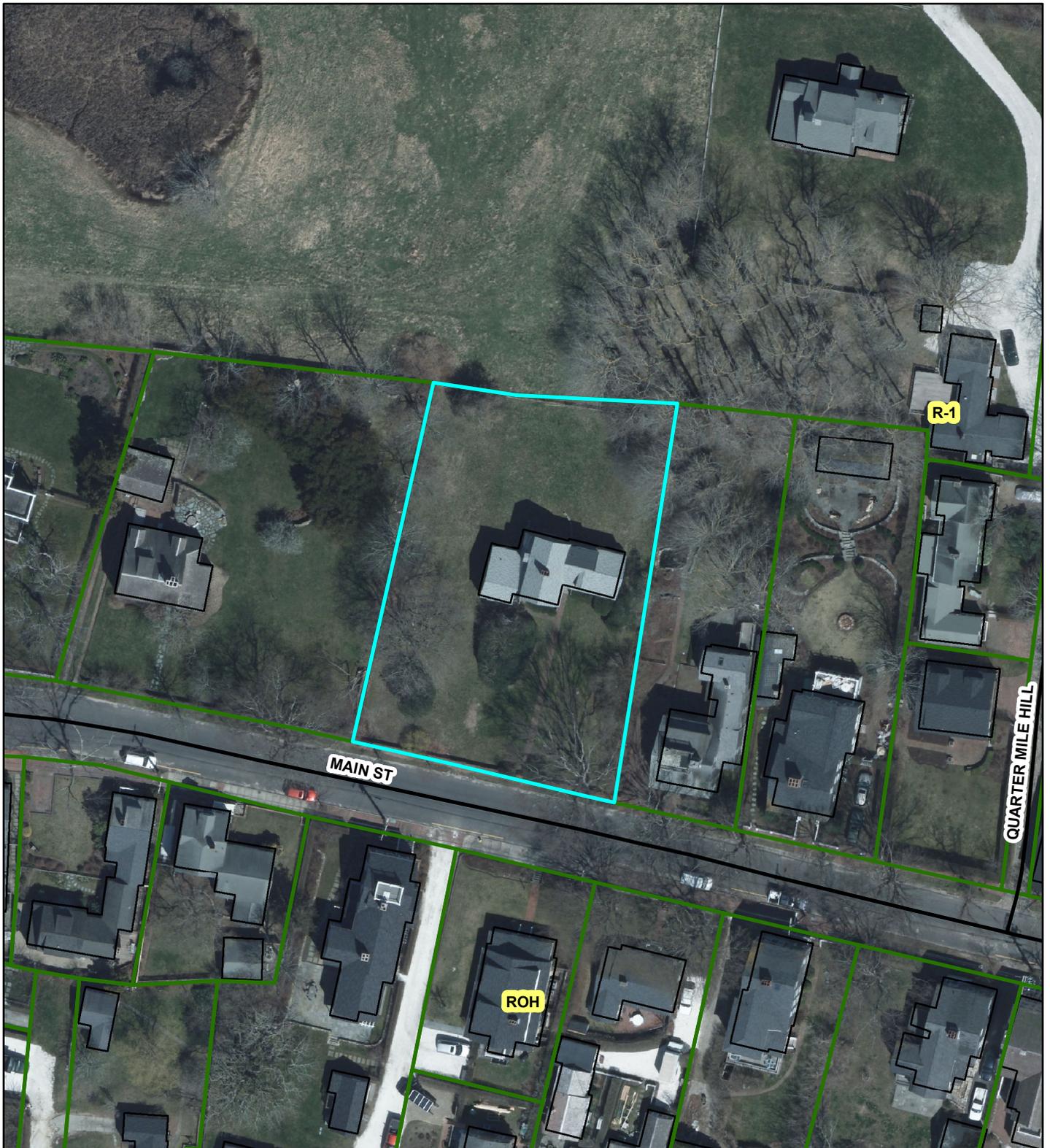
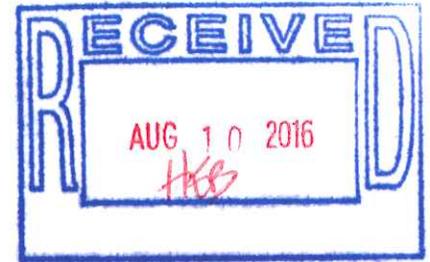




131 Main Street
Map 42.3.3 Parcel 46
Secondary Dwelling Modification



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



RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

August 9, 2016

Via Hand Delivery
Leslie Snell
Nantucket Planning Department

RE: Barclay, LLC
131 Main Street
Nantucket, Massachusetts

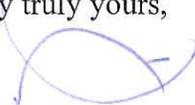
Dear Leslie,

Steve Butler denied my clients request for a CO (see enclosed e-mail from Mr. Butler). The reason for the denial is that after the Planning Board approval letter of February 12, 2015 (copy enclosed) my clients subdivided the property into two lots (see enclosed subdivision plan).

As a result, the site plan approved by the Planning Board changed. I enclose a current as-built plan prepared by Bracken Engineering which details the lot with all structures. This needs to be substituted in the place of the old site plan and endorsed by the chairman. Once this is done I can deliver the amended and approved site plan to Mr. Butler and he will issue the CO for the cottage.

Please let me know if you need additional documentation to place this on the Planning Board agenda.

Very truly yours,



Richard J. Glidden

RJG:jlr
enclosures

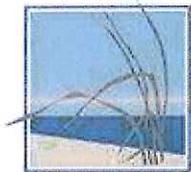
cc: Peter Dupont (via email only, peter@nantucketrealestate.com)
Chris O'Connell (via email only, cjocack@gmail.com)
Eleanor Antonetti (via email only, eantonietti@nantucket-ma.gov)

Richard Glidden

From: Peter DuPont <peter@nantucketrealestate.com>
Sent: Saturday, August 06, 2016 9:24 AM
To: 'Richard Glidden (richard@gliddenandglidden.com)'; 'Chris Oconnell (cjocack@gmail.com)'
Cc: 'Kate Glidden (kate@gliddenandglidden.com)'
Subject: FW: 131 Main St

Please advise..

Peter DuPont
Sales/Rental Associate
Mobile 508-932-2535
Office 508-228-7707
Licensed in MA
peter@nantucketrealestate.com



ATLANTIC EAST
NANTUCKET REAL ESTATE

PO Box 1407, 82 Easton Street
Nantucket, MA 02554
T: 508-228-7707 F: 508-228-7780
www.NantucketRealEstate.com

From: cjocack@gmail.com [<mailto:cjocack@gmail.com>]
Sent: Saturday, August 06, 2016 9:08 AM
To: Peter DuPont
Subject: Fwd: 131 Main St

Chris OConnell
(508) 566 4712

Begin forwarded message:

From: Steve Butler <SButler@nantucket-ma.gov>
Date: August 5, 2016 at 10:35:08 AM EDT
To: "Chris OConnell (cjocack@gmail.com)" <cjocack@gmail.com>
Cc: Holly Backus <hbackus@nantucket-ma.gov>
Subject: 131 Main St

Good morning,

Your request for a certificate of occupancy for the cottage built pursuant to permit 392-15 is for the following reasons DENIED; As a result of the division of land creating two lots, the site is not in compliance with the Planning Board approval. (See attached)

Please be advised that if you are aggrieved by this decision you may appeal pursuant to 139-29E of the Code of Nantucket.

Stephen Butler
Building Commissioner
Town of Nantucket
2 Fairgrounds Rd
Nantucket, MA 02554
508.325.7587



Nantucket Planning Board

February 12, 2015

Mr. Steve Butler, Building Commissioner
2 Fairgrounds Road
Nantucket, MA 02554

Re: Barclay LLC – 131 Main Street (Map 42.3.3 Parcel 46)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on February 9, 2015, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Code*, and granted a secondary dwelling approval, conditional upon the following:

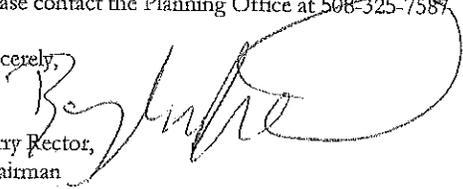
Planning staff recommends approval of this application with the following conditions:

- (1) That an apron at the driveway entrance shall be constructed to a minimum depth of depth of ten (10) feet and a maximum width of fifteen (15) feet and shall be constructed to the requirements of Nantucket Zoning Bylaw Section 139-20.1B.(2)(d);
- (2) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; 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.

The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Chairman, showing the relative locations of proposed or existing dwellings and driveways or parking areas.

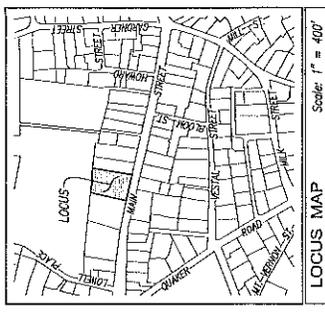
As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of two years only, calculated from the date of site plan endorsement by the Planning Board. If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,


Barry Rector,
Chairman

cc: Barclay LLC
Marcus Silverstein - Zoning Enforcement Officer

NOTE TO APPLICANTS: Please note that a copy of the plan you submitted to the Board, which has been endorsed by the Chairman, is enclosed and must be presented to the Building Department when applying for a building permit. There will be a \$25 administrative fee to re-issue an endorsed site plan.



PLAN OF LAND IN NANTUCKET, MASS.

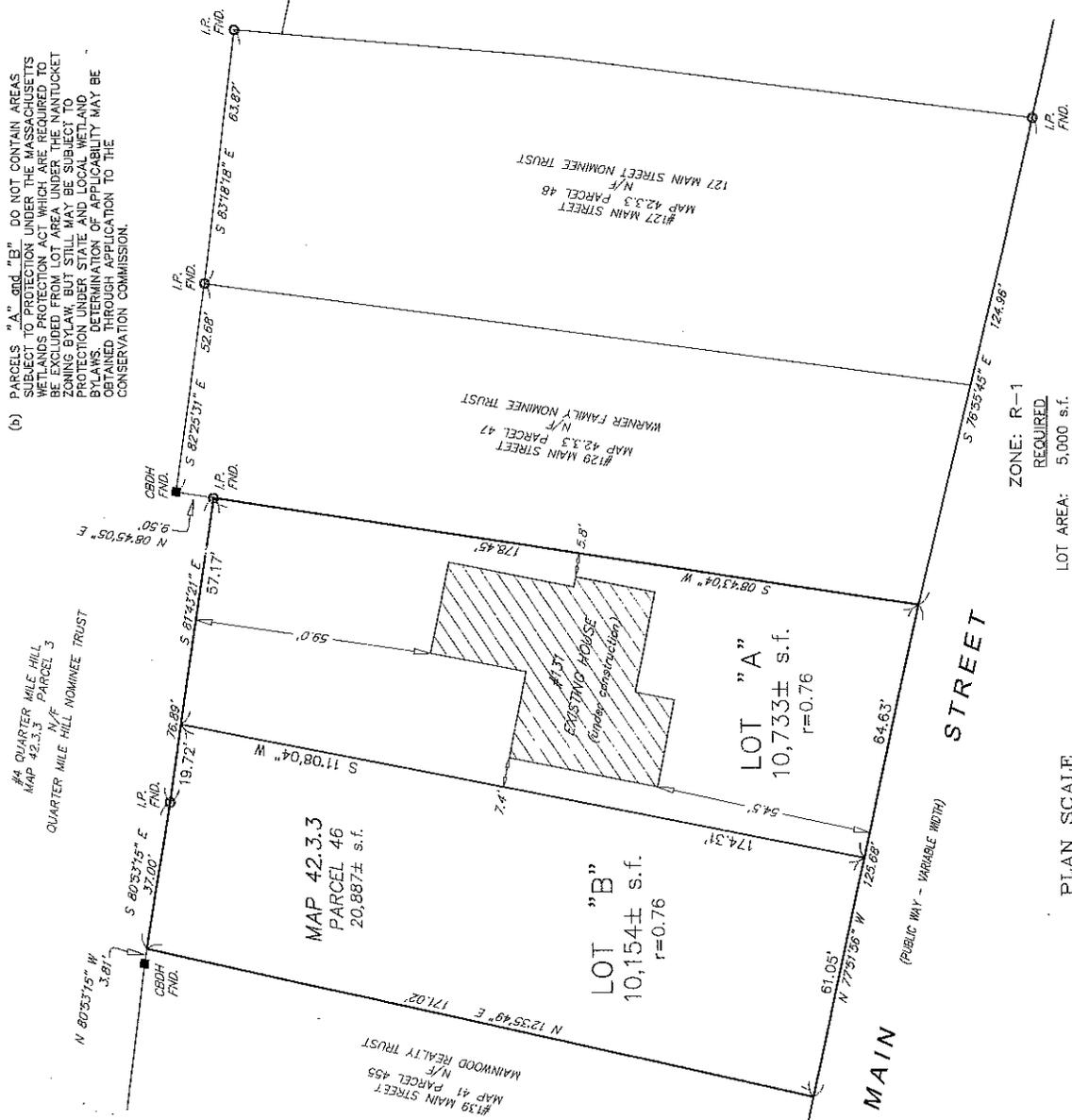
PREPARED FOR
BARCLAY, LLC
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
FEBRUARY 27, 2015

APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

[Signature]
FILE NUMBER: 7804
DATE ENDORSED: 03-04-15

THE PLANNING BOARD DETERMINES THAT:

(b) PARCELS "A" and "B" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT. AREAS 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.



ZONE: R-1

REQUIRED	5,000 s.f.
LOT AREA:	50'
LOT FRONTAGE:	10'
FRONT YARD:	5'
SIDE/REAR YARD:	30%
GROUND COVER RATIO:	> .55
REG. FACTOR:	



RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
ALAN M. GRADY, PLS
MASSACHUSETTS REG.
NO. 37732

2/27/15

2015 000000013
Bk: Pg: 0 Pages: 0
Doc: PLAN 08272015 0926 PV

NANTUCKET REGISTRY
OF RECORDS
DATE: 03/04/15
PLAN: 08272015-013
REGISTER
Sheet 1 of 1

- NOTES:
- LOCUS: #131 MAIN STREET, MAP 42.3.3 PARCEL 46
 - OWNER: BARCLAY, LLC
12 BLUEBIRD LANE
NANTUCKET, MA 02554
 - DEED REF: BK: 1456 Pg: 311
 - PLAN REF: BK: 12 Pg: 49
BK: 13 Pg: 54
Plan File: 31-1
 - 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.
 - PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.



- Notes**
1. LOCUS: #131 MAIN STREET MAP 42.3.3 PARCEL 46
 2. OWNER: BARCLAY, LLC 12 BLUEBIRD LANE NANTUCKET, MA 02584
 3. DEED REF: BIC 148 Pg: 311 BIC 14 Pg: 27 BIC 13 Pg: 54 PLAN FILE 51-1
 4. PLAN REF: BIC 14 Pg: 27 BIC 13 Pg: 54 PLAN FILE 51-1
 5. LOCUS DOES NOT FALL WITHIN SPECIAL FLOOD HAZARD ZONING ON FEMA FLOOD INSURANCE RATE MAP No. 25016C-0088-6 dated 05/09/2014.
 6. LOCUS DOES NOT FALL WITHIN THE NATURAL HAZARD MITIGATION PROGRAM (NHMP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE AND PRIORITY HABITATS OF RARE SPECIES.
 7. UTILITIES SHOWN ARE APPROXIMATE AND ARE NOT TO BE CONSIDERED AS A BASIS FOR CONSTRUCTION AND CONNECTIONS ARE TO BE VERIFIED WITH THE RESPECTIVE UTILITY COMPANY.
 8. ALL METHODS OF CONSTRUCTION ARE TO CONFORM TO THE TOWN OF NANTUCKET STANDARD AND SPECIFICATIONS FOR SANITARY SEWER SERVICE 2009, ARTICLE VI.

ZONE: R-1 REQUIRED. EXISTING PROPOSED

LOT AREA: 5,000 s.f. 20,897 s.f. 20,897 s.f. a.f.
 FRONT YARD: 10' 12' 10' 12'
 SIDE YARD: 5' 5' 5' 5'
 REAR YARD: 5' 5' 5' 5'
 GROUND COVER: 25% (MAX) 27.2% (2009 s.f.) 25.3% (2009 s.f.)

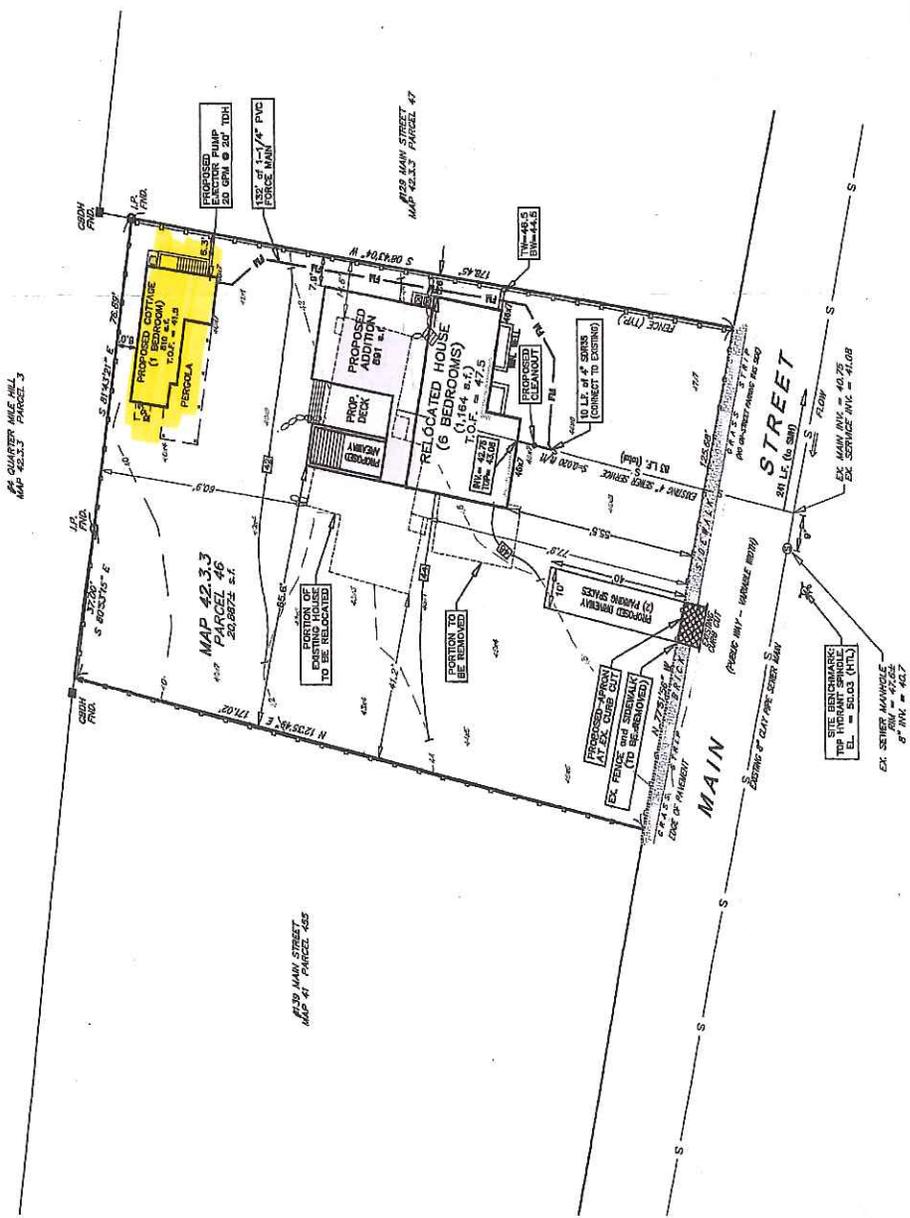
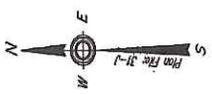
Prepared By: **BRACKEN ENGINEERING**
 BRACKEN ENGINEERING
 10 OLD SOUTH ROAD
 SUZUKI BAY, MA 02582
 (508) 558-5641
 (508) 558-3282
 www.brackeng.com

PROPOSED SITE PLAN
 and
SEWER PERMIT APPLICATION PLAN
 IN NANTUCKET, MASSACHUSETTS

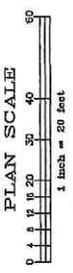
Prepared for:
BARCLAY, LLC
 #131 MAIN STREET
 MAP 42.3.3 PARCEL 46

No.	Date	Revision Description	Checked:	Drawn:
1	1-15-2015	ADD COTTAGE AND FORCE MAIN	BD	BD

Date: NOVEMBER 20, 2014 RMM/ETC/DLH/DFB/AMG Sheet: 1 of 1



ESTIMATED FLOW = 770 G.P.D.
 (7 BEDROOMS per TITLE 6)





Nantucket Planning Board

SECONDARY DWELLING REPORT

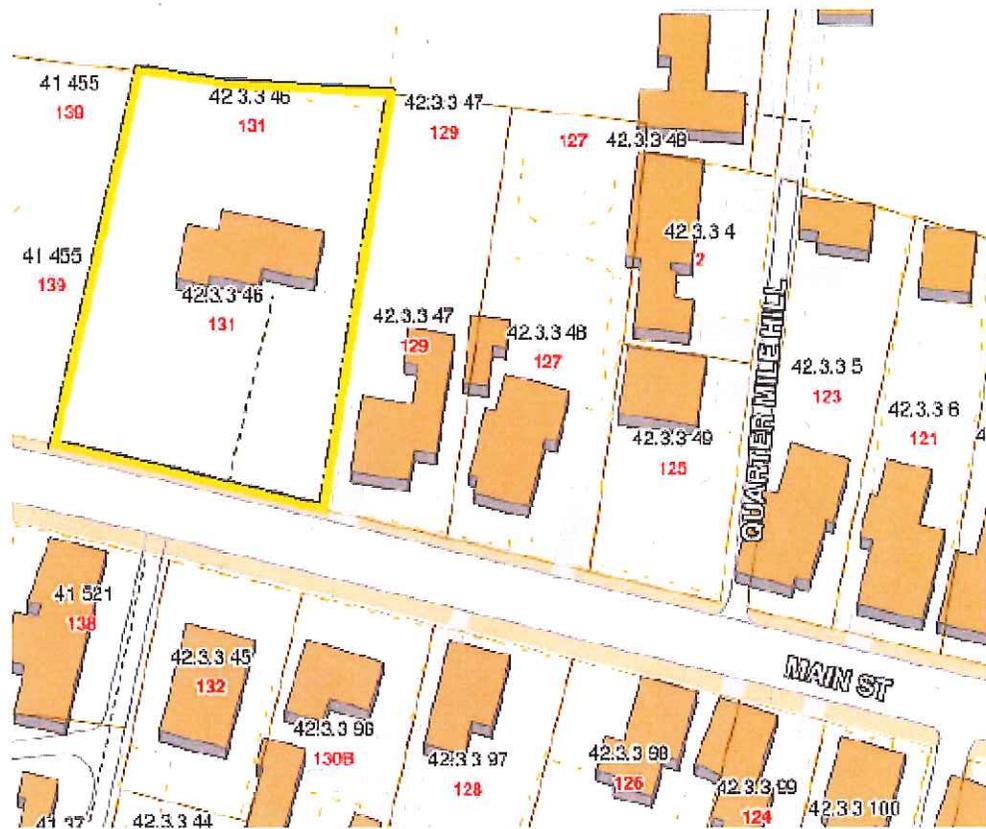
Prepared by: Catherine Ancero, Administrative Specialist

Meeting Date: February 9, 2015

131 Main Street

Assessors Map #: 42.3.3 Parcel #: 46

<u>Applicant</u>	<u>Owner</u>
Barclay LLC	SAME



The applicant is proposing to construct a secondary dwelling at 131 Main Street. The proposed dwelling will be located on the northeast of the site, which has approximately 20,887 square feet in area and is zoned R-1.

Access to the site is from Main Street, a brick-paved roadway. An apron will be installed at the existing curb cut. The driveway will be 10 feet in width and will contain two (2) tandem 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 to a minimum depth of depth of ten (10) feet and a maximum width of fifteen (15) feet and shall be constructed to the requirements of Nantucket Zoning Bylaw Section 139-20.1B.(2)(d);
- (2) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; 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
JUN 14 2013
CHK # 257

Nantucket Planning Board

Application for a Secondary Dwelling Permit

Applicant: BARCLAY LLC
Mailing address: P.O. Box 2992, NANTUCKET MA. 02584
Daytime phone number: 508 566 4712 Fax: _____
E-mail Address: CJOCACK @ GMAIL . COM
Owner (if other than applicant): SAME
Mailing address: SAME
Location of proposed secondary dwelling:
Street Address 131 MAIN ST.
Assessors Tax Map # 42.3.3 Parcel # 46
Size of Parcel 20887 Zoning District R1
Secondary Dwelling # of Bedrooms 1 Primary Dwelling # of Bedrooms 6

Holly Backus

From: Holly Backus
Sent: Thursday, August 11, 2016 10:04 AM
To: 'Don'; Alan Grady
Cc: Catherine Ancero; Richard Glidden
Subject: 131 Main Street - Secondary Dwelling

Good Morning Don and Alan,

As you may be aware, the owners at 131 Main Street submitted a Secondary Dwelling Permit Application to the Planning Board for their February 9, 2015 meeting, at which time it was approved. At that time, the property was approximately 20,887 square feet in size. The following month, the Planning Board received an ANR application from your office to divide the parcel into Lot A & Lot B (approximately 10,000 square foot lots).

Now, the owners are trying to receive their CO for the secondary dwelling, however it was turned down by the Building Commissioner because the existing site conditions did not match the Planning Board's approved second dwelling site plan. I understand the as-built done in March of this year, however in order for the Planning Board to approve a revised second dwelling permit on the newly created lot, we will need a revised site plan showing the applicable second dwelling requirements from the Zoning Bylaw (required # of parking spaces, ground cover, apron etc). If you could please provide a revised second dwelling site plan, staff will make sure it is on the Planning Board's September 12th meeting agenda.

As always, please let me know if you have any questions or if I can be of further assistance.
Thank you,

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>



Holly Backus

From: Don [Don@brackeneng.com]
Sent: Tuesday, August 23, 2016 1:10 PM
To: Holly Backus; Catherine Ancero
Cc: 'Richard (richard@gliddenandglidden.com)'
Subject: FW: 131 Main St
Attachments: 131 Main St Secondary Dwelling Site Plan.pdf

Holly/Catherine:

Here is the updated site plan. Let me know if you have any questions.

Thanks,

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.

-----Original Message-----

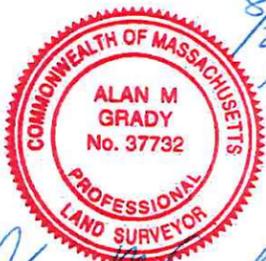
From: Earl Chartier
Sent: Tuesday, August 23, 2016 10:04 AM
To: Don
Subject: 131 Main St

Hi Don:

Please see attached Secondary Dwelling Site Plan.

Regards,
Earl Chartier, III
Engineering Technician

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070



8/23/16

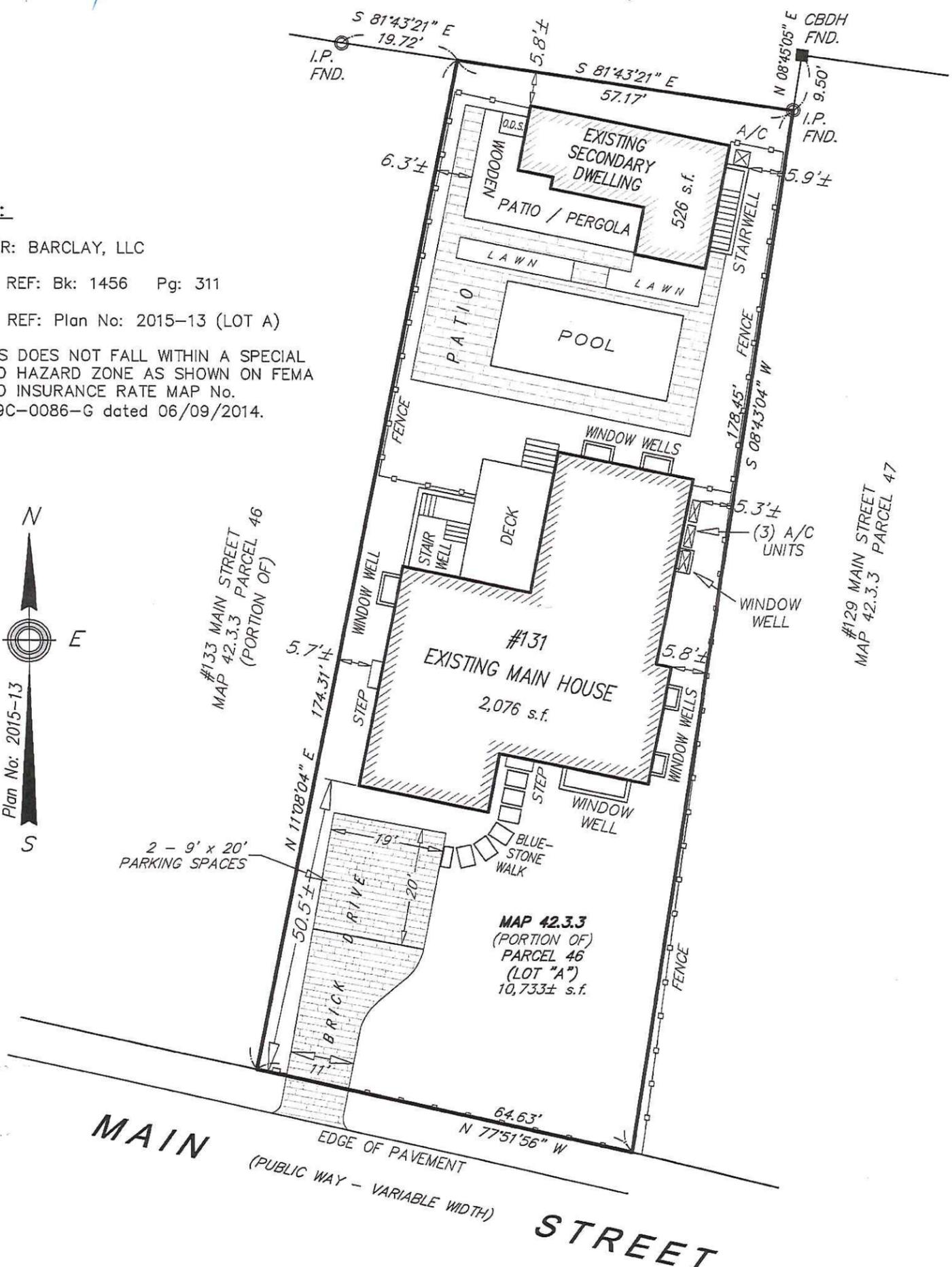
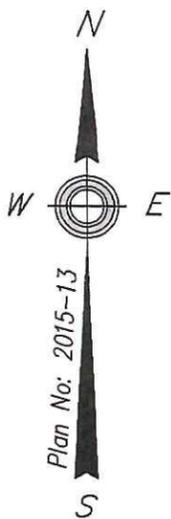
ZONE: R-1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	10,733± s.f.
FRONTAGE:	50'	64.63'
FRONT YARD:	10'	50.5'
SIDE YARD:	5'	5.3'
REAR YARD:	5'	5.8'
GROUND COVER:	30% (MAX)	24.2%

#4 QUARTER MILE HILL
MAP 42.3.3 PARCEL 3

NOTES:

1. OWNER: BARCLAY, LLC
2. DEED REF: Bk: 1456 Pg: 311
3. PLAN REF: Plan No: 2015-13 (LOT A)
4. 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.



MAIN STREET
EDGE OF PAVEMENT
(PUBLIC WAY - VARIABLE WIDTH)

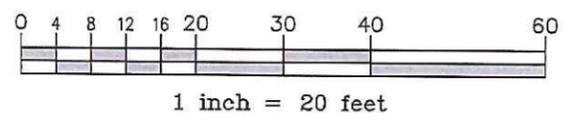


49 HERRING POND ROAD BUZZARDS BAY, MA 02532
19 OLD SOUTH ROAD NANTUCKET, MA 02554
(Tel) 508.833.0070 (Tel) 508.325.0044
(Fax) 508.833.2282 www.brackeneng.com

SECONDARY DWELLING SITE PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for
BARCLAY, LLC
#131 MAIN STREET
MAP 42.3.3 PARCEL 46

PLAN SCALE



Date:	August 23, 2016	Drawn:	ERC/BEI	Checked:	AMG
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S:\Autocad Drawings\Nantucket\Main Street\131 - 133 Main Street\131 Main St - Secondary Dwelling Site.dwg