



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: September 12, 2016

10 Pippen's Way
Assessors Map #43 Parcel #94.6

Applicant
Ten Pippen's Way LLC

Owner
Same

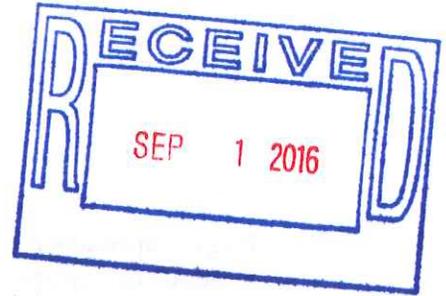


The applicant is proposing to construct a 545 square foot one (1) bedroom garage apartment as a secondary dwelling. The proposed secondary dwelling will be within the existing garage (Building Permit #1439-15) located on the northwest side of the site, which has approximately 40,144 square feet of lot area and is zoned LUG-1.

The dwelling will be accessed by a shared shelled driveway with an apron 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 five 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: AUGUST 31, 2016 Fee Amount: *100.00

Applicant: TEN PIPPEN'S WAY, LLC

Mailing address: 300 ADMIRALS COVE BOULEVARD JUPITER, FL 33477

Daytime phone number: 508-228-9026 Fax: _____

E-mail Address: ROB@WELLENCONSTRUCTION.COM

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) Jeff Reo, AGENT FOR OWNER

Location of proposed secondary (2ND) dwelling:

Street Address: #10 PIPPENS WAY

Assessors Tax Map #: 43 Parcel #: 94.6

Size of Parcel: 40,144 SF Zoning District: LLG-1

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 5

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

Number of Parking Spaces provided: 3

Please provide a brief description of the proposed second dwelling:

***PLEASE DO NOT WRITE "SEE ATTACHED."

A ONE BEDROOM APARTMENT IS PROPOSED ABOVE THE
EXISTING GARAGE.

COMMONWEALTH OF MASSACHUSETTS

MAP43 / PARCEL94.6

TOWN OF NANTUCKET

BUILDING DEPARTMENT

Fee \$992.00

No. 1439-15 Office of the Building Inspector Sept. 25, 2015

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT ROBERT WELLEN HAS

PERMISSION TO CONSTRUCT A GARAGE / STUDIO LOCATED ON 10 PIPPENS WAY
PROVIDED

THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR 8th EDITION.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID SIX MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROGRESSING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

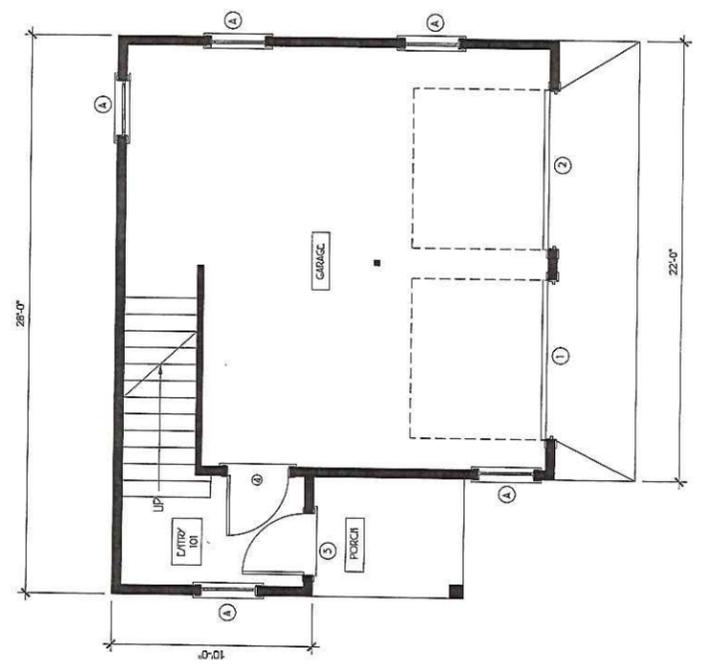
PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND
M.G.L. c142A

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES

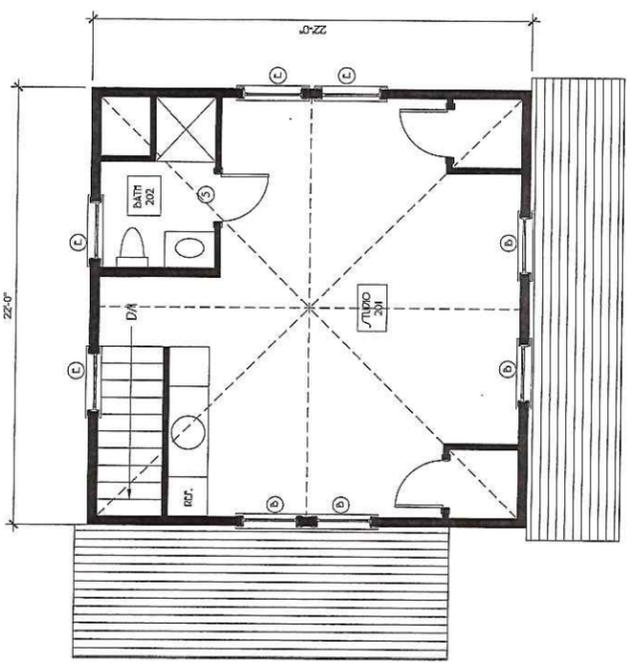


NEW RESIDENCE FOR:
 PIPPENS WAY LLC
 10 PIPPENS WAY
 MAP: 43 PARCEL: 94.6

NANTUCKET ARCHITECTURE GROUP LTD.
 POST OFFICE BOX 1814
 NANTUCKET, MASSACHUSETTS, 02554
 TELEPHONE 508.228.5631
 WWW.NANTUCKETARCHITECTURE.COM

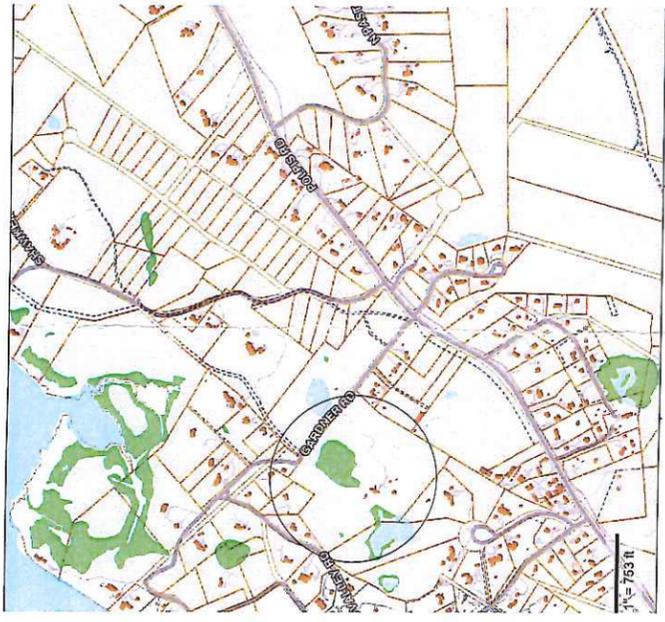


GARAGE FIRST FLOOR PLAN
 1/4"=1'-0"
 632 SF

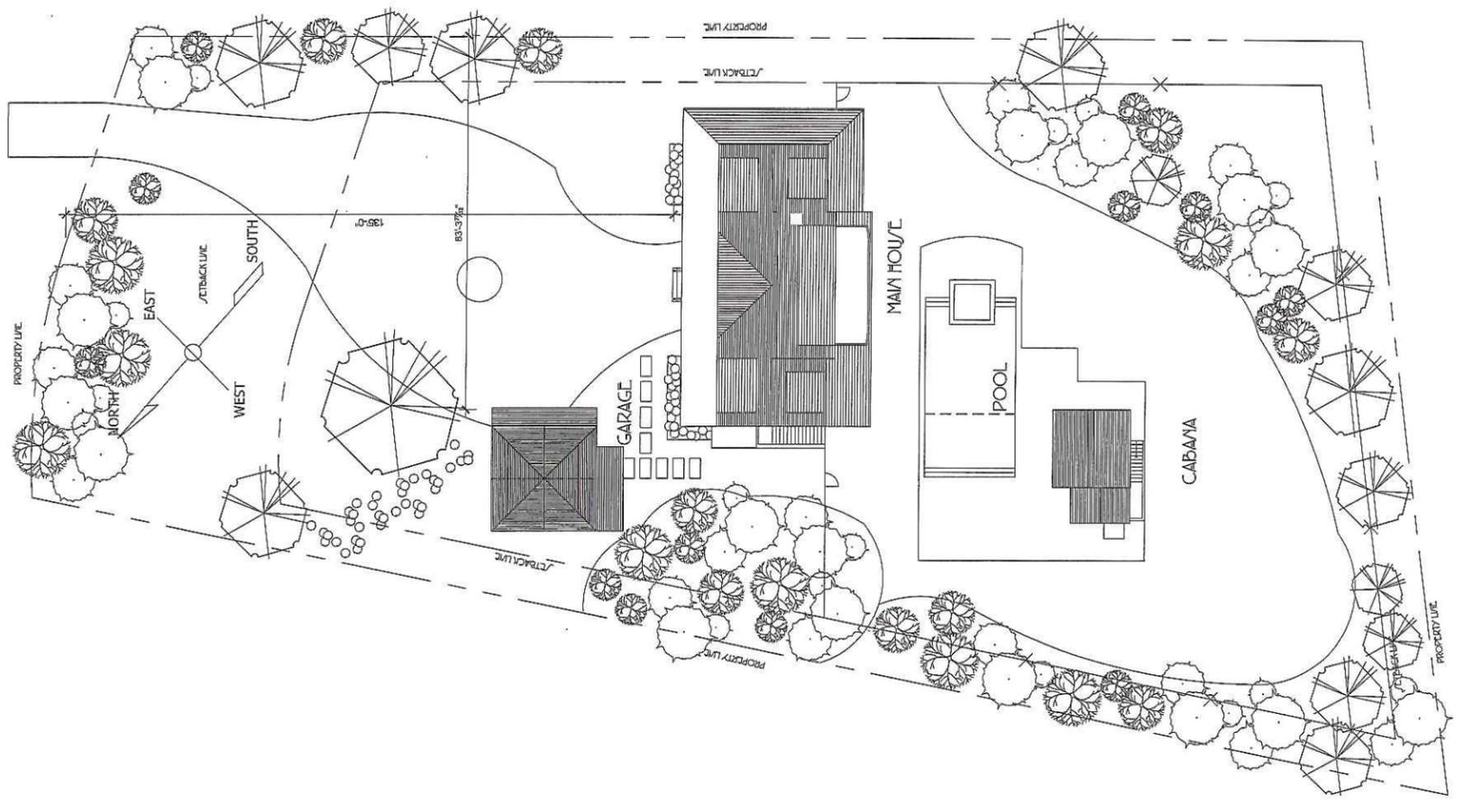


SECOND FLOOR GARAGE PLAN
 3/4"=1'-0"
 484 SF

BOARD OF HEALTH
 ARTELL B. CROWLEY
 ASST. INSPECTOR
 h. l. c. v. n. e.
 8-21-15



1 LOCUS MAP
 SCALE: NONE





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

NOT
SE-7
P338

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 its 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;

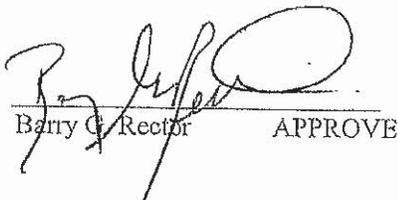
6. That the roadway layout for the interior roadway be transferred to a Homeowners Association with evidence of that conveyance presented to the Planning Board prior to the release of any lot;

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 C. Rector APPROVE


Sylvia Howard APPROVE

John McLaughlin DIS-APPROVE

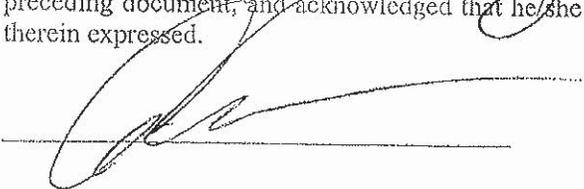
COMMONWEALTH OF MASSACHUSETTS

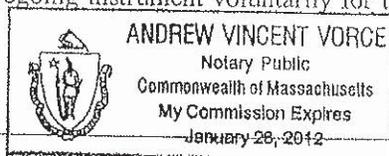
Nantucket, SS

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.



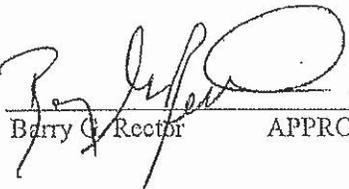


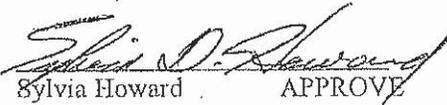
Notary Public

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

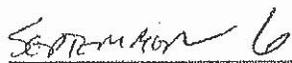

Barry C. Rector APPROVE


Sylvia Howard APPROVE

John McLaughlin DIS-APPROVE

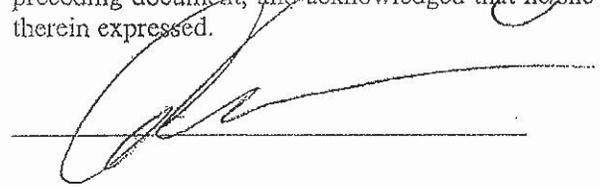
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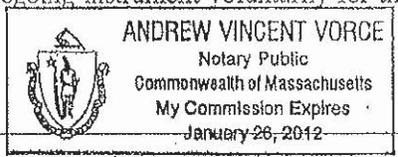
Nantucket, SS

 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.





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:

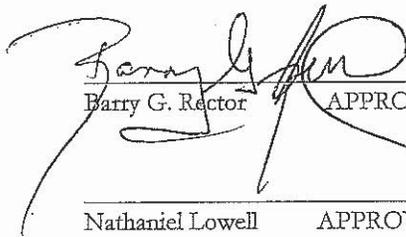
- The Planning Board's Approval Required subdivision decision in File 6992 dated August 27, 2007;
- The Application (Form B1) and accompanying materials;
- Plan of Pippen's Way Roadway Apron, drawn by Site Design Engineering, LLC, dated April 21, 2014;
- Plan of Pippen's Way Roadway Cross-Section, drawn 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.

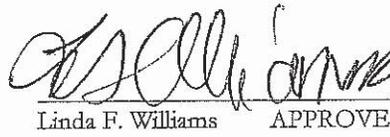
Approval of this modification is granted upon the following conditions:

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

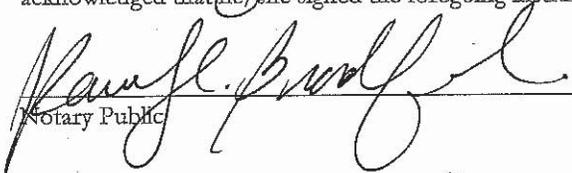

John McLaughlin APPROVE

COMMONWEALTH OF MASSACHUSETTS

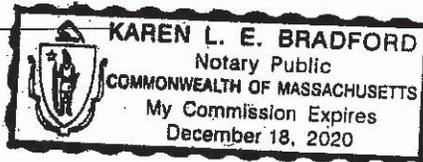
Nantucket, SS

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





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:

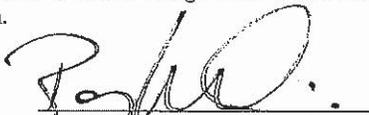
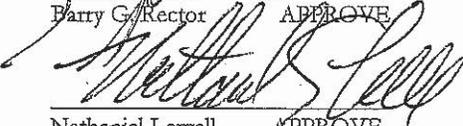
- The Planning Board's Approval Required subdivision decision in File 6992 dated August 27, 2007 and Modification #1, dated April 14, 2014, Planning Board File #7662;
- The Application (Form B1) and accompanying materials;
- Gardner Road Detail Plan, drawn by Site Design Engineering, LLC, dated May 6, 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.

 <hr/> Barry G. Rector APPROVE	 <hr/> Linda F. Williams APPROVE
 <hr/> Nathaniel Lowell APPROVE	 <hr/> Sylvia Howard APPROVE

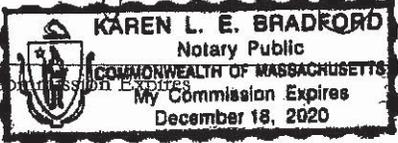
COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

May 20, 2014

On the 20th day of May, 2014, before me, the undersigned notary public, personally appeared Barry Pictor, 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.

Karen L. E. Bradford
Notary Public

My Commission Expires

KAREN L. E. BRADFORD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 18, 2020