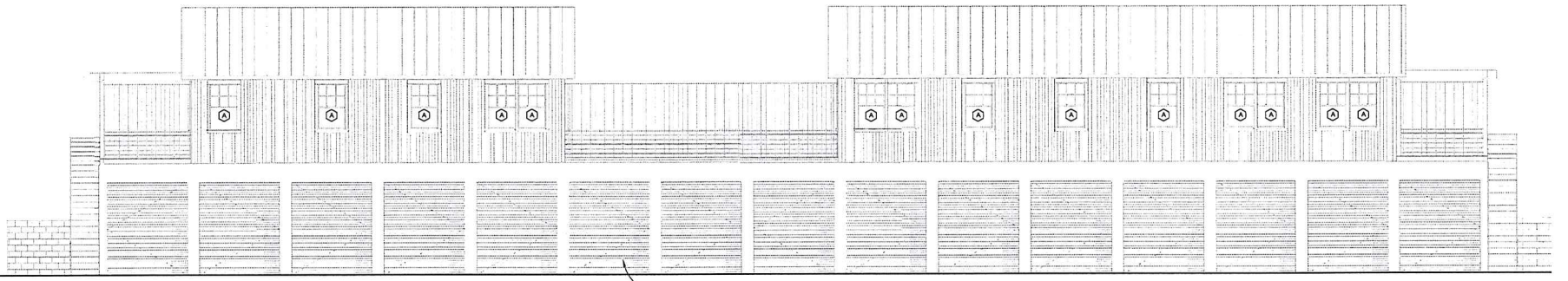
4 West Elevation - Apartment 2
3/16" = 1'-0"



5 East Elevation - Apartment 2
3/16" = 1'-0"



2 North Elevation - Apartment
3/16" = 1'-0"




3 South Elevation - Apartment
3/16" = 1'-0"

1020 of 747

5/23/2016 3:01:59 PM

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3800 | www.chipwebster.com

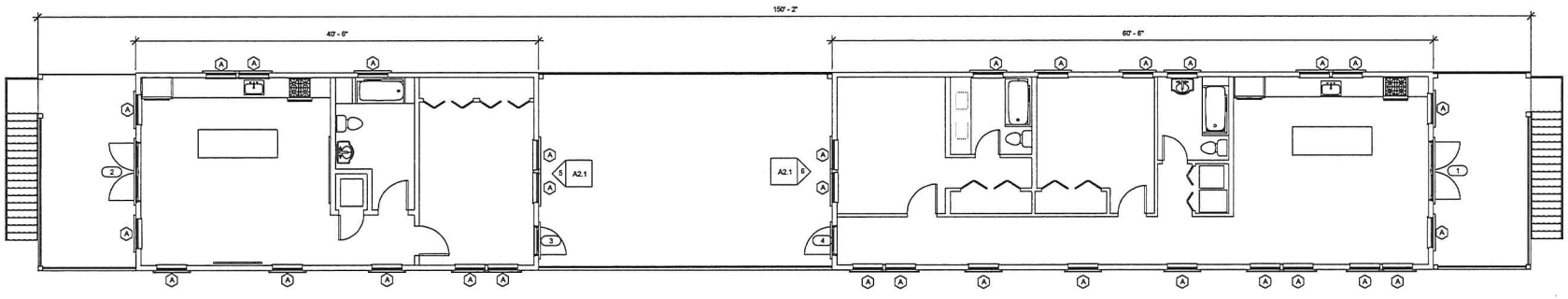
NANTUCKET & TOMAHAWK, LLC
TURNKEY STORAGE
TOMAHAWK ROAD, NANTUCKET, MA 02554

SD Not For Construction

| # | Date | Note |
|---|---|---|
| 4 | 2016.05.11 | HDC Submission |
| 5 | 2016.05.24 | HDC Submission |

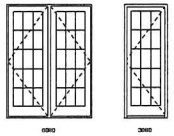
A2.1

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE




1 Floor 1- Apt.
3/16" = 1'-0"

A



Window Legend
1/4" = 1'-0"

| Window Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Type Mark | Manufacturer | Model | Width | Height | Exterior Frame Finish | Comments |
| A | | | 3' - 0" | 5' - 0" | | |

**Window Specifications**
Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh,
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation by Manufacturer.

Door Legend
1/4" = 1'-0"

| Door Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Mark | Manufacturer | Model | Rough Width | Rough Height | Finish | Comments |
| 1 | Andersen Corporation | 400 Series | 6' - 0 3/4" | 8' - 0 1/2" | Grey | |
| 2 | Andersen Corporation | 400 Series | 6' - 0 3/4" | 8' - 0 1/2" | Grey | |
| 3 | Andersen Corporation | 400 Series | 3' - 0 3/4" | 8' - 0 1/2" | Grey | |
| 4 | Andersen Corporation | 400 Series | 3' - 0 3/4" | 8' - 0 1/2" | Grey | |

**Door Specifications**
Interior Finish: Primed
Hardware: Arrows, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh
Sill: Mahogany or gray 88 E White Weather Stripping
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation by Manufacturer.

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3900 | www.chipwebster.com

NANTUCKET & TOMAHAWK, LLC
TURNKEY STORAGE
TOMAHAWK ROAD, NANTUCKET, MA 02554

SD Not For Construction

| # | Date | Note |
|---|---|---|
| 1 | 05.09.16 | SD Review 1 |
| 3 | 2016.05.10 | Client Review |
| 4 | 2016.05.11 | HDC Submission |
| 5 | 2016.05.24 | HDC Submission |

A1.2

5/23/2016 3:01:45 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

3094

**COHEN & COHEN LAW PC**
OPERATING ACCOUNT
PO BOX 786
NANTUCKET, MA 02554
PH. 508-228-0337

**CAPE COD 5**
ORLEANS, MA 02653
53-7107/2113

7/13/2016

PAY TO THE ORDER OF Pitney Bowes

$ **194.10

One Hundred Ninety-Four and 10/100********** DOLLARS

Pitney Bowes

Security features. Details on back.

MEMO Mailing fee-Turnkey-Coffin's Pit

AUTHORIZED SIGNATURE

⑈003094⑈ ⑆211371078⑆ 86 7007718⑈

3091

**COHEN & COHEN LAW PC**
OPERATING ACCOUNT
PO BOX 786
NANTUCKET, MA 02554
PH. 508-228-0337

**CAPE COD 5**
ORLEANS, MA 02653
53-7107/2113

7/13/2016

PAY TO THE ORDER OF Town of Nantucket

$ **250.00

Two Hundred Fifty and 00/100********** DOLLARS

Town of Nantucket

Security features. Details on back.

MEMO 100 Application Fee-Turnkey-Coffin's Pit

AUTHORIZED SIGNATURE

⑈003091⑈ ⑆211371078⑆ 86 7007718⑈

#50.00

PLANNING BOARD

FILE # 47-16 CHK# 3094

RECEIVED
BOARD OF ASSESSORS

FEB 09 2016

TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(Special Permit)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 25% Hillsboro +15th, LLC + 75% 50ED Properties, LLC

MAILING ADDRESS 1245 East Brickyard - 786 E. Redford Dr. Provo, Salt Lake City UT 84106-8604

PROPERTY LOCATION 28, 30, 32 + 34 Tomahawk Rd

ASSESSOR MAP/PARCEL 69 - 347, 346, 345, 344

SUBMITTED BY Cohen + Cohen Law PC - Vanessa

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

Feb. 10, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST | Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|---|
| 69 | | 9 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA | 02554 | HINSDALE RD |
| 69 | | 10 | 1 | NANTUCKET AIRPORT COMMISSION | | 16 BROAD ST | NANTUCKET | MA | 02554 | 154 OLD SOUTH RD |
| 69 | | 10 | 2 | ARROWHEAD ARCHAEOLOGY CORP | CARL JELLEME | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 19 ARROWHEAD DR |
| 69 | | 10 | 3 | GREAT POINT PARTNERS LLC | | 13 ARROWHEAD DRIVE | NANTUCKET | MA | 02554 | 13 ARROWHEAD DR |
| 69 | | 29 | 2 | MACGREGOR J BRUCE TR | NANTUCKET SUN NOMINEE TR | PO BOX 2240 | NANTUCKET | MA | 02584 | 9 SUN ISLAND RD |
| 69 | | 30 | 1 | ARROWHEAD ARCHAEOLOGY CORP | | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 110 HINSDALE RD |
| 69 | | 30 | 2 | ARROWHEAD ARCHAEOLOGY CORP | | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 112 HINSDALE RD |
| 69 | | 30 | 3 | ARROWHEAD ARCHAEOLOGY CORP | | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 114 HINSDALE RD |
| 69 | | 108 | | ARROWHEAD ARCHAEOLOGY CORP | C/O TOSCANA CORP | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 109 HINSDALE RD |
| 69 | | 292 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA | 02554 | 10 SHADBUSH RD |
| 69 | | 318 | | BYRNE BARRY E | | PO BOX 3328 | NANTUCKET | MA | 02584 | 21 TOMAHAWK RD |
| 69 | | 319 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 23 TOMAHAWK RD |
| 69 | | 320 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 25 TOMAHAWK RD |
| 69 | | 321 | | KENNETH C COFFIN INC | C/O TRAVAGLIONE RICHARD A TRST ETAL | PO BOX 160 | WEST BARNSTABLE | MA | 02668 | 27 TOMAHAWK RD |
| 69 | | 322 | | KENNETH C COFFIN INC | C/O TRAVAGLIONE RICHARD A TR | PO BOX 160 | WEST BARNSTABLE | MA | 02668 | 29 TOMAHAWK RD |
| 69 | | 323 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 31 TOMAHAWK RD |
| 69 | | 324 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 33 TOMAHAWK RD |
| 69 | | 325 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 35 TOMAHAWK RD |
| 69 | | 326 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 37 TOMAHAWK RD |
| 69 | | 327 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 39 TOMAHAWK RD |
| 69 | | 328 | | KENNETH C COFFIN INC | C/O GRENNAN ANDERSON G | 5 SURFSIDE DRIVE | NANTUCKET | MA | 02554 | 41 TOMAHAWK RD |
| 69 | | 329 | | KENNETH C COFFIN INC | C/O GRENNAN ANDERSON G | 5 SURFSIDE DRIVE | NANTUCKET | MA | 02554 | 43 TOMAHAWK RD |
| 69 | | 330 | | KENNETH C COFFIN INC | C/O GRENNAN ANDERSON G | 5 SURFSIDE DRIVE | NANTUCKET | MA | 02554 | 45 TOMAHAWK RD |
| 69 | | 332 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 6 SPEARHEAD RD |
| 69 | | 333 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 8 SPEARHEAD RD |
| 69 | | 334 | | SANTOS PATRICIA TRST | TOES CO NOMINEE TRUST | P O BOX 789 | SIASCONSET | MA | 02564 | 10 SPEARHEAD RD |
| 69 | | 335 | | HUGHES SEPTIC SERVICE INC | | 4 LEWIS COURT | NANTUCKET | MA | 02554 | 12 SPEARHEAD RD |
| 69 | | 336 | | HUGHES ELIZABETH A | | 4 LEWIS COURT | NANTUCKET | MA | 02554 | 14 SPEARHEAD RD |
| 69 | | 337 | | LOFTUS CHRISTOPHER TRST | TEN BACKUS LANE NOM TRUST | 2 GREGLEN AVE PMB 190 | NANTUCKET | MA | 02554 | 4 FLINT RD |
| 69 | | 338 | | HANELY MARIANNE TRST | SIX FLINT ROAD REALTY TRUST | PO BOX 2669 | NANTUCKET | MA | 02554 | 6 FLINT RD |
| 69 | | 339 | | LEWIS CHRISTOPHER B | | PO BOX 2126 | NANTUCKET | MA | 02584 | 8 FLINT RD |
| 69 | | 340 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 7 FLINT RD |
| 69 | | 341 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 5 FLINT RD |
| 69 | | 342 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 3 FLINT RD |
| 69 | | 343 | | ISLAND GAS INC | | 6 YOUNGS WAY | NANTUCKET | MA | 02554 | 1 FLINT RD |
| 69 | | 350 | | ISLAND GAS INC | | 5C HANABEA LANE | NANTUCKET | MA | 02554 | 7 SPEARHEAD RD |
| 69 | | 351 | | JONES KEVIN & J THOMAS TRST | CC & C OF MASSACHUSETTS NOM TR | 429 CHURCH STREET | NEW BEDFORD | MA | 02745 | 9 SPEARHEAD RD |
| 69 | | 352 | | JONES KEVIN & J THOMAS TRST | CC & C OF MASSACHUSETTS NOM TR | 429 CHURCH ST | NEW BEDFORD | MA | 02745 | 11 SPEARHEAD RD |
| 69 | | 353 | | SAYLE JEFFREY R & KATHERINE R TRST | TIGERTAIL REALTY TRUST | PO BOX 597 | NANTUCKET | MA | 02554 | 13 SPEARHEAD RD |
| 69 | | 354 | | SAYLE JEFFREY R & KATHERINE R TRST | TIGERTAIL REALTY TRUST | PO BOX 597 | NANTUCKET | MA | 02554 | 15 SPEARHEAD RD |
| 69 | | 355 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 17 SPEARHEAD RD |
| 69 | | 356 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 19 SPEARHEAD RD |
| 69 | | 357 | | KENNETH C COFFIN INC | C/O CLARKE BROTHERS REALTY LLC | 2 GREGLEN AVE # 194 | NANTUCKET | MA | 02554 | 20 TOMAHAWK RD |
| 69 | | 358 | | KENNETH C COFFIN INC | C/O LOUIE DOG LLC | 2 GREGLEN AVE # 46 | NANTUCKET | MA | 02554 | 18 TOMAHAWK RD |
| 69 | | 359 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 16 TOMAHAWK RD |
| 69 | | 360 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 14 TOMAHAWK RD |

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 69 | | 361 | | WIXTED KRISTINA & DESMOND | | 12B DAFFODIL LANE | NANTUCKET | MA 02554 | 12 TOMAHAWK RD |
| 69 | | 362 | | VISCO DONALD T & PHYLLIS J | VISCO FAMILY NOM TRUST | PO BOX 1081 | NANTUCKET | MA 02554 | 10 TOMAHAWK RD |

1025 of 747

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O TRAVAGLIONE RICHARD A TR
P.O.BOX 160
WEST BARNSTABLE, MA 02668

69
ISLAND GAS INC
6 YOUNGS WAY
NANTUCKET, MA 02554

69
NANTUCKET AIRPORT COMMISSION
16 BROAD ST
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
ISLAND GAS INC
5C HANABEA LANE
NANTUCKET, MA 02554

69
ARROWHEAD ARCHAEOLOGY CORP
CARL JELLEME
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O GRENNAN ANDERSON G
5 SURFSIDE DRIVE
NANTUCKET, MA 02554

69
JONES KEVIN & J THOMAS TRST
CC & C OF MASSACHUSETTS NOM TR
429 CHURCH STREET
NEW BEDFORD, MA 02745

69
GREAT POINT PARTNERS LLC
13 ARROWHEAD DRIVE
NANTUCKET, MA 02554

69
ISLAND GAS INC
6 YOUNGS WAY
NANTUCKET, MA 02554

69
SAYLE JEFFREY R & KATHERINE R TRST
TIGERTAIL REALTY TRUST.
PO BOX 597
NANTUCKET, MA 02554

69
MACGREGOR J BRUCE TR
NANTUCKET SUN NOMINEE TR
PO BOX 2240
NANTUCKET, MA 02584

69
SANTOS PATRICIA TRST TOES CO
NOMINEE TRUST
P O BOX 789 SIASCONSET, MA 02564

69
SAYLE JEFFREY R & KATHERINE R TRST
TIGERTAIL REALTY TRUST
PO BOX 597
NANTUCKET, MA 02554

69 .
ARROWHEAD ARCHAEOLOGY CORP
C/O TOSCANA CORP
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
HUGHES SEPTIC SERVICE INC
4 LEWIS COURT
NANTUCKET, MA 02554

69
ARROWHEAD DRIVE LLC
6 TEASDALE CIRCLE
NANTUCKET, MA 02554

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
HUGHES ELIZABETH A
4 LEWIS COURT
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O CLARKE BROTHERS REALTY LLC
2 GREGLEN AVE # 194
NANTUCKET, MA 02554

69
BYRNE BARRY E
PO BOX 3328
NANTUCKET, MA 02584

69
LOFTUS CHRISTOPHER TRST
TEN BACKUS LANE NOM TRUST 2
GREGLEN AVE PMB 190
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC C/O LOUIE DOG LLC
2 GREGLEN AVE # 46
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HANLEY MARIANNE TRST
SIX FLINT ROAD REALTY TRUST
PO BOX 2669
NANTUCKET, MA 02554

69
WIXTED KRISTINA & DESMOND
128 DAFFODIL LANE
NANTUCKET, MA 02554

69
KENNETH C COFFIN INC
C/O TRAVAGLIONE RICHARD A TRST ET1
PO BOX 160
WEST BARNSTABLE, MA 02668

69
LEWIS CHRISTOPHER B
PO BOX 2126
NANTUCKET, MA 02584

69
VISCO DONALD T & PHYLLIS J
VISCO FAMILY NOM TRUST
PO BOX 1081
NANTUCKET, MA 02554

#48-16 NIR Retail LLC
137 Old South Road
Map 69 Parcel 50
Major Commercial Development Special Permit

RECEIVED
JUL 14 2016
By

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

2016 JUL 14 PM 12:40
NANTUCKET
TOWN CLERK

July 14, 2016

Catherine Ancero
Administrative Specialist
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Massachusetts 02554

PLANNING BOARD
FILE # 48-16

*Re: Major Commercial Development, Special Permit Application; NIR Retail LLC; 137 Old South Road, Nantucket*

Dear Catherine:

Enclosed please find an original application for a Major Commercial Development Special Permit submitted on behalf of NIR Retail LLC (the "Applicant"), with respect to the vacant property located at 137 Old South Road, Nantucket, MA 02554 (the "Premises").

A. Background:

As you may be aware, the Applicant's existing laundry facility recently burned down and the Applicant is therefore in need of an alternative location. The proposed conditions for the Premises are shown on a plan entitled "Major Commercial Development Site Development Plan 137 Old South Road in Nantucket, Massachusetts", dated July 11, 2016, prepared for NIR Retail LLC by Nantucket Surveyors, LLC (the "Site Plan"). As shown on the Site Plan, Applicant's proposal includes the construction of 6,256+/- square foot structure for the purpose of a laundry facility on the Premises (the "Laundry Facilities"). The Applicant also seeks a Special Permit to construct a four bedroom 720+/- square foot structure on the Premises for neighborhood employee housing (the "Employee Housing").

RECEIVED
JUL 14 2016
BY:

B. Existing Zoning/Requested Relief:

The Premises is currently located in the RC-2 Zoning district. In order to construct the Laundry Facility and the Employee Housing, the Applicant is seeking the following relief:

| | |
|---|---|
| 139-11 | Special Permit Relief for Major Commercial Development |
| 139-11.E.(1) | Special Permit Relief to reduce open space requirement |
| 139-18.D | Special Permit Relief to reduce the number of required parking spaces |
| 139-23.C | Waiver for the traffic study requirement under 139-23B.(2)(b) |
| 139-11.G | Special Permit to waive side and rear set back requirements |
| 139-7(A) | Special Permit Relief for neighborhood employee housing |

The Applicant believes the requested relief is consistent with the requirements of the Zoning By-Law and is eligible for approval by the Planning Board, pursuant to the standards in the By-Law, all as more fully discussed in the Addendum, as the same will be supplemented.

Further to this application, enclosed please find the following documents:

1. The Application for a MCD Special Permit with one addendum attached, Addendum "A", identifying the zoning code relief sought.

2. A proposed Site Plan entitled "Major Commercial Development Site Development Plan 137 Old South Road in Nantucket, Massachusetts", dated July 11, 2016, prepared for NIR Retail LLC by Nantucket Surveyors, LLC showing the proposed conditions for the Premises.

3. Proposed design/layout Plan prepared by Arco Murray, Laundry Division.

4. A submittal fee calculation table. Enclosed please find one check in the amount of $161.76 made payable to Pitney Bowes Reserved Funds, and two checks totaling $8,653 representing the MCD Submittal Fee and the Inspection Escrow Account Fee.

5. Certified Lists of the Parties in Interest (Abutters) to the project and four sets of mailing labels.

Please note that the Applicant plans to supplement this application with additional supporting materials and information (including a Stormwater Report, and supporting Department Head letters) as soon as possible. Please mark this matter for hearing by the Planning Board at its meeting scheduled for August 8, 2016. Please feel free to call me should you or any of the Staff or Board members have questions or concerns.

Sincerely,

Richard P. Beaudette

RPB/lld
Enclosures
cc: NIR Retail LLC
John E. Twohig, Esq.
Town Clerk
Board of Health

8775145.2

# Nantucket Planning Board

NANTUCKET TOWN CLERK
2016 JUL 14 PM 12:40

## Application for a Special Permit

Date: _____ File #: _____

Name of development: _____

Owner(s) name(s): NIR Retail LLC

Mailing address: c/o PO Box 659, 2 Whalers 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 137 Old South Road

☐Tax Assessors Map 69 Parcel 50

☐Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File #_____ **OR** Land Court Plan # 14342-L, Lot 35 at Certificate # _____

Size of parcel: 15,000 sq. ft. Zoning District: RC-2

Special Permit sought: (check one)

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

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

| Section | Description |
|---|---|
| 139-11 | Special Permit Relief for Major Commercial Development |
| 139-11.E.(1) | Special Permit Relief to reduce open space requirement |
| 139-11.G | Special Permit to waive side and rear set back requirements |
| 139-7(a) | Special Permit Relief for neighborhood employee housing |
| 139-18.D | Special Permit Relief to reduce the number of required parking spaces |
| 139-23.C | Waiver for the traffic study requirement under 139-23B.(2)(b) |

Specify all associated Zoning Code relief sought: *Please also see Addendum "A", attached hereto

| 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: $ 3,653.00

Engineering Inspection Escrow Deposit due: $ 5,000

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)

NIR Retail LLC, Owner / Applicant

Applicant's Signature

I/we NIR Retail LLC, 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)

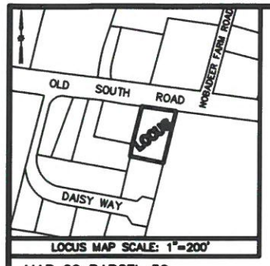
***Check List:***

- ☐ 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)

ADDENDUM "A"

Specify All Associated Zoning Code Relief Sought:

| Section | Description |
|---|---|
| 139-11 Major Commercial Development | Applicant requests Special Permit Relief for a Major Commercial Development |
| 139-11.E.(1) Open Area | Applicant requests Special Permit Relief to reduce the open space requirement under Section 139-11.E. (1) of the By-Law from 20% to 15%. |
| 139-11.G Setbacks | Applicant requests Special Permit Relief to waive the side and rear lot line set back requirements under the By-Law. |
| 139-7(A) Neighborhood Employee Housing | Applicant requests Special Permit Relief for Neighborhood Employee Housing to house its employees for the laundry facility on the Premises. |
| 139-18.D Parking | Applicant is able to provide four parking spaces where eleven is required under the By-Law. Applicant therefore requests Special Permit Relief to reduce the number of parking spaces required under the By-Law. |
| 139-23.C Site Plan Review | Applicant requests a waiver from the requirement to provide a traffic study under 139-23.B.(2)(b). |




MAP 69 PARCEL 50
LOT AREA=14,910±S.F.

REFERENCES:
OWNER: NIR RETAIL LLC

DEED REFERENCE: (PARCEL TWENTY-THREE) LC CERT. NO. 21819

PLAN REFERENCE: PLAN FILE NO. 14342-L

ASSESSORS REFERENCE:
MAP: 69 PARCEL: 50

ZONING CLASSIFICATION:
DISTRICT: RC-2
MINIMUM LOT SIZE =5,000 S.F.
MINIMUM FRONTAGE =40'
FRONT YARD SETBACK =10'
SIDE YARD SETBACK =5'
REAR YARD SETBACK =5'
MAX. GROUND COVER RATIO =50%

OVERLAY DISTRICTS:
1. NANTUCKET WELLHEAD PROTECTION DISTRICT (DEP ZONE II)
2. TOWN OVERLAY DISTRICT

UTILITY PERMITS REQUIRED:
1. SEWER APPLICATION AND PERMIT-DPW.
2. APPLICATION FOR WATER AND FIRE SERVICE-WWC.
3. CONTRACTOR TO COORDINATE SERVICES WITH NATIONAL GRID, COMCAST AND VERIZON.
4. CERTIFICATE OF WATER QUALITY COMPLIANCE-WANNACOMET WATER COMPANY.

NOTES:
1. FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOODING) FIRM PANEL NO. 25019C0089G EFFECTIVE DATE: JUNE 9, 2014.
2. PORTION OF SITE MAPPED NHESP PRIORITY HABITAT OF RARE SPECIES.

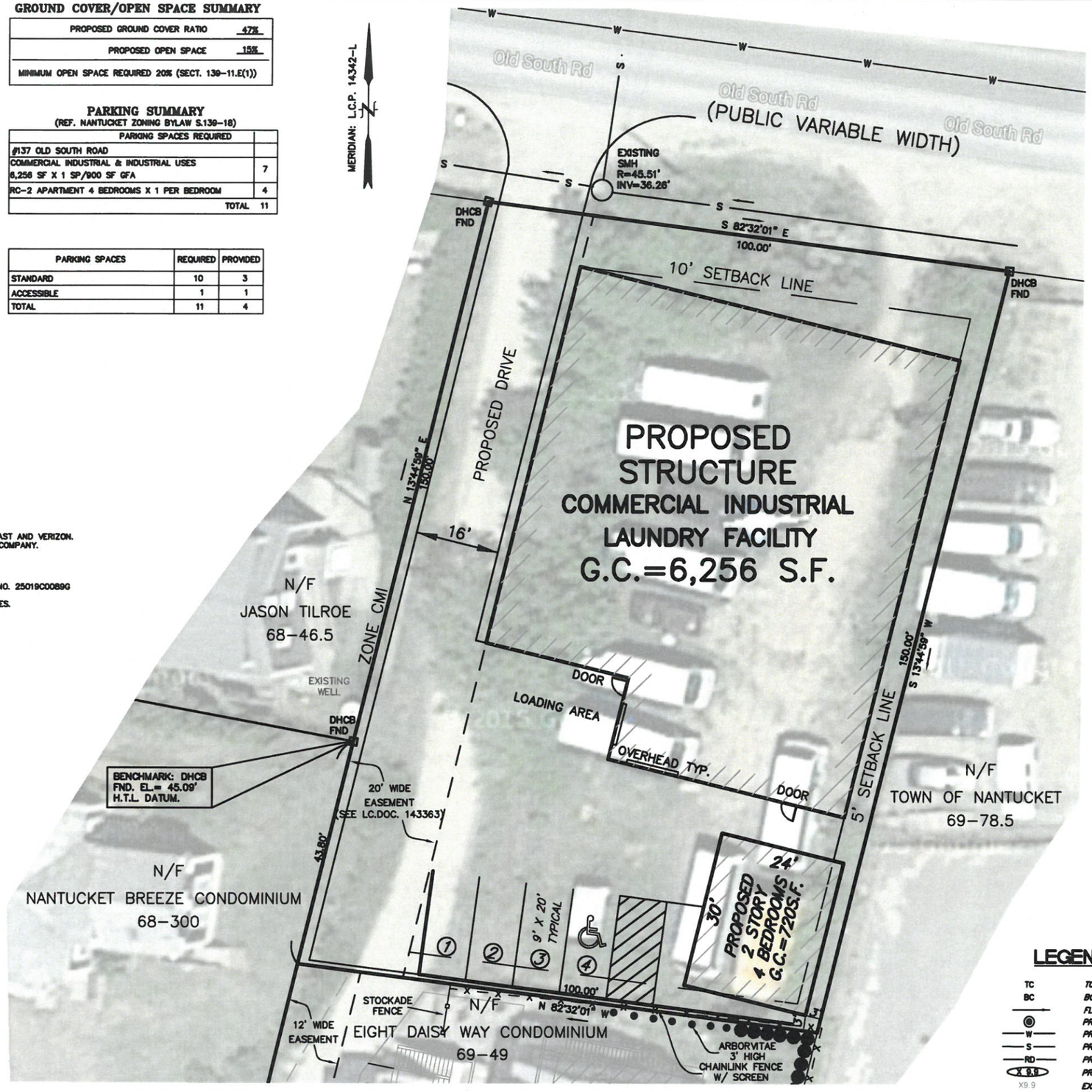
## GROUND COVER/OPEN SPACE SUMMARY

| | |
|---|---|
| PROPOSED GROUND COVER RATIO | 47% |
| PROPOSED OPEN SPACE | 15% |
| MINIMUM OPEN SPACE REQUIRED 20% (SECT. 139-11.E(1)) | |

## PARKING SUMMARY
(REF. NANTUCKET ZONING BYLAW S.139-18)

| PARKING SPACES REQUIRED | |
|---|---|
| #137 OLD SOUTH ROAD | |
| COMMERCIAL INDUSTRIAL & INDUSTRIAL USES 6,256 SF X 1 SP/900 SF GFA | 7 |
| RC-2 APARTMENT 4 BEDROOMS X 1 PER BEDROOM | 4 |
| TOTAL | 11 |

| PARKING SPACES | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD | 10 | 3 |
| ACCESSIBLE | 1 | 1 |
| TOTAL | 11 | 4 |




## SOIL EROSION SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. CATCH BASINS WILL BE PROTECTED WITH PRODUCT KNOWN AS "SILT SACK" THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
7. NIR RETAIL LLC, AS THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE NANTUCKET PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

## CONSTRUCTION AND STABILIZATION SEQUENCE NARRATIVE

PRE-CONSTRUCTION MEETING WITH TOWN DEPARTMENTS, APPLICANT, CONTRACTOR AND SITE ENGINEER.

PHASE I SITE CLEARING
1. INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE.
2. INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.

PHASE II SITE CONSTRUCTION
1. PROCEED WITH EXCAVATION FOR FOUNDATION.
2. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
3. PLACE FOOTING.
4. POUR FOUNDATION WALL.
5. INSTALL DRAIN SYSTEM.
6. INSTALL UTILITIES.
7. BACKFILL SITE, GRADE AS REQUIRED.
8. INSTALL LANDSCAPING.
9. LOAM AND SEED, STABALIZE SITE.

PHASE III SITE STABILIZATION
1. REMOVE ALL CONSTRUCTION DEBRIS.
2. MAINTAIN ALL EROSION CONTROL UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH NEW GROWTH FOR A PERIOD OF 60 DAYS.
3. REMOVE ALL EROSION CONTROL AND CLEAN UP SITE.

## ZONING RELIEF REQUESTED

| |
|---|
| SECTION 139-11. MAJOR COMMERCIAL DEVELOPMENT |
| SECTION 139-11.E(1) OPEN SPACE (20% TO 15%) |
| SECTION 139-11.G SIDE/REAR YARD SETBACK (5' TO 3') |
| SECTION 139-18.D PARKING SPACES (11 TO 4) |
| SECTION 139-23.B(2)(b) TRAFFIC STUDY REQUIREMENT PURSUANT TO 139-23.C |

## LEGEND

| | |
|---|---|
| TC | TOP OF CURB |
| BC | BOTTOM OF CURB |
| | FLOW DIRECTION ARROW |
| | PROPOSED SEWER MANHOLE |
| W | PROPOSED WATER SERVICE |
| S | PROPOSED SEWER LINE |
| RD | PROPOSED ROOF DRAIN |
| X 9.9 | PROPOSED SPOT GRADES |
| X9.9 | EXISTING SPOT GRADE |
| 17 | EXISTING CONTOUR |
| 17 | PROPOSED CONTOUR |

## NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOSEPH MAROCLINGER

JOHN TRUDEL

DATE APPROVED

DATE SIGNED

FILE NO.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
7/11/16

**MAJOR COMMERCIAL DEVELOPMENT**
**SITE DEVELOPMENT PLAN**
#137 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JULY 11, 2016

PREPARED FOR:
NIR RETAIL LLC

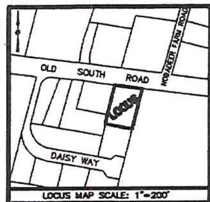
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=10'
0 10 20 30 40

NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.

SHEET 1 OF 1 N-10767

I:\JOBS 9632-10999\10000's\10700's\10760's\10767\AUTOCAD\N10767 SITE PLAN REV 7-14-16.dwg, SITE PLAN




LOCUS MAP SCALE: 1"=200'

MAP 69 PARCEL 50
LOT AREA=14,910±S.F.

REFERENCES:
OWNER: NIR RETAIL LLC

DEED REFERENCE:(PARCEL TWENTY-THREE) LC CERT. NO. 21819

PLAN REFERENCE:PLAN FILE NO. 14342-L

ASSESSORS REFERENCE:
MAP: 69 PARCEL: 50

ZONING CLASSIFICATION:
DISTRICT: RC-2
MINIMUM LOT SIZE =5,000 S.F.
MINIMUM FRONTAGE =40'
FRONT YARD SETBACK =10'
SIDE YARD SETBACK =5'
REAR YARD SETBACK =5'
MAX. GROUND COVER RATIO =50%

OVERLAY DISTRICTS:
1. NANTUCKET WELLHEAD PROTECTION DISTRICT (DEP ZONE II)
2. TOWN OVERLAY DISTRICT

UTILITY PERMITS REQUIRED:
1. SEWER APPLICATION AND PERMIT—DPW.
2. APPLICATION FOR WATER AND FIRE SERVICE—WWC.
3. CONTRACTOR TO COORDINATE SERVICES WITH NATIONAL GRID, COMCAST AND VERIZON.
4. CERTIFICATE OF WATER QUALITY COMPLIANCE—WANNACOMET WATER COMPANY.

NOTES:
1. FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOODING) FIRM PANEL NO. 25019C0089G EFFECTIVE DATE: JUNE 9, 2014.
2. PORTION OF SITE MAPPED NHESP PRIORITY HABITAT OF RARE SPECIES.

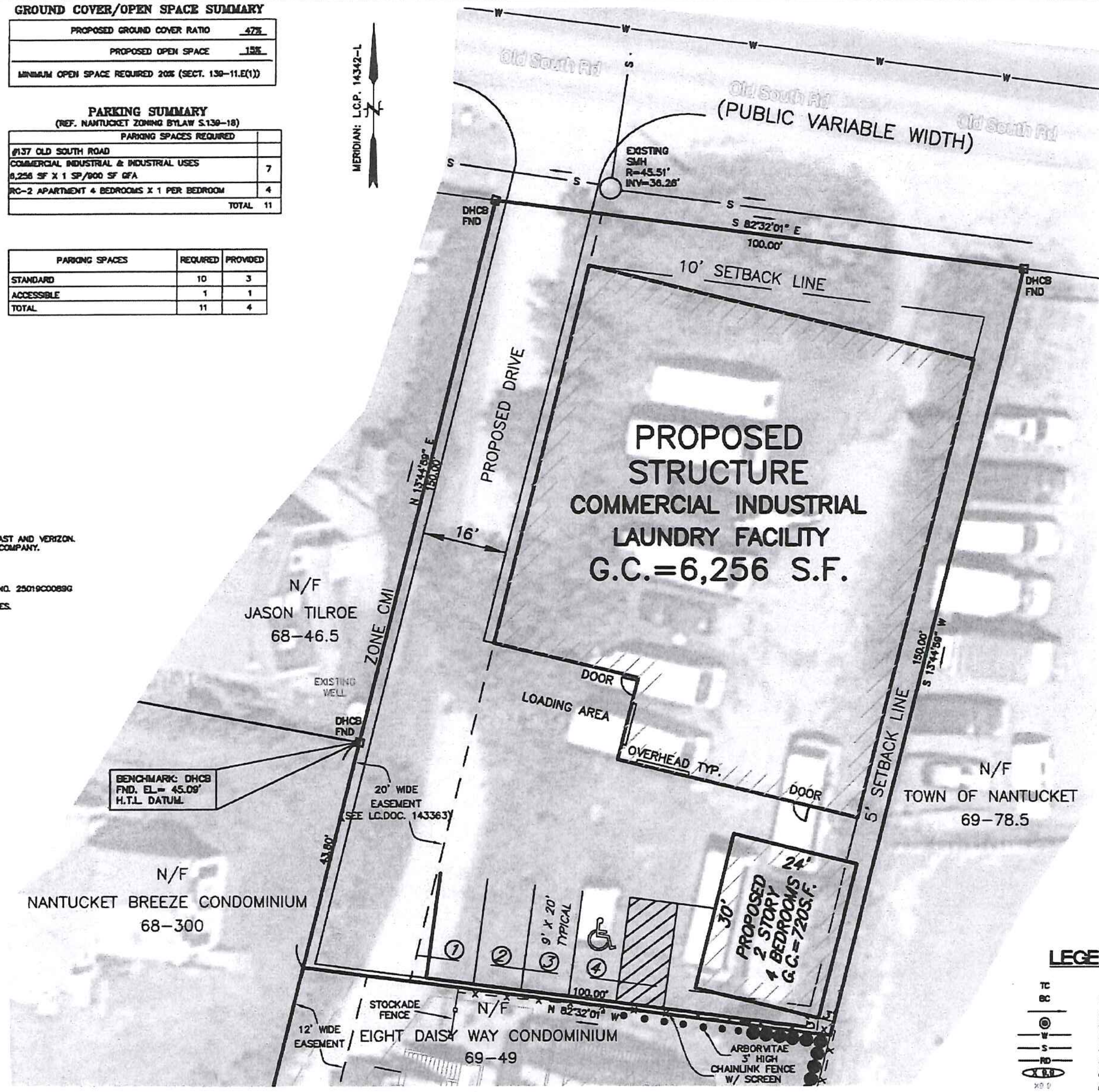
**GROUND COVER/OPEN SPACE SUMMARY**

| | |
|---|---|
| PROPOSED GROUND COVER RATIO | 47% |
| PROPOSED OPEN SPACE | 15% |
| MINIMUM OPEN SPACE REQUIRED 20% (SECT. 139-11.E(1)) | |

**PARKING SUMMARY**
(REF. NANTUCKET ZONING BYLAW S.139-18)

| PARKING SPACES REQUIRED | |
|---|---|
| #137 OLD SOUTH ROAD | |
| COMMERCIAL INDUSTRIAL & INDUSTRIAL USES 6,256 SF X 1 SP/900 SF GFA | 7 |
| RC-2 APARTMENT 4 BEDROOMS X 1 PER BEDROOM | 4 |
| TOTAL | 11 |

| PARKING SPACES | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD | 10 | 3 |
| ACCESSIBLE | 1 | 1 |
| TOTAL | 11 | 4 |




NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.

SOIL EROSION SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. CATCH BASINS WILL BE PROTECTED WITH PRODUCT KNOWN AS "SILT SACK" THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
7. NIR RETAIL LLC, AS THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE NANTUCKET PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

CONSTRUCTION AND STABILIZATION SEQUENCE NARRATIVE

PRE-CONSTRUCTION MEETING WITH TOWN DEPARTMENTS, APPLICANT, CONTRACTOR AND SITE ENGINEER.

PHASE I SITE CLEARING
1. INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE.
2. INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.

PHASE II SITE CONSTRUCTION
1. PROCEED WITH EXCAVATION FOR FOUNDATION.
2. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
3. PLACE FOOTING.
4. POUR FOUNDATION WALL.
5. INSTALL DRAIN SYSTEM.
6. INSTALL UTILITIES.
7. BACKFILL SITE, GRADE AS REQUIRED.
8. INSTALL LANDSCAPING.
9. LOAM AND SEED, STABALIZE SITE.

PHASE III SITE STABILIZATION
1. REMOVE ALL CONSTRUCTION DEBRIS.
2. MAINTAIN ALL EROSION CONTROL UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH NEW GROWTH FOR A PERIOD OF 60 DAYS.
3. REMOVE ALL EROSION CONTROL AND CLEAN UP SITE.

**ZONING RELIEF REQUESTED**

| |
|---|
| SECTION 139-11. MAJOR COMMERCIAL DEVELOPMENT |
| SECTION 139-11.E(1) OPEN SPACE (20% TO 15%) |
| SECTION 139-11.G SIDE/REAR YARD SETBACK (5' TO 3') |
| SECTION 139-18.D PARKING SPACES (11 TO 4) |
| SECTION 139-23.B(2)(b) TRAFFIC STUDY REQUIREMENT PURSUANT TO 139-23.C |

**LEGEND**

| | |
|---|---|
| TC | TOP OF CURB |
| BC | BOTTOM OF CURB |
| | FLOW DIRECTION ARROW |
| ◎ | PROPOSED SEWER MANHOLE |
| —W— | PROPOSED WATER SERVICE |
| —S— | PROPOSED SEWER LINE |
| —RD— | PROPOSED ROOF DRAIN |
| X 9.9 | PROPOSED SPOT GRADES |
| x 9.9 | EXISTING SPOT GRADE |
| —17— | EXISTING CONTOUR |
| —17— | PROPOSED CONTOUR |

**NANTUCKET PLANNING BOARD**
MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT

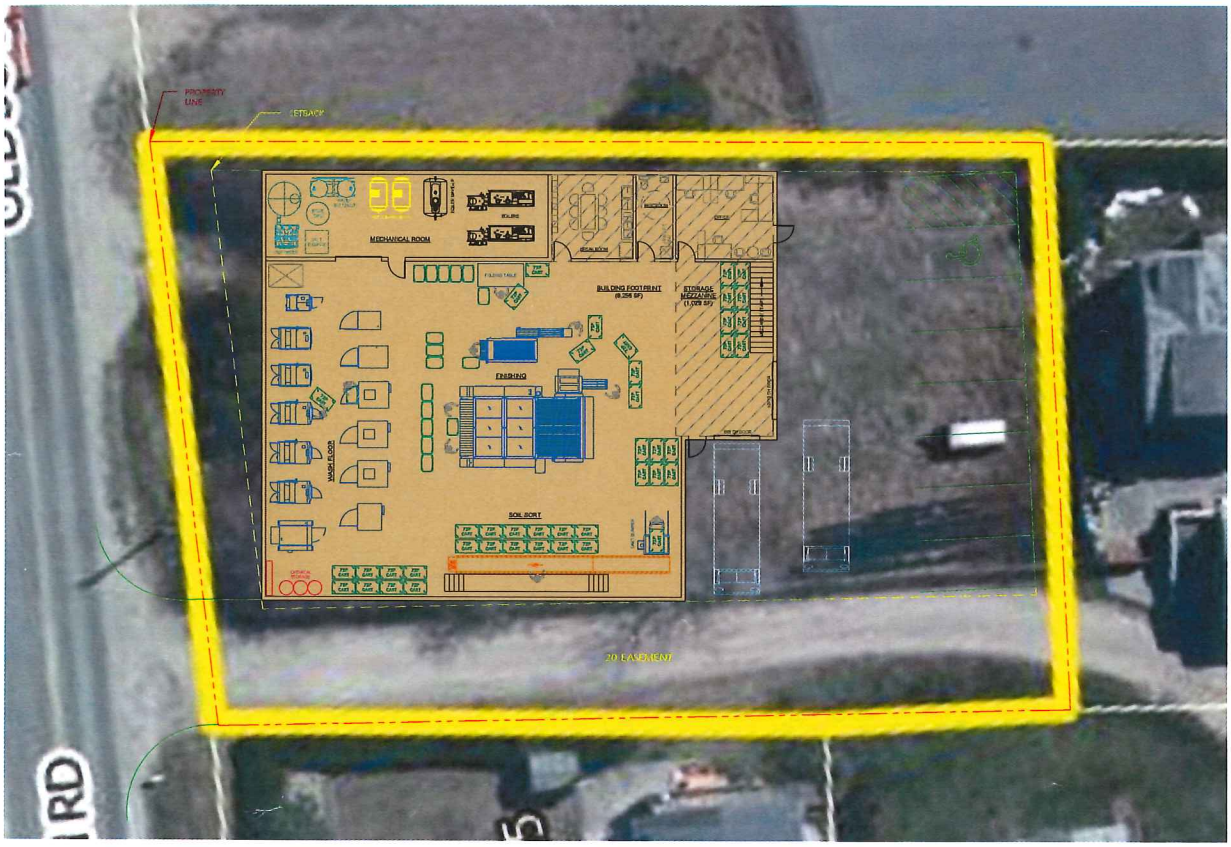
BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOSEPH MARCKLINGER
JOHN TRUDEL
DATE APPROVED ________
DATE SIGNED ________
FILE NO. ________

PAUL J. SANTOS No. 36124 PROFESSIONAL LAND SURVEYOR
7/11/16

**MAJOR COMMERCIAL DEVELOPMENT**
**SITE DEVELOPMENT PLAN**
#137 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JULY 11, 2016
PREPARED FOR:
NIR RETAIL LLC
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240
GRAPHIC SCALE
1"=10'
0 10 20 30 40

SHEET 1 OF 1 N-10767

I:\JOBS 9632-10999\10000's\10700's\10760's\10767\AUTOCAD\N10767 SITE PLAN REV 7-14-16.dwg, SITE PLAN




CONCEPTUAL DRAFT ONLY

DISCLAIMER
THE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. SITE PROPERTY LINES AND/OR EXISTING SITE/BUILDING CONDITIONS WERE DRAWN FROM EXISTING PLANS AND POSSIBLY INCOMPLETE SITE INFORMATION. ARCO MURRAY NATIONAL CONSTRUCTION COMPANY, INC. AND GMA ARCHITECTS INC. ARE NOT TO BE HELD ACCOUNTABLE FOR ACCURACY OF DIMENSIONS.

# NANTUCKET ISLAND RESORT

## NEW LAUNDRY - CONCEPT #2

NANTUCKET, MA

SCALE : 1/32"=1'-0" (11X17)
CP02 06.21.2016

ARCO MURRAY
LAUNDRY DIVISION

Phyllis G Mayhew
Charles S Mayhew
PO Box 161
Pocasset, Massachusetts 02559

2016 JUL 29 PM 2:17

July 26, 2016

Dear Chairman Rector,

Having recently received notice from the Planning Board of a hearing for a Major Commercial Development for 137 Old South Road (#48-16) I would like to state my concerns. With 6976 square feet of building footprint and over 1000 square feet of parking and loading area there will be significant storm water runoff. Storm water will flow to the south and west. I will have flooding issues at 6 Daisy Way, 8 Daisy Way and 10 Daisy Way. 133 Old South Road has a low area behind the building that will have flooding issues also. 135 Old South Road is a low area that will be impacted by storm water runoff. Catch basins may control some of the runoff, but may impact the water wells in the immediate area with pollution from motor vehicles and laundry chemicals.

Other important issues are hours of operation, late night traffic, and machinery noise are of concern. There are 12 residences within 100 feet of the proposed buildings.

The lack of parking for a 6256 square foot industrial laundry is worrysome as many employee will be needed to operate the laundry and trucks to deliver and pick up the laundry. The employee housing will also need parking.

It would seem to me that a traffic study is necessary as the intersection of Old South Road and Nobadeer Farm Road is very busy and conjested.

Finally the size of the buildings, lack of open space and 5 foot setbacks are not in keeping with the neighborhood and RC2 zoning.

Respectfully,

Charlie Mayhew

Charlie Mayhew

**NIR RETAIL LLC**
**137 OLD SOUTH ROAD**
**MCD SUBMITTAL FEES**
**7/6/2016**

| MCD SUBMITTAL FEE CALCULATION | | | |
|---|---|---|---|
| | Cost | Quantity | Total |
| Base Fee | $250.00 | 1 | $250.00 |
| Cost per square foot of commercial floor space including roofed over areas | $0.50 | 6256 | $3,128.00 |
| Cost per square foot of outdoor storage, display, and recreation areas | $0.05 | 0 | $0.00 |
| Cost per required parking space | $25.00 | 11 | $275.00 |
| Cost per gallon of wastewater over 10,000 gal/day | $0.50 | 0 | $0.00 |
| Cost per foot of wharf and or pier | $0.50 | 0 | $0.00 |
| **CHECK #1** | | **Total fees** | **$3,653.00** |
| Check to be made payable to the Town of Nantucket | | | |

| | | | |
|---|---|---|---|
| Cost per abutters notice | $6.74 | 24 | $161.76 |
| **CHECK #2** | | **Total fees** | **$161.76** |
| Check to be made payable to the Pitney Bowes Reserved Funds | | | |

| INSPECTION ESCROW ACCOUNT FEE CALCULATION | | | |
|---|---|---|---|
| | Cost | Quantity | Total |
| Base Fee for 1st 5,000 s.f. commercial space | $5,000.00 | 1 | $5,000.00 |
| $1,000 for each additional 2500 s.f. over 5,000 s.f. | | 0 | $0.00 |
| **CHECK #3** | | **Total fees** | **$5,000.00** |
| Check to be made payable to the Town of Nantucket | | | |

#55.00

RECEIVED
JUL 14 2016
By CHK# 16011

RECEIVED
BOARD OF ASSESSORS
JUN 14 2016
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(Special Permit)

PLANNING BOARD
FILE # 48-16

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..NIR Retail LLC.....

MAILING ADDRESS..c/o VDHS & B Box 659..2 Whalers Lane..Nantucket, Ma. 02554

PROPERTY LOCATION..137 Old South Road.....

ASSESSOR MAP/PARCEL..Map 69 Parcel 50.....

SUBMITTED BY..NIR Retail LLC; c/o Vaughan, Dale, Hunter.....
and Beaudette, PC

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

June 16, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 68 | | 46 | 2 | NANTUCKET TOWN OF | | 16 BROAD STREET | NANTUCKET | MA 02554 | 127 OLD SOUTH RD |
| 68 | | 46 | 3 | NANTUCKET TOWN OF | | 16 BROAD STREET | NANTUCKET | MA 02554 | 129 OLD SOUTH RD |
| 68 | | 46 | 5 | TILROE JASON | C/O BARBER CALLIE | PO BOX 255 | NANTUCKET | MA 02554 | 135B OLD SOUTH RD |
| 68 | | 46 | 6 | TILROE JASON | C/O BARBER CALLIE | P O BOX 255 | NANTUCKET | MA 02554 | 135A OLD SOUTH RD |
| 68 | | 46 | 7 | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 5 DAISY WY |
| 68 | | 46 | 8 | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 7 DAISY WY |
| 68 | | 46 | 9 | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 9 DAISY WY |
| 68 | | 240 | | NANTUCKET AIRPORT COMMISSION | TOWN OF NANTUCKET | 16 BROAD ST | NANTUCKET | MA 02554 | 11 DAISY WY |
| 68 | | 241 | | MAYHEW CHARLES S TRUSTEE | SIX DAISY WAY NOMINEE TRUST | P O BOX 161 | POCASSET | MA 02559 | 6 DAISY WY |
| 68 | | 249 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA 02554 | 123 OLD SOUTH RD |
| 68 | | 300 | 1 | FIELD CHRISTOPHER | | PO BOX 943 | SIASCONSET | MA 02564 | 133B OLD SOUTH RD |
| 68 | | 300 | 2 | GRAY ANGELA KAY | | 133C OLD SOUTH ROAD | NANTUCKET | MA 02554 | 133C OLD SOUTH RD |
| 68 | | 300 | 3 | WILLS MATTHEW P | | 605 41ST STREET APT R | BROOKLYN | NY 11232 | 133D OLD SOUTH RD |
| 68 | | 300 | 4 | PIERONI MICHAEL J & PAIGE M | | 21 LADDS WAY | SCITUATE | MA 02066 | 133E OLD SOUTH RD |
| 68 | | 300 | 5 | GORHAM ALLISON L | | 1 HOOPER FARM ROAD | NANTUCKET | MA 02554 | 133F OLD SOUTH RD |
| 68 | | 300 | 6 | WALTON THOMAS E | | 32 CLIFF ROAD | NANTUCKET | MA 02554 | 133G OLD SOUTH RD |
| 68 | | 300 | 7 | CARUSO GARRY A | | 2 GREGLEN AVE PMB 381 | NANTUCKET | MA 02554 | 133H OLD SOUTH RD |
| 68 | | 300 | 8 | MCKENNA KAREN A | | 530 ATLANTIC AVE | BOSTON | MA 02210 | 133A OLD SOUTH RD |
| 68 | | 966 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 1 WAMPANOAG WY |
| 68 | | 967 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 3 HANABEA LN |
| 68 | | 968 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 118 OLD SOUTH RD |
| 68 | | 969 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 02459 | 124 OLD SOUTH RD |
| 68 | | 300 | 42 | | | | | | 133 133A OLD SOUTH RD |
| 69 | | 14 | | 130 OLD SOUTH RD LLC | | 6 ARROWHEAD DR | NANTUCKET | MA 02554 | 130 OLD SOUTH RD |
| 69 | | 35 | | CROWLEY SEAMUS M & GENNARO ELIZABET | | 18 DAFFODIL LANE | NANTUCKET | MA 02554 | 46 NOBADEER FARM RD |
| 69 | | 35 | 1 | CROWLEY SEAMUS M & GENNARO ELIZABET | | 18 DAFFODIL LN | NANTUCKET | MA 02554 | 46 A NOBADEER FARM RD #1 |
| 69 | | 35 | 2 | CROWLEY SEAMUS M & GENNARO ELIZABET | | 46 NOBADEER FARM RD | NANTUCKET | MA 02554 | 46 B NOBADEER FARM RD #2 |
| 69 | | 35 | 3 | CROWLEY SEAMUS M & GENNARO ELIZABET | | 18 DAFFODIL LN | NANTUCKET | MA 02554 | 46 C NOBADEER FARM RD #3 |
| 69 | | 36 | | AJ GARAGE LLC | | 133 ORANGE STREET | NANTUCKET | MA 02554 | 48 NOBADEER FARM RD |
| 69 | | 37 | | WELCH WOOD REALTY TRUST INC | | PO BOX 759 | VINEYARD HAVEN | MA 02568 | 132 OLD SOUTH RD |
| 69 | | 38 | | TUTTLE E SANFORD III ETAL TRS | T & R REALTY TRUST | 2 GREGLEN AVE 399 | NANTUCKET | MA 02554-2830 | 134 OLD SOUTH RD |
| 69 | | 49 | | MAYHEW CHARLES & PHYLLIS TRS | MAYHEW FAMILY NOMINEE TR | 8 DAISY WAY | NANTUCKET | MA 02554 | 8 DAISY WY |
| 69 | | 49 | 1 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 8 A DAISY WY |
| 69 | | 49 | 2 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 8 B DAISY WY |
| 69 | | 49 | 3 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 10 A DAISY WY |
| 69 | | 49 | 4 | MAYHEW CHARLES & PHYLLIS TRST | MAYHEW FAMILY NOM TRUST | P O BOX 161 | POCASSET | MA 02559 | 10 B DAISY WY |
| 69 | | 78 | 5 | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA 02554 | NANTUCKET AP |
| 69 | | 100 | | NORTH ATLANTIC DEV LLC | | 6 ARROWHEAD DR | NANTUCKET | MA 02554 | 51 NOBADEER FARM RD |
| 69 | | 101 | | LEWIS DURVAN C & MARIA S HENRY | | 6 MARY ANN DR | NANTUCKET | MA 02554 | 49 NOBADEER FARM RD |
| 69 | | 102 | | OAK HILL INVESTMENTS LLC | | 2 ANGELL ST UNIT 3 | PROVIDENCE | RI 02903 | 47 NOBADEER FARM RD |
| 69 | | 102 | 1 | PRAMILA KC | | PO BOX 2544 | NANTUCKET | MA 02584 | 47A NOBADEER FARM RD #A |
| 69 | | 102 | 2 | PAUDEL NIKHIL KUMAR & YASHUDA KC | | 47 B NOBADEER FARM RD | NANTUCKET | MA 02554 | 47 B NOBADEER FARM RD #B |
| 69 | | 102 | 3 | COHEN STEVEN L TRST | 47C NFR TRUST | PO BOX 786 | NANTUCKET | MA 02554 | 47C NOBADEER FARM RD #C |
| 69 | | 271 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 5 HANABEA LN |
| 69 | | 272 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 7 HANABEA LN |
| 69 | | 273 | | CANDLEWICK CORNER VTT ACK | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 126 OLD SOUTH RD |

# ABBUTTERS LISTING
## NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 69 | | 274 | | CANDLEWICK CORNER VTT ACK LLC | | 100 CONCORD ST | FRAMINGHAM | MA 01701 | 128 OLD SOUTH RD |
| 78 | | 1 | | NANTUCKET TOWN OF | NANTUCKET AIRPORT | 16 BROAD ST | NANTUCKET | MA 02554 | 14 AIRPORT RD |
| 78 | | 1 | 1 | NANTUCKET MEMORIAL AIRPORT COMMISSI | C/O UNITED STATES POST OFFICE | OLD SOUTH RD | NANTUCKET | MA 02554 | 143 OLD SOUTH RD |

68
NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

68
FIELD CHRISTOPHER
PO BOX 943
SIASCONSET, MA 02564

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

68
NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

68
GRAY ANGELA KAY
133C OLD SOUTH ROAD
NANTUCKET, MA 02554

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 02459

68
TILROE JASON
C/O BARBER CALLIE
PO BOX 255
NANTUCKET, MA 02554

68
WILLS MATTHEW P
605 41ST STREET APT R
BROOKLYN, NY 11232

68
,

68
TILROE JASON
C/O BARBER CALLIE
P O BOX 255
NANTUCKET, MA 02554

68
PIERONI MICHAEL J & PAIGE M
21 LADDS WAY
SCITUATE, MA 02066

69
130 OLD SOUTH RD LLC
6 ARROWHEAD DR
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
GORHAM ALLISON L
1 HOOPER FARM ROAD
NANTUCKET, MA 02554

69
CROWLEY SEAMUS M & GENNARO ELIZ/
18 DAFFODIL LANE
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
WALTON THOMAS E
32 CLIFF ROAD
NANTUCKET, MA 02554

69
CROWLEY SEAMUS M & GENNARO ELIZ/
18 DAFFODIL LN
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
CARUSO GARRY A
2 GREGLEN AVE PMB 381
NANTUCKET, MA 02554

69
CROWLEY SEAMUS M & GENNARO ELIZ/
46 NOBADEER FARM RD
NANTUCKET, MA 02554

68
NANTUCKET AIRPORT COMMISSION
TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

68
MCKENNA KAREN A
530 ATLANTIC AVE
BOSTON, MA 02210

69
CROWLEY SEAMUS M & GENNARO ELIZ/
18 DAFFODIL LN
NANTUCKET, MA 02554

68
MAYHEW CHARLES S TRUSTEE
SIX DAISY WAY NOMINEE TRUST
P O BOX 161
POCASSET, MA 02559

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
AJ GARAGE LLC
133 ORANGE STREET
NANTUCKET, MA 02554

68
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

68
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
WELCH WOOD REALTY TRUST INC
PO BOX 759
VINEYARD HAVEN, MA 02568

69
TUTTLE E SANFORD III ETAL TRS
T & R REALTY TRUST
2 GREGLEN AVE 399
NANTUCKET, MA 02554-2830

69
PRAMILA KC
PO BOX 2544
NANTUCKET, MA 02584

69
MAYHEW CHARLES & PHYLLIS TRS
MAYHEW FAMILY NOMINEE TR
8 DAISY WAY
NANTUCKET, MA 02554

69
PAUDEL NIKHIL KUMAR & YASHUDA KC
47 B NOBADEER FARM RD
NANTUCKET, MA 02554

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
COHEN STEVEN L TRST
47C NFR TRUST
PO BOX 786
NANTUCKET, MA 02554

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
MAYHEW CHARLES & PHYLLIS TRST
MAYHEW FAMILY NOM TRUST
P O BOX 161
POCASSET, MA 02559

69
CANDLEWICK CORNER VTT ACK
100 CONCORD ST
FRAMINGHAM, MA 01701

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
CANDLEWICK CORNER VTT ACK LLC
100 CONCORD ST
FRAMINGHAM, MA 01701

69
NORTH ATLANTIC DEV LLC
6 ARROWHEAD DR
NANTUCKET, MA 02554

78
NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

69
LEWIS DURVAN C & MARIA S HENRY
6 MARY ANN DR
NANTUCKET, MA 02554

78
NANTUCKET MEMORIAL AIRPORT COMM
C/O UNITED STATES POST OFFICE
OLD SOUTH RD
NANTUCKET, MA 02554

69
OAK HILL INVESTMENTS LLC
2 ANGELL ST UNIT 3
PROVIDENCE, RI 02903

Phyllis G Mayhew
Charles S Mayhew
PO Box 161
Pocasset, Massachusetts 02559

2016 JUL 29 PM 2:17

July 26, 2016

Dear Chairman Rector,

Having recently received notice from the Planning Board of a hearing for a Major Commercial Development for 137 Old South Road (#48-16) I would like to state my concerns. With 6976 square feet of building footprint and over 1000 square feet of parking and loading area there will be significant storm water runoff. Storm water will flow to the south and west. I will have flooding issues at 6 Daisy Way, 8 Daisy Way and 10 Daisy Way. 133 Old South Road has a low area behind the building that will have flooding issues also. 135 Old South Road is a low area that will be impacted by storm water runoff. Catch basins may control some of the runoff, but may impact the water wells in the immediate area with pollution from motor vehicles and laundry chemicals.

Other important issues are hours of operation, late night traffic, and machinery noise are of concern. There are 12 residences within 100 feet of the proposed buildings.

The lack of parking for a 6256 square foot industrial laundry is worrysome as many employee will be needed to operate the laundry and trucks to deliver and pick up the laundry. The employee housing will also need parking.

It would seem to me that a traffic study is necessary as the intersection of Old South Road and Nobadeer Farm Road is very busy and conjested.

Finally the size of the buildings, lack of open space and 5 foot setbacks are not in keeping with the neighborhood and RC2 zoning.

Respectfully,

Charlie Mayhew

Charlie Mayhew

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
AUG 02 2016
By

August 2, 2016

**BY HAND DELIVERY**

Mr. Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: NIR Retail – 137 Old South Road, Nantucket, MA 02554

Dear Chairman Rector:

As you are aware, our office represent NIR Retail, LLC in its application for a Major Commercial Development Special Permit. Enclosed please find the following supplementary materials:

- The Employee Housing Management Plan;
- An Addendum to the Application, and
- A report from Nantucket Surveyors.

Please note that we reserve the right to supplement this application with further materials at a later time. Thank you for your help and if you have any question, please do not hesitate to call me at 508-228-4455.

Sincerely,

Richard P. Beaudette, Esq.

RPB/BJS
Encl:
cc: NIR RETAIL, LLC
John Twohig

**ADDENDUM**

The Applicant, NIR Retail LLC, is the owner of the vacant property located at 137 Old South Road, Nantucket, Massachusetts 02554 (the "Premises"). Applicant hereby seeks a Major Commercial Development ("MCD") Special Permit for the Premises pursuant to Section 139-11 of the Nantucket Zoning By-Law (the "By-Law"), as well as related relief from the By-Law more specifically described below. The Premises consists of a 14,910+/- square foot lot, identified as Parcel 50 on Town of Nantucket Assessor's Map 69, currently located in the Residential Commercial 2 (RC-2) zoning district.

The Applicant is seeking an MCD Special Permit to develop a new laundry facility together with neighborhood employee housing at the Premises. The Applicant's request stems from the loss of its existing laundry facility as a result of a fire. While a more detailed Site Plan will be presented by the Applicant at the hearing before the Planning Board, the proposed conditions for the Premises are shown on a plan entitled "Major Commercial Development Site Development Plan 137 Old South Road in Nantucket, Massachusetts," dated July 11, 2016, prepared for NIR Retail LLC by Nantucket Surveyors, LLC (the "Site Plan"), a copy of which is attached hereto as Exhibit "A". As shown on the Site Plan, Applicant's proposal includes the construction of 6,256+/- square foot structure for a laundry facility (the "Laundry Facility") as well as a four bedroom 720+/- square foot structure for neighborhood employee housing (the "Employee Housing").

I. Existing Zoning/Requested Relief.

The Premises are currently located in the RC-2 zoning district. As described in more detail below, in order to construct the Laundry Facility and the Employee Housing, the Applicant is seeking the following relief:

| | | |
|---|---|---|
| 1. | 139-11 | Special Permit Relief for Major Commercial Development |
| 2. | 139-11.E.(1) | Special Permit Relief to reduce open space requirement |
| 3. | 139-18.D | Special Permit Relief to reduce the number of required parking spaces |
| 4. | 139-23.C | Waiver for the traffic study requirement under 139-23B.(2)(b) |
| 5. | 139-11.G | Special Permit to waive side and rear set back requirements |
| 6. | 139-7(A) | Special Permit Relief for neighborhood employee housing |

II. Support for requested Zoning Relief under the By-Law.

The Applicant respectfully submits that the proposal satisfies the standards for approval under the By-Law for the following reasons:

**(1.) Special Permit for Major Commercial Development ("MCD") under Section 139-11 of the By-Law:**

The Applicant seeks an MCD Special Permit from the Planning Board under Section 139-11 of the By-Law to construct a 6,256+/- square foot structure for a Laundry Facility and a 720+/- square foot structure for Employee Housing at the Premises.

The proposal comprises more than 5,000 square feet of gross floor area of commercial space, and, therefore, qualifies as an MCD under the By-Law. Accordingly, the Applicant's proposed project requires an MCD Special Permit from the Planning Board under Section 139-11 of the By-Law as well as Site Plan Review under Section 139-23.

The Planning Board may grant a MCD Special Permit where the Applicant's request is in accordance with the submission requirements adopted by the Planning Board and is consistent with the general purpose and intent of the By-Law.

The proposed uses are consistent with the general purpose and intent of the By-Law, which include promoting the health, safety, convenience, morals and general welfare of the Town's inhabitants, lessening the danger from fire and congestion, and improving the Town. As addressed in this Addendum, the proposed Laundry Facility and Employee Housing structures are similar in nature to the many commercial and related uses that abut the Premises, have been designed to provide adequate fire protection and separation from adjacent structures, and will further the convenience and general welfare of the Town by, among other things, allowing the Applicant to continue providing laundry services for its resort operations, providing laundry services for other guest accommodations on Nantucket and constructing much-needed additional inclusionary housing for the Applicant's employees.

Further, the application complies with the requirements for plan submissions pursuant to the Planning Board's *Requirements and Guidelines for Major Commercial Developments,* as addressed below.

A. Site Inventory and Resource Analysis.

As required by Section 4.A of the *Requirements and Guidelines for Major Commercial Developments*, the Applicant's MCD application provides a map of the Premises at a suitable scale showing the following:

1. Existing topography shown at 2 foot contours:

   *The existing topography will be shown on a more detailed Site Plan prepared by Nantucket Surveyors, LLC to be presented at the hearing.*

2. The location of predominant natural features such as ponds, estuaries, beaches, dune areas, wetlands, natural drainage areas, and heavily wooded areas: *N/A*

3. Areas subject to periodic flooding, as shown on the US Federal Emergency Management Agency's Flood Hazard Maps for Nantucket County: *N/A*

B. Site Development Plan.

As required by Section 4.B of *Requirements and Guidelines for Major Commercial Developments*, the Applicant's MCD application provides a map of the proposed development at a suitable scale showing the following:

1. Lot Lines as surveyed with bearings, distances, north point, scale, etc.

   *The Site Plan shows property lines and dimensions of the site, north arrow, and scale of drawing.*

2. Abutting Streets and Intersections indicating type of surface, showing rights of way lines, and the location of the traveled way including type of surface:

   *The abutting streets and intersections, all of which are paved, consist of Nobadeer Farm Road, Wampanoag Road, Daisy Way and Macy's Lane.*

3. Lot coverage and gross floor area of existing / proposed structures indicating uses for each:

*As shown on the Site Plan, the project consists of a 6,256+/- square foot structure for laundry machines, equipment and storage. The Applicant also proposes to construct a four bedroom 720+/- square foot structure for the purpose of Employee Housing.*

4. Interior roadways, driveways and parking areas indicating what type of surfacing and indicating areas to be curbed and what type of curbing to be used:

*As noted in the report prepared by Nantucket Surveyors, LLC, a copy of which is attached hereto as Exhibit "B", the proposed driveways and parking area will be bituminous asphalt and the curbing will be Cape Cod berm.*

5. Sidewalks, trails, and bicycle paths, indicating types of surface: *N/A*

6. Storm drainage plan and facilities, including drainage swales and gutters, catch basins and storm sewers, as applicable, certified by a professional engineer to accommodate a five year rainstorm:

*Please see the attached report prepared by Nantucket Surveyors, LLC.*

7. Sewage Disposal Facilities, including onsite, public and pre-treatment facilities, as applicable, and sewage flow design data:

*Please see the attached report prepared by Nantucket Surveyors, LLC.*

8. Water supply system, both public and onsite, as applicable:

*As noted in the attached report prepared by Nantucket Surveyors, LLC, the water service will be supplied by Wannacomet Water Company.*

9. Outdoor recreational facilities, including but not limited to swimming pools, tennis courts, and terraces: *N/A*

10. Fencing, indicating type:

*As noted in the attached report prepared by Nantucket Surveyors, LLC, the Premises have an existing chain link fence which will remain but may be relocated.*

11. Outdoor lighting, indicating type:

*Please see the attached report by Nantucket Surveyors, LLC.*

12. Shoreline Protection devices: N/A

13. Fuel Storage:

*Please see the attached report prepared by Nantucket Surveyors, LLC.*

14. Electrical Services, both in-ground and existing overhead:

*Please see the attached report prepared by Nantucket Surveyors, LLC.*

15. Outdoor signs, type, size:

*To be determined.*

16. Fire Protection:

*Please see the attached report prepared by Nantucket Surveyors LLC.*

17. Landscape and planting proposed on the site including grassed areas and all shrubs and trees located by species:

*Please see the attached report prepared by Nantucket Surveyors LLC.*

18. Designated 20% open space area:

*As shown on the Site Plan, the project provides an open space area of 15%.*

19. Grading Plan showing final contour at 2 foot intervals:

*This information will be shown on a more detailed Site Plan prepared by Nantucket Surveyors, LLC to be presented at the hearing.*

C. Detailed Drawings.

The following detailed drawings will be provided by Nantucket Surveyors, LLC, as required by Section 4.C of the *Requirements and Guidelines for Major Commercial Developments*:

1. Typical drawings for all exterior lighting to be installed onsite.

2. Typical cross section of driveways access roads, parking areas, sidewalks, bicycle paths and curbing.

3. Typical cross section of all drainage facilities, including catch basins and storm sewers. N/A

4. Typical cross section of all sewage facilities.

5. Typical cross section of all water system components.

For the reasons set forth above, the Applicant's request for an MCD Special Permit under Section 139-11 of the By-Law is consistent with the general purpose and intent of the By-Law and complies with the submission requirements adopted by the Planning Board. Accordingly, the Applicant respectfully requests that the Planning Board grant the requested MCD Special Permit, together with the related relief more particularly described below.

**(2.) Special Permit to reduce open space requirement under Section 139-11.E.(1).**

Under Section 139-11.E.(3) of the By-Law, the Applicant requests a Special Permit for a reduction of the open area requirement for an MCD stated in Section 139-11.E.(1). The Applicant proposes an open area of 15% for the proposed MCD, whereas 20% is required under the By-Law.

Under Section 139.11.E.(3) of the By-Law, the Planning Board may grant a Special Permit to reduce the open area required for an MCD under the By-Law if it finds that (i) sufficient and appropriate landscaping is provided, and (ii) the benefits to the community and the neighborhood from the reduction of open area, as conditioned by the decision granting the Special Permit, outweigh the benefits that would be derived from the provision of the open area requirements as would otherwise be required.

Approximately 15% of the Premises will be set aside as open area, some of which will consist of grassed area. In addition, the Premises will be appropriately screened from abutting residential lots. While the Premises are currently fenced, the chain link fence along the drive may be relocated.

A 5% reduction in the open area required by the By-Law is needed to allow the Applicant to construct a laundry facility of an adequate size to service its existing resort operations on Nantucket, while also allowing the Applicant to construct much-needed inclusionary housing, a significant public benefit. Absent this minimal reduction, the project would not be economically viable. Further, because sufficient and appropriate landscaping will be provided along the Premises' boundary with adjoining residential uses, the open area reduction will not have a detrimental effect on the neighborhood.

Because the community will benefit from the construction of the project, both through reliance on the Applicant's laundry operation and from the proposed construction of additional inclusionary housing, and because these benefits will not accrue to the community unless the requested reduction is approved, the benefits of the requested open area reduction outweigh any potential benefits that may be derived from strict adherence to the 20% open area requirement. Therefore, the Applicant requests that the Planning Board grant the Special Permit approving the requested open area reduction.

**(3.) Special Permit to reduce the number of required parking spaces under Section 139-18.D. of the By-Law**

The Applicant requests a Special Permit under Section 139-18.D of the By-Law to reduce the number of parking spaces required under the By-Law for the proposed MCD. The Applicant is able to provide four (4) parking spaces of the eleven (11) required under the By-Law.

Under Section 139-18.D. of the By-Law, the Planning Board may grant relief from the By-Law's parking requirements by Special Permit if the Planning Board finds that (a) the granting of such relief is in harmony with the general purpose and intent of the By-Law, and (b) that 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.

It is physically impossible for the Applicant to provide the required number of parking spaces for the proposed MCD under the By-Law. As proposed, the 14,910+/- square foot lot will include a 6,256+/- square foot Laundry Facility and a 720+/- square foot structure on the Premises for Employee Housing. The proposed size of the Laundry Facility is the minimum necessary to accommodate the laundry machines, related equipment, and storage required to adequately manage the Applicant's laundry demand from its resort operations in Nantucket. Strict adherence to the minimum parking requirements would require a significant reduction in the size of the Laundry Facility structure, rendering the project infeasible. Even if it were possible to provide the required number of parking spaces, eleven (11) parking spaces would overwhelm the lot and therefore create an adverse effect on the

scenic and historic integrity of the Premises. Further, the proposed Employee Housing structure will house eight (8) employees of the Laundry Facility, eliminating the need for employee parking. To mitigate any potential detriments, the Applicant will provide a bike rack and bus passes for its employees.

The Applicant therefore requests the Planning Board grant a Special Permit for a reduction of the parking requirements under the By-Law.

**(4.) Waiver from the requirement of a traffic study under Section 139-23.B.(2)(B).**

Pursuant to Section 139-23.C. of the By-Law, Applicant requests a waiver from the requirement of a traffic study for the proposed MCD.

The Applicant does not anticipate an increase in traffic as a result of the proposed conditions for the Premises. The Premises is located off of Old South Road, an existing public road in an industrial area. Because the Applicant is replacing its existing laundry facility located on Orange Street, the proposed Laundry Facility and Employee Housing on Old South Road will not create an increase in traffic, but rather, may relocate the existing traffic created by the use of the Premises to a less congested area. Further, because the Applicant proposes to provide onsite Employee Housing, the amount of employee traffic will be reduced. Therefore, the Applicant requests that the Planning Board grant the waiver for traffic study under Section 139-23.B.(2)(b).

**(5.) Special Permit to waive side and rear set back requirements under Section 139-11.G.**

The Applicant requests a Special Permit under Section 139-11.G. of the By-Law to waive the side and rear yard setback requirements as they relate to the proposed structure for Employee Housing. The Premises is located in the RC-2 zoning district where a side and rear yard setback of five (5) feet is required. As shown on the Site Plan, the proposed four bedroom structure for Employee Housing marginally encroaches into the side and year set back on the Premises by two (2) feet.

Under Section 139-11.G. of the By-Law, the Planning Board may waive all or part of the required side or rear lot setbacks if it finds that such a reduction will preserve the integrity of adjacent uses of the neighborhood and will promote the purposes and intent of the By-Law. The project satisfies these criteria.

Many of the uses abutting the Premises consist of commercial developments, including the Nantucket Memorial Airport, which adjoins the Premises to the east. These adjacent establishments and uses thereon are similar in nature to the proposed uses and will not be disrupted in any way as a result of the Employee Housing structure's minimal encroachment into the required side and rear yards. Further, the Employee Housing structure will be constructed at the southeast corner of the Premises, away from abutting residential uses and toward a large, undeveloped open space area owned by the Nantucket Memorial Airport. While the proposed Employee Housing structure will not technically conform to the required five-foot side and rear yard setback requirement, it will be adequately separated from adjacent structures, satisfying the purpose and intent of the setback requirement. Further, allowing this minimal intrusion into the side and rear yard setback will enable the Applicant to provide affordable housing for its employees, fulfilling the By-Law's inclusionary housing requirement.

Because the proposed conditions are consistent with the purpose and intent of the provisions of By-Law, the Applicant respectfully requests that the Planning Board approve the requested reduction to the five-foot side and rear yard setback requirement for the proposed four-bedroom Employee Housing structure.

**(6.) Special Permit for Neighborhood Employee Housing under Section 139-7.(a) of the By-Law**

The Applicant requests a Special Permit for Neighborhood Employee Housing under Section 139-7(a) of the By-Law with respect to the proposed Employee Housing structure for up to eight (8) employees.

The Planning Board may grant a Special Permit where the proposed structures and uses are in harmony with the general purpose and intent of the By-Law. The proposed uses are consistent with the general purpose and intent of the By-Law, which include promoting the health, safety, convenience, morals and general welfare of the Town's inhabitants, lessening the danger from fire and congestion, and improving the Town. Constructing the Employee Housing structure on the same lot as the Laundry Facility will allow the employees of the Laundry Facility to live but a few feet from their jobs, thereby reducing traffic and congestion on neighboring streets, lessening housing demands on other areas of the Town, and promoting the convenience and general welfare of the Town's inhabitants. Further, the proposed Employee Housing structure will conform to all zoning regulations, except for a minimal encroachment into the required side and rear yard, and will be constructed and situated so as to provide adequate fire protection and separation from adjacent structures. In addition, the Applicant's proposed onsite Employee Housing fulfills the By-Law's inclusionary housing requirement, a significant public benefit.

The Applicant respectfully submits that the proposed Neighborhood Employee Housing use is in harmony with the general purpose and intent of the By-Law, and requests the Planning Board grant the requested Special Permit.

III. Conclusion.

For the reasons provided in this Addendum, and for such other reasons as may be brought to the Board's attention, the Applicant submits that the requested relief is consistent with the requirements, purposes, and intent of the Zoning By-Law, and respectfully requests that the Board grant the requested MCD Special Permit together with the related relief described above and such other relief as the Board may deem necessary and proper.

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

## Project Scope

This report presents a summary of the proposed site development project at 137 Old South Road, Nantucket, Massachusetts. The proposed project is a mixed-use commercial development of a 14,910± sf parcel. The site will be developed as a 1 story 6,256 sf commercial industrial laundry facility building, with an additional 2 story, 4 bedroom, accessory apartment containing a ground cover of 720 sf. Access to the Site will be through the existing drive and the site will contain a total of 4 parking spaces. The proposed site is located within the RC-2 Zoning District within the Public Wellhead Recharge District which requires that a system for artificial recharge of 95% of Annual Precipitation is provided that will not result in the degradation of groundwater quality.

## Pre-Development Site Conditions

The project locus is an undeveloped lot (currently used for bus storage) located on the South of Old South Road near the intersection of Nobadeer Farm Road. The ground cover is a grass/gravel surface with minimal vegetation. The site is nearly level with areas sloping slightly to the south corner. Elevations on the site range from 45.0± to 46.0±. (Half Tide Datum of 1934).

## Drainage

Under this development plan the site will be improved with resulting changes to on-site hydrological characteristics. Design elements will attenuate any increases in stormwater runoff rates to pre-development levels to a minimum for a 100-year storm event and implement pollutant removal via Best Management Practice's (BMP's) in accordance with all applicable regulatory requirements. This will minimize the potential for adverse impacts to adjoining and downstream properties as well as the surrounding natural environment. Underground infiltration will be utilized using Cultec chambers and associated Stormceptors to intercept runoff. The paved areas onsite will be bituminous asphalt and the curbing will be cape cod berm.

## Sewer

Due to the nature of the specified use, the facility will use approximately 24,300 gallons of water during peak days, and a total of 3,200,000 gallons of water a year. Due to the large amount of waste water being produced Nantucket Surveyors LLC is working with Nantucket DPW to determine the best solution to manage these high flows. It is anticipated that there will be underground storage on-site for said waste water that will be discharged at off peak hours to accommodate the current public sewers capabilities.

## Utilities

All electrical service will be provided by National Grid and is anticipated to be underground. Both water and fire service will be provided by Wannacomet Water Company. The site will utilize wall mounted lighting and will be designed in accordance with Town By-Law Chapter 102. All trash and solid waste will be stored inside the building. The apartment will have a designated bin for trash barrels. The site is anticipated to utilize propane gas.

## Landscaping

Due to the commercial nature of the site, there will be minimal landscaping. There will be grassed areas within the open space and the site will be appropriately screened from abutting residential lots. The existing site is currently fenced, although the chainlink fence along the drive may be relocated.

**EMPLOYEE HOUSING MANAGEMENT PLAN**
**NIR RETAIL, LLC**
**137 OLD SOUTH ROAD**
**NANTUCKET, MASSACHUSETTS 02554**

1. The property owner shall be responsible for maintaining the grounds in a neat and clean manner and shall police the property on a weekly basis and pick-up and properly dispose of debris and/or litter.

2. All exterior lighting shall be directed generally downward and placed so as to not be directed at any neighboring parcels.

3. The premises shall be serviced by a commercial trash removal service, with trash to be removed at regular, frequent intervals year-round, as needed.

4. No exterior storage of furniture (except lawn furniture), refuse, mechanical components, debris, unregistered or inoperable vehicles, or other materials constituting a nuisance, shall be permitted on the premises.

5. The name and telephone numbers of the Owner's housing manager shall be delivered to each direct abutter of the premises. This information shall be updated at the time of any change. It shall further be filed with the Nantucket Police Department, the Nantucket Building Department and the Nantucket Health Department.

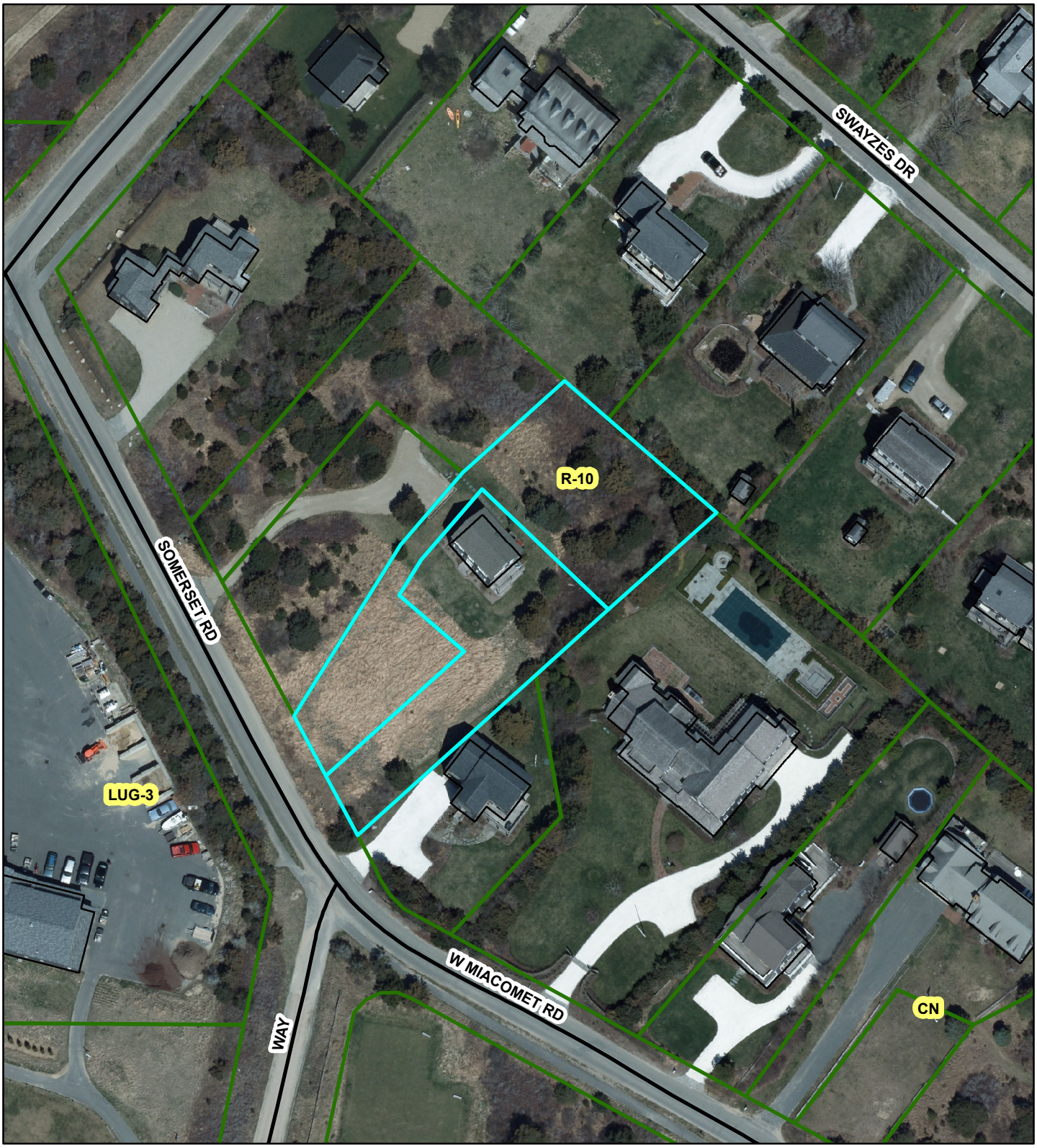
6. Overnight guests in the housing shall be prohibited, and no nonresidents shall be permitted upon the premises between the hours of 11:00 PM and 6:00 AM on any day.

7. The premises and grounds of the premises shall be kept neat and clean at all times. The premises shall be maintained and occupied in compliance with the provisions of the Nantucket Noise By-Law, Chapter 101 of the Code of the Town of Nantucket. The property owner shall make all efforts to keep the premises quiet and free from any and all loud or offensive noise.

8. The total number of motor vehicles to be kept upon the premises shall not exceed the number of on-site parking spaces provided upon the lot. No employee shall keep a motor vehicle upon the lot without the consent of the property owner.

9. The property owner shall be required to install and maintain bike racks on the premises, in a location convenient for use by the employee residents.

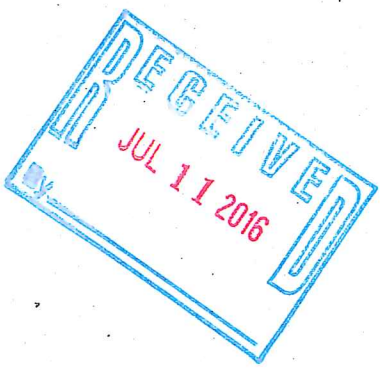
#8000 Beach Walk Way
130 Somerset Road
Map 33 Parcels 150 & 532
Definitive Subdivision Plan



**SITE DESIGN ENGINEERING, LLC.**
11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

July 11, 2016

SDE No. 15122




Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

**Subject:** **Beach Walk Way Subdivision**
**Definitive Subdivision Plan Application**
**130 Somerset Road**
**Assessors Map 66 Parcels 150 & 532**

Dear Members of the Board:

The owners of property located at 130 Somerset Road are requesting your approval of a 2 building lot definitive subdivision application. The property currently consists of 2 lots that were previously created as conforming lots under RC-2 zoning in 2006. Sometime after the lots were created the zoning for the area was changed to R-10. This zoning change made the existing lots non-conforming due to frontage and they were then merged under zoning into one lot since they were still held in common ownership. The existing lots have sufficient area under R-10 zoning but do not have the requisite 75 feet of frontage each. The total existing parcel frontage is 80 feet.

This proposed subdivision application will create a new right-of-way layout that will provide the required frontage for the 2 lots. The right-of-way will encompass an existing 12-foot wide gravel driveway that is of suitable width and grade to accommodate the 2 lots. The new lots will be oversized and will contain 13,149 sf (Lot 1) and 11,992 sf (Lot 2). The existing dwelling on lot 1 will remain and lot 2 will be a vacant lot. Each lot will only be accessible from the subdivision roadway via Somerset Road. The property will continue to be serviced by municipal water, on-site septic systems and underground utilities. There are no known wetland areas within 100 feet of the proposed roadway and the property is not located within endangered species habitat.

Due to the subdivision and zoning history of the property we are requesting the Board approve this application as a Rural Road Alternative and accept the existing driveway as suitable in its current condition. We ask that this application be placed on the agenda for the Boards August 8, 2016, meeting. Please call me with any questions at (508) 503-3500 or email dmulloy@sitedesigneng.com.

Respectfully,
Site Design Engineering, LLC.

Daniel C. Mulloy

Daniel C. Mulloy, PE.
Enclosures:

Form B Definitive Plan Application, Beach Walk Way, 130 Somerset Road, 7/11/2016
Beach Walk Way Subdivision waiver requests
130 Somerset Road certified abutters list and mailing labels
Subdivision application fee of $470.00
Abutter certified mailing fee of $80.88
Beach Walk Way Definitive Subdivision Plan, sheet 1 of 1, dated 7/11/2016

RECEIVED
JUL 11 2016
By J.H. Planning Board

NANTUCKET
TOWN CLERK
2016 JUL 11 AM 9:43

PLANNING BOARD

# Nantucket Planning Board

FILE # 8000

## Form B
## Application for Approval of a Definitive Subdivision Plan (AR)

RECEIVED
JUL 11 2016
By CHIC #3575

File one completed form with the Planning Board and one copy with the Town Clerk.

Date: July 11, 2016

**To the Planning Board of Nantucket:**

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Beach Walk Way designed by Site Design Engineering LLC dated July 11, 2016, and described as follows: located on 130 Somerset Road, number of lots proposed 2, total acreage of tract 0.65, hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 17224 and shown on Nantucket Assessor's Map # 66, Parcel 150 & 532, and said land is free of encumbrances except for the following: _____

Said plan ○ has ● has not evolved from a preliminary plan submitted to the Board on _____(date) and ○ approved ○ disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations.*

Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

Robert C. & Karen E. Swenson

2 Crystal Lane, Millis, MA 02054

of a trust or partners of a partnership)

Contact Phone #: c/o Dan Mulloy, 508-503-3500 Contact Fax #: 508-967-0674

Name of owner(s): ROBERT C. & KAREN E. SWENSON

Address of owner(s): 2 Crystal Lane Millis, MA 02054

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

Robert C. Swenson Karen E. Swenson
Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

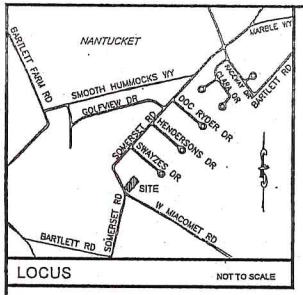
Received by Board of Health:

RECEIVED
JUL 11 2016
BY: AB Board

Date: _____

Time: _____

Planning Board File #: 8000




LOCUS NOT TO SCALE

| OVERLAY DISTRICT APPLICABILITY | |
|---|---|
| TOWN | YES |

| ZONING REQUIREMENTS | |
|---|---|
| ZONING DISTRICT: RESIDENTIAL 10 (R-10) | |
| | REQUIRED |
| LOT AREA | 10,000 S.F. |
| LOT FRONTAGE | 75 FT. |
| LOT FRONTAGE ON CUL-DE-SAC | 52.5 FT. |
| FRONT YARD SETBACK | 20 FT. |
| REAR YARD SETBACK | 10 FT. |
| SIDE YARD SETBACK | 10 FT. |
| MAX. GROUND COVER RATIO | 25 % |
| REGULARITY FACTOR "R" | ≥0.55 |

REGULARITY FACTOR CALCULATIONS INCLUDE ENTIRE AREA AND PERIMETER.

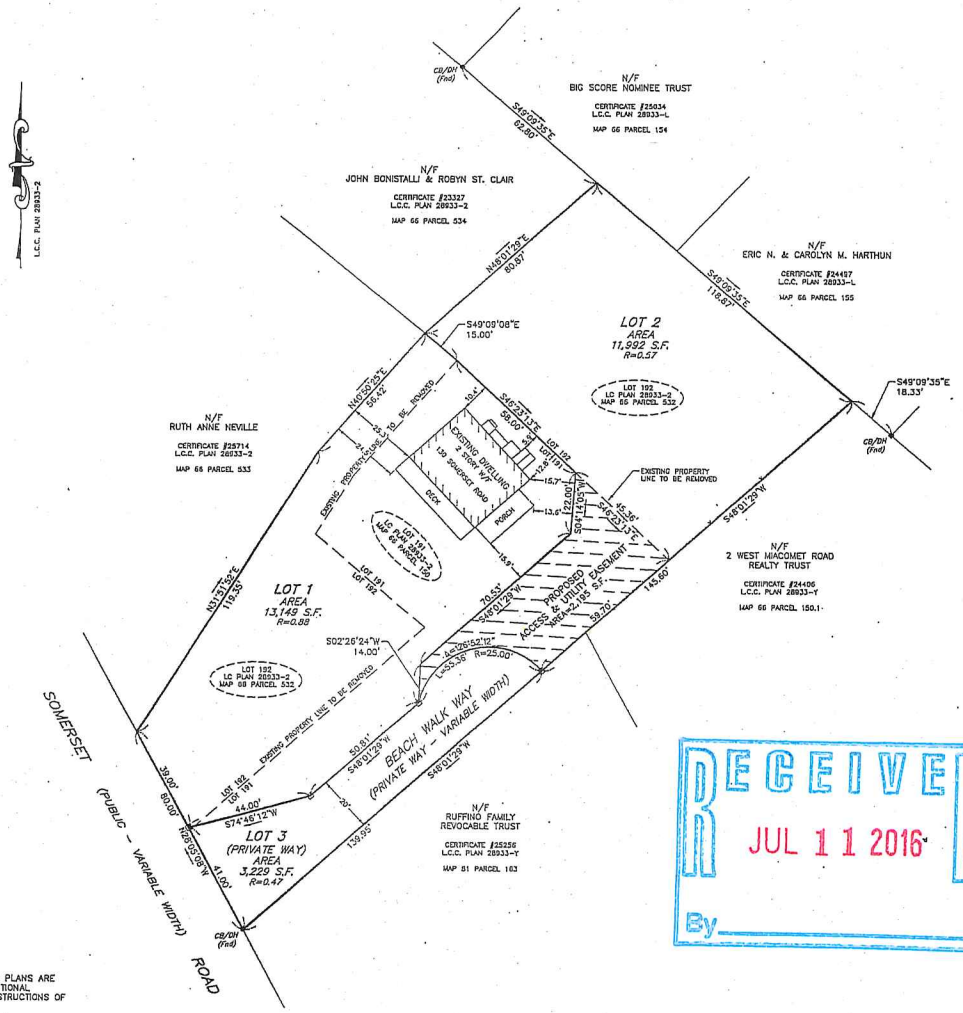
## DISPOSITION OF LOTS

- LOTS 1 AND 2 ARE BUILDABLE LOTS.
- LOT 3 IS A ROADWAY LOT FOR FUTURE CONVEYANCE TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION.

1061 of 747

## NOTES:

1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 66, PARCELS 150 & 532 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOTS 191 & 192 SHOWN ON LAND COURT CASE PLAN #28933-2.
3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25019C 0088G (EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.




20 0 10 20 40
SCALE: 1 INCH = 20 FEET

## LEGEND

| | |
|---|---|
| CB/DH | CONCRETE BOUND W/DRILL HOLE |
| ⊡ | CONCRETE BOUND TO BE SET |
| x | FENCE (POST & RAIL) |

## OWNER/APPLICANT

ROBERT C., JR. & KAREN E. SWENSON
2 CRYSTAL LANE
MILLIS, MA 02054

TITLE REFERENCE:
L.C. CERTIFICATE #17224

PLAN REFERENCES:
L.C.C. PLAN 28933-2 (LOTS 191 & 192)

SITE LOCATION:
130 SOMERSET ROAD
NANTUCKET, MA 02554

ASSESSORS REFERENCE:
MAP 66, PARCELS 150 & 532

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED _____ AND RECORDED IN THE REGISTRY OF DEEDS AS DOCUMENT NO. _____

"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

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED (DATE): _____
ENDORSED (DATE): _____
P.B. FILE NUMBER: _____

THE PLANNING BOARD DETERMINES THAT:

LOTS 1, 2 AND 3 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.

RECEIVED
JUL 11 2016
By _____

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 11/16/15 AND 7/6/16.

_____
PROFESSIONAL LAND SURVEYOR DATE

FRANK HOLDGATE
LAND SURVEYING
NANTUCKET, MA.
(508) 332-8067

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

| NO. | DESCRIPTION | DATE | APPROVED |
|---|---|---|---|
| | PLAN REVISIONS | | |

DATE: JULY 11, 2016

| DRAWN BY: | DESIGN BY: | CHECK BY: |
|---|---|---|
| SD/DCM | DCM | RLM/DCM |

PROJECT NO. 15122

ISSUED FOR:
PLANNING BOARD
APPROVAL/COMMENT

# DEFINITIVE SUBDIVISION PLAN
# BEACH WALK WAY

130 SOMERSET ROAD
NANTUCKET, MASSACHUSETTS
ASSESSOR'S MAP 66 PARCELS 150 & 532

BEING A SUBDIVISION OF LOTS 191 & 192 SHOWN ON LAND COURT PLAN 28933-2

PREPARED FOR ROBERT & KAREN SWENSON

DRAWING TITLE:
LOTTING PLAN

SCALE: 1" = 20'

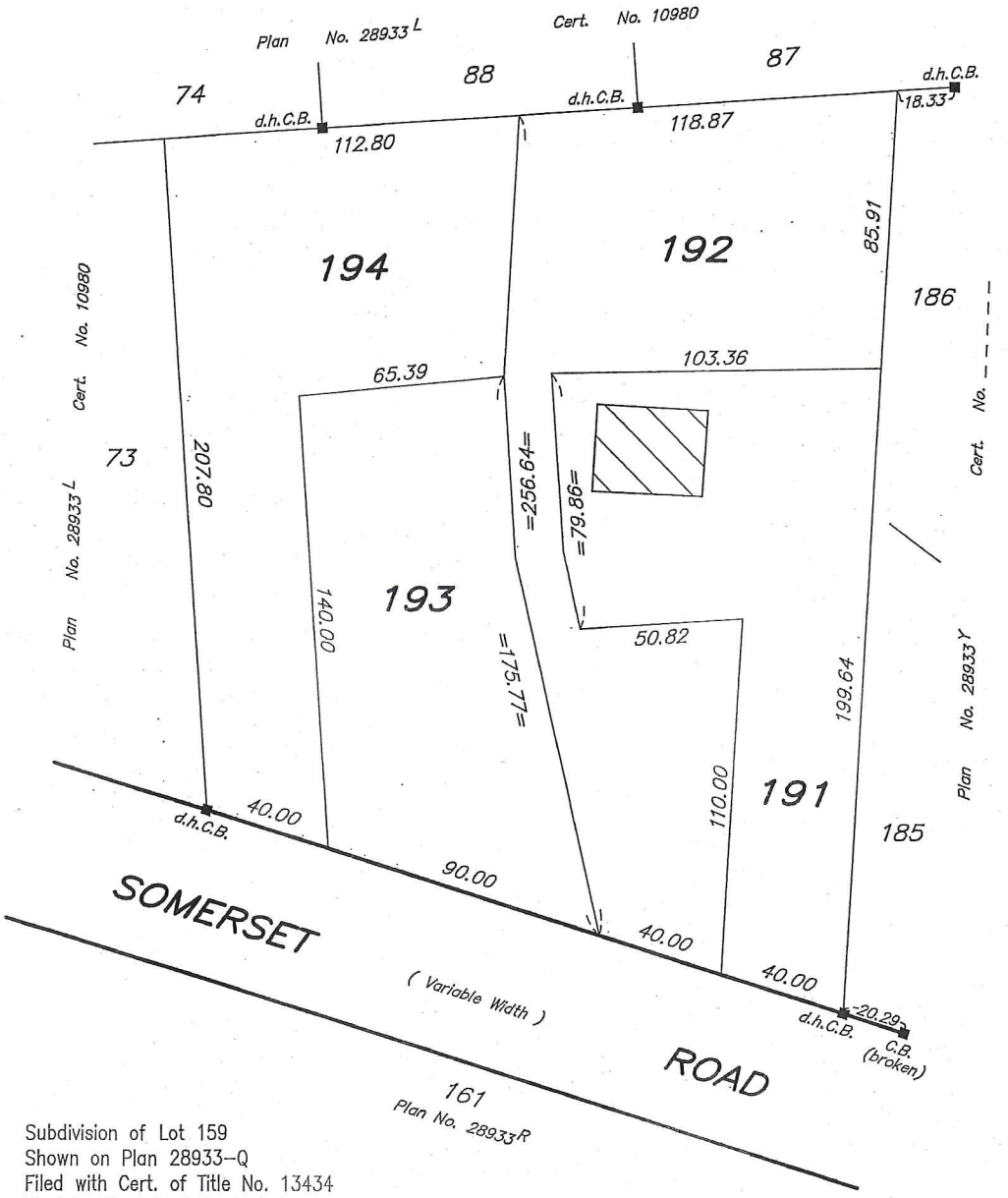
SHEET NO.
1 OF 1

SUBDIVISION PLAN OF LAND IN NANTUCKET

Weller and Associates, Surveyors

November 17, 2006

# 28933-2




Subdivision of Lot 159
Shown on Plan 28933-Q
Filed with Cert. of Title No. 13434
Registry District of Nantucket County

*Separate certificates of title may be issued for land shown hereon as Lots 191, 192, 193 and 194 By the Court.*

Deborah J. Patterson
Recorder

February 2, 2007

ST-070V

Copy of part of plan filed in
LAND REGISTRATION OFFICE
Feb. 2, 2007
Scale of this plan 40 feet to an inch
G.T. Capellanis, Engineer for Court

$15.00

RECEIVED
JUL 11 2016
By CHK #3576
RECEIVED
BOARD OF ASSESSORS
MAY 17 2016
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(SUBDIVISION)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: SWENSON ROBERT C JR & KAREN E

MAILING ADDRESS: 2 CRYSTAL LANE, MILLIS, MA 02054

PROPERTY LOCATION: 130 Somerset Road

ASSESSOR MAP / PARCEL: 66-150 & 66-532

SUBMITTED BY: Mark Rits, Site Design Engineering, LLC
11 Cushman Street
Middleboro, MA 02346

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners immediately abutting, landowners abutting the immediate abutters, and those landowners located directly across all streets and ways bordering the property line of owner's property as they appear on the most recent applicable tax list (pursuant to 2.06a (4) of the Planning Board Subdivision Requirements).

May 17, 2016
DATE

Patricia Giles
ASSESSEOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
# NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|
| 66 | | 69 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA 02554 | 125 SOMERSET RD |
| 66 | | 150 | 1 | 2 WEST MIACOMET ROAD REALTY TR | C/O DAVID LONG | 10 STRAWBERRY HILL ST | DOVER | MA 02030 | 2 W MIACOMET RD |
| 66 | | 151 | | FONES JOHN ETAL | | 64 STAPLES ROAD | EASTON | CT 06612 | 126 SOMERSET RD |
| 66 | | 153 | | RANNEY WILLIAM H & LORI A | | 12401 BOBBINK CT | POTOMAC | MD 20854 | 3 SWAYZES DR |
| 66 | | 154 | | MARTIN LAWRENCE N III TRST | BIG SCORE NOMINEE TRUST | 23 LAMBERT RIDGE | CROSS RIVER | NY 10518 | 5 SWAYZES DR |
| 66 | | 155 | | HARTHUN ERIC N & CAROLYN M | | 128 BRISTOL RD | WELLESLEY | MA 02481 | 7 SWAYZES DR |
| 66 | | 156 | | MOLTA MICHAEL & KAREN E | | 9 SWAYZES DR | NANTUCKET | MA 02554 | 9 SWAYZES DR |
| 66 | | 532 | | SWENSON ROBERT C JR & KAREN E | | 2 CYRSTAL LANE | MILLIS | MA 02054 | 130 SOMERSET RD |
| 66 | | 533 | | NEVILLE RUTH ANNE | | 128 1/2 SOMERSET RD | NANTUCKET | MA 02554 | 128- SOMERSET RD |
| 66 | | 534 | | BONISTALLI JOHN & ST CLAIR ROBYN | | 275 NAHANTON STREET | NEWTON | MA 02459 | 128 SOMERSET RD |
| 81 | | 160 | | LYDEN BARRY & KELLY | | 100 LANG FARM RD | STOWE | VT 05672 | 4 W MIACOMET RD |
| 81 | | 163 | | RUFFINO RAYMOND TRST | RUFFINO FAMILY REV TRUST | 86 ALEXANDER DRIVE | TUXEDO PARK | NY 10987 | 132 SOMERSET RD |

1064 of 747

66
NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

66
2 WEST MIACOMET ROAD REALTY TR
C/O DAVID LONG
10 STRAWBERRY HILL ST
DOVER, MA 02030

66
FONES JOHN ETAL
64 STAPLES ROAD
EASTON, CT 06612

66
RANNEY WILLIAM H & LORI A
12401 BOBBINK CT
POTOMAC, MD 20854

66
MARTIN LAWRENCE N III TRST
BIG SCORE NOMINEE TRUST
23 LAMBERT RIDGE
CROSS RIVER, NY 10518

66
HARTHUN ERIC N & CAROLYN M
128 BRISTOL RD
WELLESLEY, MA 02481

66
MOLTA MICHAEL & KAREN E
9 SWAYZES DR
NANTUCKET, MA 02554

66
SWENSON ROBERT C JR & KAREN E
2 CYRSTAL LANE
MILLIS, MA 02054

66
NEVILLE RUTH ANNE
128 1/2 SOMERSET RD
NANTUCKET, MA 02554

66
BONISTALLI JOHN & ST CLAIR ROBYN
275 NAHANTON STREET
NEWTON, MA 02459

81
LYDEN BARRY & KELLY
100 LANG FARM RD
STOWE, VT 05672

81
RUFFINO RAYMOND TRST
RUFFINO FAMILY REV TRUST
86 ALEXANDER DRIVE
TUXEDO PARK, NY 10987

## Holly Backus

**From:** Holly Backus
**Sent:** Monday, August 01, 2016 8:37 AM
**To:** 'Eric Harthun'
**Cc:** Larry Martin; Kathy Martin; Carolyn Harthun; acktraveller@earthlink.net; Ruth Anne Neville; Jean; fionabazil@comcast.net; Kelly Lyden; Catherine Ancero
**Subject:** RE: Reference: Public Notice - #8000 Beach Walk Way Subdivision – 130 Somerset Road

Good Morning,

Thank you for your email regarding the above referenced matter. Your email will be provided to the Planning Board members prior to the hearing on August 8th. You are welcome to attend this public hearing, if you are on-island, during which there will be a chance for discussion before the board. The hearing will be located in the 1st Floor Community Room of the Public Safety Facility at 2 Fairgrounds Road at 6:30 PM.

Please let us know if we can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Eric Harthun [mailto:enharthun@yahoo.com]
**Sent:** Sunday, July 31, 2016 4:29 PM
**To:** Holly Backus
**Cc:** Larry Martin; Kathy Martin; Carolyn Harthun; acktraveller@earthlink.net; Ruth Anne Neville; Jean; fionabazil@comcast.net; Kelly Lyden
**Subject:** Reference: Public Notice - #8000 Beach Walk Way Subdivision – 130 Somerset Road

Reference: Public Notice - #8000 Beach Walk Way Subdivision – 130 Somerset Road

Please accept this email as a formal written comment submitted on behalf of the record title owners of 5, 7, 9 Swayze's Drive, 128-1/2 and 132 Somerset Road, and 2 and 4 West Miacomet Road, Nantucket, MA.

Our understanding is that the owners of 130 Somerset would like to subdivide their current lot into three separate lots ("Lots 1, 2, and 3"). Lot 1 has an existing dwelling, lot 2 would be a (likely) future site of a dwelling, and the third lot is a roadway.

We object to this subdivision for several reasons:

We believe the 75 foot frontage requirement is an important rule that is critical to maintaining the character of this neighborhood and the plan to designate the shared driveway as a roadway to serve two lots does not solve this issue.

It is our understanding that the change to the R-10 zoning from the RC-2 zoning was made, in part, to prevent subdivision and development such as being proposed by 130 Somerset Road. The granting of such a request could potentially set a precedent which would lead to more requests for subdivision and development, clearly undermining the intent of the zoning requirement.

Although it is not explicitly stated, an assumed plan to build on Lot 2 would essentially be equivalent to erecting a dwelling in their backyard - impacting the abutting neighbors on Swayze Drive, Somerset Road, and West Miacoment Road - changing the building density and overall character of the neighborhood for the worse.

Potential points of impact from building on Lot 2 include but are not limited to, loss of privacy, negative effect on the night sky and ocean views, potential future disruption to abutting well water (existing wells abut Lot 2) including placement of septic leech field, added noise and traffic, and ultimately, a loss of real estate value.

It is our understanding that #128-1/2 Somerset (next door to 130 Somerset) was developed from this same parcel of land only a couple of years ago. The "pie" shape of 128-1/2 Somerset Road lot is out of the ordinary for our neighborhood and is clearly in keeping with the frontage requirement. We don't believe the frontage rule should be abandoned now so that another lot can be forced onto the property.

Lastly, we are submitting this objection as a group of concerned neighbors:

Kathy and Larry Martin - #5 Swayze's Drive - larry@scorebig.com
Carolyn and Eric Harthun - #7 Swayze's Drive - enharthun@yahoo.com
Karen and Mike Molta - #9 Swayze's Drive - acktraveller@earthlink.net
Ruthanne Neville - #128-1/2 Somerset Road - ruthanneneville@me.com
Jean-Marie and Raymond Ruffino - #132 Somerset Road - jean_ruffino@yahoo.com
Stephanie and David Long - #2 West Miacomet Road - fionabazil@comcast.net
Kelly and Barry Lyden - #4 West Miacomet Road - lydenkelly@gmail.com

## Holly Backus

**From:** Holly Backus
**Sent:** Monday, August 01, 2016 8:24 AM
**To:** 'Bill Ranney'
**Cc:** Lori Ranney; Catherine Ancero
**Subject:** RE: Planning Board notice #8000 Beach Walk Way-130 Somerset Road
**Attachments:** #8000 Beach Walk Way Subdivision - Complete Application.pdf

Good Morning Bill and Lori Ranney,

Thank you for your email to the Planning Board regarding the above referenced application. Staff will provide your comments to the board. Since you will not be able to attend the public hearing, you may find the attached application helpful in answering some of your questions.

Please let us know if we can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist

Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Tel: 508-325-7587 X 7026
Fax: 508-228-7298
hbackus@nantucket-ma.gov
http://www.nantucket-ma.gov

---

**From:** Bill Ranney [mailto:branney01@gmail.com]
**Sent:** Sunday, July 31, 2016 4:04 PM
**To:** Holly Backus
**Cc:** Lori Ranney
**Subject:** Planning Board notice #8000 Beach Walk Way-130 Somerset Road

Hi,
Attached are our questions on the above referenced notice. Please let us know if you need any additional information.

I can be reached at:
branney01@gmail.com
301-509-4178

Regards,
Bill Ranney

July 30, 2016

TO: Nantucket Planning Board

RE: Public Notice #8000 Beach Walk Way – 130 Somerset Road

We recently received a public notice on the above subject. We are not inherently apposed to the request (and do not know whether we have any standing to oppose it in any event). However, as the owners of an adjacent property (3 Swayze's Drive) we would like to understand the impact of the proposed request. Our specific questions include:

- How would the existing property be subdivided and which lots would be buildable?
- Since there are two existing buildings on the property, would the request impact the number and/or location of buildings on the property?
- Are there plans to build additional structures on the property? If so, where?

We are currently off-island and will be unable to attend the meeting on August 8th. What options do we have to have our questions answered?
Thanks for your attention to this.

Regards,
Bill and Lori Ranney

## Holly Backus

**From:** Holly Backus
**Sent:** Tuesday, August 02, 2016 2:35 PM
**To:** 'Eric Reustle'
**Cc:** Tom Harrington; Catherine Ancero; Leslie Snell
**Subject:** RE: 130 Somerset; Beach Walk Way Subdivision

Good Afternoon Eric,

Thank you for your letter. Staff will provide it to the Planning Board for their consideration prior to the hearing on August 8th. You are welcome to attend this public hearing, if you are on-island, during which there will be a chance for discussion before the Board. The hearing will be located in the 1st Floor Community Room of the Public Safety Facility at 2 Fairgrounds Road at 6:30 P</

Please let me know if I can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Eric Reustle [mailto:ereustle@miyares-harrington.com]
**Sent:** Monday, August 01, 2016 3:05 PM
**To:** Holly Backus
**Cc:** Tom Harrington
**Subject:** 130 Somerset; Beach Walk Way Subdivision

Holly,

Thanks for speaking with me on Friday. As we discussed, our comments on the proposal to subdivide the property located at 130 Somerset Road are attached.

Best,
Eric

Eric B. Reustle
MIYARES AND HARRINGTON LLP
40 Grove Street • Suite 190 • Wellesley, MA 02482
Tel 617-489-1600 • Fax 617-489-1630
www.miyares-harrington.com

Miyares and Harrington LLP

A private law firm in the public interest

J. Raymond Miyares
Thomas J. Harrington
Christopher H. Heep
Donna M. Brewer
Jennie M. Merrill

Rebekah Lacey

Ivria Glass Fried
Eric Reustle
Blake M. Mensing

August 1, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

*Re: Beach Walk Way Subdivision;*
*Definitive Subdivision Plan Application*

Dear Board Members:

I am the Trustee of the 2 West Miacomet Road Realty Trust, which owns 2 West Miacomet Road in Nantucket. I am strongly opposed to the Definitive Subdivision Plan Application submitted by the owners of 130 Somerset Road on July 11, 2016. As described below, the Board should reject the Application as it is incomplete and because it requests an inappropriate application of Section 4.05a of the Board's Rules and Regulations Governing the Subdivision of Land ("Subdivision Regulations").

Section 2.02 of the Subdivision Regulations provides that "[n]o plan for review...shall be accepted as a submittal unless and until all information necessary for such review, as described herein under the applicable provisions of subdivision requirements, are fully provided, unless waived in writing by the Board." Section 2.06a of the Subdivision Regulations requires an applicant seeking approval of a Definitive Plan of a subdivision to file with the Board certain documents. As is relevant here, Section 2.06a(11) requires submission of three copies of a site analysis report and map and provides that "[a]ny submission of a Definitive Plan lacking these documents will be considered incomplete." Based on the documents we have received it appears that no site analysis report or map has been filed.

Pursuant to Section 2.06b, a Definitive Plan must contain certain information, including the names of all abutters, topography of the land, and a cross section of any road to be constructed or improved. The Definitive Plan submitted by the Applicant does not show the topography of the land, and contains no cross section of the road or information sufficient to determine whether the existing driveway meets the road design standards for

a Rural Road Alternative set forth in Section 4.05a(3) of the Subdivision Regulations.[1] As such, it appears that the Applicant has not satisfied the submission requirements set forth in the Subdivision Regulations.

As described in Mr. Mulloy's letter dated July 11, 2016, the Applicant is proposing to subdivide one parcel in to two and is requesting that this Board treat an existing driveway as a "Rural Road Alternative" pursuant to Section 4.05a of the Subdivision Regulations. The Applicant seeks to have the driveway treated as a road in order to create adequate frontage that the proposed lots currently lack. The designation of the existing driveway as a Rural Road Alternative, however, is inappropriate given the apparent purpose underlying Section 4.05a and the characteristics of the surrounding area.

As you are aware, Section 4.05a grants the Board discretion with respect to certain road design standards, allowing an alternative to asphalt paving "for a subdivision on land of a rural or sensitive nature…in order to allow roads more in keeping with the character of the rural landscape." The land in question, however, is located close to multiple residential subdivisions containing asphalt roads and directly across the street from an asphalt parking lot for the Miacomet Golf Course. As such, the immediate area is neither rural nor sensitive. Rather, the nature of the surrounding area demonstrates that the Applicant is not seeking to preserve a protected landscape or characteristics, but is seeking to misapply Section 4.05a simply to increase the density of development in the area. If allowed, this subdivision will have a detrimental impact on the abutting properties, including 2 West Miacomet Road.

For the foregoing reasons, the Board should reject Definitive Subdivision Plan Application for 130 Somerset Road.

Please feel free to contact me if you have any questions.

Sincerely,

Thomas J. Harrington

[1] The Applicant has requested that the Board accept the driveway as a Rural Road Alternative in its current condition. The documents we have received, however, contain no information about the current condition of the driveway.

#8001 Arrowhead Drive Subdivision
3 Arrowhead Drive
Map 69 Parcels 340 - 347
Definitive Subdivision Modification

PLANNING BOARD

FILE # 8001

RECEIVED
JUL 13 2016
By

CHK# 3092

2016 JUL 13 AM 11:22
NANTUCKET
TOWN CLERK

# Nantucket Planning Board

## Form B1
## Application for Approval of a Definitive Subdivision Modification

File one completed form with the Planning Board and one copy with the Town Clerk.

Date: 7/13/16 File #: 7084

**To the Planning Board of Nantucket:**

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision *modification* shown on a plan entitled Arrowhead Drive Subdivison designed by Weller & Associates dated Rev 10/8/2008, and described as follows: located on #3 Arrowhead Drive _____, number of lots proposed 65, total acreage of tract _____, hereby submits said plan as a **definitive plan modification** in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said modification.

The undersigned's title to said land is derived from Island Gas, Inc. by deed dated 11/17/2015 and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 25885 (Doc 150091) and shown on Nantucket Assessor's Map # 69, Parcel 340-347, and said land is free of encumbrances except for the following: _____

The Applicant applies for modification of the Req. No. 7 - That only one second floor dwelling shall be allowed for each development) in the Approval of a Definitive Subdivision Plan (AR) dated 11/8/2008 and registered as Doc. No. 133482, to allow two (2) second floor dwellings (a duplex) in building in the development of 1,3,5 & 7 Flint Rd and 28, 30, 32, & 34 Tomahawk Rd (Lots 1992-199 LCPL 26984 comprising 42,424 ± SF)

The undersigned hereby applies for the approval of said **definitive** plan *modification* by the Board, in belief that the plan conforms to the Board's *Rules and Regulations.*

Name(s) and address(es) of the Applicant(s): Hillsboro & 15th, LLC and 5050 Properties, LLC
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees

of a trust or partners of a partnership)

c/o Cohen & Cohen Law, PC, PO Box 786, Nantucket, MA 02554

Contact Phone #: 508-228-0337 Contact Fax #: 508-228-0970

Name of owner(s): Same

Address of owner(s): _____

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

[signature] authorized attorney for Applicant/Owner.

Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File #:

PLANNING BOARD

FILE # 8001

'08 NOV 28 P2:14

# Nantucket Planning Board

## APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Arrowhead Drive Subdivision

Planning Board File #7084

Owner: Kenneth C. Coffin, Inc.
PO Box 90, Siasconset, MA 02564

Applicant: WB Nantucket Holdings, LLC, Gary Winn & John Brazilian, Managers
C/o Butters Brazilian, LLP
One Exeter Place
Boston, MA 02116

#3 on East Side of Arrowhead Drive
Nantucket Tax Assessors Map 69, Parcel 10
Nantucket Registry of Deeds Certificate of Title 11346

**October 27, 2008**

The Nantucket Planning Board at its October 27, 2008 meeting voted **4-0** to **APPROVE** the sixty-five (65) buildable lots Definitive Subdivision Plan (AR) for property located at #3 Arrowhead Drive. An application for this definitive subdivision plan was received by the Planning Board on October 12, 2007 and was evolved from a preliminary plan submitted to the Board on July 19, 2006 and approved on November 13, 2006. Due to the filing of the preliminary plan, the present application is subject to the "zoning freeze" for the land at #3 Arrowhead Drive as zoning district RC-2 (Residential Commercial), minimum lot size of five-thousand (5,000) square feet. The property was re-zoned to CI (Commercial Industrial), minimum lot size of fifteen-thousand (15,000) square feet, at the 2008 Annual Town Meeting.

Approval of the subdivision was based on the following documents:

- An Application for Approval of a Definitive Subdivision Plan (AR) dated October 12, 2007 with an attached list of waivers;
- A Staff Report prepared November 8, 2007 to the Planning Board detailing the definitive plan application and its compliance with the preliminary plan recommendations;

- A "Site Analysis Report" and a "Stormwater Management Operation and Maintenance Plan" for Arrowhead Drive, Nantucket, MA for WB Nantucket Holdings, LLC, c/o Butters, Brazilian, LLP, One Exeter Place, Boston, MA 02632, dated October 11, 2007 prepared by Weller & Associates, Engineers/Surveyors, 1645 Falmouth Road, Suite 4C PO Box 417, Centerville, MA 02632 and 2 Windy Way, #232 Nantucket, MA 02554;
- A "Geotechnical Investigation Report (for) Proposed Site Development (at) Property at Old South Rd. & Arrowhead Dr., Nantucket, MA" prepared by Briggs Engineering & Testing, 66 Roland Street, Suite 102-I, Boston, MA 02129, dated April 11, 2008, prepared for WB Nantucket Holdings, LLC;
- A letter from E. Foley Vaughan, Chairman of the Nantucket Memorial Airport Commission to Andrew Vorce, Planning Director dated November 13, 2007 advising opposition to the residential nature of the application and submitting airport noise guides and compatible land uses,
- Email message from Robert Gardner, Wannacomet Water Company to Leslie Snell, dated October 14, 2008, Subject: Nantucket Holdings, LLC;
- Subdivision drawings entitled "Plan of Land in Nantucket, MA, Being a Subdivision of Lot #61 as Shown on LCP #26984-S", twelve (12) sheets, prepared by Weller & Associates, for WB Nantucket Holdings, LLC, dated August 1, 2007, as revised July 7, 2008, July 14, 2008, July 30, 2008, October 6, 2008 and October 8, 2008;
- Review Reports from Pesce Engineering & Associates, Inc., consultants for the Planning Board, dated February 19, 2008, May 8, 2008, July 23, 2008; August 16, 2008; and October 14, 2008;
- Representation and testimony received in connection with the public hearings held October 12, 2007; February 25, 2008; March 10, 2008; April 14, 2008; June 23, 2008; July 14, 2008; July 28, 2008; August 25, 2008; and October 27, 2008. 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 October 27, 2008.

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. Requested waivers from the *Rules and Regulations Governing the Subdivision of Land:*

| | |
|---|---|
| 4.02B | Monument shall be installed at each lot corner along the street.<br><br>*In conjunction with Section 4.02a and the Land Court requirements, approximately forty (40) concrete bounds will be set to control the subdivision* |
| 4.18 | Sidewalks<br>*Due to the nature and location of the subdivision, the applicant asserts that sidewalks would not be practical since there is no where to join interior sidewalks to surrounding roadways* |

4.19 Bicycle Paths
Contribution to the Nobadeer Bike Path Fund, or bike path within one (1) mile of the project site, due to increased non-vehicular activity related to roads without non-vehicular access through mixed use neighborhoods. Amount shall be $50,000.00 upon endorsement of the definitive subdivision plans and the Planning Board shall determine any balance due based upon the merging or non-merging of lots within the subdivision prior to as-built plan approval. Based on sixty-five (65) primary dwelling lots at $2,000 per lot, there is a $130,000 potential contribution;

2. That the final definitive plans shall be presented to the Planning Board within six (6) months from the date of this decision (October 27, 2008). These plans shall include any outstanding revisions as required by Pesce Engineering & Associates, Inc. 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 (October 27, 2008). 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 $1000 per buildable lot ($65,000.00 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 (October 27, 2008);
6. That the roadway shall be constructed as shown on the referenced definitive subdivision plans as revised;
7. That one second floor dwelling for employees only shall be allowed for each development project regardless of the number of contiguous parcels comprising such development project;
8. That all lots shall be connected to the municipal sewer and water system;
9. That fire hydrants shall be installed along the interior roadway as shown on the revised subdivision plans with the location of the fire hydrants shall be approved by the Nantucket Fire Department;
10. That minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
11. 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 may be required;
12. That all required infrastructure improvements shall be completed within two (2) years from the date of definitive plan endorsement;

***Signature page follows***

On October 27, 2008 the Planning Board voted **4-0** to **APPROVE** this Approval Required (AR) Subdivision and to endorse this decision.

Barry G. Rector APPROVED

Sylvia Howard APPROVED

Nathaniel Lowell APPROVED

John McLaughlin APPROVED 11/26/08

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS November 28, 2008

On the 28 day of November, 2008, before me, the undersigned notary public,

personally appeared Nathaniel Lowell, 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

March 22, 2013
My Commission Expires

3092

**COHEN & COHEN LAW PC**
OPERATING ACCOUNT
PO BOX 786
NANTUCKET, MA 02554
PH. 508-228-0337

**CAPE COD 5**
ORLEANS, MA 02653
53-7107/2113

7/13/2016

PAY TO THE ORDER OF Town of Nantucket

$ **250.00

Two Hundred Fifty and 00/100********** DOLLARS

Town of Nantucket

Security features. Details on back.

MEMO Application Fee-Turnkey-Coffin's Pit

AUTHORIZED SIGNATURE

⑈003092⑈ ⑆211371078⑆ 86 7007718⑈

#25.00

RECEIVED
JUL 14 2016
By

RECEIVED
BOARD OF ASSESSORS
JUL 13 2016
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

PLANNING BOARD

(Subdivision)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 25% Hillsboro + 15th, LLC + 75% 50/50 Properties, LLC

MAILING ADDRESS 1245 East Brickyard - 786 E. Redford Dr. Provo Salt Lake City UT 84106-84604

PROPERTY LOCATION 28, 30, 32 + 34 Tomahawk Rd.

ASSESSOR MAP/PARCEL 69 - 347, 346, 345, 344

SUBMITTED BY Cohen + Cohen Law PC - Andrew

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners immediately abutting, landowners abutting the immediate abutters, and those landowners located directly across all streets and ways bordering the property line of owner's property as they appear on the most recent applicable tax list (pursuant to 2.06a (4) of the Planning Board Subdivision Requirements).

July 14, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# ABBUTTERS LISTING
# NANTUCKET, MA

| Map | Block | Lot | Unit | Owner~s Name | Co Owner~s Name | Address | City | ST | Zip | Parcel Location |
|---|---|---|---|---|---|---|---|---|---|---|
| 69 | | 9 | | NANTUCKET TOWN OF | | 16 BROAD ST | NANTUCKET | MA | 02554 | HINSDALE RD |
| 69 | | 10 | 2 | ARROWHEAD ARCHAEOLOGY CORP | CARL JELLEME | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 19 ARROWHEAD DR |
| 69 | | 10 | 3 | GREAT POINT PARTNERS LLC | | 13 ARROWHEAD DRIVE | NANTUCKET | MA | 02554 | 13 ARROWHEAD DR |
| 69 | | 108 | | ARROWHEAD ARCHAEOLOGY CORP | C/O TOSCANA CORP | 19 ARROWHEAD DR | NANTUCKET | MA | 02554 | 109 HINSDALE RD |
| 69 | | 324 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 33 TOMAHAWK RD |
| 69 | | 325 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 35 TOMAHAWK RD |
| 69 | | 326 | | KENNETH C COFFIN INC | | PO BOX 90 | SIASCONSET | MA | 02564 | 37 TOMAHAWK RD |
| 69 | | 327 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 39 TOMAHAWK RD |
| 69 | | 328 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 41 TOMAHAWK RD |
| 69 | | 329 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 43 TOMAHAWK RD |
| 69 | | 330 | | NANTUCKET TOMAHAWK LLC | | PO BOX 5244 | NANTUCKET | MA | 02554 | 45 TOMAHAWK RD |
| 69 | | 339 | | LEWIS CHRISTOPHER B | | PO BOX 2126 | NANTUCKET | MA | 02584 | 8 FLINT RD |
| 69 | | 340 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 7 FLINT RD |
| 69 | | 341 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 5 FLINT RD |
| 69 | | 342 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD | SALT LAKE CITY | UT | 84106 | 3 FLINT RD |
| 69 | | 343 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 1 FLINT RD |
| 69 | | 344 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 34 TOMAHAWK RD |
| 69 | | 345 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 32 TOMAHAWK RD |
| 69 | | 346 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 30 TOMAHAWK RD |
| 69 | | 347 | | HILLSBORO & 15TH LLC ETAL | | 1245 EAST BRICKYARD RD S | SALT LAKE CITY | UT | 84106 | 28 TOMAHAWK RD |
| 69 | | 355 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 17 SPEARHEAD RD |
| 69 | | 356 | | ARROWHEAD DRIVE LLC | | 6 TEASDALE CIRCLE | NANTUCKET | MA | 02554 | 19 SPEARHEAD RD |

69
NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
ARROWHEAD DRIVE LLC
6 TEASDALE CIRCLE
NANTUCKET, MA 02554

69
ARROWHEAD ARCHAEOLOGY CORP
CARL JELLEME
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
LEWIS CHRISTOPHER B
PO BOX 2126
NANTUCKET, MA 02584

69
ARROWHEAD DRIVE LLC
6 TEASDALE CIRCLE
NANTUCKET, MA 02554

69
GREAT POINT PARTNERS LLC
13 ARROWHEAD DRIVE
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
ARROWHEAD ARCHAEOLOGY CORP
C/O TOSCANA CORP
19 ARROWHEAD DR
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

69
NANTUCKET TOMAHAWK LLC
PO BOX 5244
NANTUCKET, MA 02554

69
HILLSBORO & 15TH LLC ETAL
1245 EAST BRICKYARD RD STE 70
SALT LAKE CITY, UT 84106

**Posted with Town Clerk on August 5, 2016**
**Posting #**

# TOWN OF NANTUCKET
# BOARD OF APPEALS
## NANTUCKET, MA 02554

Agenda
(Subject to Change)

Thursday, August 11, 2016
**1:00 PM**
4 Fairgrounds Road
Public Safety Facility – 1st Floor Community Room

- **CALL TO ORDER:**

- **APPROVAL OF THE AGENDA:**

- **APPROVAL OF THE MINUTES:**
  - June 9, 2016
  - July 14, 2016

---

- **OLD BUSINESS:**
-
  - 051-03 Rugged Scott, LLC Release of Lot 41 from Covenant Hanley

  - 04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – *a/k/a* SURFSIDE COMMONS 40B 106 Surfside Road Mackinnon / Schwartz
    Extended Close of Public Hearing deadline November 30, 2016 (180 days from Initial Public Hearing with Extension)
    Decision Action deadline January 9, 2017 (40 days from close of Public Hearing)
    **CONTINUED TO SEPTEMBER 8, 2016**

  - 20-16 Gerald T. Vento & Margaret Vento, Tr. of Ninety-One Low Beach Road Nominee Trust
    Action deadline September 7, 2016 91 Low Beach Road Cohen
    Applicant is requesting Special Permit relief pursuant Zoning Bylaw Section 139-16.C(2) to validate unintentional side and rear yard setback intrusions. The siting of a tennis court, installed in 2012, was reasonably based on a licensed survey. The court is sited as close as 15.4 feet from the side yard lot line and 18 feet from the rear yard lot line, where a twenty (20) foot setback is required. In the alternative, and to the

extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusions. The Locus is situated at 91 Low Beach Road, is shown on Assessor's Map 75 as Parcel 31, and as Lot 912 upon Land Court Plan 5004-65. Evidence of owner's title is registered on Certificate of Title No. 24350 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

- 28-16 Eric J. Rosenberg & Michele Kolb 7 Gardner Street Williams
  Action deadline October 12, 2016
  Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-33.A(1) to allow the alteration of a pre-existing nonconforming structure. Specifically, applicant seeks permission to demolish an existing garage, sited as close as 1.3 feet from the northerly side yard lot line where the minimum side yard setback is five (5) feet, in order to construct a new single-family dwelling in its place. The new dwelling is proposed to be sited three (3) feet from the northerly lot line and to be conforming as to all other setbacks, ground cover, and parking requirements. The Locus, an undersized lot of record created pursuant to M.G.L. Chapter 41 Section 81L, is situated at 7 Gardner Street, and is shown on Assessor's Map 42.3.3 as Parcel 58 (portion). Evidence of owner's title is in Book 1282, Page 80 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

---

- **NEW BUSINESS:**

  - 24-16 6 Lily Street LLC & Sconset Partners LLC 6 and 8 Lily Street Dale
    Action deadline November 9, 2016
    Applicant is requesting Special Permit relief pursuant Zoning By-law Section 139-33 to reduce the area of 6 Lily Street without creating any new non-conformities and to enlarge the area of 8 Lily Street to allow for a new dwelling with a reduced side yard setback nonconformity. To the extent necessary, applicant further requests Site Plan Review pursuant to Section 139-23. Both properties are improved undersized lots of record. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 from the provisions of Section 139-16. The properties are located at 6 and 8 Lily Street, are shown on Assessor's Map 73.3.1 as Parcels 109 and 110, and as Lot 5 and portion of Lot 7 upon Plan No. 2014-02. Evidence of owners' titles are in Book 1415, Page 296 and Book 1415, Page 287 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

  - 30-16 Kaplan Family Nominee Trust 8 Harborview Way Poor
    Action deadline November 9, 2016
    Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-33.A in order to alter the pre-existing nonconforming dwelling in order to lift the structure to place it on a new foundation in conformance with FEMA regulations. The new foundation will result in an increase in structure height. In the alternative, applicant seeks Variance relief to exceed the height limitations pursuant to Zoning By-law Section 139-17. The Locus is situated at 8 Harborview Way, is shown on Assessor's Map 42.4.1 as Parcel 28, and as Lot 2 in Plan File 2014-41. Evidence of owner's title is registered in Book 756, Page 54 on file at the Registry of Deeds. The site is zoned Residential Old Historic (ROH).

  - 31-16 Laura F. Hanson 55 Center Street Jensen
    Action deadline November 9, 2016
    Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-33.A in order to alter the pre-existing nonconforming dwelling in order to lift the structure to place it on a new foundation and to install a new basement. Applicant also proposes to construct a conforming addition to the rear of the dwelling. The Locus is situated at 55 Center Street, is shown on Assessor's Map 42.4.4 as Parcel 72. Evidence of owner's title is registered in Book 856, Page 197 on file at the Registry of Deeds. The site is zoned Residential Old Historic (ROH).



2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

- 32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust
  Action deadline November 9, 2016 45 Quidnet Road Alger
  Applicant is seeking Special Permit relief under By-law Section 139-33.A(1)(a) to extend, alter, or change a pre-existing, non-conforming ancillary structure used as a studio and beach changing area by raising it up above the flood plain so that it no longer floods and adding stairs necessary for access. To the extent necessary, Applicant also seeks a modification of the Board's decision in File No. 007-96 to allow for such work. The Locus is situated at 45 Quidnet Road, is shown on Assessor's Map 21 as Parcel 21, and is Lot 23 on Land Court Plan 8853-L. Owner's title is evidenced by Certificate of Title No. 21927 at the Nantucket Registry District. The site is zoned Residential-20 (R20).

---

- **OTHER BUSINESS:**
  - Election of officers (Chairman, Vice Chairman, Clerk)

---

- **ADJOURNMENT.**



2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

NANTUCKET

# CHAPTER 40B HOUSING PRODUCTION PLAN

July 2016

Prepared for:
Nantucket Affordable Housing Trust
Nantucket Planning and Land Use Services Department

Prepared by:
RKG Associates, Inc.
in association with
JM Goldson

# NANTUCKET
# CHAPTER 40B HOUSING PRODUCTION PLAN

**July 2016**

Prepared for:
Nantucket Affordable Housing Trust
Nantucket Planning and Land Use Services Department

Prepared by:
RKG Associates, Inc.
in association with
JM Goldson

Approved by the Nantucket Board of Selectmen
August 3, 2016

Approved by the Nantucket Planning Board
August 8, 2016

Town of Nantucket
Chapter 40B Housing Production Plan

# Table of Contents


**1. INTRODUCTION ..... 1**
Background ..... 1
What has Nantucket done to provide affordable housing? ..... 2
Why have a Housing Production Plan? ..... 3
Notes on Census Data and Demographic Maps ..... 5

**2. HOUSING NEEDS ANALYSIS ..... 7**
Introduction ..... 7
Population Trends ..... 8
Household Trends ..... 14
Housing Characteristics ..... 16
Existing Inventory ..... 18
Occupancy, Tenure, and Household Size ..... 19
Income, Tenure, and Housing Costs ..... 20
Price-Restricted Housing ..... 24
Chapter 40B ..... 24
Affordable Housing Providers ..... 25

**3. HOUSING GOALS ..... 27**
Principles ..... 27
Qualitative Goals ..... 28
Quantitative Goals: 2016-2020 ..... 28

**4. IMPLEMENTATION STRATEGIES ..... 29**
Appropriate locations for higher-density housing ..... 29
Local resources for affordable housing ..... 32
Fair housing and affordable housing ..... 33
Capacity for development, education, and advocacy ..... 34

**APPENDIX ..... 43**
Appendix A: Glossary ..... 43
Appendix B. Affordable Housing Timeline: Nantucket ..... 49
Appendix C. Master Plan Implementation: Housing and Land Use, 2009 – Present ..... 53
Appendix D. “Safe Harbor” Status through Housing Plan Certification ..... 57
Appendix E. Affirmative Fair Housing Marketing Plan Requirements ..... 59
Appendix F. Disposition of Municipal Property for Affordable Housing ..... 63
Appendix G. Town of Amherst: Tax Incentive Legislation for Affordable Housing ..... 69
Appendix H. Town of Provincetown: Tax Exemptions for Affordable Housing ..... 71

# 1. INTRODUCTION

## BACKGROUND

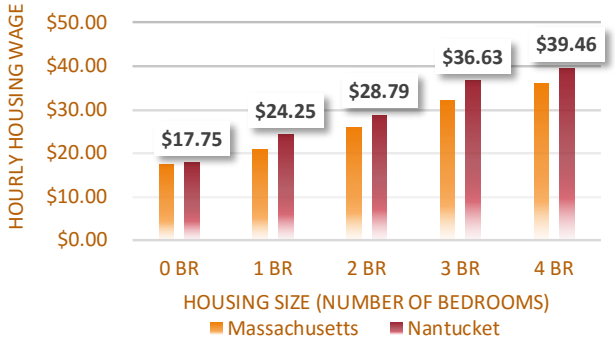
It is June, which means the shoulder season in Nantucket ended a month ago and hospitality businesses have already started to staff up for the summer. It also means that for many Nantucket residents – from teachers to postal workers, nurses, and town employees – the seasonal "shuffle" begins again. From June to September, year-round renters often have no choice but to move in order to make way for vacationers who spend as much as $7,000 per week to rent a private cottage.

The demand for housing in Nantucket for the summer comes not only from wealthy tourists, but also seasonal workers. By July, the number of people working in Nantucket will be twice as high as in January, with five-fold growth occurring in accommodations and food service employment.[1] Those flocking to Nantucket for seasonal jobs run the gamut from immigrants shuttling between winter and summer resorts to college students, artists, and others hoping to escape the mainland for a few months. Although some of the larger hospitality businesses on Nantucket offer dormitory housing to their summer employees, the number of beds does not begin to accommodate the number of workers who need a place to stay.

Housing is the most coveted real estate in Nantucket. The monthly rents for year-round homes and apartments in Nantucket match or exceed what landlords charge in Greater Boston. In fact, Nantucket is the state's most expensive county, with a rental housing wage of $28.79 (Figure 1.1). Since the actual hourly wage in Nantucket is far less than $28.79, households with lower incomes would have to work longer hours to pay for their housing, as shown in Figure 1.2.

Housing is the most coveted real estate in Nantucket. The monthly rents for year-round homes and apartments in Nantucket match or exceed what landlords charge in Greater Boston. In fact, Nantucket is the state's most expensive county.

Figure 1.1
HOW MUCH MUST RENTERS EARN IN ORDER TO AFFORD FAIR MARKET RENTS?




Moreover, for-sale housing prices place Nantucket on par with Boston's exclusive west suburbs. While Nantucket wages do run high relative to the state as a whole, they do not really compensate for the even-higher cost of housing – as evidenced by the high incidence **housing cost burden** among year-round residents. Unlike Boston, Cambridge, and Worcester and the smaller urban centers that dot the Commonwealth's rivers, there are no suburbs or outlying towns that can shoulder some of the regional need for affordably priced housing. Nantucket is an island situated thirty miles out at sea. There is no "next town over" with more housing options. As a

[1] Executive Office of Labor and Workforce Development, ES-202 Employment and Wages, Nantucket, Massachusetts, 2015 Annual Report.

result, stories abound of residents leaving Nantucket because they have lost housing, people turning down jobs because they cannot find housing, and overcrowded housing conditions as lower-income families try to double up in order to avoid homelessness.

## WHAT HAS NANTUCKET DONE TO PROVIDE AFFORDABLE HOUSING?

While very high housing costs often act as a magnet for Chapter 40B comprehensive permits, this has not really been the case on Nantucket. In fact, Nantucket has a relatively small **Subsidized Housing Inventory (SHI)**: 121 affordable units, or 2.5 percent of the town's year-round housing stock.[2] Creating affordable housing in Nantucket is very difficult – far more difficult than in most mainland communities. Just about all of the affordable housing that does exist in Nantucket came about because of some type of local initiative. For example:

- **Sachem's Path.** A mixed-income housing development known as Sachem's Path would not have happened without land donated by the Nantucket Housing Authority (NHA), public funds from several sources (including the Town), a mission-based developer, Housing Assistance Corporation of Cape Cod (HAC), and a "friendly" comprehensive permit. When completed, Sachem's Path will offer forty homeownership units for households with incomes at 80 percent, 100 percent, and 150 percent of the Nantucket County Area Median Income (AMI). Ten of these units will be for moderate-income homebuyers (with incomes at or below 80 percent AMI), which means they will qualify for the SHI, including three constructed by Habitat for Humanity.

- **Nantucket Housing Needs Covenant Program.** Nantucket's zoning, the NHA's leadership, and Executive Order 418 gave birth to the Nantucket Housing Needs Covenant Program, which helps income-eligible families purchase their first home. In all of the residential districts, Nantucket allows up to two dwelling units per lot as long as both units remain in one ownership. A resident who no longer needs or wants responsibility for a second dwelling unit can sell it, but the unit must be sold for a price affordable at 150 percent AMI and must remain affordable over time under a recorded covenant. Administered by Housing Nantucket, the Covenant Program has helped sixty-one year-round residents become homeowners. Though not eligible for the SHI, units in the Covenant Program help Nantucket address the affordable housing needs of many employed residents, thereby supporting the health of the island's economy.

*Nantucket offficials and community leaders, following testimony at a hearing on H. 4317 in June.*

- **Funding.** Nantucket has adopted the Community Preservation Act (CPA), established an Affordable Housing Trust under G.L. c. 44, § 5C, and most recently appropriated $1 million from Town funds to help the Trust create affordable housing in Nantucket. At the same town meeting that approved $1 million for the Affordable Housing Trust, residents voted to file a **home rule petition** with the legislature to institute a real estate transfer fee that would help Nantucket create a permanent source of revenue for affordable housing. The legislation exempts the first $2 million of the sale price of any individual real property transfer, so many routine sales of existing homes would not be subject to the fee. Nantucket's

[2] The 121 affordable units on Nantucket's SHI do not include any of the ten moderate-income units at Sachem's Path. When the project is finished, Nantucket's revised SHI will consist of 131 affordable units or 2.7 percent of the town's year-round housing – assuming the affordable housing restriction for Academy Hill is extended beyond December 2016.

home rule petition is currently before the legislature (H. 4317) along with a similar request from Provincetown. Despite opposition from the real estate industry, the House Committee on Municipalities and Regional Government favorably reported the bill in late June 2016 and referred it to the House Committee on Steering, Policy, and Scheduling.

- **Fairgrounds Road.** The Town acquired land at 6 Fairgrounds Road for the specific purpose of creating new affordable housing. Discussions are currently underway about the disposition process for the Fairgrounds Road property: number of units, affordability targets, SHI eligibility, and so forth. The Town hopes to make many of the units available to municipal and school department employees.

- **Richmond Great Point Development.** In November 2015, Nantucket Town Meeting overwhelmingly supported a proposed zoning change to allow construction of 325 housing units on a 32-acre mid-island site. The zoning provides for single-family dwellings at nine units per acre and apartments up to twenty-three units per acre. While this development also has **Project Eligibility** (PE) approval from MassHousing and could proceed with the comprehensive permit process, the Town partnered with Richmond to pursue the zoning change so Nantucket would have more local control.[3] As of July 2016, Richmond has applied for a special permit to construct 225 rental units (Meadows II) and 50 homeownership units ("Sandpiper Place"). In each component, 25 percent of the units will be affordable to households with incomes at or below 80 percent AMI.

- **Rental Housing.** Nantucket has other types of housing assistance for individuals and families with lower incomes, such as 31 public housing units at Miacomet Village owned and managed by the NHA, and a rental housing assistance program managed by Nantucket's Interfaith Council. These and other initiatives are described later in this report. Nevertheless, the force of Nantucket's housing market and shrinking supply of developable land have simply overpowered the noble efforts of housing advocates and the Town.

## WHY HAVE A HOUSING PRODUCTION PLAN?

The primary reason for any town to create an affordable housing plan is to set goals and choose strategies that will give a community's affordable housing efforts focus and direction. In Massachusetts – because communities have to comply with Chapter 40B – there are added reasons for developing a housing plan. The Department of Housing and Community Development (DHCD), which administers Chapter 40B, offers some incentives to communities that adopt a Housing Production Plan and implement it by creating new **low- and moderate-income housing**. Accordingly, the purpose of this plan is to help Nantucket create more affordable housing on a gradual but steady basis until the Town reaches the 10 percent minimum under Chapter 40B, consistent with the state's housing plan regulations at 760 CMR 56.03(4).

> I'm still looking for any and all possible leads on housing. It could be but not limited to... A couch, floor, bed or bedroom and for any time periods examples a day, two days, a week or season and year-round ...
> *Nantucket Seasonal & Year-Round Rentals Group*
> *Facebook*

There are other reasons that Nantucket needs to develop and implement a Housing Production Plan at this time. Notably:

- **Public Education.** Nantucket needs more (and more effective) public education about affordable housing. Nantucket's affordable housing crisis has been obvious to community leaders for a very long time, and many groups have tried to find, promote, and implement solutions. However, people have different ideas about what the island's priorities should be, and not everyone understands the relationship between Nantucket's housing shortage and economic development.

[3] See Appendix B for a complete list of housing-related land use regulations adopted since the 2009 master plan.

- **Capacity Building.** The Affordable Housing Trust has a critical role to play in affordable housing leadership, finance, and development. Like other housing trusts in Massachusetts, Nantucket's needs an action plan to guide its activities, but it also needs training, professional staff support, and an administrative plan for the trust fund: funding and strategy goals, program design(s), grant and loan standards and decision criteria, and procedures. As a governmental body, the Affordable Housing Trust may be called upon at any time to be accountable for the investment decisions it makes to create affordable housing. Written procedures and standards will help the Trust answer to the public, increase its credibility with other funding sources, and address basic questions from the Town's auditors.

- **Responsibilities of Local Government.** Nantucket has an Affordable Housing Trust, but the Trust alone cannot address Nantucket's affordable housing needs. The Board of Selectmen, Planning Board, Zoning Board of Appeals, Planning and Land Use Services (PLUS) Department, Board of Health, Building Inspector, Community Preservation Committee (CPC), Historic District Commission (HDC), Nantucket Housing Authority, and others have responsibilities, too. All of these entities need to understand how their actions either exacerbate the island's housing problems or contribute to solutions, and they need to work together.

- **Fair Housing.** Nantucket's economy depends heavily on hospitality and tourism. Industries like accommodations and food service, recreation, retail, and others act as a driving force in Nantucket's employment base, providing as much as 50 percent of all local employment but only 36 percent of local wages. The prevalence of lower-wage jobs in Nantucket plays a significant role in the racial and ethnic make-up of the island's resident population. Since monthly rents far exceed what lower-wage workers can afford on their own, many of Nantucket's minority and foreign-born residents live in shared quarters in some mid-island neighborhoods. In these locations, single-family and two-family homes have essentially been converted to congregate residences where the tenants pay rent on a per-room basis. The result is geographic concentration of minorities and low-income people in over-occupied, substandard housing. While these conditions did not happen "by design," there are unique ways that populations protected under the federal Fair Housing Act have been affected by Nantucket's housing shortage.

> The average home price in 1995 was approximately $300,000 on Nantucket. Compare that to today where the average price is $1,938,000 as of March 2016 – a whopping increase of 546 percent. According to the Bureau of Labor and Statistics, CPI has increased during the same period by only 57 percent.
> *-Ken Beaugrand*
> *Testimony, H. 4317*
> *June 14,2016*

- **Expertise in Affordable Housing Development.** Nantucket has several non-profit, community-based organizations with an interest in affordable housing, but it does not have a community-based housing developer. Housing Nantucket administers affordable housing assistance programs and is recognized as a community leader in affordable housing education and advocacy. The Community Foundation for Nantucket, ReMain Nantucket, the Nantucket Rental Assistance Program (Nantucket Interfaith Council), and others provide leadership, funding, and advocacy, and these are all important for building a base of support for affordable housing at all market levels. However, the absence of a qualified, knowledgeable non-profit housing developer limits Nantucket's capacity to create, monitor, and preserve affordable units. In a matter of weeks, the Affordable Housing Trust will have a large fund to administer, but the benefits of that fund may be curtailed by the lack of non-profit development capacity.

- **Land Supply**. Nantucket is a nationally recognized leader in land conservation. Residents are justifiably proud of the success of organizations like the Nantucket Conservation Foundation, Nantucket Islands Land Bank, the Massachusetts Audubon Society, the 'Sconset Trust, and

others. Through their collective efforts, about half of Nantucket's land area is protected in perpetuity from development. Nantucket's success with land conservation creates a challenge for affordable housing development, first because the supply is severely constrained and second, the available supply is very expensive. Nantucket has pursued creative ways to "make land" through **upzoning** initiatives, but other measures are needed, such as an inventory and prioritization of Town-owned, unrestricted property that can be used for housing. There also must be closer collaboration between Town government, affordable housing proponents, and the Nantucket Islands Land Bank to meet island-wide needs for conservation, economic prosperity, and social fairness. In support of addressing common needs, the Land Bank Commission has adopted a policy to guide "cooperative acquisitions" with affordable housing organizations.[4]

## NOTES ON CENSUS DATA AND DEMOGRAPHIC MAPS

This plan incorporates data from a wide variety of sources, including Housing Nantucket, the Town of Nantucket, the Community Foundation of Nantucket, previous plans and studies for the Town and other organizations, state agencies such as MassGIS and the Department of Housing and Community Development (DHCD), and various federal agencies, including the Bureau of the Census. Since ``the Census" actually encompasses many different surveys and programs, we have combined information from multiple datasets.

- **The Decennial Census of Population and Housing.** The decennial census is the official source for determining a community's year-round population and year-round housing stock. Statistics from Census 2010, Census 2000, and in some cases earlier census tables appear throughout this report. However, the decennial census does not provide socioeconomic characteristics that are critical for a housing study, e.g., household income or poverty, or housing characteristics such as housing age, prices, and sizes. For these statistics, planners must turn to the American Community Survey (ACS).

> Demographic and housing data presented in this plan are reported for the Town of Nantucket as a whole and its several census tracts and census block groups, as depicted in maps in Chapter 2.

- **The American Community Survey (ACS).** The ACS is a fairly new program of the Census Bureau and it is critical for any housing analysis. It provides estimates from a small survey sample, but the Census Bureau conducts a new survey each month and the results are aggregated to provide a similar, "rolling" dataset on a wide variety of topics. For small towns like Nantucket, ACS estimates are reported as five-year rolling tabulations. The most recent ACS five-year dataset covers the period 2010-2014. It is important to note that ACS data are estimates, not actual counts. As a result, it can be challenging to compare ACS with the decennial census.

- **HUD Comprehensive Housing Affordability Strategy (CHAS) Data.** Created through a combined effort of the U.S. Department of Housing and Urban Development (HUD) and the U.S. Census Bureau, this dataset represents a "special tabulation" of the American Community Survey (ACS) data to provide information on HUD-specific income categories and housing data used for Consolidated Planning at the local level. According to the HUD guidance, "these special tabulation data provide counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of median income) and household types of particular interest to planners and policy-makers." The most recent CHAS Data are based on ACS estimates for 2008-2012.

[4] "Nantucket Islands Land Bank Affordable Housing Policy," adopted by Land Bank Commission on November 10, 2015.

# 2. HOUSING NEEDS ANALYSIS

## INTRODUCTION

Nantucket is home to approximately 10,856 year-round residents.[1] Its population and household characteristics differ from those of the state as a whole, though in fairly predictable ways given Nantucket's island environment and seasonal resort economy. On one level, Nantucket has qualities in common with some communities on Cape Cod and Martha's Vineyard: extraordinarily high housing values, high household wealth, and an economy that depends heavily on coastal tourism. On another level, Nantucket is quite different. Its population is comparatively young and diverse, and Nantucket is more remote. While communities like Chatham and Falmouth have become havens for retirees, Nantucket has gained both older and young residents, as can be seen in the island's school enrollment trends. In addition, Nantucket is actually multiple jurisdictions in a single geography: a town, a county, and a regional planning commission, which is very unusual.

Due to the prevalence of unbuildable land and protected open space on Nantucket, the island is a remarkably low-density community with about 226 people per square mile (sq. mi.): roughly one-fourth of the population density per sq. mi. for the Commonwealth. Nantucket is a national model for open space protection, due in large part to the Nantucket Islands Land Bank and the special legislation that created it in 1983. Over time, the Nantucket Land Bank and other conservation groups have successfully acquired and taken steps to protect about half of Nantucket's land. With Nantucket's golf courses and other recreation facilities added to the mix, over 60 percent of the island is undevelopable. The extensive open space and recreation network that exists on Nantucket today has had an indelible impact on housing values, first because open space is a valuable residential amenity and second, very little of the island's land supply is available for housing growth. According to a report by the Nantucket Planning Department in 2009, 32 percent of the island is substantially built out under existing zoning, leaving about 8 percent potentially available for new development.[2] Together, Nantucket's open space and fairly restrictive zoning constrain the land supply and in turn, the housing supply.

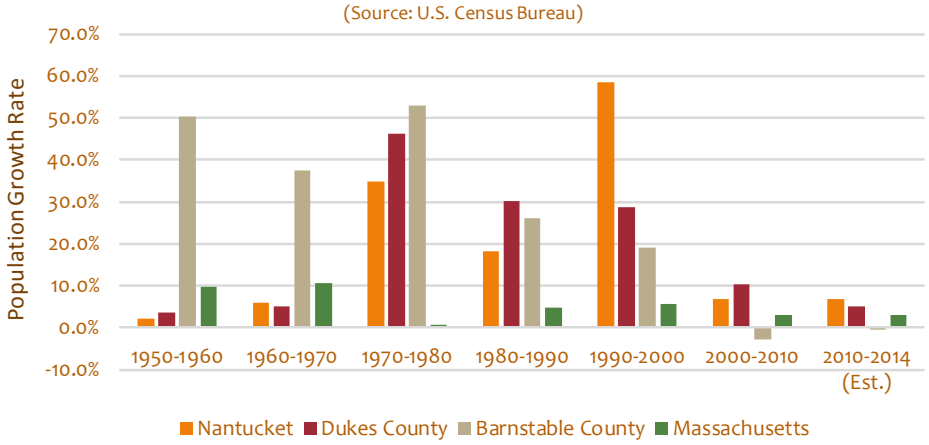
Over time, the Nantucket Land Bank and other conservation groups have successfully acquired and taken steps to protect about half of Nantucket's land. With Nantucket's golf courses and other recreation facilities added to the mix, over 60 percent of the island is undevelopable.

Nantucket's expensive homes, limited range of housing, small employment base, and abundance of protected land help to explain its extremes: affluence on one hand, and seasonal workers with very low-paying jobs on the other hand. Furthermore, there is an undeniable shortage of price-appropriate housing for people with year-round, living-wage employment: the professional, technical, administrative, education, and health care employees of public- and private-sector establishments. Nantucket is a very expensive place to live, and there are not that many jobs in the pay ranges required to afford Nantucket's high housing costs. The island's beauty conveys an image of Nantucket that masks the hardships many

[1] U.S. Census Bureau, State & County Quick Facts 2014. Some residents believe the Census Bureau undercounts the total year-round population.

[2] *Nantucket Housing Production Plan* (2009), 12.

Figure 2.1
**POPULATION GROWTH HISTORY: NANTUCKET AND MARTHA'S VINEYARD**
(Source: U.S. Census Bureau)




households contend with in order to live and work there. In addition, Nantucket has pockets of poverty, racial and ethnic minorities, and foreign-born populations in two of its five federal census tracts. Overcrowded housing conditions and substandard if not illegal units exacerbate these problems. For seasonal and year-round workers without living-wage jobs, Nantucket's housing barriers are even more complicated and difficult to address.

## POPULATION TRENDS

Many Nantucket residents might find it hard to imagine their town in 1980, when the population (5,087) was only half the number reported in Census 2010 (10,172). It makes sense that in 1983, a decade after adopting its first zoning bylaw, Nantucket completed a growth management plan and took further steps to reduce the island's development potential.[3] With special legislation, Nantucket created the Land Bank Commission and instituted a funding mechanism to pay for acquiring open space. During the 1970s, Nantucket's population had jumped 35 percent after several decades of relatively little change, and new homes were under construction at the rate of over one hundred per year. What had been a fairly small population difference between Nantucket and all of Martha's Vineyard during the Great Depression had gradually increased (Figure 2.1). This, together with unprecedented growth occurring throughout much of Cape Cod, formed the backdrop for actions taken on Nantucket to protect the town's land and water resources and its historic resources as well. Astute leaders at the time could foresee that as household formation rates and housing demand accelerated in the 1980s, Nantucket stood to absorb a considerable amount of new housing growth, perhaps more than it had the capacity to serve. Nantucket instituted rate-of-development controls and an annual cap on building permits in order to manage the impact of new growth on infrastructure and services.[4]

More recently, Nantucket's total year-round population increased from 9,520 to 10,172 between 2000 and 2010, or 6.8 percent, surpassing all other Massachusetts counties except Dukes County, where the population rose by over 10 percent. According to the American Community Survey (ACS), Nantucket's population grew another 6.7 percent between 2010 and 2014: more than double the statewide growth rate. The Census Bureau's most recent population estimate for Nantucket is 10,856 (July 2014). Nantucket is currently classified as one of the 100 fastest growing counties in the nation, based on 2013-2014 one-year growth estimates.[5]

Nantucket has gained population faster than the UMass Donohue Institute (UMDI) predicted when it developed 25-year population projections in 2010. According to those projections (Figure 2.2), Nantucket's 2035 population will be approximately 12,004, in-

[3] Nantucket Planning & Economic Development Commission (NP&EDC), *Comprehensive Growth Management Plan, Vol. I, Goals and Objectives for Balanced Growth* (1983).

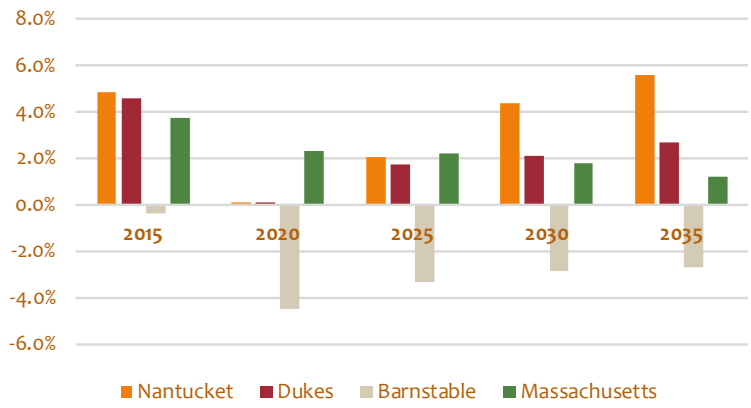
[4] N.B. These provisions lapsed in 2001.

[5] U.S. Census Bureau, Population Division, "Resident Population Estimates for the 100 Fastest Growing U.S. Counties with 10,000 or More Population in 2013: July 1, 2013 to July 1, 2014 - United States – County." March 2015.

| Table 2.1. Population Projections by Age Group, Percent Change 2015-2035: Cape & Islands | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Age | Nantucket | Dukes | Barnstable | State | Age | Nantucket | Dukes | Barnstable | State |
| 0-4 | 44.3% | 5.5% | -9.6% | -0.2% | 50-54 | -24.0% | 6.3% | -36.0% | -8.7% |
| 5-9 | 10.2% | -9.6% | -14.2% | -0.1% | 55-59 | -7.0% | -6.9% | -39.1% | -10.9% |
| 10-14 | 15.9% | -7.4% | -12.9% | -1.1% | 60-64 | 4.9% | -28.7% | -30.6% | -0.7% |
| 15-19 | 18.2% | 10.8% | -20.6% | -1.5% | 65-69 | 23.3% | -10.0% | -17.2% | 19.3% |
| 20-24 | 32.3% | 12.3% | -26.8% | -7.7% | 70-74 | 52.2% | 47.9% | 15.0% | 68.0% |
| 25-29 | 86.1% | -20.3% | -18.4% | -7.2% | 75-79 | 86.0% | 139.3% | 44.0% | 102.6% |
| 30-34 | 18.2% | -22.7% | -17.6% | -2.1% | 80-84 | 103.8% | 161.7% | 39.5% | 88.7% |
| 35-39 | -19.1% | -3.6% | -11.4% | 7.0% | 85+ | 59.0% | 76.7% | 18.4% | 45.8% |
| 40-44 | -26.4% | 6.6% | -9.0% | 14.1% | Total | 12.5% | 6.7% | -12.7% | 7.8% |
| 45-49 | -37.5% | 2.3% | -23.3% | 3.7% | Change | 1,337 | 1,162 | -27,399 | 526,878 |
| UMDI, Population Projections for Massachusetts Municipalities: Age and Sex (March 2015); and RKG Associates. | | | | | | | | | |

cluding significant growth in the school-age and young adult age cohorts – unlike the state as a whole – and a 56 percent increase in seniors (65 and over). Nantucket also stands to lose ground in terms of working-age population 35 and over between now and 2035.[6]

Figure 2.2
**POPULATION PROJECTIONS: PERCENT CHANGE 2010-2035, CAPE & ISLANDS REGION**
(Source: UMass Donohue Institute)




Nantucket has some unique characteristics in terms of the age make-up of its year-round residents. Measured by median population age, Nantucket is not much different from the state: 39.4 years on Nantucket and 39.1 years statewide. However, there tend to be pockets of older and younger people in settlement patterns that coincide, in part, with other population characteristics such as race and income. For example, families with children under 18 make up a relatively large share of the population in Nantucket's Airport/Mid-Island and Surfside neighborhoods. In these areas, the median age drops to 35.2, and school-age children account for at least one-fourth of the total population; seniors, almost 10 percent.[7]

## Race, Ethnicity, and Culture

Nantucket has more racial and cultural diversity than the state as a whole. This can be seen both in federal census data and demographic profiles of the Nantucket Public Schools. The Massachusetts Department of Elementary and Secondary Education (DESE) reports comparative socioeconomic data for all of the state's public school districts. According to the agency's website, 12 percent of Nantucket's school students are African American and 24 percent are Hispanic compared with 9 percent and 18 percent (respectively) for all of Massachusetts.[8] Minorities comprise approximately 19.5 percent of the population town-wide and 16.8 percent of the population in Massachusetts.

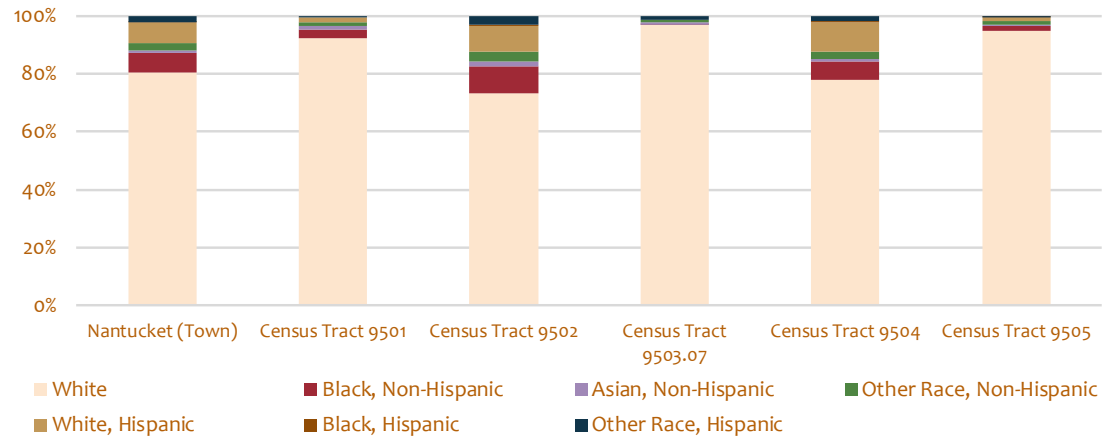
Racial and ethnic population characteristics matter, first for social equity reasons and second, because much tougher regulations under the federal Fair Housing Act (FFHA), a 1968 civil rights law, will be released in 2015. The FFHA prohibits housing discrimination against people on the basis of race or color, religion, sex, national origin, familial status (families with children under 18), or disability. Among other requirements, the new regulations will obligate lo-

[6] UMass Donohue Institute (UMDI), *Population Projections for Massachusetts Municipalities*, prepared for the Massachusetts Secretary of State, March 2015.

[7] U.S. Census Bureau, Census 2010, DP-1.

[8] Massachusetts Department of Elementary and Secondary Education (DESE), School Profiles: Nantucket Public Schools.

Figure 2.3
**RACE AND HISPANIC OR LATINO ORIGIN**
(Source: Census 2010)




cal governments to affirmatively further fair housing and eliminate policies and practices that have the effect (however unintended) of housing discrimination against groups the FFHA is designed to protect ("protected classes"). Eventually, enforcement and compliance will be linked to most federal funding programs – not only programs that provide funds for housing.

Although Nantucket is home to many minorities, community-wide race statistics mask the fact that Nantucket's minority population is largely housed in one area (Map 2.1). Ninety percent of Nantucket's minority residents live in Airport/Mid-Island/Surfside neighborhoods and south of Town. For example, Nantucket's most densely populated census tract, 9502 (Miacomet/Mid-Island/Cisco), houses 48 percent of the entire town-wide population but 69 percent of the African American population and 63 percent of the Hispanic population (Figure 2.3). From a fair housing perspective, differences such as these are known as **minority concentration areas**. Promoting higher-density housing in areas close to goods and services makes good planning and land use sense. However, when people have no choice but to live in certain parts of a community, local officials and housing advocates need to work closely with minority neighborhoods to provide more housing choices.

The percentage of **foreign-born** residents on Nantucket (16.6 percent) is larger than that of the state (15 percent). Most of Nantucket's foreign-born population hails from countries such as the Dominican Republic and Jamaica in the Caribbean or from Central American countries such as Mexico or El Salvador.[9]

> Over one-fourth of the population in census tract 9504 includes people from other countries, and these neighborhoods also house a majority of Nantucket's Spanish- and Portuguese-speaking residents.

In many cases, they come to Nantucket for work in the hospitality, food service, and recreation sectors, all of which depend on unskilled labor and provide a major source of jobs for immigrants throughout the U.S. Nantucket's immigrant groups tend to concentrate in the Mid-Island area, as suggested in Table 2.2. Over one-fourth of the population in census tract 9504 includes people from other countries, and these neighborhoods also house a majority of Nantucket's Spanish- and Portuguese-speaking residents (Map 2.2).[10] An unusually large percentage of children in the Nantucket Public Schools speak a language other than English at home.

Whether native or foreign-born, Nantucket's current population includes a much larger percentage of people with out-of-state origins than the state as a whole (Table 2.3). Less than half of Nantucket's residents are originally from Massachusetts, but of the population born out of state, one-fourth moved to

[9] American Community Survey (ACS) 2009-2013 Five-Year Estimates, B05006, B16007.

[10] ACS 2009-2013, B16007.

**Table 2.2. Foreign-Born Population by Citizenship and Origin (Estimated; 2013)**

| Location | Estimated Population | Foreign-Born | Foreign-Born Percent | Not Naturalized Citizen | Percent Foreign-Born from Latin America |
|---|---|---|---|---|---|
| Massachusetts | 6,605,058 | 991,708 | 15.0% | 49.5% | 35.5% |
| Nantucket (Town) | 10,224 | 1,694 | 16.6% | 59.5% | 66.5% |
| Census Tract 9501 | 1,650 | 124 | 7.5% | 83.9% | 34.7% |
| Census Tract 9502 | 4,481 | 878 | 19.6% | 68.1% | 70.2% |
| Census Tract 9503.07 | 340 | 7 | 2.1% | 71.4% | 0.0% |
| Census Tract 9504 | 2,402 | 620 | 25.8% | 45.6% | 70.6% |
| Census Tract 9505 | 1,351 | 65 | 4.8% | 27.7% | 46.2% |

ACS 2009-2013, B05002, B05006, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

**Table 2.3. Current Population by Place of Birth (Estimated; 2013)**

| | | | Native, Born Out of State | | | | | |
|---|---|---|---|---|---|---|---|---|
| Location | Est. Population | Born in Massachusetts | Northeast | Midwest | South | West | Abroad | Foreign-Born |
| Massachusetts | 6,605,058 | 62.8% | 11.8% | 2.6% | 3.3% | 1.9% | 2.5% | 15.0% |
| Nantucket (Town) | 10,224 | 46.0% | 23.6% | 4.3% | 5.3% | 2.6% | 1.8% | 16.6% |
| Census Tract 9501 | 1,650 | 43.1% | 28.2% | 5.6% | 10.2% | 1.6% | 3.7% | 7.5% |
| Census Tract 9502 | 4,481 | 50.6% | 17.1% | 3.3% | 4.5% | 2.9% | 2.0% | 19.6% |
| Census Tract 9503.07 | 340 | 49.4% | 34.1% | 2.9% | 5.6% | 1.8% | 4.1% | 2.1% |
| Census Tract 9504 | 2,402 | 41.8% | 23.2% | 2.4% | 2.8% | 3.7% | 0.3% | 25.8% |
| Census Tract 9505 | 1,351 | 40.6% | 37.5% | 9.3% | 6.1% | 1.1% | 0.6% | 4.8% |

ACS 2009-2013, B05002, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

Nantucket from elsewhere in New England or another part of the Northeast. The numbers are fairly small because Nantucket's population is small, but the percentages of Nantucket residents coming from other parts of the U.S. are noteworthy.

## Labor Force

Compared with Massachusetts overall, Nantucket has a larger percentage of the population in the **labor force**, and in some parts of town the **labor force participation** rate is very high. Seventy-six percent of Nantucket's 16-and-over population is in the labor force (Table 2.4), and for the most part they are also employed – at least seasonally. Unemployment on Nantucket can range from a low of 2 percent in July to a high of 15 percent in January,[11] but when seasonally adjusted, unemployment does not appear to be a major problem for the island's year-round residents – many of whom are self-employed. Approximately 6 percent of Nantucket's labor force works in a home occupation at least part of the work week, and this statistic run as high as 13 percent in downtown neighborhoods. By contrast, just 2 percent of the workers in Mid-Island neighborhoods have home occupations, probably because so many have hospitality and food service jobs that require commuting to an employer establishment.

Nantucket has a reasonably well educated population. Its labor force matches the state for working-age population percent with a college degree or more (42.6 percent). Island-wide, Nantucket's population without a high school diploma is less than the state's, but many workers living in Mid-Island neighborhoods have limited education levels: nearly on par with the state for percent without a high school

[11] Executive Office of Labor and Workforce Development (EOLWD), Labor Force and Unemployment Data (2010-2014).

**Table 2.4. Labor Force and Education Levels (Estimated; 2013)**

| | Population 16 and Over | | Educational Attainment | | | | |
|---|---|---|---|---|---|---|---|
| Location | Total (Estimated) | In Labor Force | Population 16-64 (Estimated) | Less than high school | High school graduate | Some college | Bachelor's degree or higher |
| Massachusetts | 5,371,252 | 67.7% | 3,576,934 | 8.4% | 23.6% | 25.3% | 42.6% |
| Nantucket (Town) | 8,245 | 76.3% | 6,164 | 4.4% | 24.9% | 28.1% | 42.6% |
| Census Tract 9501 | 1,421 | 63.1% | 778 | 5.0% | 21.6% | 23.0% | 50.4% |
| Census Tract 9502 | 3,468 | 81.7% | 2,800 | 7.1% | 29.0% | 27.4% | 36.5% |
| Census Tract 9503.07 | 280 | 66.4% | 212 | 0.0% | 14.2% | 17.0% | 68.9% |
| Census Tract 9504 | 1,901 | 85.1% | 1,666 | 0.5% | 27.8% | 27.7% | 44.0% |
| Census Tract 9505 | 1,175 | 64.1% | 708 | 3.1% | 8.9% | 40.7% | 47.3% |

ACS 2009-2013, B23025, B23006, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

diploma. Education levels, wages, and poverty tend to go hand-in-hand.

## WORKING ON NANTUCKET

The Executive Office of Labor and Workforce Development (EOLWD) reports that Nantucket has about 920 **employer establishments** with a combined total of 3,900 payroll jobs with an average weekly wage of $963.[12] The employment base is quite small for a community with 4,400 year-round housing units. A sustainable local economy typically has about 1.5 jobs per housing unit: enough jobs to give residents meaningful opportunities to work locally. The **jobs-to-housing ratio** on Nantucket is only 0.89, so it is no surprise that Nantucket also has many "non-employer" establishments, too: people who work for themselves as sole proprietors, either full-time or as a part-time supplement to a payroll job. Evidence of reliance on self-employment income can be seen in census statistics for sources of household income. For example, 11 percent of the state's households derive some income from self-employment, but 27 percent of Nantucket's households have self-employment income and in some neighborhoods, it is as high as 33 percent.[13] Together, the number of self-employed people and the employers that provide jobs for others form the base of over 3,000 firms doing business on Nantucket.[14]

The size and composition of Nantucket's economy present some important challenges for developing a housing strategy for any income group.

**The employment base fluctuates seasonally.** The seasonal changes on Nantucket are substantial. At the peak season for visitors in August, local employers have 2.3 jobs on payroll for every one job that still remains in February, when employment reaches its lowest point in the year. These changes mirror fluctuations in the unemployment rate. Nantucket essentially achieves full employment in the summer, when the unemployment rate drops to well below 2 percent, but by February it has one of the highest unemployment rates in Massachusetts (about 13 percent).[15]

**The employment base has a narrow range of strengths.** Arguably, the arts and recreation and accommodations and food service sectors perform well during the summer and into the shoulder season, but they generally provide low-wage jobs. Workers in these industries earn better pay on Nantucket than in other parts of the state – roughly 1.4 times the average weekly wage for similar jobs elsewhere – so many of them may be able to pay rents of $900 to $1,100 over the summer. Once the hospitality industry contracts after Columbus Day, this is no longer the case.

**Year-round jobs such as health care and professional services pay decent wages, but Nantucket does not have a large base of professional employment.** The Town of Nantucket, the public schools, and the Nantucket Cottage Hospital are relatively

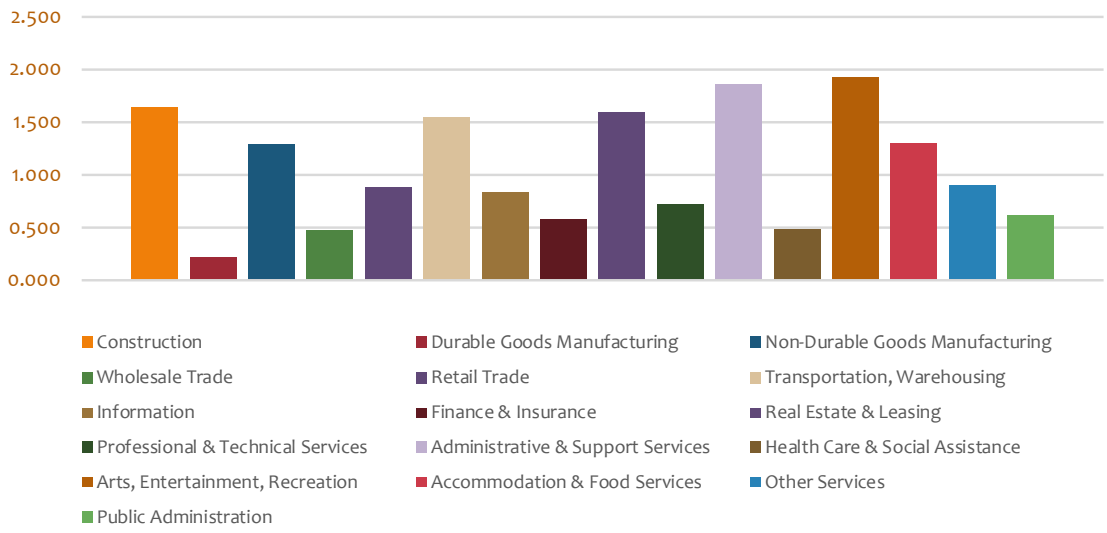
[12] EOLWD, Employment and Wages Report, ES-202: Nantucket, 2009-2013.

[13] ACS 2009-2013 Five-Year Estimates, B19053.

[14] County Business Patterns, 2012.

[15] Executive Office of Labor and Workforce Development, Local Area Unemployment Statistics (2007-2014).

Figure 2.4
**NANTUCKET'S EMPLOYMENT BASE: LOCATION QUOTIENTS**
(Source: ES-202)




large employers with professional and semi-professional workers, and clearly there are small establishments with higher-paying jobs, too. In many cases, however, the industries with higher-wage employment on Nantucket have low **location quotients**.[16] Relative to the larger regional economy – Cape Cod and the Islands – health care and professional services make up a small share of Nantucket's employment base, as evidenced by location quotients substantially below 1.00 (Fig. 2.4).

Measured by their share of local jobs, Nantucket's strongest industries are the construction trades, transportation services, real estate and leasing, support services (e.g., housecleaning, waste management, or security services), arts and recreation, and accommodations and food services (the hospitality industry). All of these industries are vulnerable to seasonal change, however. Most industries that offer high-wage employment, such as information, finance and insurance, real estate and leasing, professional services, health care, and public administration, do not provide many jobs on Nantucket.

Despite Nantucket's generally favorable pay scales for municipal employees, the Town has lost at least four employees and at least three applicants turned down municipal job offers because they could not find affordably priced housing.[17]

Measured by their share of local jobs, Nantucket's strongest industries are the construction trades, transportation services, real estate and leasing, support services (e.g., housecleaning, waste management, or security services), arts and recreation, and accommodations and food services (the hospitality industry). All of these industries are vulnerable to seasonal change.

## Earnings

Since the vast majority of Nantucket residents work on the island, either for themselves or as a wage or salary worker for some other establishment, reported income from employment sheds further light on wages paid by Nantucket businesses. For most industries, there is a wage differential that recognizes the higher cost to live and work on Nantucket, yet in

[16] A location quotient is the ratio of an industry's share of local employment to that industry's share of employment in a larger reference economy, in this case the Cape & Islands Workforce Investment Area. It is a fairly simple tool for identifying strengths and weaknesses in the local economy. A ratio > 1.10 generally signals an industry that is strong in the local market.

[17] Amanda Johnson, Town of Nantucket Human Resources Department, March 10, 2015.

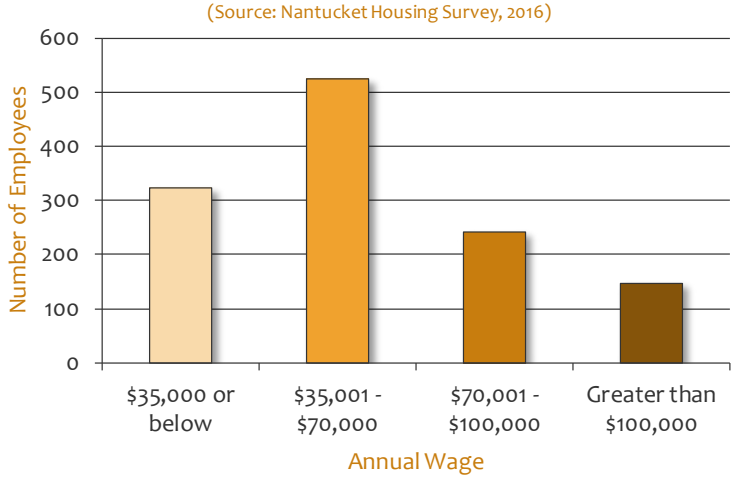
**Table 2.5. Median Annual Earnings: Selected Occupations and Industries (Estimated; 2013)**

| | | Occupations | | Industries | | | | |
|---|---|---|---|---|---|---|---|---|
| | Median Earnings | Mgt. | Svcs. | Construction | Retail | Finance, Real Estate | Education | Hospitality |
| Massachusetts | 54,594 | 73,085 | 33,365 | 43,916 | 24,064 | 56,907 | 40,967 | 16,663 |
| Nantucket (Town) | 51,869 | 73,339 | 41,981 | 50,323 | 38,281 | 56,023 | 41,605 | 25,023 |
| Census Tract 9501 | 55,263 | 61,520 | 37,750 | 63,750 | 25,625 | 61,875 | 45,556 | 14,000 |
| Census Tract 9502 | 51,110 | 66,848 | 43,750 | 45,865 | 44,632 | 33,203 | 28,750 | 25,510 |
| Census Tract 9503.07 | 81,806 | 81,111 | - | 102,188 | - | 81,818 | 26,161 | 56,563 |
| Census Tract 9504 | 45,962 | 85,625 | 41,596 | 46,250 | 43,542 | 42,993 | 61,750 | 38,472 |
| Census Tract 9505 | 52,179 | 73,750 | 68,417 | - | 25,083 | 11,000 | 75,724 | 39,375 |

Source: ACS 2009-2013 B24021, B24031, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

relation to Nantucket's extraordinarily high housing costs, the wage difference does not seem that significant. For example, Table 2.5 shows that the median annual earnings of a year-round service worker in Massachusetts is $33,365, but on Nantucket, it is $41,981, for a local wage ratio of 1.26. The Nantucket service worker with income at the median wage can afford to spend $1,050 per month for rent and basic utilities. However, Nantucket's median gross rent is $1,443,[18] which represents a housing cost differential of 1.46. It is little wonder that Nantucket workers on the lower end of the wage spectrum often share housing units in an effort to make ends meet. Indeed, a recent survey of 204 public and private employers in Nantucker indicates that some 26 percent of their workers earn wages that fall far below the minimum required to afford Nantucket rents (Fig. 2.4-1).

Figure 2.4-1
**NUMBER OF EMPLOYEES BY WAGE GROUP**
(Source: Nantucket Housing Survey, 2016)




## HOUSEHOLD TRENDS

**Households** – more than population per se – drive demand for housing, so a housing strategy for any community must account for market area household formation trends and household characteristics. The size and composition of a community's households, the age of its householders, and the resources they have to purchase or rent housing all have an indelible impact on demand. Nantucket's household trends are also affected by demand from the seasonal housing market. Over the past decade, Nantucket attracted considerable household growth. As of Census 2010, Nantucket had about 4,200 year-round households, representing a 14.3 percent increase between 2000 and 2010. However, the Census Bureau estimates that since 2010, Nantucket has lost about 160 households as it gained over 400 seasonal housing units, mainly due to conversions of year-round housing.[19]

Nantucket's year-round homes are predominantly owner-occupied.[20] Its householders tend to be younger than their counterparts statewide, and unlike many towns on the Cape and around Boston, Nantucket has many young renters. In addition, while Nantucket is still a white, non-Hispanic town, it has many minority families. Most of Nantucket's

[18] ACS 2009-2013 Five-Year Estimates, B25064.

[19] Census 2000, 2010, H1, H5; ACS 2009-2013 Five-Year Estimates, B25003, B25004.

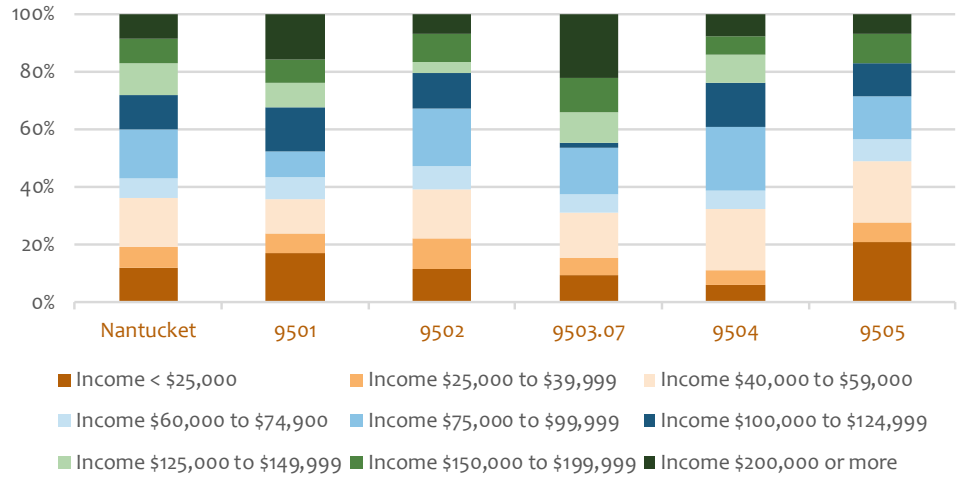
[20] Census 2010, H4.

| Table 2.6. Household Types (Estimated; 2013) | | | | | |
|---|---|---|---|---|---|
| | American Community Survey (ACS) Estimates | | | | |
| Location | Total Households | Families (Related People) | Single Parent Families | Non-Family Households | Single People % Non-Families |
| Massachusetts | 2,530,147 | 1,607,082 | 26.1% | 923,065 | 79.5% |
| Nantucket (Town) | 4,069 | 2,462 | 21.5% | 1,607 | 75.5% |
| Census Tract 9501 | 690 | 356 | 29.8% | 334 | 89.8% |
| Census Tract 9502 | 1,657 | 1,093 | 26.7% | 564 | 75.0% |
| Census Tract 9503.07 | 156 | 100 | 0.0% | 56 | 78.6% |
| Census Tract 9504 | 951 | 500 | 9.4% | 451 | 64.3% |
| Census Tract 9505 | 615 | 413 | 20.3% | 202 | 77.7% |

Source: ACS 2009-2013 B1101, and RKG Associates.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

African American and Hispanic households live in Mid-Island neighborhoods, which is also where most of the rental housing on Nantucket can be found.

Figure 2.5
**NANTUCKET HOUSEHOLD INCOMES: TOWN OF NANTUCKET & CENSUS TRACTS**
(Source: ACS, 2009-2013)




Just about everyone living year-round on Nantucket is part of a household. (Some people lived in shared or **group quarters**, e.g., the seniors at Our Island Home.) Nantucket's households are primarily **families,** which can also be said for most communities, but Nantucket has a larger percentage of **non-family households** than the state as a whole. "Non-family" is a federal census term that includes single people living alone and households of two or more unrelated people**.** Most non-family households are one-person households, whether measured nationally, in Massachusetts, or on Nantucket. In Massachusetts, for example, single people living alone represent 80 percent of all non-family households. However, the percentage of one-person households is smaller on Nantucket: 75 percent, and it is much smaller in some neighborhoods where the percentage of one-person non-family households drops as low as 64 percent (Table 2.6).

In the Airport/Mid-Island/Surfside area, Nantucket has a relatively large number of households with unrelated people living together in the same house. This matters for a housing study because a larger-than-average number of unrelated people in shared housing often signals the presence of housing problems: lack of affordability, lack of suitable housing for a community's household types, crowded housing units, code violations, off-street parking conflicts, and others. Not surprisingly, the presence of households with both related and unrelated people has an impact on household sizes and the types of housing a community may need. While Nantucket's homeowner households are somewhat smaller than their counterparts statewide, the opposite is true for renters. On Nantucket, the average-size household for renter-occupied housing ranges from 2.35 to 2.60, compared with 2.18 people per household for the state as a whole.[21]

[21] Census 2010, H12.

| Table 2.7. Median Income: Families with Children by Family Type and Working-Age One-Person Households | | | | | |
|---|---|---|---|---|---|
| | | Families with Dependent Children | | Ages 15-64 | |
| | Median Family Income | Married Couples | Single Parents | Men Living Alone | Women Living Alone |
| Massachusetts | $84,900 | $113,187 | $28,116 | $43,901 | $40,542 |
| Nantucket (Town) | $92,500 | $106,667 | $53,505 | $51,280 | $46,947 |
| Census Tract 9501 | $101,042 | $106,591 | $60,784 | $76,953 | $53,500 |
| Census Tract 9502 | $86,769 | $95,917 | $44,022 | $37,869 | $46,108 |
| Census Tract 9503.07 | $122,500 | $61,875 | - | - | - |
| Census Tract 9504 | $110,288 | $114,750 | $55,000 | $55,096 | $51,583 |
| Census Tract 9505 | $81,989 | $88,641 | $21,406 | - | $48,906 |
| Source: ACS 2009-2013, B19215, B19216, and RKG Associates, Inc.<br>Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers | | | | | |

## Incomes

Massachusetts ranks fifth in the nation for median household income, which means that overall, its resident households enjoy a comparatively high standard of living. Nantucket is one of the wealthiest communities in the state, so its households tend to be fairly well-off. For example, households with incomes below $25,000 comprise 12 percent of all year-round households on Nantucket, but 20 percent throughout the Commonwealth. Approximately 27 percent of Nantucket households and 22 percent of the state's households have incomes over $125,000. Still, Nantucket's household wealth is not evenly distributed throughout the island. As shown in Figure 2.5, the percentage of upper-income households on the west side of the island is larger than any other area. By contrast, moderate-income households tend to be most prevalent in Mid-Island neighborhoods and along the south side of Nantucket.

Household wealth on Nantucket is unevenly distributed by race and ethnicity, too, but the differences are more difficult to quantify. First, when the number of people in a population sample is very small, the Census Bureau does not publish income statistics. As a result, there are no race and income estimates for some parts of Nantucket. Second, the Census Bureau reports household income as the sum of income of all people 18 and over in the household, regardless of familial status. Accordingly, household income for a group of unrelated people occupying a single housing unit is the sum of their individual incomes. Poverty indicators shed more light on income differences on Nantucket because poverty is reported for households, families, and individuals. For example, 14 percent of Nantucket's year-round population has incomes below poverty, but the corresponding statistics for African American residents is almost 20 percent, and for Hispanic or Latino residents, 30 percent.[22] Hispanic or Latino households in the Mid-Island area have the lowest median income of any group on Nantucket: $26,939.[23]

As in most communities, the economic position of families in Nantucket is generally better than that of all households (including families and nonfamilies). This is true for a few reasons: first, family households tend to be younger, so they are more likely to be in the labor force, and second, married-couple families in particular (which still make up the majority of families with children) often have more than one wage earner. The situation for single-parent families is quite different. Among the working-age population, single-parent families and one-person households have fairly low incomes – low relative to the cost of Nantucket's market-rate housing and even relative to price-controlled housing such as units available through the Housing Needs Covenant Program.

## HOUSING CHARACTERISTICS

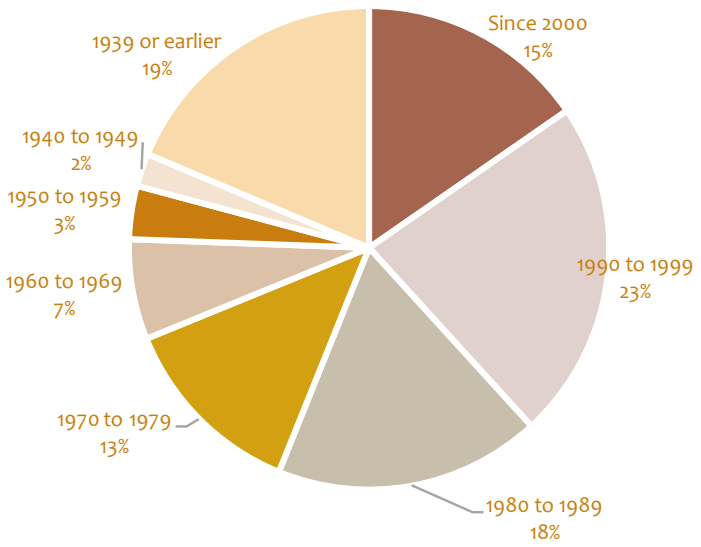
It is harder to confirm the number of housing units in a community than many people realize. To the general public, a housing unit is a single-family home or two-family home, an accessory apartment, an apartment in a multi-family building or a townhouse condominium: "A room or enclosed floor space used, or to be used, as a habitable unit for one family or household, with facilities for sleeping, cooking and sanitation" - that is, a dwelling unit as defined in

[22] ACS 2009-2013 Five-Year Estimates, B06012, B17001I.

[23] ACS 2009-2013 Five-Year Estimates, B19031I.

Nantucket's zoning bylaw. However, the official housing count reported by the Census Bureau every ten years is a little different. Under the Census Bureau's broad definitions of "housing," rooms in boarding houses and retirement homes may qualify as housing units. The federal definition also includes structures or portions thereof that are not classified (or regulated) as housing under the State Building Code, e.g., mobile homes, recreational vehicles, and boats, and rooms or groups of rooms without separate cooking or sanitation facilities. For purposes of this housing plan, "housing unit" means what most people generally think of as housing, i.e., it does not include recreational vehicles. It could include some types of shared quarters, such as single-room occupancy (SRO) units, but not employer-owned dormitory housing or elder care facilities such as Our Island Home.

Figure 2.6
**AGE OF NANTUCKET'S HOUSING: INVENTORY BY YEAR BUILT**
(Source: ACS 2009-2013)




Nantucket has absorbed a higher rate of housing growth than most parts of the state. Between 2000 and 2010, Nantucket's housing inventory increased by 2,408 units, or 26.1 percent. However, seasonal housing increased 30 percent, from 5,170 units in 2000 to 6,722 units in 2010, outpacing total housing growth – that is, demand for seasonal housing on Nantucket appeared to be reducing the supply of year-round housing. More recent estimates from the American Community Survey place seasonal housing on Nantucket at 7,137 units, i.e., an increase of about 400 units since 2010. Moreover, the ACS estimates that the total number of year-round occupied units has fallen to 4,069 (from 4,229 in 2010) while the number of year-round owner-occupied units has increased to 2,667 units (from 2,475 in 2010).[24] Most of the drop in year-round units has occurred among rental units. Together, these trends seem to provide some support for the perceptions of Nantucket residents who say that year-round rental options have decreased significantly. They say that today, rental vacancies are often filled by word-of-mouth and other informal means because anyone advertising an apartment for rent will likely receive hundreds of requests.

**Table 2.8. Housing Types (Estimated; 2013)**

| Location | Total Housing Units | 1-Family Detached | Townhouse | Duplex | Multi-Family 3-9 Units | Multi-Family 10+ Units | RV, Boats |
|---|---|---|---|---|---|---|---|
| Massachusetts | 2,808,549 | 52.3% | 5.1% | 10.3% | 17.0% | 14.5% | 0.9% |
| Nantucket (Town) | 11,650 | 85.0% | 3.4% | 6.3% | 3.6% | 0.6% | 1.2% |
| Census Tract 9501 | 2,989 | 89.7% | 0.7% | 5.6% | 2.4% | 0.5% | 1.2% |
| Census Tract 9502 | 3,114 | 73.9% | 7.4% | 10.7% | 5.7% | 0.4% | 1.9% |
| Census Tract 9503.07 | 1,191 | 89.8% | 4.1% | 1.1% | 1.8% | 0.0% | 3.3% |
| Census Tract 9504 | 1,640 | 78.7% | 3.5% | 11.2% | 6.5% | 0.0% | 0.0% |
| Census Tract 9505 | 2,716 | 94.3% | 1.3% | 1.3% | 1.3% | 1.5% | 0.4% |

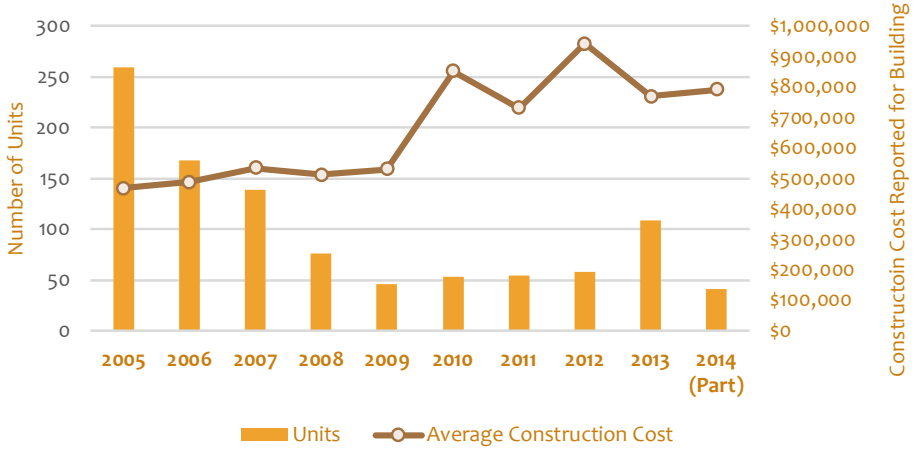
Source: ACS Five-Year Estimates 2009-2013, B25024.
Note: Census 2010 reported Nantucket's actual housing count as 11,618 units.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

[24] Census 2010, Census 2000, H1, H3, H4; and ACS 2009-2013 Five-Year Estimates, B25003.

## EXISTING INVENTORY

One of Nantucket's greatest housing challenges involves its limited range of housing choices and price points, which in turn reflect the town's land use regulations and infrastructure (notably a limited sewer service area), and market expectations. The overwhelming majority of housing units on Nantucket are detached single-family homes. This makes sense given the town's historic development patterns, but it is not a very efficient use of land or an economical way to create affordably priced units. Mixed residential uses exist in the more densely settled areas of Nantucket, notably downtown and the Mid-Island neighborhoods. These settings include two-family homes or row houses, some multifamily dwellings, and sometimes apartments above commercial space as well, and it is in the Mid-Island neighborhoods that over 80 percent of Nantucket's year-round renters live.[25] In many parts of Nantucket there are privately owned residential lots with two detached single-family homes, i.e., a principal dwelling and a cottage, with both units under common ownership unless one is conveyed subject to an affordable housing restriction (Nantucket Housing Needs Covenant). Table 2.8 summarizes Nantucket's housing inventory by unit types.

Figure 2.7
**NEW HOUSING CONSTRUCTION: UNITS PERMITTED & AVERAGE CONSTRUCTION COST**
(Source: UMDI, Town of Nantucket)




## Housing Age and Size

Compared with the state as a whole, Nantucket has fairly new housing units. This may come as a surprise to some Nantucket residents or visitors, especially since Nantucket's iconic downtown has such an enviable collection of well-preserved historic residences. However, Nantucket has grown so much since the 1970s (Figure 2.6) that all of its late-twentieth century homes have a dramatic impact on the island's housing age profile. Today, the median year built for all housing on Nantucket (year-round and seasonal) is 1983, compared with 1958 for the state.[26]

Nantucket's owner-occupied housing is similar in size and basic amenities to owner-occupied units throughout Massachusetts. The most significant differences can be found in and around the downtown area, where there are many large historic houses that tend to dominate the housing inventory. Overall, however, the majority of owner-occupied homes in Massachusetts and Nantucket are three- or four-bedroom dwellings with cooking and plumbing facilities, basic utilities, and reasonable space for vehicle parking. While renter-occupied units elsewhere in the state are comprised primarily of one- or two-bedroom apartments, Nantucket's rental units tend to be a little larger, and this is due to the composition of Nantucket's rental stock: many single-family and two-family homes as opposed to multi-family apartment developments.

## Residential Construction

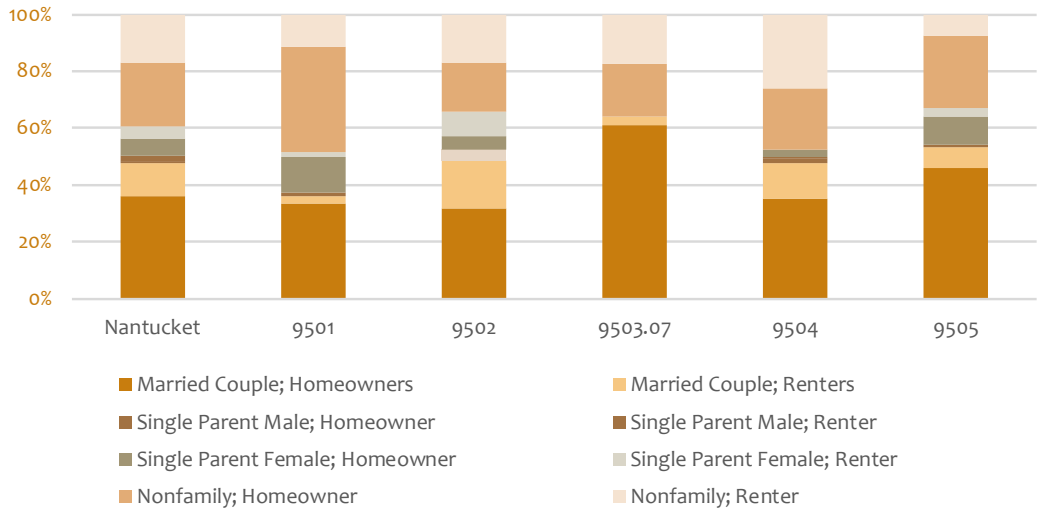
Data from the UMass Donohue Institute (UMDI) indicate that between 2005 and 2013, Nantucket issued building permits for 975 new homes, nearly all detached single-family dwellings. It is little wonder that Nantucket housing sale prices are so high. In 2013, the most recent year for which annual data have been released, the average construction cost reported for new units, excluding the land cost, was $770,225.[27]

[25] ACS 2009-2013 Five-Year Estimates, B25032.

[26] ACS 2009-2013 Five-Year Estimates, B25035.

[27] N.B. Local governments (including Nantucket) report new residential permits and average construction cost per unit on a monthly basis to the federal government. UMDI simply summa-

Figure 2.8
**TENURE BY HOUSEHOLD TYPE BY CENSUS TRACT ESTIMATED; 2013**
(Source: ACS 2009-2013)




Though less than the average reported in 2012, an average reported construction cost of over $770,225 is very high – higher than the average reported in Boston's affluent west suburbs. Figure 2.7 shows that the average construction cost per unit increased sharply in 2010, and while it has fluctuated since then, there appears to be an emerging pattern of rising costs per unit. For the portion of 2014 that is available from the Town, the average cost is up slightly: $782,000.[28]

In addition to new home construction permits, Nantucket issues almost twice the number of permits for renovation and alteration projects that increase the value of local homes. Some of the new single-family units are actually replacements for demolished older residences, too. In the first four months of 2014, for example, Nantucket issued eleven residential demolition permits (excluding sheds).[29]

## OCCUPANCY, TENURE, AND HOUSEHOLD SIZE

Most year-round residents of Nantucket and the state as a whole own the house they live in, yet in many ways Nantucket's housing tenure statistics differ from those of the Commonwealth. Unlike Massachusetts as a whole, where the homeownership rate has incrementally increased over time,[30] Nantucket has experienced fluctuating owner-occupancy conditions, from 63 percent in 2000 to 58 percent in 2010 and most recently, an estimated 66 percent in 2013. Overall, Nantucket has more owner-occupant newcomers on one hand and more long-term renters on the other hand, but these differences do not apply town-wide. The neighborhoods with the largest shares of long-time homeowners lie along the island's north side, and long-time renters, in the downtown area.[31] Also, non-family households and single-parent families headed by women are primarily homeowners in Nantucket, but statewide they are primarily renters. Similarly, single-parent families headed by men are primarily renters on Nantucket but homeowners elsewhere in Massachusetts.[32] Figure 2.8 reports tenure by household type for the town and its five census tracts.

Comparing ACS estimates with decennial census data can produce some distortions because the former is based on a comprehensive, monthly population survey and the latter, a point-in-time actual count. Nevertheless, trends that corroborate informal accounts from Nantucket residents can be gleaned from these sources. Since 2010, for example, the average renter household size has gradually increased, and the

rizes the locally generated data. In RKG's experience the federal numbers are largely accurate for new single-family homes, but new multifamily units tend to be under-reported.

28 Town of Nantucket, Building Department, April 2015.

29 Ibid.

30 U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey (CPS/HVS), Housing Vacancies and Homeownership, Annual 2014 and Historical Tables.

31 ACS 2009-2013 Five-Year Estimates, B25039.

32 ACS 2009-2013 Five-Year Estimates, B11012.

**Table 2.9. Estimated Maximum Affordable Housing Cost by Household Type and Income (2015)**

| | | | Maximum Affordable Housing Cost | | | HUD |
|---|---|---|---|---|---|---|
| Household Size | 2015 AMI | Unit Type | 60% AMI | 100% AMI | 150% AMI | Fair Mkt. Rent |
| Single Person | $69,813 | studio or 1 BR | $1,047 | $1,745 | $2,618 | $935 |
| Two Person | $79,750 | 1 or 2 BR | $1,196 | $1,994 | $2,991 | $1,161 |
| Three Person | $89,750 | 2 or 3 BR | $1,346 | $2,244 | $3,366 | $1,571 |
| Four Person | $99,688 | 2, 3, or 4 BR | $1,495 | $2,492 | $3,738 | $2,205 |
| Five Person | $107,688 | 3 or 4 BR | $1,615 | $ 2,692 | $4,038 | $2,213 |

Source: Housing Nantucket, 2015; HUD, Schedule B, Final 2015 FMRs for Existing Housing, Eff. 10/1/2014.
Note: (1) Housing Nantucket's 60% income limits are close to those established by the federal government for the Low-Income Housing Tax Credits (LIHTC) Program.
(2) HUD Fair Market Rent is a payment standard for housing authorities that administer Section 8 assistance; it is not an affordable rent per se. HUD's goal for the FMR is that it should be "high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible."
(3) HUD Fair Market Rents do not precisely correspond with household size. For example, the FMR for a three-bedroom unit is $2,205 regardless of whether the household includes three, four, or five people.

Nantucket's median homeowner household income is $97,985.The median monthly housing cost for owner-occupied housing with a mortgage payment in Nantucket is $3,026: a figure technically affordable to a household with income of $121,040, or about 35 percent of Nantucket's existing homeowners.

shift in the average statistic stems primarily from growth among large renter households, i.e., households with more than four people. Seventy percent of the island's large renter households live in Mid-Island neighborhoods near the airport, where a majority of Nantucket's African American, Hispanic or Latino, and lower-income households reside.[33]

## INCOME, TENURE, AND HOUSING COSTS

Under a long-standing federal guideline, housing costs are considered affordable when they do not exceed 30 percent of a household's monthly gross income.[34] Nantucket's local housing programs adopt the same definition of housing affordability to determine how much a household can afford to spend per month on housing. These amounts are shown in Table 2.9, along with area median income estimates by household size, along with the HUD Fair Market Rent (the maximum monthly rent for housing occupied by tenants with federal rental assistance).

### Owner-Occupied Housing

For many Nantucket homeowners, the cost of housing consumes a large share of their household income. Their income may be much higher than that of renters, but the purchase price of for-sale housing is also very high. In 2014, for example, Nantucket's median single-family sale price was $1,225,000 – up almost 20 percent over 2013.[35]

As indicated in Figure 2.9, Nantucket's median homeowner household income is $97,985, with a census tract-level range from a low of $80,417 to a

[33] Census 2010, H16 and HCT1; ACS Five-Year Estimates 2009-2013, B25009, DP03; HUD, Low- or Moderate-Income (LMI) Areas by Census Block Group, ACS 2007-2011.

[34] M. Schwartz and E. Wilson, "Who Can Afford to Live in a Home? A Look at Data from the 2006 American Community Survey" Working Paper, U.S. Census Bureau. The conventional public policy indicator of housing affordability in the United States is the percent of income spent on housing. Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem. The conventional 30 percent of household income that a household can devote to housing costs before the household is said to be burdened evolves from the United States National Housing Act of 1937, although the original standard was not 30 percent. In 1940, it was 20 percent and in 1969, Congress increased it to 25 percent. The 30 percent standard that applies today was established in 1981. See also, "Housing Affordability: Myth or Reality?," Wharton Real Estate Center Working Paper, Wharton Real Estate Center, University of Pennsylvania, 1992.

[35] The Warren Group, Town Stats Database.

Figure 2.9
MEDIAN HOUSEHOLD INCOME FOR HOMEOWNERS AND RENTERS
(ESTIMATED; 2013)
(Source: ACS 2009-2013)

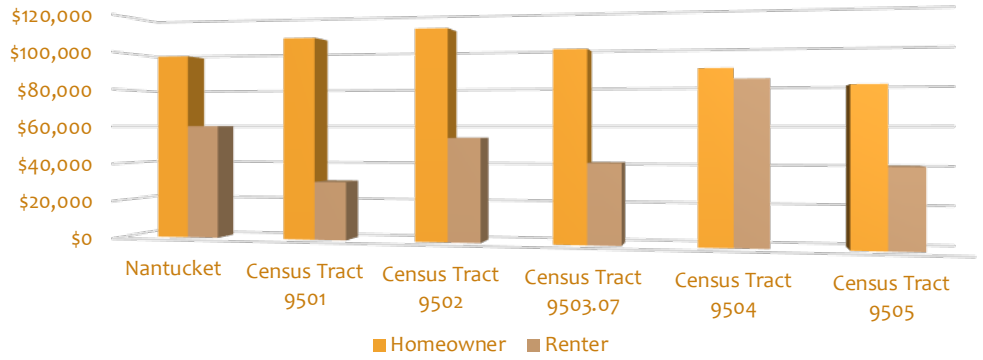



**Table 2.10. Comparison Homeowner Housing Values and Monthly Housing Cost Estimates***

| Location | Median Housing Cost | Lower Value Home | Median Value Home | Upper Value Home | Housing Cost Burden | Severe Cost Burden |
|---|---|---|---|---|---|---|
| Massachusetts | $1,705 | $230,500 | $330,100 | $464,900 | 34.4% | 13.6% |
| Nantucket | $2,365 | $651,800 | $929,700 | 1,000,000+ | 53.0% | 29.9% |
| Census Tract 9501 | $1,851 | $786,900 | $1,000,000+ | 1,000,000+ | 42.0% | 23.5% |
| Census Tract 9502 | $2,739 | $581,100 | $832,000 | 1,000,000+ | 54.5% | 28.6% |
| Census Tract 9503.07 | $1,583 | $475,000 | $890,600 | 1,000,000+ | 35.5% | 28.0% |
| Census Tract 9504 | $2,771 | $632,000 | $891,300 | 1,000,000+ | 63.9% | 37.4% |
| Census Tract 9505 | $1,948 | $777,100 | $1,000,000+ | 1,000,000+ | 53.3% | 31.1% |

Source: ACS 2009-2013 Five-Year Estimates, and RKG Associates.
Notes: (1) The Census Bureau does not report specific housing values over $1 million; (2) Homeowner housing cost burden includes homeowners both with and without a mortgage.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

of

high of $110,804.[36] The median monthly housing cost for owner-occupied housing with a mortgage payment in Nantucket is $3,026,[37] a figure technically affordable to a household with income of $121,040, or about 35 percent of Nantucket's existing homeowners. In Massachusetts overall, approximately 34 percent of all homeowners spend more than 30 percent of their monthly income on a mortgage payment, taxes, and insurance – the basic components of homeowner housing costs. As such, these homeowners fit the federal definition of **housing cost burden**.[38] Significantly, Table 2.10 reports that over half Nantucket's year-round homeowners are housing cost burdened and nearly 30 percent are **severely cost burdened**, which means their housing costs exceed 50 percent of their monthly gross income.[39]

It is possible that some of Nantucket's housing cost burdened homeowners have chosen to "buy up" to larger, amenity-laden homes instead of purchasing a more modest and affordable unit. However, available data indicate that this is not really the case. HUD's Comprehensive Housing Affordability Strategy (CHAS) Data show that most technically affordable units are occupied by higher-income households and that at any given time, there is only a handful of vacant, modestly priced homes on the market.[40] The high cost of housing for Nantucket homeowners

[36] ACS 2009-2013 Five-Year Estimates, B25119.

[37] ACS 2009-2013 Five-Year Estimates, B25008.

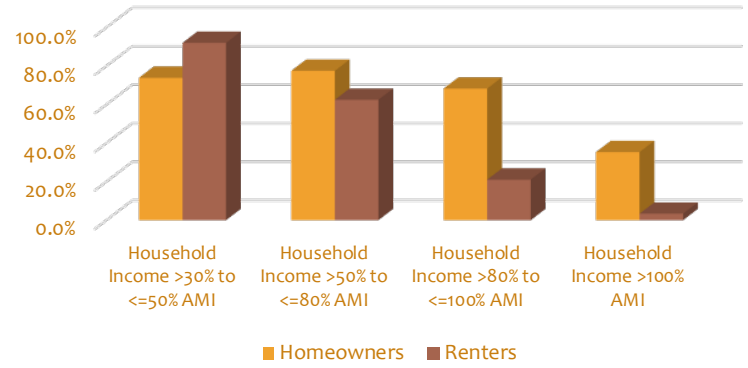
[38] N.B. California has the highest percent of mortgaged homeowners with housing burden of any state in the U.S, followed by Hawaii, Nevada, Florida, New Jersey, Rhode Island, and Massachusetts, although burden for all of these states is similar to California.

[39] ACS 2009-2013 Five-Year Estimates, B25092.

[40] CHAS Data, Tables 15A, 17A.

is particularly challenging for lower-income residents. According to a special tabulation of census data published by HUD, housing cost burden affects 78 percent of Nantucket homeowners with incomes between 50 and 80 percent AMI and 68 percent of homeowners with incomes between 80 and 100 percent AMI. Nantucket's homeownership affordability problems have little to do with ambitious homebuyers and everything to do with a severe shortage of appropriately priced supply.

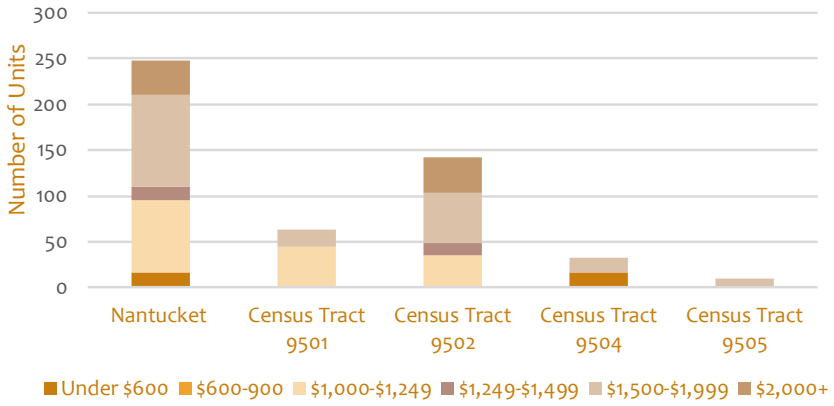
Figure 2.10
**HOUSEHOLDS WITH HIGH HOUSING COSTS BY INCOME RANGE**
(Source: HUD, CHAS Data)




## Renter-Occupied Housing

Nantucket's median renter household income is $60,104, but the census tract median ranges widely from a low of $30,625 to a high of $83,512 (Figure 2.9).[41] The higher-end income is deceptive because it includes income from all sources for everyone in the household over 15 years, including relatives and nonrelatives.[42] This is significant for a census tract like 9504 (Airport/Mid-Island/Surfside), where many households include non-relatives who share housing costs in order to make ends meet.

Figure 2.11
**ASKING RENTS: VACANT UNITS FOR RENT (SEASONAL AND YEAR-ROUND)**
Source: ACS 2009-2013




Rents on Nantucket are much higher than throughout Massachusetts and in some cases, higher than market rents in the Greater Boston area. Town-wide, an estimated 41 percent of all renters are housing cost burdened, paying more than 30 percent of their monthly gross income for rent and basic utilities. Nantucket's unaffordably housed renters are concentrated in the Town area and the island's west end, where the percentages of rental housing cost burden exceed the state average (50 percent). Local sources say these statistics are skewed due to the very small number of rental units in Nantucket's Town neighborhoods. This may be true, but since Nantucket's supply of year-round rental units is so deficient, it would be a mistake to think that housing cost burdened renters simply choose to live in an expensive area.

Unlike conditions statewide, most of Nantucket's housing cost burdened renters are working-age people – especially young people under 34 years – not senior citizens. The author estimates that the percentage of renters with housing cost burdens is considerably higher than the Census Bureau's data suggest, based on informal interviews and anecdotal information obtained during site visits in January and February 2015. Furthermore, what the Census Bureau reports as affordably housed renters masks an underlying problem for many of Nantucket's lower-income wage earners: housing units over-occupied by unrelated people who pool their resources in order to find housing they can afford.

[41] ACS 2009-2013 Five-Year Estimates, B25119.

[42] U.S. Census Bureau, *American Community Survey and Puerto Rico Community Survey 2013 Subject Definitions*, 82.

**Table 2.11. Comparison Rent Estimates**

| | Median Gross Rent | Lower Contract Rent | Median Contract Rent | Upper Contract Rent | Housing Cost Burden | Severe Cost Burden |
|---|---|---|---|---|---|---|
| Massachusetts | $1,069 | $614 | $936 | $1,320 | 50.3% | 25.8% |
| Nantucket (Town) | $1,564 | $900 | $1,443 | $1,858 | 40.8% | 17.4% |
| Census Tract 9501 | $1,320 | $1,080 | $1,228 | $1,418 | 68.5% | 33.3% |
| Census Tract 9502 | $1,700 | $821 | $1,543 | $2,000+ | 46.7% | 17.9% |
| Census Tract 9503.07 | - | - | - | - | 66.7% | 0.0% |
| Census Tract 9504 | $1,581 | $1,086 | $1,420 | $1,733 | 24.3% | 16.4% |
| Census Tract 9505 | $1,200 | $388 | $1,200 | $1,750 | 42.7% | 9.8% |

Source: ACS 2009-2013 Five-Year Estimates.
Notes: The Census Bureau does not report gross and contract rent estimates for Tract 9503.07 because the number of rental units is so small.
Census Tract Legend: 9501: Town; 9502: Miacomet/Mid-Island/Cisco; 9503.07: Madaket/Dionis/Clif; 9504: Airport/Mid-Island/Surfside; 9505: Polpis/Sconset/Tom Nevers

**Asking Rents.** In the past few years, over half of all vacant rental units on Nantucket came with asking rents of $1,500 or more, and less than 7 percent with asking rents below $1,000.[43] The ACS reports an average of 248 units offered for rent at any given time, including both year-round and seasonal units and private and public housing. These are **contract rents** (what the landlord will charge), not **gross rents** (contract rent plus basic utilities), though some rental units include utilities that tenants do not have to pay out of pocket. Figure 2.11 displays the distribution of asking rents for the island as a whole and the five census tracts based on monthly surveys conducted by the Census Bureau between 2009 and 2013.

Renters informally interviewed for Housing Nantucket's Workforce Housing Needs Study (2015) said the Census Bureau's data underestimate actual market conditions on Nantucket and stop short of capturing the more compelling problems: lack of supply on one hand, and an existing supply that includes many units with code violations on the other hand. The perceptions of local renters are largely borne out through social media, where people looking for apartments often go, hoping for a more efficient source of information than word-of-mouth referrals.

## Low- and Moderate-Income Residents

According to the HUD, about 38 percent of Nantucket's year-round households have low or moderate incomes as that term is used in most housing programs (Map 2.3).[44] Some people may find this surprising because Nantucket also has year-round household wealth and a seasonal population that is extraordinarily wealthy, but it is not uncommon for resort communities to have more low- or moderate-income residents than is readily apparent. HUD estimates that 30 percent of Nantucket's homeowners and 49 percent of its renters have incomes below 80 percent AMI. HUD's estimates shed even more light on the households most affected by Nantucket's very high housing costs, however. As illustrated in Figure 2.10, the highest incidence of housing cost burden occurs among the island's lowest wage earners: working-age people with incomes at or below 50 percent AMI. Housing cost burden affects anywhere from 74 to 86 percent of the residents in this lower-income group. In current dollars, this means a household of four with income under $49,890 – or more accurately, a household of two with income under $39,900.[45] For the single people and very small families that make up most of the households with incomes below 50 percent AMI, the maximum affordable rent, including utilities, is $998 (and usually much less). Nantucket does not have an adequate supply of affordably priced rentals for its working poor: people whose incomes are too low for programs like the Nantucket Housing Needs Covenant Program and even most Chapter 40B rental units.

[43] ACS 2009-2013 Five-Year Estimates, B25061. Recent issues of *The Inquirer and Mirror* have included ads for some summer and winter rentals, but the only year-round rentals have been furnished rooms in a private residence, a partially furnished one-bedroom apartment in Madaket for $2,000/month, and a four-bedroom home without a published asking rent.

[44] HUD, Comprehensive Housing Affordability Strategy (CHAS) Data, retrieved from HUD/PDR.

[45] HUD, 2015 Income Limits, release date March 9, 2015.

**Table 2.12. Nantucket's Chapter 40B Inventory (2016)**

| Development | Location | Housing Type | SHI Units | Restriction Expires | Subsidizing Agency |
|---|---|---|---|---|---|
| Miacomet Village I | 3 Manta Drive | Rental | 10 | Perpetual | DHCD |
| Miacomet Village I | 3 Manta Drive | Rental | 12 | Perpetual | DHCD |
| Miacomet Village II | Norquarta Drive | Rental | 19 | 5/1/2047 | FHLBB, RHS |
| Housing Authority | Benjamin Drive | Rental | 5 | Perpetual | HUD |
| Academy Hill School | Westminster St. | Rental | 27 | 12/1/2016 | MassHousing, HUD |
| Landmark House | 144 Orange St. | Rental | 18 | 2015* | HUD 202, RHS |
| Landmark House II | Orange St. | Rental | 8 | 2041 | FHLBB, HUD |
| DMH Group Homes | Confidential | Rental | 5 | N/A | DMH |
| Norquarta Drive | Norquarta Drive | Rental | 2 | Perpetual | DHCD |
| Dartmouth Street | Dartmouth Street | Rental | 2 | Perpetual | Town of Nantucket |
| Norwood Street | Norwood Street | Rental | 1 | Perpetual | Town of Nantucket |
| Irving Street | Irving Street | Rental | 1 | Perpetual | Town of Nantucket |
| Clarendon Street | Clarendon Street | Rental | 1 | Perpetual | Town of Nantucket |
| Abrem Query | 2-4-6-8 Folger Ave | Own | 7 | Perpetual | FHLBB |
| Beach Plum Village | 15-19 Rugged Rd; 6-8 Scotts Way | Own | 3 | Perpetual | MassHousing |

Sources: DHCD, Housing Nantucket
*Use restriction extended; new term has not been verified.
Note: Sachem's Path is not currently listed on Nantucket's SHI, probably because building permits were not issued within one year of the comprehensive permit. The Town will need to submit copies of the building permits and certificates of occupancy to DHCD, at which time the units will be added to the SHI.

## PRICE-RESTRICTED HOUSING

Most communities have some modestly priced housing: small, older single-family homes that are less valuable than new homes, multi-family condominiums, or apartments that can be leased for relatively low monthly rents. This type of affordable housing often stays affordable as long as the market will allow. As Nantucket is well aware, market demand for luxury vacation homes can place tremendous pressure on these units, resulting in major renovations or demolition/reconstruction that effectively reduces the community's supply of affordable housing. Under a Massachusetts law that went into effect in 1969, however, all communities are supposed to have housing that is affordable to low-income households and remains affordable to them even when home values appreciate under robust market conditions. These units remain affordable because their resale prices and rents are governed by a deed restriction that lasts for many years, if not in perpetuity. Both types of affordable housing meet a variety of housing needs and both are important. The crucial difference is that the market determines the price of unrestricted affordable units while a recorded legal instrument determines the price of deed restricted units. There are other differences, too. For example, any household - regardless of income - may purchase or rent an unrestricted affordable unit, but only a low- or moderate-income household is eligible to purchase or rent a deed restricted unit.

## CHAPTER 40B

When less than 10 percent of a community's housing consists of deed restricted affordable units, M.G.L. c. 40B, Sections 20-23 ("Chapter 40B") authorizes the Zoning Board of Appeals to grant a comprehensive permit to qualified affordable housing developers. The 10 percent minimum is based on the total number of **year-round housing units** reported in the most recent decennial census; for Nantucket, this currently means that 490 units out of 4,896 must be affordable for low- and moderate-income households (Census 2010). A comprehensive permit is a type of unified permit: a single permit that replaces the approvals otherwise required from separate city or town permitting authorities. Sachem's Path is an example of a Chapter 40B comprehensive permit development. Chapter 40B supersedes zoning and other local regulations that make it too expensive to build low- and moderate-income housing. By consolidating the approval powers of multiple town boards, the state legislature hoped to provide more low-in-

come housing options in suburbs and small towns. Under Chapter 40B, the Zoning Board of Appeals may approve, conditionally approve, or deny a comprehensive permit, but in communities that do not meet the 10 percent minimum, developers may appeal to the state Housing Appeals Committee (HAC). Although comprehensive permits may still be granted after a town achieves the 10 percent minimum, the HAC no longer has authority to overturn a local board's decision.

DHCD maintains the Chapter 40B Subsidized Housing Inventory (SHI), the list determines whether a community meets the 10 percent minimum. The SHI is also used to track expiring use restrictions, i.e., when non-perpetual affordable housing deed restrictions will lapse. As shown in Table 2.12, Nantucket's SHI currently includes 125 affordable units, or 2.6 percent of the island's year-round housing unts. The 125-unit affordable housing inventory represents a 25-unit gain between 2000 and 2010: a fraction of the island's total housing growth of 2,400 units in the same period. Moreover, the affordable housing restriction for eighteen SHI units at Landmark House (HUD 202) was scheduled to expire last year, but it was reportedly extended. The restriction controlling twelve of the twenty-seven units at the Academy Hill School – also reserved for seniors - will expire near the end of 2016.

## AFFORDABLE HOUSING PROVIDERS

DHCD does not "count" all of Nantucket's deed-restricted housing on the SHI. In most cases this is because Nantucket's affordable units tend to be restricted for households with higher incomes than the state defines as low or moderate income. There are also developments with an approved comprehensive permit and partially under construction, but the SHI-eligible units have not been built or simply have not been added to the state's list. The following local initiatives to create affordable housing are either ineligible or not ready for listing in the SHI.

### Non-Profit Organizations

- **Housing Nantucket.** Twenty-four out of thirty-one rental units and fifty-six covenant homes for year-round residents with incomes up to 150 percent AMI.
- **Habitat for Humanity.** Six homeownership units and one currently under construction, one is at Sachem's Path and two more are planned.
- **Nantucket Housing Authority/Housing Assistance Corporation of Cape Cod.** Sachem's Path, a 36-unit homeownership development under construction on land owned by the Nantucket Housing Authority, will eventually generate eight SHI-eligible units. (The remaining twenty-eight units will be "Nantucket affordable," i.e., for households with incomes between 100 and 150 percent AMI.) The Town has made a considerable investment in Sachem's Path with Community Preservation Act (CPA) funds.
- **Nantucket Education Trust (NET).** Several years ago, the NET created twelve employer-assisted housing for teachers on Cow Pond Lane near the school complex. The project is not actually occupied by many teachers, but the units exist and they are available to the general public when there is not enough interest from school department employees. In 2015, the Cow Pond Lane units provide housing for four school department workers, three town employees, and five other Nantucket households unrelated to the schools.[46]

### Town of Nantucket

- **Town:** One year-round dwelling at 38 Westchester Street, used as entry housing for department heads.
- **Department of Public Works.** Four year-round units for employees at the Surfside Wastewater Treatment Facility (one one-bedroom unit, one two-bedroom unit, and two three-bedroom units).[47]
- **Airport:** One year-round dwelling unit with six to eight beds.
- **Nantucket Police Department.** Seasonal housing at LORAN Station for summer reserve officers and community service officers; forty-two beds, including eight for female employees; and seasonal housing for lifeguards, including 47 Okorwaw Avenue (ten beds), 109 Washington

[46] Caitlin Waddington, Nantucket Community School, by email, March 18, 2015.

[47] Kara Buzanoski, Nantucket DPW Director, by email, March 18, 2015.

Street Ext. (four beds), and 39 Washington Street (twelve beds).

## Employer-Assisted Housing

- There is no comprehensive inventory of employer-owned housing on Nantucket and no organization focusing exclusively on developing and managing employer-owned housing. Several private employers are known to provide short-term or seasonal housing for their workers.
- One of the island's largest employers, **Nantucket Island Resorts, Inc.,** maintains 210 beds for seasonal employees of its five hotels and marina. Most of the beds are actually reserved for experienced hospitality workers returning to Nantucket for the summer season. Nantucket Island Resorts employs about 400 people at peak season, so the dormitory beds accommodate just a little over half of its seasonal workers.[48] The company also employs fifty-five to fifty-six year-round workers, all of whom depend on other privately owned housing on Nantucket.
- **Something Natural**, a popular sandwich and specialty foods shop owned by Selectman Matt Fee, which provides housing for approximately twenty-four of its fifty seasonal employees.[49]
- The **Nantucket Cottage Hospital** owns twenty-six workforce housing units (combined total of 58 bedrooms) and leases nine additional units (24 bedrooms).
- **The U.S. Coast Guard** owns ten three-bedroom units at Gouin Village and at LORAN Station, eight three-bedroom and two four-bedroom units.

Other entities such as Stop & Shop are known to rent units to house their workers as well, but the number of units is unknown.

## Rental Assistance Program

Nantucket's **Interfaith Council** provides temporary financial assistance to help year-round renters with housing emergencies due to family illness, loss of work, or other unforeseen conditions, or to help them move from substandard units to safe, decent, year-round housing. Since there are no shelter facilities for the homeless on Nantucket, the Rental Assistance Program plays a critical role in helping to prevent homelessness with a flexible "stop-gap" subsidy. To qualify for help, renters must have lived on Nantucket for at least two years, have some source of employment, and live in legal (code-compliant) housing. Many applicants live in illegal units, so they can receive help only if they move to better housing. In a given year, the Rental Assistance Program helps sixty to seventy households with an overall program budget of approximately $150,000.

While the Town, non-profit organizations, and local employers have taken steps to provide affordable housing, the existing level of effort and the existing approaches are not enough. The present inventory of deed-restricted units does not begin to meet Nantucket's needs for affordably priced units at all market levels, from households with very low incomes to those earning somewhat more than the maximum for the Nantucket Housing Needs Covenant Program. There are about 500 renter households with incomes in a range that might qualify for a covenant homeownership unit (generally 80-150 percent AMI), but the program currently includes just fifty-six units, most of which were created from conveyances that occurred on the eve of the last recession (pre-December 2007). A unit-by-unit approach like that of the covenant program makes sense for growth management and housing preservation reasons, but it is not an efficient way to create housing for people who need it. Short of significantly increasing its housing supply, Nantucket will not be able to address the needs of any of the groups that need housing priced appropriately for their means: low-income, moderate-income, year-round workers, or seniors. The existing supply is inadequate, and as numerous past studies and reports show, the supply has been inadequate for a very long time.

[48] Nantucket Island Resorts, interview, January 19, 2015.

[49] Matt Fee, interview, January 18, 2015.

# 3. HOUSING GOALS

Nantucket's affordable housing goals are production targets that have been set based on best available information. There could be considerable fluctuation from year to year, but ultimately the purpose of this plan is to increase Nantucket's Subsidized Housing Inventory (SHI) by at least 120 new SHI-eligible housing units between 2016 and 2020.

## PRINCIPLES

1. Affordable and mixed-income housing developments should be located in areas where the Town's planning, zoning, and infrastructure support higher intensity of use. (See Map 3.1)

2. Developers should be encouraged to produce new affordable housing through the Town's standard regulatory procedures or cooperatively planned comprehensive permits. The Town should continue to work with private developers to improve their proposals, acculturate them to community interests in Nantucket, and increase affordability above and beyond the required 25 percent for a comprehensive permit.

> Developers should work within the Town's standard permitting procedures or pursue cooperatively planned comprehensive permits. Nantucket has demonstrated its ability to work with housing developers when developers are willing to work with the Town.

3. Recognize local government's responsibility for fair and affordable housing in Nantucket, and lead by example.

4. Whenever possible, the supply of affordable housing should be increased through redevelopment of disturbed sites, adaptive reuse of non-residential structures, or conversion of existing residential properties to multiple dwellings.

5. The Town should provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law.

6. For developments on its own land, the Town should maximize the number of affordable housing units and create affordability at multiple levels, from incomes below 50 percent AMI up to 150 percent AMI.

7. Subsidies should be made available to rental developments in exchange for deeply affordable units for households with incomes below 50 percent AMI. These subsidies could be provided by the Affordable Housing Trust or Community Preservation Committee (or both), or through some type of partnership with non-profit community organizations.

8. To promote neighborhood compatibility of density and building forms that differ from surrounding properties, the Town should provide design guidance to developers and homebuilders. Models and specifications pre-approved by the Historic District Commission and others should be available for a variety of building forms and contexts.

9. Wherever possible, the Town should establish partnerships for affordable housing and encourage others to do the same.

## QUALITATIVE GOALS

- Increase the variety of mixed-income housing choices in Nantucket, particularly in commercial centers and higher-density districts, to support Nantucket's economy and accommodate household growth.
- Create permanently affordable rental housing for low- and very-low-income households in order to reduce the incidence of over-occupied, substandard housing.
- Work with Nantucket's large employers to increase the supply of employer-assisted housing, both for seasonal and year-round workers.
- Educate the community about Nantucket's affordable housing needs.
- Preserve the Town's existing affordable housing through monitoring and enforcement of affordable housing deed restrictions.

## QUANTITATIVE GOALS: 2016-2020

### NEED: INDIVIDUALS AND FAMILIES WITH INCOMES BETWEEN 51-80 PERCENT AMI

- SHI-Eligible Production Targets:
- 10 homeownership units
- 70 year-round rental units
- 10 single-room occupancy (SRO) units

Potential Tools: Town-owned land, LIHTC, federal Affordable Housing Trust Fund, Nantucket Affordable Housing Trust, CPA, Chapter 40B

### NEED: HOUSEHOLDS WITH INCOMES BETWEEN 31-50 PERCENT AMI

- SHI-Eligible Production Targets: 20 year-round rental units

Potential Tools: Town-owned land, LIHTC, Section 8 PBA, Nantucket Affordable Housing Trust, CPA, Chapter 40B

### NEED: SPECIAL NEEDS POPULATIONS

- SHI-Eligible Production Targets:
- 10 group home units (beds)
- 8-10 congregate units for very-low-income seniors

Tools: Town-owned land, Nantucket Affordable Housing Trust, CPA, DMR/DMH, Nantucket Housing Authority

### NEED: HOUSEHOLDS WITH INCOMES BETWEEN 81-120 PERCENT AMI

- Production Targets:
- 5 homeownership units
- 5 year-round rental units

Potential Tools: Town-owned land, Nantucket Affordable Housing Trust, Town funding (CPA for eligible units), Zoning

### NEED: HOUSEHOLDS WITH INCOMES BETWEEN 121-150 PERCENT AMI

- Production Targets:
- 20 homeownership units
- 10 rental units

Potential Tools: Town funding, Zoning, Nantucket Housing Needs Covenant Program

# 4. IMPLEMENTATION STRATEGIES

DHCD encourages cities and towns to prepare, adopt, and implement a Housing Production Plan that demonstrates an annual increase in Chapter 40B units equal to or greater than 0.50% of the community's year-round housing units. By systematically increasing its low- and moderate-income housing inventory, Nantucket will have more flexibility in the future to decide when, where, and how much affordable housing should be built and if necessary, to deny unwanted Chapter 40B comprehensive permits.

> Nantucket needs to create at least twenty-four new low- or moderate-income housing units per year.

To qualify for the flexibility that a DHCD-approved Housing Production Plan offers, Nantucket will need to create (through the issuance of permits and approvals) at least twenty-four new low- or moderate-income housing units (or an amount equal to or greater than the 0.50 percent production goal) in a given calendar year and obtain certification from DHCD that the Housing Production Plan standard had been met.

The Town needs to consider ways to increase its affordable housing education, advocacy, and development capacity when implementing this plan. Nantucket has decided to fund a part-time housing coordinator in Fiscal Year (FY) 2017, and this will help to build some administrative capacity within town government. In addition, there needs to be leadership training and education for the Board of Selectmen, Community Preservation Committee, and Affordable Housing Trust.

## APPROPRIATE LOCATIONS FOR HIGHER-DENSITY HOUSING

### Strategy: Affordable Housing on Town-Owned Land / Fairgrounds Road

Principle: For developments on its own land, the Town should maximize the number of affordable housing units and create affordability at multiple levels, from incomes below 50 percent AMI to 150 percent AMI.

In 2012, the Town acquired property on Fairgrounds Road for construction of affordable housing, mainly for town employees. To date, the project has been stalled for a variety of reasons, including differences of opinion about what kind of housing should be built on the site and for whom, what the Town's role should be, and whether the Town can restrict some of the units for occupancy by municipal employees.

There are scores of examples of affordable housing on town-owned land in Massachusetts. It is probably one of the easiest strategies for increasing the supply of affordable units in any city or town. The Massachusetts Housing Partnership maintains an inventory of land disposition Requests for Proposals (RFP).[1] In Nantucket's case, the best approach will be one that provides a variety of unit types and is designed to accommodate both year-round and seasonal municipal workers. While SHI-eligible housing units have to be made available through an affirmative fair housing marketing plan, Nantucket could consider negotiating with the designated developer to set aside some of the market-rate units for rent by Town employees (with subsidies or rent guarantees provided by the Town, as necessary).

[1] See Appendix F, "Disposition of Municipal Property for Affordable Housing."

In Nantucket, apartments are allowed by right in commercial buildings in the commercial districts, and town meeting recently agreed to allow up to three units per lot "by right" in several residential zones.

## Strategy: the Moderate- and High-Density Zoning Districts

Principle: Affordable and mixed-income housing developments should be located in areas where the Town's planning, zoning, and infrastructure support higher intensity of use.

Years ago, Nantucket made a conscious decision to zone areas for concentrated residential and commercial development and let most of the island evolve in a low-density land use pattern. In areas where the Town provides for concentrated development, Nantucket has fairly permissive zoning regulations with fewer barriers than one often finds in suburbs and small towns on the mainland. For example, apartments are allowed by right in commercial buildings in the commercial districts, and town meeting recently agreed to allow up to three units per lot "by right" in several residential zones.

In November 2015, town meeting approved innovative zoning for "bonus lots" and a significant density bonus for affordable housing as long as at least 25 percent of a project's housing units would be eligible for the SHI. Nantucket also allows accessory apartments and two "as of right" dwelling units on a lot in all residential districts, which is almost unheard of in many small towns.

Nantucket has gradually revised its zoning bylaw to reflect the policies of the 2009 Master Plan. The overall planning framework in Nantucket divides the town into "Town" and "Country" zones, or areas designated for higher- and lower-density development, as shown on Map 3.1. Nantucket's existing Chapter 40B developments – Sachem's Path, Beach Plum Village, and Abram Quary – are all located within areas the Town has zoned for growth. The Town's zoning framework makes sense, first because it responds to organic development patterns that pre-date zoning and second, the areas allocated to higher-intensity use tend to be sewered as well. Several times since 2009, Town Meeting has rezoned land by moving it into one of the "Town" districts or liberalizing the rules that govern development in the "Town" districts (see Appendix C). As with the Richmond Group in 2015, Nantucket should continue to pursue "upzoning" opportunities in areas that are consistent with the 2009 Master Plan and have adequate means of wastewater disposal.

## Strategy: Options for Regulatory Reform

Principle: Developers should be encouraged to produce new affordable housing through the Town's standard regulatory procedures or cooperatively planned comprehensive permits.

Nantucket has taken steps to increase the housing supply in ways that should produce modestly priced housing even if not deed restricted, e.g., the multifamily overlay district, the recently enacted tertiary unit program, and relaxation of requirements for accessory apartments. The Town could also consider some options that have been pursued in other communities.

### INCLUSIONARY ZONING

Nantucket could work with for-profit and non-profit developers to design an inclusionary housing bylaw that would apply throughout town or within selected areas of any high- or moderate-density zoning district. Inclusionary zoning is a bylaw that requires or provides incentives for developers to create affordable housing as a part of market-rate developments, either by including affordable housing in the development, building it off-site, or contributing land or money to a housing trust fund in lieu of construction. In Massachusetts, it was pioneered successfully in three communities – Brookline, Cambridge, and Newton – and has gradually spread to suburban areas, but with mixed results.

Due to Nantucket's very high land costs and seemingly relentless market interest in seasonal homes, inclusionary zoning will never provide a "cure-all" for the island's workforce housing needs. By the same token, Nantucket has the basic ingredients found in most inclusionary zoning programs in the U.S.:

strong housing demand and high housing costs that can provide an internal subsidy.

Nantucket currently gives the Planning Board special permit authority to require inclusionary housing units in major commercial developments. Consideration should be given to imposing an actual requirement in commercial, multifamily, or higher-density districts and giving the Planning Board authority to waive the requirement in exchange for a reasonable alternative, e.g., a cash contribution to the Town's affordable housing trust fund.

#### INFILL LOTS

Study the potential to create small affordable units on nonconforming lots that are otherwise unbuildable. The units may require some form of subsidy, but making additional land available could support production of scattered-site units by mission-based organizations like Habitat for Humanity or Housing Nantucket.

## Strategy: Chapter 40B

Principles:

Developers should be encouraged to produce new affordable housing through the Town's standard regulatory procedures or cooperatively planned comprehensive permits;

Continue to work with private developers to improve their proposals, acculturate them to community interests in Nantucket, and increase affordability above and beyond the required 25 percent for a comprehensive permit; and

Provide regular, predictable funding for creating and preserving affordable housing

---

Nantucket could make better use of Chapter 40B as a vehicle for creating affordable housing. Toward that end, the Town should continue to actively pursue partnerships with non-profit and for-profit developers that have collaborated with cities and towns on so-called "friendly" Chapter 40B developments. Nantucket could also provide financial support to friendly Chapter 40B developments (as was done for Sachem's Path). Having a mortgage interest in projects gives the Town even more control than the comprehensive permit or deed restriction. Investing in well thought-out rental projects should be a priority for the use of local funds, first for the added control it brings and second, because anything Nantucket can do to build partnerships with non-profit and for-profit entities will help to increase the Town's capacity and know-how.

> The Town needs ways to work with the Historic District Commission (HDC) to reduce development costs for projects with affordable units.

Examples of potential funding mechanisms for homeownership could include purchase price buydowns from 80 percent AMI to lower income groups or market-rate units to 150 or 120 percent AMI. Unlike downpayment assistance, a purchase price buydown subsidizes the difference between an asking price and a price that is actually affordable to a low, moderate, or middle-income homebuyer.

## Strategy: Historic District Commission

Principle: To promote neighborhood compatibility of density and building forms that differ from surrounding properties, the Town should provide design guidance to developers and homebuilders. Models (prototypes) and specifications pre-approved by the Historic District Commission and others should be available for a variety of building forms and contexts.

---

Like many communities, Nantucket prefers to create affordable housing through its own planning and permitting systems, i.e., without Chapter 40B comprehensive permits where possible. A handful of Massachusetts towns have produced many affordable units – sometimes more than the 10 percent statutory minimum – without ever having to use the comprehensive permit process. To succeed in doing so, the Town needs ways to work with the Historic District Commission (HDC) to reduce development costs for projects with affordable units.

The Town should consider retaining a preservation architect to work with the Planning and Land Use Services (PLUS) Department and the HDC to develop prototypes for a variety of building forms and settings as well as design and construction specifications to be used for review of affordable and

mixed-income housing proposals. Specific guidance for affordable housing projects could be created as a special supplement to the Commission's existing publication, "Building with Nantucket in Mind." Projects that simply adopt the Town's prototypes and specifications could be made eligible for an expedited review process, thereby reducing the need for costly plan revisions, hearing extensions, and so forth. This may require amendments to the HDC bylaw and administrative regulations.

## LOCAL RESOURCES FOR AFFORDABLE HOUSING

### Strategy: Transfer Fee, Local Appropriations

Principle: The Town should provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law.

Affordable housing production will not happen without predictable, adequate funding for acquisition, pre-development, development, management, and monitoring. Although Nantucket recently received a comprehensive permit application for a project many people do not like, the overall track record for Chapter 40B in Nantucket has been remarkably weak. Housing development in Nantucket is distorted by the seasonal market, so even though housing sale prices are very high, Nantucket does not attract many Chapter 40B developers. Like other vacation and resort areas around the country, Nantucket has to be pro-active and initiate affordable and mixed-income housing development.

> Nantucket needs to put significant resources into housing production just as it has committed significant resources to open space protection for well over thirty years. If the legislature fails to approve the proposed transfer fee for Nantucket, the Town will need to pursue other options.

Without local intervention, the island's affordable housing needs are unlikely to be met. In order to work effectively, Nantucket needs to put significant resources into housing production just as it has committed significant resources to open space protection for well over thirty years. If the legislature fails to approve the proposed transfer fee for Nantucket, the Town will need to pursue other options, e.g., annual appropriations of local revenue (as town meeting did this year), more aggressive commitments of CPA funds, or payments from developers under an inclusionary zoning bylaw.

In addition, the Town needs to revisit limitations it has placed on the Affordable Housing Trust's authority to manage and invest the resources it has at its disposal. A key reason for creating a housing trust is to facilitate affordable housing development and "depoliticize" decisions about the use of local resources to meet housing needs. (See also, Capacity for development, education, and advocacy below.)

### Strategy: CPA funds for affordable housing

Principle: The Town should provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law.

The Community Preservation Committee (CPC) currently makes CPA funds available for affordable housing on a project-by-project basis. The Affordable Housing Trust has to submit a funding application and potentially compete with other applicants, and ultimately each CPC-backed proposal requires approval from Town Meeting. However, Nantucket could institute a different model. The CPC could propose to appropriate each year's CPA affordable housing funds for use by the Affordable Housing Trust and allow the Trust to do its job: to create and preserve affordable housing, and to do so efficiently. This approach would go a long way toward supporting an annual housing budget for the Affordable Housing Trust and building the Trust's capacity to create affordable units. As the Community Preservation Coalition explains:

> *The CPA law states specifically in Section 5(f) that "A city or town may appropriate money in any year from the Community Preservation Fund to an af-*

*fordable housing trust fund." Such trusts can have the power to purchase, sell, lease, manage, and improve real property for the purpose of creating and preserving affordable housing. At least 11 communities have appropriated CPA funds to an affordable housing trust.*

*CPA funds can be appropriated to both affordable housing trusts . . . as long as any ultimate expenditure of those funds is for CPA-eligible uses. Therefore, it is recommended that CPA appropriations to these trust funds be tracked separately from monies generated from other sources to ensure proper accountability of CPA funds.*

If the concern is accountability, the CPC could use a system of grant agreements to provide blocks of funding to the Affordable Housing Trust, e.g., a block of funding to develop group homes, leaving it to the Trust to work with group home non-profits to secure sites for special needs housing. However, to require the Affordable Housing Trust to apply to the CPC for funding essentially defeats the purpose of having a housing trust. BOS needs to get on board.

### Strategy: Town-Owned Land Study

Principle: Maximize the affordable housing benefits of developing Town-owned land.

Compared with organizations like the Nantucket Land Bank Commission, the Town of Nantucket is a relatively small landowner. The Town should consider creating an asset management plan that includes policies for identifying surplus property and disposing of it for various purposes, including for public benefits like affordable housing. A planning study could be conducted to confirm the Town's existing inventory, identify potential future needs for property to serve municipal and other public purposes, and create a policy with decision criteria for disposition by bid (highest price), for public benefits (price is irrelevant), or for unique conditions such as land swaps.

### Strategy: Tax Incentives

Principles:

Whenever possible, the supply of affordable housing should be increased through redevelopment of disturbed sites, adaptive reuse of non-residential structures, or conversion of existing residential properties to multiple dwellings.

Subsidies should be made available to rental developments in exchange for deeply affordable units for households with incomes below 50 percent AMI.

There is growing interest in Massachusetts (and beyond) in using local government tax policy as a mechanism for creating affordable housing. While there are very few models available, a few cities have established tax incentive programs and recently, the Town of Amherst secured passage of a home rule petition with broad powers to allow special incentives and tax increment financing agreements (TIF) for production of affordable units. (See Appendix G.) Nantucket should consider the potential instituting a similar approach and target it to encourage sustainable projects that can be difficult to carry out, e.g., redevelopment/reuse projects or intensification of existing uses, or to encourage development of employer-assisted housing. Another option is to provide property tax exemptions to owners who rent units to low- or moderate-income households, similar to a program that has existed in Provincetown for several years. (See Appendix H.)

## FAIR HOUSING AND AFFORDABLE HOUSING

### Strategy: Reducing the potential for disparate impact on protected classes

Principle: Recognize local government's responsibility for fair and affordable housing in Nantucket, and lead by example

All communities need to pay attention to fair housing concerns, in part because of HUD's new Affirmative Furthering Fair Housing regulations and especially because of the "disparate impact" case, *Texas Housing and Community Development v. Inclusive Communities Project, Inc*. Nantucket should develop and adopt affirmative fair housing policies to guide the use of Town-owned resources (land, buildings, or funding) in order to ensure non-discrimination against groups protected under the federal Fair Housing Act, e.g., families with children and people with disabilities. The Town could embrace a policy similar to that recently adopted by state (providing for a minimum percentage of three-bedroom units in any given development), or consider other policies such as making it a priority to fund group homes and "safe houses" for people recovering from addiction.

Similarly, the Town could explore options for developing a subsidized assisted living residence to help low-income seniors who need some assistance with medications, meals, and housekeeping but do not need the advanced (and costly) level of care provided by nursing homes.

## CAPACITY FOR DEVELOPMENT, EDUCATION, AND ADVOCACY

### Strategy: Leadership from the Top

Principle: Recognize local government's responsibility for fair and affordable housing in Nantucket, and lead by example.

The Zoning Board of Appeals (ZBA) has exclusive authority to approve or deny Chapter 40B comprehensive permits. Chapter 40B was enacted in 1969 at a time when throughout the state, the ZBA was only town board that could grant special permits and variances, so it made sense to give ZBAs authority for comprehensive permits as well. However, in 1969 local governments did not play any role in creating affordable housing except through their own housing authorities or redevelopment authorities. The notion that municipalities might provide funding to create low- or moderate-income housing or work as partners with affordable housing developers was barely on the horizon at the end of the 1960s, other than in a handful of progressive towns like Lincoln, Massachusetts.

Since 1969, the roles and responsibilities of cities and towns have changed considerably. Many functions that seem ordinary or essential today did not exist in 1969, e.g., a Council on Aging, a Youth Commission or Human Services Department, or a municipally operated visitor services office. The Nantucket Historic District Commission was not created until 1970, and while Nantucket had a Conservation Commission as early as 1963, the authority of conservation commissions has changed considerably since then. In recent years, numerous Massachusetts towns have created a part-time or full-time Housing Coordinator position to help people who need affordable housing and to monitor compliance with affordable housing restrictions, but no community anticipated that one day it would be playing an activist role in affordable housing. At best, communities knew in 1969 that the legislature had imposed more permitting responsibilities on them and in many cases, they resented their new-found powers.

By the mid-1980s, it had become clear that local governments had to mobilize for affordable housing development and not simply wait for the arrival of comprehensive permit applications. Over time, other municipal officials have taken on new duties and learned the value of collaboration for affordable housing. The economic development and social consequences of failing to have adequate affordable housing have become clear to most communities, and it is obvious that many groups in Nantucket understand this as well. Indeed, many Nantucket residents seem to understand because without broad public knowledge of the town's housing crisis, it would have been difficult to secure passage of **Article 82**. Still, it is not clear that a culture of support for affordable housing has been institutionalized within Nantucket's town government. The delayed disposition of the Fairgrounds Road property, constraints placed on the Affordable Housing Trust's powers and duties, the absence of a professionally staffed Housing Office despite the existence of a widely recognized housing crisis, and the unpredictability of funding for affordable housing all point to the challenges of moving Nantucket forward with a comprehensive approach to affordable housing.

#### TRAINING AND EDUCATION RESOURCES

The Board of Selectmen can help by providing leadership and support for meeting the island's housing needs. For example, the Board recently made housing on Nantucket a core issue to be addressed in a strategic plan for the Town, and they have also supported the Affordable Housing Trust's efforts to complete this Housing Production Plan. The Board could also play an instrumental role in building consensus among groups that need to work together to increase the supply of affordable housing in Nantucket. On a going-forward basis, the Town should pursue affordable and fair housing training resources for the Board of Selectmen and other policy-level bodies such as the Planning Board. The following non-profit advocacy and education organizations provide affordable housing training and technical assistance for local officials:

- Enterprise Community Partners
- Local Initiatives Support Corporation
- Massachusetts Housing Partnership

### LOCAL INITIATIVES: REQUEST FOR EXPRESSIONS OF INTEREST

An activity that could be taken on by the Board of Selectmen involves recruiting affordable housing developers to partner with the Town. Following the lead of communities like Newton and Shrewsbury, Nantucket could issue a "Request for Expressions of Interest" (also known as RFI) to solicit proposals from for-profit and non-profit developers that want to create affordable units. Through the RFI process, Nantucket could identify the "most desired" components of an affordable housing proposal and invite developers and property owners to submit ideas. Of course, the RFI has to be grounded in reality or it will not work, but if done properly, the RFI can be an effective tool for engaging developers to work with the Town. Developing the RFI should be led by the Selectmen in consultation with the Planning Board and Affordable Housing Trust.

### COMPREHENSIVE PERMIT GUIDELINES

Some communities have had success with developing comprehensive permit **guidelines**. Unlike comprehensive permit rules and regulations adopted by the Board of Appeals, project guidelines are policy based. Developing project guidelines should be led, ideally, by the Planning Board or a joint Planning Board-Board of Selectmen effort, as was the case in the Town of Acton. Through guidelines, the Town can identify the criteria Nantucket wants affordable and mixed-income housing developments to meet; for conforming proposals, the Board of Selectmen could expedite the process of providing Project Eligibility comments to MassHousing or MHP.

Although guidelines cannot tie the hands of the ZBA during the comprehensive permit process, the presence of guidelines can be very helpful to the ZBA in its review of development applications. Anything that can be done to streamline the permitting process under Chapter 40B could be seen as very attractive to developers. Moreover, if guidelines compliance was made one of the rating criteria the Affordable Housing Trust uses to evaluate funding requests, the Town would have an extra incentive to offer to prospective developers.

## Strategy: Development Partnerships

Principle: Wherever possible, the Town should establish partnerships for affordable housing and encourage others to do the same.

Existing efforts to work with the Land Bank and others to collaborate, wherever possible, to address mutual needs should be continued and expanded. There are many examples of housing-open space alliances in Massachusetts, most notably the Town of Lincoln, a nationally recognized leader in forging partnerships between land conservation and development. In addition, Nantucket should encourage a working partnership between Housing Nantucket (for example) and an experienced non-profit or for-profit developer with a track record for "friendly" mixed-income housing developments in other communities. Some examples of potential non-profit partners include Neighborhood of Affordable Housing (NOAH) or The Community Builders in Boston, Housing Assistance Corporation of Cape Cod in Hyannis, or MetroWest Collaborative Development in Newton. Nantucket needs local, experienced development capacity to create SHI-eligible housing. It is a critical missing piece in the affordable housing "toolbox" and essential for the success of local housing initiatives. The entity for doing so could be Housing Nantucket or a community development organization that is formed specifically for this purpose.

## Strategy: Affordable Housing Trust

Principle: Provide regular, predictable funding for creating and preserving affordable housing and empower the Affordable Housing Trust to perform the functions it is authorized to perform by state law

In order to carry out the strategies included in this Housing Production Plan, it will be important for Nantucket to build its capacity to promote and carry out affordable housing development and monitor and enforce affordable housing deed restrictions. Having capacity includes gaining access to greater resources – both financial and technical – as well as building local political support, developing partnerships with public and private developers and lenders, and creating and augmenting local organizations and systems that will support new housing production. This Housing Production Plan incorporates an organizational structure for implementing the strategies and continued oversight of housing policy and initiatives in Nantucket. The Affordable Housing Trust should have a leading role in many of these strategies.

### STATUTORY PURPOSE AND POWERS

At the 2009 Annual Town Meeting, Nantucket voted unanimously to accept G.L. c. 44, §55C and establish

the Nantucket Affordable Housing Trust (Trust). Per G.L. c. 44, §55C, the statutory purpose of the Trust is ". . . to provide for the creation and preservation of affordable housing in municipalities for the benefit of low- and moderate-income households." The statute also includes sixteen specific powers granted to the Board of Trustees (Board) that require no further action or authorization from other municipal bodies (including Town Meeting and Board of Selectmen). The key powers are briefly summarized as follows:

- Accept and receive real property, personal property, or money, by gift, grant, or contribution including money, grants, and Community Preservation Act funds.
- Purchase and retain real or personal property, including investments.
- Sell, lease, convey, etc. any personal, mixed, or real property at public auction or by private contract.
- Execute deeds, assignments, transfers, etc., related to any transaction of the board for the accomplishment of the purposes of the Trust.
- Employ advisors and agents, such as accountants, appraisers, and lawyers.
- Borrow money and mortgage and pledge trust assets as collateral.
- Manage or improve real property.
- Abandon any property the Board deems appropriate.

## TRUST'S MISSION

The Trust's mission is "to provide for the creation and preservation of affordable housing in the Town of Nantucket, preferably in perpetuity, as a general policy, but subject to exceptions where it is practicable and reasonable to do so, for the benefit of year-round low and moderate income households who would otherwise have difficulty financial or otherwise, locating housing on Nantucket."

## SOURCE AND USES OF TRUST FUNDS

The Trust has generated revenue from two awards of Community Preservation Act Funds. The first award was in 2010 for $525,789 for the "creation of affordable housing in numerous ways." The second award was in 2012 for $160,000 for the construction of two dwelling units at 7 Surfside Road.

In 2010, the Trust funded the property acquisition at 7 Surfside Road, which was developed with a single-story one-bedroom dwelling unit. The Board vetted a variety of plans including increasing density of the site with multiple units and ultimately decided to issue a Request for Proposals (RFP) in 2014 for the acquisition and continued management of the site for affordable housing purposes. The Board awarded the property to Housing Nantucket, a private, non-profit organization, for $1. Originally Housing Nantucket proposed to create four units on the site, but the project has changed and it now consists of only two units. There may be an opportunity to create three additional units at 7 Surfside Road under current zoning if the Housing Trust can attract another partner.

## ELIGIBLE USES OF TRUST FUNDS & LEGAL CONSIDERATIONS

Uses of Trust funds must comply with the statutory purpose of the Trust – the creation and preservation of affordable housing for the benefit of low- and moderate-income households. The following briefly summarizes eligible activities for creation and preservation – for a more detailed description and examples, please refer to the Massachusetts Housing Partnership's *Municipal Affordable Housing Trust Operations Manual* (MHP Manual).

**Creation.** Activities to create, or produce, affordable housing include the following:

- New construction of affordable housing
- Rehabilitation of existing buildings to convert to affordable housing (could include conversion of surplus town buildings, such as surplus schools or libraries, or privately-owned buildings, such as former churches)
- Purchase of existing market rate residential units, rehabilitation if necessary for health and safety purposes, and resell as affordable housing
- Establish homebuyer assistance program to convert market rate units to affordable units

**Preservation.** Preservation of affordable units refers to initiatives to perpetuate existing affordable units in light of restrictions that would otherwise expire. Preservation is sometimes also described as physi-

cally preserving the condition of existing affordable units, however it is unclear if this is the intent of the statute. Note that CPA funds cannot be used for rehabilitation until the property was previously acquired or created using CPA funds.

**Low- and Moderate-Income.** Since the Trust statute does define the term "low- and moderate-income," the MHP Manual advises Boards to use their judgment and consult other definitions commonly used in state and federal programs. It may be wise to consult with municipal counsel if the Board choses to a definition that is not commonly used in state and federal program. It is unclear, for example, if the income limits that apply to the Nantucket housing needs covenants, which is defined as "middle income" at less than 150 percent of Nantucket county median household income, would be eligible for Trust funds.

### COMMUNITY PRESERVATION ACT AND THE TRUST

As it currently stands, the Board is viewed as a candidate to apply for CPA funds. In the past, the Board applied and received CPA funds twice (2010 and 2014). These funds were primarily used in relation to the 7 Surfside Road property acquisition and proposed development project. However, there are three primary models for CPA allocations to housing trusts in Massachusetts:

**Model #1: Trust as housing arm of the CPC.** CPA funds allocated for housing are included in annual budget to the Housing Trust. No annual application is necessary. CPC and Trust membership may overlap, which can increase regular communication and collaboration. This model has an expectation of standard designated percentage allocation of CPA funds to the Trust annually, which would consist of all intended CPA housing funds. Housing applicants would apply solely to the Trust.

**Model #2: Hybrid. Standard Percentage Allocation and Ability for Additional Allocations.** Trust budgeted to receive a standard % and applies for additional funding on as-need basis based on anticipated project or programs. CPC and Trust membership may or may not overlap in this model. Somerville is an example of this model where there CPC and Trust membership does not overlap but the Trust receives a percentage (roughly 45%) of CPA funds and Trust may request additional allocations, as needed.

**Model #3. The Housing Trust submits an application to the CPC for CPA funds based on a specific project or program or an annual Trust budget that includes general Trust-initiatives anticipated.** This model is most typical in smaller communities where housing activity is low. Developers can apply separately to the CPC and the Trust for local housing funds (with possibly little or no coordination between the CPC and Trust in reviewing the separate applications). The trust cannot rely on CPA funds as a consistent revenue stream, which creates uncertainty year-to-year.

### TRUST CAPACITY

**Staffing Support.** The Trust has administrative support from the one of the Administrative Specialists in the Town's Planning and Land Use Services Department. In addition, the Director of Planning provides professional support on an as-needed basis. The part-time Housing Coordinator also serves on the Housing Trust.

### SCOPE OF WORK AND APPROACH

The consultant team worked with the Board to conduct a two-part prioritization process to gather the Board members' opinions about where the Trust is succeeding or failing, and what direction it should take in the future to achieve the Trust's mission.

### BOARD SURVEY IN DECEMBER 2015

The first part, conducted in December 2015, was a survey consisting of two parts. The first question, "How well have these Trust-funded initiatives addressed local housing needs?", asked respondents to consider how the Trust's use of funds has supported local housing efforts. The second question asked, "How important is it for that the Trust continue to pursue these initiatives?".

Past initiatives the Board ranked highest for addressing local housing needs:

1. Development of housing at 7 Surfside Road
2. Acquire real property for new housing
3. Create in-law apartments with affordability restrictions
4. Matching funds under the Housing Innovations Fund (HIF)

Initiatives the Board indicated as most important to pursue:

1. Acquire real property for new housing
2. Rehab public/private property to convert to affordable units (mixed income)
3. Develop multi-family housing at Fairgrounds Road site
4. Homebuyer program
5. Preserve expiring use properties
6. Convert non-residential properties to affordable housing

### BOARD DISCUSSION EXERCISE IN FEBRUARY 2016

Board members at the February 19, 2016 Trust meeting participated in a discussion exercise that tied into the consultants' presentation tips to work on things that matter, support good projects, and clarifying the trust's role in relation to other housing entities.

First the Board discussed the six priority initiatives identified through the survey in December and answered the following questions:

- What opportunities, barriers, and compromises might be presented through each of these initiatives?
- If you could only focus on three of these initiatives, which three might be most effective to address local housing needs?
- The Board also discussed the following questions:
- What criteria should the trust consider when selecting initiatives to fund?
- How could the trust be best positioned to advance effectiveness of local housing initiatives and avoid redundancies? Put another way, how the trust can either fill an unmet need or reinforce/expand the work already being done by others?

The results of the Board's discussions indicated support to prioritize funding for projects that create units to count on the state's Subsidized Housing Inventory through the following priority initiatives:

- Continue to advocate for development at 4 Fairgrounds Road and utilize Trust funds to support the development, if needed.
- Foster projects on private land that do not require property acquisition, such as buy-down of units in private development projects.
- Establish a homebuyer program to convert existing market-rate houses to affordable houses.

### STRATEGIC ASSETS

The Trust has great potential to be an effective advocate for local affordable housing initiatives and make measurable gains in the production of affordable housing.

- Revived Board of Trustees with new membership with deep roots in the Nantucket community and highly relevant skills and experience
- Town staffing support including clerical staff and the planning director
- The island's housing needs are well documented
- Available funding sources include the CPA and other Town funds

### STRATEGIC CHALLENGES

The Trust also faces significant challenges to effectively advocate for local affordable housing initiatives and make measurable gains in the production of affordable housing.

- The Trust has limited capacity - lacking dedicated professional planning staff and a consistent revenue stream.
- The extensive affordability gap and extent of housing needs on Nantucket presents significant challenge for all entities working to achieve housing affordability on the island.

### ACTIONS TO BUILD THE NAHT'S CAPACITY

Based on the Board's analysis of its strategic challenges and assets through this process and the key findings of the housing needs assessment:

- **Review the Trust's mission and create a strategic action plan.** The Board could benefit from creating a strategic action plan that engages Town officials and the broader community in helping the Board review its mission, identify goals and priority initiatives, and refine understanding of its role. A strategic action plan can organize and guide the Board's efforts to best achieve priority initiatives and would include an implementation plan and a multi-year budget.

Town housing efforts should be coordinated to reduce redundancies and increase the efficiency and effectiveness of local initiatives. The CPC and the Trust are two arms of the same body – the Town of Nantucket – and all municipal efforts to address local affordable housing needs should be integrated and coordinated to achieve the best results.

- **Focus Trust funds to address documented housing needs.** When formulating a strategic action plan, it will be important to base the plan on documented housing needs. As is well documented in this Housing Production Plan (which is based on the 2015 Workforce Housing Needs Assessment), Nantucket's most critical housing needs are for rental units affordable for very low-income households (at or below 50 percent AMI) and year-round rental units at all market levels. Low-income and middle-income homeowners need assistance with homeownership costs, too.

- **Clarify and strengthen the role of the Board of Trustees.** Especially with regard to its role with the CPC, the Board should work to clarify its role within the Town. Town housing efforts should be coordinated to reduce redundancies and increase the efficiency and effectiveness of local initiatives. The CPC and the Trust are two arms of the same body – the Town of Nantucket – and all municipal efforts to address local affordable housing needs should be integrated and coordinated to achieve the best results. The Board and CPC should work together to determine an appropriate approach for allocation of CPA funds to the Trust – as explained above, there are three primary models that other communities have adopted that can help to guide discussions. Developing a strategic action plan can help foster such discussion and consideration.

### SOURCES OF FUNDS & FINANCIAL SUSTAINABILITY.

The Trust would benefit from a regular and reliable source of revenue. Unless the legislature approves Nantucket's home rule petition or the Town agrees to provide annual allocations of local revenue, the most likely and readily-available source for housing is Nantucket's CPA funds. The CPC and Trust should work together to reexamine the apportionment of funds committed to affordable housing initiatives under the Community Preservation Act. Nantucket Town Meeting has also voted to pursue special legislation for a "housing bank," similar to the Nantucket Land Bank, so the Town can collect a transfer fee on property sales over $2 million. Furthermore, Town Meeting supported a capital request for $1 million for affordable housing activities, also to be administered by the NAHT.

In addition to ensuring a regular and reliable source of revenue, the Board should consider allocating its funds as an interest-free repayable loan or shared-equity agreement to strengthen long-term financial sustainability of the trust. Such repayable loans could be used for short-term financing for acquisition or development soft costs or longer term gap financing, which can help leverage state, federal, and private money. A shared-equity agreement is an arrangement that allows the Trust to share profit in a project if above a stated-threshold. For example, the Groton Affordable Housing Trust contributed $400,000 to a development of affordable housing and executed an Investor Agreement that entitles the trust to receive 33.3 percent of any project profit.

Each funding source has restrictions and requirements for uses of funds. Certain programs and projects may not be eligible under all funding programs. Also, the Board must account for its use of funds by original funding source and must be prepared to demonstrate that the funds were used in compliance with the requirements of each funding source.

### BOARD TRAINING

A housing trust, as a municipal body, is subject to procurement, designer selection, and public construction laws as well as the state and federal fair housing laws, state's Open Meeting Law, Conflict of Interest Law. The Board should have a high degree

of familiarity with these various laws to ensure compliance and understanding of various nuances of the laws. For example, regarding the state's procurement laws, G.L. c.30B regulate real property disposition, lease, or acquisition, however CPA-funded acquisitions (not dispositions) are exempt from c.30B s.16 provisions. The Board member could benefit from training either by bringing in expert guest speakers to Board meetings and/or sending members to the various trainings offered regularly throughout the state such as those offered by the Citizen Planner Training Collaborative, MA Department of Housing and Community Development, Massachusetts Housing Partnership, Massachusetts Association of Planning Directors, and the like.

### STRATEGIC MANAGEMENT

The Board's regular meetings will naturally be mostly focused on immediate responsibilities and achieving next steps on current initiatives. Strategic planning and management requires dedicated time where achievement of longer-term goals and objectives can receive regular attention. Toward this aim, the Board should will hold biannual strategic planning meetings per year, where the majority of the agenda is devoted to evaluating progress toward meeting Trust goals and developing implementation plans to stay on track.

### STRIVE FOR AN EARLY SUCCESS

The Board has recently been reconstituted with many new members. To help build momentum, it will be important for Board to strive for an early success as a way to demonstrate its effectiveness in furthering local affordable housing initiatives. If such a first success could be tied directly to the Board's efforts rather than an ongoing project, this may bolster the Board's demonstration of effectiveness.

If the Board adopts this strategic approach, it would continue to advocate for development at 4 Fairgrounds Road and possibly utilize some Trust funds to support its development, if needed, but would focus its energy on an initiative that it can spearhead directly. Two possible initiatives that Board members prioritized in its recent work with the planning consultants for this Housing Production Plan may present possibilities for an early success:

- Foster projects on private land that do not require property acquisition, such as buy-down of units in private development projects. For example, allocate trust funds to lower the price of units that are proposed to be affordable to households at 70-80 percent AMI to a price affordable to households below 50 percent AMI.
- Establish a homebuyer program to convert existing market-rate houses to affordable houses.

Note that each of these ideas may pose issues that could hamper success: 1) Buying down units in private development projects substantially relies on timing of the opportunity as well as receptiveness from the developer and 2) A homebuyer program is likely to be cost-prohibitive given the Nantucket's housing prices. However, there are active comprehensive permit applications before the Zoning Board of Appeals and it is possible that buying down proposed affordable units in a pending proposal may pose an opportunity for the Board's immediate consideration. The Board should give serious consideration of these and possibly alternative/additional initiatives to undertake as part of a five-year strategic action plan.

### ESTABLISH FUNDING THRESHOLDS AND UNDERWRITING CRITERIA

To lay a foundation for the Trust to become an essential resource for addressing the need for affordable housing on Nantucket, the Board should adopt funding thresholds and underwriting criteria to ensure that its limited resources are utilized in the most effective manner possible.

**Funding Thresholds.** The purpose of funding thresholds is to guide the Board's evaluation of potential initiatives to fund and help in its deliberations. Note, the following thresholds roughly follow the state's Affordable Housing Trust Fund thresholds in concept, but these have been tailored to local circumstances and housing needs.

**Consistency with Nantucket's Community Development and Preservation Goals**, e.g., Nantucket Master Plan, Housing Production Plan, Workforce Housing Study, and other relevant community plans and policies.

**Consistency with Fair Housing.** Allocation of Trust funds will be limited to initiatives that affirmatively encourage equity, promote housing choice, enhance mobility, and promote greater opportunity.

**Term of Affordability.** Strive to produce affordable housing with an affordability term for as long as possible under the law and given the realities of the

nature of projects/initiatives. For example, a homeownership project that utilizes the state's Universal Deed Rider would be affordable in perpetuity, whereas a buy-down of rental units in a private development project is likely to have a fixed term for a specified number of years (for example, 30 years).

**Targeted Affordability.** Consider targeting the use of Trust funds to address Nantucket's most critical housing needs – namely, production of rental units affordable to households at or below 50% AMI.

**Financial Feasibility.** Each Trust funded initiative should be evaluated with respect to financial feasibility, however consider flexibility to allow for the Trust funds to be used as the first dollars in on a case-by-case basis when demonstration of local support is beneficial at early stages of a project.

**Leveraging Trust Funds.** Although, the Trust funds may sometimes be used as first dollars, it is critical to prioritize funding for initiatives that demonstrate substantial leveraging of trust funds with other public and/or private funds to ensure Trust funds have maximum impact to address Nantucket's housing needs.

**Regeneration of Trust Funds.** Give preference to funding structures that will help to regenerate Trust funds to ensure long-term viability of the trust and expand its financial capacity to have maximum impact. Such mechanisms to consider include short-term loans, longer-term gap financing loans, and shared-equity agreements.

### UNDERWRITING CRITERIA

The Board should adopt underwriting criteria for trust-funded development initiatives to ensure the Board appropriately fulfills its fiduciary responsibility as trustees of the trust. Standard underwriting criteria includes: maximum award amounts, approval of permits and any other government approvals, award terms, maximum developer and contractor profits and overhead, etc.

### ADVOCACY ROLE

In addition to fostering initiatives to create or preserve affordable housing, the Board should advocate for creation and preservation of affordable housing on Nantucket and inform town official, residents, business owners, and the general public about the need for affordable housing and its community benefits. This could include advocacy and support for the Town's potential project on the Fairgrounds Road property as well as other projects and initiatives that meet local affordable housing needs.

# APPENDIX

## APPENDIX A: GLOSSARY

Affirmative Fair Housing Marketing Plan (AFHMP). A plan that meets the fair housing and non-discrimination requirements of the Department of Housing and Community Development (DHCD) for marketing affordable housing units. The plan typically provides for a lottery and outreach to populations protected under the federal Fair Housing Act of 1968, as amended. The plan must be designed to prevent housing discrimination on the basis of race, creed, color, national origin, sex, age, disability, familial status, sexual orientation, gender identity, or any other legally protected class under state or federal law.

Affordable Housing. As used in this report, "affordable housing" is synonymous with low- or moderate-income housing, i.e., housing available to households earning no more than 80 percent of area median income at a cost that does not exceed 30 percent of their monthly gross income.

Affordable Housing Restriction. A contract, mortgage agreement, deed restriction or other legal instrument, acceptable in form and substance to the Town, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and which provides for administration, monitoring, and enforcement of the restriction during the term of affordability. An affordable housing restriction runs with the land in perpetuity or for the maximum period allowed by law. It should be entered into and made enforceable under the provisions of G.L. c. 184, §§ 31-33 or other equivalent state law.

Affordable Housing Trust. The mechanism used to account for and report revenues and expenditures for affordable housing, including but not limited to Community Preservation Act (CPA) receipts and other affordable housing funding sources.

Area Median Income (AMI). The median family income, adjusted for household size, within a given metropolitan or non-metropolitan area, updated annually by HUD and used to determine eligibility for most housing assistance programs. For Nantucket, AMI is based on the Nantucket County Median Income.

Article 82. A home rule petition approved by Nantucket Town Meeting in 2016 to collect a transfer fee on real estate transactions and dedicate the revenue to affordable housing development.

Chapter 40A. G.L. c. 40A, the state Zoning Act. The current version of the Zoning Act was adopted in 1975 (1975 Mass. Acts 808).

Chapter 40B. G.L. c. 40B, § 20-23 (1969 Mass. Acts 774), the state law administered locally by the Board of Appeals in order to create affordable housing. It provides eligible developers with a unified permitting process that subsumes all permits normally issued by multiple town boards. Chapter 40B establishes a basic presumption at least 10 percent of the housing in each city and town should be affordable to low-

or moderate-income households. In communities below the 10 percent statutory minimum, affordable housing developers aggrieved by a decision of the Board of Appeals can appeal to the state Housing Appeals Committee, which in turn has authority to uphold or reverse the Board's decision.

Chapter 40R. G.L. c. 40R (2004 Mass. Acts 149, s. 92), a state law that provides for overlay districts with variable densities for residential development and multi-family housing by right (subject to site plan review). At least 25 percent of the units in a Chapter 40R district have to be affordable to low- or moderate-income people.

Chapter 44B. G.L. c. 44B (2000 Mass. Acts 267), the Community Preservation Act, allows communities to establish a Community Preservation Fund for open space, historic preservation, and community housing by imposing a surcharge of up to 3 percent on local property tax bills. The state provides matching funds (or a partial match) from the Community Preservation Trust Fund, generated from Registry of Deeds fees.

Comprehensive Permit. The unified permit authorized by Chapter 40B for affordable housing development.

Community Development Block Grant (CDBG). Under the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5300 et seq.), the U.S. Department of Housing and Urban Development (HUD) makes funds available each year for large cities ("entitlement communities") and each of the fifty states (the Small Cities or "non-entitlement" program). CDBG can be used to support a variety of housing and community development activities provided they meet one of three "national objectives" established by Congress. Housing activities are usually designed to meet the national objective of providing benefits to low- or moderate-income people. Funds may be used for housing rehabilitation, redevelopment of existing properties for residential purposes (in some cases), making site improvements to publicly owned land in order to support the construction of new housing, interest rate and mortgage principal subsidies, and downpayment and closing cost assistance. As a "non-entitlement community," Nantucket has received CDBG funds in the past from DHCD and can only do so again by submitting a competitive application in the future. It could be an advantageous mechanism for code enforcement. The state program is guided by a five-year Consolidated Plan and One-Year Action Plans required by HUD.

Community Housing. As defined under Chapter 44B, "community housing" includes housing affordable and available to (a) households with incomes at or below 80 percent AMI and (b) between 81 percent and 100 percent AMI.

Community Preservation Act. Chapter 44B. G.L. c. 44B (2000 Mass. Acts 267) allows communities to establish a Community Preservation Fund for open space, historic preservation, and community housing by imposing a surcharge of up to 3 percent on local property tax bills. The state provides matching funds (or a partial match) from the Community Preservation Trust Fund, generated from Registry of Deeds fees.

Comprehensive Permit. The unified permit authorized by Chapter 40B for affordable housing development.

Department of Housing and Community Development (DHCD). The state's lead housing agency, originally known as the Department of Community Affairs (DCA). DHCD oversees state-funded public housing and administers rental assistance programs, the state allocation of CDBG and HOME funds, various state-funded affordable housing development programs, and the Community Services Block Grant (CSBG) Program. DHCD also oversees the administration of Chapter 40B.

Extremely Low Income. See Very Low Income.

Fair Housing Act (Federal). Established under Title VII of the 1968 Civil Rights Act, the federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), sexual orientation, gender identity, and disability.

Fair Housing Law, Massachusetts. G.L. c. 151B (1946), the state Fair Housing Act prohibits housing discrimination on the basis of race, color religious creed, national origin, sex, sexual orientation, age, children, ancestry, marital status, veteran history, public assistance recipiency, or physical or mental disability.

Fair Market Rent (FMR). A mechanism used by HUD to control costs in the Section 8 rental assistance program. HUD sets FMRs annually for metropolitan and non-metropolitan housing market areas. The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market. (See 24 CFR 888.)

Family. Under the Federal Fair Housing Act (FFHA), family includes any of the following:

(1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or

(2) A group of persons residing together, and such group includes, but is not limited to:

(a) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);

(b) An elderly family;

(c) A near-elderly family;

(d) A disabled family;

(e) A displaced family; and

(f) The remaining members of a tenant family.

Gross Rent. Gross rent is the sum of the rent paid to the owner plus any utility costs incurred by the tenant. Utilities include electricity, gas, water and sewer, and trash removal services but not telephone service. If the owner pays for all utilities, then gross rent equals the rent paid to the owner.

Group Home. A type of congregate housing for people with disabilities; usually a single-family home.

Household. One or more people forming a single housekeeping unit and occupying the same housing unit. (See definition of FAMILY)

Housing Appeals Committee (HAC). A five-member body that adjudicates disputes under Chapter 40B. Three members are appointed by the Director of DHCD, one of whom must be a DHCD employee.

The governor appoints the other two members, one of whom must be a city councilor and the other, a selectman.

Housing Authority. Authorized under G.L. 121B, a public agency that develops and operates rental housing for very-low and low-income households.

Housing Cost, Monthly. For homeowners, monthly housing cost is the sum of principal and interest payments, property taxes, and insurance, and where applicable, homeowners association or condominium fees. For renters, monthly housing cost includes rent and basic utilities (oil/gas, electricity).

HUD. See U.S. Department of Housing and Urban Development.

Inclusionary Zoning. A zoning ordinance or bylaw that encourages or requires developers to build affordable housing in their developments or provide a comparable public benefit, such as providing affordable units in other locations ("off-site units") or paying fees in lieu of units to an affordable housing trust fund.

Infill Development. Construction on vacant lots or underutilized land in established neighborhoods and commercial centers.

Jobs-to-Housing Ratio. An indicator of the adequacy of employment and housing in a given community or area.

Labor Force. The civilian non-institutionalized population 16 years and over, either employed or looking for work.

Labor Force Participation Rate. The percentage of the civilian non-institutionalized population 16 years and over that is in the labor force.

Local Initiative Program (LIP). A program administered by DHCD that encourages communities to create Chapter 40B-eligible housing without a comprehensive permit, e.g., through inclusionary zoning, purchase price buydowns, a Chapter 40R overlay district, and so forth. LIP grew out of recommendations from the Special Commission Relative to the Implementation of Low or Moderate Income Housing Provisions in 1989. The Commission prepared a comprehensive assessment of Chapter 40B and recommended new, more flexible ways to create affordable housing without dependence on financial subsidies.

Low Income. As used in this report, low income means a household income at or below 50 percent of AMI. It includes the household income subset known as very low income.

Massachusetts Housing Partnership (MHP). A public non-profit affordable housing organization established by the legislature in 1985. MHP provides technical assistance to cities and towns, permanent financing for rental housing, and mortgage assistance for first-time homebuyers.

MassHousing. The quasi-public state agency that provides financing for affordable housing.

Mixed-Income Development. A residential development that includes market-rate and affordable housing.

Mixed-Use Development. A development with more than one use on a single lot. The uses may be contained within a single building ("vertical mixed use") or divided among two or more buildings ("horizontal mixed use").

Moderate Income. As used in this report, moderate income means a household income between 51 and 80 percent of AMI.

Overlay District. A zoning district that covers all or portions of basic use districts and imposes additional (more restrictive) requirements or offers additional (less restrictive) opportunities for the use of land.

Regulatory Agreement. An affordable housing restriction, recorded with the Registry of Deeds or the Land Court, outlining the developer's responsibilities and rights

Section 8. A HUD-administered rental assistance program that subsidizes "mobile" certificates and vouchers to help very-low and low-income households pay for private housing. Tenants pay 30 percent (sometimes as high as 40 percent) of their income for rent and basic utilities, and the Section 8 subsidy pays the balance of the rent. Section 8 also can be used as a subsidy for eligible rental developments, known as Section 8 Project-Based Vouchers (PBV), which are not "mobile" because they are attached to specific units.

Shared Equity Homeownership. Owner-occupied affordable housing units that remain affordable over time due to a deed restriction that controls resale prices, thereby retaining the benefits of the initial subsidy for future moderate-income homebuyers.

Single Room Occupancy (SRO). A building that includes single rooms for occupancy by individuals and usually includes common cooking and bathroom facilities shared by the occupants.

Subsidized Housing Inventory (SHI). A list of housing units that "count" toward a community's 10 percent statutory minimum under Chapter 40B.

SHI-Eligible Unit. A housing unit that DHCD finds eligible for the Subsidized Housing Inventory because its affordability is secured by a long-term use restriction and the unit is made available to low- or moderate-income households through an approved affirmative marketing plan.

Subsidy. Financial or other assistance to make housing affordable to low- or moderate-income people.

Typical, Non-substandard Rental Units. A term that defines the types of rental units that HUD includes and excludes in establishing the FMR for each housing market area. The term excludes: public housing units, rental units built in the last two years, rental units with housing quality problems, seasonal rentals, and rental units on ten or more acres.

U.S. Department of Housing and Urban Development (HUD). The lead federal agency for financing affordable housing development and administering the Fair Housing Act.

Very Low Income. As used in this report, very low income is a household income at or below 30 percent of AMI. In some housing programs, a household with income at or below 30 percent of AMI is called extremely low income.

Workforce. People who work or who are available for work, either in a defined geographic area or a specific industry.

Workforce Housing. There is no single industry standard that defines "workforce housing." HUD defines it as housing affordable to households earning between 80 and 120 percent of AMI. The Urban Land Institute has traditionally used the term "workforce housing" to describe units affordable to households with incomes between 60 and 100 percent AMI. Nantucket has adopted a broad range of incomes for the term "workforce housing," from 60 to 150 percent AMI. In general, workforce housing is housing for people who work in a community and the pricing methodology should account for wages paid by local employers.

## APPENDIX B. AFFORDABLE HOUSING TIMELINE: NANTUCKET

(Original from Nantucket Antheneum, 2015; Revised and Updated for HPP, 2016).

- **October 9, 1948** – Veterans' Housing Authority (VHA) appointed
    - Elected: Charles P. Flanagan, John L. Hardy, Frank L. Hardy, Leroy A. Pease
- **February 12, 1949** – VHA officially active
    - Open call for veteran applications; 42 received
- **April 30, 1949** – VHA program under "rental-purchase" plan (MGL Ch. 372)
    - Tenants may purchase houses after five years of inhabitance

**September 30, 1950** – VHA housing project complete; open for public inspection

- 9 units on Orange Street
- **December 8, 1956** – VHA announces liquidation of all 9 houses
- **February 15, 1958** – VHA final report released
    - 8 homes purchased by original tenants; 1 sold to public bidder
    - Program officially dissolved
- **March 17, 1969** – First Nantucket Housing Authority vote at annual town election
    - Elected: Charles R. Morris, Francis W. Pease, George E. Pinault, John K. Wilson
- **July 10, 1969** – Nantucket Housing Authority public meeting on elderly housing proposal
- **August 23, 1969** – Massachusetts enacts the Comprehensive Permit Act (Chapter 40B)
- **February 19, 1970** – Elderly housing project cancelled due to lack of qualified applicants
- **November 3, 1971** – Nantucket Development Corporation (NDC) formed
    - Announces plans for elderly and low-income housing
    - President: Kenneth W. Holgate
- **November 18, 1971** – NDC housing project meeting
    - 125-unit Tashama Farm development for elderly/low-income residents
    - To be funded through Massachusetts Housing Finance Agency
- **April 12, 1977** – Nantucket Housing Authority abolished at town meeting
    - Article 28 by a vote of 153-61
- **December 5, 1983** – New Housing Authority approved by vote at Town Meeting
- **February 21, 1985** – Housing Authority to receive $570,000 grant
    - Part of the Massachusetts Comprehensive Housing Act of 1983

- **July 1985** – Applications accepted for new Academy Hill elderly housing development
    - 28 total units, 12 affordable elderly housing apartments
- **August 1, 1985** – Town land transferred to Housing Authority
    - 19.9 acres to be developed for elderly and family housing,
    - Miacomet Village
    - 15 acres at the former Navy Base in Tom Nevers, to be used by six lottery applicants as a part of self-help housing program
- **March 1986** – Landmark House elderly housing center opens to residents
    - Developed by Nantucket Community Services on Old Island Home property
    - Subsidized by the Farmers Home Administration (FmHA, terminated in 2006)
- **October 25, 1986** – Nantucket Housing Needs Conference
- **July 23, 1987** – Nantucket Planning Commission approves new Housing Partnership
    - Members from the Planning Board, Housing Authority, Historic District Commission, and Nantucket Commission Services
- **December 23, 1987** – Native American burying ground found on Miacomet Village building site
- **April 15, 1989** – Miacomet Village project dedication ceremony
- **August 8, 1996** – Ground breaking for additional 19 units behind Miacomet Village location
- **April 9, 2001** – Nantucket adopts Community Preservation Act (CPA)
    - Voluntary state legislation establishing a local community preservation fund; monies raised by a 3% property tax
    - 62% approval at annual Town Meeting
- **May 25, 2004** – Groundbreaking Ceremony for Nantucket Public Schools' new teacher housing project
    - 12 affordable units on Cow Pond Lane
        - Managed by the Nantucket Education Trust Fund (Nantucket Housing Office assumes responsibility in 2007)
- **September 2, 2004** – Interfaith Council begins emergency rental assistance program
- **February 2007** – Lottery conducted for five of ten affordable homeownership units at Beach Plum Village
- **August 2007** – Abrem Quary affordable 40B housing project complete
    - 28 units; originally proposed in 2001

- **April 23, 2009** – Nantucket named most expensive county for rentals
    - National Low Income Housing Coalition study
- **April 25, 2013** – "Quiet Crises"; rental housing shortage peaks
    - Seasonal and year-round rental shortage
    - Fair-market rental rates exceed those of Manhattan according to Department of Housing and Urban Development (HUD) statistics
- **April 30, 2015** – Housing Nantucket produces Workforce Housing Needs Assessment
- **June 2015** – Sachem's Path Phase I affordable 40B housing project lottery
    - Two-phase, 36-unit development for first-time homeowners
    - Project originally proposed in December 2011
- **November 9, 2015** – Nantucket Town Meeting approves zoning amendments to provide additional density in exchange for an affordable housing requirement in the CN and R5 districts. These changes were made so that Richmond Great Point Development could pursue a mixed-income, mixed residential use development off Old South Road.
- **April 2015** – Completion of Sachem's Path Phase I development.

# APPENDIX C. MASTER PLAN IMPLEMENTATION: HOUSING AND LAND USE, 2009 – PRESENT

Compiled by Leslie Snell, Nantucket Planning and Land Use Services Department

June 6, 2016

**2009 ATM Amendments**

- Article 26 – adoption of the Master Plan, which is a ten-year document containing, among other things, a section on housing.
- Article 27 – inserted an allowance for up to four apartments within a commercial building by-right in the CDT, CMI, and CN zoning districts.
- Articles 32, 33, 34, 35, 36 – removed residential areas from a commercial zoning district (RC-2) and placed them in a residential district (R-5) that allows detached dwelling units or duplexes.
- Article 41 – removed properties from the RC-2 district and placed them in the CN district, which allows apartments as approved in Article 27. The previous district allowed a maximum of two dwelling units per lot.

**2009 STM Amendments**

- Articles 10 and 15 – reduced the minimum age to live in an Assisted Living Community from 65 to 55 and excludes affordable housing, in addition to employee housing, from the total number of units allowed.

**2010 ATM Amendments – nothing applicable**

**2011 ATM Amendments**

- Article 48 – removed a soon to be vacant from a commercial district (RC-2) and placed it in a residential district allowing detached dwelling units or duplexes (R-5). Placed a portion of that same land in the CN district, which allows up to four apartments per lot by-right in addition to light commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 57 – reduced the density of an existing residential area from essentially quarter acre zoning to eighth acre zoning. Provides potential for redevelopment of lots in that area for what would likely be year-round housing.
- Article 63 – expanded Bylaw provisions for secondary lots.

**2012 ATM Amendments**

- Article 37 – expanded the CDT district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Articles 41, 42, 43, 44 – removed residential areas from a commercial zoning district (RC-2) and placed them in a residential district (R-5) that allows detached dwelling units or duplexes.
- Article 46 – expanded the CN district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.

**2013 STM Amendments – nothing applicable**

**2013 ATM Amendments**

- Article 30 – expanded the apartment allowance to include the CTEC and CI districts.

**2014 ATM Amendments**

- Article 38 – expanded the CDT district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 42 – expanded the CN district, which allows up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 45 – expanded the CN and CTEC districts, which allow up to four apartments per lot by-right in addition to commercial use. The previous district allowed a maximum of two dwelling units per lot.
- Article 50 – reduced density from half acre to quarter acre in a re-developing residential area.
- Article 51 – combination of reducing density (R-20 to R-5) and removing commercial use potential (RC-2 to R-5) to rezone an area to a high density residential district allowing detached dwelling units or duplexes (R-5).
- Article 63 – expanded Bylaw provisions for secondary lots.
- Article 66 – revised apartment definition to be more flexible about the location of the apartments within a commercial structure.
- Article 67 – inserted a new use "apartment building" allowing up to six dwelling units with a total of no more than eight bedrooms in the CN and VN districts by special permit.

**2015 ATM Amendments**

- Article 45 – removed residential areas from a commercial zoning district (RC) and placed them in a residential district (ROH).
- Article 61 – removed certain accessory dwelling restrictions in an effort to encourage more accessory units.
- Article 62 – inserted an allowance for a third dwelling unit on residential properties in the following zoning districts: R-5, R-10, R-20, R-40, LUG-1, LUG-2, and LUG-3.

**2015 STM Amendments**

- Article 1 – reduced density from half acre to eighth acre (R-20 to R-5), two acres to less than a quarter acre (LUG-2 to CN), and two acres to eighth acre (LUG-2 to R-5) in a residential area to provide for the redevelopment of existing vacant lots.
- Article 2 – inserted workforce homeownership housing bonus lots and workforce rental community bylaw provisions that allow substantial increased density. Workforce homeownership housing bonus lots must be eligible for approval as Local Action Units must restrict at least 25% of the units to households earning at or below 80% of the AMI. Workforce rental community must also restrict at least 25% of the dwelling units to households earning at or below 80% of AMI.

**2016 ATM Amendments**

- Article 34 – removed properties in the mid-island area from the RC district (identified to the be phased out in the 2009 Master Plan) and placed them in the CMI district, which allows up to four apartments on a lot by-right in a district that formerly only allowed two dwelling units per lot. CMI also allows apartment buildings – up to six dwelling units – by special permit.
- Article 35 – removed properties in the mid-island area from the RC-2 district (identified to the be phased out in the 2009 Master Plan) and placed them in the CMI district, which allows up to four apartments on a lot by-right in a district that formerly only allowed two dwelling units per lot. CMI also allows apartment buildings – up to six dwelling units – by special permit.
- Article 36 – inserted allowance for apartment buildings in the CMI district at a density of one dwelling unit for each 1,250 square feet of lot area.
- Article 39 – removed properties from a commercial zoning district (RC-2) and placed them in a combination of a residential district (R-5) that allows detached dwelling units or duplexes and a commercial district (CN) that allows commercial uses, apartments, and apartment buildings. RC-2 density allowed two dwelling units per lot. CN allows up to six, depending on lot size.
- Article 48 – reduced density in a year-round residential neighborhood from two acres to one acre. Will allow subdivision potential on some lots.
- Article 51 – expanded Bylaw provisions for tertiary dwellings.
- Article 52 – inserted a new use "tiny house unit" to be allowed in the same zoning districts as a tertiary dwelling. Essentially the same as a tertiary dwelling.
- Article 54 – expanded Bylaw provisions for secondary lots.
- Article 55 – removed income and asset restrictions for family members to qualify for the covenant program.

# APPENDIX D. "SAFE HARBOR" STATUS THROUGH HOUSING PLAN CERTIFICATION

In 2002, the Massachusetts Department of Housing and Community Development (DHCD) created an incentive for cities and towns to take an active role in increasing the supply of affordable housing. By developing a plan that met DHCD's requirements under the Planned Production program, communities could become eligible to deny a comprehensive permit for twelve (or possibly twenty-four) months if they implemented their housing plan by meeting a minimum annual low-income housing production target. The Planned Production program was overhauled in 2008, at which time the planning component became known as the Housing Production Plan. Nantucket obtained Housing Production Plan approval in 2009, but the plan expired in 2014.

To qualify for the flexibility that a DHCD-approved Housing Production Plan offers, Nantucket would need to create (through the issuance of permits and approvals) at least twenty-four new low- or moderate-income housing units (or an amount equal to or greater than the 0.50 percent production goal) in a given calendar year and obtain certification from DHCD that the Housing Production Plan standard had been met. Units eligible for the Subsidized Housing Inventory (SHI) will be counted for the purpose of certification in accordance with 760 CMR 56.03(2).

> (2) Subsidized Housing Inventory.
>
> (a) The Department shall maintain the SHI to measure a municipality's stock of SHI Eligible Housing. The SHI is not limited to housing units developed through issuance of a Comprehensive Permit; it may also include SHI Eligible Housing units developed under
>
> G.L. Chapters 40A, 40R, and other statutes, regulations, and programs, so long as such units are subject to a Use Restriction and an Affirmative Fair Marketing Plan, and they satisfy the requirements of guidelines issued by the Department.
>
> (b) Units shall be eligible to be counted on the SHI at the earliest of the following:
>
> 1. For units that require a Comprehensive Permit under M.G.L. c. 40B, § 20 through 23, or a zoning approval under M.G.L. c. 40A or completion of plan review under M.G.L. c. 40R, the date when:
>
> a. the permit or approval is filed with the municipal clerk, notwithstanding any appeal by a party other than the Board, but subject to the time limit for counting such units set forth at 760 CMR 56.03(2)(c); or
>
> b. on the date when the last appeal by the Board is fully resolved;
>
> 2. When the building permit for the unit is issued;
>
> 3. When the occupancy permit for the unit is issued; or
>
> 4. When the unit is occupied by an Income Eligible Household and all the conditions of 760 CMR 56.03(2)(b) have been met (if no Comprehensive Permit, zoning approval, building permit, or occupancy permit is required.)

Requests for certification may be submitted at any time. DHCD will determine whether Nantucket complies within 30 days of receipt of the Town's request. If DHCD finds that Nantucket complies with the Housing Production Plan, the certification will be deemed effective on the date upon which Nantucket achieved its numerical target for the calendar year, in accordance with the rules for counting units on the SHI under 760 CMR 56.03(2). The certification will remain in effect for one year from its effective date. If DHCD finds that

Nantucket has increased its number of SHI Eligible Housing units in a calendar year by at least 1 percent of its total housing units, the certification will remain in effect for two years from its effective date.

The certification process would allow Nantucket's Board of Appeals to deny a comprehensive permit for twelve months (or twenty-four months, as applicable), or continue to approve projects based on merit. However, if the Board decides to deny a comprehensive permit or impose conditions during the Housing Plan certification period, it must do so according to the following procedures. 760 CMR 56.05(3) and 56.03(8)

- Within fifteen days of opening the public hearing on a comprehensive permit application, the Board has to provide written notice to the applicant, with a copy to DHCD, that denying the permit or imposing conditions or requirements would be consistent with local needs, the grounds that it believes has been met (e.g., a Housing Plan certification is in effect), and the factual basis for that position, including supportive documentation.
- If the Applicant wishes to challenge the Board's assertion, it must do so by providing written notice to DHCD, with a copy to the Board, within fifteen days of receiving the Board's notice, and include supportive documentation.
- DHCD will review the materials provided by the Board and the applicant and issue a decision within thirty days. The Board has the burden of proving that a denial or approval with conditions would be consistent with local needs, but any failure of DHCD to issue a timely decision constitutes a determination in favor of the Town.
- While this process is underway, it tolls the requirement to complete the public hearing and final action within 180 days.

# APPENDIX E. AFFIRMATIVE FAIR HOUSING MARKETING PLAN REQUIREMENTS

## Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP)

## Key Review Points

**City/Town:** _____ **Reviewer:** _____

**Project Name:** _____ **Date of Review:** _____

**Address:** _____

**RENTAL** **OWNERSHIP** **BOTH**

*Note*: The checklist below is intended to assist with AFHMP review but does not replace the requirements of the DHCD AFHMP guidelines, available at http://www.mass.gov/hed/docs/dhcd/hd/fair/afhmp.pdf (see also section III of the DHCD Comprehensive Permit Guidelines at http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf ). The AFHMP guidelines must be consulted in their entirety.

**DEVELOPER/CONTRACTOR INFORMATION:**

Are the developer staff and contractor qualifications consistent with the Guidelines? YES NO

Did developer/contractor representative(s) certify that the AFHMP is consistent with the Guidelines?

YES O

**MARKETING:**

Will the application period run for at least 60 days? YES NO

Will advertisements be placed in local and regional newspapers? YES NO

If YES, which newspapers: _____

Will advertisements be placed in newspapers that serve minority groups and other protected classes? YES NO

If YES, which newspapers: _____

Will advertisements run at least two times over a 60-day period? YES NO

Are sample ads included? YES NO

Is marketing comparable in local, regional and minority newspapers: YES NO

If NO, explain: _____

Are outreach notices to be sent to local fair housing commissions? YES NO

To other local/regional religious institutions, housing authorities, social service agencies, nonprofits, etc?

YES NO

If YES, where: _____

Is the outreach appropriate to the type of housing proposed (e.g., marketing to senior centers for elderly housing )?

YES NO Explain:_____

Are applications made available at public, wheelchair accessible locations including one that has some night hours?

YES NO

Does the advertisement and other marketing include a telephone number, including a TTY/TTD phone number, to call to request an application via mail? YES NO

Does the advertisement and other marketing indicate that applications may be submitted by mail, fax or e-mail?

YES NO

Does marketing include non-English publications? YES NO

If YES, which languages: _____

What s the basis for determining the languages? Explain: _____Will available Metro Boston Area affordable units be reported to Metrolist? YES NO

Will available affordable and available accessible units be listed with MassAccess (CHAPA's Housing Registry)?

YES NO

Will available affordable ownership units be listed with MassAccess? YES NO

Will available affordable ownership units be listed with MAHA's lottery website? YES NO

Are air Housing logo and slogan included in all marketing materials? YES NO

Do applicant materials include a statement of the housing provider's obligation to not discriminate in the selection of applicants? YES NO

Do applicant materials state that persons with disabilities may request reasonable accommodations in rules, policies, practices or services or reasonable modifications in the housing? YES NO

Do informational materials provide notice of free language assistance to applicants, translated or to be translated into the languages of LEP populations anticipated to apply? YES NO

Does marketing refrain from describing characteristics of desirable applicants/residents (e.g., "for four persons only", "active lifestyle community," "empty nesters")? YES NO

If NO, explain: _____

Does marketing convey unlawful preferences or limitations (e.g., only white models)? YES NO

If YES, explain: _____

Does marketing include reference to local residency preferences? YES NO [NOTE: not permitted]

Does marketing indicate resident selection by lottery or other random selection procedure? YES NO

**Resident Selection:**

Are copies of a sample application and information packets for potential applicants included and acceptable?

YES NO

Are info sessions scheduled to allow for maximum opportunity to attend (i.e., evenings, weekends, accessible location)? YES NO

Are the eligibility criteria consistent with the Guidelines? YES NO

Is resident selection based on a lottery? YES NO

If NO, is it based on a fair and equitable procedure (i.e., not "first come, first served") approved by the subsidizing agency? YES NO Explain: _____

If a lottery to be utilized, will the lottery be held at a public, wheelchair accessible location? YES NO

Are the lottery procedures consistent with the Guidelines? YES NO

Is the community choosing to implement a local selection preference? YES NO

If YES, is the need for the local preference demonstrated consistent with the Guidelines? YES NO

Explain: _____

[NOTE: 70% local preference is maximum permitted but percentage must be justified based on documented local need]

Doe the demonstrated need correspond to the housing type and eligibility criteria of the project? (e.g., wait list at another rental development used to demonstrate need is for apartments to be rented at similar rents and for residents at similar income levels) YES NO Explain: _____

Are all the proposed preference types consistent with the Guidelines? YES NO

Are the geographic boundaries of the local preference area smaller than the municipal boundaries? YES NO

[NOTE: not permitted]

Does the AFHMP include efforts to address potential discriminatory effects of a local selection preference (e.g., will minority applicants be moved into the local selection pool to ensure it reflects the racial/ethnic balance of the region and/or other efforts consistent with the Guidelines)? YES NO Explain: _____

Is the working preference the only local preference? YES NO

If YES, are persons with disabilities and/or 62 years of age or older that live in the community given the benefit of the preference? YES NO

Are there durational requirements for living or working in the community? YES NO [NOTE: Not permitted]

Are local preference units subject to different or more beneficial terms (e.g., reduced prices) than other affordable units? YES NO

If YES, explain: _____

Are household size restrictions and preferences consistent with the Guidelines? YES NO

Does the AFHMP provide persons with disabilities in need of accessible units first preference for such units?

YES NO

Does the AFHMP address adaptable units consistent with the Guidelines? YES NO

Does the AFHMP provide for criminal background checks consistent with the Guidelines (e.g., not imposed prior to the lottery and consistent with DHCD model CORI policy)? YES NO

Does the AFHMP require any deposits or fees to be paid? YES NO

If YES, are they consistent with the Guidelines? YES NO

**Wait Lists**

After the lottery, are households that are not awarded a unit placed on a wait list in the order that they were drawn from the *general* pool? YES NO

For rental projects, is the procedure for ordering new applicants upon re-opening of the wait list based upon a random selection procedure after a minimum application period of no less than 10 business days? YES NO

If NO, explain: _____

Is there a procedure for wait lists that do not close, and does it address persons with disabilities consistent with the Guidelines? YES NO Explain: _____

Does the ongoing affirmative and general marketing/outreach materials provide explicit notice of the availability of reasonable accommodations in the application process and a corresponding telephone number? YES NO

For ownership projects, does the AFHMP include a method for ensuring continued compliance w/ the Guidelines upon resale? YES NO

**Overall Comments**

# APPENDIX F. DISPOSITION OF MUNICIPAL PROPERTY FOR AFFORDABLE HOUSING

As Nantucket already knows, local governments can create affordable housing by making town-owned land available for eligible projects. Properties disposed of for affordable housing can include underutilized public facilities, municipally owned land, or vacant, abandoned, and tax-delinquent private properties acquired through purchase or tax foreclosure. Land bank programs can strategically acquire and preserve multiple properties for affordable housing development. Land banking is one of the functions a municipal affordable housing trust can perform.

Following the procedures for real property disposition under G.L. c. 30B, § 16, a city or town may sell surplus property and prioritize the development of affordable housing. As a rule, municipalities are restricted from giving property to private individuals or offering it for less than fair market value. However, they can convey surplus property for less than market value if the property would be used for a public benefit purpose. Alternately, for publicly owned land in neighborhoods with increasing market demand or recent public investment, jurisdictions can sell land at market price to affordable housing developers before increases in value are realized in the price of the land.

Chapter 30B intends to serve two primary policy objectives: open, fair, competitive bidding and obtaining the best value for communities and other public agencies that are subject to the law. For these reasons, just about every procurement conducted by cities and towns involves some type of bid or proposal process that allows any interested party the opportunity to compete. Most towns today have enough experience with purchasing services and supplies that the requirements for those types of procurements are fairly well understood. However, the Chapter 30B requirements for acquiring or selling real property are different. Since the value of the Fairgrounds Road property obviously exceeds $35,000 (current threshold under Chapter 30B), the Town will have to issue a Request for Proposals (RFP) to convey the land through a fair and open procurement process. Nantucket may want to request RFP assistance from the Massachusetts Housing Partnership (MHP), which has considerable experience with town property dispositions for affordable housing.

Below is a summary of the Chapter 30B procedures Nantucket will need to account for in disposing of the Fairgrounds Road property or other land that may be available for affordable housing development. The Town may have other steps it needs to take before it embarks on the disposition process, e.g., how much housing and what types of housing, how much of the housing can be limited for use as employer-assisted housing, how many units should be restricted for use as low- or moderate-income housing, whether the Town intends to provide any financing for the project (e.g., through the affordable housing trust), and so forth. It may also be in the Town's interest to work with other large employers on Nantucket by setting aside some of the market-rate units for those organizations to lease for year-round or temporary employee use, thereby essentially guaranteeing some of the rental income. These decisions, or at least a framework for making them, should be settled before the procurement process begins.

In addition, the Town may want to determine how much interest exists among developers and what their expectations might be. This could be done through an informal "Request for Expressions of Interest" (RFI) prior to initiating the Chapter 30B procurement process. It is important to note that the RFI process cannot be used to pre-qualify or pre-screen developers for purposes of creating a shortlist for the eventual RFP. For real property dispositions, Chapter 30B requires communities to make the RFP available to any interested party who requests it. Nevertheless, an advantage of the RFI is that it could help the Town understand what is feasible, what developers might be concerned about, and how to design a lease procurement if the Town wants to offer the land for long-term lease instead of offering it for sale.

## Real Property Disposition for Public Purposes

### First Steps

- Declare the property "surplus" and available for acquisition and development of mixed-income housing and employee housing. (A public determination made by the Board of Selectmen and documented in the record is fine.)

- Determine the market value of the property. This can be in the form of an opinion by the Town assessor (a formal appraisal is not required, though many towns commission one). The opinion or appraisal needs to be kept in the records of the real property disposition, as the Town's auditors will most likely ask to review it.

- For public benefit dispositions that will result in a purchase price below market value, the Town must explain why in a notice published in the Central Register. There is a form for this purpose on the Central Register website.

## Rule for Award

Selecting a buyer for surplus municipal property can be as simple as taking the highest-price offer, but when the end result is a project to promote public purposes, the selection process is more complicated. For affordable housing dispositions, the Town will need to decide how it plans to choose the best proposal, which means the developer selection process will be based primarily on **qualitative criteria**.

The RFP that will eventually be issued can state a fixed sale price and thereby remove price considerations from the selection process. Still, some communities set a below-market minimum sale price and give themselves the flexibility to consider price along with other qualitative factors. One problem with that approach is that if meeting all of the Town's expectations for the project involves a very high cost, a low minimum sale price can be enough to make the project infeasible and discourage good developers. A second problem that sometimes occurs with public benefit dispositions is that if a very desirable development proposal provides for a much lower purchase price than other proposals received, the developer selection process can become unduly complicated, with reviewers disputing the how far the Town should go to aim for quality over price. So, the rule for award is a critical decision that needs to be made before much time is spent on drafting the RFP.

## Proposal Evaluation Criteria

The key to any public land disposition for affordable housing lies with the evaluation criteria. There are three groups of criteria that need to be created for the RFP: criteria for determining whether a proposer is responsive and responsible, for comparing proposals based on their merits, and for evaluating price – if price will even be considered.

- **Responsive and responsible** criteria involve considerations such as: is the proposal complete? Is the proposer willing to accept the Town's terms and conditions for sale of the property?

- **Comparative criteria** involve the non-price considerations that will allow the Town to identify the best proposals overall. Some examples of common non-price considerations include:

  - Developer's capacity, evidenced by the number of similar projects completed by the proposer within some specified period of time (e.g., five years); experience and qualifications of the development principals; prior working relationships involving members of the development team; and highly favorable references.

  - Financial capacity, evidenced by prior experience financing mixed-income housing developments of similar scale and complexity; ability to provide equity contribution, and ability to secure financing for the proposed project as demonstrated by letter(s) from prospective lender(s).

  - Experience and qualifications of the design team for the type of project submitted by the proposer, including past collaborations by the proposed design team.

  - Experience and qualifications of the general contractor (the firm as a whole, the principals, and senior management), evidenced by a track record of completing projects on time and within budget at a quality commensurate with the client's expectations.

  - Desirability of proposed building and site design, including attention to the Historic District Commission's design preferences and design principles identified in the RFP (if any).

  - Sustainability, including proposed green building techniques and materials to be used in site design, building construction, and building operations.

  - Project schedule, with preference for a shorter and achievable development schedule over

a longer development schedule *or* a short but impractical development schedule, with justification via a basic market analysis for whatever the proposed schedule may be. (Note: some communities commission a market study and provide it to prospective developers – who may elect to obtain their own study or pay for a peer review or "second opinion" of the town's study.)

- Feasibility of the proposed project, based on an analysis of the development budget, the developer's demonstrated ability to resolve permitting issues as they may arise, the likely acceptability of the proposed designs by regulators and lenders, the likelihood of obtaining proposed financing for predevelopment costs, construction and soft costs as estimated, and the reasonableness of the budget overall. (Note: communities usually hire an independent consultant to review the financials submitted by proposers.)
- Purchase price (if price will be one of the rating factors).

These criteria can be rated according to a simple scheme, e.g., "best," "acceptable," or "unacceptable," or some other system as long as the RFP is clear about what the rating method will be. If some criteria will carry more weight than others, the RFP should say so.

## Writing the RFP

There is a basic structure to all real property disposition RFPs and some unique components that should be included in the RFP for a public benefit disposition. Although it may be tempting to start writing the RFP right away, it rarely makes sense until the "basics" described above have been settled:

- What kind of development is the Town looking for?
- How many units, or what is the acceptable minimum-maximum range?
- What are the most important outcomes?
- Does purchase (or lease) price matter?
- How will the Town evaluate the proposer's development team? What information will the Town need in order to evaluate the team?
- What design information will the Town need in order to reach some conclusions about the quality of the developer's proposal? A preliminary plan? Elevation drawings? Material specifications?
- How will the Town determine that proposers are competent and able to do the project?
- What information does the Town need in order to determine if a proposed project is feasible?

Once these questions are answered, the RFP is not difficult to prepare. Disposition RFPs typically include the following information and in the order shown below.

- Introduction
  - Statement of Authority (the legal basis upon which the Town can offer the property for sale or lease)
  - Definitions of words and phrases used in the RFP
  - Proposal deadline and summary-level submission instructions
  - Date/time of property tour and pre-bid briefing (if the Town chooses to offer one)
  - Purchase price (which be stated as a minimum or in the case of a public purposes disposition, a below-market fixed price)
  - Miscellaneous provisions, e.g., how long bid proposals must remain valid, how proposal discrepancies will be resolved, and the rules governing withdrawal or modification of a submitted proposal.
  - General conditions that will apply during the procurement process
  - Instructions for communicating with the Town during the bid period
- Property Description
  - Ownership
  - Location

- Zoning
- Existing conditions description
- Utilities
- Required easements (if any)
- Current use
- Surrounding land uses
- Site constraints
- Environmental concerns (if any)

■ Development Objectives

Here is where the Town should describe what is wants to accomplish with development of the Fairgrounds Road property. It will be important to reflect these objectives in the proposal evaluation criteria and the proposal submission requirements.

■ Project Schedule Requirements

The Town needs to specify any particular scheduling conditions that the selected developer has to meet. Common examples of project schedule requirements include the period within which the selected developer will have to enter into a disposition agreement with the Town and provide a deposit; how long the developer will have to enter into a Development Agreement with the Town; the anticipated completion date for the project, barring unforeseen market conditions; and how breaches of the agreement will be resolved.

■ Minimum Terms and Conditions

Here is where the Town needs to describe the terms and conditions the selected developer will be required to meet as a condition of the disposition agreement and the eventual Development Agreement. Common conditions include matters such as:

- Clarifying the developer's responsibility for all costs associated with obtaining permits and approvals and costs associated with constructing and operating the project;
- Clarifying the developer's due diligence obligations;
- Indemnification and "hold harmless" requirements protecting the Town from claims associated with the condition of the property or operation of the project;
- Limitations on assigning or subleasing the property to any other entity;
- Identification of any use restrictions that will be imposed on the property in order to protect the affordable housing units or achieve other objectives of the project;
- How and when the acquisition price must be paid.

**Any terms and conditions the Town will eventually want Town Counsel to incorporate in a purchase and sale agreement should be disclosed in the RFP.**

■ Proposal Instructions

In this section, the Town needs to identify the required proposal components and number of proposal copies required, describe what a responsive and responsible proposal must have, and indicate whether the proposal must follow a particular order. Some communities require proposals to adhere to a certain format; others simply require that proposals contain all of the specified information and leave it to proposers to package their proposals as they see fit. In any case, here are common submission requirements for disposition RFPs.

- Proposal Form
- Price Summary Form
- Comparable Experience
- Proposer's Qualifications Statement: a summary of the Developer's organization and experience; identification and resumes of all principals; roles of principals; identification of parties/entities who will have an equity interest in the project; a list of references for at least three recently completed projects; a financial statement; and a disclosure of any pending litigation, liens, foreclosures, bankruptcies, or other actions that would interfere with construction or permanent financing or delay the timely progress of the project.

- Architect's & Engineer's Profile, including references
- General Contractor's Profile, including references and a list of subcontractors
- Technical Proposal: a narrative description of the project that fully summarizes the project, including: the use(s), approximate allocation of space for each type of use, tenure type, a conceptual site plan, typical layout for each unit type, unit amenities and finishes including preliminary specifications, overall project (including common area) amenities, Energy Star and/or LEED-eligible components, and other planned improvements to the Property. The proposal should identify expected sources of financing and any actions/support needed from the Town for such.
- Proposed Project Schedule
- Financial Qualifications
- Preliminary Pro Forma
- Certificate of Non-Collusion
- Disclosure of Beneficial Interest as required by M.G.L. c.7, Section 40J*
- Certification as to Payment of Taxes*
- Corporate Resolution, if a Corporation

**These certifications need to be updated prior to closing.*

- Proposal Review Criteria and Evaluation Process

In this section of the RFP, the Town needs to describe how the proposal review process will be conducted and explain how the review criteria will be rated. (See "Proposal Evaluation Criteria" above.) A comparison criteria rating scheme such as best/acceptable/unacceptable is fairly simple to use. Another option is the rating and ranking system that Chapter 30B requires for RFPs to purchase contracts for services of $35,000 or more (highly advantageous/advantageous/not advantageous/unacceptable).

- Exhibits
  - Locus map
  - Assessor's map
  - Property deed
  - Survey plan (if available)
  - Easements required (if any)
  - Sample affordable housing restriction
  - Zoning summary or permitting chart

## Distributing the RFP

The RFP for real property disposition must be advertised for two successive weeks in a newspaper with local circulation and, since the site exceeds 2,500 sq. ft, the RFP must be advertised in the Commonwealth's Central Register, too. To maximize the effectiveness of the proposal solicitation process, the Town may also advertise in newspapers with regional circulation, send the RFP to industry groups (such as Urban Land Institute or the Massachusetts Homebuilders Association) or affordable housing organizations such as Citizens Housing and Planning Association (CHAPA), or directly prospective developers. Throughout the proposal period, the Town must maintain a record of developers and others who received the RFP, and anyone who requests the RFP must be provided a complete copy. If the Town needs to issue an addendum before the proposal deadline, the record of original recipients will ensure that everyone with an interest in the site is properly notified.

## Receiving & Reviewing Proposals

Every proposal received by the deadline must be opened and publicly announced on the date and time and in the location specified in the RFP for submission of proposals. Unlike RFPs for purchasing goods and services, where the proposal is divided into two parts (technical and price), the proposal for real property disposition must be submitted as a single package and its entirety becomes public information as soon as it is read into the record. (This differs from the procurement system the Town is most likely familiar with, where the technical proposal is confidential until reviewers have finished evaluating it and the price proposal is opened and considered later in the review process.)

Not surprisingly, the review process must be governed by the evaluation criteria stated in the RFP. Proposers who fall short of the "responsive" and "responsible" requirements can be eliminated before

reviewers initiate the more time-consuming process of applying the comparative criteria (the criteria used to evaluate a proposal based on its merits). All of the reviews should be done in writing so there will be a clear record of the decision process. The proposal with the highest rating as a result of the review process should be selected as the designated developer. However, if for any reason the Town is unhappy with the proposals it receives, the procurement can be canceled as long as the cancellation occurs before the Town has entered into an agreement with any of the developers.

After choosing the developer for the project, the Town will need to file a notice with the Central Register, identifying the selected developer and explaining why the sale price for the land is less than market value. In addition, the developer is required by law to file a notice of beneficial interest with the Division of Capital Asset Management and Maintenance (DCAMM).

# APPENDIX G. TOWN OF AMHERST: TAX INCENTIVE LEGISLATION FOR AFFORDABLE HOUSING

## CHAPTER 148 OF THE ACTS OF 2015: AN ACT PROVIDING AFFORDABLE HOUSING PROPERTY TAX INCENTIVES IN THE TOWN OF AMHERST

SECTION 1. For the purposes of this act, "Low or moderate income housing", shall mean housing for individuals or families with incomes at or below 95 per cent of area median income. Area median income shall be calculated by the United States Department of Housing and Urban Development, or any successor agency, and shall be adjusted for family size.

SECTION 2. Notwithstanding any general or special law to the contrary, the select board of the town of Amherst may enter into agreements for special tax assessments for properties that include low or moderate income affordable housing consistent with the terms of this act.

SECTION 3. For a residential or mixed use development with 10 or more dwelling units in which at least 10 per cent of the units are low or moderate income housing and subject to an affordable housing restriction as defined in section 31 of chapter 184 of the General Laws, the increase in assessed value resulting from such development shall be phased in increments over a period of up to 10 years to the full assessed value of the property; provided, however, that the maximum property tax incentive shall be based on the difference in net operating income for such development with affordable units and the net operating income without such affordable units. Determination of eligibility shall be made as of July 1 of each year for the fiscal year beginning on July 1.

# APPENDIX H. TOWN OF PROVINCETOWN: TAX EXEMPTIONS FOR AFFORDABLE HOUSING

## CHAPTER 408 OF THE ACTS OF 2002: AN ACT RELATIVE TO PROPERTY TAX EXEMPTIONS FOR RENTAL PROPERTIES IN THE TOWN OF PROVINCETOWN USED AS AFFORDABLE HOUSING

SECTION 1. Notwithstanding any general or special law to the contrary, residential real estate in the town of Provincetown which is rented to and occupied by a person of low income, at a rental amount not exceeding the standards of the United States Department of Housing and Urban Development for low income persons, shall be exempt from taxation under chapter 59 of the General Laws.

SECTION 2. The exemption shall be equal to the tax otherwise due on the parcel based on the full and fair assessed value, multiplied by the square footage of the housing units rented to and occupied by a person or family of low income, divided by the total square footage of a structure located on the parcel. For rental housing, assessment of such property, if by an income approach to value, shall assume fair market rent for all units. To be eligible for exemption, the housing unit shall be leased to a low income person at rents for the entire fiscal year for which the exemption is sought.

SECTION 3. The date of determination as to the qualifying factors required by this act shall be July 1 of each year for the fiscal year beginning on such July 1.

SECTION 4. This act shall be submitted to the voters of the town at the next annual or special town election, in the form of the following question which shall be placed upon the official ballot to be used at that election: "Shall an act passed by the general court in the year 2002 entitled, 'An Act relative to property tax exemptions for rental properties in the town of Provincetown used as affordable housing', be accepted?" If a majority of the votes cast in answer to that question is in the affirmative, then sections 1, 2 and 3 of this act shall thereupon take effect, but not otherwise.

SECTION 5. Section 4 of this act shall take effect upon its passage.

Approved December 19, 2002.

| Article | Description | Submitted by | Telephone Number | Email Address | Received |
|---|---|---|---|---|---|
| A | Island Home Workgroup/Deferral | Frances E. Karttunen | 508-332-0494 | karttu@comcast.net | 14-Jul-16 |
| B | Surfside West, Lug-2 to Lug-1 | Leona Tripp | 508-648-4160 | winooskix1@icloud.com | 28-Jul-16 |
| C | 85 Sankaty Rd/Sewer | Arthur I. Reade, Jr. | 508-228-3128 | air@readelaw.com | 29-Jul-16 |
| D | Hawthorne Ln -Overlay/Sewer | Terry Sanford | 508-221-0432 | ts@blueflagdev.com | 29-Jul-16 |
| E | 40 Sparks Ave/F.H. Lease | Catherine F. Stover | 508-228-7216 | flanaganstover@yahoo.com | 1-Aug-16 |
| F | Postpone Madaket Sewer/Wrkgrp | William Grieder | 508-221-2652 | bill.grieder@gmail.com | 1-Aug-16 |
| G | 4 Daffodil Ln., Lug-2 to R-40 | Gina LeBrecht | 508-560-1319 | gtimm333@comcast.net | 1-Aug-16 |