



Nantucket Planning Board

SECONDARY DWELLING REPORT

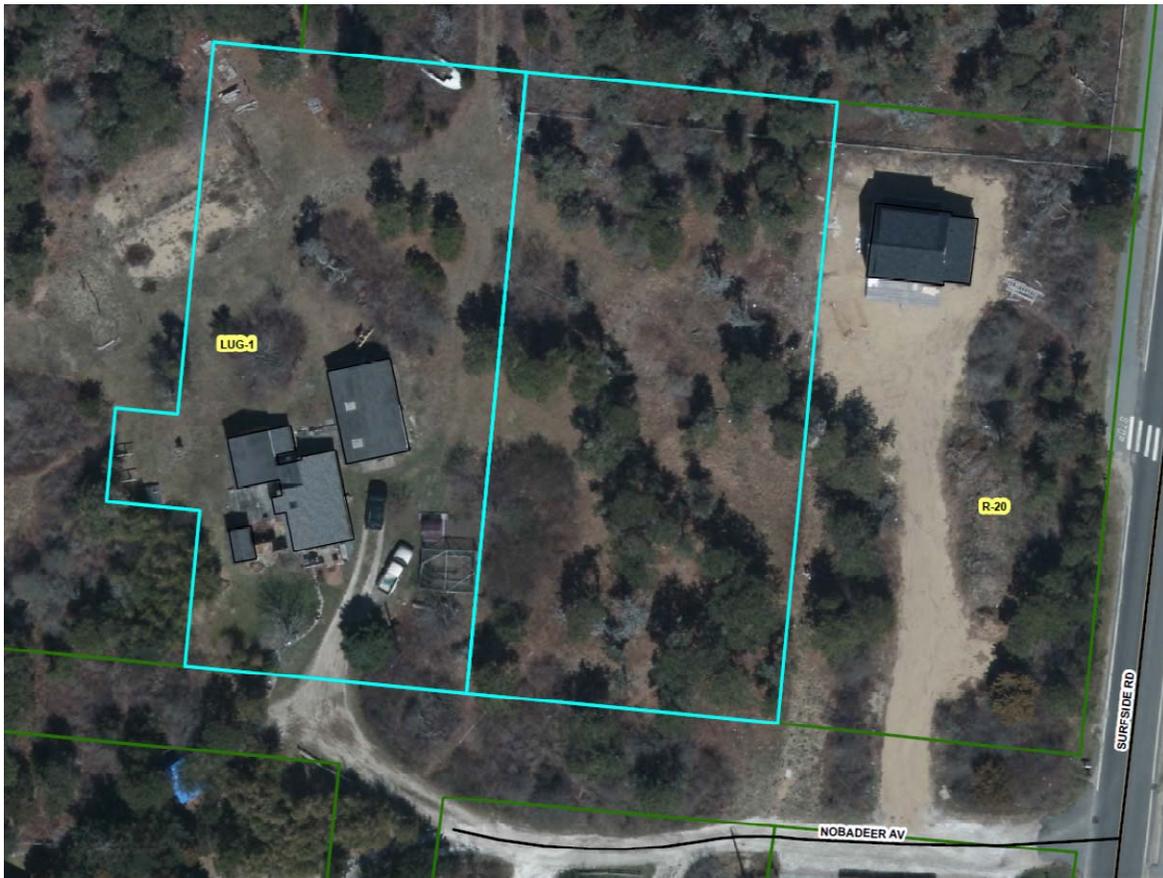
Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: September 12, 2016

8 Nobadeer Ave
Assessors Map #80 Parcel #35 & 37

Applicant
Moonlight Dance LLC

Owner
Same



The applicant is proposing to construct a 576square foot one (1) bedroom secondary dwelling. The proposed secondary dwelling will be located on the northwest side of the site, which has approximately 40,100 square feet of lot area and is zoned LUG-1. There is also a proposed 2,188square foot primary structure proposed for the lot.

The dwelling will be accessed by a shared shelled driveway off Nobadeer Avenue, which is a private dirt road. Nobadeer Avenue is located off Surfside Road with an existing asphalt apron. 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 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.

2016 SEP -7 12:17



PAID PAID
SEP 07 2016
BY: ✓ #3015

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 09/06/16 Fee Amount: _____

Applicant: Moonlight Dance LLC

Mailing address: 15 main street Unit 301 Watertown, Ma

Daytime phone number: 617.823.2838 Fax: _____

E-mail Address: Office@MarcelloBuildingCo.com

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) *Chris Turner*

Location of proposed secondary (2ND) dwelling:

Street Address: 4-8 NORADDER AVE

Assessors Tax Map #: 80 Parcel #: 35+37

Size of Parcel: 40,100 S.F. Zoning District: LUG-1

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 5

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."

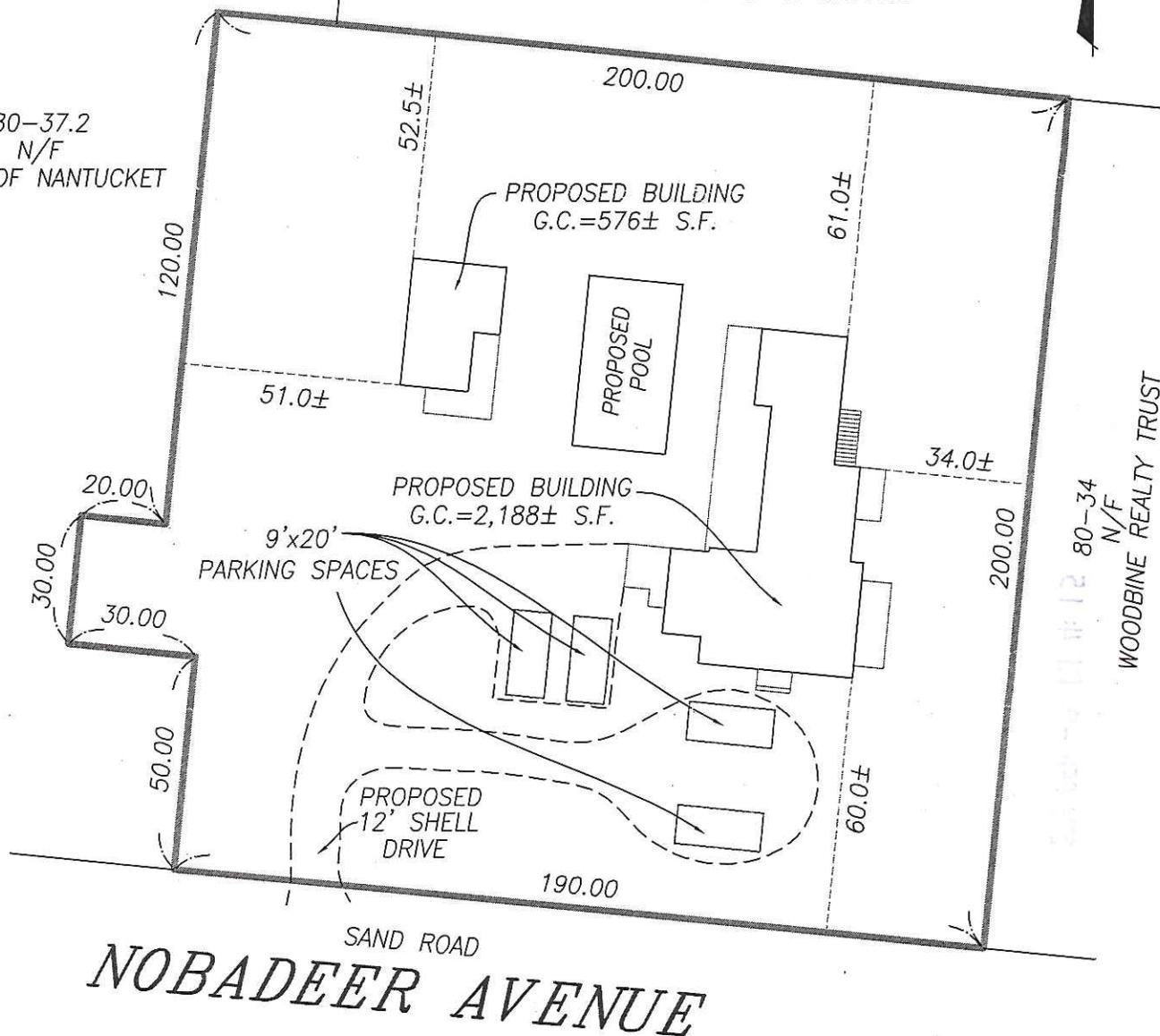
Construct 2 story (930 sqft) 1 Bed, 2 1/2 Bath, 2nd dwelling
pool equipment to be located in basement.

CURRENT ZONING CLASSIFICATION:
 Limited Use General 1 (L.U.G.-1) EXISTING:

MINIMUM LOT SIZE: 40,000 S.F. 40,100± S.F.
 MINIMUM FRONTAGE: 100 FT. SEE PLAN
 FRONT YARD SETBACK: 35 FT. SEE PLAN
 REAR/SIDE SETBACK: 10 FT. SEE PLAN
 GROUND COVER %: 7% SEE PLAN

80-36
 N/F
 CONNOLLY MARGARET & MICHAEL

80-37.2
 N/F
 TOWN OF NANTUCKET



NOBADEER AVENUE

**PROPOSED SITE PLAN
 OF LAND IN
 NANTUCKET, MASS.**

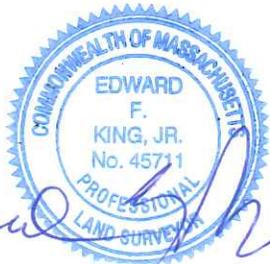
SCALE: 1" = 40' DATE: AUGUST 31, 2016

Owner: MOONLIGHT DANCE, LLC

L.C. 17745-A; LOT 1
 L.C. 17745-M; LOT 50

CERT. 25946
 Deed: DEED 1520-72 Plan: PLAN 2011-21; PARCELS C & G

Locus: 4 NOBADEER AVENUE



Edward F. King, Jr.

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

ASSESSOR MAP: . . . 80 . . , PARCEL: 35 & 37

K-625