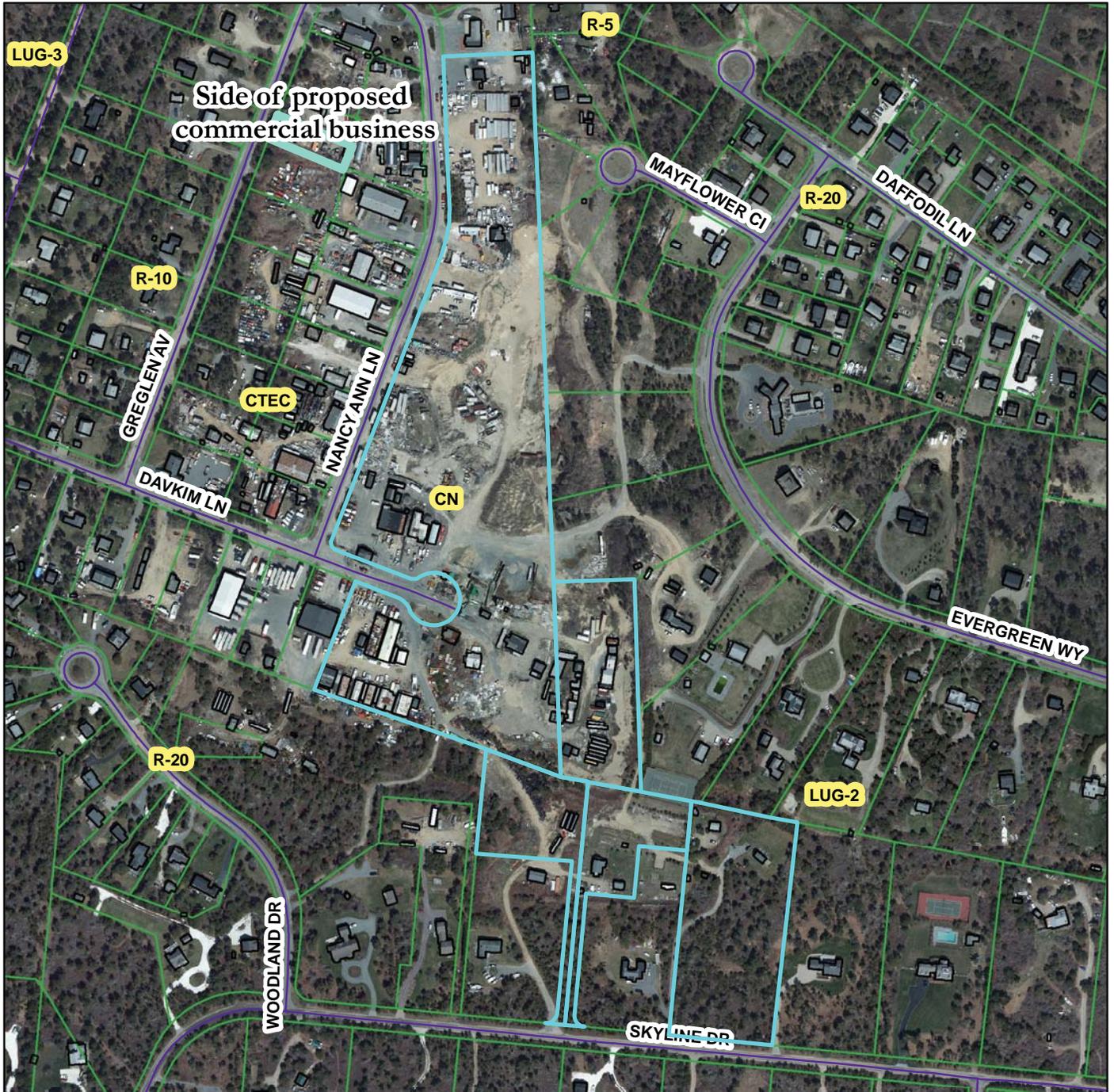




#7918 Richmond Great Point Development, LLC
Definitive Subdivision
42B, 48R, 54R Skyline Drive & 20 Davkim Lane
Map 79 Parcels 44.1, 45.1, 46
Map 68 Parcels 56.1, 57





The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

January 6, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Approval of a Definitive Subdivision Plan
42 (Rear) 48 (Rear) and 54 (Rear) Skyline Drive Properties and 20 Davkim Lane Property

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) comprising a Definitive Subdivision Plan for the series of adjoining properties located at 42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive, and 20 Davkim Lane.

The submittal is being made in accordance with and conforms to the provisions of Section 2.06 of "The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts" as well as "The Subdivision Control Law of Massachusetts" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

The primary intent of the subdivision is to consolidate the +/-1 acre (rear) portions of both of the 48 Skyline Drive property and the 54 Skyline Drive property, which have been previously subdivided out from the front portions of these properties, by way of approval not required plans that were previously endorsed by the Town of Nantucket Planning Board, into a single +/- 2 acre conforming / buildable lot. This lot will take access from and derive its frontage off a new roadway, also comprising part of this subdivision, whose layout matches the layout of the previously laid out "paper street" known as Clay Street. This road will intersect with Skyline Drive, at the south, will run north, past the 42 (Front) and 48 (Front) Skyline Drive properties and past the (new) 48 (Rear) / 54 (Rear) Skyline Drive property, and will then turn northwest, running through the southern edge of the 20 Davkim Lane property, and intersecting with the existing portion of Davkim Lane, due east of its existing intersection with Nancy Ann Lane.

The entirety of the 48 (Rear), and 54 (Rear) Skyline Drive properties, which will be consolidated to create the buildable lot upon approval of this subdivision (show as Lot # 1 on the plan), are designated within the Limited Use General 2 (LUG-2) zoning district. The buildable lot resulting from the proposed action will meet or exceed the relevant dimensional criteria and related requirements for such as established in the local zoning bylaw for the above-referenced district, including but not limited to the following:

- Minimum Lot Area (Not Less than 80,000 Square Feet) – Proposed 89,219 Square Feet
- Minimum Lot Frontage (Not Less than 150 Linear Feet – Proposed 302.48 Linear Feet
- Minimum Lot Regularity Factor (Not Less than 0.55) – Proposed 0.568

It is further noted that the land area comprising the entirety of the 48 (Rear), and 54 (Rear) Skyline Drive properties, which will be consolidated to create the buildable lot upon approval of this subdivision (shown as Lot # 1 on the plan), is subject to a covenant in favor of the Nantucket Land Council, Inc. (NLC), dated as of January 15, 1982, recorded at Book 481, Page 314 in the Nantucket County Registry of Deeds. This covenant provides that certain land in this area, including the subject properties, "*shall not be resubdivided, or combined and resubdivided, in such a manner as to create or leave any lot containing less than 80,000 square feet of land*". As described herein and as a review of the proposed subdivision plan will confirm, the current proposal, which resubdivides portions of two lots and consolidates them into a single lot, which is comprised of 89,219 square feet of land area, exceeds and complies with the (applicable) restriction in this covenant.

With respect to access and vehicular circulation, as part of this application, we are respectfully requesting that the Planning Board allow for a "phased" improvement of the new roadway, based on the anticipated progression of development of the (new) 48 (rear) / 54 (Rear) Skyline Drive property, and the other surrounding properties. To this end, our intent is to sell and to provide for the development of the (new) 48 (rear) / 54 (Rear) Skyline Drive property immediately. Our proposal is to initially improve the first +/- 450 linear feet of this roadway to driveway standards, including all required drainage, terminating at a "turnaround", but not to improve it to full roadway standards and not to improve the remaining +/- 800 linear foot long segment running further north which intersects into the existing portion of Davkim Lane until such time as is necessary, based on the future development and improvement of the adjacent (20 Davkim Lane) property. The rationale and underlying basis for this "phasing" request is as follows.

As you are aware and as the Planning Board is aware, the 20 Davkim Lane property, which is +/- 15 acres in size, was recently the subject of zoning warrant articles which were approved at the Nantucket Special Town Meeting which was held on November 9, 2015, which is ultimately expected to result in the development of this property as a multi-family rental apartment residential community. We are currently in the initial phases of the site planning specific to this property, which will take several months to work through and will then be subject to substantial review / approval by the Planning Board, including a special permit, major site plan review, and a subsequent definitive subdivision. Because the precise path and layout of the roadway that will be expected to run through this property is still subject to this planning and permitting process, we would respectfully request the phasing and improvement flexibility described herein relative to the roadway that will serve the current subdivision, in order to improve the segment which is required to allow for the release and development of the 48 (Rear) and 54 (Rear) Skyline Drive properties as a single residential lot as a driveway immediately, while deferring the improvement of the remaining segment of the roadway until such time as the specific development plan for the (much larger) surrounding property is finalized, and reviewed / approved by the Planning Board.

In addition to the completed (Form B) application, we have submitted the following plans and technical materials that are required to be submitted to provide for the processing and approval of the proposed subdivision, including: (1) the Definitive Plan, Clay Street, Nantucket, Mass as prepared by Hayes Engineering, Inc., dated December 11, 2015, depicting the subdivision of the lots along with the applicable / customary notes and details (totaling 9 sheets), (2) the Storm Water Management Report, as prepared by Hayes Engineering, Inc., dated December 11, 2015, (3) the Site Analysis Report, as prepared by Hayes Engineering, Inc., dated December 2015, (4) the Street Network Plan, as prepared by Hayes Engineering, Inc., dated December 11, 2015, and (5) the Requested Waivers, as prepared by Hayes Engineering, Inc., dated December 2015.

We have also attached Attachment # 1 to the Form B application form, detailing the derivation of the title to the land comprising the proposed subdivision, given that the land includes multiple parcels, and that title to several of the parcels has been derived from different sellers / grantors.

Definitive Subdivision Plan Submittal
January 6, 2016
Page Three

We trust that this submittal conforms to the applicable requirements for such a Definitive Subdivision Plan (AR) and we look forward to the completion of your review and the subsequent review and approval of the plan by the Town of Nantucket Planning Board.

If you any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,



David J. Armanetti, Director of Real Estate Development
The Richmond Company, Inc. (Applicant / Development Manager)
On Behalf of Richmond Great Point Development LLC (Owner)

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC
Arthur Reade, Esq.



JAN 11 2016 PM 1:19

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

Form B

Application for Approval of a Definitive Subdivision Plan (AR)



File one completed form with the Planning Board and one copy with the Town Clerk.

Date: JANUARY 6, 2016

To the Planning Board of Nantucket:

SUBDIVISION PLAN OF LAND
IN NANTUCKET, MASS

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled _____ designed by HAYES ENGINEERING, INC. dated _____, and described as follows: located on 42B/48R/54R SKYLINE DRIVE AND 20 DANKIM LANE, number of lots proposed THREE (3) total acreage of tract 17.044 ACRES, hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

SEE ATTACHMENT #1 FOR DETAILS

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # _____, Parcel _____, and said land is free of encumbrances except for the following: CUSTOMARY UTILITY EASEMENTS AND ONE COVENANT IN FAVOR OF NANTUCKET LAND COUNCIL (ATTACHED)

Said plan has has not evolved from a preliminary plan submitted to the Board on N/A (date) and approved disapproved on N/A (date).

The undersigned hereby applies for the approval of said **definitive** plan by the Board, in belief that the plan conforms to the Board's *Rules and Regulations*.

Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership)

RICHMOND GREAT POINT DEVELOPMENT LLC
PHILIP PASTAN, ITS MANAGER

Contact Phone #: (978) 988-3900 Fax #: (978) 988-3950 E-mail: ppastan@richmondco.com

Name of owner(s): ^{x16} RICHMOND GREAT POINT DEVELOPMENT LLC

Address of owner(s): 23 CONCORD ST., WILMINGTON MA 01887

I hereby certify that the applicant(s) listed above have been authorized by me to file a subdivision plan with the Planning Board on property that I own.

Owner's signature PHILIP PASTAN, ITS MANAGER.

(Handwritten initials and date)
12/4/15

Received by Town Clerk:

Date: Jan. 11, 2016
Time: 1:19 p.m. 1/11/16

Received by Board of Health:

Date: 1-11-2016
Time: 1:15 pm

(Handwritten initials 'AR' circled)

Planning Board File # _____

Attachment 1 to Form B / Application for Approval of a Definitive Subdivision Plan (AR)

Additional Space Needed to Provide Derivation of Title to Land

“Definitive Plan, Clay Street, Nantucket Mass”

42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive and 20 Davkim Lane

The title to the land included in the Application for Approval of a Definitive Subdivision Plan is derived as follows:

As to the Owner of One Hundred Percent (100%) of the 42 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

“Deed” dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as “Recorded Land – Parcel Seventy” on Page 14 of the “Deed”).

As to the Owner of One Hundred Percent (100%) of the 48 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

“Deed” dated July 25, 2014, recorded at the Nantucket County Registry of Deeds, in Book # 1443, Page # 213, recorded on July 25, 2014.

As to the Owner of the One Hundred Percent (100%) of the 54 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

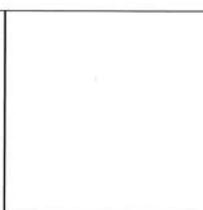
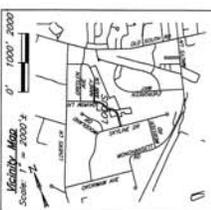
“Quitclaim Deed” recorded as Document # 00002834, recorded on October 10, 2014 at the Nantucket Registry of Deeds (as to a 25% interest in the property).

“Deed” dated December 11, 2015, recorded at the Nantucket County Registry of Deeds, in Book # 1515, Page # 1, recorded on December 14, 2015 (as to a 50% interest in the property).

“Deed” dated November 30, 2015, recorded at the Nantucket County Registry of Deeds, in Book # 1514, Page # 343, recorded on December 14, 2015 (as to a 25% interest in the property).

As to the Owner of One Hundred Percent (100%) of the 20 Davkim Lane Property
RICHMOND GREAT POINT DEVELOPMENT LLC

“Deed” dated August 7, 2013, recorded at the Nantucket County Registry District, as Certificate # 24872, recorded on August 8, 2013 (referred to as “Registered Land – Parcel Thirty-Two” on Page 7 of the “Deed”).



IDENTITY THAT I HAVE CONFERMED WITH THE RECORDS OF THE TOWN OF NANTUCKET IN PREPARING THIS PLAN.

HAZES ENGINEERING, INC.

Coordinates Station
 N 92.8233 98
 111.1111 111.1111
 Massachusetts State Plane
 Coordinate System
 NAD 83(2011) position

LEGEND
 CRW - CONCRETE ROAD WITH GRIFF HOLE
 (R) - FOUND
 LC - LAND COURT
 R - RESILIENCY FACTOR
 B - PROPOSED
 CONCRETE ROAD SET BY OWNER UNLESS OTHERWISE NOTED



DEFINITIVE INDEX SHEET
CLAY STREET
NANTUCKET, MASS.

OWNERS:
 RICHMOND GREAT POINT DEVELOPMENT, LLC
 633 South Street
 21 Concord Street
 WASHINGTON, MA 01987

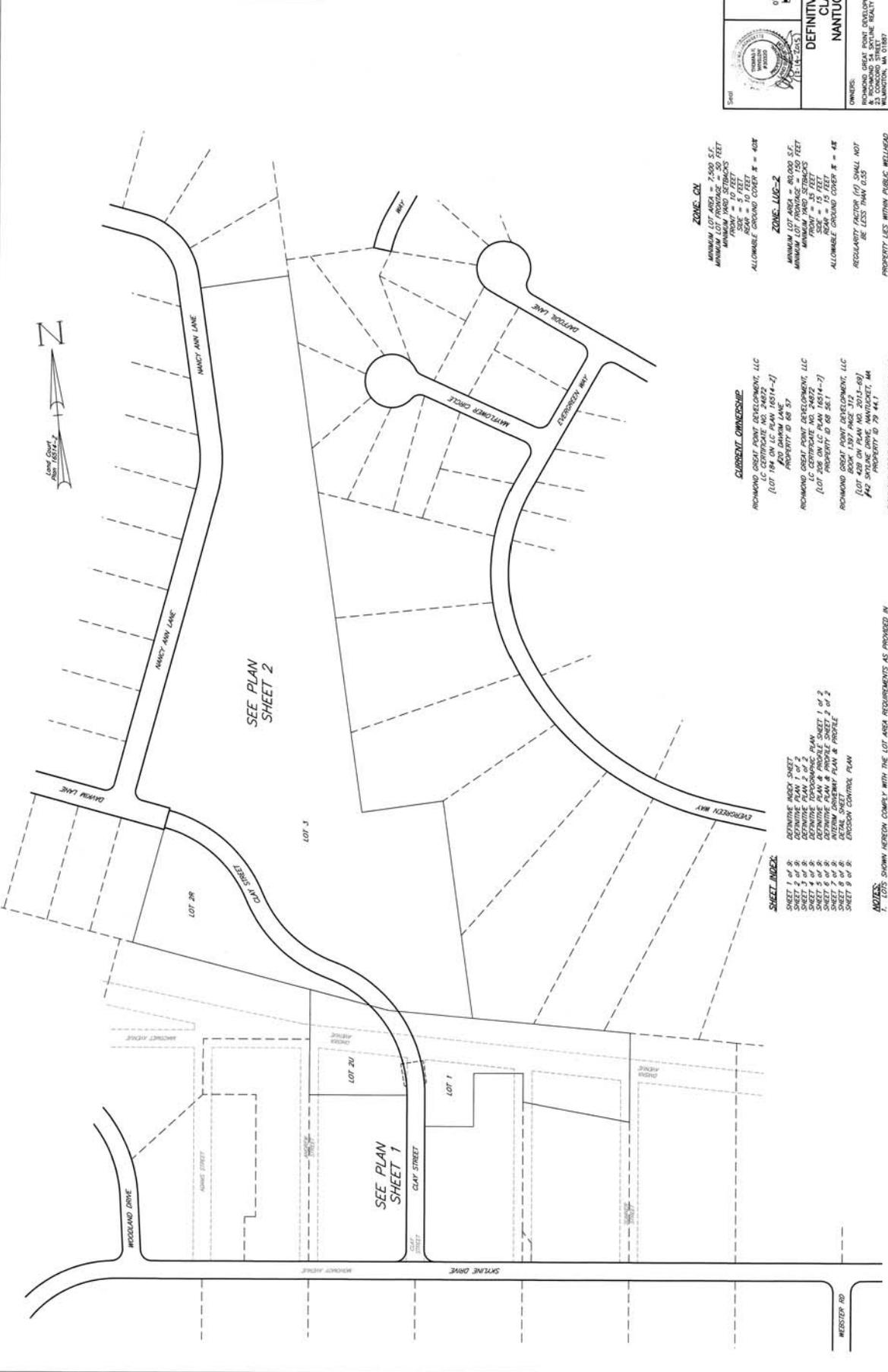
Engineer:
 HAZES ENGINEERING, INC.
 633 South Street
 21 Concord Street
 WASHINGTON, MA 01987

Scale: 1" = 100'

December 11, 2015

Application Title	Date
Planning Board <td></td>	
Heard Date <td></td>	
Plan Approval <td></td>	
Plan Signed <td></td>	

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		



ZONE - CN
 MINIMUM LOT AREA = 2,500 S.F.
 MINIMUM LOT FRONTAGE = 50 FEET
 MINIMUM LOT DEPTH = 10 FEET
 SIDE SETBACK = 5 FEET
 REAR SETBACK = 10 FEET
 ALLOWABLE GROUND COVER $\pi = 40\%$

ZONE - LUG-2
 MINIMUM LOT AREA = 80,000 S.F.
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM LOT DEPTH = 100 FEET
 SIDE SETBACK = 25 FEET
 REAR SETBACK = 15 FEET
 ALLOWABLE GROUND COVER $\pi = 4\%$

REGULATORY FACTOR (R) SHALL NOT BE LESS THAN 0.25

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

CURRENT OWNERSHIP
 RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24672 [LOT 1, 2, 3]
 PROPERTY ID 69 57

SHEET INDEX
 SHEET 1 OF 9
 SHEET 2 OF 9
 SHEET 3 OF 9
 SHEET 4 OF 9
 SHEET 5 OF 9
 SHEET 6 OF 9
 SHEET 7 OF 9
 SHEET 8 OF 9
 SHEET 9 OF 9

NOTES
 1. LOT 1 WITHIN SECTION COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE ZONING REGULATIONS.
 2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 DO NOT CONFORM WITH THE ZONING REGULATIONS AND ARE TO BE EXCLUDED FROM THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD.
 3. THE PLANNING BOARD HAS REVIEWED THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD AND HAS DETERMINED THAT THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD IS NOT APPLICABLE TO THIS PROJECT.
 4. THE PLANNING BOARD HAS REVIEWED THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD AND HAS DETERMINED THAT THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD IS NOT APPLICABLE TO THIS PROJECT.
 5. THE PLANNING BOARD HAS REVIEWED THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD AND HAS DETERMINED THAT THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD IS NOT APPLICABLE TO THIS PROJECT.
 6. THE PLANNING BOARD HAS REVIEWED THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD AND HAS DETERMINED THAT THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD IS NOT APPLICABLE TO THIS PROJECT.
 7. THE PLANNING BOARD HAS REVIEWED THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD AND HAS DETERMINED THAT THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD IS NOT APPLICABLE TO THIS PROJECT.
 8. THE PLANNING BOARD HAS REVIEWED THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD AND HAS DETERMINED THAT THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD IS NOT APPLICABLE TO THIS PROJECT.
 9. THE PLANNING BOARD HAS REVIEWED THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD AND HAS DETERMINED THAT THE AUTOMATIC ADVANCEMENT OF THE PLANNING BOARD IS NOT APPLICABLE TO THIS PROJECT.

CLERK'S CERTIFICATION ON THE PLAN
 DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECORDED IN THE TOWN ENGINEER'S OFFICE AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

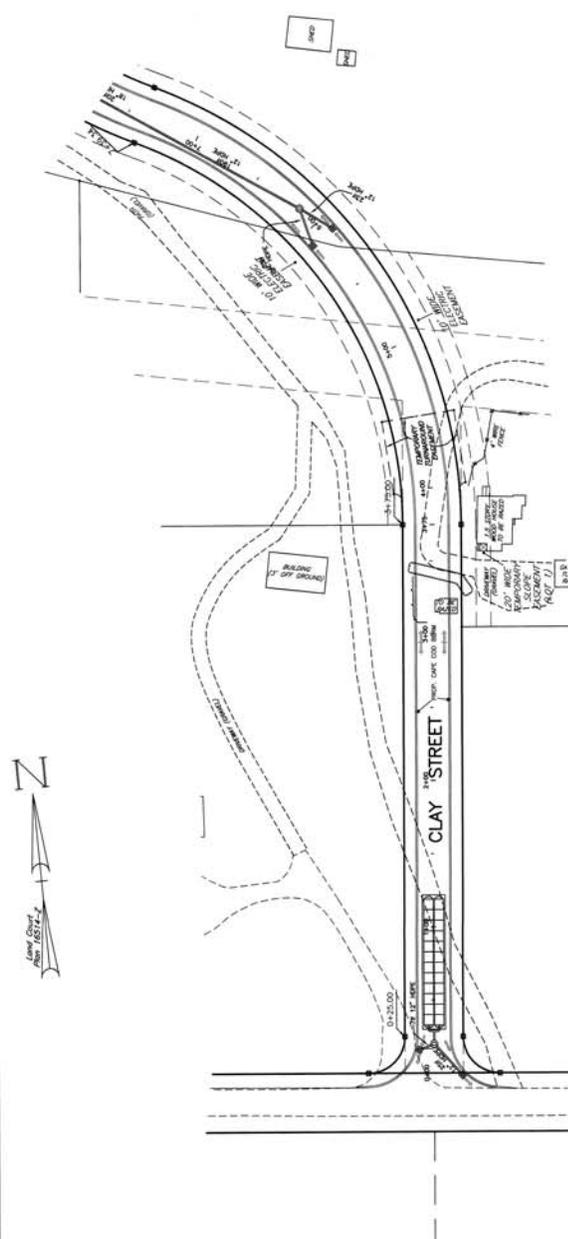
TOWN CLERK

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

LEGEND:
 CRW - CONCRETE ROAD WITH DRAINAGE
 (FD) - FOUND
 LC - LAND COURT
 R - REGULARITY FACTOR

B - PROPOSED
 C - EXISTING
 WITH DIMENSIONS TO BE SHOWN UNLESS OTHERWISE NOTED

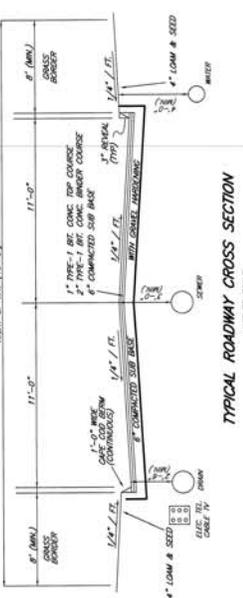


CLERK'S CERTIFICATION ON THE PLAN

DATE: _____
 I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPOINTMENT OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT THE PLAN IS IN ACCORDANCE WITH THE BY-LAWS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

RIGHT OF WAY (90'-0")



TYPICAL ROADWAY CROSS SECTION
 NOT TO SCALE

ZONE OIL
 MINIMUM LOT AREA = 7,500 S.F.
 MINIMUM FRONT SETBACK = 20 FEET
 MINIMUM SIDE SETBACK = 10 FEET
 MINIMUM REAR SETBACK = 10 FEET
 ALLOWABLE GROUND COVER = 40%

ZONE LUC-2
 MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM LOT FRONTAGE = 150 FEET
 MINIMUM YARD SETBACKS = 25 FEET
 MINIMUM SIDE SETBACK = 15 FEET
 MINIMUM REAR SETBACK = 15 FEET
 ALLOWABLE GROUND COVER = 4%

REGULARITY FACTOR (R) SHALL NOT BE LESS THAN 0.50
 PROPERTY MUST BE WITH PUBLIC WELFARE REGARDING REZONING DISTRICT.

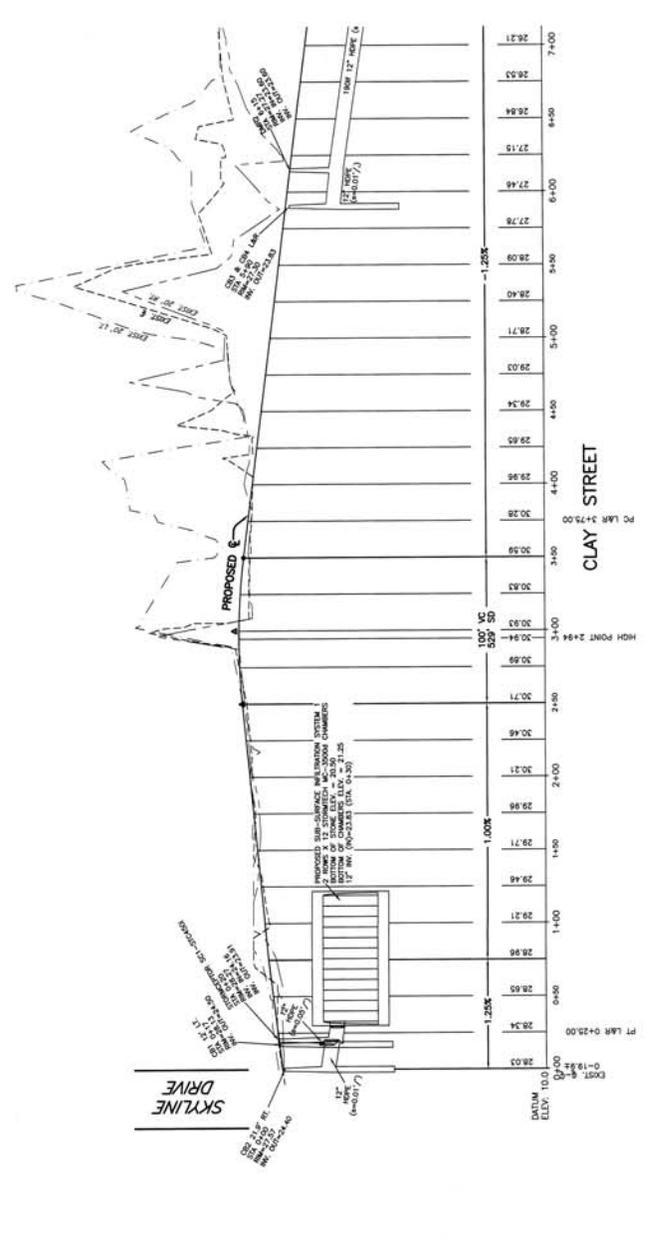


DEFINITIVE PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

Engineer
 Hayes Engineering, Inc.
 603 South Street
 Nantucket, Mass. 01906
 Telephone: 508-552-1100
 Fax: 508-552-1101
 December 11, 2015

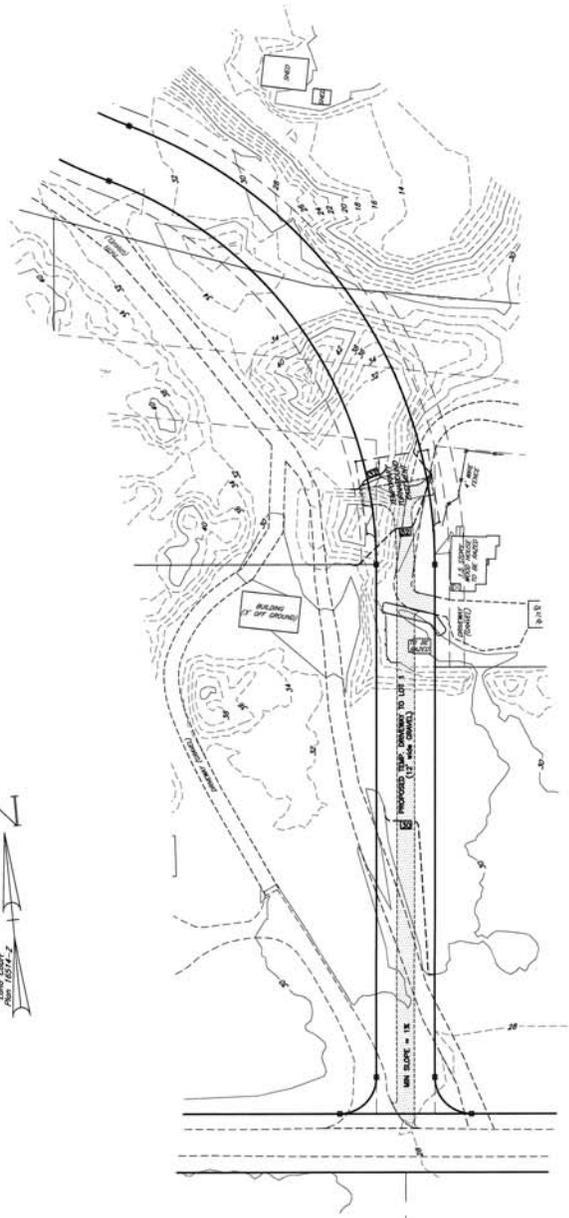
Application Title	PLANNING BOARD
Final Plan Title	
Hearing Date	
Plan Approved	
Plan No.	
DATE	
NO.	

PROFILE SHEET 1 OF 2
 SHEET 5 OF 9



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS IN DRAWING THIS PLAN.

HAYES ENGINEERING, INC.



CLERY'S CERTIFICATION ON THE PLAN

DATE: _____

CLERY OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICES OF APPOINTMENT OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT THE APPLICANT HAS MET ALL THE REQUIREMENTS SET FORTH IN THE ZONING BY-LAW AND RECORDING OF SAID NOTICE.

TOMMY CLERY

ZONE: OX
 MINIMUM LOT AREA = 7,500 S.F.
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM YARD SETBACKS
 FRONT = 10 FEET
 REAR = 10 FEET
 ALLOWABLE GROUND COVER = 40%

ZONE: LUG-2
 MINIMUM LOT AREA = 7,500 S.F.
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM YARD SETBACKS
 FRONT = 10 FEET
 REAR = 10 FEET
 ALLOWABLE GROUND COVER = 40%

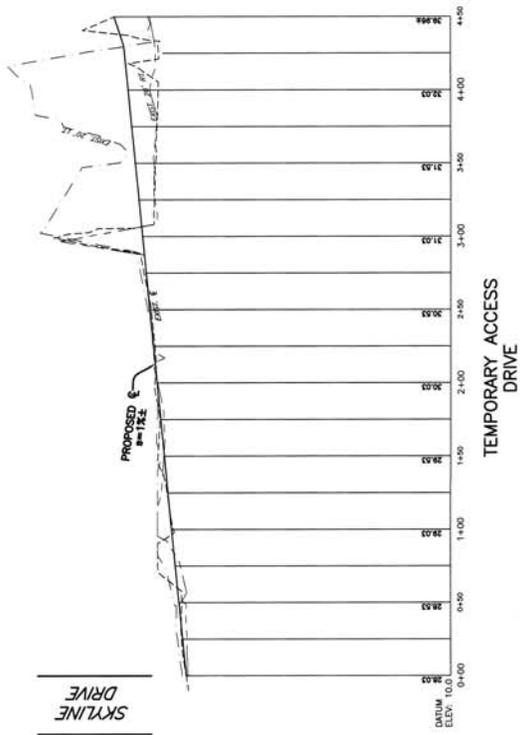
REGULARITY FACTOR (R) SHALL NOT BE LESS THAN 0.55
 PROPERTY LIES WITHIN PUBLIC WELLSHEAD RECREATION DISTRICT.



INTERIM DRIVEWAY PLAN & PROFILE
 CLAY STREET
 NANTUCKET, MASS.

Engineer
 Hayes Engineering, Inc.
 23 CONCORD STREET
 NANTUCKET, MASS. 01060
 www.hayeseng.com

Application Filed:	December 11, 2015
Final Plan Filed:	
Hearing Date:	
Plan Approved:	
Plan Signed:	
PLAN SHEET 1 OF 1	
SHEET 7 OF 9	



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

DATE: _____
 FROM: CLERK

CLERK'S CERTIFICATION ON THE PLAN

I, CLERK OF THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS HAS BEEN RECEIVED AND RECORDED IN THE OFFICE OF THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS. NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

OWNER: RICHMOND GREAT JONES DEVELOPMENT, LLC
 23 CONCORD STREET
 NANTUCKET, MA 01900

Scale: 1" = 11.125'

Application Filed: _____
 Final Plan Filed: _____
 Hearing Date: _____
 Plan Approved: _____
 Plan Signed: _____

DETAIL SHEET 1 OF 1
 SHEET 8 OF 9



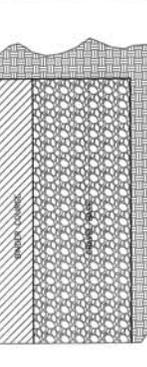
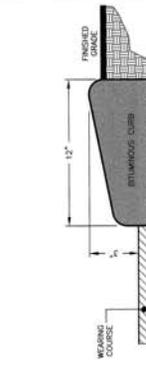
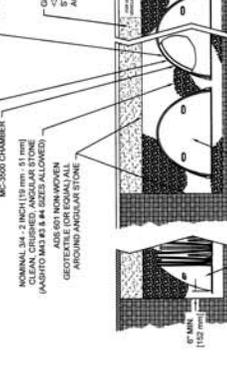
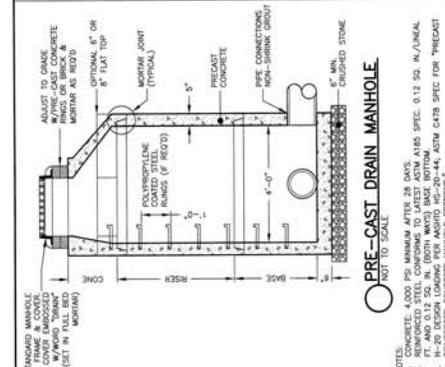
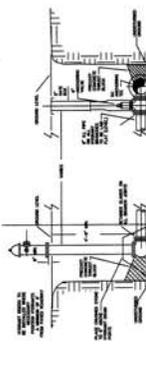
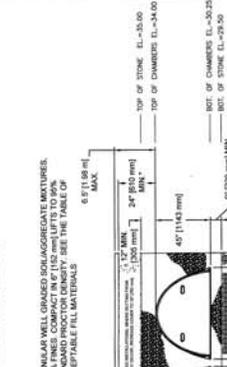
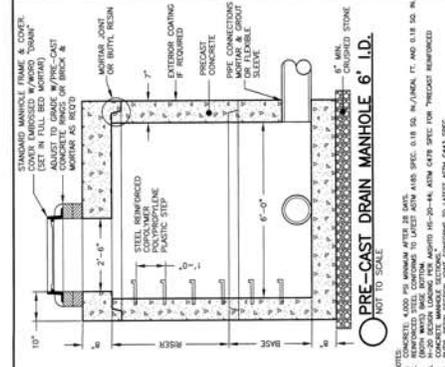
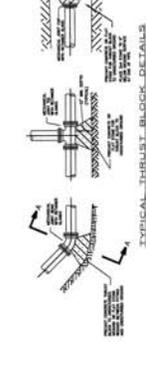
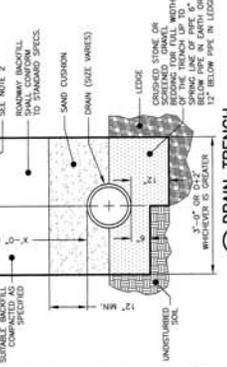
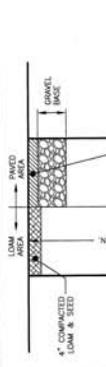
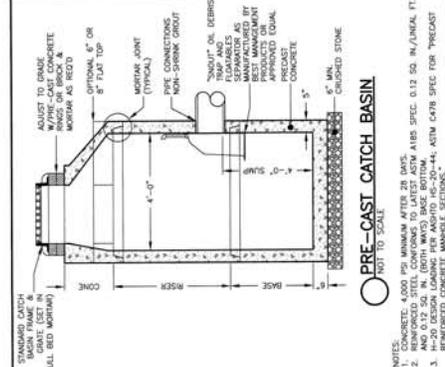
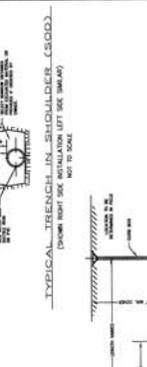
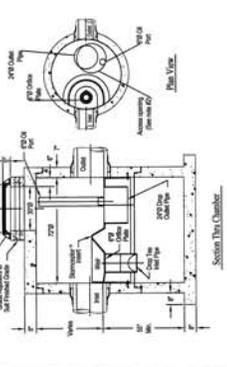
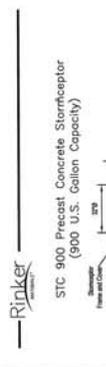
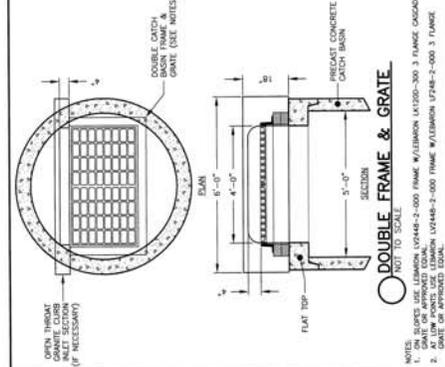
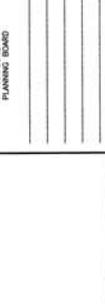
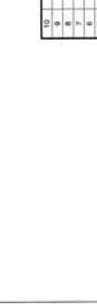
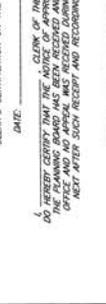
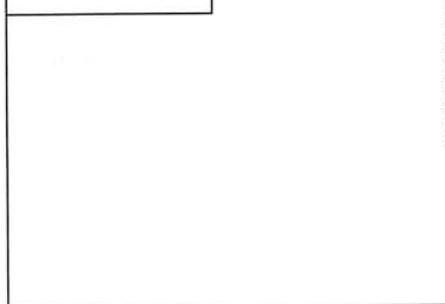
DETAIL SHEET
 CLAY STREET
 NANTUCKET, MASS.

OWNERS:
 RICHMOND GREAT JONES DEVELOPMENT, LLC
 23 CONCORD STREET
 NANTUCKET, MA 01900

Scale: 1" = 11.125'

Application Filed: _____
 Final Plan Filed: _____
 Hearing Date: _____
 Plan Approved: _____
 Plan Signed: _____

DETAIL SHEET 1 OF 1
 SHEET 8 OF 9

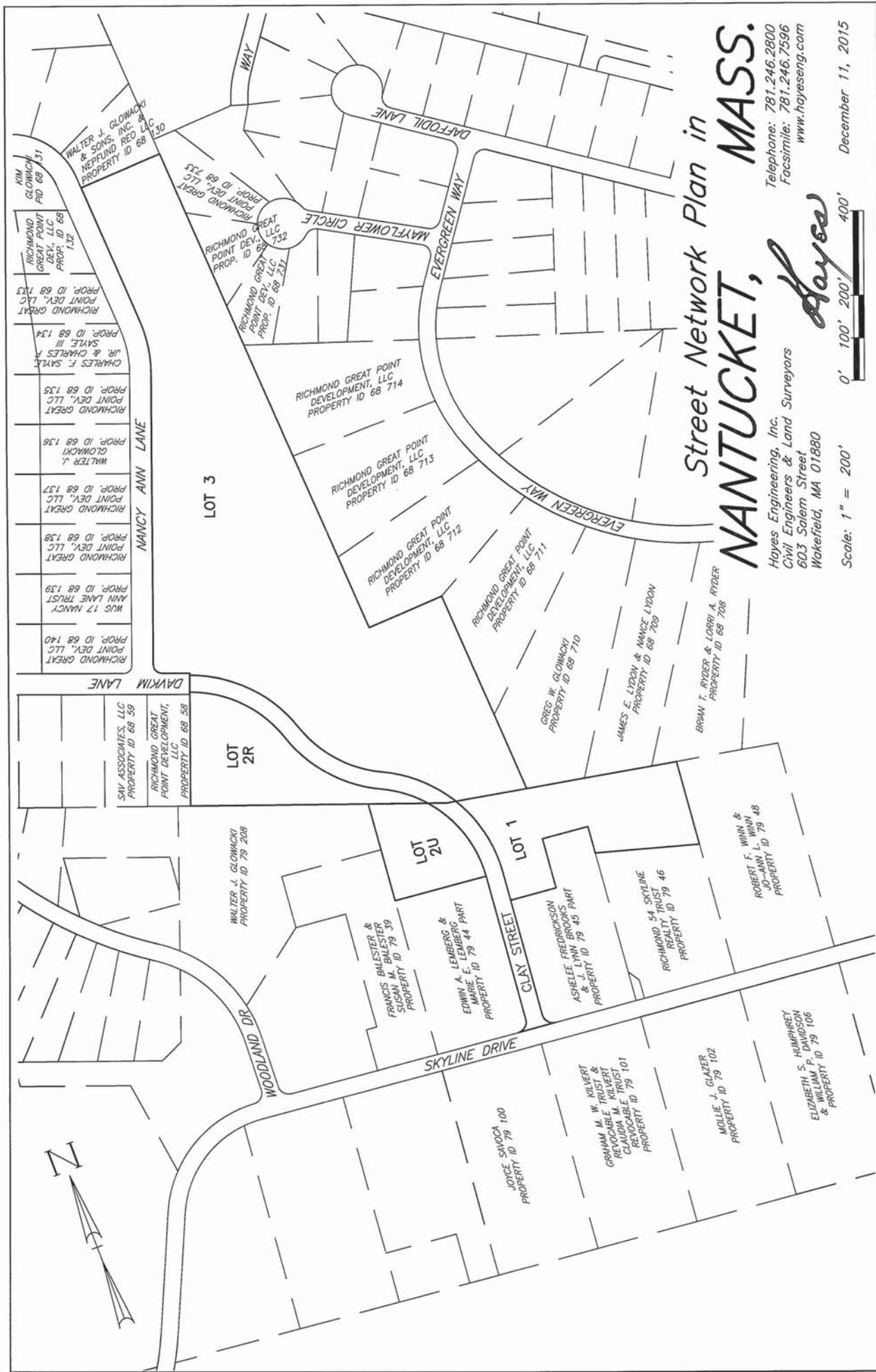


**REQUESTED WAIVERS
CLAY STREET
NANTUCKET, MASSACHUSETTS**

December 2015

Town of Nantucket Rules and Regulations

- | | |
|----------------------|---|
| Section 2.06b(10) | The elevations shown on the plan are NAVD88 rather than half-tide datum. |
| Section 2.06b(14)(a) | Landscape Plan to be provided prior to Planning Board approval. |
| Section 2.06b(14)(b) | Existing trees to be saved will be decided during construction. |
| Section 4.06(b)(3) | Stormtech® MC-3500 stormwater chambers to be substituted for the leaching basin (Appendix A, Plate No. 12) |
| Section 4.13 | Dry sewer lines are not proposed to be installed. |
| Section 4.16 | Same as Section 2.06b(14)(a) & (b) above. |
| Section 4.18 | No sidewalks are proposed along the sides of the proposed roadway Clay Street. There are no sidewalks on the adjacent streets, Skyline Drive and Davkim Lane. |
| Section 4.23 | Soil tests will be provided prior to Planning Board approval. |



Street Network Plan in
NANTUCKET, MASS.

Hayes
 Hayes Engineering, Inc.
 Civil Engineers & Land Surveyors
 603 Salem Street
 Wakefield, MA 01880

Telephone: 781.246.2800
 Facsimile: 781.246.7596
 www.hayeseng.com

Scale: 1" = 200' 0' 100' 200' 400'

December 11, 2015



PESCE ENGINEERING & ASSOCIATES, INC.

451 Raymond Road

Plymouth, MA 02360

Phone: 508-743-9206 Cell: 508-333-7630

epesce@comcast.net

February 4, 2016

Nantucket Planning Board
Attn: Ms. Leslie Snell, AICP, LEED® AP
Deputy Director, Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

**RE: Engineering Review of the Proposed Clay Street (Rear of Skyline Drive)
Definitive Subdivision**

Dear Mrs. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed Clay Street Definitive Subdivision, located off Skyline Drive, Nantucket, MA. We have evaluated the plans for consistency with the Town's Zoning Bylaw, the Nantucket Rules and Regulations Governing the Subdivision of Land (SR&R), and general conformance with the Massachusetts Stormwater Management Regulations.

Along with a site visit conducted on January 15, 2016, we have reviewed the following information to prepare this letter report:

- Letter from The Richmond Company to the Town of Nantucket Planning Board, Subject: Submittal of a Definitive Plan of a Subdivision Plan, 42 (Rear) 48 (Rear) and 54 (Rear) Skyline Drive Properties and 20 Davkim Lane Property, with application package and enclosures including the Form B Application for Approval of a Definitive Subdivision Plan, dated January 6, 2016, and list of requested waivers.
- Site Development Plans; Definitive Plan, Clay Street, Nantucket, MA, 9 sheets, prepared by Hayes Engineering, Inc., dated December 11, 2015.
- Site Analysis Report, Clay Street, and Street Network Plan, prepared by Hayes Engineering, Inc., dated December 2015.
- Storm Water Management Report, Definitive Subdivision, Clay Street, Nantucket, MA, prepared by Hayes Engineering, Inc., dated December 11, 2015.

The proposed development is located on approximately 18.3 acres of land (comprising multiple parcels) situated between Skyline Drive (including portions of the rear of the lots for #42, 48 & 54 Skyline Drive), and the intersection of Nancy Ann Lane & Davkim Lane.

See the Street Network Plan for an overall view of this area. The site is located in both the Land Use General 2 (LUG-2) and Commercial Neighborhood (CN) Zoning Districts and the Public Wellhead Recharge Overlay District. No wetland areas are located on the subject parcels.

Several buildings exist on the property, which is the site of the former Glowacki commercial operations. The applicant proposes to develop this parcel by creating 4 new lots (Lots 1, 2U, 2R & 3) and a roadway lot (designated as 2 roadway lots; Road-U and Road-R). The proposed subdivision road is a 22-ft. wide paved surface, with 1 ft. Cape Cod berms, within a 40-ft. layout, and with 10 ft. wide electric easements on each side. The new subdivision road is approximately 1,300 feet long. Municipal water service is planned for only part of the subdivision (an extension of a water main for the northerly 500 ft. of the road) with the remainder serviced by private wells. Title 5 septic systems are planned to be installed for the new lots.

The following are our review comments:

Definitive Plans, Utilities, and Site Layout

1. We recommend that the applicant discuss with the Board the justification and explanation for the waivers requested. From our review of these waivers, we find they do not present any major additional engineering issues or concerns.
2. While we note that a waiver for submission of a Landscaping Plan (at this time) has been requested. We recommend that when it is submitted to the Board for review, that if street lighting is proposed, that this lighting be specified as “Dark Sky Compliant” with vertical cutoff shielding to mitigate impacts to abutters.
3. The applicant is requesting that the subdivision road be built in phases, and as such is proposing to build the first approximately 450 ft. of the new subdivision road, as a 12 ft. wide gravel driveway to allow access to Lot 1. If the Board chooses to approve this request, we recommend the following conditions:
 - a. All proposed drainage piping/structures and utilities should be installed up to the proposed 450 ft. length of the driveway.
 - b. A paved asphalt apron should be installed at the intersection with Skyline Drive.
 - c. Discussion of the “triggering” event (or date) that will require the upgrade of this driveway to subdivision standards.

4. If it has not already been received, we recommend that the applicant receive approval from the Nantucket Fire Department on the proposed fire hydrant location, with a written report (or e-mail message) to the Planning Board. We also note that only one fire hydrant is proposed (near Station 8+00) along the entire new subdivision road. This may be insufficient for the future use of this property (for fire protection) if the property is further subdivided, and future residences are located more than 300 ft. from a fire hydrant.
5. We recommend that some additional signage be added to the plans as follows:
 - a. Street signs at the intersections at each end of Clay Street.
 - b. Stop signs (with pavement stop line) at the intersections at Skyline Drive and after the end of Clay Street, on Davkim Lane at the intersection with Nancy Ann Lane.
6. The proposed grading appears to cut through and affect the foundation of the metal structure near Station 10+25. We recommend that the grading at this location be modified or the structure removed/relocated.
7. We recommend that proposed driveway aprons (in conceptual locations), with appropriate driveway detail, be shown on the plans.
8. The roadway cross section detail on sheet 5 indicates *“6” Compacted Sub Base With Gravel Hardening.* We recommend that this roadway base material be specified with a design sieve specification (such as MA DOT M2.01.7, M1.03.0 or similar).
9. The plans show Lots 2U & 2R labeled as “Not a Separate Building Lot” with a “paper” street, Oniska Avenue, located between them. We recommend that the applicant clarify the intent for these lots, and the intended disposition (or relevance) of the apparent paper streets labeled as Summer Street, Andrew Street and Oniska Avenue.

Stormwater Management

This project proposes to mitigate post-development runoff for the new subdivision roadway by collecting runoff flow into a series of new catch basins and drain manholes, followed by discharge to 2 locations:

- A Stormceptor® treatment unit (at the intersection with Skyline Drive), which will discharge to a subsurface infiltration area in the subdivision road.

- A sediment forebay, which overflows to the existing gravel pit area east of the proposed subdivision road, which will act as a large infiltration area.

This stormwater management system will remove the Total Suspended Solids (TSS) in the stormwater, and recharge the stormwater to the aquifer. The proposed design also reduces the peak rate of runoff as compared to the existing conditions, and is additionally designed for the 100-yr. storm.

We have the following stormwater management comments:

1. The applicant proposes to use the existing gravel pit area as a big detention basin/infiltration area – designed for the volume up to the 20 ft. contour level. While this method will work well, it is not the conventional approach, since there are multiple sheds and structures in this area. For the proper use of stormwater management area, these structures should be removed to prevent the storage of materials/contaminants in the stormwater, or a re-design of this area (with no structures in the infiltration area) should be provided.
2. We recommend that the plans (sheets 4 & 8) show the gross length and width of the proposed infiltration bed with the MC-3500 StormTech™ chambers, for clarity during construction.
3. No soil test pit data was provided to evaluate the separation distance from the bottom of the StormTech™ chambers from the estimated seasonal high groundwater elevation. Subject to the approval of the Board, we recommend that the requirement to provide test pit data be added as a condition of the Decision; to conduct these test pits and provide this information to the Board prior to the construction start.
4. We recommend that inspection ports (2 minimum, per row of chambers), with covers brought to finish grade, be added to the plans.
5. The sediment forebay should have the following design features added to the plans:
 - a. A flared end section with rip-rap apron for the inlet pipe.
 - b. A rip-rap overflow spillway & apron at the 18.5 ft. elevation
 - c. Construction Details for the above
6. The following comment pertains to the Stormwater Report:

- a. Page 63 of the report in Appendix B (HydroCAD® calculations): The elevations shown for the subsurface infiltration chambers are different from those shown in the “MC-3500 Typical Cross-Section” detail on sheet 8. Please clarify and revise accordingly.
- b. Page 2 of the report in Appendix D “Checklist for Stormwater Report”: The Checklist should be stamped, signed, and dated by the engineer.

Thank you again for this opportunity to assist the Planning Board in their review of this project. As always, please call if you have any questions or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.



Edward L. Pesce., P.E., LEED® AP
Principal

David Armanetti, The Richmond Co.
John Ogren, P.E., Hayes Engineering, Inc.

2/1/16

To The Nantucket Planning Board,

I am writing this letter in regards to the proposal put forth by Richmond Great Point Development, LLC (#7918) for the approval of a defining subdivision plan regarding 42, 46, 48, 54 Skyline Drive and 20 Davkim Lane. 48 and 54 Skyline Dr. already have access to Skyline Drive. 42 and 46 appear to be entitled to driveways on Skyline as long as they comply with existing zoning laws.

The proposed new road, Clay Street, would connect Davkim Lane to Skyline Dr.. Skyline is a private road that has constant repair issues. The proposed road would connect Skyline Dr. to a large commercial tract zoned RC2. 20 Davkim already has large amounts of frontage on Nancy Ann Lane and Davkim Lane. The proposed new road would only increase traffic and wear-and-tear on a private road and entirely change the nature of the Skyline neighborhood. Every property on Skyline is zoned LUG2. There is no access to any RC2 properties on Skyline, nor should there be. The proposed road only serves the commercial interests of Richmond Great Point Development, LLC and will burden the residents of not only Skyline Drive, but Webster Rd. and Woodland Dr. as well. The road will bring to Skyline Drive much commercial traffic, traffic that does not currently exist. It will also connect the other development of Richmond Great Point Development, LLC to Skyline Drive. Richmond Great Point Development, LLC has plenty of other options for their lot on 20 Davkim Lane.

I urge you to reject the proposed road, Clay St., and help maintain the quiet neighborly feel of Skyline Drive.

Sincerely,

William P. Davidson
(Resident of 61 Skyline Drive for 21 years)

NET MARINE

BOAT STREET

MA 02654

88-8294

PLANNING BOARD

2751
ET MA

FOR MEETING ON 2/8/16

CASE # 2918

