



#8019 ANR
Lori Jeanne Sherman & Gordon M. Folger
18 York Street
Map 55.4.1 Parcel 144





Nantucket Planning Board

2016 SEP -2 AM 10:51
NANTUCKET
TOWN CLERK

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

Date: September 1, 2016 *Name of Owner(s)/Applicant(s): _____
Lori Jeanne Sherman and Gordon M. Folger

*Owner's/Applicant's address: 18 York St, 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): 18 York St

Name of Registered Land Surveyor: Frank O. Holdgate / Ackme Survey LLC

Surveyor's address: PO Box 1448, Nantucket, MA 02554

The owner's title to the land derived under deed from Phyllis E. Sherman, date June 25, 1998
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of
Title # 18433, registered in Nantucket District as Doc. No. 808533 and shown on
Assessor's Map# 55.4.1, Parcel # 144.

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

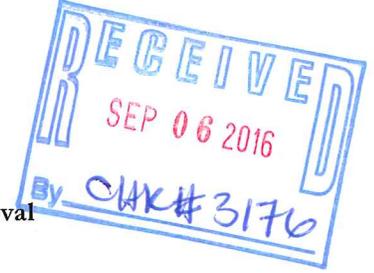
B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR

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



2016 SEP -2 PM 12: 20

Nantucket Planning Board



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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**

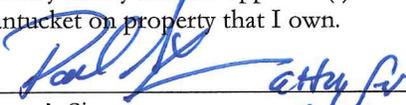
B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; **OR**

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 and 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: LC Plan No. 16158 A dated June 4, 1936
-
- 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.

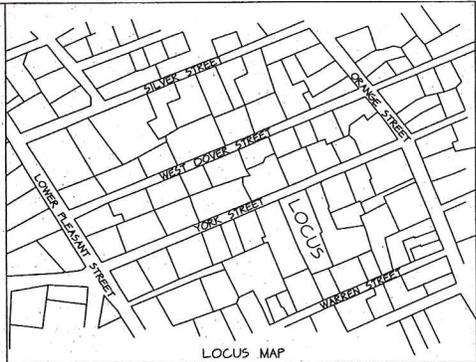
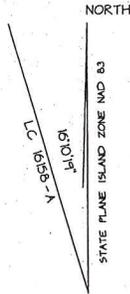

Owner's Signature *attty for owners.*

Planning Board File # _____

Endorsement Date: _____

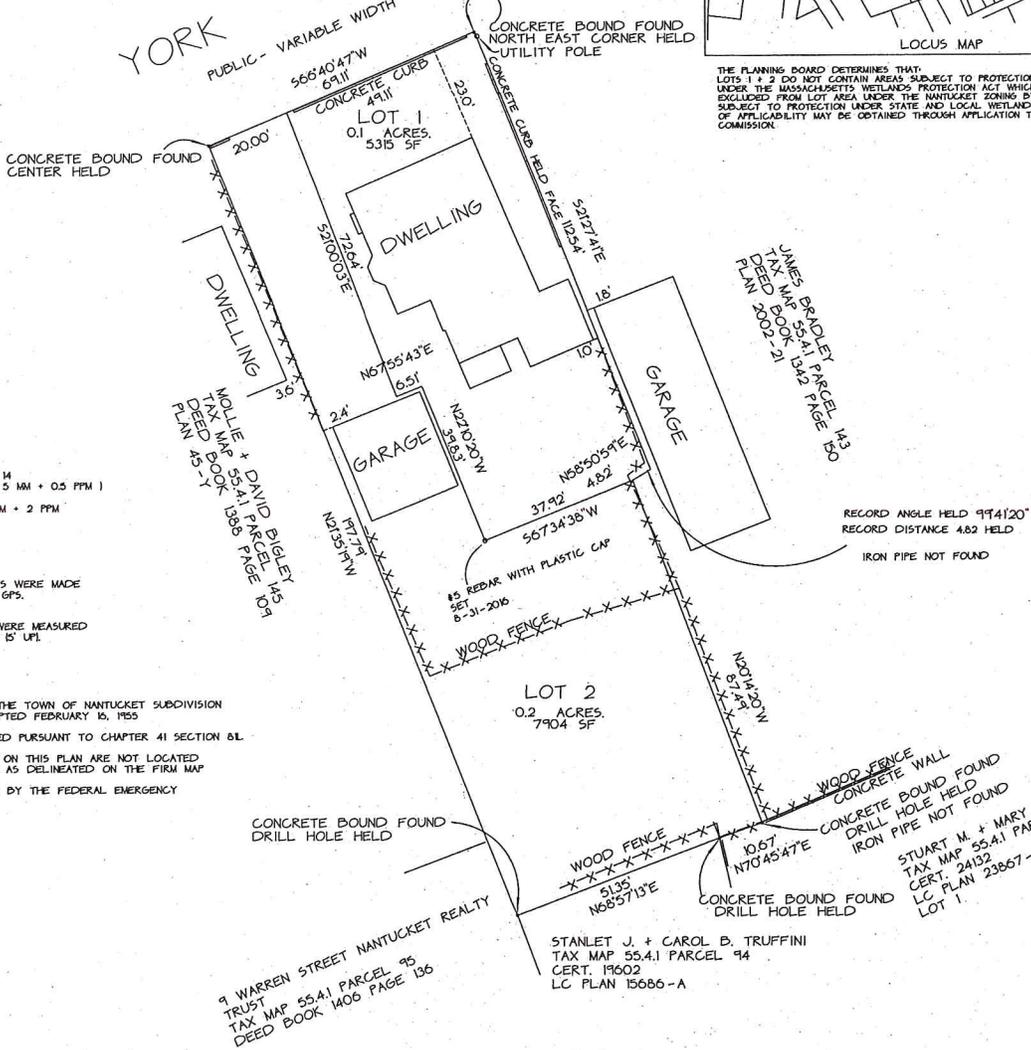
ZONE:ROH
 MIN LOT SIZE=5,000SF
 FRONTAGE=50FT
 G/C=50%
 FRONT YARD=0FT
 SIDE/REAR YARD=5FT

TRAVERSE CLOSURE
 ANGULAR ERROR: -0 00 18"
 LINEAR ERROR: 0.04'
 DIRECTION: S 60 49 57 W
 PRECISION: 1/20,322



THE PLANNING BOARD DETERMINES THAT: LOTS 1 + 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY LAW BUT WILL BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

YORK STREET
 PUBLIC - VARIABLE WIDTH



SURVEY INSTRUMENT:
 LEICA VIVA GNSS 65 M
 RECEIVER ACCURACY: 5 MM + 0.5 PPM I
 LEICA TS 06 PLUS 5"
 EDM ACCURACY: 1.5 MM + 2 PPM

NOTES:
 1. ALL MEASUREMENTS WERE MADE USING AN EDM OR RTK GPS.
 2. BUILDING CORNERS WERE MEASURED TO THE CORNERBOARDS 15' UPL.

NOTE:
 STRUCTURES PREDATE THE TOWN OF NANTUCKET SUBDIVISION CONTROL LAW AS ADOPTED FEBRUARY 16, 1955
 LOT 1 + 2 ARE CREATED PURSUANT TO CHAPTER 41 SECTION 81.
 THE BUILDINGS SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE FIRM MAP 12501MCO0886 EFFECTIVE: JUNE 1, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

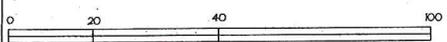
NANTUCKET PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

SUBDIVISION PLAN OF LAND
 18 YORK STREET
 TAX MAP 55.4.1 PARCEL 144
 SCALE 1" = 20' 4-18-2016
 ACKME SURVEY LLC
 PO BOX 1448
 NANTUCKET, MASS. 02554



I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2008 ON OR BETWEEN JANUARY 1, 2016 AND AUGUST 6, 2016.
 [Signature] 9-1-2016
 PROFESSIONAL LAND SURVEYOR DATE

DATE APPROVED _____
 DATE SIGNED _____
 FILE # _____



16158A

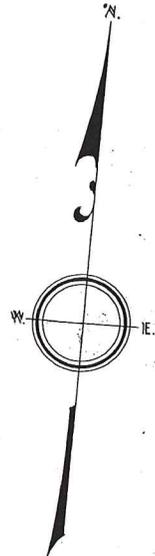
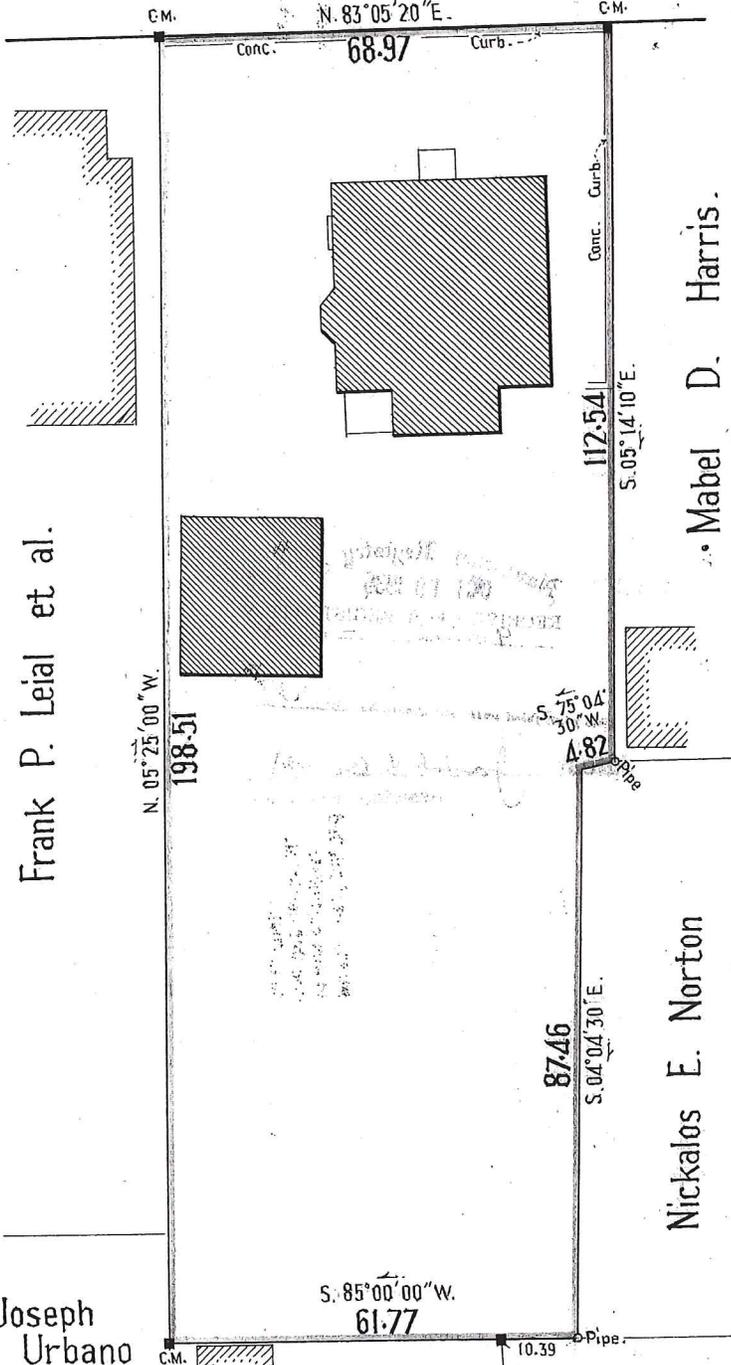
PLAN OF LAND IN NANTUCKET

William F. Swift, Surveyor

JUNE 4, 1936.

YORK

STREET



Frank P. Leial et al.

Mabel D. Harris.

Nickalos E. Norton

Joseph Urbano

Nantucket Institution
For Savings
I-C-NO-15686.
Plan filed with Cert. of Title No. 2135.

Martha
A.
Cook

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JUNE 19, 1936.
Scale of this plan 20 feet to an inch
C.B. Humphrey, Engineer for Court ✓
53-8-C

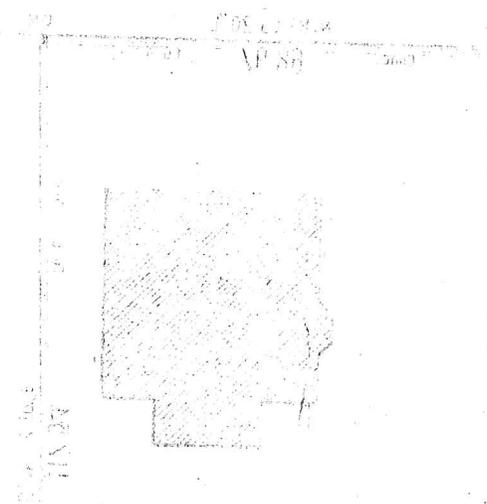
This plan filed with Certificate No. 2238

STREET

YORK



W. H. H. H. H.



Nantucket Registry District
OCT 19 1936
RECEIVED FOR REGISTRATION
9 O'CLOCK - m - A.M.

This plan filed with Certificate No. 2238

Attest

Joseph S. Barrett
Assistant Recorder

to the said