



Nantucket Planning Board

SECONDARY DWELLING REPORT

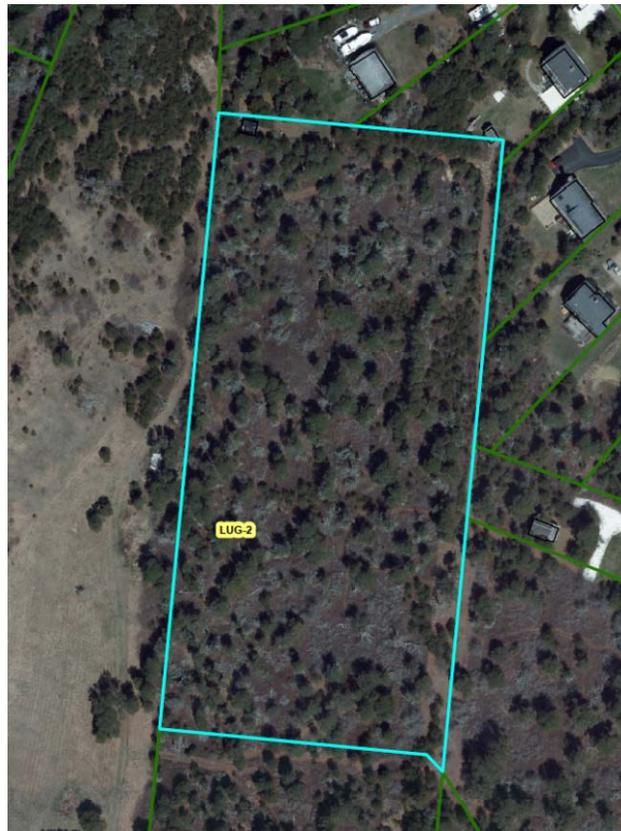
Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: September 12, 2016

12R Skyline Drive
Assessors Map #79 Parcel #35

Applicant
Randy Sharp

Owner
Same



The applicant is proposing to construct a 772 square foot one (1) bedroom secondary dwelling. The proposed secondary dwelling will be located on the north side of the site, which has approximately 124,895 square feet of lot area and is zoned LUG-2. There is also a proposed 2,156 square foot primary structure proposed for the lot.

The dwelling will be accessed by a shared shelled driveway with a Belgian block apron off Skyline Drive, which is a private paved road. The site will contain 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 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;
- (2) 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;
- (3) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (5) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.



Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 8-11-2016 Fee Amount: \$100

Applicant: RANDY SHARP (RANDOLPH G. SHARP, JR.)

Mailing address: 92 MIACOMET AVENUE, NANTUCKET, MA 02554

Daytime phone number: 508-560-2080 Fax: _____

E-mail Address: RandySharp@comcast.net

Owner (if other than applicant): —

Mailing address: —

Signature of Property Owner(s) [Signature]

Location of proposed secondary (2ND) dwelling:

Street Address: 12 R SKYLINE DRIVE

Assessors Tax Map #: 79 Parcel #: 35

Size of Parcel: 124,895 SQ FT Zoning District: LUG 2

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 4 (+ 2 FUTURE)

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 4

Number of Parking Spaces provided: 4 +

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

BUILD A 772 SQ FT ONE BEDROOM COTTAGE. WILL ALSO BE USED AS A POOL CABANA TO BE LOCATED ON THE NORTH SIDE OF THE POOL AND MAIN HOUSE.



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COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

GRANT OF EASEMENT

NANCY J. SHUGRUE, having a mailing address of P. O. Box 1811, Nantucket, MA 02554 (hereinafter called the Grantor), being the owner of 12 Skyline Drive, being shown as Lot 38A in Plan Book 22, Page 43, filed with the Nantucket Registry of Deeds, my ownership evidenced by Deed recorded in Book 211, Page 100 at the Nantucket Registry of Deeds, for valuable consideration received, do hereby grant to RANDOLPH G. SHARP, JR., TRUSTEE OF THE RANDOLPH G. SHARP, JR. TRUST, u/d/t dated June 9, 2006, for which a Certificate of Trustee is recorded herewith in Book 1402, Page 338, with a mailing address of 92 Miacomet Avenue, Nantucket, MA 02554 (hereinafter "Grantee"), being the owner of 12R Skyline Drive, being shown as Block 103 on Plan of Lands, Surfside, Nantucket, MA; dated September 1972, filed with Nantucket Registry of Deeds in Plan File 3-D, my ownership evidenced by Deed recorded in Book 1402, Page 336 at the Nantucket Registry of Deeds, **a thirty (30) foot wide driveway access easement across the property on 12 Skyline Drive.** Said Easement Area shown on a plan attached hereto as Exhibit "A" and referred to thereon as "30 Foot Easement."

Grantor hereby grants Grantee a non-exclusive driveway access easement as set out in Exhibit "A". Said easement shall allow the Grantee the use of said Easement Area for the purpose of accessing the property at 12R Skyline Drive, installing utilities, and for all other purposes for which driveways are used in the Town and County of Nantucket;

provided however, that no structures may be placed or erected within said Easement Area and there shall be no parking of vehicles allowed within said Easement Area. The surface of said Easement Area is currently dirt. Grantee shall be entitled to improve the surface of the Easement Area to provide driveway access acceptable to the Town of Nantucket in order to support building upon 12R Skyline Drive. Grantor and Grantee shall mutually agree upon the materials to be used for such improvement, provided that such materials shall also satisfy the requirements of the Town of Nantucket. Further, the cost of improving, maintaining, and or repairing said Easement Area shall be the responsibility of the Grantee. Once improved, the surface shall not be changed without prior written consent of Grantor and Grantee.

By the acceptance hereof, the Grantee, for itself and its successors and assigns, and for all mortgagees, occupants and any other persons having an interest in the land of Grantee, hereby agrees (i) to construct, use and maintain such Easement Area in a safe and reasonably prudent manner, and to be solely responsible for all maintenance of such Easement Area; and (ii) to indemnify, release and hold harmless the Grantors, successors and assigns, from and against any and all claims, liabilities, damages, losses, actions, causes of action, costs and expenses (including without limitation attorneys' fees), whether for damage to property or personal injury, however caused and by whomever asserted, arising from this grant of easement or from the use of the driveway existing within the area of this easement.

This Easement shall run with the respective properties and be binding upon and inure to the benefit of the parties, their heirs, successors, and assigns.

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SIGNATURE PAGE TO FOLLOW

Signed and Sealed this 9th day of September, 2013.

Nancy J. Shugrue
NANCY SHUGRUE

COMMONWEALTH OF MASSACHUSETTS

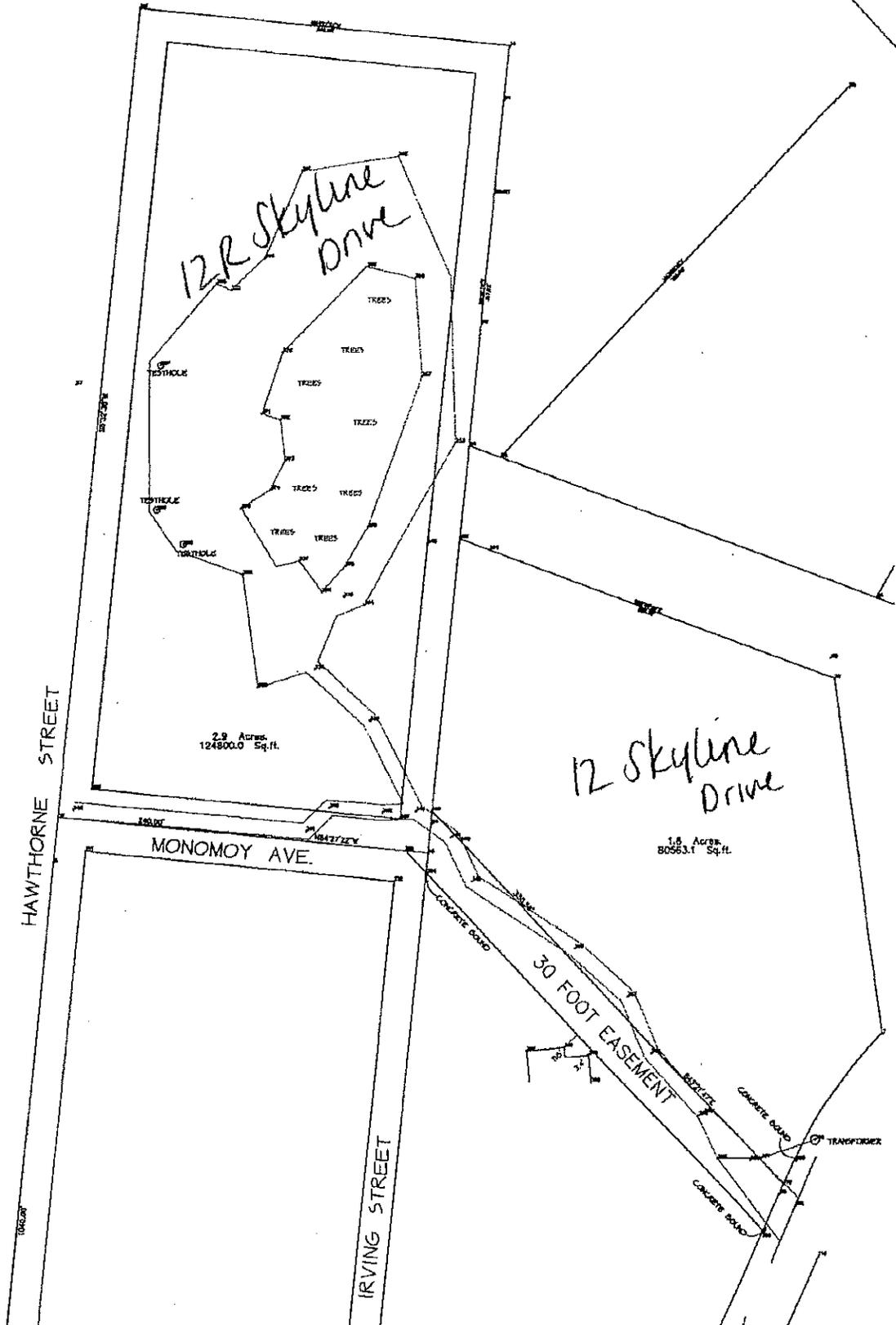
County of Nantucket

On this 9 day of Sept, 2013, before me, the undersigned notary public, personally appeared Nancy Shugrue(a) 8 personally known to me, or (b) _____ proved to me through satisfactory evidence of identification, which was Passport, (type of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

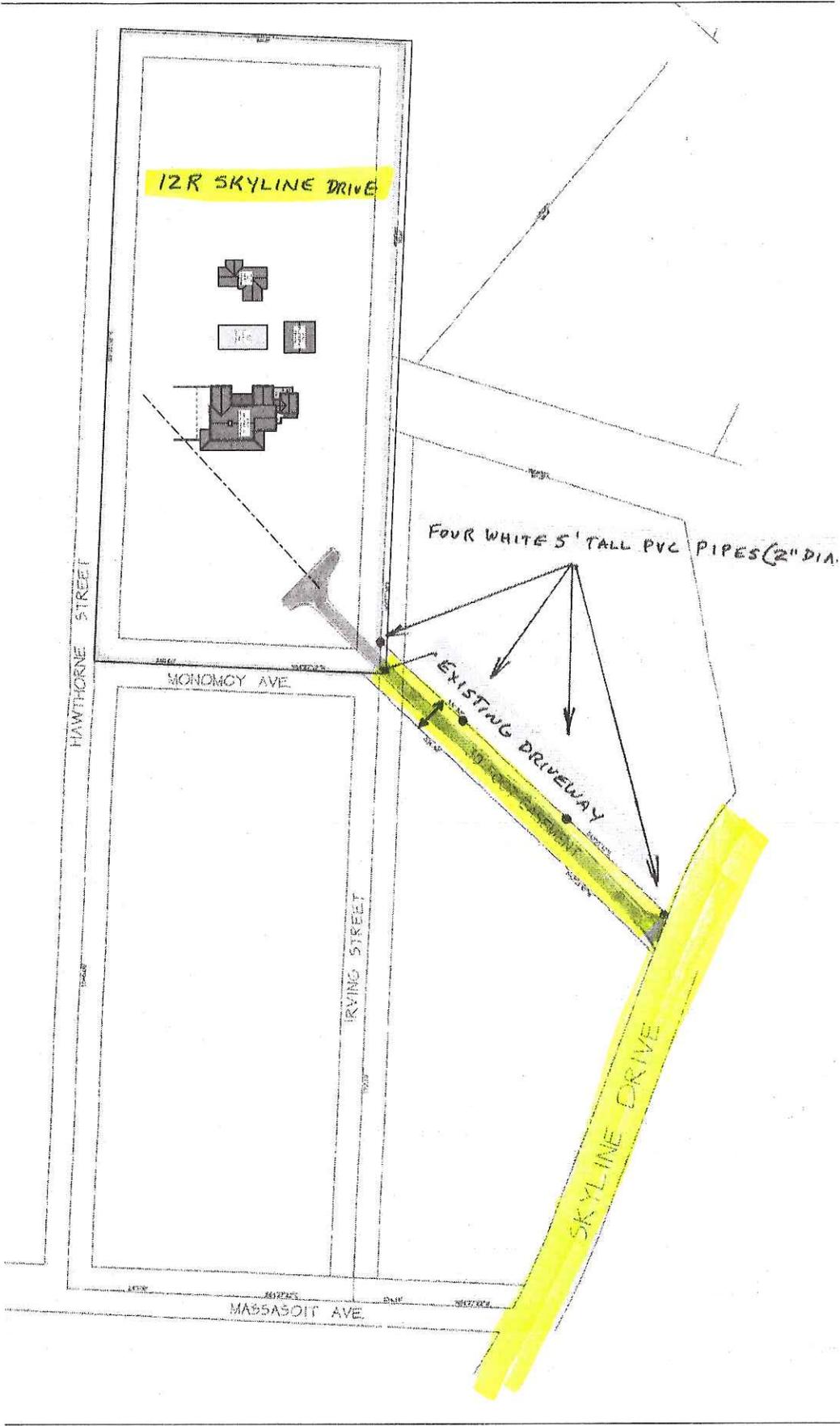
Official Signature and Seal of Notary Public
My Commission expires:



EXHIBIT A



NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferrarini, Registrar of Deeds



12R SKYLINE DRIVE
Parcel

