131 Main Street
Map 40 Parcel 25.3
Secondary Dwelling Modification

Holly Backus

From: Don [Don@brackeneng.com]
Sent: Friday, September 09, 2016 2:55 PM
To: Holly Backus
Cc: Larry Maury
Subject: 194 Cliff Road
Attachments: 194 Cliff Rd - Turning Exhibit.pdf

Hi Holly,

Larry asked me to send you this diagram which demonstrates that vehicles can turn around on site. This is predicated on using 2 tandem spaces to have 4 spaces total and a turn out area.

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

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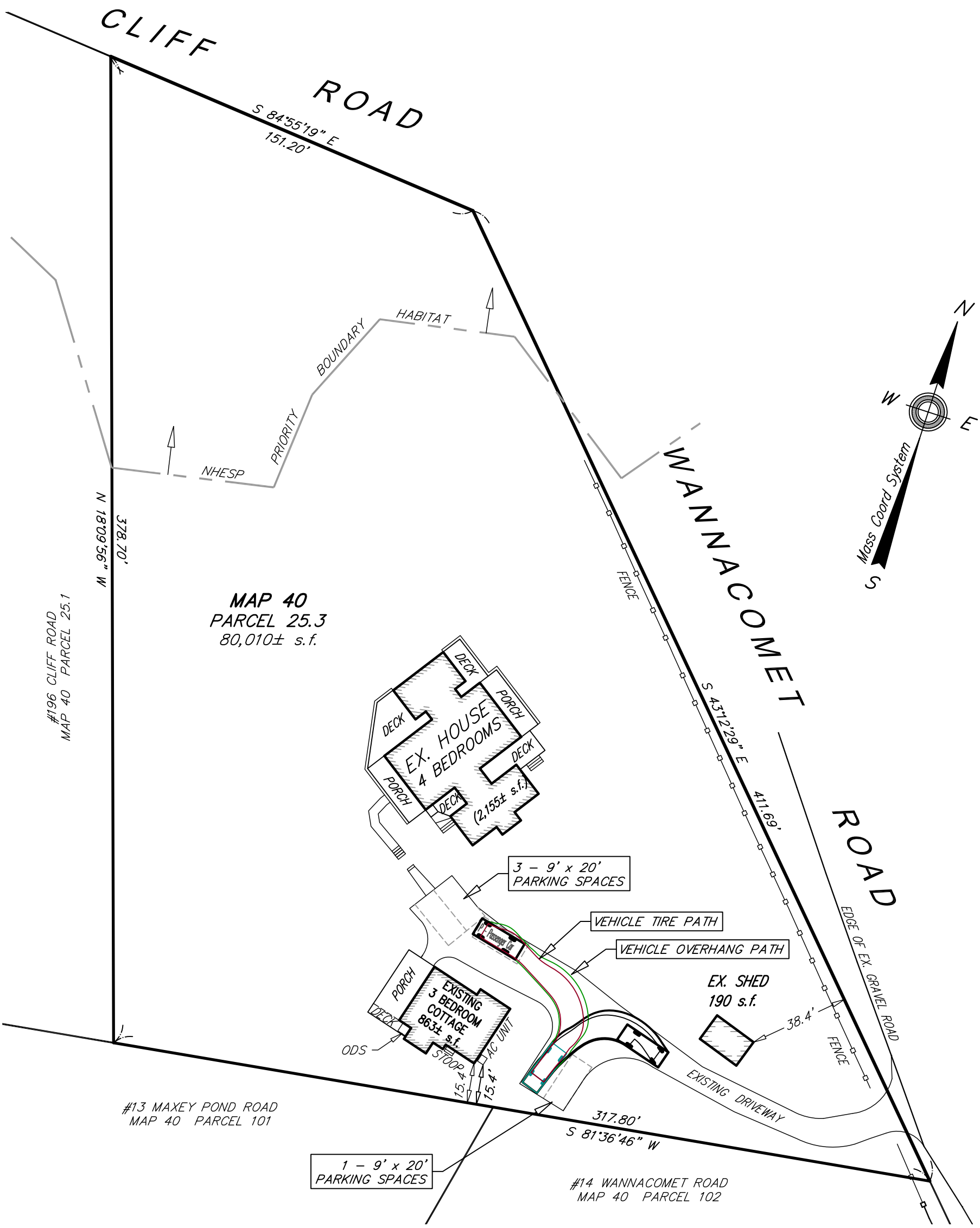

NOTES:

1. OWNER: SALLY V. SIEBOLD
P.O. BOX 8159
ENGLEWOOD, NJ 07631
2. DEED REF: Cert. #16329
3. PLAN REF: LCC #8852–S (LOTS 31 & 32)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0067–G dated 06/09/2014.

ZONE: LUG–2	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	80,010± s.f.
FRONTAGE:	150.0'	563'±
FRONT YARD:	35.0'	38.4'±
SIDE/REAR YARD:	15.0'	15.4'±
GROUND COVER:	4%	3.8%
	(3,200 s.f.)	(3,018 s.f.)

BRACKEN ENGINEERING, INC.
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VEHICLE TURNING EXHIBIT
IN NANTUCKET, MASSACHUSETTS

Prepared for:

SALLY V. SIEBOLD
#194 CLIFF ROAD
MAP 40 PARCEL 25.3

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

Date:	Drawn:	Checked:
AUGUST 26, 2016	PCM/ERC/BEI	AMG

S:\Autocad Drawings\Nantucket\Cliff Road\194 Cliff Rd\194 Cliff Rd – Turning Exhibit.dwg

Holly Backus

From: Holly Backus
Sent: Tuesday, August 30, 2016 1:14 PM
To: 'Lawrence Maury'; Steve Butler
Cc: Alan Grady; 'Val'; Catherine Ancero
Subject: RE: 194 Cliff Road

Hi Larry,

Thank you for the revised plan. Any changes to the approved site plan for the Secondary Dwelling Permit from the Planning Board requires approval from the Board.

In this case, Cliff Road requires a turn-around, per Section 139-20.1(B)(2)(g) of the Zoning Bylaw. The previous plan (for the most part) addressed that requirement. However, the as-built does not. A revised plan showing the proper turn-around should be submitted to the Board for consideration or ask the Board for a waiver from the requirement. Either way, the changes will need to be re-approved by the Board.

For your convenience, I have copied Mr. Alan Grady from Bracken Engineering. The deadline for non-public hearing items for the September 12th Planning Board agenda is September 6th.

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

From: Lawrence Maury [mailto:larrymaury@gmail.com]
Sent: Monday, August 29, 2016 4:03 PM
To: Holly Backus; Steve Butler
Subject: Fwd: 194 Cliff Road

Hi Holly,

Attached is the updated as-built for Sally Siebold(194 Cliff Rd) that you spoke with Val about on Friday. It has the drive layout corrected, the 4 parking spaces labeled and the cottage labeled correctly. Do you need anything further?

Regards,

Larry

Lawrence Maury
Maury Associates, Inc.
General Contracting Since 1979
Construction Supervisor License #CS-032126
54 Old South Rd.
Nantucket, Ma. 02554
508-228-2193
Cell 508-654-2072

---------- Forwarded message ----------
From: **Alan Grady** <Alan@brackeneng.com>

Date: Mon, Aug 29, 2016 at 2:22 PM
Subject: 194 Cliff Road
To: Lawrence Maury <larrymaury@gmail.com>
Cc: Zac <Zac@brackeneng.com>

Larry,

Attached is a pdf of the revised Final As-Built Plan showing 4 parking spaces and labeling the "Exist. 3 Bedroom Cottage".

Call or email us if you have any questions.

Thanks,

Alan M. Grady, PLS

Survey Project Manager

Bracken Engineering, Inc.

49 Herring Pond Road

Buzzards Bay, MA 02532

(508) 833-0070

alan@brackeneng.com

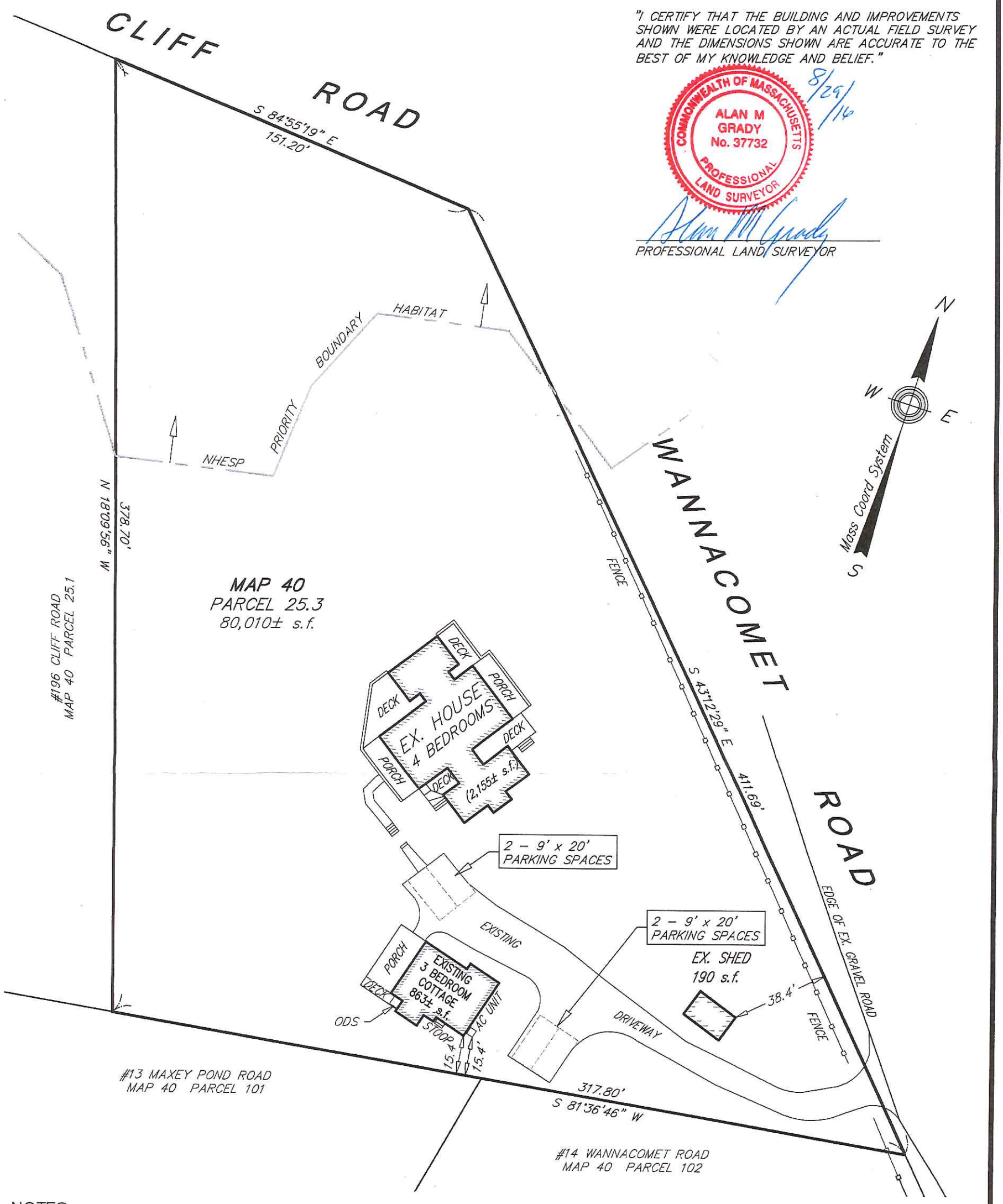
TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

8/29/16

PROFESSIONAL LAND SURVEYOR



NOTES:

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FINAL AS-BUILT PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:

SALLY V. SIEBOLD
#194 CLIFF ROAD
MAP 40 PARCEL 25.3

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

Date:	Drawn:	Checked:
AUGUST 26, 2016	PCM/ERC/BEI	AMG

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Nantucket Planning Board

November 20, 2015

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

Re: 194 Cliff Road (Map 40 Parcel 25.3)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on November 19, 2015 Planning Board Special Meeting, 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 the vegetation be cut back a minimum of twenty (20) feet to allow for adequate sight distance;
(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 future 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,

Linda Williams
Vice-Chairman

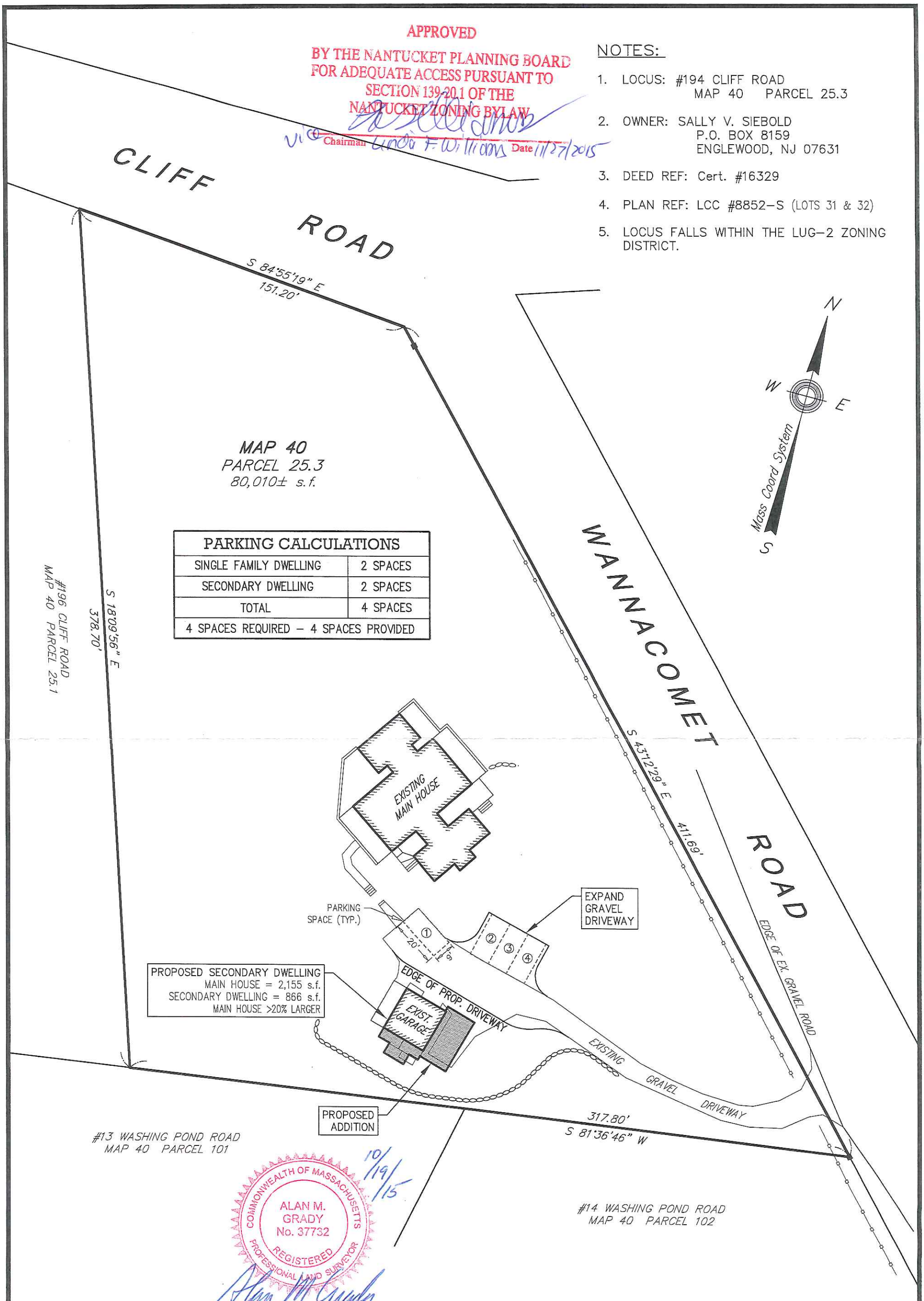
cc: **Sally Siebold**
Marcus Silverstein - Zoning Enforcement Officer

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.

APPROVED
BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING BYLAW
Chairman Linda F. Williams Date 11/27/2015

NOTES:

1. LOCUS: #194 CLIFF ROAD
   MAP 40 PARCEL 25.3
2. OWNER: SALLY V. SIEBOLD
   P.O. BOX 8159
   ENGLEWOOD, NJ 07631
3. DEED REF: Cert. #16329
4. PLAN REF: LCC #8852-S (LOTS 31 & 32)
5. LOCUS FALLS WITHIN THE LUG-2 ZONING DISTRICT.



PARKING CALCULATIONS	
SINGLE FAMILY DWELLING	2 SPACES
SECONDARY DWELLING	2 SPACES
TOTAL	4 SPACES
4 SPACES REQUIRED – 4 SPACES PROVIDED	

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
REGISTERED PROFESSIONAL LAND SURVEYOR
10/19/15

BRACKEN ENGINEERING, INC.

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(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

SECONDARY DWELLING PERMIT PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:

SALLY V. SIEBOLD
#194 CLIFF ROAD
MAP 40 PARCEL 25.3

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

Date:	Drawn:	Checked:
OCTOBER 19, 2015	RMM/ERC/DLH	DFB/AMG

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