Nantucket Planning Board

Nantucket Planning Board Agenda

THURSDAY, OCTOBER 13, 2016
6:30PM
4 Fairgrounds Road
Public Safety Facility Community Room
First Floor
www.nantucket-ma.gov
Video of meeting available on Town website

(AGENDA SUBJECT TO CHANGE)

Board Members: Barry G. Rector (Chairman), Linda Williams (Vice-Chairman), Nathaniel Lowell, Joseph Marcklinger, and John Trudel, III

Alternates: Carl Borchert, David Callahan and Stephen Welch

Staff: Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Holly Backus (Land Use Specialist), and Catherine Ancero (Administrative Specialist)

The complete text, plans, application, or other material relative to each agenda items are available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

I. Call to order:

II. Consent Items:

a. **Minutes:**
- **August 8, 2016**
- **August 25, 2016 (Special Meeting)**
- **September 12, 2016**
- **September 28, 2016 (Special Meeting)**

b. **ANR's**
- **#8027 Alexander L. Ray & Diane L. Downing, 1 Toombs Court (Map 68 Parcel 9)** Pg. 4-7
- **#8028 Back East, LLC, 77 Orange Street (Map 55.4.1 Parcel 137)** Pg. 8-11

- **#8029 Hawthorne Park, LLC, Alfred Terry Sanford, Manager & David L. Rattner and Andrew B. Law, 49 & 55 Hummock Pond Road (Map 56 Parcels 4 & 5)** **Pg. 12-15**
- **#8030 Greg W. Glowacki, 21 Greglen Avenue (Map 68 Parcel 142)** **Pg. 16-18**
- **#8031 Town of Nantucket, Portions of Holly Street & Pochick Avenue (Map 80)** **Pg. 19-21**
- **#8032 Town of Nantucket, Hawthorne Street (Map 79)** **Pg. 22-24**
- **#8033 Town of Nantucket, Dix Street (Map 29 Parcels 85 & 94)** **Pg.25-27**
- **#8034 Town of Nantucket, Mount Vernon Street (Map 88 Parcels 57 & 58)** **Pg. 28-31**
- **#8035 Barbara & Charles R. Jr. Johnson, 71 Cliff Road (Map 30 Parcel 160)** **Pg. 32-36**

c. **Second Dwellings:**

- **Greg McKechnie, 50 Dukes Road (Map 56 Parcel 245)** **Pg. 37-41**
- **Deborah B. Rogers, 16 Greenleaf Road (Map 39 Parcel 48)** Pg. 42-46
- **EJ Harvey, 56A Hooper Farm Road (Portion of Map 67 Parcel 317)** **Pg. 47-50**
- **EJ Harvey, 56B Hooper Farm Road (Portion of Map 67 Parcel 317)** **Pg. 51-54**
- **Duncan & Delphine Winter, 26 Monohansett Road (Map 79 Parcel 145)** **Pg. 55-58**

d. **Previous Plans:**

Pg. 59-61
- **#1242 Topland Properties, Off Low Beach Road,** *Form J release (Lots 5-57)* ***Continued from 09-12-16***
- **#6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road,** *Covenant & Restriction Agreement discussion* ***Continued from 09-12-16*** **Pg.62-63**
- **#6992, 7662, & 7684 Pippen's Way,** *Form J (lots 13 & 17)* **Pg. 64-77**
- **#7640 Fisher Lane Subdivision,** *Form J release (Lot 2) & Legal Documents* ****** Re-affirm vote ******
- **#7904 Newtown Court Subdivision,** *Form J & Covenant* ****** Re-affirm vote ******

Pg.78-82
- **18 Sleepy Hollow Road,** *modification to the secondary dwelling approved site plan,* ***Continued from 09-12-16***
- **#7084 Arrowhead Drive Subdivision,** *release of escrow* **Pg. 83**
- **#7661, 7873 & 7972, Woodland Hill Subdivision,** *Form J (Lot 17 on LCPL 12559-G & lots 26 & 27 LCPL 12559-I) & legal documents* **Pg. 84-101**
- **#7770 S/P Norwell LLC (Mariner Way Subdivision),** *Form J (Lot 3) & legal documents* **Pg. 102-163**
- **#10-14 The Nantucket Theatre Institute, Inc., 5 North Water Street,** *minor modification & vote to confirm that it does not require a public hearing* **Pg. 164-172**
- **#18-14 & #41-15 Cumberland Farms, Inc., 115 Orange Street (Map 55 Parcel 364),** *endorsement of plans* **Pg. 173-201**

e. **ZBA Cases:** **Pg. 202-203**

- **#24-16 6 Lily Street LLC & Sconset Partners LLC, 6 and 8 Lily Street (Map 73.3.1 as Parcels 109 and 110)**
- **#32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust, 45 Quidnet Road (Map 21 as Parcel 21)**
- **#35-16 Harvey C. Jones, Jr. Tr. Eight Old North Wharf Nominee Trust, 8 Old North Wharf (Map 42.3.1 as Parcel 20)**

III. Public Hearings:

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road,** *action deadline 11-30-16,* ***CONTINUE TO 11-14-16***
- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue,** *action deadline 11-30-16* **Pg. 204-221**
- **#35-16 Seacliff, LLC and 142 Cliff Road, LLC, 144 Cliff Road & 142 Cliff Road,** *action deadline 10-31-16* **Pg.222**
- **#51-16 William L. Trott, As Owner (AMENDMENT), 23 & 25 Tomahawk Road,** *action deadline 1-10-17* **Pg.223-232**
- **#52-16 City Electric Supply Company ("CES"), Contract Purchaser, 5 Teasdale Circle,** *action deadline 1-10-17* **Pg.233-257**

- **#8026 Head of Plains / Sheep Pond Road Subdivision, 15 & 17 Head of Plans Road,** *action deadline 2-4-17* **Pg. 258-263**

RICHMOND GREAT POINT DEVELOPMENT, LLC APPLICATIONS:

- **#7918 Richmond Great Point Development, LLC – 42, 48, & 54 Skyline Drive & 20 Davkim Lane,** *action deadline 11-30-16* **Pg. 264-288**
- **#7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road,** *11-30-16* **Pg. 289-318**
- **Pg. 319-354 #40-16 "Meadows II" Rental Apartment Development Project, 20 and 20R Davkim Lane,** *action deadline 11-30-16*
- **#53-16 "Sandpiper Place I" (South)Single Family Home Development Project - Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road,** *action deadline 01-10-17* **Pg.355 -372**
- **#54-16 "Sandpiper Place II" (North) Single Family Home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road,** *action deadline 01-10-17* **Pg.373-386**
- **#8013 "Meadows II" Rental Apartment Development Project, 20 and 20(R) Davkim Lane Pg. 387-425**
- **#8024 "Sandpiper Place I" (South) Single Family (Homeownership) Project, Off Old South Road, Daffodil Lane, and Mayflower Circle, and Evergreen Way,** *action deadline 2-25-17* **Pg.426-491**
- **#8025 "Sandpiper Place II" (North) Single Family Home Development Project, Off Old South Road, Daffodil Lane, Mayflower Circle, Evergreen Way,** *action deadline 2-25-17* **Pg. 492-555**

IV. Preliminary Plans:

- **Roy K. & Carol A. Barrett, 154 Cliff Road (Map 41 Parcel 73) Pg.556-558**

V. Sketch Plan:

- **Atlantic Development, 137 & 141 Orange Street (Map 55 Parcel 153) Pg559-562**

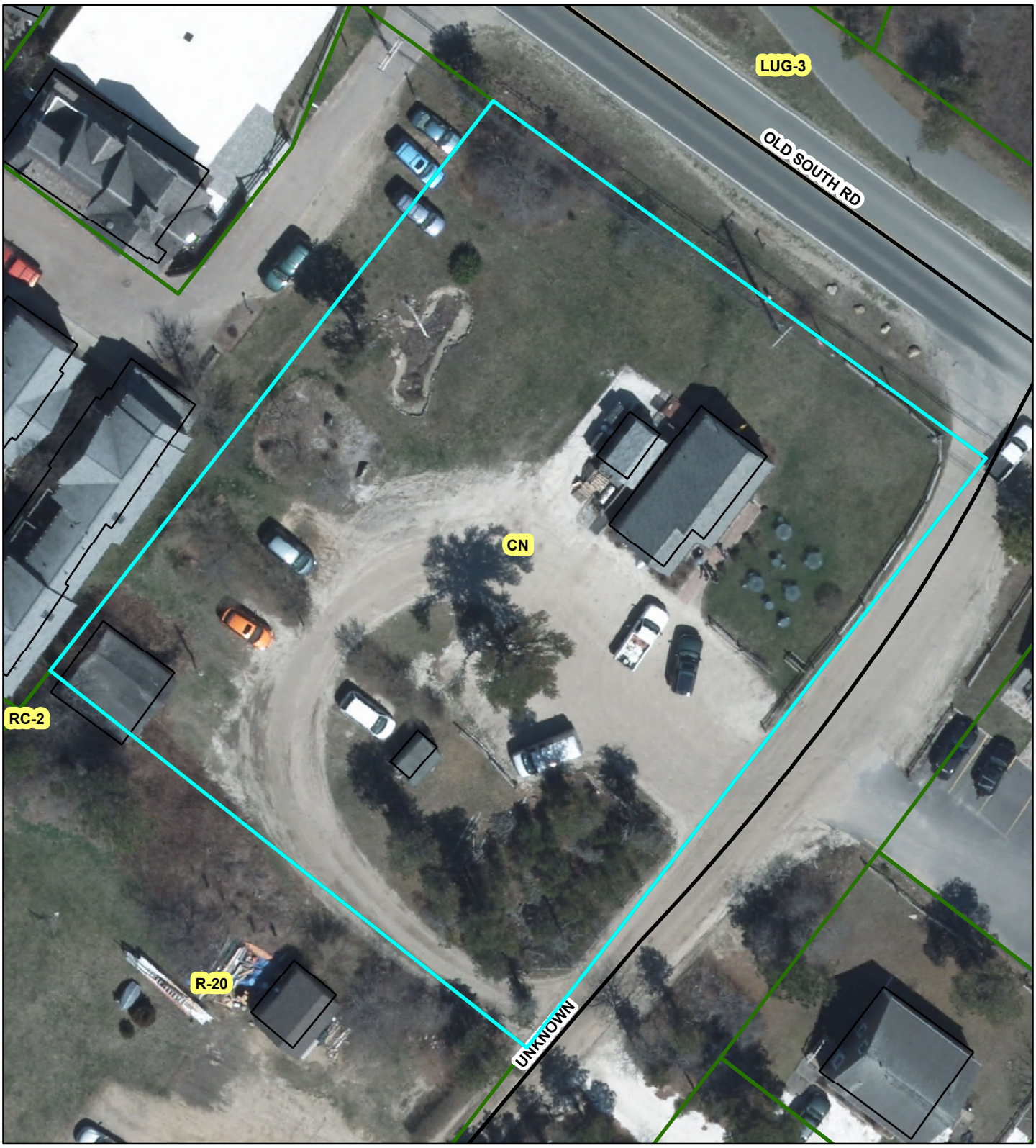
VI. Public Comments:

VII. Other Business:

- **Reminder 2016 Special Town Meeting, Monday, October 17, 2016 @ 6:00PM, Nantucket High School Auditorium, 10 Surfside Road Pg. 563-569**

VIII. Adjourn:

#8027 ANR
Alexander L. Ray & Diane L. Downing
1 Toombs court
Map 68 Parcel 9



RECEIVED
SEP 29 2015
BY# 2206

NANTUCKET
TOWN CLERK
2016 OCT -3 AM 10: 44

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: OCT. 3, 2016 *Name of Owner(s)/Applicant(s): ALEXANDER L. RAY & DIANE L. DOWNING

*Owner's/Applicant's address: POB 581, ASHLAND
State: NH Zip Code: 03217
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 1 TOOMBS COURT

Name of Registered Land Surveyor: MICHAEL E. CONNOLLY
Surveyor's address: 150 SURFSIDE ROAD NANTUCKET MA. 02554

The owner's title to the land derived under deed from MARKS, date APRIL 7, 1998
And recorded in Nantucket Registry of Deed, Book 570 Page 98 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 68, Parcel # 9.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- ☐ The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

- ✓ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 50 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely TOOMBS CT.; OR OLD SOUTH ROAD.

  B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; OR

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

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

Michael E. Carmolly, agent

Owner's Signature

Planning Board File #_____

Endorsement Date:_____

This application must be stamped at the Town Clerk's Office prior to bringing to the Planning Office (must provide two copies of the application).

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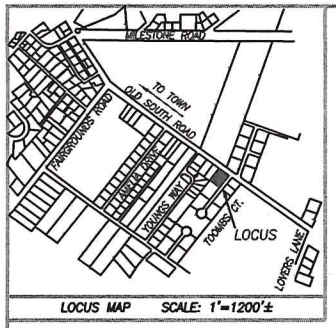
VIII. Adjourn:



LOCUS MAP SCALE: 1"=1200'±

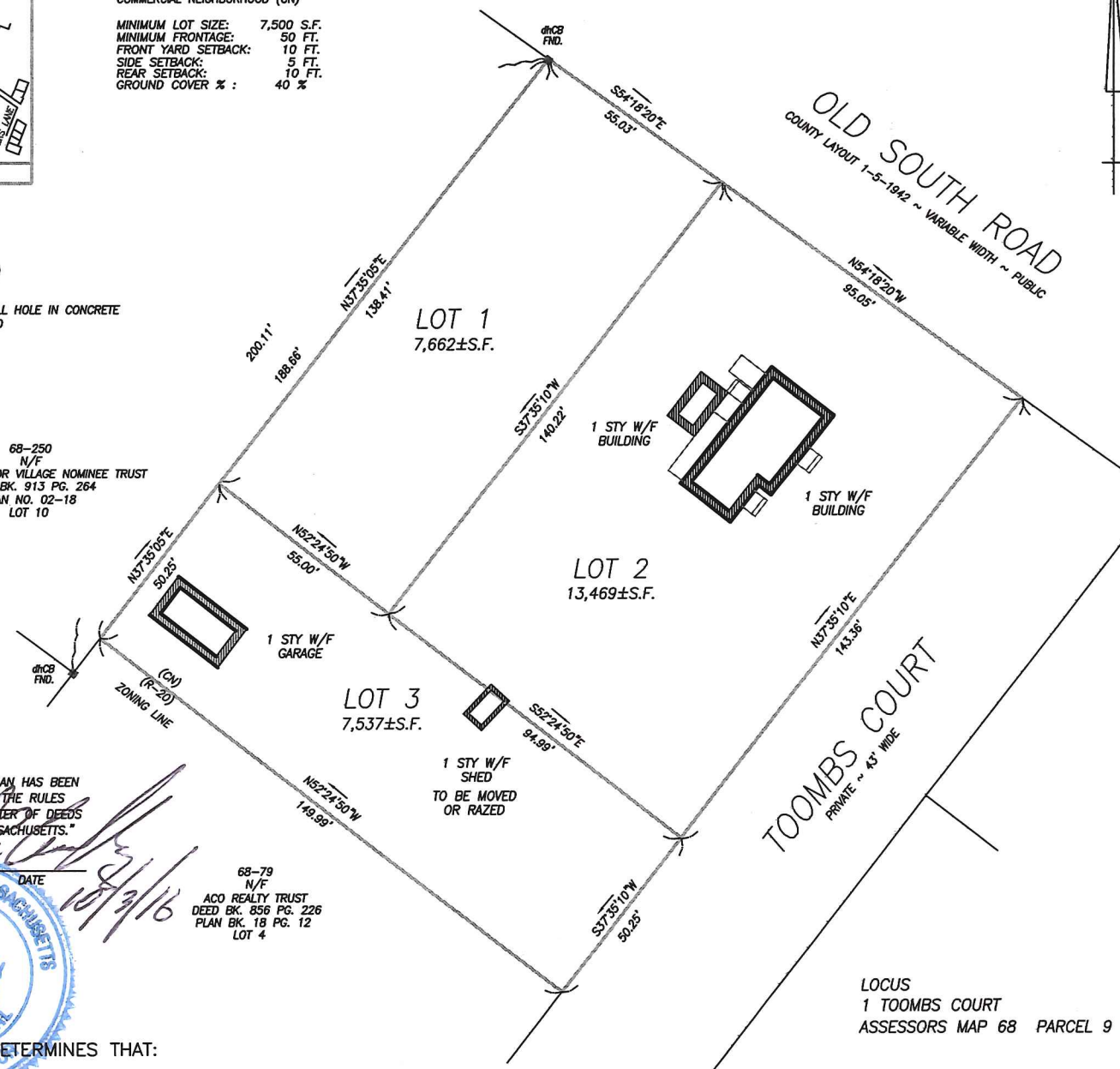
CURRENT ZONING CLASSIFICATION:
COMMERCIAL NEIGHBORHOOD (CN)

MINIMUM LOT SIZE:	7,500 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE SETBACK:	5 FT.
REAR SETBACK:	10 FT.
GROUND COVER % :	40 %

RESERVED FOR REGISTRY USE

LEGEND

■ DH CB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND



TOTAL
LOT AREA
AREA=28,669±S.F.

BEING A SUBDIVISION OF LOT 2
SHOWN ON PLAN BK. 18, PG. 12

PLAN OF LAND
IN
NANTUCKET, MA.

PREPARED FOR
ALEXANDER L. RAY & DIANE L. DOWNING
DEED BOOK 570 PAGE 98

SCALE: 1"= 20' DATE: OCTOBER 3, 2016

MICHAEL CONNOLLY and ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYOR'S
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

PROFESSIONAL LAND SURVEYOR DATE 10/3/16

COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49852
PROFESSIONAL LAND SURVEYOR

LOCUS
1 TOOMBS COURT
ASSESSORS MAP 68 PARCEL 9

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED: _____
FILE No.: _____

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1, 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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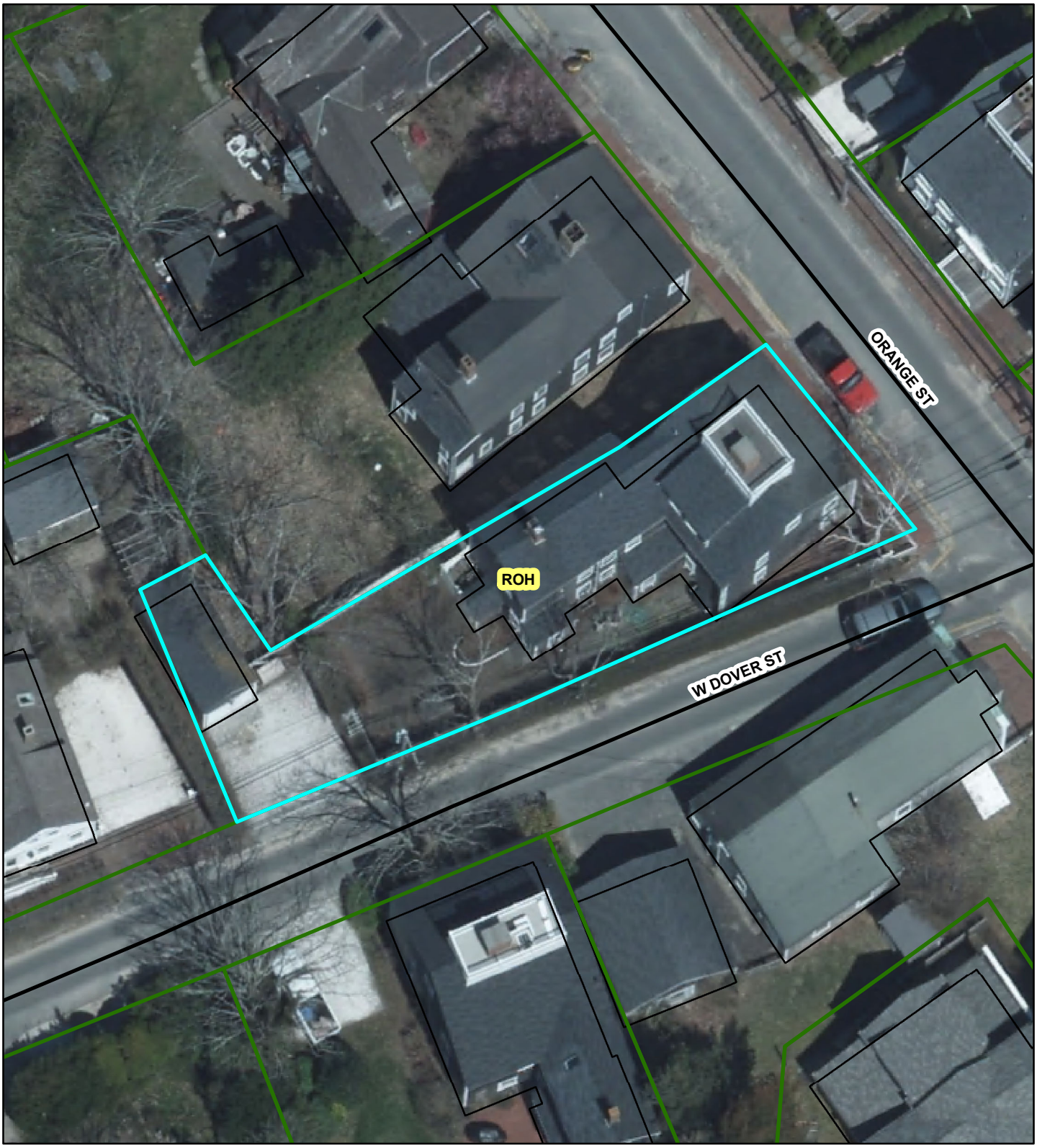
C-7737

#8028 ANR
Back East, LLC
77 Orange Street
Map 55.4.1 Parcel 137



RECEIVED
SEP 29 2015
BY: CH#2207

NANTUCKET
TOWN CLERK
2016 OCT -3 AM 10: 44

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: OCT. 3, 2016 *Name of Owner(s)/Applicant(s): BACK EAST, LLC

*Owner's/Applicant's address: 400 ATLANTIC AVENUE, BOSTON
State: MA Zip Code: 02110-3333
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 77 ORANGE STREET, TOWN

Name of Registered Land Surveyor: MICHAEL E. CONNOLLY
Surveyor's address: 150 SURFSIDE RD. NANTUCKET MA. 02554

The owner's title to the land derived under deed from PORTEN, date MAY 2, 2016
And recorded in Nantucket Registry of Deed, Book 1536 Page 216 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 53.4A, Parcel # 137.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

✓ The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

✓ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on 1955 (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely ORANGE STREET & WEST DOVER STREET

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

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

Michael E Cornwell, agent

Owner's Signature

Planning Board File #_____

Endorsement Date:_____

This application must be stamped at the Town Clerk's Office prior to bringing to the Planning Office (must provide two copies of the application).

LOCUS MAP SCALE: 1"= 600'±

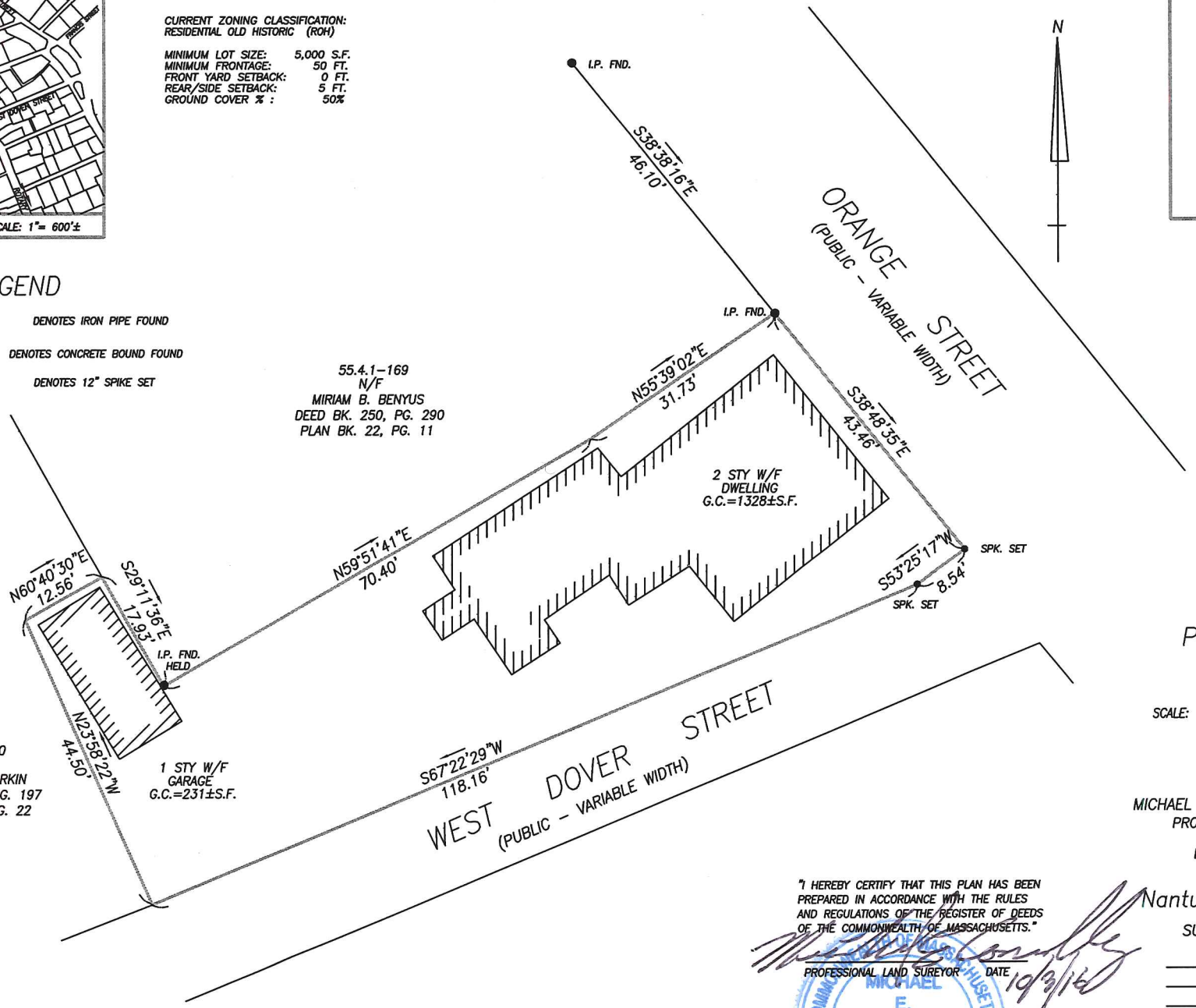
CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%

N

LEGEND

● I.P. FND.	DENOTES IRON PIPE FOUND
■ CENTER C.B. FND.	DENOTES CONCRETE BOUND FOUND
● SPK. SET	DENOTES 12" SPIKE SET



LOT AREA
4,432±S.F.

PERIMETER PLAN
OF LAND IN
NANTUCKET MA.

SCALE: 1"=10' DATE: SEPTEMBER 29, 2016

OWNER'S REFERENCE:
BACK EAST, LLC
DEED BOOK 1536 PG. 216

MICHAEL CONNOLLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

PROFESSIONAL LAND SUREYOR DATE 10/3/16

COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49652
PROFESSIONAL LAND SURVEYOR

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED FILE #

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) _____ DOES NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LOCUS: 77 ORANGE STREET
ASSESSOR MAP 55.4.1 PARCEL 137

C-7720

NANTUCKET
TOWN CLERK
2016 OCT -3 PM 3:38
RECEIVED
OCT 03 2015
BY: CHRQ410

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

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

Date: September 30, 2016

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

○ The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

○ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of a least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a public way, namely _____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____(date) and subject to the following conditions _____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

☒ The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires 75 feet.

❍ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such buildings remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:

_____

❍ Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

Name of Registered Land Surveyor: Timothy R. Bennett, PLS

Address: 114 State Rd., Bldg. B, Sagamore Beach, MA 02562

The owner's title to the land is derived under deed from _____, date _____

And recorded in Nantucket Registry of Deeds, Book _____ Page _____ or Land Court Certificate of Title # 26090 & 25132, registered in Nantucket District Book _____, Page _____ and show as Assessor's Map # 56, Parcel # 4 and 5.

Name and address of Applicant: (to include all names and addresses of the principals of the owner entity such as principal officer of cooperation, trustees of the trust and partners of the partnership.

Hawthorne Park, LLC, Alfred Terry Sanford, Manager
105 Newbury Street, 4th Floor, Boston, Massachusetts 02116

David L. Rattner and Andrew B. Law
3539 Edmunds Street, NW, Washington, DC 20007-1462

Name of owner: _____

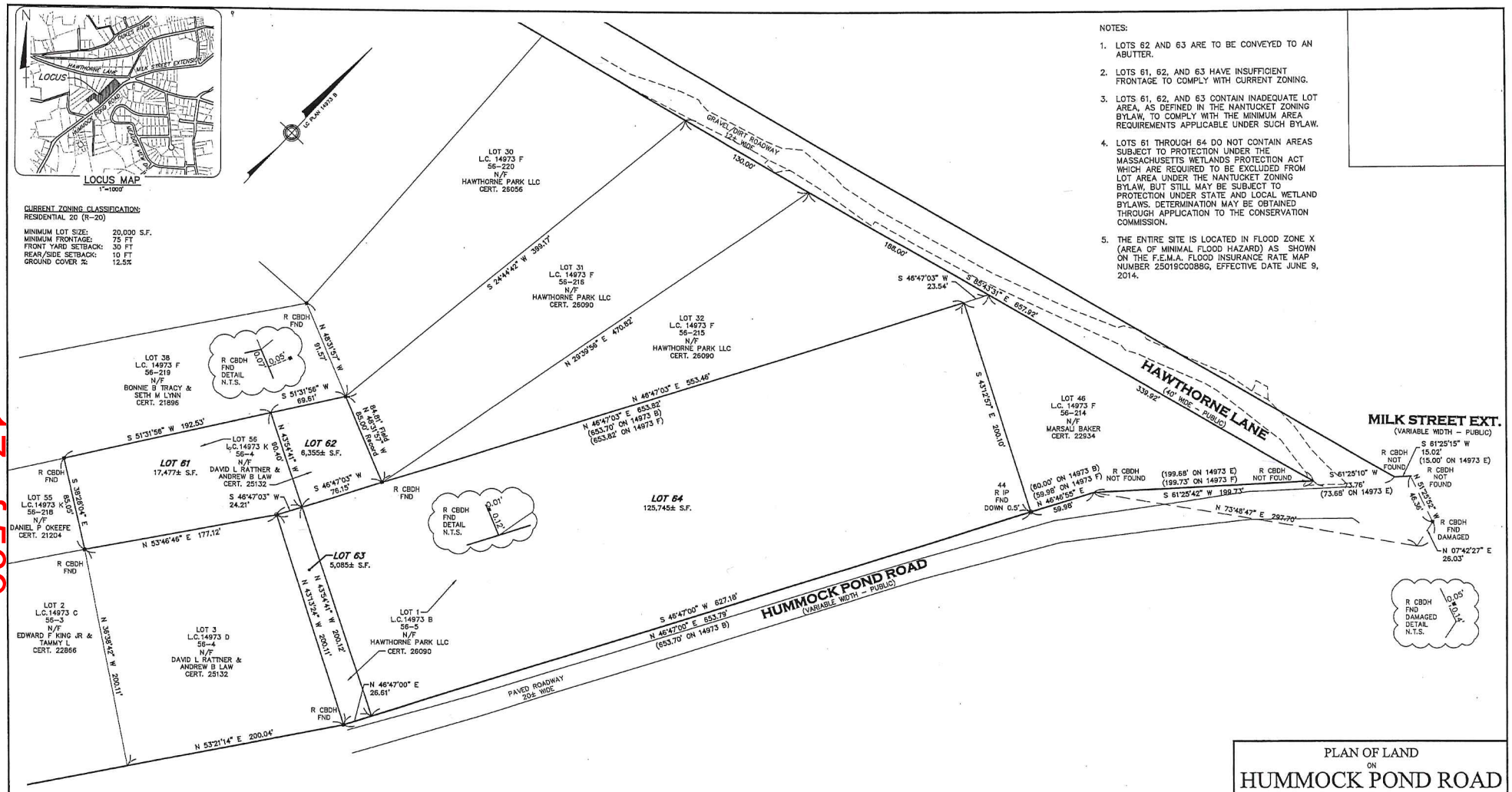
Owner's address: _____

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

_____
Owner's Signature

Planning Board File # _____

Endorsement Date: _____



NOTES:

1. LOTS 62 AND 63 ARE TO BE CONVEYED TO AN ABUTTER.
2. LOTS 61, 62, AND 63 HAVE INSUFFICIENT FRONTAGE TO COMPLY WITH CURRENT ZONING.
3. LOTS 61, 62, AND 63 CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH THE MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.
4. LOTS 61 THROUGH 64 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
5. THE ENTIRE SITE IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 25019C0088G, EFFECTIVE DATE JUNE 9, 2014.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 20 (R-20)

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT
FRONT YARD SETBACK:	30 FT
REAR/SIDE SETBACK:	10 FT
GROUND COVER %:	12.5%

MONUMENTS LEGEND

■ CBDH FND	CONCRETE BOUND W/ DRILL HOLE FOUND
• MAG	MAGNETIC NAIL
• SPK	SPIKE
⊙ IP FND	IRON PIPE FOUND

LEGEND

_____	Abutters Lot Line
LOT 1	Former Lot Numbers
LOT 60	New Lot Numbers

I certify that this plan was drawn from an actual survey made on the ground in accordance with the Land Court instructions of 2006 on September 9, 2016

TIMOTHY R. BENNETT No. 30856 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

9/30/2016
Date — Professional Land Surveyor

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

FILE NUMBER: _____

NANTUCKET PLANNING BOARD

PLAN OF LAND
ON
HUMMOCK POND ROAD
IN
NANTUCKET, MA
BEING A
RE-DIVISION OF LOTS 1 & 56 SHOWN ON PLANS 14973 B & 14973 K

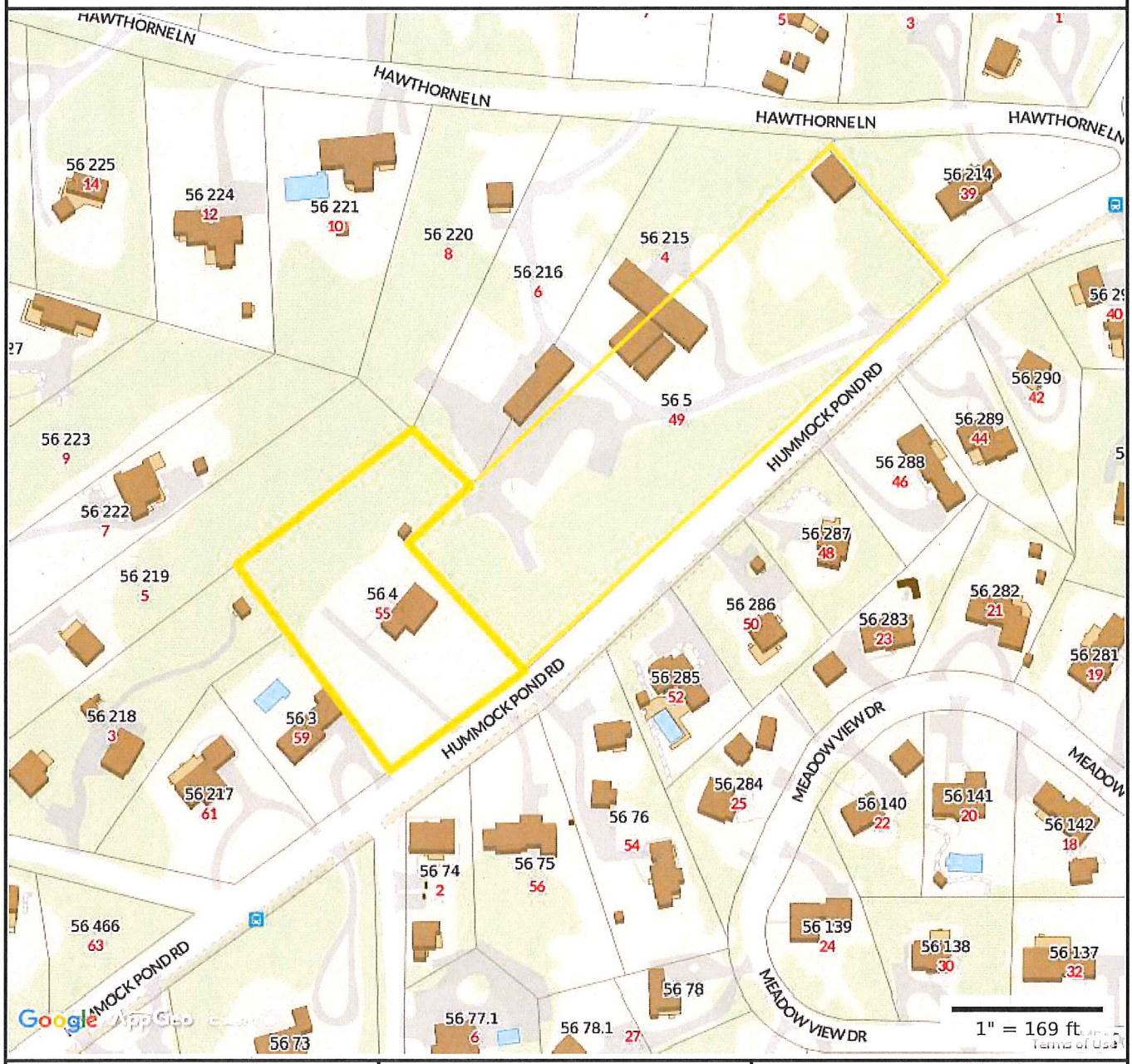
SCALE: 1"=40' DATE: September 30, 2016

Green Seal Environmental, Inc.
114 State Road, Building B
Sagamore Beach, MA 02562
Tel: (508) 888-6034
Fax: (508) 888-1506
www.gseenv.com

REVISIONS:

Drawn By:	Checked By:
TJJ	TRB

File/Job No. BLFL-2352



Property Information

Property ID	56 4
Location	55 HUMMOCK POND RD
Owner	RATTNER DAVID L & LAW ANDREW B

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

RECEIVED
OCT 03 2016
By CHK # 2262

NANTUCKET
TOWN CLERK

2016 OCT -3 PM 3:43

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 10/3/2016 *Name of Owner(s)/Applicant(s): GREG W. GLOWACKI

*Owner's/Applicant's address: 22 A EVERGREEN WAY, NANTUCKET
State: MA Zip Code: 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 21 GREGLEN AVE.

Name of Registered Land Surveyor: EDWARD F. KING JR.
Surveyor's address: 90 OLD SOUTH ROAD NANTUCKET MA 02554

The owner's title to the land derived under deed from_____, date_____
And recorded in Nantucket Registry of Deed, Book_____ Page_____ or Land Court Certificate of Title # 25260, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 68, Parcel # 142.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

2016 OCT -3 PM 4:36

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 75 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely GREGLEN AVE on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

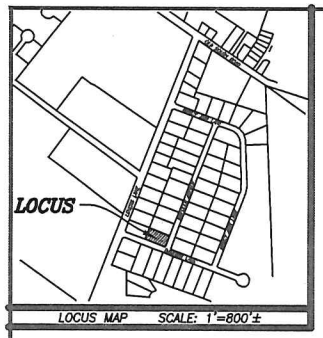
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

AGENT

Owner's Signature

Planning Board File #_____

Endorsement Date:_____



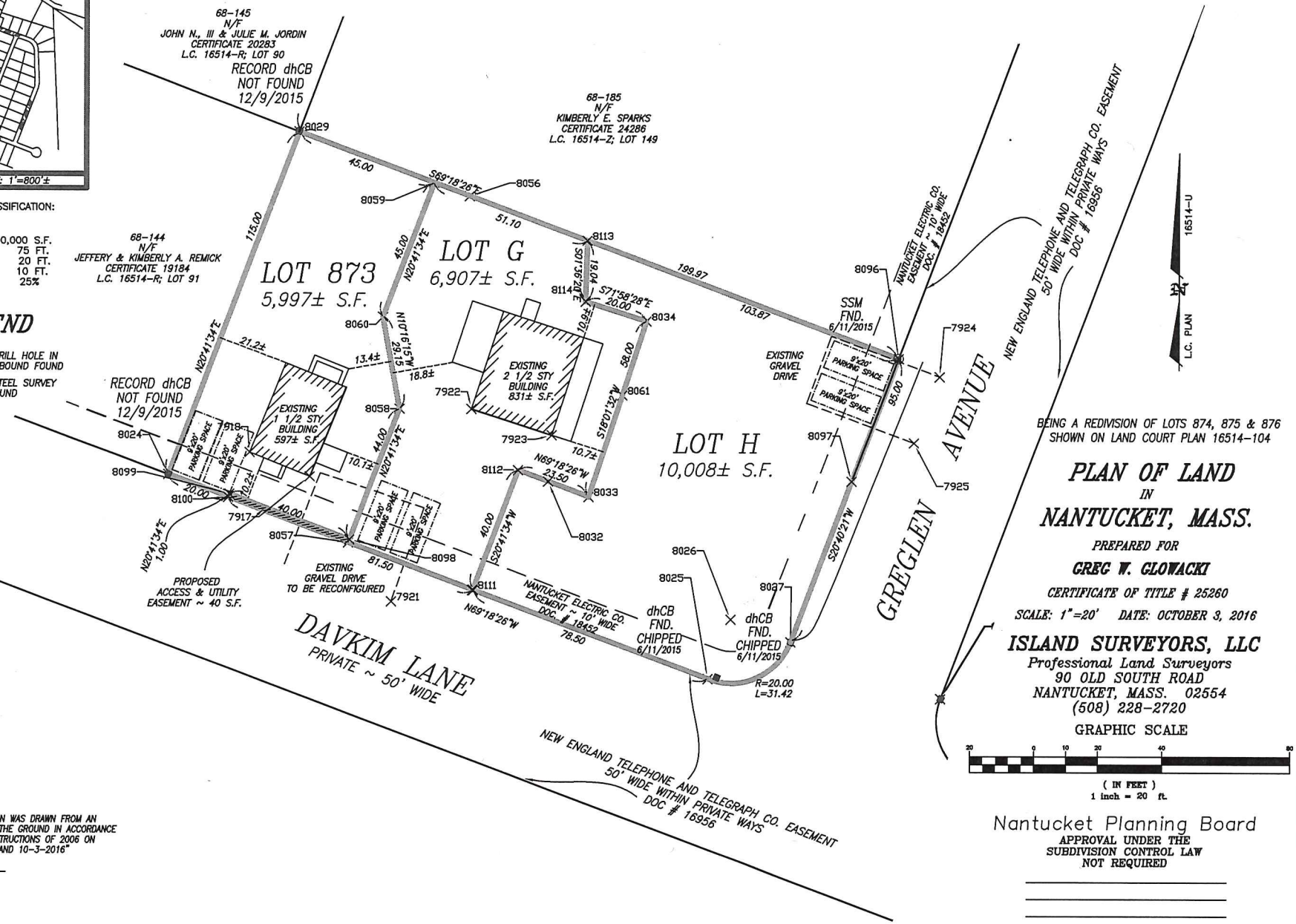
CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	25%

LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

SSM FND. ◉ DENOTES STEEL SURVEY MARKER FOUND



BEING A REDIVISION OF LOTS 874, 875 & 876
SHOWN ON LAND COURT PLAN 16514-104

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
GREG W. GLOWACKI
CERTIFICATE OF TITLE # 25260
SCALE: 1"=20' DATE: OCTOBER 3, 2016

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED FILE #

" I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 5-14-2015 AND 10-3-2016"

DATE: _____

PROFESSIONAL LAND SURVEYOR

SURVEY PRECISION : 1:111,667
LINEAR ERROR OF CLOSURE : 0.0197
DIRECTIONAL ERROR OF CLOSURE : N46°07'44.2"E
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+2ppm)

ASSESSORS MAP 68 PARCEL 142

K-559

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 10-5-2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **State:** MA **Zip Code:** 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): Portions of Unconstructed Holly Street & Pochick Avenue
Name of Registered Land Surveyor: Bracken Engineering, Inc.
Surveyor's address: 19 Old South Road

The owner's title to the land derived under deed from _____ date 2011 ATM Articles 98 & 99 and recorded in Nantucket Registry of Deed, Books____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps #80 Parcels_____.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____on _____(date) and Subject to the following conditions_____; **OR**

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

  _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____ Road Acquisition Plan _____

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

_____

Owner's Signature

Planning Board File #_____

Endorsement Date: _____

RESERVED FOR REGISTRY USE

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

9/30/16

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

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

NOTES:

1. LOCUS: POCHICK AVENUE
   HOLLY STREET
   (ON ASSESSORS MAP 80)
2. PLAN REFERENCES:
   PLAN FILE 11–A
   PLAN FILE 54–L
   PLAN NO. 2013–14
3. TOWN MEETING REFERENCE:
   WARRANT ARTICLES 98
   & 99 OF THE 2011 TOWN MEETING.

ZONE: LUG–1

	REQUIRED
LOT AREA:	40,000 s.f.
FRONTAGE:	100'
FRONT YARD:	35'
SIDE/REAR YARD:	10'
GROUND COVER:	7% (MAX)

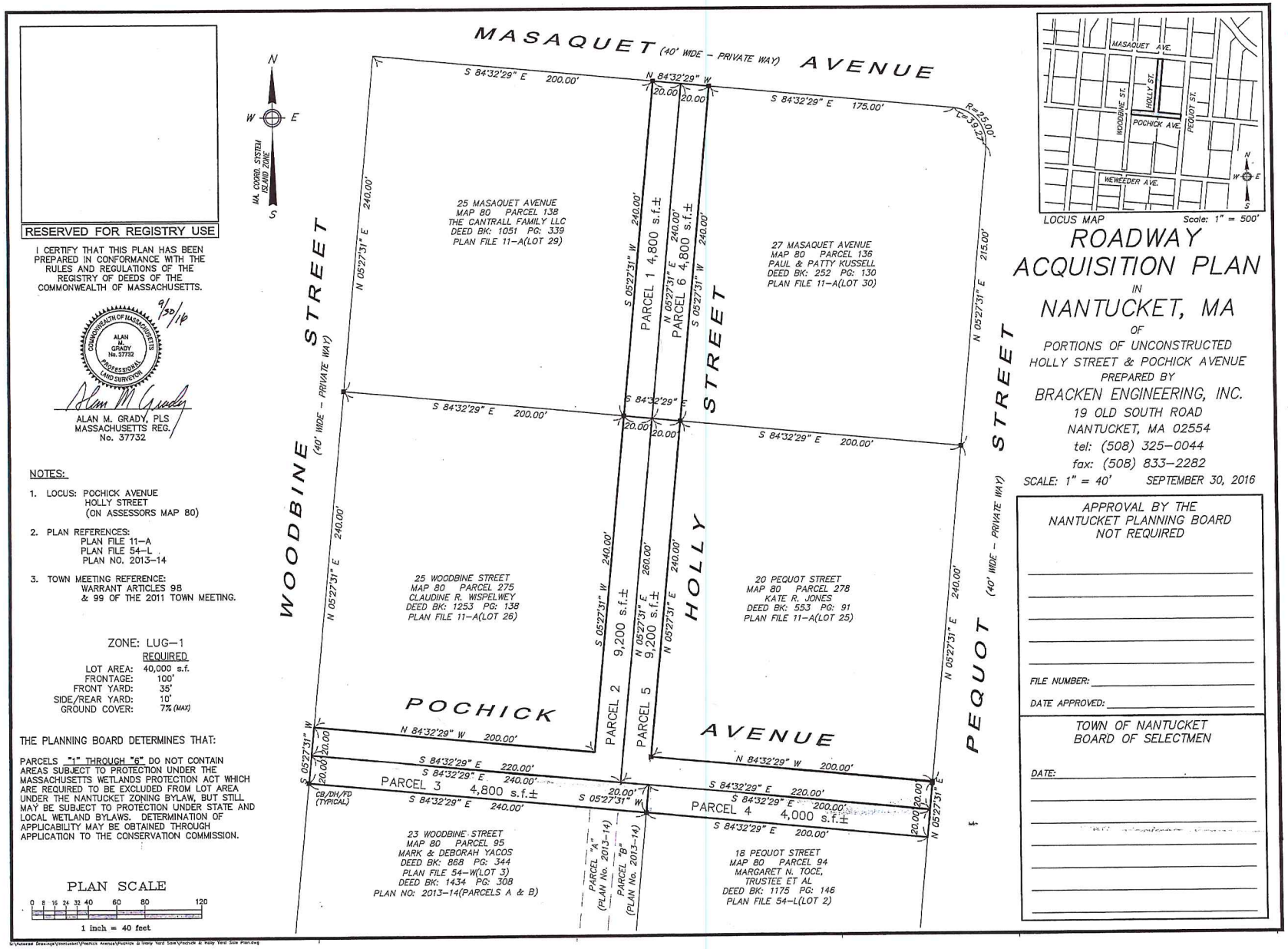
THE PLANNING BOARD DETERMINES THAT:

PARCELS "1" THROUGH "6" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA 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.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet



LOCUS MAP Scale: 1" = 500'

ROADWAY ACQUISITION PLAN

IN

NANTUCKET, MA

OF

PORTIONS OF UNCONSTRUCTED HOLLY STREET & POCHICK AVENUE

PREPARED BY

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325–0044
fax: (508) 833–2282

SCALE: 1" = 40' SEPTEMBER 30, 2016

APPROVAL BY THE NANTUCKET PLANNING BOARD NOT REQUIRED

FILE NUMBER:

DATE APPROVED:

TOWN OF NANTUCKET BOARD OF SELECTMEN

DATE:

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 10-5-2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **State:** MA **Zip Code:** 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): Portions of Unconstructed Hawthorne Street
Name of Registered Land Surveyor: Bracken Engineering, Inc.
Surveyor's address: 19 Old South Road

The owner's title to the land derived under deed from _____ date 2011 ATM Articles 98 & 99 and recorded in Nantucket Registry of Deed, Books____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps #79 Parcels_____.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____on _____(date) and Subject to the following conditions_____; **OR**

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

  _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

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

_____

Owner's Signature

Planning Board File #_____

Endorsement Date: _____

RESERVED FOR REGISTRY USE

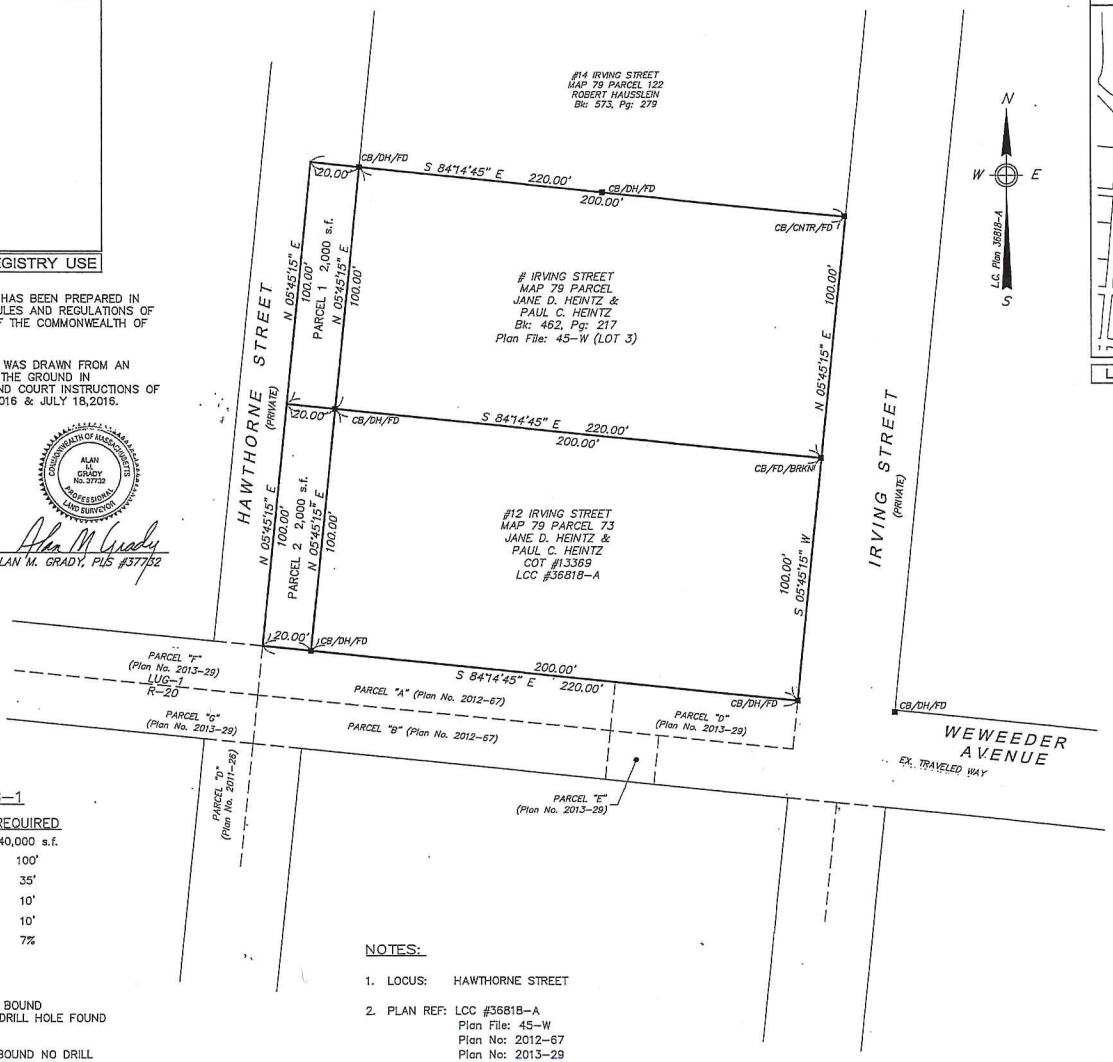
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

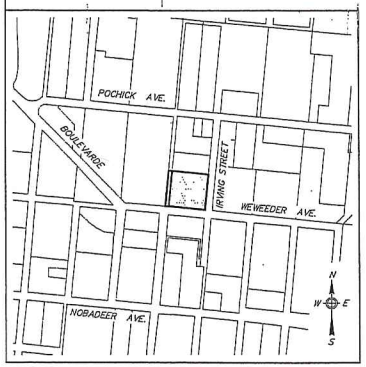
I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN JUNE 14, 2016 & JULY 18,2016.

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

9/30/16 — DATE

Alan M Grady — ALAN M. GRADY, PLS #37732





LOCUS MAP — SCALE: 1" = 400'

PLAN OF LAND
IN
NANTUCKET, MASS.

BEING A SUBDIVISION OF:
PORTIONS OF UNCONSTRUCTED
"HAWTHORNE STREET"
SHOWN ON PLAN 2013-29
PREPARED BY

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

SCALE: 1" = 30' SEPTEMBER 15, 2016

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

FILE NUMBER:

DATE APPROVED:

ZONE: LUG-1

	REQUIRED
LOT AREA:	40,000 s.f.
FRONTAGE:	100'
FRONT YARD:	35'
SIDE YARD:	10'
REAR YARD:	10'
GROUND COVER:	7%

CB/DH/FD ■	CONCRETE BOUND WITH DRILL HOLE FOUND
CB/CNTR/FD ■	CONRETE BOUND NO DRILL HOLE FOUND, CENTER LOCATED
CB/FD/BRKN ■	CONCRETE BOUND FOUND BROKEN
SPK/SET ○	SPIKE SET/TRAVERSE POINT

NOTES:

1. LOCUS: HAWTHORNE STREET
2. PLAN REF: LCC #36818-A
   Plan File: 45-W
   Plan No: 2012-67
   Plan No: 2013-29
3. TOWN MEETINGS: 2011 WARRANT ARTICLES 98 & 99
4. THE PURPOSE OF THIS PLAN IS TO DIVIDE PARCEL "C" AS SHOWN ON PLAN NO. 2013-29 INTO PARCELS 1 & 2.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Irving Street\12 Irving Street\12 Irving Street LC Plan.dwg

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 10-5-2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **State:** MA **Zip Code:** 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): Dix Street
Name of Registered Land Surveyor: Paul J. Santos, Nantucket Surveyors, LLC
Surveyor's address: 5 Windy Way, Nantucket, MA 02554

The owner's title to the land derived under deed from _____ date 4/5/2014 ATM Articles 96 & 97 and recorded in Nantucket Registry of Deed, Books____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps #_29__Parcels_85 & 94___.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____on _____(date) and Subject to the following conditions_____; **OR**

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

  _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

Acquisition and Disposition Plan

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

_____

Owner's Signature

Planning Board File #_____

Endorsement Date: _____

NOTES:

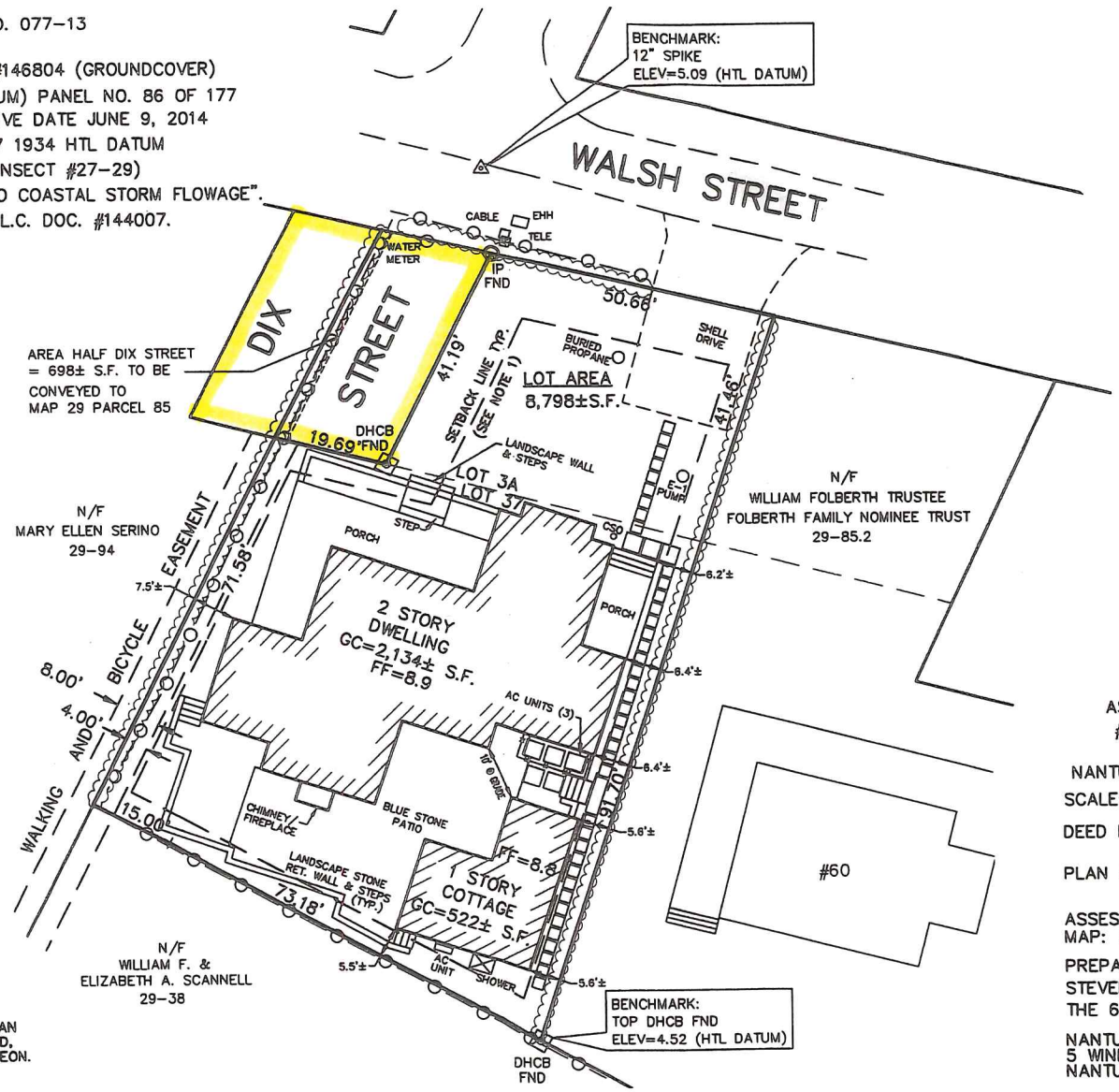
1. SEE ZBA VARIANCE APPLICATION NO. 077-13
   L.C. DOC. #143239 (SETBACK) AND
   APPLICATION NO. 62-14 L.C. DOC #146804 (GROUNDCOVER)
2. FLOOD ZONE AE (EL. 7) (1988 DATUM) PANEL NO. 86 OF 177
   MAP NUMBER 25019C0086G EFFECTIVE DATE JUNE 9, 2014
   DESIGN FLOOD ZONE ELEVATION=8.7 1934 HTL DATUM
   SEE FLOOD INSURANCE STUDY (TRANSECT #27-29)
3. RESOURCE AREA "LAND SUBJECT TO COASTAL STORM FLOWAGE".
4. ORDER OF CONDITIONS SE48-2651 L.C. DOC. #144007.
   AMENDED L.C. DOC. #144955.

LEGEND:

-o-o- POST & RAIL FENCE

PRIVET HEDGE

CSO CURB SHUT OFF



CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 SF
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 30.2%± (SEE NOTE 1)
G.C.R. INCLUDING DIX STREET: 28.0%±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 384/37, 386/48 & 394/71

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
7/20/15

AS-BUILT PLOT PLAN
#62 WALSH STREET
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20 DATE: 7/20/15

DEED REFERENCE: L.C.C. 24892
D.B.K. 1400 PG. 92

PLAN REFERENCE: L.C.P. 10887M
PC. NO. 02-17

ASSESSOR'S REFERENCE:
MAP: 29 PARCEL: 85

PREPARED FOR:
STEVEN L. COHEN, TRUSTEE OF
THE 62 WALSH STREET TRUST

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10421

PLANNING BOARD
FILE # 8033

LUGIS 5637-10999\10000\10407\10420\10421\AUTOCAD\N10421ASB_7-17-15.dwg 8/19/2015 1:31:59 PM, DWG To PDF.pc3

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 10-5-2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **State:** MA **Zip Code:** 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): Mount Vernon Street
Name of Registered Land Surveyor: Paul J. Santos, Nantucket Surveyors, LLC
Surveyor's address: 5 Windy Way, Nantucket, MA 02554

The owner's title to the land derived under deed from _____ date 4/15/2003 STM Articles 1 & 2 and recorded in Nantucket Registry of Deed, Books____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps # 88 Parcels 57 & 58.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____on _____(date) and Subject to the following conditions_____; **OR**

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

  _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____ Disposition Plan _____

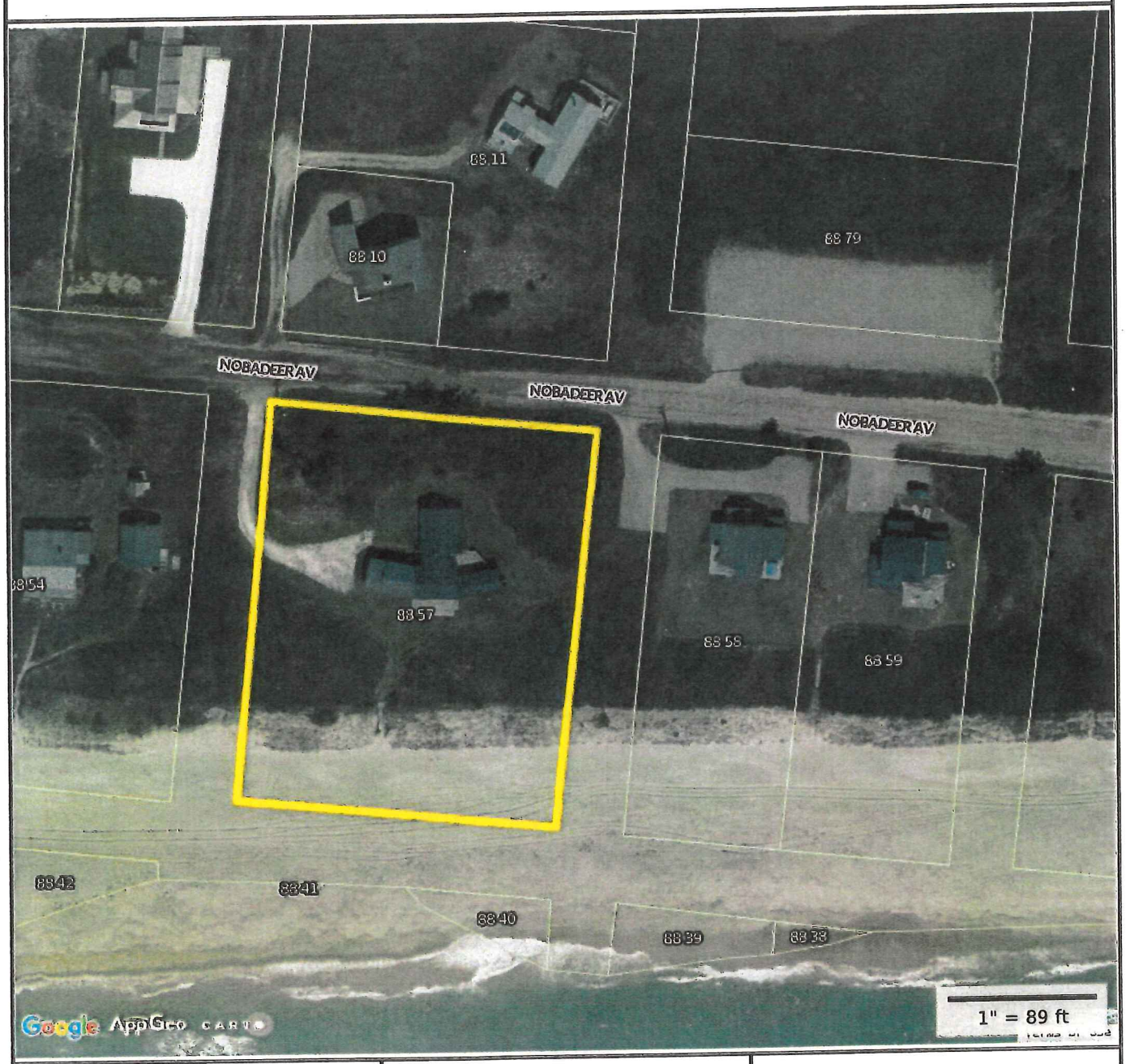
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

Owner's Signature

Planning Board File #_____

Endorsement Date: _____



Property Information

Property ID	88 57
Location	61 NOBADEER AV
Owner	PIERSON NANCY H TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

Property Information

Property ID	88 58
Location	63 NOBADEER AV
Owner	POWELL NORINE E

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

Nantucket SURVEYORS LLC

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

October 3, 2016

Town Clerk, Town of Nantucket
Town and County Building
16 Broad Street, 1st Floor
Nantucket, MA 02554

Re: **NOTICE OF "FORM A" SUBMISSION**
#71 Cliff Road
PROJECT # NS10778

To the Nantucket Town Clerk:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81P and Section 2.03 of the Nantucket Planning Board Rules and Regulation Governing the Subdivision of Land, on behalf of the applicant, we hereby submit the above referenced Form A Plan entitled "Perimeter Plan of Land in Nantucket, Massachusetts" for the endorsement at the next regularly scheduled meeting of the planning board. The owner's name of the locus property is: Barbara Lounsbery Johnson, Sarah Lounsbery Thomson & Phillips Lounsbery, Jr.

A copy of this notification is being forwarded to the planning board.

Very Truly Yours,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Executive Vice President, Associate

XC Richard P. Beaudette, Esq.

Nantucket SURVEYORS LLC

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

October 3, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Leslie Woodson Snell, AICP, LEED AP

Re: Approval Not Required (Form A Application)
Applicant: Barbara Lounsbery Johnson, Sarah Lounsbery Thomson &
Phillips Lounsbery, Jr.
#71 Cliff Road
Map: 30 Parcel: 160

Dear Leslie:

On behalf of the applicant, Nantucket Surveyors, LLC as an agent for the applicant, respectfully requests to be on the agenda for the referenced application at the next regularly scheduled Planning Board meeting, Said application is included with this cover letter. Please contact our office with any questions.

Sincerely,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Agent for the Applicant

XC Richard P. Beaudette, Esq.

Nantucket Planning Board

Form A
Application for Endorsement of a Plan Believed Not to Require Approval
(ANR)

Date: 10/3/16 *Name of Owner(s)/Applicant(s): Barbara Lounsbery Johnson, Sarah Lounsbery Thomson & Phillips Lounsbery, Jr.

*Owner's/Applicant's address: 553 Gaurd Hill Road, Bedford
State: NY Zip Code: 10506
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 71 Cliff Road

Name of Registered Land Surveyor: Paul J. Santos Nantucket Surveyors, LLC
Surveyor's address: 5 Windy Way, Nantucket MA 02554

The owner's title to the land derived under deed from Phillips & Barbara Lounsbery, date 4/13/94
And recorded in Nantucket Registry of Deed, Book 444 Page 160/158/156 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 30, Parcel # 160.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

→ ▪ The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

▪ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

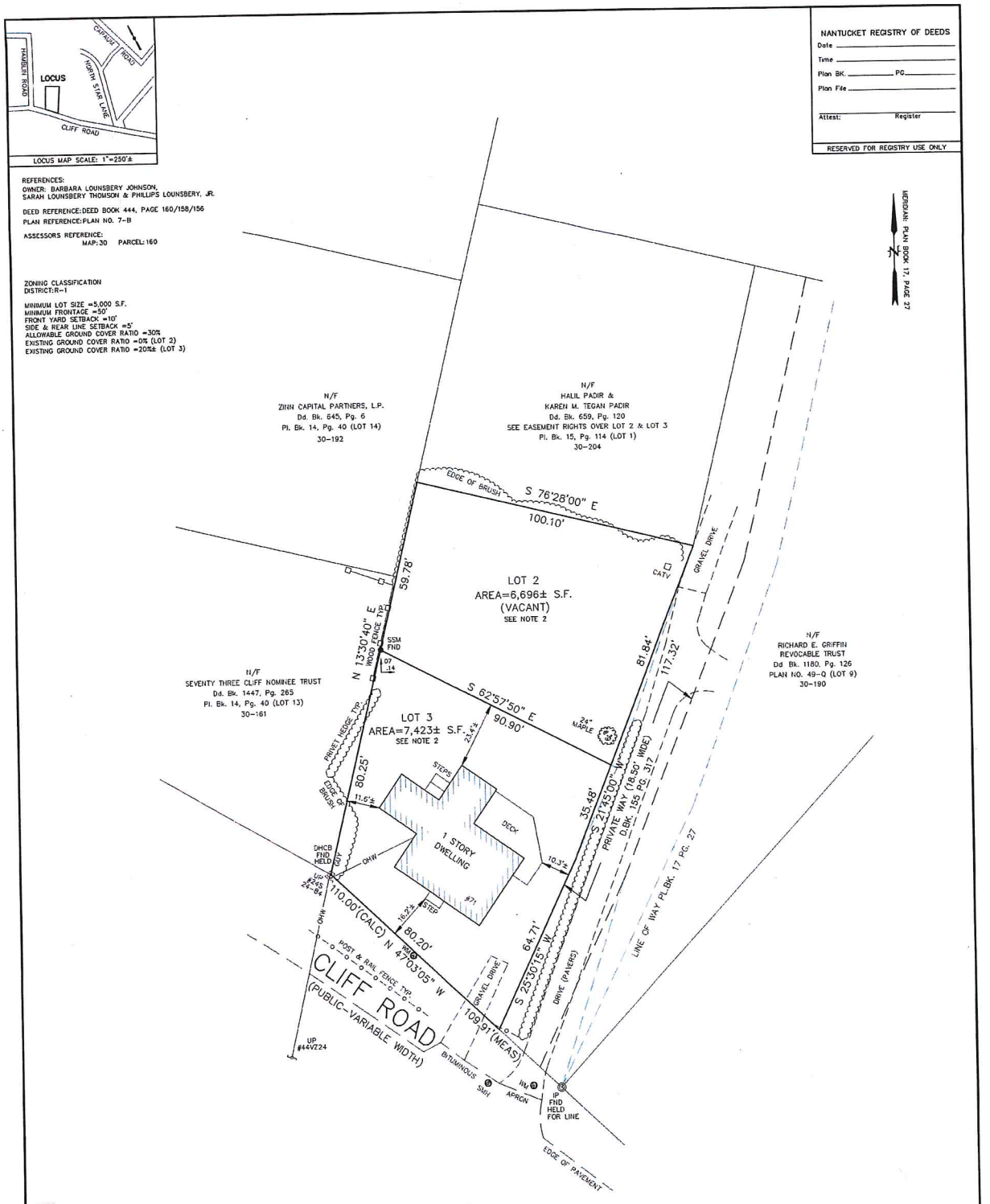
_____

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

Balm L Johnson
Owner's Signature

Planning Board File #_____

Endorsement Date:_____



NOTE:

1. THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" PANEL NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. SEE ENCUMBERING EASEMENT D.BK. 659 PG. 120 PL.BK. 15 PG. 114 – PL.BK. 17 PG. 27 AFFECTING LOT 2 AND LOT 3.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRMAN

NATHANIEL LONGLL

JOSEPH MARCHANCER

JOHN TRUDEL

DATE APPROVED

DATE SIGNED

FILE NO

PERIMETER PLAN OF LAND

#71 CLIFF ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=15' DATE: OCTOBER 3, 2016

PREPARED FOR:
BARBARA LOUNSBERY JOHNSON

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=15'
0 15 30 45 60

LEGEND:

DMCB	DRILL HOLE/CONCRETE BOUND
Dd. Bk.	DEED BOOK
FND	FOUND
GC	GROUND COVER
N/F	NOW OR FORMERLY
Pl. Bk.	PLAN BOOK
S.F.	SQUARE FEET
SSM	STEEL SURVEYORS MARKER

FRED J. SPITZER No. 04134 NANTUCKET, MASS.
10/3/16

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS"

PROFESSIONAL LAND SURVEYOR 10/3/16 DATE

N-10778

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** October 13, 2016

50 Dukes Road
Assessors Map #**56** Parcel #**245**

Applicant	**Owner**
Greg McKechnie	**Same**

The applicant is proposing to convert a 900 square foot existing garage into a one (1) bedroom secondary dwelling. The proposed secondary dwelling will be located on the west side of the site, which has approximately 28,504 square feet of lot area and is zoned R-20. There is also an existing 1,764 square foot primary structure on the lot.

The dwelling will be accessed by a shared gravel driveway off Dukes Road, which is a public dirt road. 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 constructed to 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.

RECEIVED
SEP 27 2016

Nantucket Planning Board

Nantucket Planning Board

Application for a Secondary Dwelling Permit

Applicant: Corey McKechnie

Mailing address: 50 Dukes Road

Daytime phone number: 508 228 2266 Fax: _____

E-mail Address: greg@greatpointproperties.com

Owner (if other than applicant): _____

Mailing address: _____

Location of proposed secondary dwelling:

Street Address: 50 Dukes Road

Assessors Tax Map #: 58 Parcel #: 245

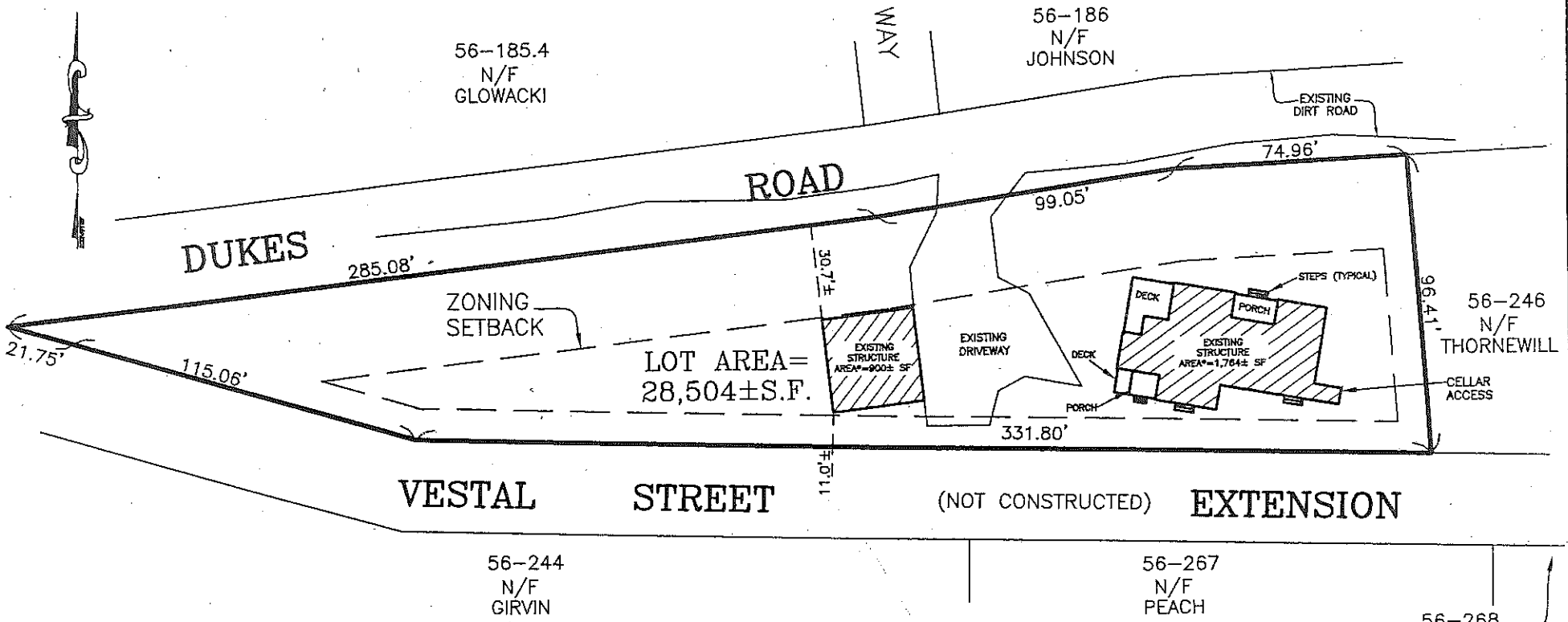
Size of Parcel: 28,504 ± SF Zoning District: R-20 (HCB)

Secondary Dwelling # of Bedrooms: 1 Primary Dwelling # of Bedrooms: 5

(3) SPACES REQ.

*******Submission Requirements:**

See attached checklist dated January 15, 2015.



CURRENT ZONING CLASSIFICATION:
Residential 2 (R-2)

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 12.5%
EXISTING GROUND COVER RATIO = 9.4% ±
*AREA AT GRADE PER NAN. ZONING BY-LAW

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

C:\SPF\PROJ\ADG\B6279\BLP.dwg 10/2/2004 10:17:53 AM EST

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MA

Prepared For Owners

GREGORY & COURTNEY McKECHNIE

50 DUKES ROAD - MAP 56 PARCEL 245
CERTIFICATE No. 21,094
L.C.C. 14973-F LOT 39
Scale: 1"=50' October 2, 2004

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

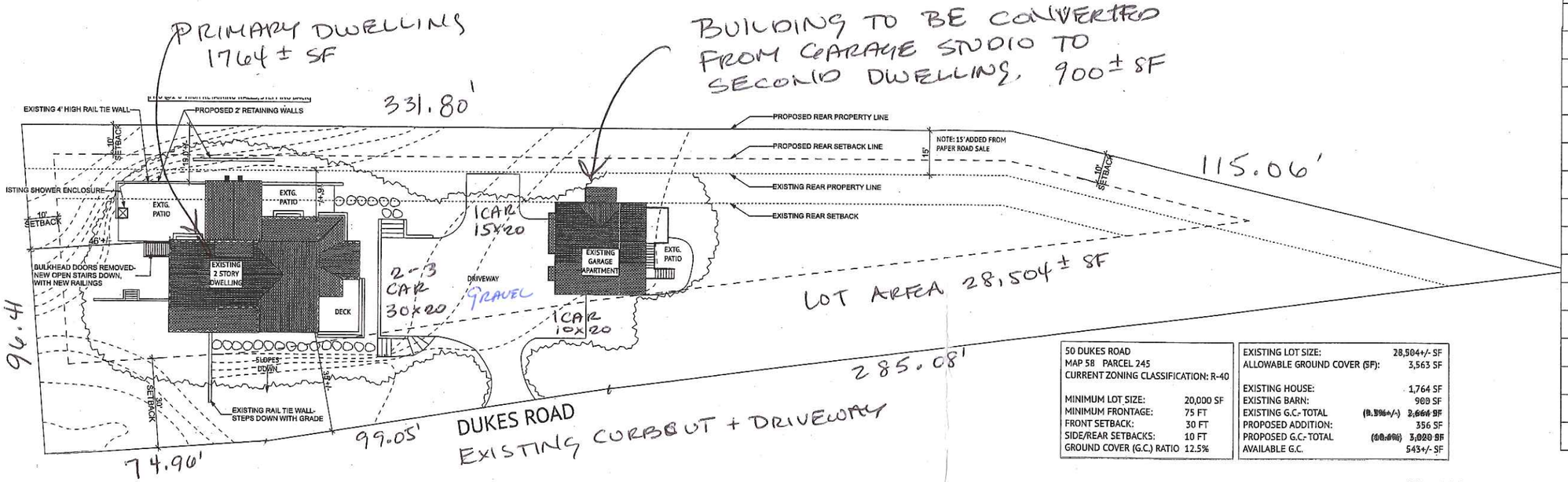
10-4-04

GRAPHIC SCALE
0' 25' 50' 100' 150'

B6279

50 DUKES ROAD
NANTUCKET, MA

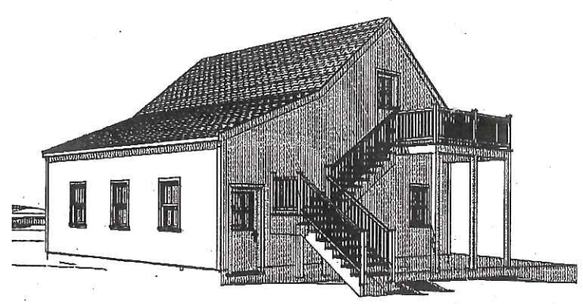
DRAWING LIST	
COVER	SITE PLAN, LOCUS MAP
A 1.1	FLOOR PLANS & SECTION
A 1.2	ELEVATIONS
X1.1	EXISTING PLANS



1 SITE PLAN
SCALE: 1" = 20'

50 DUKES ROAD	
MAP 58 PARCEL 245	
CURRENT ZONING CLASSIFICATION: R-40	
MINIMUM LOT SIZE:	20,000 SF
MINIMUM FRONTAGE:	75 FT
FRONT SETBACK:	30 FT
SIDE/REAR SETBACKS:	10 FT
GROUND COVER (G.C.) RATIO	12.5%

EXISTING LOT SIZE:	28,504+/- SF
ALLOWABLE GROUND COVER (SF):	3,563 SF
EXISTING HOUSE:	1,764 SF
EXISTING BARN:	900 SF
EXISTING G.C.- TOTAL	(8.3%+/-) ~~2,664 SF~~
PROPOSED ADDITION:	356 SF
PROPOSED G.C.- TOTAL	(10.9%) ~~3,020 SF~~
AVAILABLE G.C.	543+/- SF



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** October 13, 2016

16 Greenleaf Road
Assessors Map #**39** Parcel #**48**

Applicant	**Owner**
McMullen & Associates	**Deborah B. Rogers**

The applicant is proposing to construct a 531 square foot two (2) bedroom 1 ½ story secondary dwelling. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 77,413 square feet of lot area and is zoned LUG-2. There is also an existing 2,562 square foot primary structure on the lot.

The dwelling will be accessed by a separate dirt driveway off Greenleaf Road, which is a public partially dirt road. The site will contain five (5) exterior parking spaces. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Furthermore, the applicant is requesting a waiver from the requirements of Section 139-20/1(B)(1) pursuant to Section 139-20.1(2)h of the Nantucket Zoning Bylaw in order to allow two (2) curb cuts. Staff notes that a special permit for the secondary driveway is not required when reviewed in connection with a secondary dwelling application. The waiver may be granted provided that the Board finds that the separate access would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood and that separate access is not contrary to sound traffic and safety considerations.

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

(1) That a revised site plan indicating the required driveway width of 10' shall be provided to staff prior to the issuance of an approval letter;
(2) That the surface of the two (2) driveways shall be a constructed to 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.

2016 SEP 30 AM 11: 36

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 9.30.16 Fee Amount: $ 100.00 + 50.00 Re-inspection.

Applicant: Nathan McMullen of McMullen & Associates

Mailing address: 8 Austin Farm Dr., Nantucket, MA 02554

Daytime phone number: 508.228.5984 Fax: 508.228.5984

E-mail Address: nathan@mcmullenandassociates.com

Owner (if other than applicant): Deborah B. Rogers

Mailing address: 16 Greenleaf Road, Nantucket, MA 02554

Signature of Property Owner(s) Deborah B Rogers

Location of proposed secondary (2ND) dwelling:

Street Address: 16 Greenleaf Road, Nantucket, MA 02554

Assessors Tax Map #: 39 Parcel #: 48

Size of Parcel: 77,413 SF Zoning District: LUG-2

Secondary Dwelling # of Bedrooms: (2)

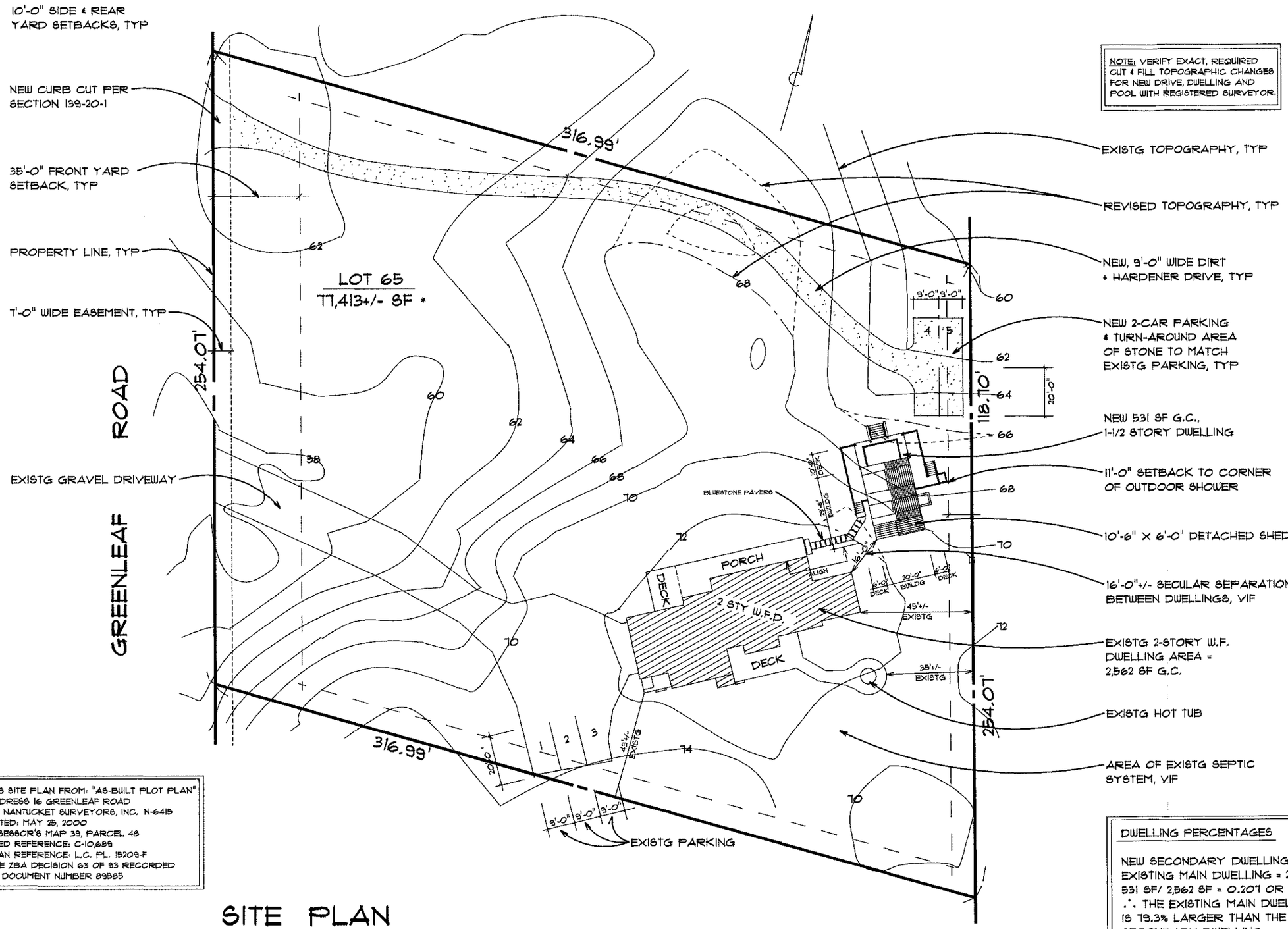
Primary Dwelling # of Bedrooms: (4)

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): ~~(2)~~ 4 HB

Number of Parking Spaces provided: (5)

Please provide a brief description of the proposed second dwelling:
***PLEASE DO NOT WRITE "SEE ATTACHED."

New, 29'-8" x 20'-0", 1½ story, 26.5' (average height) dwelling. Basement = 531 SF, 1st floor = 531 SF, 2nd floor = 480 SF, total of 1,542 SF with surrounding decks & balconies, accessed by new 9' wide dirt drive.



NOTE: VERIFY EXACT, REQUIRED CUT & FILL TOPOGRAPHIC CHANGES FOR NEW DRIVE, DWELLING AND POOL WITH REGISTERED SURVEYOR.

THIS SITE PLAN FROM: "AS-BUILT PLOT PLAN"
ADDRESS 16 GREENLEAF ROAD
BY NANTUCKET SURVEYORS, INC. N-6415
DATED: MAY 25, 2000
ASSESSOR'S MAP 39, PARCEL 48
DEED REFERENCE: C-10,689
PLAN REFERENCE: L.C. PL. 15209-F
*SEE ZBA DECISION 63 OF 93 RECORDED AS DOCUMENT NUMBER 89585

SITE PLAN

SCALE: 1" = 40' - 0"

GRAPHIC SCALE: 2 6 10 40 / 0 4 8 20

DWELLING PERCENTAGES

NEW SECONDARY DWELLING = 531 SF
EXISTING MAIN DWELLING = 2,562 SF
531 SF/ 2,562 SF = 0.207 OR 20.7%
∴ THE EXISTING MAIN DWELLING IS 79.3% LARGER THAN THE NEW SECONDARY DWELLING

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

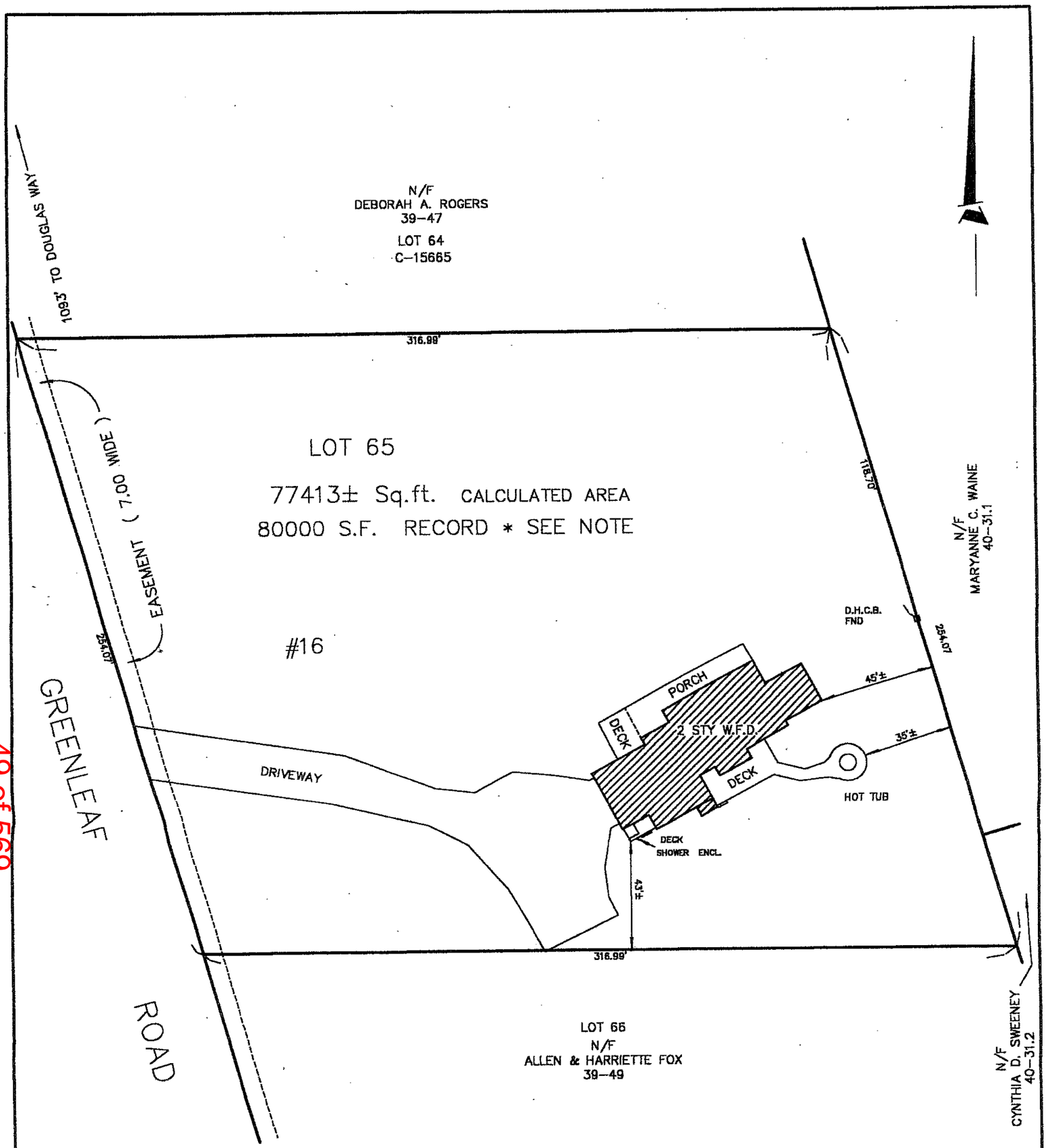
NEW SECOND DWELLING FOR:
THE ROGERS RESIDENCE
16 GREENLEAF ROAD
NANTUCKET

Issues & Revisions

1	9-27-16	SUBMIT TO PLANNING

PLANNING SITE PLAN

A-1A



APPROVED
NANTUCKET PLANNING BOARD
Date 7/13/00
By Joshua Seum

* SEE ZBA DECISION 63 OF 93 RECORDED AS DOCUMENT NUMBER 89585

RECEIVED
JUL 12 2000
NANTUCKET BUILDING DEPT.

CURRENT ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150 FT.
FRONTYARD SETBACK: 35 FT.
SIDE AND REAR SETBACK: 15 FT. * 10 FT. LOT OF RECORD
ALLOWABLE G.C.R.: 4 % OF EXISTING AREA OR 3096 S.F.
EXISTING G.C.R.: 3.31%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 216-92

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=40' DATE: 5/25/2000
DEED REFERENCE: C-10,689
PLAN REFERENCE: LC.PL.15209-F
ASSESSOR'S REFERENCE:
MAP: 39 PARCEL: 48
PREPARED FOR:
DEBORAH BARDH ROGERS

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-6415

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** October 13, 2016

56A Hooper Farm Road
Assessors Map #**67** Parcel #**147 – portion of**

Applicant	Owner
Emeritus	**EJ Harvey**

The applicant is proposing to construct a 716 square foot four (4) bedroom secondary dwelling. The proposed secondary dwelling will be located on the north side of the site, which has approximately 12,177 square feet of lot area and is zoned R-10. There is also a proposed 1,256 square foot primary structure on the lot.

The dwelling will be accessed by a shared shell driveway with a Belgium block apron off Hooper Farm Road, which is a public paved road. The site will contain five (5) 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, pursuant to Nantucket Zoning Bylaw Section 139-20/1(B)(2)(d);
(2) That the surface of the driveway shall be a constructed to 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.

PLANNING OFFICE
OCT 03 2016
RECEIVED

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 10.03.16 **Fee Amount:** $100

Applicant: Emeritus

Mailing address: 8 Williams Ln

Daytime phone number: 508-325-4995 **Fax:** _____

E-mail Address: alex@emeritusdevelopment.com

Owner (if other than applicant): EJ Harvej

Mailing address: 5 Meadowview Dr, Nantucket, MA 02554

Signature of Property Owner(s) _____

Location of proposed secondary(2ND) dwelling:

Street Address: 56 Hooper Farm Rd, Lot 147 (A)

Assessors Tax Map #: 67 **Parcel #:** 317

Size of Parcel: 12,177 S.F. **Zoning District:** R-10

Secondary Dwelling # of Bedrooms: 4

Primary Dwelling # of Bedrooms: 6

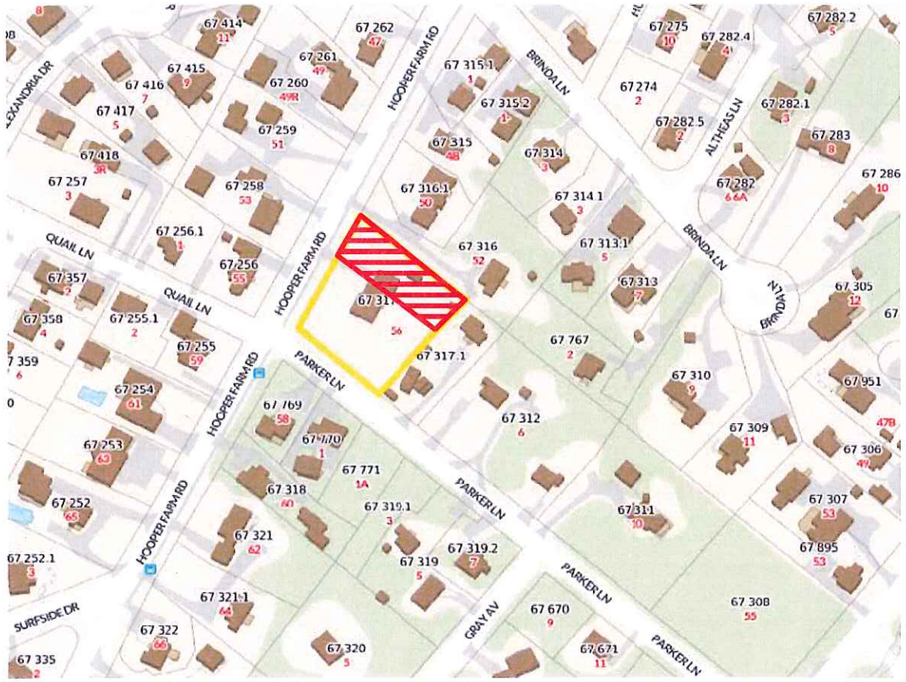
Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 5 ✓

Number of Parking Spaces provided: 6

Please provide a brief description of the proposed second dwelling:
*****PLEASE DO NOT WRITE "SEE ATTACHED."**
Proposed cottage, 716 S.F. ground cover.

EJ Harvej Cottage

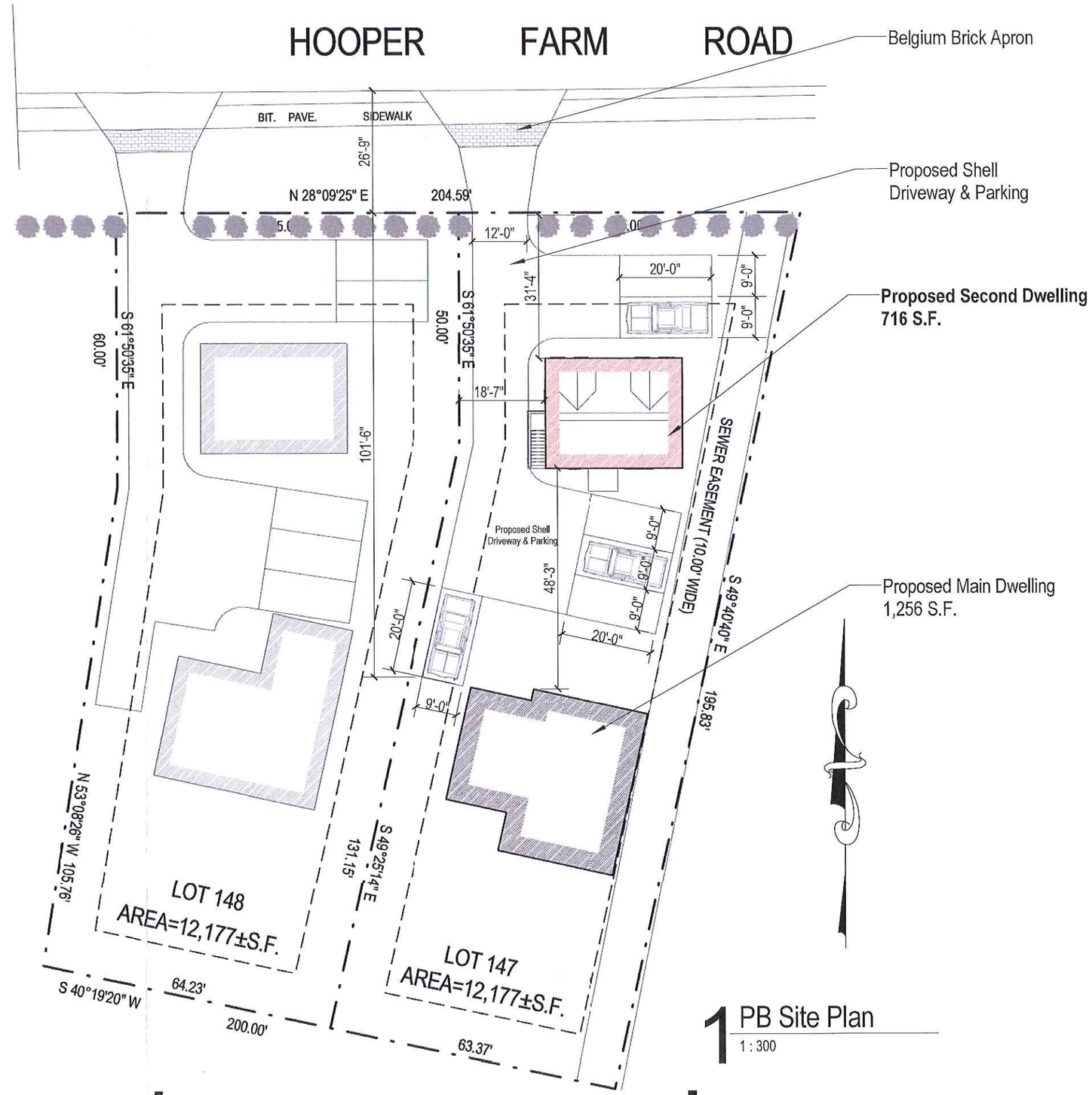
56 Hooper Farm Rd, Lot 147
Nantucket, MA 02554



Locus Map

Lot 147

Zoning: R-10
Lot Size: 12,177 S.F.
Allowable G.C: 3,044 S.F.
Proposed G.C: 1,972 S.F.



1 PB Site Plan
1 : 300

G.01

Harvey Cottage
56 Hooper Farm Rd,
Lot 147, Nantucket MA
02554

Zoning Information

Map & Parcel:	67 / 317
Current Zoning:	R10
Minimum Frontage:	75 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.

Second Dwelling Application
10.03.16

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** October 13, 2016

56B Hooper Farm Road
Assessors Map #**67** Parcel #**147 – portion of**

Applicant	Owner
Emeritus	**EJ Harvey**

The applicant is proposing to construct a 716 square foot five (5) bedroom secondary dwelling. The proposed secondary dwelling will be located on the north side of the site, which has approximately 12,177 square feet of lot area and is zoned R-10. There is also a proposed 1,196 square foot primary structure on the lot.

The dwelling will be accessed by a shared shell driveway with a Belgium block apron off Hooper Farm Road, which is a public paved road. The site will contain five (5) 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, pursuant to Nantucket Zoning Bylaw Section 139-20/1(B)(2)(d);
(2) That the surface of the driveway shall be a constructed to 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.

PLANNING OFFICE
OCT 03 2016
RECEIVED

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 10.03.16 **Fee Amount:** $100

Applicant: Emeritus

Mailing address: 8 Williams Ln

Daytime phone number: 508-325-4995 **Fax:**

E-mail Address: alex@emeritusdevelopment.com

Owner (if other than applicant): EJ Harvej

Mailing address: 5 Meadowview Dr, Nantucket, MA 02554

Signature of Property Owner(s)

Location of proposed secondary(2ND) dwelling:

Street Address: 56 Hooper Farm Rd, Lot 148 (B)

Assessors Tax Map #: 67 **Parcel #:** 317

Size of Parcel: 12,177 S.F. **Zoning District:** R-10

Secondary Dwelling # of Bedrooms: 5

Primary Dwelling # of Bedrooms: 6

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 6 ✓

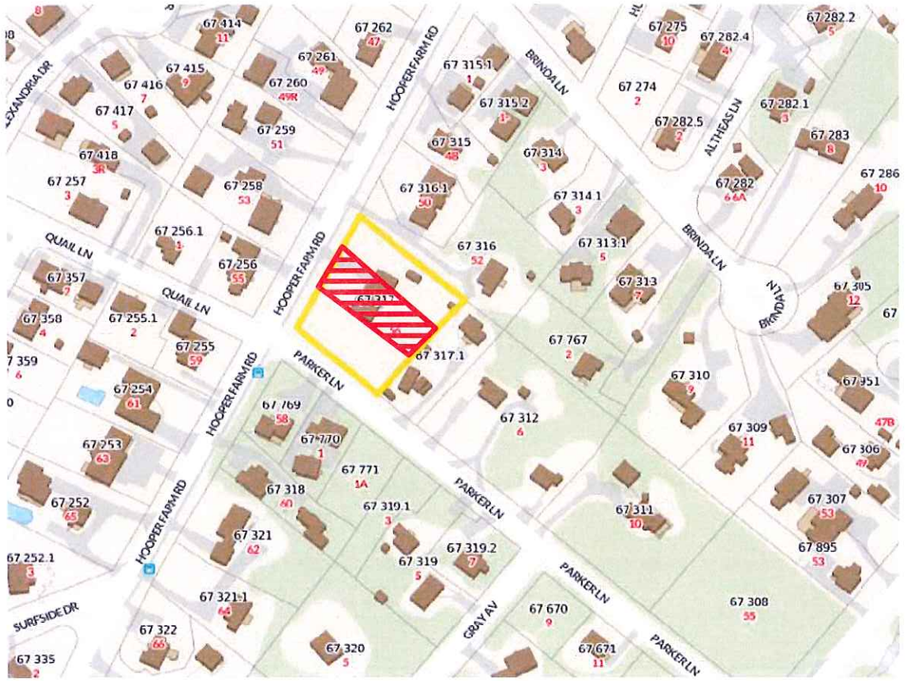
Number of Parking Spaces provided: 6

Please provide a brief description of the proposed second dwelling:
*****PLEASE DO NOT WRITE "SEE ATTACHED."**

Proposed cottage, 716 S.F. ground cover.

EJ Harvej Cottage

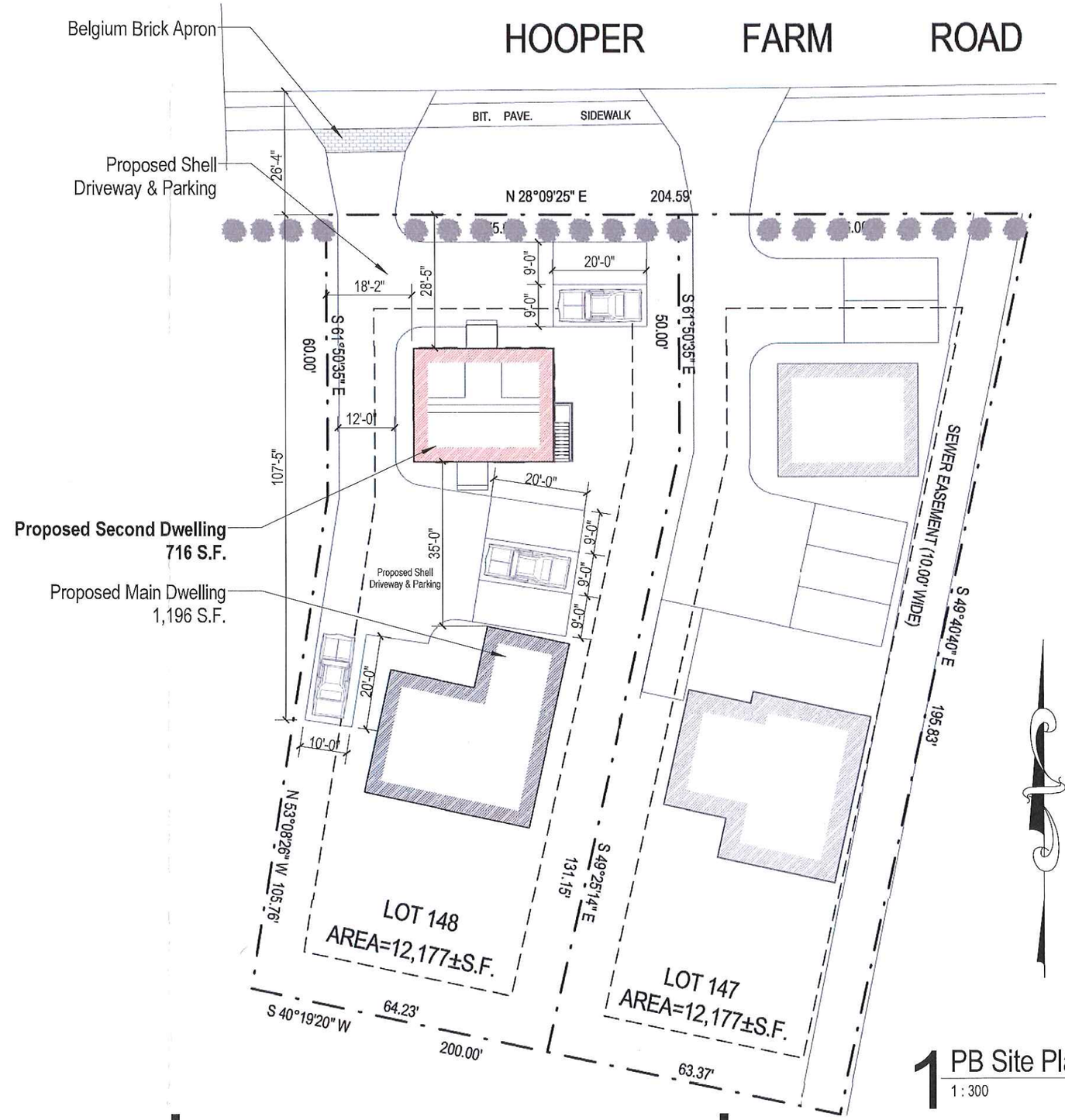
56 Hooper Farm Rd, Lot 148
Nantucket, MA 02554



Locus Map

Lot 148

Zoning: R-10
Lot Size: 12,177 S.F.
Allowable G.C: 3,044 S.F.
Proposed G.C: 1,912 S.F.



1 PB Site Plan
1 : 300

G.01

Harvey Cottage
56 Hooper Farm Rd,
Lot 148, Nantucket MA
02554

Zoning Information

Map & Parcel:	67 / 317
Current Zoning:	R10
Minimum Frontage:	75 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.

Second Dwelling Application
10.03.16

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** October 13, 2016

26 Monohansett Road
Assessors Map #**79** Parcel #**145**

Applicant	**Owner**
Duncan & Delphine Winter	**SAME**

The applicant is proposing to construct a 1,120 square foot three (3) bedroom secondary dwelling. The proposed secondary dwelling will be located on the north side of the site, which has approximately 120,000 square feet of lot area and is zoned LUG-2. There is also an existing 1,926 square foot primary structure on the lot.

The dwelling will be accessed by a shared shell driveway with an existing block apron off Monohansett Road, which is a private paved road. A proposed gravel driveway off the existing shell driveway will be constructed for the secondary dwelling. 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 existing block apron at the driveway entrance shall be at least ten (10) feet wide with a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet, pursuant to Nantucket Zoning Bylaw Section 139-20/1(B)(2)(d);
(2) That the surface of the driveway shall be a constructed to 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.

RECEIVED
OCT 03 2016
By CHC# 22709

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

2016 OCT -3 PM 3:58

Date Submitted: OCTOBER 3, 2016 **Fee Amount:** $ 100.00

Applicant: DUNCAN & DELPHINE WINTER

Mailing address: 146 PENINSULA RD. LAKE PLACID, NY 12946

Daytime phone number: 508-228-0631 **Fax:**

E-mail Address: delphine.s.winter@gmail.com

Owner (if other than applicant):

Mailing address: 26 Monohansett Rd.

Signature of Property Owner(s) Jeff Reed, Agent

Location of proposed secondary(2ND) dwelling:

Street Address: 26 Monohansett Rd.

Assessors Tax Map #: 79 **Parcel #:** 145

Size of Parcel: 120,000 S.F. **Zoning District:** LUG-2

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 4 ✓

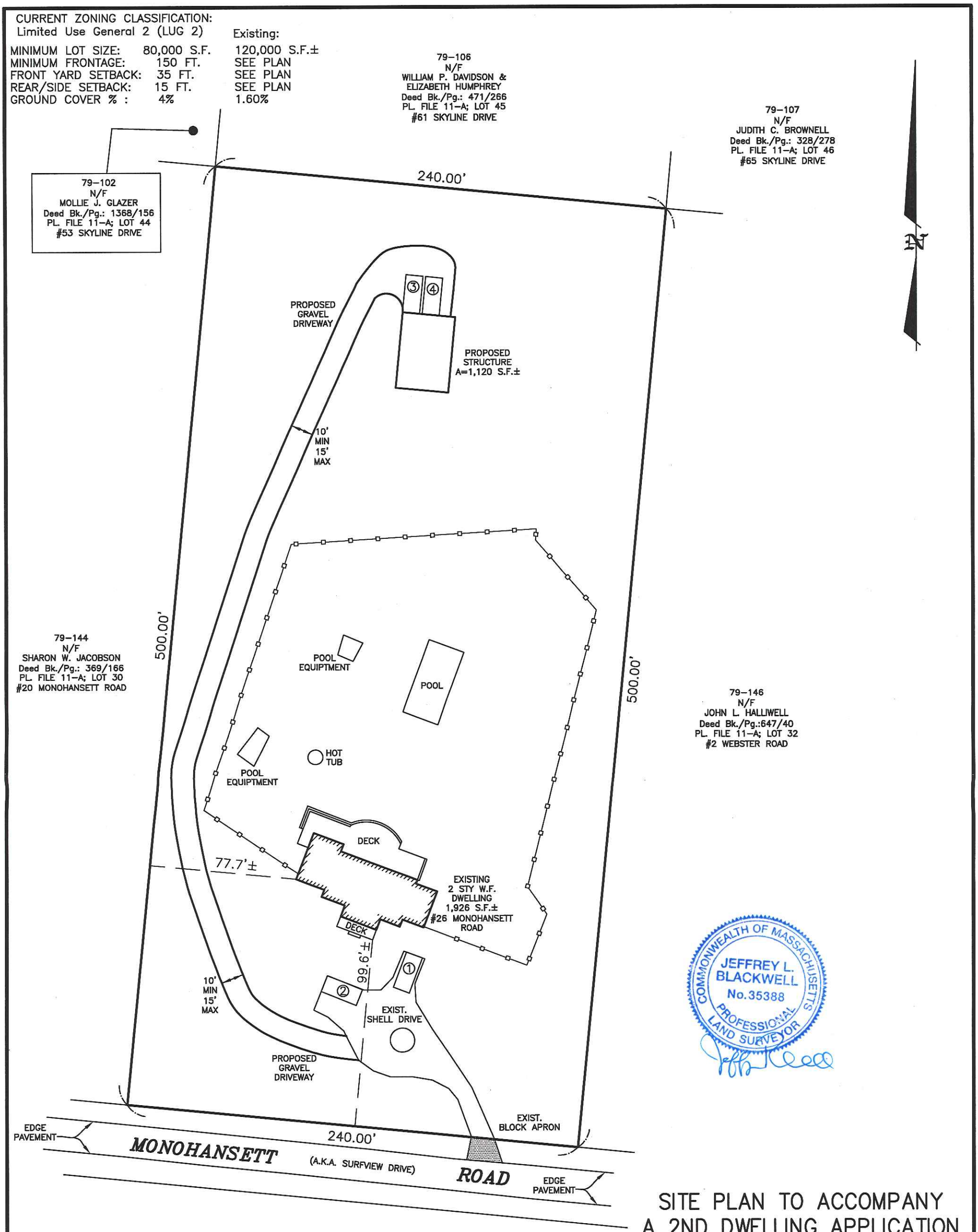
Number of Parking Spaces provided: 4

Please provide a brief description of the proposed second dwelling:
*****PLEASE DO NOT WRITE "SEE ATTACHED."**

THE PROPOSED COTTAGE IS TO LOCATED NORTH OF THE MAIN HOUSE AND POOL.

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (LUG 2)

		Existing:
MINIMUM LOT SIZE:	80,000 S.F.	120,000 S.F.±
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER % :	4%	1.60%



LEGEND

① DENOTES 9'x20' PARKING SPACE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

SITE PLAN TO ACCOMPANY A 2ND DWELLING APPLICATION IN NANTUCKET, MA

SCALE: 1"= 50' DATE: OCTOBER 3, 2016

Owner: DELPHINE WINTER
DUNCAN F. WINTER

Deed: BK. 1093/229 Plan: PL. FILE 11–A LOT 31

Locus: 26 MONOHANSETT ROAD

MAP: 79 PARCEL: 145

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

B7742

T:\CHRIS 1 JOB 46
V:\DRAWFILES\B7742\2ND DWELLING.dwg 10/3/2016 3:28:36 PM EDT

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)

October 5, 2016

Via Email Only (CAncero@nantucket-ma.gov)
Catherine Ancero
Nantucket Planning Board

RE: Graham Subdivision
Low Beach Road
Nantucket, Massachusetts

Catherine,

Sorry for the confusion, I knew it was continued until October but when you told me it was ready I assumed the Board had looked at the roads and decided everything was ok. I did record the Form J on Monday and I went down and talked to Jen at Registry. She cannot un-record something, however, I can do an attorney's affidavit and say that it was mistakenly recorded and that it is a nullity. We are not selling any lots until November or December so I suggest we see what the Board does at the October meeting. If they vote to release, then we do not have to do anything. If they take some other action, then I will record the affidavit and we can put on an acceptable release.

Very truly yours,

Richard J. Glidden

RJG:jlr

COPY

Nantucket Planning Board

Form J
Certificate of Completion and
Release of Municipal Interest in
Subdivision Performance Security

Date: August 2016 Planning Board File # 1242

Subdivision Name: Topland Properties

Owner: RIMAR 1 LLC and RIMAR 2 LLC

Owner's Address: _____

Phone number: 508-228-0771 Fax number: 508-228-6205 E-mail: richard@gliddenandglidden.com

Applicant, (if other than owner): Same

Applicant's Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Date of Subdivision Plan: September 17, 1973

Land Location: Off Low Beach Road

Plan Recorded: Nantucket Registry of Deeds Plan Book 5-B Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number_____

Type of Performance Security:

☒ Covenant dated: October 15, 1973 as amended December 18, 1990
Covenant recorded: Nantucket Registry of Deeds, Book 147 Page 140 and Book 359, Page 222.

Or

Covenant registered: Nantucket Land Registry District as Document #_____ and noted on Certificate of Title #_____ in Registration Book _____ Page _____.

○ Deposit of money, agreement dated: _____
Bank (if bank passbook): _____
Address of Bank:_____

○ Other Security , agreement dated:_____

○ Letter of credit, agreement dated:_____

Bank: _____

Address of Bank: _____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been ☐ completed ☐ partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

Lots 5 thru 57 being all lots in the subdivision.

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ (Date) day of September (Month), 2016 (Year).

Barry G. Rector

Nat Lowell

Linda Williams

John McLaughlin

Joseph Marcklinger

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2016

On the _____ day of September, 2016, before me, the undersigned notary public,

Personally appeared _____, 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 acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

My commission expires:

RECEIVED
JUL 12 2016
By

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA

WILLIAM F. HUNTER
OF COUNSEL

July 11, 2016

2016 JUL 12 AM 10: 40

HAND DELIVERY & FAX
Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

RE: Nantucket Westmoor Farms, LLC – Discussion
6 and 8 Old Westmoor Farm Road, Nantucket, MA

Dear Chairman Rector:

My client, Nantucket Westmoor Farms, LLC ("NWF") asks the Nantucket Planning Board to continue its hearing on the above matter from July 11, 2016 to September 12, 2016.

As grounds for its request, NWF has modified the language on its Web page and lease to emphasize the residential character of its properties at 6 and 8 Old Westmoor Farm Road and intends to meet with members of the Nantucket Westmoor Farms Homeowner's Association to discuss and enact guidelines for "special events" that take place on Association properties. There have been no complaints about the limited number of "special events" held at 6 and 8 Old Westmoor Farm Road this year. This requested continuance will afford NWF time to discuss their guidelines with neighborhood owners and then modify the existing

Westmoor Farms Homeowner's Association Declaration of Covenants and Restrictions to incorporate these guidelines.

Thank you for your attention to this matter,

Sincerely,

KFD/kw
Cc: Andrew Vorce, Planning Director
Leslie Woodson Snell, Deputy Director of Planning
Marcus Silverstein, Zoning Enforcement Officer
John Pyles

Nantucket Planning Board

Form J
Certificate of Completion and
Release of Municipal Interest in
Subdivision Performance Security

Date: October ___, 2016 Planning Board File # 6992, 7662, and 7684

Subdivision Name: Pippen's way

Owner: Pippen's Way LLC

Owner's Address: 488 Boston Post Road, Post Office Box 5967, Marlborough, Massachusetts 01752

Phone number: (508) 460-9508 Fax number: _____ E-mail: cgadbois@wellenconstruction.com

Applicant, (if other than owner): Same as above.

Applicant's Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Date of Subdivision Plan: March 10, 2014, revised July 24, 2014

Land Location: 6 Pippen's Way, Nantucket, Massachusetts

Plan Recorded: Nantucket Registry of Deeds Plan Book _____ Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number 12268-D

Type of Performance Security:

☒ Covenant dated: March 10, 2014

Covenant recorded: Nantucket Registry of Deeds, Book _____ Page _____.

or

Covenant registered: Nantucket Land Registry District as Document # 144152 and noted on Certificate of Title # 25225 in Registration Book _____ Page _____.

❍ Deposit of money, agreement dated: _____

Bank (if bank passbook): _____

Address of Bank: _____

❍ Other Security , agreement dated: _____

❍ Letter of credit, agreement dated:_____

Bank: _____

Address of Bank:_____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been ☐ completed ☒ partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

Lot 13 and Lot 17

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ day of _____, _____ .
(Date) (Month) (Year)

_____ Barry G. Rector

_____ Nat Lowell

_____ Linda Williams

_____ John Trudel, III

_____ Joseph Marcklinger

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2016

On the _____day of _____, 2016, before me, the undersigned notary public,

Personally appeared _____, 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 acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

_____
Notary Public

_____
My commission expires:

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

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 it 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 G. 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.

ANDREW VINCENT VORCE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2012

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

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.

ANDREW VINCENT VORCE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 26, 2012

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

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

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.

Barry G. Rector APPROVE

Linda F. Williams APPROVE

Nathaniel Lowell APPROVE

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 Rector, 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

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

My Commission Expires

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** August 8, 2016

18 Sleepy Hollow Road
Assessors Map #**66** Parcel #**447.2**

Applicant	Owner
Tyler Grant Ewing	**Same**

The applicant is proposing to construct a four (4) bedroom 1,393 square foot secondary dwelling. The proposed secondary dwelling will be located on the southeast side of the site, which has approximately 20,001 square feet of lot area and is zoned R-20. There is an existing 809 square foot dwelling on the property, which is a condo and under separate ownership. A proposed 303 square foot studio/office is also proposed on the property.

The dwelling will be accessed by a separate driveway off Sleepy Hollow Road, which is a private shell road. The site will contain a total of six (6) exterior parking spaces; two (2) for the existing structure and four (4) for the proposed secondary dwelling. 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 ground cover of the secondary dwelling shall be a minimum of 20% less or more than the primary dwelling;
(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.

Nantucket Planning Board

August 9, 2016

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

Re: 18 Sleepy Hollow Road – Grant Tyler Ewing (Map 66 Parcel 447.2)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on August 8, 2016 Planning Board 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:

(1) That the ground cover of the secondary dwelling shall be a minimum of 20% less or more than the primary dwelling;
(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.

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.

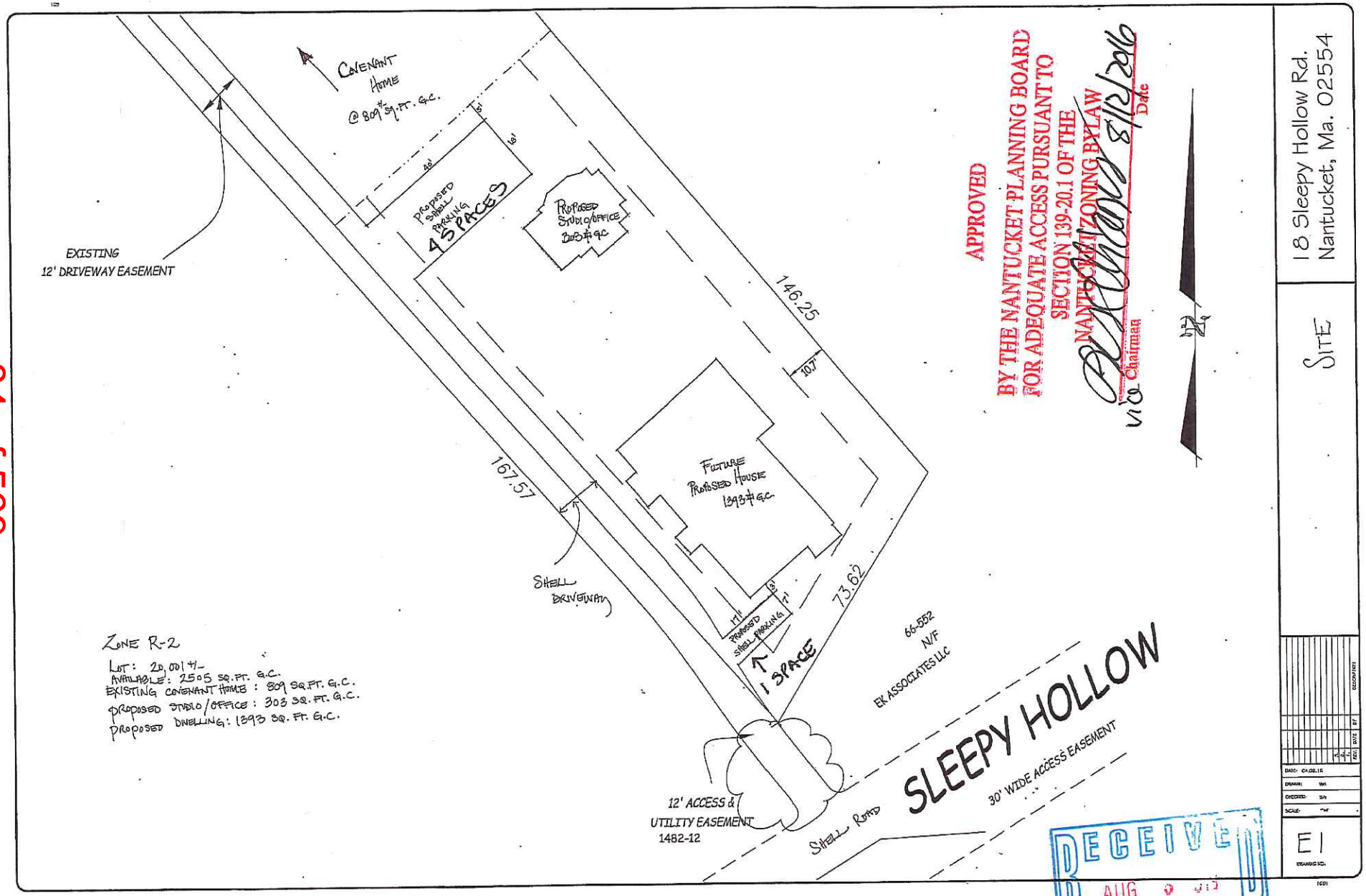
As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of **two years only**, calculated from the date of site plan endorsement by the Planning Board. If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

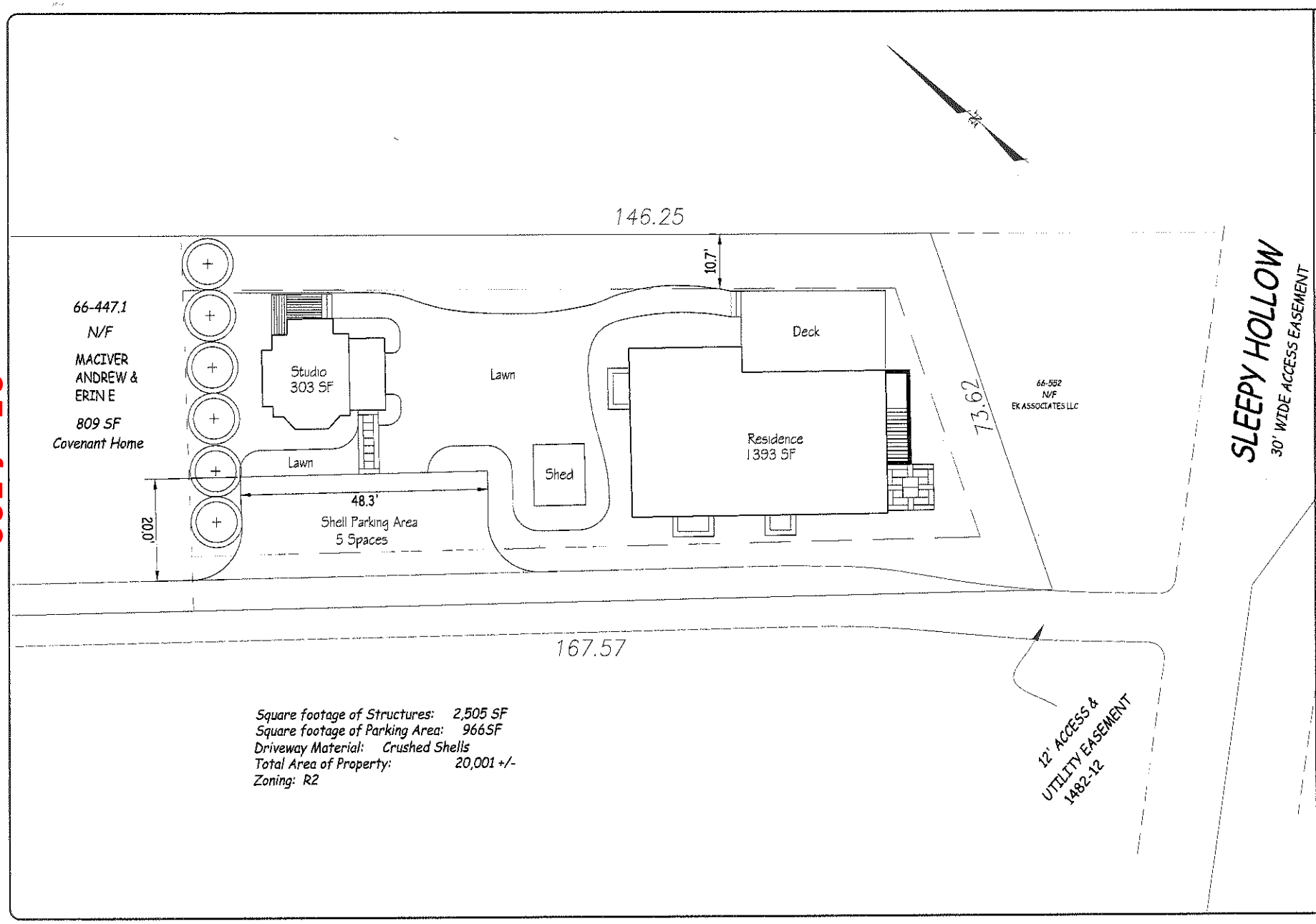
Sincerely,

Linda Williams,
Vice-Chairman

cc: **Grant Tyler Ewing**
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.


COVENANT HOME @ 809 sq.ft. G.C.
PROPOSED SHELL PARKING 4 SPACES
PROPOSED STUDIO/OFFICE 303 sq.ft. G.C.
EXISTING 12' DRIVEWAY EASEMENT
146.25
10.7'
167.57
FUTURE PROPOSED HOUSE 1393 sq.ft. G.C.
SHELL DRIVEWAY
PROPOSED SHELL PARKING
1 SPACE
73.62
66-552 N/F EK ASSOCIATES LLC
12' ACCESS & UTILITY EASEMENT 1482-12
SHELL ROAD
SLEEPY HOLLOW
30' WIDE ACCESS EASEMENT
ZONE R-2
LOT: 20,001 +/-
AVAILABLE: 2505 SQ.FT. G.C.
EXISTING COVENANT HOME: 809 SQ.FT. G.C.
PROPOSED STUDIO/OFFICE: 303 SQ.FT. G.C.
PROPOSED DWELLING: 1393 SQ.FT. G.C.
APPROVED
BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING BYLAW
Vice Chairman
8/12/2016
Date
18 Sleepy Hollow Rd.
Nantucket, Ma. 02554
SITE
E1
RECEIVED
AUG
By



REVISED SITE PLAN

Nantucket Planning Board
Engineering Escrow Account
Arrowhead Drive Sub.-WB Nantucket Holdings

File No.	Development	Date	Engineer	Invoice No.	Debit	Credit	Balance
7084	WB Holdings (Arrowhead Sub.)	3/10/2008	Ed Pesce	2008532	$1,519.77		($1,519.77)
7084	WB Holdings (Arrowhead Sub.)	7/29/2008	Ed Pesce	2008577	$833.75		($2,353.52)
7084	WB Holdings (Arrowhead Sub.)	8/12/2008	Ed Pesce	2008584	$906.25		($3,259.77)
7084	WB Holdings (Arrowhead Sub.)	11/13/2008	Ed Pesce	2008604	$1,232.50		($4,492.27)
7084	WB Holdings (Arrowhead Sub.)	4/16/2009	Chk#7180	Deposit		$6,992.27	$2,500.00
7084	WB Holdings (Arrowhead Sub.)	10/21/2009	Ed Pesce	2009-696	$1,450.00		$1,050.00
7084	WB Holdings (Arrowhead Sub.)	12/8/2010	Ed Pesce	2010-779	$978.75		$71.25
7084	WB Holdings (Arrowhead Sub.)	8/5/2013	Ed Pesce	2013-993	$2,535.80		($2,464.55)
7084	WB Holdings (Arrowhead Sub.)	8/26/2013	Chk # 9289			$4,964.55	$2,500.00
7084	WB Holdings (Arrowhead Sub.)	9/4/2013	Ed Pesce	2013-1006	$5,791.05		($3,291.05)
7084	WB Holdings (Arrowhead Sub.)	11/7/2013	K. Coffin Inc.	Ck # 9407		$5,791.05	$2,500.00
7084	WB Holdings (Arrowhead Sub.)	12/10/2013	Ed Pesce	2013-1012	$3,962.51		($1,462.51)
7084	WB Holdings (Arrowhead Sub.)	4/9/2014	Ed Pesce	2014-1018	$1,452.94		($2,915.45)
7084	WB Holdings (Arrowhead Sub.)	5/13/2014	Ed Pesce	2014-1028	$1,466.41		($4,381.86)
7084	WB Holdings (Arrowhead Sub.)	5/30/2014	K. Coffin Inc.	ck # 9638		$6,881.86	$2,500.00
7084	WB Holdings (Arrowhead Sub.)	6/30/2014	Ed Pesce	2014-1042	$924.38		$1,575.62
7084	Kenneth Coffin, Inc.	8/3/2014	Pesce Eng.	2014-1047	$2,983.11		($1,407.49)
7084	Kenneth Coffin, Inc.	9/16/2014	K. Coffin Inc.	Ck # 9764		$3,907.49	$2,500.00
7084	Kenneth Coffin, Inc.	9/23/2014	Pesce Eng.	2014-1062	$483.33		$2,016.67
7084	Kenneth Coffin, Inc.	12/31/2014	Pesce Eng.	2014-1100	$647.17		$1,369.50
7084	Kenneth Coffin, Inc.	4/14/2015	Pesce Eng.	2015-1144	$507.50		$862.00
7084	Kenneth Coffin, Inc.	6/26/2015	Pesce Eng.	2015-1178	$404.06		$457.94
7084	Kenneth Coffin, Inc.	9/25/2015	Pesce Eng.	2015-1211	$326.25		$131.69
7084	Kenneth Coffin, Inc.	10/26/2015	Check #10109			$2,368.31	$2,500.00
						Total Balance:	$2,500.00

ORG: 04121

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
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EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

September 13, 2016

BY HAND DELIVERY

Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: GG Development, LLC
11 Mill Hill Lane, Nantucket, MA 02554
Planning Board File Nos. 7661, 7873, 7919 and 7972

Dear Chairman Rector:

Enclosed herewith is a Form J Release for Lot 17 on Land Court Plan 12559-G and Lots 26 and 27 on Plan 12559-I in the Woodland Hill subdivision, for the above-referenced Planning Board Files. Please schedule this matter for the next scheduled Planning Board meeting.

Thank you for your time and attention to this matter. If you have any questions, please contact me at (508)228-4455 or via e-mail at tracy@vdhlaw.com.

Sincerely,

Tracy

Tracy R. MacDonald
Paralegal

Nantucket Planning Board

Form J
Certificate of Completion and
Release of Municipal Interest in
Subdivision Performance Security

Date: September 13, 2016 Planning Board File # 7661, 7873, 7919 and 7972

Subdivision Name: Woodland Hill

Owner: GG Development LLC, a Massachusetts limited liability company

Owner's Address: c/o Vaughan, Dale, Hunter and Beaudette, PC, 2 Whaler's Lane, Nantucket, MA 02554

Phone number: (508)228-4455 Fax number: (508)228-3070 E-mail: rick@vdhlaw.com

Applicant, (if other than owner): Richard P. Beaudette, Esq.

Applicant's Address: Vaughan, Dale, Hunter and Beaudette, PC, 2 Whaler's Lane, Nantucket, MA 02554

Phone number: (508)228-4455 Fax number: (508)228-3070 E-mail: rick@vdhlaw.com

Date of Subdivision Plan: March 10, 2014 and June 13, 2016

Land Location: Red Mill Lane, Old Mill Court and Old Farm Road (f/k/a 11 Mill Hill Lane)

~~Plan Recorded: Nantucket Registry of Deeds Plan Book _____ Page _____~~

Plan Registered: Nantucket Land Registry, Land Court Plan Number 12559-G and 12559-I

Type of Performance Security:

☒ Covenant dated: August 11, 2014

~~Covenant recorded: Nantucket Registry of Deeds, Book _____ Page _____.~~

or

Covenant registered: Nantucket Land Registry District as Document #145372 and noted on Certificate of Title #25308 ~~in Registration Book _____ Page _____.~~

❍ Deposit of money, agreement dated: _____

Bank (if bank passbook): _____

Address of Bank: _____

- ❍ Other Security , agreement dated:_____
- ❍ Letter of credit, agreement dated:_____

  Bank: _____

  Address of Bank:_____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been X completed ☐ partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

Lot 17 on LCPLN 12559-G and Lots 26 and 27 on LCPLN 12559-I .

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ day of _____, 2016 .
(Date) (Month) (Year)

_____ Barry G. Rector

_____ Nat Lowell

_____ Linda Williams

_____ John Trudel, III

_____ Joseph Marcklinger

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2016

On the _____day of _____, 2016, before me, the undersigned notary public,

Personally appeared _____, 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 acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

_____
Notary Public

_____
My commission expires:

ZONING CLASSIFICATION: R-1

MINIMUM LOT SIZE	5,000 s.f.
MINIMUM FRONTAGE	50'
FRONT YARD SETBACK	10'
REAR/SIDE YARD SETBACK	5'
GROUND COVER RATIO	30%

TRAVERSE CLOSURE

ANGULAR ERROR: 00° 00' 04"
LINEAR ERROR: 0.070'
DIRECTION OF ERROR: N 38° 14' 58" W
PRECISION: 1:29,319

EDM ACCURACY

±(2mm + 2ppm x D) m.s.e.

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS 21 – 25 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA 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.

CB/DH/TD ■ CONCRETE BOUND WITH DRILL HOLE FOUND

IP/TD ○ IRON PIPE FOUND

⊡ CONCRETE BOUND WITH DRILL HOLE TO BE SET

LOCUS MAP SCALE: 1" = 400'

12559 I

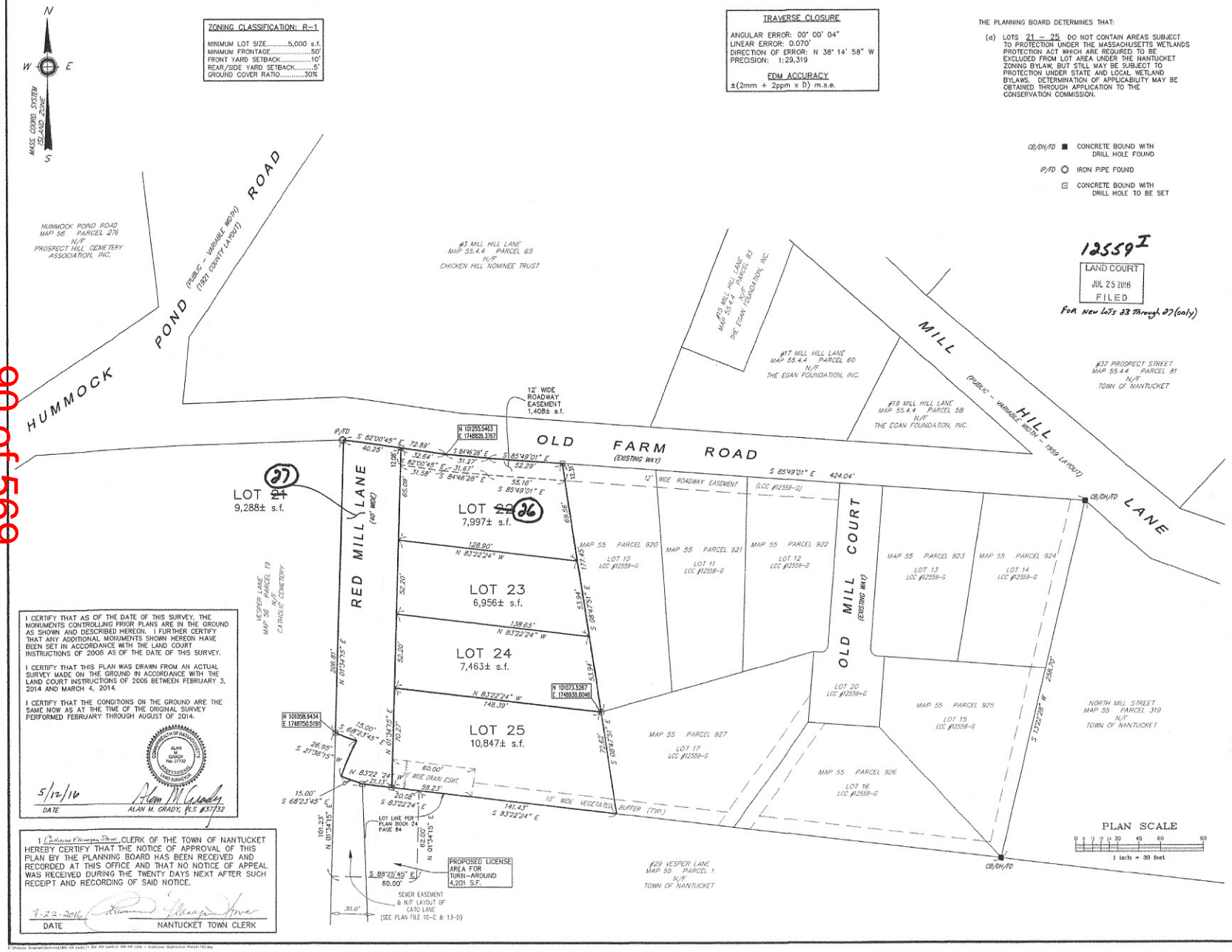
LAND COURT
JUL 25 2016
FILED

For New Lots 23 Through 27 (only)

NOTES

1. LOCUS: MAP 55 PARCELS 919, 928 and MAP 55.4.4 PARCEL 26
2. OWNER: GG DEVELOPMENT, LLC
   27 HARVARD STREET
   BROOKLINE, MA 02445
3. DEED REF: CERT. #25308 (DOC #145447)
4. PLAN REF: LCC #12559-G (LOTS 7, 8, 9, 18, 19 and a WAY)
5. EASEMENT: DOC #24243 and Plan File:10-C
6. THE PURPOSE OF THIS PLAN IS TO:
   A. DIVIDE LOTS 7, 8, 9, 18, 19 & THE WAY AS SHOWN ON LCC #12559-G IN ACCORDANCE WITH THE "WOODLAND HILLS SUBDIVISION STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL". SAID STATEMENT IS REGISTERED AS DOCUMENT NO. 147765 IN THE LAND COURT SECTION OF THE NANTUCKET REGISTRY OF DEEDS.

   B. DEFINE THE LIMIT OF REGISTRATION FOR LOT 21 (RED MILL LANE) AS DETERMINED BY THE LAND COURT.
7. SEE ORDER OF COURT (DOCUMENT #151439) ELIMINATING THE WAY AS SHOWN ON LCC #12559-G.



I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN FEBRUARY 3, 2014 AND MARCH 4, 2014.

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY PERFORMED FEBRUARY THROUGH AUGUST OF 2014.

COMMONWEALTH OF MASSACHUSETTS ALAN M. GRADY No. 37132 PROFESSIONAL LAND SURVEYOR

5/12/16 — DATE
Alan M. Grady — ALAN M. GRADY, PLS #37132

I Catherine Flanagan Shaw, CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

7-22-2016 — DATE
Catherine Flanagan Shaw — NANTUCKET TOWN CLERK

SUBDIVISION MODIFICATION PLAN OF LAND

IN

NANTUCKET, MASS.

OWNED BY
GG DEVELOPMENT LLC
BEING A SUBDIVISION OF:
LOTS 7, 8, 9, 18, 19 AND THE WAY
AS SHOWN ON
L.C. PLAN 12559-G
PREPARED BY

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282

SCALE: 1" = 30' APRIL 29, 2016

APPROVED BY THE NANTUCKET PLANNING BOARD

FILE NUMBER: 7972
DATE APPROVED: June 13, 2016
DATE ENDORSED: June 13, 2016

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

September 30, 2016

BY HAND DELIVERY
Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: GG Development, LLC
Woodland Hill, Nantucket, MA 02554
Planning Board File Nos. 7661, 7873 and 7972

Dear Chairman Rector:

Enclosed herewith are amended Planning Board Documents as follows:

1. First Amendment to Woodland Hill Homeowners Association Declaration of Trust dated August 11, 2014 and registered as Document No. 147764;
2. Second Amendment to Woodland Hill Subdivision Declaration of Protective Covenants, Easements and Restrictions, registered as Document No. 147766;

Please note that these documents are being amended specifically to reflect the two recent Planning Board Decisions. Decision #7873, dated October 15, 201, which allowed for a vegetated buffer reduction for Lot 14 and 18 (now Lot 25), and Decision #7972, dated June 13, 2016, which approved and endorsed the subdivision plan of Lot 9 and 18 pursuant to Land Court Plan 12559-I, attached here for your convenience of reference.

Please schedule this matter for the October 13, 2016 Planning Board hearing.

If you have any questions, please contact me at (508)228-4455 or via e-mail at tracy@vdhlaw.com.

Sincerely,

Tracy

Tracy R. MacDonald
Paralegal

FIRST AMENDMENT TO
WOODLAND HILL HOMEOWNERS ASSOCIATION
DECLARATION OF TRUST

THIS FIRST AMENDMENT is made as of the ___ day of September, 2016 to the WOODLAND HILL HOMOWNERS ASSOCIATION DECLARATION OF TRUST, dated August 11, 2014 and registered as Document No. 147764 at the Nantucket Registry Disrict for the Land Court; (hereinafter the "Trust").

The undersigned, being the present Trustee and Developer of the Trust hereby desires to amend said Trust as follows:

ARTICLE TWO. Definitions. Shall be amended and restated as follows:

Article Two, 1(b), (f), (g), (i) and (k) shall be amended and restated as follows:

> "1(b) "Association", the Owners from time to time of Lots 10 through 17, inclusive on Land Court Plan 12559-G registered with the Nantucket Registry District on Certificate of Title No. 22778 and the Owners from time to time of Lots 23 through 26 on Land Court Plan 12558-I, registered with the Nantucket Registry District on Certificate of Title No. 25308.
>
> 1(f) "Land", the land situated in the Town and County of Nantucket, Commonwealth of Massachusetts, bounded and described as Lots 7 through 20, inclusive shown on Land Court Plan 12559-G, registered with Certificate of Title No. 22778 and Lots 23 through 27, inclusive, shown on Land Court Plan 12559-I, registered with Certificate of Title No. 25308.
>
> 1(g) "Lots", the lots of land in Nantucket County, Massachusetts shown as Lots Numbers 10, 11, 12, 13, 14, 15, 16, 17 and 20 on Land Court Plan No. 12559-G registered with the Nantucket Registry District for the Land Court on Certificate of Title No.22778. Said Lots are shown on Subdivision Plan of Land dated March 10, 2014 prepared for GG Development, LLC by Bracken Engineering, Inc., Nantucket Planning Board File No. 7661 and Lot Numbers 23, 24, 25, 26 and 27 on Land Court Plan No. 12559-I, registered with the Nantucket Registry District for the Land Court on Certificate of title No. 25308. Said Lots are shown on Subdivision Plan of Land dated April 29, 2016, prepare for GG Development, LLC by Bracken Engineering, Inc., Nantucket Planning Board File No. 7972.

1(i) "Plan" shall mean the plan drawn by Bracken Engineering, Inc., dated March 10, 2014 for GG Development, LLC, of land located on Mill Hill Lane now consisting Lots 7 through 20 on Land Court Plan 12559-G showing 10 building lots and three new roadways (Lots 7, 8, 19 and 20) called Proposed Roads "A", "B" and "C" (now known as Old Farm Road, Old Mill Court and Red Mill Lane), approved by the Nantucket Planning Board on May 12, 2014, and endorsed by the Planning Board on August 11, 2014, pursuant to Planning Board File No. 7661; and the plan drawn by Bracken Engineering, Inc. dated April 29, 2016 for GG Development, LLC, of land located on Red Mill Lane now consisting of lots 23 through 26, inclusive and one new roadway (Lot 27, Red Mill Lane), approved and endorsed by the Nantucket Planning Board on June 13, 2016, pursuant to Planning Board File No. 7972

1(k) "Roadways," the Road(s) , "Roadway A," "Roadway B" or "Roadway C," or "Proposed Road A," "Proposed Road B" or "Proposed Road C," shown on Land Court Plan 12559-G, shall mean, intend and refer to Roadways A as "Old Farm Road," Roadway B as "Old Mill Court" (Lot 20 on Land Court Plan 12559-G) and Roadway C, as "Red Mill Lane" (Lot 27 on Land Court Plan 12559-I), pursuant to approval by the Nantucket Board of Selectmen dated June 17, 2015 and memorialized in a letter from the Board of Selectmen dated July 2, 2015."

[SIGNATURE PAGES TO FOLLOW]

GG Development, LLC, Trustee of Woodland Hill Homeowners Associations Trust u/d/t dated August 11, 2014 and registered as Document No. 147764 at the Nantucket Registry District, hereby certify that it is the sole Trustee of said Trust; that said Trust has not been altered, amended, revoked or terminated; that pursuant to said Trust and upon the specific direction of the beneficiaries, the Trustee has the power and authority to purchase property for the Trust ,to mortgage all or any part of the Trust property, to sell or otherwise dispose of all or any part of the Trust property, and to do all things necessary and required to subdivide and manage the Trust property; that all beneficiaries of the Trust are of full age and competent; that pursuant to the provisions of the Trust, the Trustee has been authorized and directed by the beneficiaries to subdivide, manage and develop the Trust property and to sign any and all necessary documents necessary to effectuate these actions for nominal consideration.

Executed under seal this 29th day of September, 2016.

WOODLAND HILL
HOMEOWNERS ASSOCIATION TRUST

By: GG DEVELOPMENT, LLC, Trustee

By: _____
Paul E. Grant, duly authorized
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. September 29, 2016

On this 29th day of September, 2016, before me, the undersigned notary public, personally appeared Paul E. Grant, Manager of GG Development, LLC proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Trustee of the Woodland Hill Homeowners Association Trust.

DAVID J. JENSEN
MY COMMISSION EXPIRES 03-18-2022
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Notary Public
My Commission Expires: 3/18/2022

ACCEPTANCE BY PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Amendment to the Woodland Hill Subdivision Declaration of Protective Covenants. Easements and Restrictions.

Dated this ___ day of _____, 2016

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. _____, 2016

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she/he signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires:

CONSENT OF MORTGAGEE

ROCKLAND TRUST COMPANY, being the holder of certain mortgages from GG Development, LLC to it dated April 15, 2015 and registered as Document No. 147769 and filed with Certificate of Title 25308 at the Nantucket Registry of Deeds, for consideration paid, hereby consents to the foregoing FIRST AMENDMENT TO WOODLAND HILL HOMEOWNERS ASSOCIATION DECLARATION OF TRUST and agrees that said mortgage shall be held subject to and with the benefit of said FIRST AMENDMENT TO WOODLAND HILL HOMEOWNERS ASSOCIATION DECLARATION OF TRUST

Executed and Sealed on _____, 2016.

ROCKLAND TRUST COMPANY

By:_____

Title:

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this _____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in said capacity, for its stated purpose.

_____
NOTARY PUBLIC
My Commission Expires:

SECOND AMENDMENT TO
WOODLAND HILL SUBDIVISION
DECLARATION OF
PROTECTIVE COVENANTS, EASEMENTS AND RESTRICTIONS

THIS AMENDMENT is made as of the ___ day of September, 2016 to the WOODLAND HILL SUBDIVISION DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS AND RESTRICTIONS dated August 30, 2014 and registered as Document No. 147766 at the Nantucket Registry Disrict for the Land Court; as affected by a First Amendment dated June 24, 2015 and registered as Document No. 149010 (hereinafter the "Protective Covenants").

The undersigned, being the present Trustee and Developer of the Woodland Hill Homeowners Association Declaration of Trust dated August 11, 2014 and registered as Document No 147764 hereby desires to amend said Protective Covenants as follows:

The Statement of Purpose, shall be amended and restated as follows:

"STATEMENT OF PURPOSE

GG DEVELOPMENT, LLC, Trustee of WOODLAND HILL HOMEOWNERS ASSOCIATION TRUST u/d/t dated August 11, 2014 registered as Document No. 147764 at the Nantucket Registry District with a mailing address of PO Box 290452, Charlestown, MA 02129 (the "Declarant"), and the Developer of certain parcels of land on Mill Hill Lane shown as Lots 7 through 20, inclusive, on Land Court Plan No. 12559-G, dated March 10, 2014, prepared by Bracken Engineering, Inc., filed with Certificate of Title No 22778 at the Nantucket Registry District for the Land Court (the "Plan"), declares as follows:

The Developer of Woodland Hill has subdivided Lot E on Land Court Plan 12559-A and Lot B10 on Land Court Plan 12559-B being portion of what was formerly known as 11 Mill Hill Lane, Nantucket, Massachusetts, and now known as Woodland Hill (comprised of Old Farm Road, Old Mill Court and Red Mill Lane). They further subdivided Lots 7, 8, 9, 18 and 19 on Land Court Plan 12559-G being a portion of what is now known as Red Mill Lane, Nantucket, Massachusetts into Lots 23-27, inclusive on Land Court Plan 12559-I, prepared by Bracken Engineering, Inc., dated April 29, 2016 and filed with Certificate of Title 25308 at the Nantucket Registry District for a total of twelve (12) buildable lots, pursuant to Planning Board File No. 7661 registered as Document No.

149012 and Planning Board File No. 7972 registered as Document No. 152802 at the Nantucket Registry District for the Land Court.

It is therefore, the purpose of this Declaration of Protective Covenants, Easements and Restrictions to ensure that development and conduct activity on the Land will:

A. Preserve the natural and scenic features of the land, its environment and its flora and fauna for the benefit of present and future owners;

B. Ensure all improvements are of comparable quality and in harmony with each other and the land; and

C. Provide for the privacy, tranquility, and enjoyment of each home on each lot.

The Declarant hereby subjects the Land to these restrictions, covenants and easements (hereinafter referred to as the "Protective Covenants")."

ARTICLE ONE. Definitions. Shall be amended and restated as follows:

1.05 "Lot" shall be amended and restated as follows:

"1.05 "Lot" shall refer to each of lots 10 through 17, inclusive on Land Court Plan 12559-G and Lots 23-26, inclusive on Land Court Plan 12559-I, pursuant to Nantucket Planning Board File Nos. 7661 and 7972."

1.07 "Plan" shall be amended and restated as follows:

"1.07 "Plan" shall mean the plan drawn by Bracken Engineering, Inc., dated March 10, 2014 for GG Development, LLC, of land located on Mill Hill Lane now consisting Lots 7 through 20 on Land Court Plan 12559-G showing 10 building lots and three new roadways (Lots 7, 8, 19 and 20) called Proposed Roads "A", "B" and "C" (now known as Old Farm Road, Old Mill Court and Red Mill Lane), approved by the Nantucket Planning Board on May 12, 2014, and endorsed by the Planning Board on August 11, 2014, pursuant to Planning Board File No. 7661; and the plan drawn by Bracken Engineering, Inc. dated April 29, 2016 for GG Development, LLC, of land located on Red Mill Lane now consisting of lots 23 through 26, inclusive and one new roadway (Lot 27, Red Mill Lane), approved and endorsed by the Nantucket Planning Board on June 13, 2016, pursuant to Planning Board File No. 7972."

1.13 shall be added as a Definition as follows:

"1.13 "Roads" wherever the term "Road(s) ," "Roadway A," "Roadway B" or "Roadway C," or "Proposed Road A," "Proposed Road B" or "Proposed Road C," shall mean, intend and refer to Roadway A as "Old Farm Road," Roadway B as "Old Mill Court" (Lot 20 on Land Court Plan 12559-G) and Roadway C, as "Red Mill Lane" (Lot 27 on Land Court Plan 12559-I), pursuant to approval by the Nantucket Board of Selectmen dated June 17, 2015 and memorialized in a letter from the Board of Selectmen dated July 2, 2015."

ARTICLE TWO. Restrictions, Covenants andEasements.

2.03.02 Secondary Dwellings, shall be amended and restated as follows:

"2.03.02 Secondary Dwellings. Lots 23 and 24 on Land Court Plan 12559-I and Lots 10, 13 and 16 on Land Court Plan 12559-G, shall be restricted to not more than one (1) single-family dwelling, as defined in the Nantucket Zoning By-law now in effect. One single-family dwelling, may be constructed, used, or occupied on any Lot. However, a secondary dwelling, if permitted under and conforming with the Nantucket Zoning By-law as from time to time in effect, may be constructed upon Lots 11, 12, 14, 15 and 17 on Land Court Plan 12559-G, as shown on the Definitive Subdivision Plan for GG Development, LLC prepared by Bracken Engineering, Inc. and dated March 10, 2014, Planning Board File No. 7661, and Lots 25 and 26 on Land Court Plan 12559-I, as shown on the Definitive Subdivision Plan for GG Development, LLC prepared by Bracken Engineering, Inc. and dated April 29, 2016, Planning Board File Number 7972."

2.03.05 Cutting of Vegetation, shall be amended and restated as follows:

"2.03.05 Cutting of Vegetation. Owner shall make a diligent effort to preserve existing trees of three (3") inch caliper or greater on his or her lot. The Developer shall notify the Planning Board in advance as to which existing trees located in the road layout and turnout are to be removed during the course of construction. There is a ten (10) foot wide, densely vegetated buffer, shown upon Land Court Plan 12559-G, including a mixture of coniferous and deciduous plant material, permanently maintained and situated along the southern and eastern limits of the Subdivision, specifically affecting Lots 15, 16 and 17 on Land Court Plan 12559-G, but excluding the drainage easement area within Lots 16 and 17 on Land Court Plan 12559-G and Lot 25 on Land Court Plan 12559-I, and said "Vegetated Buffer" is reduced to five (5) feet for Lot 14 on Land Court Plan 12559-G and Lot 25 (formerly Lot 18 on Land Court Plan 12559-G) on Land Court Plan 12559-I, only, pursuant to Planning Board File No. 7873, registered as Document No. 151227 at the Nantucket Registry District for the Land Court. On an "as-needed" basis, plantings shall be replaced within one-year of their removal, their deterioration, and or their demise."

2.03.15 No Further Subdivision of Lots, shall be amended and restated as follows:

"2.03.15 No Further Subdivision of Lots. No Further Subdivision of the Lots except that Lots may be reconfigured and lot lines adjusted through the Submission of an Approval Not Required Plan to the Planning Board on the condition that no additional building lots shall be created. Notwithstanding the foregoing, this provision does not apply to Lots 7, 8, 9, 18 and 19, which have been subdivided pursuant to Planning Board File No. 7972, approved on June 13, 2016 and registered as Document No. 152802, into Lots 23-26, inclusive and the Road known as Red Mill Lane (Lot 27) all shown on Land Court Plan 12559-I, filed with Certificate of Title 25308. In no event, shall there be more than a total of twelve (12) buildable lots in the Subdivision."

2.04.08 Vegetation Buffer Easement, shall be amended and restated as follows:

"2.04.08 Vegetation Buffer Easement. The Developer and each Owner shall have a permanent easement to construct, use, maintain, repair, replace and make improvements within the ten (10') foot-wide or five (5') foot-wide (as the case may be), permanent vegetated buffer shown upon the Plans."

[SIGNATURE PAGES TO FOLLOW]

GG Development, LLC, Trustee of Woodland Hill Homeowners Associations Trust u/d/t dated August 11, 2014 and registered as Document No. 147764 at the Nantucket Registry District, hereby certify that it is the sole Trustee of said Trust; that said Trust has not been altered, amended, revoked or terminated; that pursuant to said Trust and upon the specific direction of the beneficiaries, the Trustee has the power and authority to purchase property for the Trust ,to mortgage all or any part of the Trust property, to sell or otherwise dispose of all or any part of the Trust property, and to do all things necessary and required to subdivide and manage the Trust property; that all beneficiaries of the Trust are of full age and competent; that pursuant to the provisions of the Trust, the Trustee has been authorized and directed by the beneficiaries to subdivide, manage and develop the Trust property and to sign any and all necessary documents necessary to effectuate these actions for nominal consideration.

Executed under seal this 29th day of September, 2016.

WOODLAND HILL
HOMEOWNERS ASSOCIATION TRUST

By: GG DEVELOPMENT, LLC, Trustee

By: _____
Paul E. Grant, duly authorized
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. September 29, 2016

On this 29th day of September, 2016, before me, the undersigned notary public, personally appeared Paul E. Grant, Manager of GG Development, LLC proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Trustee of the Woodland Hill Homeowners Association Trust.

DAVID J. JENSEN
MY COMMISSION EXPIRES 03-18-2022
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

_____
Notary Public
My Commission Expires: 3/18/2022

ACCEPTANCE BY PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Amendment to the Woodland Hill Subdivision Declaration of Protective Covenants. Easements and Restrictions.

Dated this ___ day of _____, 2016

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. _____, 2016

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she/he signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires:

CONSENT OF MORTGAGEE

ROCKLAND TRUST COMPANY, being the holder of certain mortgages from GG Development, LLC to it dated April 15, 2015 and registered as Document No. 147769 and filed with Certificate of Title 25308 at the Nantucket Registry of Deeds, for consideration paid, hereby consents to the foregoing Second Amendment to Declaration of Protective Covenants, Easements and Restrictions and agrees that said mortgage shall be held subject to and with the benefit of said Second Amendment to Declaration of Protective Covenants and Restrictions.

Executed and Sealed on _____, 2016.

ROCKLAND TRUST COMPANY

By:_____

Title:

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this _____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in said capacity, for its stated purpose.

_____
NOTARY PUBLIC
My Commission Expires:

ZONING CLASSIFICATION: R-1

MINIMUM LOT SIZE ..... 5,000 s.f.
MINIMUM FRONTAGE ..... 50'
FRONT YARD SETBACK ..... 10'
REAR/SIDE YARD SETBACK ..... 8'
GROUND COVER RATIO ..... .3048

TRAVERSE CLOSURE

ANGULAR ERROR: 00° 00' 04"
LINEAR ERROR: 0.070'
DIRECTION OF ERROR: N 38° 14' 59" W
PRECISION: 1:29,319

EDM ACCURACY

±(2mm + 2ppm x D) m.s.a.

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS 21 – 25 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA 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.

CB/BH/PO ■ CONCRETE BOUND WITH DRILL HOLE FOUND
I/PO ○ IRON PIPE FOUND
⊡ CONCRETE BOUND WITH DRILL HOLE TO BE SET

12559 I

LAND COURT
JUL 25 2016
FILED

For New Lots 23 through 27 (only)

LOCUS MAP SCALE: 1" = 400'

NOTES

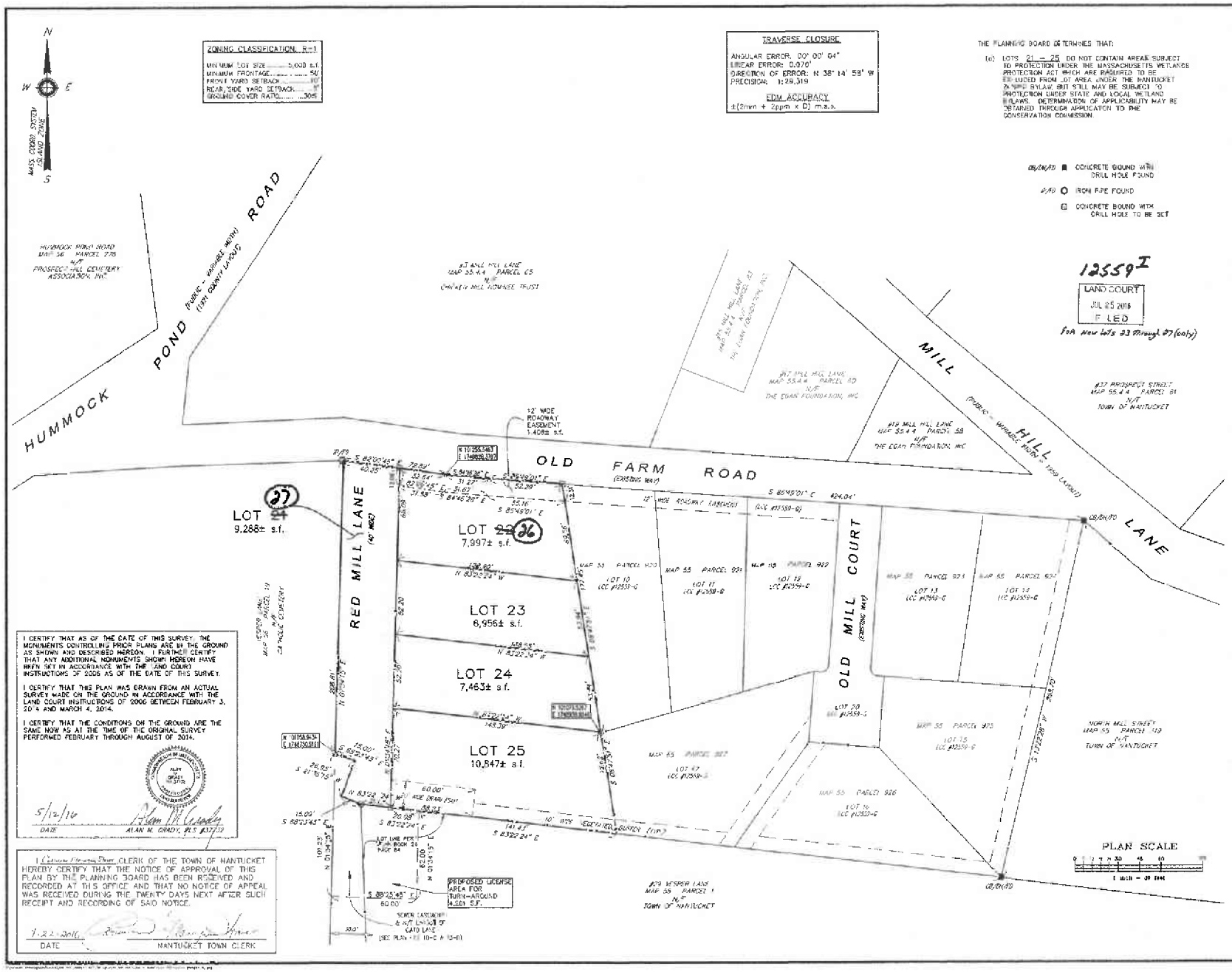
1. LOCUS: MAP 55 PARCELS 919, 928 and MAP 55.4.4 PARCEL 26
2. OWNER: GG DEVELOPMENT, LLC 27 HARVARD STREET BROOKLINE, MA 02445
3. DEED REF: CERT. #25308 (DOC #145447)
4. PLAN REF: LCC #12559-G (LOTS 7, 8, 9, 18, 19 and a WAY)
5. EASEMENT: DOC #24243 and Plan File 10-C
6. THE PURPOSE OF THIS PLAN IS TO:
   A. DIVIDE LOTS 7, 8, 9, 18, 19 & THE WAY AS SHOWN ON LCC #12559-G IN ACCORDANCE WITH THE "WOODLAND HILLS SUBDIVISION STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL". SAID STATEMENT IS REGISTERED AS DOCUMENT NO. 147165 IN THE LAND COURT SECTION OF THE NANTUCKET REGISTRY OF DEEDS.
   B. DEFINE THE LINES OF REGISTRATION FOR LOT 2' (RUD HILL LANE) AS DETERMINED BY THE LAND COURT.
7. SEE ORDER OF COURT (DOCUMENT #151439) ELIMINATING THE WAY AS SHOWN ON LCC #12559-G

SUBDIVISION MODIFICATION PLAN OF LAND

IN

NANTUCKET, MASS.

OWNED BY
GG DEVELOPMENT LLC
BEING A SUBDIVISION OF:
LOTS 7, 8, 9, 18, 19 AND THE WAY
AS SHOWN ON
L.C. PLAN 12559-G
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: 1" = 30' APRIL 29, 2016



I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN FEBRUARY 3, 2014 AND MARCH 4, 2014.

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY PERFORMED FEBRUARY THROUGH AUGUST OF 2014.

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37172
PROFESSIONAL LAND SURVEYOR

5/12/16
DATE
ALAN M. GRADY, PLS #37172

I, Carolyn Fleming Shaw, CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

7-22-2016
DATE
NANTUCKET TOWN CLERK

APPROVED BY THE NANTUCKET PLANNING BOARD

FILE NUMBER 79772
DATE APPROVED: June 13, 2016
DATE CHECKED: June 13, 2016

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
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EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

October 3, 2016

BY HAND DELIVERY
Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: Planning Board File #7770
S/P Norwell LLC
Mariner Way Subdivision

Dear Chairman Rector,

Enclosed for Planning Board review, approval and execution, pursuant to Planning Board File No. 7770, on behalf of my client, S/P Norwell LLC, are the following subdivision documents:

1. Protective Covenants, Easements and Restrictions;
2. Declaration of Trust for the Mariner Way Homeowners Association;
3. Statement of Conditions;
4. Road Maintenance and Endowment Agreement;
5. Grant of Right to Enforce Restrictions;
6. Planning Board Covenant Form I; and
7. Form J Release of Lot 3.

Our clients will execute the documents prior to the Planning Board Hearing and upon registration with the Nantucket Registry of Deeds the relevant recording information will be provided.

Thank you for your help with this matter.

Sincerely,
Richard P. Beaudette
Richard P. Beaudette

Nantucket Planning Board

Form I
Covenant

Date: September 28, 2016

KNOW ALL Men by these presents that the undersigned has submitted an application dated 11/10/2014, to the Nantucket Planning Board for approval of a definitive plan of a subdivision of land entitled Mariner Way, designed by Blackwell & Assoc, Inc., dated 11/24/2015, land located 78 Union St., showing 6 lots, and owned by S/P Norwell LLC, whose address is 75 Park Plaza, Boston, MA 02116. The undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

IN CONSIDERATION of the Planning Board of Nantucket in the county of Nantucket approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the inhabitants of the Town of Nantucket as follows:

1. T there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.he undersigned is the owner* in fee simple absolute of all the land included in the subdivision and that
   ** if there is more than one owner, all must sign. "Applicant" may be an owner or his agent or representative, or his assigns, but the owner of record must sign the covenant.*

2. The undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provision as specified in the following:

   a. The Definitive Plan as approved by the Board on 02/09/15 and endorsed on 12/14/15 and given Planning Board File No. 7770.

   b. The *Subdivision Control Law* and the Planning Board's *Rules and Regulations Governing the Subdivision of Land* which were in effect on December 20, 1999.

   c. The conditions and agreements included in the Planning Board's letter of approval dated: February 9, 2015.

   d. Other document(s) specifying construction to be completed, namely:

   _____

   _____

However, a mortgagee who acquires title to the mortgaged premises by foreclosures or otherwise, and any succeeding owner of the mortgaged premises or part hereof may sell or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

3. This covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.

4. Particular lots within the subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and enumerating the specific lots to be released.

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.

6. That the undersigned agrees to record this covenant with the Nantucket County Registry of Deeds, forthwith. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.

7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed, as provided in M.G.L. Chapter 41, Section 81-U.

8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.

9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before _____ (date when construction and installation is to be completed), the Planning Board shall release this covenant by an appropriate instrument, duly release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.

10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81-U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation.

For title to property, see deed from **Antone J. Mello and Mello Realty Trust** recorded in Nantucket Registry of Deeds, Book **1416** and Page **189**, or registered in Nantucket Land Registry as Document No. _____, and noted on certificate of title no. _____, in Registration Book _____, and Page _____.

The present holder of a mortgage upon the property is N/A.
The mortgage is dated _____ and recorded in Nantucket Registry of Deeds, Book _____, and Page _____, or registered in the Nantucket Land Registry as Document No. _____, and noted on Certificate of Title No. _____, in Registration Book _____, and Page _____.

The mortgagee agrees to hold the mortgage subject to the covenants set forth above and agrees that the covenants shall have the same status, force and effect as though executed and recorded before the taking of the mortgage and further agrees that the mortgage shall be subordinate to the above covenant.

IN WITNESS WHEREOF we have hereunto set out hands and seals this_____ day of _____, _2016__.

_____	_____
Barry G. Rector	Nat Lowell
_____	_____
Linda Williams	John Trudel, III
_____	
Joseph Marcklinger	

A Majority of Members of the Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2016

On the _____day of _____, 2016, before me, the undersigned notary public,

Personally appeared _____, 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 acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

_____

Notary Public

_____

My commission expires:

IN WITNESS THEREOF the undersigned, applicant as aforesaid, does hereunto set his/her hand and seal

this _____ day of _____, 2016.

S/P Norwell, LLC, by NED Manager, LLC, its Manager

Applicant's Signature By: Stephen R. Karp

Its: Manager

Address: 75 Park Plaza, Boston, MA 02116

S/P Norwell, LLC, by NED Manager, LLC, its Manager

Owner's Signature By: Stephen R. Karp

Its: Manager

Address: 75 Park Plaza, Boston, MA 02116

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS October 3, 2016

On the 3rd day of October, 2016, before me, the undersigned notary public,

Personally appeared Stephen R. Karp, 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 acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Lauren Vaughan

Notary Public

September 24, 2021

My commission expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

Assents of Mortgages

_____ _____

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS October 3, 2016

On the 3rd day of October, 2016, before me, the undersigned notary public,

Personally appeared Stephen R Karp, 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 acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Lauren Vaughan
Notary Public

September 24, 2021
My commission expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

MARINER WAY SUBDIVISION

DECLARATION OF
PROTECTIVE COVENANTS, EASEMENTS, AND RESTRICTIONS

AS OF SEPTEMBER _____, 2016

TABLE OF CONTENTS

ARTICLE ONE DEFINITIONS 1

1.01 "Architectural Review Committee" 1
1.02 "Building with Nantucket in Mind" 1
1.03 "Homeowners Association" 2
1.04 "Declaration of Trust" 2
1.05 "Design Plans" 2
1.06 "Design Standards" 2
1.07 "Force Majeure" 2
1.08 "HDC" 2
1.09 "Improvements" 2
1.10 "Land" 2
1.11 "Legal Requirement" 2
1.12 "Lot" 2
1.13 "Order of Conditions" 2
1.14 "Owner" 2
1.15 "Plan" 2
1.16 "Planning Board" 2
1.17 "Registry" 3
1.18 "Restrictions" 3
1.19 "Roadway" 3
1.20 "Structure" 3
1.21 "Subdivision Decision" 3
1.22 "Town" 3
1.23 "Trustees" 3
1.24 "Turnover Date" 3
1.25 "Zoning Bylaw" 3

ARTICLE TWO RESTRICTIONS, COVENANTS AND EASEMENTS 3

2.01 Subjection of Land 3
2.02 Architectural Restrictions 3
2.03 Restrictions against Structures; Architectural Review 3

2.03.1 Plans; Specifications 4
2.03.2 Standards for Review 5
2.03.3 Variances and Waivers 6
2.03.4 Failure to Act 6
2.03.5 Certificate of Approval 6
2.03.6 Construction Activities 7
2.03.7 Conformity with Plans and Guidelines; Inspection 7

2.04 Use Restrictions 7

2.04.1 Single-Family Residential Use; Secondary Dwellings 7
2.04.2 Driveways 7
2.04.3 Swimming Pools 7
2.04.4 Cutting of Vegetation 7

2.04.5 Off-street Parking ... 8
2.04.6 Storage of Vehicles and Equipment ... 8
2.04.7 Storage of Trailers, Boats, etc ... 8
2.04.8 Exterior Lighting ... 8
2.04.9 Signs ... 8
2.04.10 Trash ... 8
2.04.11 Laundry Drying ... 8
2.04.12 Tents ... 8
2.04.13 Parking ... 8
2.04.14 No Further Subdivision of Lots ... 8

2.05 Zoning Compliance ... 8
2.06 Maintenance and Repair ... 9
2.07 Initial Construction of Infrastructure ... 9
2.08 Easements; General ... 9

2.08.1 Emergency Easement ... 9
2.08.2 Roadway Easements ... 10
2.08.3 Sewer Easement ... 10
2.08.4 Water Easement ... 10
2.08.5 Utility Easements ... 10
2.08.6 Storm Water Drainage and Utility Easements ... 10

2.09 Acceptance of Covenants ... 10

ARTICLE THREE ENFORCEMENT OF RESTRICTIONS ... 11

3.01 Restrictions in Gross ... 11
3.02 Restriction Enforceable by Others ... 11
3.03 Appurtenant Restrictions ... 11
3.04 Duration; Extension of Restrictions ... 11
3.05 Easement for Enforcement of Restrictions ... 11
3.06 Enforcement by Judicial Proceedings ... 12
3.07 Restrictions Run with Land ... 12

ARTICLE FOUR LIEN AND ASSESSMENTS ... 12

4.01 Assessment and Charges ... 12
4.02 Effect of Non-Payment of Assessments ... 12
4.03 Estoppel Certificate ... 12

ARTICLE FIVE GENERAL ... 13

5.01 Declarant ... 13
5.02 Homeowners Association ... 13
5.03 Architectural Review Committee ... 13
5.04 Amendment ... 13
5.05 Release ... 14
5.06 Notices ... 14
5.07 Limitations on Responsibilities; Right of Indemnity ... 15
5.08 Liability ... 15
5.09 Not a Public Dedication ... 15

5.10 Cooperation 16
5.11 Applicable Law 16
5.12 Severability 16

MARINER WAY SUBDIVISION

DECLARATION OF
PROTECTIVE COVENANTS, EASEMENTS, AND RESTRICTIONS

This DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, AND RESTRICTIONS (this "Declaration") is made as of this _____ day of September 2016 by S/P NORWELL LLC, a Massachusetts limited liability company having a mailing address c/o NED Management Co., Inc., 75 Park Plaza, 3rd Floor, Boston, MA 02116 (the "Declarant"), the owner of the Land (as hereinafter defined).

STATEMENT OF PURPOSE

WHEREAS, the Declarant has subdivided the Land into five (5) buildable lots pursuant to the Plan (as hereinafter defined);

WHEREAS, it is the purpose of this Declaration to ensure that development and conduct of activity on the Land will (a) preserve the natural and scenic features of the land, its environment and its flora and fauna for the benefit of present and future owners; (b) ensure all improvements are of comparable quality and in harmony with each other and the land; and (c) provide for the privacy, tranquility, and enjoyment of each home on each lot; and

WHEREAS, it is the further purpose of this Declaration to establish restrictions and easements that have been required by the Planning Board (as hereinafter defined) in connection with its approval of the Plan.

NOW, THEREFORE, the Declarant hereby subjects the Land to the restrictions, covenants, and easements set forth in this Declaration, all of which run with the Land and are binding on, and inure to the benefit of, all persons having any right, title or interest in the Land or any part thereof, and their heirs, successors and assigns.

ARTICLE ONE

Definitions

The following defined terms, whenever used in this Declaration, have the meanings set forth below:

1.01 "Architectural Review Committee". Means the committee as constituted according to subsection 5.03 herein.

1.02 "Building with Nantucket in Mind". Means *Building with Nantucket in Mind: Guidelines for Protecting the Historic Architecture and Landscape of Nantucket Island*, by J. Christopher Land and Kate Stout, Nantucket Historic District Commission (1995), a copy of which is available at http://www.nantucket-ma.gov/537/Building-With-Nantucket-In-Mind, as the same may be amended from time to time.

1.03 "Homeowners Association". Means the Mariner Way Homeowners Association Trust, existing under the Declaration of Trust. The Homeowners Association shall act through its Trustees.

1.04 "Declaration of Trust". Means that certain Declaration of Trust dated _____ recorded in Book ___, Page ___ at the Nantucket Registry of Deeds.

1.05 "Design Plans". Means those plans referred to in Section 2.02.2.

1.06 "Design Standards". Means those standards set forth in Sections 2.03.2.1 through 2.03.2.9.

1.07 "Force Majeure". Means acts of God, adverse weather conditions preventing the performance of work, war, terrorism, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, government action or inaction, damage to work in progress by reason of fire or other casualty, or any other cause beyond the reasonable control of the Declarant, the Homeowners Association, or the Owner, as applicable, not caused by such party.

1.08 "HDC". Means the Nantucket Historic District Commission, established by Chapter 395 of the Acts of 1970, as amended.

1.09 "Improvements". Means any Structure and all other improvements in fixed locations of every kind and description.

1.10 "Land". Refers to the Lots and the Roadway shown on the Plan.

1.11 "Legal Requirement". Means any law, ordinance, code, rule, regulation, order, or decree of any governmental authority having jurisdiction applicable to the Lots, including without limitation, the Zoning Bylaw, the Subdivision Decision, and the Order of Conditions.

1.12 "Lot". Refers to each of the buildable lots identified as Lots 1 through 5 on the Plan.

1.13 "Order of Conditions". Means that certain Order of Conditions issued by the Nantucket Conservation Commission on January 7, 2015, recorded with the Registry in Book 1484, Page 223, as amended by _____. *[Katie Barnicle thinks the OOC has been amended. Need to confirm]*

1.14 "Owner". Refers to the owner or owners of record of any Lot but shall not include any mortgage holder prior to foreclosure of the rights of redemption under such mortgage.

1.15 "Plan". Means the definitive subdivision plan entitled, "Definitive Plan of Land in Nantucket, Mass.," prepared for S/P Norwell LLC by Blackwell & Associates, Inc., dated November 24, 2015, approved by the Planning Board on February 9, 2015 and endorsed by said Planning Board on December 14, 2015, a copy of which is recorded with the Registry in Plan Book 2016, Page 4.

1.16 "Planning Board". Means the Planning Board of the Town of Nantucket.

1.17 "Registry". Means the Nantucket Registry of Deeds.

1.18 "Restrictions". Means the restrictions, covenants and easements set forth in Article Two hereof.

1.19 "Roadway". Refers to Lot 6 on the Plan, constituting the Mariner Way subdivision road.

1.20 "Structure". Means any structure or improvement, including, without limitation, a building, shed, tower, tank, retaining wall, deck, decorative wall, platform, steps, chimney or fence.

1.21 "Subdivision Decision". Means the decision of the Planning Board on its approval of the Plan, dated February 9, 2015, recorded with the Registry in Book 1512, Page 40.

1.22 "Town". Means the Town and County of Nantucket, a political subdivision of the Commonwealth of Massachusetts.

1.23 "Trustees". Refers to the trustees of the Homeowners Association, as established in the Declaration of Trust, as the same may be amended from time to time.

1.24 "Turnover Date". Means the date upon which the Declarant no longer owns any Lot, or such earlier date as the Declarant may designate in its sole and absolute discretion by instrument recorded with the Registry.

1.25 "Zoning Bylaw". Means the Town of Nantucket Zoning Bylaw.

ARTICLE TWO

Restrictions, Covenants and Easements

2.01 Subjection of Land. The Land shall be subject to the restrictions, covenants and easements of this Article Two. Each Owner shall be responsible for managing and maintaining its Lot or Lots subject to the Restrictions set forth in this Declaration. No Owner shall construct, reconstruct, alter or modify any Improvements on any Lot except in accordance with this Declaration and all applicable Legal Requirements.

2.02 Architectural Restrictions. The following Restrictions upon all Improvements on the Land are hereby imposed:

2.03 Restrictions against Structures; Architectural Review. No Structure or Improvement of any kind or nature shall be commenced, erected or maintained upon the Land nor shall any exterior addition, change, or alteration be made to any Structure, nor may any landscaping, clearing, or alteration of vegetation upon any Lot be commenced or performed (except for maintenance of existing landscaping or vegetation), until the design, size, plans, specifications, location and landscaping treatment thereof shall have been approved in writing (or this restriction waived in writing) by the Architectural Review Committee. Without limiting the generality of the forgoing, the Architectural Review Committee shall review, among other things,

all proposed Structures, recreational facilities, outdoor mechanical installations, landscaping plans, driveways and other exterior Improvements, including expansion or renovation affecting the exterior of existing Structures. These architectural restrictions do not apply to Structures existing on the Land prior to 1970 or such pre-existing Structures if they are moved on their current Lot or to another Lot. Original construction and any expansion upon any Lot shall be subject to the right of the Architectural Review Committee, acting through the Declarant or the Homeowners Association, as applicable, to require harmonious architectural development in general accordance with principles expressed in Building with Nantucket in Mind and compliance with the restrictions contained herein. The Owners must read and be generally guided by the basic principles contained in Building with Nantucket in Mind. In its review, the Architectural Review Committee shall require the observance of the design standards provided below in section 2.02.3 and shall otherwise ensure compliance with subsection 2.02.6 in view of this Declaration and its Statement of Purpose. The Architectural Review Committee's final decision shall be at its sole discretion.

2.03.1 Plans; Specifications. Before any construction of any Structure, Improvement, addition, change, alteration, or landscaping shall be commenced, the Owner shall submit to Architectural Review Committee, for review and approval, three (3) full sets of the following:

2.03.1.1 a plot plan of the Lot in question, showing the building location and setback from property lines, land area, dimensions of the proposed Structure, Improvement, addition, change, alteration, or landscaping and of all other Structures upon the Lot, the location of water supply and sewage facilities, driveways, and storm water drainage systems, and intended landscaping, screening, and buffering;

2.03.1.2 plans and specifications showing the front, rear, and all side exterior elevations, floor plans, profiles and materials, including, but not limited to, the color, texture, and materials for the roof, exterior walls, trim, windows, and doors of each building or addition or exterior alteration; and

2.03.1.3 any additional information requested by the Architectural Review Committee, to be promptly furnished by the Owner of the Lot in question.

The Design Plans shall be prepared by licensed engineers and architects in accordance with applicable professional standards and shall contain sufficient detail to enable the Architectural Review Committee to determine whether or not the proposed Improvements will be consistent with the Legal Requirements, the Design Standards, and this Declaration. The scale of the Design Plans shall be no less than 1" = 4' unless a scale of a different size is reasonably necessary under the circumstances. All Design Plans must fully comply with all applicable Legal Requirements. In addition to the foregoing, the Owner shall submit to the Architectural Review Committee, for purposes of written approval, three (3) copies of all applications and plans prior to submission of the same to the HDC. No changes in design from the Design Plans submitted to the Architectural Review Committee shall be permitted without the prior written consent of the Architectural Review Committee, notwithstanding any decision of the HDC. Changes to the Design Plans resulting from the HDC process shall require the written approval of the Architectural Review Committee.

2.03.2 Standards for Review. In determining whether or not to approve an application hereunder, the Architectural Review Committee shall consider the provisions of this Declaration and of the purposes herein set forth, particularly as to the harmony of exterior design and location of a proposed Structure in relation to the Lot that is the subject of the application and its surrounding Lots. Emphasis shall be placed upon the preservation of the Land in its natural environment to the greatest extent possible, with specific regard to the height of the proposed Improvements. Approval of a plan may be withheld by the Architectural Review Committee on any reasonable basis, including on purely aesthetic grounds. The approval of the Architectural Review Committee shall require the affirmative vote of a majority of the Architectural Review Committee's members. In approving an application, the Architectural Review Committee may impose, as conditions to such approval, such modifications as are reasonably necessary to make the Design Plans comply with the Design Standards, as the same may have been varied or waived in accordance with Section 2.03.3 of this Declaration. Subject to the provisions of subsection 2.03.3, the following Design Standards shall be observed:

2.03.2.1 Exterior Materials. All exterior walls shall be constructed of white or red cedar shingles or such other material approved by the HDC. All roofs shall be constructed of 3-tab asphalt or architectural asphalt or such other material approved by the HDC.

2.03.2.2 Trim and Sash. All exterior trim and window sashes shall be sealed, stained, or painted an approved Nantucket color.

2.03.2.3 Windows. All windows and doors must have true divided lights.

2.03.2.4 Roof Walks. Roof walks, or structures on the roof, if included in the architectural design features, shall not be lighted in any manner.

2.03.2.5 Foundation. All foundation walls must be either poured concrete or parged, and shall be designed to comply with all applicable flood-proofing standards and regulations.

2.03.2.6 Concealment of Utility Lines and Facilities. All utility lines and facilities shall be underground and the overlying ground shall be either landscaped or returned to natural condition. All air conditioning compressors, propane gas storage tanks, and containers for garbage, trash, refuse and other materials shall be underground, enclosed within a building, or screened with a fence. Under no circumstances shall fuel oil storage tanks by installed underground and if installed above ground, such tanks shall be fully concealed.

2.03.2.7 Approval and Construction of Driveways and Parking. Location of all driveways and off-street parking areas shall be subject to the approval of the Architectural Review Committee.

2.03.2.8 Accessory Structures. Erection of fences, walls and other accessory structures and improvements shall be kept to a minimum consistent with functional need, in the interest of preserving open views from adjoining lots and the neighborhood.

2.03.2.9 Height. Structures upon any Lot shall be limited to a maximum roof ridge height of thirty (30) feet, measured from the top of the foundation.

2.03.3 Variances and Waivers. An Owner may, at the time it submits any required Design Plans to the Architectural Review Committee, request that the Architectural Review Committee vary or waive any Design Standard. The Architectural Review Committee may grant or deny such variance or waiver in its sole discretion, but it shall not unreasonably withhold, delay, or condition its grant if (i) the requested variance or waiver is consistent with the intent and spirit of the Design Standards, and (ii) the Owner has certified to the Architectural Review Committee that its Design Plans comply with all applicable Legal Requirements. The Architectural Review Committee shall set forth with specificity any granted variance or waiver in its decision on the Design Plans.

2.03.4 Failure to Act. If the Architectural Review Committee fails to approve or disapprove any Design Plans within sixty (60) business days following its receipt of a complete application therefor, then the Owner shall submit a written notice to the Architectural Review Committee stating that the Design Plans have been duly submitted for the Architectural Review Committee's review and attaching a true, correct and complete copy of such Design Plans. Such written notice shall be sent in accordance with Section 5.06 of this Declaration and shall contain the following statement, printed on an 8.5" x 11" sheet in boldface capital letters in not less than 12-point font:

"**NOTICE: THIS REQUEST FOR APPROVAL REQUIRES A PROMPT RESPONSE FROM THE ARCHITECTURAL REVIEW COMMITTEE. IN ACCORDANCE WITH SECTION 2.03.4 OF THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, AND RESTRICTIONS, THE FAILURE OF THE ARCHITECTURAL REVIEW COMMITTEE TO APPROVE OR DISAPPROVE THE ENCLOSED DESIGN PLANS WITHIN THIRTY (30) BUSINESS DAYS HEREOF WILL RESULT IN AN AUTOMATIC APPROVAL OF THE ENCLOSED DESIGN PLANS.**"

If, despite such written notice, the Architectural Review Committee fails to approve or disapprove the Design Plans within the thirty (30) business days following such written notice, then the Design Plans will be deemed approved. An Owner's affidavit setting forth its submission of the Design Plans, stating the Architectural Review Committee's failure to act, and attaching a true, correct and complete copy of the written notice required by this section 2.03.4 together with the subject Design Plans, shall, when duly recorded with the Registry, serve as conclusive evidence to any third party (including the Declarant, the Homeowners Association, the other Owners, and any mortgagee) relying thereon that such Design Plans have been deemed approved under this Declaration.

2.03.5 Certificate of Approval. The Architectural Review Committee, upon request, shall furnish a certificate of approval, in recordable form, relating to any application approved by it (or deemed hereby to have been so approved) and shall also furnish a certificate of approval relating to any completed improvements which are built in conformity with the application for their approval.

2.03.6 Construction Activities. No construction shall occur between July 1st and September 15th. Any approved construction, once commenced, shall be prosecuted with reasonable diligence and as expeditiously as possible until completed, and no changes or deviations from the application for approval of such construction and the plans and documents presented in connection therewith shall be permitted without the express, prior, written consent of the Architectural Review Committee. All construction and maintenance activities performed by any Owner on the Land shall be performed in a good and workmanlike manner and in compliance with all applicable Legal Requirements. Each Owner shall obtain all necessary permits, licenses, variances, special permits or other relief from any applicable governmental authority prior to commencing any construction or maintenance, and shall carry or cause its contractors to carry builder's risk insurance and liability insurance naming the Declarant and the Homeowners Association as additional insureds. During the course of construction upon a Lot, the Owner of such Lot shall be responsible for ensuring that construction activities and disturbance of the ground area and natural vegetation are limited to the area to be landscaped as delineated upon the plot plan furnished to the Architectural Review Committee as herein provided, and the exterior of the Lot shall be kept as clean and clear of debris as is reasonably possible. Any construction hereunder shall be completed within eighteen (18) months after ground is broken or work otherwise commenced with respect thereto, except to delays due to Force Majeure and other matters not within the control of the Owner of the Lot and its agents, servants, and contractors.

2.03.7 Conformity with Plans and Guidelines; Inspection. All construction upon a Lot must be performed in conformity with the approval of the Architectural Review Committee and the Design Plans submitted in connection therewith, both as to design and location. The Architectural Review Committee and their agents shall have access to and may inspect the construction, repair and maintenance of any Improvements at any reasonable time upon reasonable advance notice to the applicable Owner, and may require the correction of any aspect thereof that is not in compliance with this Declaration.

2.04 Use Restrictions. The following restrictions upon uses of Lots are hereby imposed:

2.04.1 Single-Family Residential Use; Secondary Dwellings. All Lots shall be used exclusively for single-family residential purposes, and no part of the Land, nor any Structures thereon, shall be used in connection with the conduct of any trade, business, or occupation of any kind whatsoever; provided, however, that (i) Secondary and Tertiary Dwellings (as such terms are defined in the Zoning Bylaw) may be constructed on any Lot so long as such dwellings comply with the Zoning Bylaw and are kept in the same ownership as the Primary Dwelling (as defined in the Zoning Bylaw) on such Lot; and (ii) all dwellings constructed upon the Lots (whether Primary, Secondary, or Tertiary) may be rented to the general public from time to time.

2.04.2 Driveways. Driveways should be constructed using crushed shell. Cement, asphalt and other impervious materials are expressly prohibited.

2.04.3 Swimming Pools. No above-ground swimming pools or vinyl-lined underground pools shall be allowed upon any Lot. Pools must be gunnite or of comparable quality.

2.04.4 Cutting of Vegetation. Each Owner shall make a diligent effort to preserve existing trees of three inch (3") caliper or greater on his or her Lot.

2.04.5 Off-street Parking. Off-street areas for motor vehicles shall be provided on each Lot. No commercial vehicles may be garaged or kept upon any Lot. Not more than three (3) motor vehicles may be parked upon any Lot unless the area for parking motor vehicles shall be screened from view from any point outside the boundaries of such Lot.

2.04.6 Storage of Vehicles and Equipment. No unregistered (except garaged) automobiles, equipment, or materials shall be placed or stored upon any Lot, except equipment or materials for use in connection with the construction or maintenance of Structures or landscaping as permitted hereunder.

2.04.7 Storage of Trailers, Boats, etc. No trailer, mobile home or boat either with or without wheels, shall be permitted upon any Lot, except for the temporary installation by the Owner of a Lot, or his contractors, of trailers for use as field offices or tool sheds at a location approved by the Architectural Review Committee. No commercial vehicle larger than three-quarters of a ton shall be placed or stored upon any Lot for a period of more than 48 consecutive hours if it is visible from any surrounding property or driveways.

2.04.8 Exterior Lighting. Exterior lighting shall be shaded by opaque receptacles, with the light source not visible from any other dwelling. The use of exterior flood lights or spot lights is not permitted.

2.04.9 Signs. No signs shall be permitted upon any Lot, except for one sign not more than two (2) square feet in area, indicating the name of the Owner or home, and/or the name or street address of such Lot. The style, location, and decoration of such sign shall be subject to prior architectural review and approval by the Architectural Review Committee.

2.04.10 Trash. All garbage, trash, and rubbish placed outdoors on a Lot shall be kept in securely covered containers protected from animals and screened from view from any point outside the boundaries of such Lot and shall not be left on the Premises for more than two (2) weeks at a time.

2.04.11 Laundry Drying. No exterior laundry drying facilities shall be place upon a Lot unless they are screened from view from any point outside the boundaries of such Lot.

2.04.12 Tents. No tent or temporary shelter which is visible from another Lot shall be erected or maintained without the written consent of the Architectural Review Committee.

2.04.13 Parking. No road may be used for storage, repair, or washing of any motor vehicle, boat, trailer, or camper, nor for parking except in designated parking areas.

2.04.14 No Further Subdivision of Lots. No Further Subdivision of the Lots except that Lots may be reconfigured and lot lines adjusted through the Submission of an Approval Not Required Plan to the Planning Board on the condition that no additional building lots shall be created.

2.05 Zoning Compliance. All Structures and other Improvements on any Lot shall comply with all of the Legal Requirements that are applicable to such Lot at the time of construction. An Owner may seek a zoning variance or special permit for its Lot from the Zoning

Bylaw so long as (i) the Owner has otherwise complied with all of the Restrictions in this Declaration (including the Legal Requirements), and (ii) such variance or special permit does not cause another Lot to fail to comply with any of the Legal Requirements. In any case where a variance or special permit is obtained, the Zoning Bylaw requirements applicable to such Lot shall be deemed modified as provided in such variance or special permit.

2.06 Maintenance and Repair. Every Lot and every Structure thereon shall be maintained in a neat, clean condition, and the exterior of each Structure shall be maintained in a condition of good repair.

2.07 Initial Construction of Infrastructure. The Declarant shall have the right and authority to enter into contracts with respect to the initial construction of the Roadway and any Improvements thereon (including any utilities and infrastructure), and shall also have the right and authority to enter into separate agreements with Owners whereby such Owners agree to construct portions of the Roadway and any Improvements thereon (including any utilities and infrastructure). After such initial construction, the Homeowners Association shall operate, maintain, manage, repair, reconstruct, and, where necessary, replace, the Roadway and any Improvements thereon (including any utilities and infrastructure). The Homeowners Association shall have the permanent right and easement at all times to enter onto each Lot for the purposes of constructing, reconstructing, operating, maintaining, managing, replacing and repairing the Roadway and any Improvements thereon (including any utilities and infrastructure). The Declarant (or, after the Turnover Date, the Homeowners Association) shall have the right to determine the design of the Roadway and any Improvements thereon (including any utilities and infrastructure) in its sole discretion, provided that the same shall comply with all applicable Legal Requirements. In connection with the initial construction of the Roadway and any Improvements thereon (including any utilities and infrastructure), the Declarant (or, after the Turnover Date, the Homeowners Association) shall have the right to close or restrict access to all or any portion of the Roadway from time to time.

2.08 Easements; General. The Declarant hereby reserves for itself and the appropriate utility companies, agencies, franchises or governmental agencies, including, but not limited to, the Town and County of Nantucket, easements upon the land to provide for installation, service, repair, replacement and maintenance of equipment, conduits, and lines to provide utility service to the Lots, including, but not limited to power, electric, transmission, light, telephone, television cable, data, gas, or water, sewer, drainage and governmental services, including police and fire protection together with reasonable rights of access for persons and equipment necessary for such purposes. Such easement or easements are to be generally located within twelve (12) feet of any lot line, with exact locations to be established upon installation of such services by the recording of a plan identifying the limits of such easement. Owners shall be obligated to execute such additional documents as Declarant may reasonably request in a form recordable at the Registry for the parties benefited hereby.

2.08.1 Emergency Easement. There is hereby reserved, without further assent or permit, a general easement to all policemen, firemen, ambulance personnel and all similar persons to enter upon the Land or any portion thereof which is made subject to this Declaration in the performance of their respective duties. Also hereby reserved is an easement in favor of the Town of Nantucket to use the roadway during storm events. Said easement specifically allows the

Town to reverse the direction of the roadway to facilitate the removal of boats from Nantucket Harbor.

2.08.2 Roadway Easements. The Owner of each Lot, and the Homeowners Association, shall have a permanent easement to use the Roadway for all purposes for which streets are now or in the future may be customarily used in the Town, including passage and re-passage by foot, in vehicles, or otherwise; installation, maintenance, repair, use, and replacement of underground utility lines and services, and individual utility connections; and improvements for such purposes. No Owner shall erect or construct, or permit the erection or construction of, any Improvements that prevent or materially interfere with the free and unobstructed flow of vehicular or pedestrian traffic across the Roadway.

2.08.3 Sewer Easement. The Town shall have a permanent, non-exclusive easement in gross in, over, and across the Roadway and, to locate, relocate, erect, construct, reconstruct, install, lay, dig up, operate, maintain, patrol, inspect, repair, replace, alter, extend, or remove one or more lines for the purpose of providing a subsurface sewage disposal system, including but not limited to any and all necessary and proper underground wires, pipes, cables, foundations, terminal fittings, switches, anchors, supports, manholes, hand holes, pump stations, and other apparatus, equipment, and fixtures which the Town shall deem necessary for the purposes specified above, as the Town shall from time to time determine.

2.08.4 Water Easement. Wannacomet Water Company shall have a permanent, non-exclusive easement in gross in, over, and across the Roadways, to locate, relocate, erect, construct, reconstruct, install, lay, dig up, operate, maintain, patrol, inspect, repair, replace, alter, change the location of, extend or remove one or more lines for the purpose of providing water, including, but not limited to any and all necessary and proper wires, pipes, cables, foundations, platforms, pedestals, terminals, fittings, switches, poles, anchors, supports, manholes, hand holes, fixtures, and other apparatus, equipment and fixtures deemed necessary for the purposes specified above, as may from time to time require.

2.08.5 Utility Easements. The Homeowners Association, and the Owner of each Lot, shall have a permanent, nonexclusive easement to place, maintain, repair, improve, and replace Utility Lines and individual utility connections within the Roadway. The Declarant (or, after the Turnover Date, the Homeowners Association) shall have the power and right to grant easements for utility purposes to any public utility company or municipal agency within the Roadway.

2.08.6 Storm Water Drainage and Utility Easements. During the time that Declarant owns any Lots, Declarant shall have the right to obtain from any Lot Owner, at no cost or expense, an easement for utilities or storm water drainage if necessary to comply with any governmental requirement or restriction relating to the flow of storm water runoff or the placement of utilities, or if necessary to validate prior construction of storm water drainage systems or utility placement prior to the closing of the Lot to be burdened by such an easement.

2.09 Acceptance of Covenants. Each owner of a Lot by accepting an interest in its respective Lot, hereby and thereby agrees to be bound by all the conditions, limitations, reservations, covenants, easements and restrictions contained in this Declaration and in the event

of any breach thereof, agrees to pay all costs, including reasonable attorney's fees, incurred in the enforcement thereof by any parties so entitled.

ARTICLE THREE

Enforcement of Restrictions

3.01 Restrictions in Gross. The Declarant (or, after the Turnover Date, the Homeowners Association) shall have the right, which right shall be held in gross and not as appurtenant to any real property interest, to enforce all of the Restrictions.

3.02 Restriction Enforceable by Others. The Declarant shall have the right to grant to the Nantucket Planning Board or an appropriate not-for-profit organization the right to enforce any or all of the Restrictions. Such grant shall be in the form of a writing signed and acknowledged by the Declarant and accepted in writing by a majority of the Planning Board or board of the not-for-profit organization, and filed for record with the Nantucket Registry of Deeds. Upon the recording of such grant with said Registry of Deeds, no provision hereof relating to any right or Restriction, the enforcement of which has been granted to the Town or not-for-profit organization, may be amended without the written consent of a majority of the Planning Board or the Board of such charitable institution.

3.03 Appurtenant Restrictions. Each Owner of a Lot shall have the right directly and through the Homeowners Association to enforce any Restriction, as appurtenant to such Lot, upon any violation of any Restriction upon any of the Land, and each Lot shall be deemed to be benefited hereby.

3.04 Duration; Extension of Restrictions. The easements granted or reserved by this Declaration shall be perpetual, notwithstanding any limitation that may be imposed by law or statute on the duration of the covenants, restrictions and design and development standards set forth herein. In the event that this Declaration is terminated and/or the Homeowners Association is dissolved, the easements shall nevertheless remain in full force and effect. The covenants, restrictions and design and development standards contained herein shall expire thirty (30) years from the date hereof, unless extended for further periods of not more than twenty (20) years each at a time by a notice of extension executed by at least fifty percent (50%) of the Owners and recorded prior to expiration of said thirty (30) year period or the last such extension, as applicable, to the extent permitted by applicable law. Any notice of extension of restriction to be filed for record hereunder shall (a) be signed by at least fifty percent (50%) of the Owners and shall contain a description of the benefited land, if any, (b) shall describe the burdened land, (c) shall name one or more of the persons appearing of record to own each portion of the burdened land at the time, and (d) shall refer to this instrument and its place of record in the public records.

3.05 Easement for Enforcement of Restrictions. In the event of any physical condition upon any Lot which shall violate any of the Restrictions, the Homeowners Association may notify the Owner of such lot of the existence of same in writing, and if the Owners of such lot has failed to correct the same within ninety (90) days after the giving of such notice, the Homeowners Association may enter upon such lot to correct the same, with its agents, contractors and workmen. In the event of such entry, neither the Homeowners Association or Owners, nor the agent,

contractor or workman duly authorized by the Homeowners Association shall have any liability to any Owner of such lot, in trespass or otherwise, by reason of such entry.

3.06 Enforcement by Judicial Proceedings. Any party entitled to enforce any of the Restrictions shall have the right to enforce the same by securing injunctive relief from a Court of competent jurisdiction and shall have the right to recover money damages by reason of any violation of any of the Restrictions.

3.07 Restrictions Run with Land. Upon the recording of this instrument with the Nantucket Registry of Deeds, the Restriction and all other provisions of this instrument shall run with and bind the Land and every portion thereof.

ARTICLE FOUR

Lien and Assessments

4.01 Assessment and Charges. Each Owner of every Lot, by accepting a deed therefor, whether or not the same shall be expressed in such deed, shall be deemed to covenant to pay to the Homeowners Association annual assessments, assessment of the real estate taxes payable on any real property owned by the Homeowners Association, and special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The assessments, together with such interest thereon and costs of collection thereof (including attorneys' fees) as hereinafter provided, shall be a charge on each Lot, determined in accordance with each Lot's proportionate share of lot area as set forth in **Exhibit A** hereto, and shall be continuing lien upon the Lot against which each such assessment is made. Each assessment, together with such interest and costs, shall also be a personal obligation of each Owner of a Lot against which such assessment is made at the time when the same falls due.

4.02 Effect of Non-Payment of Assessments. If any assessment is not paid when due, the same shall be deemed delinquent and shall, together with interest and costs as hereinafter provided, be a continuing lien upon the Lot upon which the same was assessed and shall run with such Lot and bind it in the hands of its Owner at the time of such assessment and the successors in title to such Owner. The Homeowners Association shall have the right to proceed to enforce such lien by sale of the Lot in question, such sale to be conducted in the same manner provided by Massachusetts law for a sale to enforce a mechanics lien under a written contract. If any assessment is not paid within thirty (30) days after it shall become due, it shall bear interest from the sale when due at the rate of fifteen (15%) per cent per annum. In the event that any proceeding to enforce a lien hereunder, the Homeowners Association shall be entitled to collect as a part thereof its reasonable costs of collection, including reasonable attorney's fees.

4.03 Estoppel Certificate. Upon written request of any Owner, the Trustees of the Homeowners Association shall within twenty (20) days execute and deliver to the Owner any document, including an Estoppel certificate in form acceptable to the Trustees, which certifies the Owner's compliance with any obligation of the Owner contained in this Declaration, and which otherwise evidences the status of this Declaration and matters affected thereby, as may be requested by Owner.

ARTICLE FIVE

General

5.01 Declarant. As used is this Declaration, the "Declarant" means S/P Norwell LLC or such other entities, individuals, groups of individuals, or other entities as the Declarant shall designate as its assignee by a writing signed, acknowledged, and registered with said Registry of Deeds. In the event that the Declarant's existence is terminated without an assignment of its rights, the Homeowners Association shall succeed to the rights and interests of the Declarant, if such Homeowners Association shall be in existence.

5.02 Homeowners Association. Notwithstanding anything to the contrary, on the Turnover Date, all of the Declarant's rights and responsibilities under this Declaration shall be transferred automatically to the Homeowners Association, the Homeowners Association shall assume all such rights and responsibilities without the need for any further action or confirmation, and the Declarant shall be released from all obligations, responsibilities and liabilities hereunder. All provisions of this Declaration that are applicable to the Declarant shall be applicable to the Homeowners Association on and after the Turnover Date. Upon request of the Declarant, the Homeowners Association shall provide written confirmation of the Turnover Date in recordable form. In taking any action under this Declaration, the Homeowners Association shall act in accordance with the procedures set forth in the Declaration of Trust.

5.03 Architectural Review Committee. The Committee shall consist of three members, at least two of whom shall be Owners of Lots or, prior to the Turnover Date, representatives of the Declarant. The initial members of the Architectural Review Committee shall be Stephen R. Karp, Douglass E. Karp, and Steven S. Fischman. The members of the Architectural Review Committee may resign effective upon recording with the Registry an instrument setting forth the resignation of such member. Prior to the Turnover Date, the Declarant shall have the right and power at all times to appoint and remove any or all of the members of the Architectural Review Committee, to fill any and all vacancies, and to prescribe qualifications for and terms of office of its members, in the latter case only by instrument duly recorded at the Registry. On the Turnover Date, the powers of the Declarant under this Section 5.05 shall transfer automatically to the Homeowners Association. The members of the Architectural Review Committee shall receive no compensation or reimbursement for services rendered.

5.04 Amendment. Prior to the Turnover Date, the Declarant may amend this Declaration in its sole discretion, provided that, if the proposed amendment materially adversely affects a Lot that has been conveyed by the Declarant to an Owner or materially adversely affects the Owner of such a Lot, such amendment shall be subject to the consent of the Owner so affected and any mortgagee holding a mortgage affecting such Owner's Lot; provided, however, notwithstanding the foregoing, if a proposed amendment adversely affects all Lots or all Owners in a proportionate manner, the Declarant may make such amendment without the consent of any Owner. After the Turnover Date, this instrument may be amended only by written agreement executed and acknowledged by the unanimous agreement of the Owners of the Lots, and any such amendment shall be effective when the same is filed for record with the Nantucket Registry of Deeds.

5.05 Release. No land or interest therein may be released from this Declaration except upon the written consent of all of the Owners and the Declarant (or, after the Turnover Date, the Homeowners Association).

5.06 Notices. All notices hereunder shall be effective only when mailed by certified mail, return receipt requested, addressed to the parties listed below or to such other addresses as such parties may, from time to time, designate by certificate filed with the Registry.

If to the Declarant:	S/P Norwell LLC c/o NED Management Co., Inc. 75 Park Plaza, 3rd Floor Boston, MA 02116 Attention: Douglass E. Karp
with a copy to:	Vaughan, Dale, Hunter & Beaudette, P.C. 2 Whaler's Lane Nantucket, MA 02554 Attention: Richard P. Beaudette, Esq.
with an additional copy to:	Goulston & Storrs PC 400 Atlantic Avenue Boston, MA 02110 Attention: John E. Twohig, Esq.
If to the Homeowners Association:	Mariner Way Homeowners Association Trust 75 Park Plaza, 3rd Floor Boston, MA 02116 Attention: Douglass E. Karp
with a copy to:	Vaughan, Dale, Hunter & Beaudette, P.C. 2 Whaler's Lane Nantucket, MA 02554 Attention: Richard P. Beaudette, Esq.
with an additional copy to:	Goulston & Storrs PC 400 Atlantic Avenue Boston, MA 02110 Attention: John E. Twohig, Esq.
If to the Architectural Review Committee:	Mariner Way Architectural Review Committee 75 Park Plaza, 3rd Floor Boston, MA 02116 Attention: Douglass E. Karp
with a copy to:	Vaughan, Dale, Hunter & Beaudette, P.C. 2 Whaler's Lane Nantucket, MA 02554

Attention: Richard P. Beaudette, Esq.

with an additional copy to: Goulston & Storrs PC
400 Atlantic Avenue
Boston, MA 02110
Attention: John E. Twohig, Esq.

5.07 Limitations on Responsibilities; Right of Indemnity. In no event shall the Declarant or the Homeowners Association be liable for any failure to perform its responsibilities under this Declaration when the Declarant or the Homeowners Association, as applicable, is prevented from doing so by Force Majeure. Neither the Declarant nor the Homeowners Association shall be responsible for any loss, damage or liability suffered or incurred by any party as a result of any action taken by the Declarant or the Homeowners Association in good faith which does not constitute gross negligence or willful misconduct, against which gross negligence or willful misconduct the Declarant or the Homeowners Association, as applicable, shall indemnify and hold harmless each Owner and its respective mortgagees. The Declarant or the Homeowners Association, as applicable, shall be entitled, upon written notice to the Owners, to apply any funds held by it pursuant to this Declaration to indemnify and hold itself harmless from and against any loss or liabilities, including reasonable attorneys' fees and other costs of defense, arising from any actions taken by it pursuant to authority granted under this Declaration so long as such action was taken in good faith and does not constitute gross negligence or willful misconduct. In no event shall the Declarant or the Homeowners Association be liable for any incidental or consequential damages caused by its failure to perform any responsibility or duty under this Declaration. The exculpation and limitations on liability applicable to the Declarant and the Homeowners Association pursuant to this Section 5.07 shall apply as well to the members, managers, officers, directors, shareholders, authorized representatives, employees and agents of the Declarant or the Homeowners Association, as applicable.

5.08 Liability. The Trustees of the Homeowners Association shall not be liable to the Owners for any action, non-action, negligence, mistake of judgment or otherwise, except for their individual willful misconduct or bad faith. The Homeowners Association shall and hereby does agree to, to the extent legally possible, defend, indemnify and hold harmless the Trustees of the Homeowners Association against all liabilities, expenses (including reasonable attorneys' fees and costs), suits, claims, demands and judgments to which they are subject by reason of being, having been or acting in the role of Trustees of the Homeowners Association, except with respect to their individual willful misconduct or bad faith.

5.09 Not a Public Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of any part of the Land to the general public, or for the general public or for any public purpose whatsoever, nor shall it be deemed to be an agreement by the Declarant, the Homeowners Association, or any Owner to maintain or pay for the maintenance of any infrastructure, street, way or other area or facility which a public body has an obligation to maintain, it being the intention of the Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed. No Owner shall dedicate any part of its Lot for public purposes without the consent of each other Owner in its sole and absolute discretion except as expressly permitted in this Declaration. Notwithstanding anything to the contrary contained in this Declaration, the Declarant (or, after the Turnover Date, the Homeowners Association) shall have

the right, at any time and without the consent of any Owner, to dedicate all or any portion of the Roadway as a public way, whether by dedication to and acceptance by the Town or other public entity, or by easements, deed restrictions, lease or other method.

5.10 Cooperation. The Owners shall cooperate jointly to the fullest extent possible using diligent, good-faith efforts to effectuate the intent of this Declaration.

5.11 Applicable Law. This Declaration shall take effect as an instrument under seal and shall be governed by and construed in accordance with the internal laws of the Commonwealth of Massachusetts, without regard to its choice-of-law provisions.

5.12 Severability. If any term, provision, covenant, or condition of this Declaration, or the application thereof to any person or any circumstance, is held to be unenforceable, invalid or illegal (in whole or in part) for any reason, the remaining terms, provisions, covenants, and conditions of this Declaration, modified by the deletion of the unenforceable, invalid or illegal portion, will continue in full force and effect, and such unenforceability, invalidity, or illegality will not otherwise affect the enforceability, validity or legality of the remaining terms, provisions, covenants and conditions of this Declaration.

SIGNATURES FOLLOW

Executed under seal as of the date first above written.

DECLARANT:

S/P NORWELL LLC,
a Massachusetts limited liability company

By: NED MANAGER LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Stephen R. Karp
Title: Manager

By: _____
Name: Steven S. Fischman
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2016

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared Stephen R. Karp and proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2016

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared Steven S. Fischman and proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires:

EXHIBIT A

PROPOTIONATE SHARE OF LOT AREA

	Lot Area	Proportionate Share
Lot 1	7,159 sf	21.46%
Lot 2	10,916 sf	32.74%
Lot 3	5,271 sf	15.80%
Lot 4	5,005 sf	15.00%
Lot 5	5,005 sf	15.00%

MARINER WAY SUBDIVISION
GRANT OF RIGHT TO ENFORCE RESTRICTIONS

S/P NORWELL LLC, a Massachusetts limited liability company with a mailing address c/o NED Management Co., Inc., 75 Park Plaza, 3rd Floor, Boston, MA 02116, being the Declarant of that certain Declaration of Protective Covenants, Easements, and Restrictions dated as of _____, recorded in Book ____, Page____ at the Nantucket Registry of Deeds (the "Declaration"), encumbering those certain parcels of land being a portion of 78 Union Street, shown as Lots 1 through 6, inclusive, on that certain plan entitled, "Definitive Plan of Land in Nantucket, Mass.", prepared for S/P Norwell LLC by Blackwell & Associates, dated November 24, 2015, hereby grants to the Planning Board of the Town of Nantucket (the "Planning Board") and to any political subdivision of the Town of Nantucket succeeding to the rights and obligations of the Planning Board, the right to enforce the following Restrictions, as that term is defined in the Declaration, to the fullest extent permitted under the laws of the Commonwealth of Massachusetts, in common with all others entitled to enforce such Restrictions:

Article Two: RESTRICTIONS, COVENANTS AND EASEMENTS

2.04.1	Single Family Residential Use; Secondary Dwellings
2.04.5	Off-Street Parking
2.04.13	Parking
2.04.14	No Further Subdivision of Lots
2.08	Easements; General
2.08.1	Emergency Easement
2.08.2	Roadway Easement
2.08.3	Sewer Easement
2.08.4	Water Easement
2.08.5	Utility Easements
2.08.6	Storm Water Drainage and Utility Easements
2.09	Acceptance of Covenants

Article Three: ENFORCEMENT OF RESTRICTIONS

3.02	Restrictions Enforceable By Others

[SIGNATURES FOLLOW]

EXECUTED under seal as of the _____ day of _____, 2016.

S/P NORWELL LLC,
a Massachusetts limited liability company

By: NED MANAGER LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Stephen R. Karp
Title: Manager

By: _____
Name: Steven S. Fischman
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2016

On this _____ day of _____ 2016, before me, the undersigned notary public, personally appeared Stephen R. Karp, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager of NED Manager LLC in its capacity as Manager of S/P Norwell LLC.

_____
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2016

On this _____ day of _____ 2016, before me, the undersigned notary public, personally appeared Steven S. Fischman, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager of NED Manager LLC in its capacity as Manager of S/P Norwell LLC.

_____
Notary Public
My Commission Expires:

ACCEPTANCE BY THE PLANNING BOARD

We, as a majority of the members of the members of the Nantucket Planning Board, hereby accept the foregoing Grant of Right to Enforce Restrictions of the Mariner Way Subdivision.

Dated: _____ 2016

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. _____, 2016

On this _____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily.

_____
NOTARY PUBLIC
My Commission Expires:

MARINER WAY
HOMEOWNERS ASSOCIATION
DECLARATION OF TRUST

This Declaration of Trust is made this _____th day of _____, 2016, at Nantucket, Massachusetts by S/P NORWELL LLC, a duly formed Massachusetts limited liability company with a mailing address c/o NED Management Co., Inc., 75 Park Plaza, 3rd Floor, Boston, MA 02116.

ARTICLE ONE
NAME OF TRUST

The Trust hereby created shall be known as the Mariner Way Homeowners Association Trust, and under that name, so far as legal, convenient, and practicable, shall all business carried on by the Board of Trustees be conducted and shall all instruments in writing by the Board of Trustees be executed. The Trust shall have a mailing address of _____, _____.

ARTICLE TWO
DEFINITIONS

1. For the purposes of this Declaration of Trust, the following words and phrases shall have the following meanings:

(a) "Assessments", the assessments and charges provided for under this Declaration of Trust.

(b) "Board of Trustees", the Board of Trustees of the Trust, as more particularly described in ARTICLE FOUR of this Declaration of Trust.

(c) "Covenant", A Form I Covenant between S/P Norwell LLC and the Nantucket Planning Board, dated _____ and recorded in Book____, Page____ at the Registry.

(d) "Declaration of Protective Covenants and Restrictions", the provisions contained in a certain instrument entitled Declaration of Protective Covenants and Restrictions, dated as of _____ and recorded in Book ___, Page ____ at the Registry.

(e) "Developer", S/P Norwell LLC, a Massachusetts limited liability company and present Owner of the Land, or such other person or entity as shall hold the rights of the Developer hereunder by express written and recorded instrument of assignment executed by S/P Norwell LLC, as Owner, as aforesaid, or their successor as the Developer.

(f) "Land", the land situated in the Town and County of Nantucket, Commonwealth of Massachusetts, bounded and described as Lots 1 through 6 shown on the Plan.

(g) "Lots", the buildable lots of land in Nantucket County, Massachusetts shown as 1 through 5, inclusive, on the Plan.

(h) "Owner", the person, persons or entities, considered collectively, from time to time holding the legal title to a Lot subject to the provisions of this Declaration of Trust, according to the records at the Registry.

(i) "Plan", the definitive subdivision plan entitled, "Definitive Plan of Land in Nantucket, Mass.," prepared for S/P Norwell LLC by Blackwell & Associates, Inc., dated November 24, 2015, approved by the Nantucket Planning Board on February 9, 2015 and endorsed by said Planning Board on December 14, 2015, a copy of which is recorded with the Registry in Plan Book 2016, Page 4.

(j) "Registry", the Nantucket Registry of Deeds.

(k) "Restrictions", the restrictions imposed by the Declaration of Protective Covenants and Restrictions.

(l) "Roadway", the private way shown as Lot 6 on the Plan.

(m) "Sewer Facilities", the water and sewer facilities as are now or may in the future be installed to serve any two (2) or more of the Lots.

(n) "Trust", the Mariner Way Homeowners Association Trust, created by this Declaration of Trust.

(o) "Trustees", the trustees of the Trust, which term and any provisions referring thereto shall be deemed to include any successor in trust hereunder, whenever the context so permits.

(p) "Trust Property", all real and personal property the Trust shall own at any time together with all rights the Trust may have in the real and personal property of others under any easements, licenses or other express or implied rights granted to or vesting in the Trust.

(q) "Turnover Date", the date upon which the Developer no longer owns any Lot, or such earlier date as the Developer may designate in its sole and absolute discretion by instrument recorded with the Registry.

(r) "Utility Lines", the pipes, wires, cables or other means of transmission of electricity, telephone, cable television or intelligence, and, if now or in the future, as applicable, water, sewer, gas and such other utility services as are now or

may in the future be customarily installed to serve residential building lots in Nantucket, Massachusetts, which serve any two (2) or more of the Lots (but not any such means of transmission which serve any one (1) Lot).

ARTICLE THREE
PURPOSE

1. Purposes. This Trust has been formed for the purpose of acting as an association of the Owners of the Lots and, in connection therewith, to maintain, improve, repair and replace the Roadway, the Sewer Facilities and the Utility Lines; to represent the Owners and appear on behalf of the Owners before any board, commission or other body acting for or on behalf of the Town of Nantucket and to receive any monies therefrom for the purposes set forth above; to enforce the Assessments; and generally to promote the common enjoyment by the Owners and the best interest of the Owners, as the same may from time to time be determined by the Owners, acting in accordance with the provisions hereof.

2. Relationship of Parties. It is hereby expressly declared that a trust and not a partnership has been created and that the Owners are cestuis que trustent and not partners or associates, nor any other relation whatever between themselves with respect to the Trust Property, and hold no relation to the Trustees other than of cestuis que trustent with only such rights as are conferred upon them as such cestuis que trustent hereunder.

ARTICLE FOUR
THE TRUSTEES

1. Developer as Sole Trustee. Prior to the Turnover Date, the Developer shall be the sole Trustee of the Trust and shall have the right to appoint additional Trustees in its sole and absolute discretion. In the case of any vacancy as Trustee, such vacancy shall be filled by appointment by the Developer in its sole and absolute discretion.

2. Board of Trustees. After the Turnover Date, there shall at all times be a Board of Trustees hereunder, which Board of Trustees shall be elected by majority vote of the Owners, with each Lot having one vote, consisting of such number of not less than (2) nor more than four (4), as shall be determined from time to time by majority vote of the Owners at their annual meeting. The terms of office of the Trustees shall, except as hereinafter provided, be three (3) years. If and whenever the number of Trustees in such Board of Trustees shall become less than two (2), a vacancy or vacancies in said office shall be deemed to exist unless one Owner owns all of the Lots and that Owner is the sole Trustee. Each such vacancy shall be filled by instrument in writing setting forth (a) the appointment of a natural person to act as Trustee, (b) the acceptance of such appointment, signed and acknowledged by the person so appointed, and (c) certification that the person so appointed has been duly elected a Trustee hereunder by majority vote at a meeting of the Owners duly called and held, or, if so appointed, has been duly appointed by the Developer, which instrument is signed by a majority of the then remaining Trustees, or

by the sole remaining Trustee if only one (1), or by Owners entitled to not less than twenty-five (25%) percent of the beneficial interest hereunder, or if before all lots have been sold and conveyed as set forth above, by the Developer. Such appointment shall become effective upon recording with the Registry of such instrument, and such person shall then become a Trustee and shall be vested with the powers of a Trustee and title to the Trust Property, jointly with the remaining or surviving Trustee(s), without the necessity of any act of transfer or conveyance.

3. Extended Vacancy. After the Turnover Date, if for any reason any vacancy in the office of Trustee shall continue for more than sixty (60) days and shall at the end of that time remain unfilled, Trustee(s) to fill such vacancy or vacancies may be appointed by any court of competent jurisdiction upon the application of any Owner or any Trustee and notice to all Owners and Trustees and to such other parties of interest, if any, to whom the court may direct that notice be given. The foregoing provisions of this Section 4.03 to the contrary notwithstanding, despite any vacancy in the office of Trustee, however caused and for whatever duration, the remaining or surviving Trustees, subject to the provisions of the immediately following section, shall continue to exercise and discharge all of the powers, discretion, and duties hereby conferred or imposed upon the Trustees.

4. Majority Vote. After the Turnover Date, in any matters relating to the administration of the Trust hereunder and the exercise of the powers hereby conferred, the Trustees may act by a majority vote of those present at any duly called meeting at which a quorum is present, as provided in Section 6.10, provided, however, that in no event shall a majority consist of less than two (2) Trustees hereunder, and, if and whenever the number of Trustees hereunder shall become less than two (2), then the remaining or surviving Trustee, if any, shall have no power or authority whatsoever to act with respect to the administration of the Trust hereunder or to exercise any of the powers hereby conferred, except as provided in 4.1 above. The Trustees may also act without a meeting by instrument signed by a majority of their number.

5. Resignation or Removal. Any Trustee may resign at any time by instrument in writing, signed and acknowledged in the manner required in the Commonwealth of Massachusetts for the acknowledgement of deeds, such resignation shall take effect upon the recording of such instrument with the Registry. Prior to the Turnover Date, the Developer, if it has appointed any additional Trustee(s), may, in its sole and absolute discretion, remove any such Trustee(s), with or without cause, by instrument in writing, signed and acknowledged in a manner required in the Commonwealth of Massachusetts for the acknowledgment of deeds, and such removal shall take effect upon the filing for record at the Registry of such instrument. After the Turnover Date, a Trustee may be removed from and office with or without cause, after reasonable notice and opportunity to be heard before the Board of Trustees, by an instrument in writing signed by Owners entitled to not less than fifty-one (51%) percent of the beneficial interest hereunder, such instrument to take effect upon the recording thereof with the Registry.

6. Bonds. No Trustee named or appointed as hereinbefore provided, whether as original Trustee or as successor to or as substitute for another, shall be obliged to give any bond or surety or other security for the performance of any of his duties hereunder, provided, however, that the Owners entitled to not less than fifty-one (51%) percent of the beneficial interest hereunder may at any time, by instrument in writing signed by them and delivered to the Trustee or Trustees affected, require that any one or more of the Trustees shall give bond in such amount and with such sureties as shall be specified in such instrument. All expenses incident to any such bond shall be charges as a common expense of the Trust.

7. Personal Liability. No Trustee hereinbefore named or appointed as hereinbefore provided shall under any circumstances or in any event be held liable or accountable out of his or her personal assets or be deprived of compensation by reason of any action taken, suffered, or omitted in good faith, or be so liable or accountable for more money or other property than he or she actually receives, or for allowing one or more of the other Trustees to have possession of the trust bonds or Trust Property, or be so liable, accountable, or deprived by reason of honest errors of judgment or mistakes of fact or law or by reason of the existence of any personal or adverse interest or by reason of anything except his own personal and willful malfeasance.

8. Dealing with Trustees. No Trustee shall be disqualified by his office from contracting or dealing with Trustees or with one or more Owners (whether directly or indirectly because of his interest individually or the Trustees' interest or any Owners' interest in any corporation, firm, trust, or other organization connected with such contracting or dealing or because of any other reason), as vendor, purchaser, or otherwise, nor shall any such dealing, contract, or arrangement entered into in respect of this trust in which any Trustee shall be in any way interested be avoided, nor shall any Trustee so dealing or contracting or being so interested be liable to account for any profit realized by any such dealing, contract, or arrangement by reason of such Trustee's holding office or of the fiduciary relation hereby established, provided the Trustee shall act in good faith and shall disclose the nature of his interest to the other Trustees before the dealing, contract or arrangement is entered into.

9. Indemnity. The Trustees (including the Developer acting in its capacity as Trustee), and each of them, shall be entitled to indemnity both out of the Trust Property and by the Owners against any liability incurred by them, or any of them, in the execution hereof, including, without limiting the generality of the foregoing, liabilities in contract and in tort and liabilities for damages, penalties and fines and costs of defense therefrom. Each Owner shall be personally liable for all sums lawfully assessed for his share of the common expenses of the Trust and for his proportionate share of any claims involving the Trust Property in excess thereof. Nothing contained in this Section 4.09 shall be deemed, however, to limit in any respect the powers granted to the Trustees in this instrument.

ARTICLE FIVE
BENEFICIARIES AND THE BENEFICIAL INTEREST IN THE TRUST

1. Beneficiaries. The cestuis que trustent (or beneficiaries) shall be the Owners, from time to time, of the Lots. The Owners shall hold the beneficial interest in this Trust in equal shares, one share appertaining to the ownership of each Lot.

2. Multiple Owners. The beneficial interest of each Lot set forth above shall be held and exercised as a unit and shall not be divided among several Owners of any such Lot. To that end, whenever any of said Lots is owned of record by more than one (1) person, the several Owners of such Lot shall (a) determine and designate which one of such Owners shall be authorized and entitled to cast votes, execute instruments and otherwise exercise the rights appertaining to such Lot hereunder, and (b) notify the Trustees of such designation by a notice in writing signed by all of the record Owners of such Lot. Any such designation shall take effect upon receipt by the Trustees and may be changed at any time and from time to time by notice as aforesaid. In the absence of any such notice of designation, the Trustees may designate any one such Owner for such purpose.

3. Future Subdivision. Should any Lot be divided or subdivided at a future date, the Owners of the newly divided Lots shall be entitled to all rights as an Owner, and the fractional interests of the Lots set forth in Exhibit A shall be reduced to represent this additional participation. Should any Lot be consolidated with or merged into another Lot, the fractional interests of the Lots set forth in Exhibit A shall be increased to reflect the newly reduced number of Lots. Upon notice to the Trustees of any such division or consolidation by the owners thereof, the Trustees shall cause to be recorded with the Registry an amended Exhibit A setting forth the resulting fractional interests.

ARTICLE SIX
BY-LAWS

The provisions of this ARTICLE SIX shall constitute the By-Laws of this Trust and the organization of Owners established hereby, to wit:

1. Powers of the Trustees. The Trustees shall have the absolute control, management, and disposition of the Trust Property as if they were the absolute owners thereof, free from the control of the Owners and, without, by the following enumeration, limiting the generality of the foregoing or of any item in the enumeration, with full power and uncontrolled discretion, subject only to the limitations and conditions hereof, at any time and from time to time and with out the necessity of applying to any court or to the Owners for leave to do so. The Trustees shall have the right to grant to the Town of Nantucket, or any board, agency, or instrumentality thereof, or any other governmental body, board, agency, or instrumentality thereof the right to enforce any or all of the restrictions or obligations imposed hereby.

2. Inspection of Records. Books, accounts and records of the Trustees shall be open to inspection to any one or more of the Trustees at all times. The Trustees shall from time to time determine whether and to what extent, at what times and places, and under what conditions and regulations the books, accounts and records of the Trustees, or any one of them, shall be open to the inspection of the Owners; and no Owner shall have any right of inspecting any book, account or record of the Trustees, except as authorized by law or by the Trustees. The Trustees shall, however, as soon as reasonably possible after the close of each fiscal year, or more often if convenient for them, submit to the Owners a report of the operations of the Trustees for such year, which shall include a profit and loss statement, an analysis of surplus changes during the year, and a balance sheet as of the close of each year, all in such summary form and only in such detail as the Trustees shall deem proper. Any person who has been furnished with such report and shall have failed to object thereto by notice in writing to the Trustees given by registered mail with in a period of six (6) months of the date of the receipt by such person shall be deemed to have assented thereto.

3. Common Expenses, Profits and Funds. The Owners shall be liable for common expenses and entitled to common profits of the Trust in proportion to their respective beneficial interest as determined in accordance with ARTICLE FIVE. The Trustees may at any time or times distribute common profits among the Owners in such proportions. The Trustees may, to such extent as they deem advisable, set aside common funds as reserve or contingent funds and may use the funds so set aside for reduction of indebtedness or other lawful capital purpose or, subject to provisions hereof, for repair, rebuilding or restoration of the Trust Property or for improvements thereof, including without limitation, the Roadway and the Sewer Facilities, and the funds so set aside shall not be deemed to be common profits available for distribution.

4. Assessments. No Assessments shall be made or collected and the initial $5,000 endowment made pursuant to the Road Maintenance and Endowment Agreement dated _____ and recorded at the Registry in Book ___, Page ____, shall not be expended until all the subdivision improvements have been completed by the Developer and all of the Lots have been improved and/or sold by the Developer to a third-party end user. Thereafter, the Trustees shall estimate the common expenses expected to be incurred during the fiscal year, together with a reasonable provision for contingencies and reserves and, after taking into account any undistributed common profits for prior years, shall determine the Assessment to be made for such fiscal year. The Trustees shall promptly render statements to the Owners for their respective shares of such Assessment, according to their percentages of undivided beneficial interest in the Trust as determined in accordance with ARTICLE FIVE, and such statements shall, unless otherwise provided therein, be due and payable thirty (30) days after the same are rendered. In the event that the Trustees shall determine during any fiscal year that the Assessment so made is less than the common expenses actually incurred, or in the reasonable opinion of the Trustees likely to be incurred, the Trustees shall make a supplemental Assessment and render statements therefore in the manner as aforesaid, and such statements shall be payable and take effect as aforesaid. The Trustees may, in their discretion, provide for payments of statements in monthly or other installments. The

amount of each such statement, together with interest thereon, if not paid when due, at the rate of ten (10%) percent per annum, shall constitute a lien on the lot of the Owner assessed, in the same manner as set forth with respect to condominium unit owners in Massachusetts General Laws, Chapter 183A. The Trustees shall enforce collection of all of such Assessments by all lawful means and shall have the right to collect, and each Owner who has not paid any such Assessment as and when due shall be liable to pay to the Trustees, all costs and expenses incurred by the Trustees in enforcing such collection and, in addition thereto, such lawful fines an penalties as the Trustees may determine by rules and regulations promulgated pursuant hereto.

5. Charges; User Fees. All Trust Property and services provided in connection therewith shall be provided to the Owners without charge, provided, however, that the Trustees shall have the power to discontinue an Owner's use of the Trust Property or service to a Lot if the Owner of such Lot fails to pay an Assessment sixty (60) days after such Assessment is due. The Trustees shall provide written notice in the manner provided in this Trust at least thirty (30) days prior to discontinuing any service to a Lot. The Trustees shall have the power to allow owners of Lots not subject to this Trust to use the Trust Property and to provide services to Lots not subject to the provisions of this Trust and to charge a fee for such use or service as the Trustees, in their sole discretion, deem necessary or appropriate. The Trustees shall have no obligation to allow or continue to allow any person or entity that is not an Owner to use the Trust Property and no obligation to provide any service to a Lot not subject to the terms and conditions of this Trust.

6. Certificate of No Uncommon Expenses. The Trustees shall, upon demand at any time, furnish to any Owner of a Lot a duly signed certificate, in a form suitable for recording, setting forth the amount and due date of all Assessments upon such Lot, and whether the same have been paid. Any certificate setting forth the amount of unpaid common expenses assessed as a lien against any Lot as provided by subsection (d) of Section 6 of Chapter 183A shall be conclusive evidence of the facts stated therein if signed by any Trustee then in office.

7. Insurance. The Trustees shall obtain and maintain, to the extent available, master policies of insurance with respect to any areas and facilities owned by the Trust for the benefit and protection of the Trustees and all of the Owners for (a) comprehensive public liability, (b) workers' compensation and employer's liability with respect to any manager, agent, or employee of the Trust, but excluding any independent agent or manager, and (c) such other risks as the Trustees in their discretion deem it appropriate to insure, including without limitation, insurance for the benefit of the Trustees against potential liability resulting from the performance of their obligations hereunder. All such insurance shall be in such amount and forms as the Trustees shall, in their discretion, deem appropriate and shall, insofar as practicable, contain provisions as above set forth with respect to non-cancellation, waiver of subrogation, waiver of defense based on conduct of any insured, and non-contribution. The cost of all such insurance obtained and maintained by the Trustees, pursuant to provisions of this Section 6.07, shall be a common expense; provided, however, that, if the Trustees shall determine in their

reasonable discretion that the cost of any such insurance has been increased because of any addition or improvement within any Lot, then the amount of such increased cost shall be separately assessed to and paid by the Owner or Owners of such lot or lots.

8. Improvements to Roadway or Utility Lines. If and whenever the Trustees (a) shall propose to make any improvement to the Roadway and/or Utility Lines, or (b) shall be requested in writing by the Owners holding twenty-five (25%) percent or more of the beneficial interest in this Trust to make any such improvements, the Trustees shall submit to all Owners a form of agreement (which may be in several counterparts) specifying the improvement or improvements proposed to be made and the estimated cost thereof and authorizing the Trustees to proceed to make the same. Upon (a) the receipt by the Trustees of such agreement signed by Owners holding sixty (60%) percent or more of the beneficial interest in this Trust, or (b) the expiration of ninety (90) days after such agreement was first submitted to the Owners, whichever of said (a) and (b) shall first occur, the Trustees shall notify all Owners of the aggregate percentage of beneficial interest held by Owners who have signed such agreement. If such percentage exceeds fifty (50%) percent, the Trustees shall proceed to make the improvement or improvements specified in such agreement, with all costs to be borne as herein provided. If and whenever any Owner shall propose to make an improvement to or affecting the Roadway, Sewer Facilities or Utility Lines at such Owner's expense, and the Trustees determine, in their reasonable discretion, that such improvement would be consistent and compatible with the provisions and intent of this Trust, the Trustees may, but shall not be obliged to, authorize such improvement to be made at the sole expense of the Owner proposing the same, without the consent or approval of other Owners, subject to such contractual undertakings of the Owner proposing such improvement as the Trustees, in their reasonable discretion, deem to be necessary or desirable in the circumstances.

9. Rules, Regulations, Restrictions, Requirements. The Board of Trustees may at any time and from time to time adopt and amend and rescind administrative rules and regulations governing the details of the operation and use of the Roadway, Sewer Facilities and Utility Lines and other matters within the jurisdiction of the Trustees. However, no such rule or regulation may be imposed which would prevent, restrict or interfere with the use of the Roadway, Sewer Facilities, or Utility Lines for any lawful purpose, except as set forth herein.

10. Meetings of Board of Trustees; Officers. The Board of Trustees shall meet annually on the date of the annual meeting of the Owners and at such meeting shall elect a Chairman, Treasurer, and Secretary. Other meetings may be called by the Chairman and in any manner as the Trustees may establish, provided, however, that written notice of each meeting stating the place, day, and hour thereof shall be given at least ten (10) days before such meeting to each member of the Board of Trustees. Two (2) Trustees shall constitute a quorum at all meetings of the Board of Trustees, or such larger number as the Trustees may determine from time to time, and such meetings shall be conducted in accordance with such rules as the Board of Trustees may adopt. Participation by telephone conference call in any such meeting shall constitute attendance at such meeting.

11. Meetings of Owners. There shall be an annual meeting of the Owners on or about the fourth Monday in May in each year at such reasonable place and time (not more than ninety (90) days before or ninety (90) days after said date) as may be designated by the Board of Trustees by written notice given to the Owners at least fourteen (14) days prior to the date so designated. At the annual meeting of the Owners, the Board of Trustees shall submit reports of the management and finances of the Trust. Special meetings of the Owners may be called at any time by the Board of Trustees and shall be called by them upon written request of Owners entitled to more than thirty-three (33%) percent of the beneficial interest hereunder. Written notice of any such meeting designating the place, day and hour thereof shall be given by the Board of Trustees to the Owners at least fourteen (14) days prior to the date so designated. An Owner's participation by telephone conference call in any such Special Meeting shall constitute attendance at such Special Meeting. Whenever at any meeting the Board of Trustees proposes to submit to the Owners any matter with respect to which approval of or action by the Owners is necessary or appropriate, the notice of such meeting shall so state and reasonably specify such matter.

12. Notices to Owners. Every notice to any Owner required under the provisions hereof, or which may be deemed by the Trustees necessary or desirable in connection with execution of the Trust created hereby, or which may be ordered in any judicial proceeding, shall be deemed sufficient and binding if a written or printed copy of such notice shall be given by one or more of the Trustees to such Owner by mailing it, postage prepaid and addressed to such Owner at his address as it appears upon the records of the Trustees, at least seven (7) days prior to the date fixed for the happening of the matter, thing, or event of which such notice is given.

13. Checks, Notes, Drafts, and Other Instruments. Checks, notes, drafts, and other instruments for the payment of money drawn or endorsed in the names of the Trustees or of the Trust may be signed by any two (2) Trustees or by any persons to whom such power may, at any time or from time to time, be delegated by not less than a majority of the Trustees.

14. Fiscal Year. The fiscal year of the Trust shall be the year ending with the last day of December, or such other dated as may, from time to time, be determined by the Trustees.

ARTICLE SEVEN
RIGHTS AND OBLIGATIONS OF THIRD PARTIES DEALING WITH THE TRUSTEES

1. Acts of Trustees. No purchaser, mortgagee, lender, or other person dealing with Trustees as they then appear of record at the Registry shall be bound to ascertain or inquire further as to the persons who are the Trustees hereunder or be affected with any notice, implied or actual, otherwise than by a certificate thereof, and such record or certificate shall be conclusive evidence of the personnel of the Trustees an of any changes therein. The receipts of the Trustees, or any one or more of them, for

moneys or things paid or delivered to them, or him, shall be effectual discharges therefrom to the persons paying or delivering the same, and no person from whom the Trustees or any one or more of them, shall receive any money, property, or other credit shall be required to see to application thereon. No purchaser, mortgagee, lender, or other person dealing with the Trustees or with any real or personal property which then is or formerly was Trust Property shall be bound to ascertain or inquire as to the existence or occurrence of any event or purpose in or for which a sale, mortgage, pledge, or charge is herein authorized or directed, or otherwise as to the purpose or regularity of any of the act of the Trustees, or any one or more of them, purporting to be done in pursuance of any of the provisions or powers herein contained, or as to the regularity of the resignation or appointment of any Trustee, and any instrument of appointment of a new Trustee or of an old Trustee purporting to be executed by the Owners or other persons herein required to execute the same shall be conclusive evidence in favor of such purchaser or other person dealing with the Trustees of the matters therein recited relating to such discharge, resignation, or appointment, or the occasion thereof.

2. No Recourse Against Trustees. No recourse shall be, at any time, had upon or under any note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant, or agreement, whether oral or written, made, issued, or executed by the Trustees (including the Developer acting in its capacity as Trustee) or by any agent or employee of the Trustees, or by reason of anything done or omitted to be done by or on behalf of them, or any of them, against the Trustees individually, or against any such agent or employee or against any beneficiary or the holder of any security issued by the Trustees, either directly or indirectly, by legal or equitable proceeding, or by virtue of any suit or otherwise, and all persons extending credit to, contracting with, or having any claim against the Trustees shall look only to the Trust Property for payment under such contract or claim or for the payment of any dept, damage, judgment or decree, or of any money that may otherwise become due or payable to them from the Trustees, so that neither the Trustees nor the beneficiaries or holders of such other securities, present or future, shall be personally liable therefore.

3. Execution by Trustees. Every note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant, or agreement, whether oral or written, made, issued, or executed by the Trustee or by an agent or employee of the Trustee shall be deemed to have been entered into subject to the terms, conditions, provisions, and restrictions hereof, whether or not express reference shall have been mad to this instrument.

4. Recording. This Declaration of Trust and any amendments hereto and any certificate herein required to be registered and any other certificate or paper signed by said Trustees, or any of them, which it may be deemed desirable to record, shall be recorded at the Registry, and such recording shall be deemed conclusive evidence of the contents and effectiveness thereof according to the tenor thereof; and all persons dealing in any manner whatsoever with the Trustees, the Trust Property, or Owner shall be held to have notice of any alteration or amendment of this Declaration of Trust, or change of Trustee or Trustees, when the same shall be recorded at the Registry. Any certificate

signed by the Trustees in office at the time, setting forth as facts any matters affecting the Trust, including statements as to who are the Owners, as to what action has been taken by the Owners, and as to matters determining the authority of the Trustees to do any act, when duly acknowledged and recorded at the Registry shall be conclusive evidence as to the existence of such alleged facts in favor of all third persons, including the Trustees, acting in reliance thereon. Any certificate executed by any Trustee hereunder, setting forth the existence of any facts, the existence of which is necessary to authorize the execution of any instrument or the taking of any action by such Trustee or majority, as the case may be, shall, as to all persons acting in good faith in reliance thereon be conclusive evidence of the truth of the statements made in such certificate and of the existence of the facts therein set forth.

ARTICLE EIGHT
AMENDMENTS AND TERMINATION

1. Amendment. Prior to the Turnover Date, the Developer, acting singly in its sole and absolute discretion, and thereafter the Board of Trustees, acting with the consent in writing of Owners entitled to not less than fifty-one (51%) percent of the beneficial interest hereunder, may, at any time and from time to time, amend, alter, add to, or change this Declaration of Trust in any manner or to any extent; the Trustees first, however, being duly indemnified to their reasonable satisfaction against outstanding obligations and liabilities; provided always, however, that no such amendment, alteration, addition, or change shall be valid or effective (a) the purport of which would alter or in any manner or to any extent whatsoever modify or affect the percentage of the beneficial interest hereunder of any Owner, so as to be different than the percentage of the individual interest of such Owner in the beneficial interest in this Trust as herein provided except for alterations in the percentage of beneficial interests as a result of the division or consolidation of Lots as provided in Section 5.03 hereof or with the unanimous consent of those affected thereby, (b) the purport of which would alter the exemption from Assessment provisions of Section 6.04 hereof unless consented to by the Owner of any Lot qualifying for such an exemption, or (c) which would render this Trust contrary to or inconsistent with any requirements or provisions of law without the unanimous written consent of the Owners. Any amendment, alteration, addition, or change pursuant to the foregoing provisions of this Section 8.01 shall become effective upon recording at the Registry of an instrument or amendment, alteration, addition, or change, as the case may be, signed, sealed, and acknowledged in the manner required in the Commonwealth of Massachusetts for the acknowledgement of deeds, by the Trustees, setting forth in full the amendment, alteration, addition or change and reciting the consent of the Owners herein required to consent thereto. Such instrument, so executed and registered, shall be conclusive evidence of the existence of all facts and of compliance with all prerequisites to the validity of such amendment, alteration, addition, or change, whether stated in such instrument or not, upon all questions as to title paragraph contained shall be construed as making obligatory upon the Trustees to amend, alter, add to, or change this Declaration of Trust upon obtaining the necessary consent as hereinbefore provided. However, no restriction or obligation, the right of enforcement of which has been granted to any

municipal or governmental entity may be released or amended without the prior or concurrent written consent of such municipal or governmental entity.

2. Termination. The Trust hereby created shall terminate only upon the written agreement of all Owners subject to the prior or concurrent written consent of any municipal of governmental entity having a right to require a Homeowner Association for the Lots.

3. Liquidation. Upon the termination of this Trust, the Trustees may sell and convert into money the whole of the Trust Property, or any part or parts thereof, and, after paying or retiring all known liabilities and obligations, shall divide the proceeds thereof among, and distribute in kind, at valuations made by them which shall be conclusive, all other property then held by them in trust hereunder to, the Owners according to their respective percentages of beneficial interest hereunder; and making any sale under this provision, the Trustees shall have the power to sell or vary any contract of sale and to resell without being answerable for loss and, for said purposes, as may be their performance thereof be shown to be in their judgment necessary or desirable in connection therewith. The powers of sale and all other powers herein given to the Trustees shall continue as to all property at any time remaining in their hands or ownership, even though all times herein fixed for distribution of Trust Property may have passed.

ARTICLE NINE
CONSTRUCTION AND INTERPRETATION

In the construction hereof, whether or not so expressed, words used in the singular or in the plural respectively include both the plural and singular, words denoting males include females, and words denoting persons include individuals, firms, association, companies (joint stock or otherwise), trusts, and corporations, unless a contrary intention is to be inferred from or required by the subject matter or context. The cover, title, headings of different parts hereof, the table of contents, and the marginal notes, if any, are inserted only or convenience of reference and are not to be taken to be any part hereof or to control or affect the meaning, construction, interpretation, or effect hereof. All the trusts, powers, and provisions herein contained shall take effect and be construed according to the law of the Commonwealth of Massachusetts.

S/P Norwell LLC, Trustee of the Mariner Way Homeowners Association Trust, u/d/t dated _____ and recorded in Book ____, Page____ at the Nantucket Registry of deeds, hereby certify that it is the sole Trustee of said Trust; that said Trust has not been altered, amended, revoked or terminated; that pursuant to said Trust and upon the specific direction of the beneficiaries, the Trustee has the power and authority to purchase property for the Trust, to mortgage all or any part of the Trust property, to sell or otherwise dispose of all or any part of the Trust property, and to do all things necessary and required to subdivide and manage the Trust property; that all beneficiaries of the Trust are of full age and competent; that pursuant to the provisions of the Trust, the trustee has been authorized and directed by the beneficiaries to subdivide, manage and develop the Trust property and to sign any and all necessary documents necessary to effectuate these actions for nominal consideration.

SIGNATURE PAGE TO FOLLOW

Executed under seal this _____ day of _____, 2016.

MARINER WAY HOMEOWNERS
ASSOCIATION TRUST

By: S/P NORWELL LLC,
a Massachusetts limited liability company,
Trustee

By: NED MANAGER LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Stephen R. Karp
Title: Manager

By: _____
Name: Steven S. Fischman
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2016

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared Stephen R. Karp, Manager of NED Manager, LLC proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2016

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared Steven S. Fischman, Manager of NED Manager, LLC proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires:

MARINER WAY SUBDIVISION
STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL

S/P NORWELL LLC (the "Owner"), sought approval from the Nantucket Planning Board (the "Planning Board") of a definitive plan of land creating the Mariner Way Subdivision, a subdivision of approximately 40,330 square feet of land with frontage on "Mariner Way," shown on a certain plan entitled, "Definitive Plan of Land in Nantucket, Mass.," prepared for S/P Norwell LLC by Blackwell & Associates, Inc., dated November 24, 2015 (the "Plan"). The Mariner Way Subdivision consists of five (5) buildable lots (Lots 1-5) and one (1) roadway (Lot 6), as shown on the Plan and is subject to a zoning freeze under the Residential Commercial ("RC") zoning district for eight years from the date of the Planning Board's endorsement of the Plan. The Planning Board approved the Mariner Way Subdivision on February 9, 2015, and endorsed the Plan on December 14, 2015, subject to the terms and conditions of subdivision approval herein set forth.

In consideration of the Planning Board's approval and endorsement of the Plan, the Owner hereby subjects all of the land shown on the Plan to the conditions, terms, and provision set forth in the following:

(a) The Plan, as approved and endorsed by the Planning Board pursuant to the Subdivision Control Law;

(b) The Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land that were in effect as amended through December 20, 1999; and

(c) The Planning Board's letter of approval dated February 9, 2015, a copy of which is annexed hereto as Exhibit A.

All of said conditions, terms, and provision shall constitute a restriction running with the land and shall be enforceable in perpetuity by the inhabitants of the Town of Nantucket, acting by and through the Planning Board.

For title to all the land shown on the Plan see Deed recorded in Book 1416, Page 189 at the Nantucket Registry of Deeds.

[SIGNATURES FOLLOW]

Executed under seal this _____ day of _____ 2016.

S/P NORWELL LLC,
a Massachusetts limited liability company

By: NED MANAGER LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Stephen R. Karp
Title: Manager

By: _____
Name: Steven S. Fischman
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. October 6, 2016

On this 6th day of October 2016, before me, the undersigned notary public, personally appeared Stephen R. Karp, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were Personally Known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager of NED Manager LLC in its capacity as Manager of S/P Norwell LLC.

Lauren Vaughan
Notary Public
My Commission Expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. October 6, 2016

On this 6th day of October 2016, before me, the undersigned notary public, personally appeared Steven S. Fischman, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were Personally Known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager of NED Manager LLC in its capacity as Manager of S/P Norwell LLC.

Lauren Vaughan
Notary Public
My Commission Expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

ACCEPTANCE BY THE PLANNING BOARD

We, as a majority of the members of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Statement of Conditions of Subdivision Approval.

Dated: _____, 2016

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. _____, 2016

On this _____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily.

_____
NOTARY PUBLIC
My Commission Expires:

MARINER WAY SUBDIVISION
ROAD MAINTENANCE AND ENDOWMENT AGREEMENT

This ROAD MAINTENANCE AND ENDOWMENT AGREEMENT (this "Agreement") is made as of the _____ day of _____ 2016 by and among S/P NORWELL LLC, a Massachusetts limited liability company having a mailing address c/o NED Management Co., Inc., 75 Park Plaza, 3rd Floor, Boston, MA 02116 (the "Developer"); S/P NORWELL LLC, Trustee of Mariner Way Homeowners Association Trust (the "Association") u/d/t dated _____ and recorded in Book _____, Page _____ at the Nantucket Registry of Deeds (the "Registry"); and the inhabitants of the Town of Nantucket, Massachusetts, acting by and through the NANTUCKET PLANNING BOARD (the "Planning Board").

RECITALS

A. The Developer is the owner of certain land known as the Mariner Way Subdivision, shown on a certain definitive subdivision plan entitled, "Definitive Plan of Land in Nantucket, Mass.," prepared for S/P Norwell LLC by Blackwell & Associates, Inc., dated November 24, 2015, a copy of which is recorded with the Registry in Plan Book 2016, Page 4 (the "Subdivision Plan").

B. The Subdivision Plan consists of five (5) buildable lots, identified as Lots 1 through 5 on the Subdivision Plan (each a "Buildable Lot"), and the Mariner Way subdivision roadway, identified as Lot 6 on the Subdivision Plan (the "Roadway").

C. The Planning Board approved the Subdivision Plan at the Board's February 9, 2015 meeting and endorsed the same on December 14, 2015, subject to the conditions set forth in that certain Statement of Conditions of Subdivision Approval recorded in Book ____, Page ____ at the Registry.

D. As a condition of approval, the Planning Board required that the Roadway and certain other infrastructure improvements (including drainage, landscaping and utility improvements) be constructed to support the subdivision (collectively, the "Improvements").

E. Pursuant to that certain Approval of Definitive Subdivision Plan dated February 9, 2015, recorded with the Registry in Book 1512, Page 40, and in accordance with the Rules and Regulations Governing the Subdivision of Land Nantucket Island, Massachusetts, the Planning Board requires that the Developer endow a Five Thousand and 00/100 Dollar ($5,000.00) road maintenance fund and enter into this Agreement for purposes of maintaining the Improvements.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the parties hereto agree as follows:

COVENANTS

1. The Developer agrees to deliver to the Association an endowment of Five Thousand and 00/100 Dollars ($5,000.00) for purposes of maintaining the Improvements (the "Endowment").

2. The Association agrees to accept the Endowment and establish an endowment fund (the "Fund"), which Fund the Association agrees shall be held and invested and the principal and interest therefrom shall be used exclusively for the maintenance and repair of the Improvements.

3. The Association shall provide satisfactory evidence to the Planning Board that the Fund has been established. The Planning Board agrees that it will release one (1) Buildable Lot and the Roadway from that certain Covenant recorded with the Registry in Book ____, Page ____ (the "Covenant") immediately upon the Developer's written request therefor, but the Planning Board shall have no obligation to release additional Buildable Lots from the Covenant until the Planning Board is reasonably satisfied that the Fund has been established.

4. The Association shall keep the Roadway in reasonably good condition and repair.

5. If the Developer or the Association fails to perform its obligations under this Agreement, then the Planning Board shall have the right to enforce such obligations and repair and maintain the Improvements and shall have the power to assess the Association for the costs of such repair or maintenance, or take appropriate legal action or other action against the associations to compel the Association to perform such obligations; provided, however, that the Planning Board shall not seek to enforce any available remedies (including, without limitation, the right of self-help) unless and until (i) the Planning Board has notified the Developer or the Association, as applicable, in writing of the Planning Board's determination that maintenance or repair is required; and (ii) the Developer or the Association, as applicable, fails to commence such required maintenance or repair within the thirty (30) days following its receipt of such written notice.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the parties hereto set their hand sand seals this day and year first above written.

S/P NORWELL LLC,
a Massachusetts limited liability company

By: NED MANAGER LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Stephen R. Karp
Title: Manager

By: _____
Name: Steven S. Fischman
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. October 6, 2016

On this 6th day of October 2016, before me, the undersigned notary public, personally appeared Stephen R. Karp, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were Personally Known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager of NED Manager LLC in its capacity as Manager of S/P Norwell LLC.

Lauren Vaughan
Notary Public
My Commission Expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. October 6, 2016

On this 6th day of October 2016, before me, the undersigned notary public, personally appeared Steven S. Fischman, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were Personally Known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager of NED Manager LLC in its capacity as Manager of S/P Norwell LLC.

Lauren Vaughan
Notary Public
My Commission Expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

MARINER WAY HOMEOWNERS
ASSOCIATION TRUST

By: S/P NORWELL LLC,
a Massachusetts limited liability company,
its Trustee

By: NED MANAGER LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Stephen R. Karp
Title: Manager

By: _____
Name: Steven S. Fischman
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. October 6, 2016

On this 6th day of October 2016, before me, the undersigned notary public, personally appeared Stephen R. Karp, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Trustee of the Mariner Way Homeowners Association Trust.

Lauren Vaughan
Notary Public
My Commission Expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. October 6, 2016

On this 6th day of October 2016, before me, the undersigned notary public, personally appeared Steven S. Fischman, Manager of NED Manager LLC proved to me through satisfactory evidence of identification, which were personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Trustee of the Mariner Way Homeowners Association Trust.

Lauren Vaughan
Notary Public
My Commission Expires:

LAUREN J. VAUGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2021

PLANNING BOARD OF THE TOWN OF NANTUCKET

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. _____, 2016

On this _____ day of _____ 2016, before me, the undersigned notary public, personally appeared _____, member of the Planning Board of the Town of Nantucket, proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for the Planning Board of the Town of Nantucket.

_____
Notary Public
My Commission Expires:

Nantucket Planning Board

Form J
Certificate of Completion and
Release of Municipal Interest in
Subdivision Performance Security

Date: September 28, 2016 Planning Board File # 7770

Subdivision Name: Mariner Way

Owner: S/P Norwell LLC

Owner's Address: 75 Park Plaza, Boston, MA 02116

Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: Rick@vdhlaw.com

Applicant, (if other than owner): Richard P. Beaudette, Esq., Vaughan, Dale, Hunter and Beaudette, PC

Applicant's Address: 2 Whaler's Lane, Nantucket, MA 02554

Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: Rick@vdhlaw.com

Date of Subdivision Plan: November 24, 2015

Land Location: 78 Union Street

Plan Recorded: Nantucket Registry of Deeds Plan Book 2016-4 Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number_____

Type of Performance Security:

☒ Covenant dated: _____
Covenant recorded: Nantucket Registry of Deeds, Book _____ Page _____.

or

Covenant registered: Nantucket Land Registry District as Document #_____ and noted on Certificate of Title #_____ in Registration Book _____ Page _____.

○ Deposit of money, agreement dated: _____
Bank (if bank passbook): _____
Address of Bank:_____

○ Other Security , agreement dated:_____

○ Letter of credit, agreement dated:_____

Bank: _____

Address of Bank: _____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been X completed ☐ partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

Lot 3 .

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ day of _____, _____ .
(Date) (Month) (Year)

_____ Barry G. Rector

_____ Nat Lowell

_____ Linda Williams

_____ John Trudel, III

_____ Joseph Marcklinger

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2016

On the _____day of _____, 2016, before me, the undersigned notary public,

Personally appeared _____, 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 acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

_____
Notary Public

_____
My commission expires:

#10-14 Nantucket Theatre Institute, Inc. MCD SP
5 Noirth Water Street
Map 42.4.2 Parcel 88
Request for MCD modification

Catherine Ancero

From: Andrew Vorce
Sent: Monday, October 03, 2016 11:52 AM
To: Catherine Ancero
Subject: Fwd: White Heron Theatre Company

For agenda

Sent from my iPhone

Begin forwarded message:

From: Michael Kopko <michael@whiteherontheatre.org>
Date: October 3, 2016 at 11:45:32 AM EDT
To: <AVorce@nantucket-ma.gov>
Cc: <LSnell@nantucket-ma.gov>, Lynne Bolton <lynne@whiteherontheatre.org>
Subject: White Heron Theatre Company

Dear Andrew,

As you may recall, we applied for a variance from the AAB in order to get our Temporary CO. The issue was that our elevator was not installed, and so there was no accessible access to our bathrooms, which are in the basement. In order to mitigate this, we constructed an accessible bathroom in the lobby area of the building. Though this was originally designed to be a temporary situation, we have found that the bathroom is very useful and works well for us programmatically.
We are asking that our MCD permit #10-14 be modified to include this added bathroom. We have found that it does not affect the use of the building, except in a positive way, and it is, obviously, not visible from outside.
Please let me know what you need in terms of applications, fees, drawings, etc.

Thank you,

Michael

WHITE
HERON
Theatre Company

Michael Kopko
Executive Director
508.228.2156

Nantucket Planning Board

RECEIVED
2014 DEC 15 PM 1:23
NANTUCKET TOWN CLERK

MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT DECISION
NANTUCKET THEATRE INSTITUTE, INC.

December 8, 2014

Special Permit #10-14

Applicant / Owner:
The Nantucket Theatre Institute, Inc. / Lynne M. Bolton
c/o Cohen & Cohen Law PC
PO Box 786
Nantucket, MA 02554

for property at
5 North Water Street

Assessor Map 42.4.2 Parcel 88
Plan Book 10, Page 49

GENERAL DESCRIPTION

At public hearings on May 12, 2014, November 10, 2014, and December 08, 2014, the Nantucket Planning Board, considered the application of The Nantucket Theatre Institute, Inc. (hereafter the Applicant) for a Major Commercial Development (MCD) Special Permit under the following sections of the Nantucket Zoning Bylaw: Major Commercial Development (139-11), Open Space (139-11); Inclusionary Housing (139-11J); Height (139-17); and Site Plan Review and Traffic Study (139-23):

LOCUS

The locus, 5 North Water Street, Nantucket, Massachusetts is a lot of approximately 8,070 SF in the Commercial Downtown zoning district (CDT) where a minimum lot size of 3,750 SF is required. A two story structure and a pre-existing nonconforming one story structure exist on the lot. The rear of the single story structure is as close as 2.6 +/- feet from the lot line where a 5 foot setback is required. The locus and structures thereon are conforming in all other respects.

The lot is the subject of Special Permit relief granted in ZBA file 73-86 and recorded at Book 260, Page 336, allowing for the change of use from retail to real estate office. The Lot also has Special Permit relief granted in ZBA file 25-92 and recorded at Book 387, Page 113 allowing for an addition to the smaller building (which was not built) and waiving related parking requirements. These ZBA Special Permits would have provided for a total waiver of 14 parking spaces had the second special permit been exercised.

PROPOSAL

Applicant plans to establish a theatre and arts facility at 5 North Water Street. During its planning stages, the Applicant received limited Special Permits and Variances from the Planning Board and Zoning Board of Appeals for use of the locus for such performances, and related practices, education, promotion, administration, housing, and concessions. The permits allowed the use of a tent as a temporary theater for the 2013 and 2014 seasons (see ZBA File 22-13, Variance recorded in Book 1388, Page 241, and extended in File 61-13, and also Planning Board File 5-13, Special Permit recorded in Book 1388, Page 342). Applicant now proposes to remove the small structure and to construct a permanent theater facility, as approved by the Nantucket Historic District Commission. The facility would have a main stage with 150 seats and space for ancillary functions, such as practice, storage, administration, sales, and concessions, as well as public restrooms (when the theater is open). The top floor of will serve as a multi-purpose space for a patrons club, functions, and ancillary arts related activities. The Applicant also proposes to use the facility for collaborations with other arts organizations and for arts education. Applicant proposes hours of operations from 8 am until mid-night, but expects that performances will be much more limited in scope. The existing antique structure will be used for administrative purposes and for staff housing during the peak season (but not rented out for housing to third parties).

Ground Cover

The proposed structure will have a Ground Cover Ratio of 56.8%, but up to 75% is allowed in the CDT district under Section 139-16, so no waiver is needed.

Open Space

The lot currently has forty-two (42) percent open space. However, the proposed development will provide 26.6% Open Space, where 30% is required for an MCD under Section 139-11(G). The Applicant seeks relief from this requirement. The Applicant notes that the site is located within the historic downtown area, where street trees, compact planting beds, window boxes, and climbing vines are appropriate vegetation, and that the site plan provides for a street side courtyard that will be vegetated as well.

Height:

The Applicant proposed to construct a structure with a height of greater than thirty (30) feet. This is allowed under Section 139-17C (5) in the CDT district for historic preservation, or if the structure is complementary and appropriate for the scale of the structures in the area, and is not detrimental to the adjoining properties. Applicant notes that its height of nearly 34 feet has been approved by the Historic District Commission, after significant redesign and consideration in the streetscape.

Street Lighting
The site is located in a moderately lighted area of the downtown, and therefore a substantial amount of lighting is not necessary. Applicant proposed that any exterior lighting would be limited and would be compliant with the Town Code.

Utilities
The existing and proposed structures will be serviced by municipal sewer and water, by existing power and cable lines, and similar. No new overheard lines are planned.

Site Plan
Applicant seeks a waiver for the Site Plan, Drainage, Storm Water Runoff, Landscaping, and other reviews and requirement of Section 139-23. Applicant proposes to recharge roofwater runoff on site and to discharge additional stormwater runoff into the public sewer system, according to the site plan provided. Applicant also notes that although the CDT zoning district provides for zero foot front and side yard setbacks, the proposed structures will maintain access around the property and will provide for open site lines at the corner of Whalers Lane and North Beach Street, as per the site plan.

Traffic
The Applicant seeks a waiver of a traffic analysis and report under Section 139-23, as other reports are available for use. Recent changes to the zoning code have eliminated the requirements for off-street parking and loading zones for the CDT district, so no relief is needed. However, Applicant notes that most access is expected to be by pedestrian traffic and the property is accessible by sidewalk from nearby hotels and restaurants. Further, the locus is close to on-street parking and to the Broad Street drop-off station for the Town's valet parking program. Applicant proposes to provide NRTA bus passes to its on-site employees and to provide a bicycle rack for general use. Applicant proposes to eliminate the existing driveway and to improve the public sidewalk abutting the premises.

Housing:
Applicant proposes to meet the intent of Section 139-11(J) for inclusionary housing by providing a 2 bedroom apartment for its employees in the existing main building. The employee apartment will be not restricted to meet the standards contained within the definition of inclusionary housing.

BASIS OF THE FINDINGS

The Planning Board's findings and decision refer to the following:

- An application to the Planning Board for a Special Permit received December 18, 2013, with its Addendum and site plan;
- The prior special permit(s) and variance relief granted by the Planning Board and the Board of Appeals.
- Representations and testimony received in connection with the public hearings held May 12, 2014, November 10, 2014, and December 8, 2014; and
- Other documents on file with the Planning Board.

FINDINGS

Based on review of this application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the Applicant, and testimony received at the public hearings, the Planning Board finds that:

- The application and proposal substantially comply with the local bylaws of the Town of Nantucket and regulations and/or applicable provisions of the Massachusetts General Laws;
- Public amenities and abutting properties have been adequately protected by the following measures:
    - The improvement of the sidewalk;
    - Provision of public restroom facilities;
    - Limitations on light, noise, and other nuisances;
    - Use of existing utilities and of municipal sewer and water;
    - Operation of a theater on the site; and
    - Landscaping will be installed in appropriate locations on the site.
- Adequate protection of unique natural, scenic, or historic features of the site have been or will be provided by the following measures:
    - Maintenance of the historic main structure on the site.
- Adequate methods for the disposal of stormwater runoff and sanitary wastes and protection of environmental resources, and for the supply of potable water have been provided by the following measures:
    - Surface water runoff overflow will be directed to the municipal stormwater system. A contribution of $5,000 proposed by the applicant for the cost of future maintenance is adequate, and consistent with similar proposals in the area. There are no unresolved issues regarding sewage and refuse disposal are on the record;
    - Sanitary waste and water service are provided municipal service; and
    - Garbage will be collected in an enclosed container and removed from the site daily adequately.
- The proposed building has received a Certificate of Appropriateness from the Nantucket Historic District Commission, is not detrimental to adjoining properties, and does not cast them in shadow or result in the loss of privacy, air circulation, sunlight, safe ingress and regress or overcrowding.
- Impact on traffic and safety upon public and private rights-of-way have been mitigated or improved by the following measures:
    - Elimination of the curb cut on Whalers Lane;
    - Maintenance of traffic site lines at Whales Lane and North Beach Street;
    - Provision of NRTA bus passes for on-site staff; and
    - Provision of a bicycle rack for general use.
- The project will not place excessive demands on Town services or infrastructure. Based on the conditions imposed and the good faith efforts of the Applicant to implement them, the Planning Board finds that no public amenity will be adversely affected;
- The proposed staff apartment is adequate to satisfy the intent of the requirement for inclusionary housing compared to this limited proposed use.

- A height of greater than thirty (30) feet is complementary and appropriate for the scale of the structures in the area, as has been approved by the Historic District Commission, and is not detrimental to the adjoining properties.

DECISION

The Planning Board renders this decision based on compliance with the following sections of the Nantucket Zoning Bylaw: Commercial Downtown (CDT) zoning district (139-9), Major Commercial Development (139-11), and Major Site Plan Review (139-23).

The Planning Board grants special permits for waivers from the following sections of the Nantucket Zoning Bylaw:

- 139-11 G Open space requirement
  Special Permit pursuant to Section 139-11 G. (3) to reduce the required open space to an amount less than 30% of the land
  WAIVER GRANTED – approximately 26.6% open space will be provided. The proposed landscaping is consistent with the character of other commercially developed properties in the area.

- 139-11 J Inclusionary Units
  WAIVER GRANTED – a 2 bedroom apartment for use by staff and/or actors will be located on the second floor of the main structure. This apartment will not be restricted to the standards contained within the definition.

- 139-17 C Height
  Special Permit for a height of greater than 30 feet.
  WAIVER GRANTED – the proposed structure height of 34 feet is complementary and appropriate for the scale of the structures in the area, as has been approved by the Historic District Commission, and is not detrimental to the adjoining properties.

- 139-23 F Site Plan Review and Traffic Study
  Waiver pursuant to 139-23 G. (1) to reduce the information required for site plan review
  WAIVER GRANTED – Site plan information provided was sufficient for the Board's review requirements in this location.

Based on the aforementioned findings and waivers, a motion was made and duly seconded and voted 4-0 (with one abstention) to **APPROVE** this Major Commercial Development special permit based on the following conditions:

1) That all commercial operations on the site shall not begin before 8 am and shall end by 12 am.
2) That patrons shall not queue on the public sidewalk. If queuing on the public sidewalk becomes an issue and the Planning Board determines that action is warranted, the applicant

agrees, upon notification from the Planning Board, to make staff available to direct patrons to an area within the boundary of the site for queuing. A cell phone shall be dedicated to the manager on duty and the number shall be provided to the Planning Board;

3) That the concessions on the locus shall only be ancillary to the use of the site for performances and functions on the locus and there shall be no independent restaurant or take-out food on site.
4) That there shall be no amplification of any sounds outside of the theater.
5) That all garbage shall be stored in closed containers, and removed from the site daily.
6) That the residential apartment shall not be rented to parties unrelated to the theater operations and performances.
7) That the Applicant shall annually provide Nantucket Regional Transit Authority (NRTA) passes for all on-site employees.
8) That the applicant agreed to install a minimum of one (1) bike rack on the site, the location of which shall be shown on the site plan.
9) That the new structure shall not be greater than 34 feet in height.
10) There shall be no exterior construction on the premises between June 15 and September 15;
11) That the final plan set shall include a corner rounding easement at the corner of North Water Street and Whalers Lane. The final plans shall be endorsed by the Planning Board prior to the issuance of any building permits;
12) That the applicant shall replace in like-kind the sidewalks, curbing, roadway pavement, or other public infrastructure that is damaged during construction;
13) That in the event the Town/County of Nantucket does not accept the easement or any infrastructure "gifts" associated with conditions 11 and 12, above, the applicant shall not be held responsible and the condition shall be deemed to be fulfilled;
14) That a pre-construction meeting shall take place prior to the issuance of any building permits; and
15) That the applicant agreed to contribute $5000.00 to the Town or County of Nantucket for the future maintenance of the stormwater system servicing the site.

NOTATION: The Applicant noted to the Board that its construction process may require use of a partially constructed facility or use of a temporary structure during the 2015 season. The Board approves this request, the following additional conditions:

1) The temporary use shall not be for longer than from June 16, 2015 until September 14, 2015.
2) If a tent is used, no activities shall take place before noon, evening performances shall end by 9:30 pm and all operations on the site shall end by 10:30 pm. Except for entrances/exits, all flaps of the tent remain installed and stay down during performances. Except for background music and sound effects, no electronic sound amplification shall be used for actors or otherwise. Any use of a tent for longer than 30 days shall be pursuant to a variance by the Zoning Board of Appeals.
3) The facility shall not have more than 150 seats or be larger or taller than the approved facility.

RECORD OF VOTE

On December 8, 2014, the Planning Board voted 5-0 to **CLOSE** the public hearing and voted **5-0**, to **APPROVE** this application and to **ENDORSE** this decision.

Barry G. Rector

Joseph Marcklinger

Nathaniel Lowell

Linda F. Williams

Carl Bochert

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS December 10, 2014

On the 10th day of December, 2014, before me, the undersigned notary public,
personally appeared BARRY G. RECTOR, 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. Bradford

Notary Public

12/18/2020

My Commission Expires

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

#18-14 /41-15
Cumberland Farms, Inc.
115 Orange Street
Map 55 Parcel 364

RECEIVED
OCT 04 2016
By CASH 25

2016 OCT -5 AM 8:35

Nantucket Planning Board

Plans to be Endorsed by the Board

Date: 10/3/16

Type of Plan to be endorsed:

- ☐ Subdivision
  Planning Board File # _____
- ☑ Special Permit
  Planning Board File # 18-14 / 41-15

Name of development: _____

Applicant's name: Cumberland Farms, Inc.

Mailing address: 100 Crossing Boulevard, Framingham MA 10702
Phone number: 508-270-1431 Fax number: _____ E-mail: ksousa@cumberlandgulf.com

Engineer / surveyor's name: Paul J. Santos Nantucket Surveyors, LLC

Mailing address: 5 Windy Way, Nantucket MA 02554
Phone number: 508-228-0240 Fax number: 508-228-9856 E-mail: psantos@nantucketsurveyors.com

Have these plans been submitted to the Town's Engineer: (Yes) / No
If no, please submit a second set of plans for review prior to the next Planning Board Meeting.

Please list the Planning Board's conditions (if any) that refers to these plans:
(EX: "…Within six (6) months from the date of the decision and prior to the commencement of any construction, the applicant shall submit final plans including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc. The set shall be subject to final review by the Planning Board's engineering consultant…" If you need additional space, please provide on a separate sheet.

_____

_____

_____

_____

_____

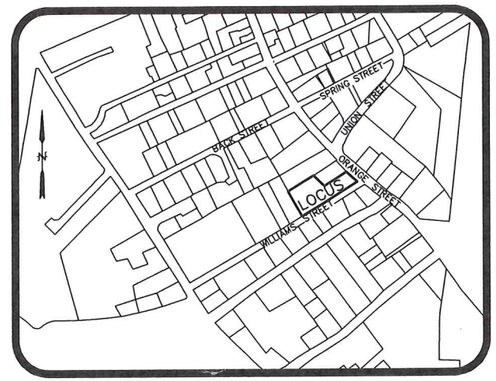
MINOR SITE PLAN

CUMBERLAND FARMS
115 ORANGE STREET

NANTUCKET, MASSACHUSETTS
ISSUE DATE: JUNE 7, 2016

LOCUS DEEDS

Map 55 Parcel 364
Rose Nominee Trust
Grace J. Rose, Trustee
Dd.Bk. 584 Page 248
Plan Book 15 Page 17



LOCUS MAP
SCALE: 1"=250'

INDEX

SHEET NO.	DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	SITE DEVELOPMENT PLAN: PLANIMETRIC
3	SITE DEVELOPMENT PLAN: GRADING AND DRAINAGE
4	SITE DEVELOPMENT PLAN: UTILITIES
5	SITE DEVELOPMENT PLAN: EROSION AND SEDIMENT CONTROL
6	DETAILED DRAWING: CONSTRUCTION DETAILS AND NOTES 1
7	DETAILED DRAWING: CONSTRUCTION DETAILS AND NOTES 2
8	SUPPLEMENTAL LANDSCAPE PLAN (BY OTHERS) SHEET L.01
9	SUPPLEMENTAL LIGHTING PLAN (BY OTHERS) SHEETS 1-5

LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
TB	TOP OF CAPE COD BERM
BB	BOTTOM OF CAPE COD BERM
TW	TOP OF WALL
BW	BOTTOM OF WALL
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X9.9	EXISTING SPOT GRADE
—17—	EXISTING CONTOUR
—17—	PROPOSED CONTOUR
	VERTICAL GRANITE CURBING (VGC)

PREPARED BY:

NANTUCKET SURVEYORS LLC
SURVEYING & ENGINEERING
5 WINDY WAY, NANTUCKET, MA 02554
508-228-0240 (Ph.) 508-228-9856 (Fax)

OWNERS:

ROSE NOMINEE TRUST
GRACE J. ROSE, TRUSTEE
28 DILLINGHAM WAY, PLYMOUTH MA 02360

APPLICANT:

CUMBERLAND FARMS, INC.
100 CROSSING BOULEVARD, FRAMINGHAM MA 01702

ZONING CLASSIFICATION
DISTRICT: RC (RESIDENTIAL COMMERCIAL)
OVERLAY DISTRICTS: MID-ISLAND PLANNED OVERLAY DISTRICT, TOWN OVERLAY DISTRICT
MINIMUM LOT SIZE =5,000 S.F.
MINIMUM FRONTAGE =40'
FRONT YARD SETBACK =NONE
SIDE & REAR LINE SETBACK =5'
MAX. GROUND COVER RATIO =50%

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
6/7/16

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER
6/7/16

NANTUCKET PLANNING BOARD
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

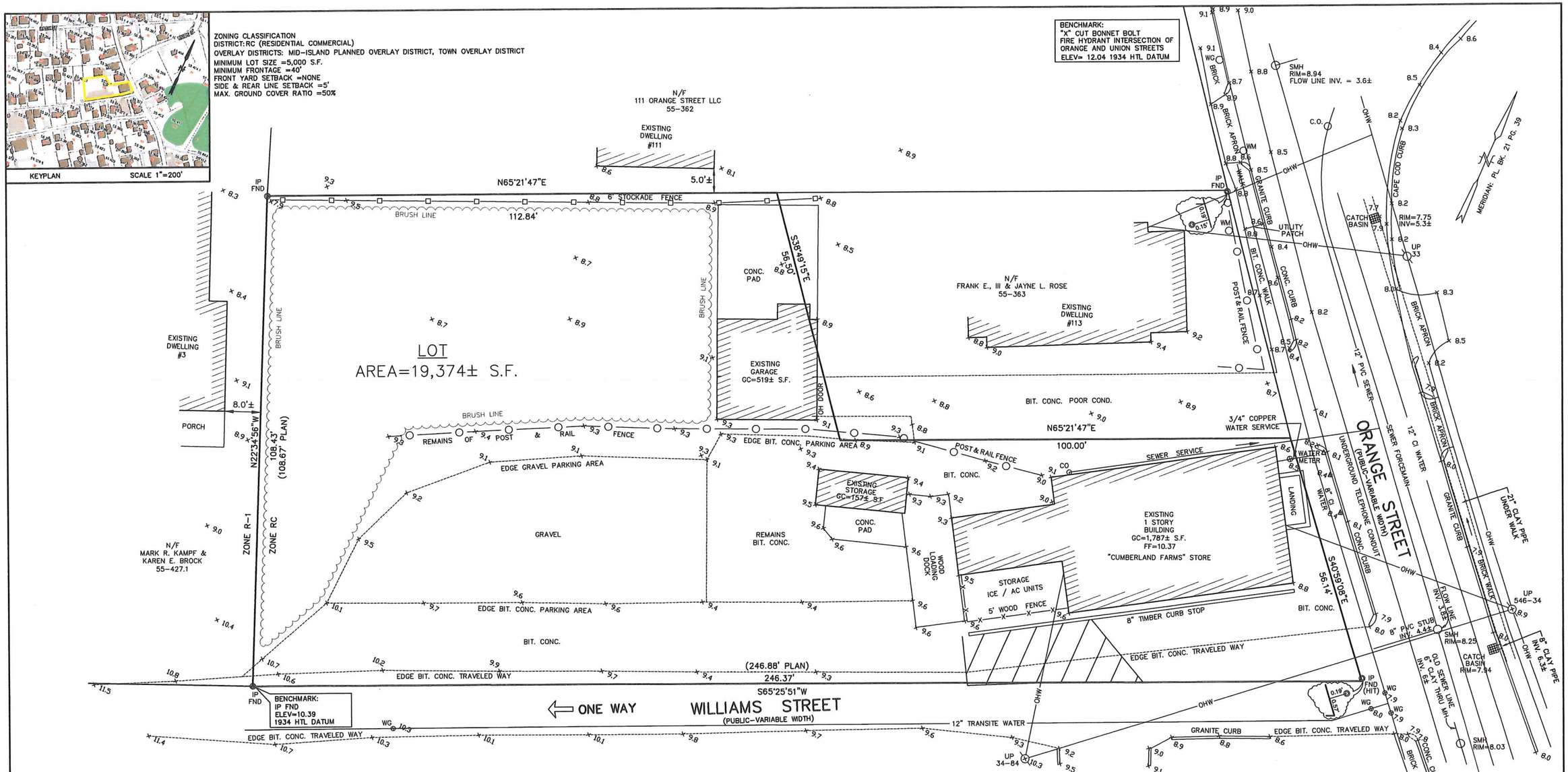
JOHN MCLAUGHLIN

JOSEPH MARCKLINGER

DATE APPROVED
DATE SIGNED
FILE NO. #18-14 / #41-15

SEE ORDER OF CONDITIONS
SE 48-2709 D. BK. 1538 PG. 296-D.BK. 1598 PG. 312

N-10314



NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
2. THE AS BUILT FIELDWORK WAS PERFORMED ON OR BETWEEN THE DATES OF SEPTEMBER 7, 2013 AND SEPTEMBER 23, 2013.
3. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF PRIMARY UTILITY SERVICE LINES ONLY. EXACT LOCATION OF SECONDARY SERVICES NOT DEPICTED.
4. CHAPTER 250 CMR 6.02
THIS PLAN WAS PREPARED BY THEODOLITE AND ELECTRONIC DISTANCE METER METHODS IN ACCORDANCE WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
5. THE HORIZONTAL DATUM TO WHICH THIS PLAN IS REFERENCED IS ASSUMED.
6. THE VERTICAL DATUM TO WHICH THIS PLAN IS REFERENCED IS THE HALF TIDE LEVEL DATUM OF 1934 (H.T.L. DATUM 1934)
7. THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN ZONE AE (EL. 8) (NAVD88) AS DELINEATED ON THE "FIRM" MAP NO. 25019C0088G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. SITE LOCATED WITHIN A MAPPED MA DEP ZONE II

LEGEND:

△	BOLLARD
BIT.	BITUMINOUS
CONC.	CONCRETE
CI	CAST IRON
DMH	DRAINAGE MANHOLE
FF	FINISHED FLOOR
FND	FOUND
GC	GROUND COVER
IP	IRON PIPE
OH	OVERHEAD
OHW	OVERHEAD WIRE
SMH	SEWER MANHOLE
+8.8	SPOT ELEVATION
UP	UTILITY POLE
WG	WATER GATE

ASSESSOR'S REFERENCE: TAX MAP 55 PARCEL 364
ZONING REFERENCE: RC (RESIDENTIAL COMMERCIAL)
DEED REFERENCE: BOOK 584 PAGE 248
PLAN REFERENCE: PLAN BK. 15, PG. 17
OWNER: GRACE J. ROSE, TRUSTEE ROSE NOMINEE TRUST

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
N.B. 379/97

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 35124
PROFESSIONAL LAND SURVEYOR
6/7/16

MINOR SITE PLAN
115 ORANGE STREET
NANTUCKET, MA
EXISTING CONDITIONS PLAN

PREPARED FOR: CUMBERLAND FARMS, INC.
SCALE: 1" = 10' DATE: JULY 17, 2014
REVISED JUNE 7, 2016

NANTUCKET SURVEYORS LLC
5 WINDY WAY, NANTUCKET, MA 02554

GRAPHIC SCALE
1"=10'
0 10 20 30 40

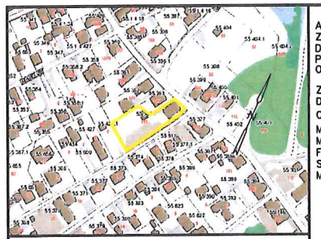
NANTUCKET PLANNING BOARD
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
JOSEPH MARCKLINGER

DATE APPROVED
DATE SIGNED
FILE NO. #18-14 / #41-15

SEE ORDER OF CONDITIONS
SE 48-2709 D. BK. 1538 PG. 296-D.BK. 1598 PG. 312

SHEET 1 OF 9 N-10314



KEYPLAN SCALE 1"=200'

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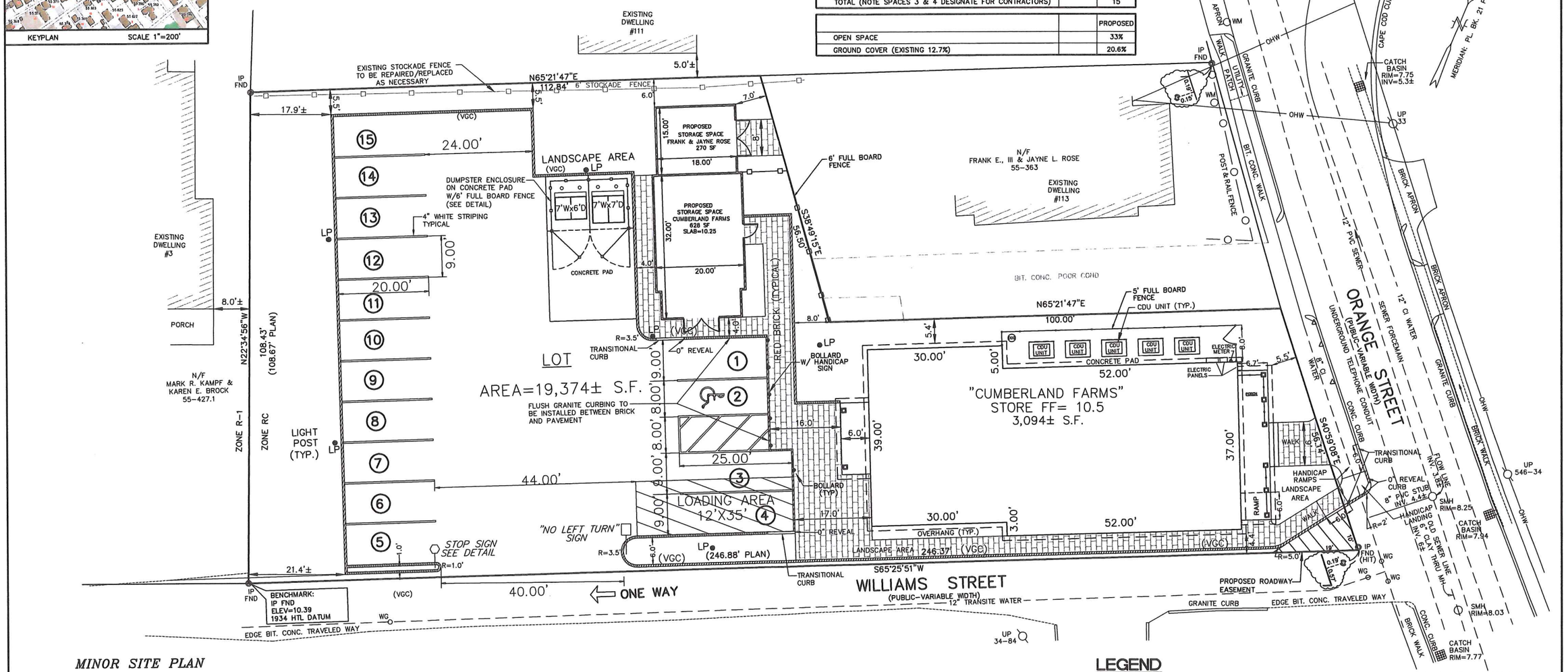
ZONING CLASSIFICATION
DISTRICT: RC (RESIDENTIAL COMMERCIAL)
OVERLAY DISTRICTS: MID-ISLAND PLANNED OVERLAY DISTRICT, TOWN OVERLAY DISTRICT
MINIMUM LOT SIZE =5,000 S.F.
MINIMUM FRONTAGE =40'
FRONT YARD SETBACK =NONE
SIDE & REAR LINE SETBACK =5'
MAX. GROUND COVER RATIO =50%

#115 ORANGE STREET		
RETAIL STORES AND SERVICES	NET SALES AREA 1,434 SF/200 SF	7
STORAGE SPACE	628 SF/0 SF	0
EMPLOYEES	3 EMPLOYEES X 1 SP/3 EMPLOYEES	1
	TOTAL	8

PARKING SPACES REQUIRED/PROVIDED	REQUIRED	PROVIDED
STANDARD	8	14
ACCESSIBLE (1 PER 25)	1	1
TOTAL (NOTE SPACES 3 & 4 DESIGNATE FOR CONTRACTORS)		15

		PROPOSED
OPEN SPACE		33%
GROUND COVER (EXISTING 12.7%)		20.6%

BENCHMARK:
"X" CUT BONNET BOLT
FIRE HYDRANT INTERSECTION OF
ORANGE AND UNION STREETS
ELEV= 12.04, 1934 HTL DATUM



MINOR SITE PLAN
115 ORANGE STREET
NANTUCKET, MA
SITE DEVELOPMENT PLAN: PLANIMETRIC

PREPARED FOR: CUMBERLAND FARMS, INC.
SCALE: 1" = 10' DATE: JULY 17, 2014
REV. 8/29/2014 DRAINAGE DESIGN
REV. 12/30/2014 BUILDING SIZE
REV. 9/14/2015 STORAGE UNIT/SITE REVISION
REV. 6/07/2016 CONSTRUCTION SET

NANTUCKET SURVEYORS LLC
5 WINDY WAY, NANTUCKET, MA 02554

GRAPHIC SCALE 1"=10'
0 10 20 30 40

PAUL J. SANTOS No. 36124 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR 6/7/16

DALE MACKINNON CIVIL No. 34578 COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER 6/7/16

LEGEND

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JOSEPH MARCKLINGER

DATE APPROVED
DATE SIGNED
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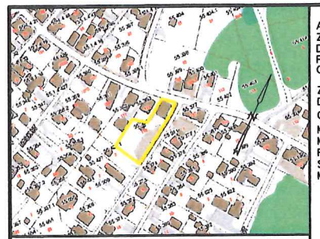
SHEET 2 OF 9 N-10314



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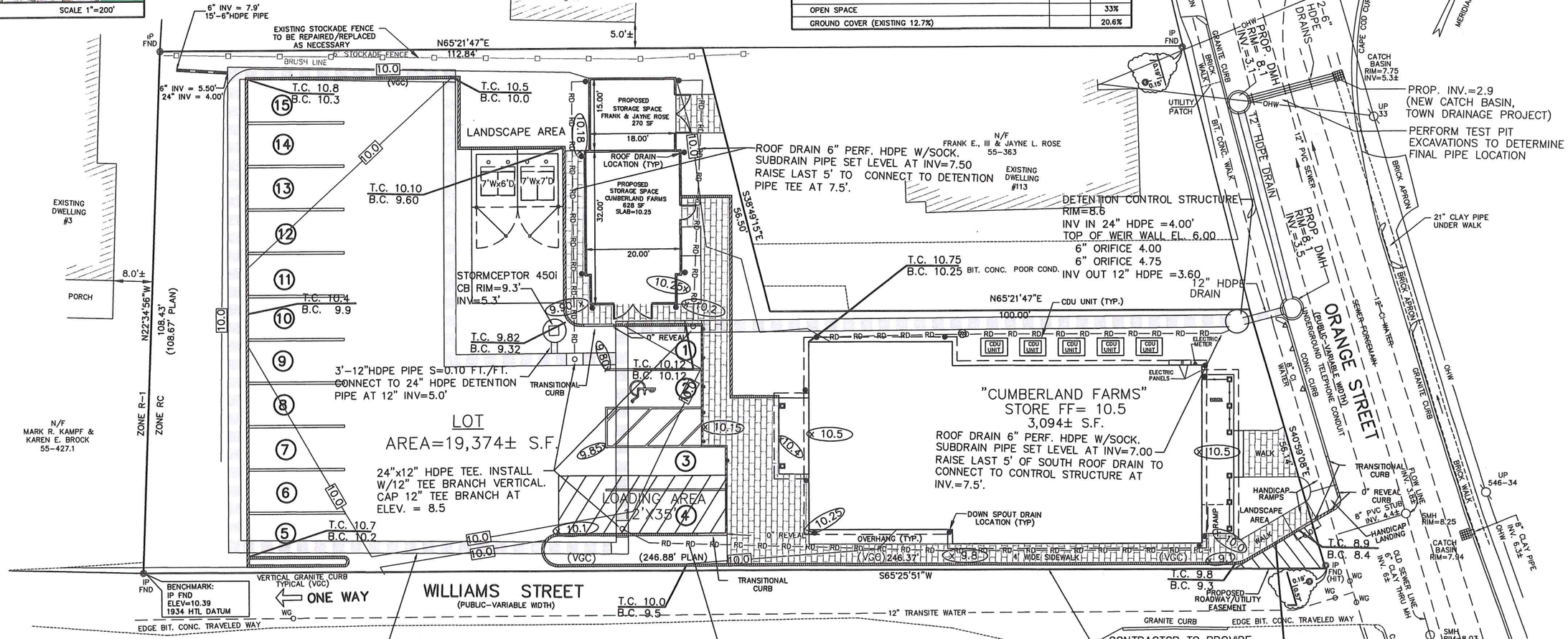


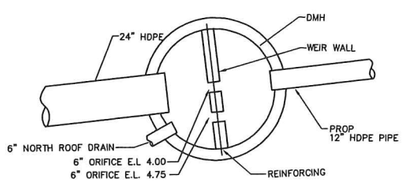
MINOR SITE PLAN

115 ORANGE STREET
NANTUCKET, MA
SITE DEVELOPMENT PLAN:
GRADING & DRAINAGE

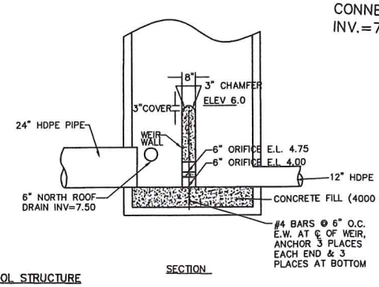
PREPARED FOR: CUMBERLAND FARMS, INC.
SCALE: 1" = 10' DATE: JULY 17, 2014
REV. 8/29/2014 DRAINAGE DESIGN
REV. 12/30/2014 BUILDING SIZE
REV. 9/14/2015 STORAGE UNIT/SITE REVISION
REV. 6/07/2016 CONSTRUCTION SET

NANTUCKET SURVEYORS LLC
5 WINDY WAY, NANTUCKET, MA 02554

GRAPHIC SCALE
1"=10'
0 10 20 30 40



PLAN VIEW



SECTION

DETENTION OUTLET CONTROL STRUCTURE
NOT TO SCALE

TEST PIT LOGS

NOT TO SCALE
DATE: 6/17/14
PERFORMED BY: PAUL J SANTOS, PLS, SE 2142

TP #1 EL.= 9.3'		TP #2 EL.= 9.3'	
Parking Area Processed Base	0" (9.3')	Parking Area Processed Base	0" (9.3')
M-C Sand+Gravel Fill	8" (8.6')	M-C Sand+Gravel Fill	3" (9.1')
	30" (6.8')		24" (7.3')
Silt Loam	60" (4.3')	Silt Loam	30"
Fine Sand	78"+ (2.8')		48" (5.3')
Med-Coarse Sand		Fine-Med. Sand	
EST. SEAS. HGW EL.= 7.3±'		EST. SEAS. HGW EL.= 7.3±'	

LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
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—17—	EXISTING CONTOUR
(17)	PROPOSED CONTOUR
	VERTICAL GRANITE CURBING (VGC)

COMMONWEALTH OF MASSACHUSETTS
DALE MACKENZIE CIVIL No. 24575
6/17/16

NANTUCKET PLANNING BOARD
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
JOSEPH MARCKLINGER

DATE APPROVED
DATE SIGNED
FILE NO. #18-14 / #41-15

SEE ORDER OF CONDITIONS
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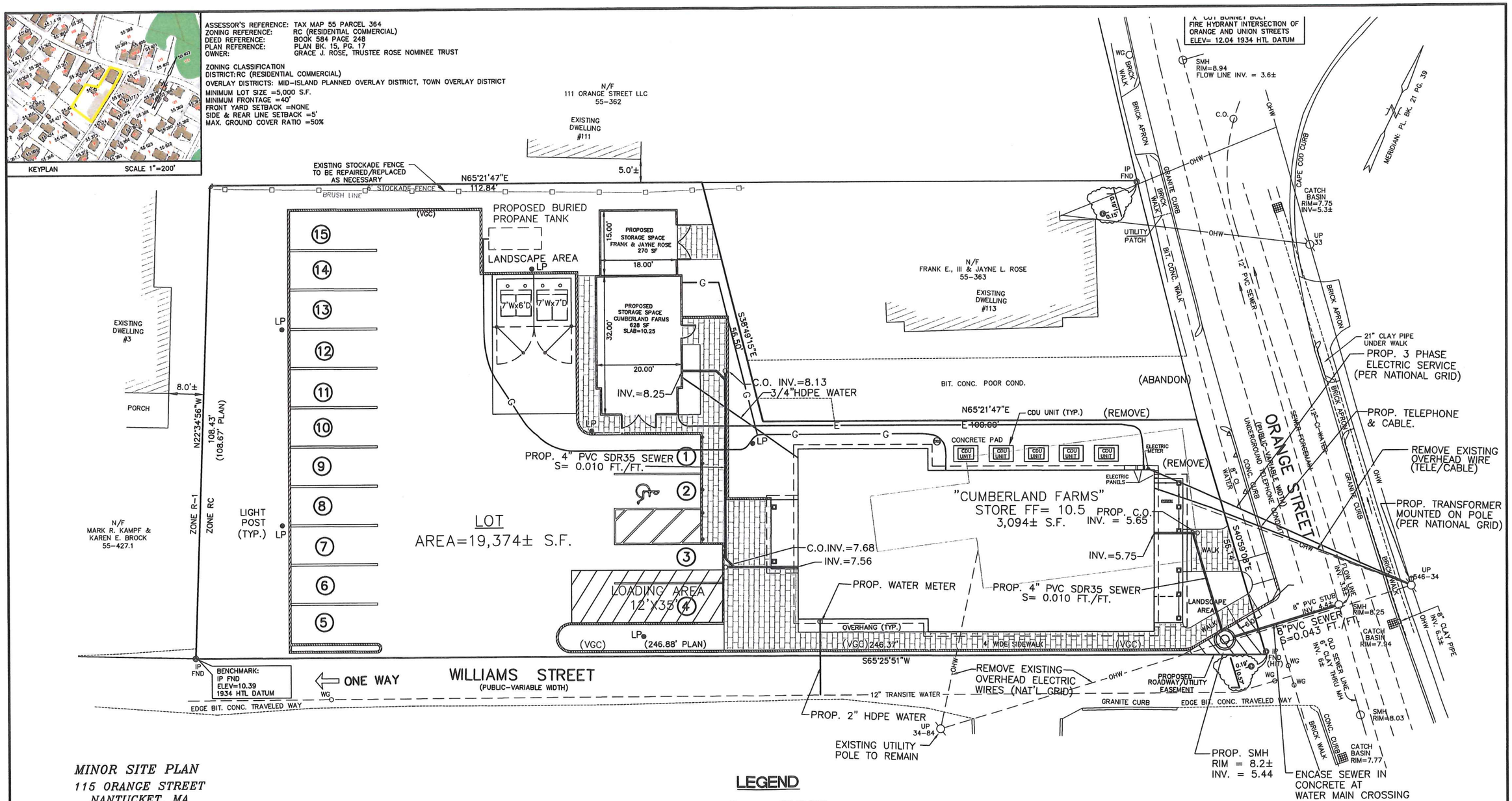
SHEET 3 OF 9 N-10314



MINOR SITE PLAN
115 ORANGE STREET
NANTUCKET, MA
SITE DEVELOPMENT PLAN:
UTILITIES

PREPARED FOR: CUMBERLAND FARMS, INC.
SCALE: 1" = 10' DATE: JULY 17, 2014
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5 WINDY WAY, NANTUCKET, MA 02554

GRAPHIC SCALE
1"=10'
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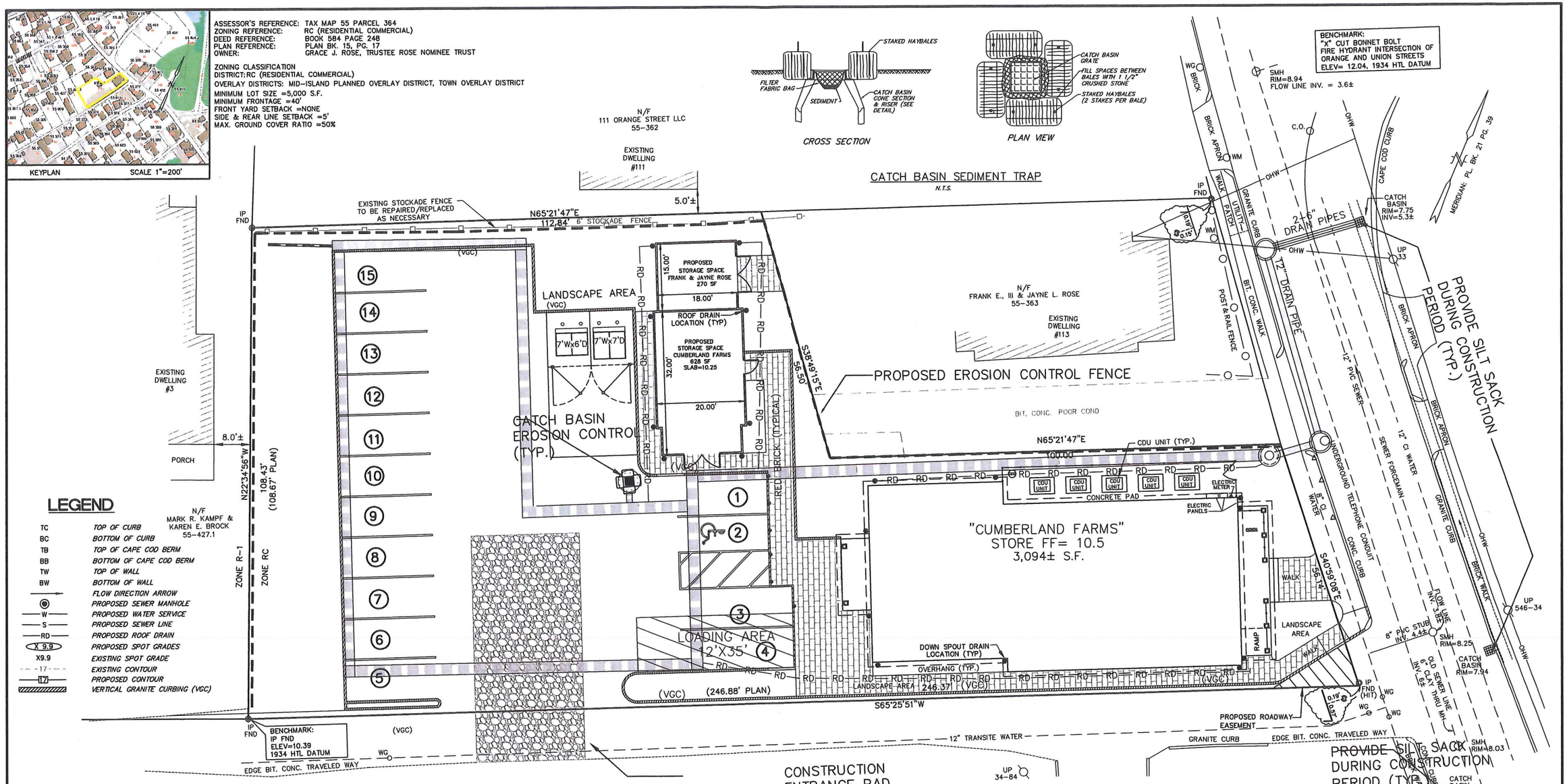
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRWOMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
JOSEPH MARCKLINGER

DATE APPROVED
DATE SIGNED
FILE NO. #18-14 / #41-15

SHEET 4 OF 9 N-10314



LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
TB	TOP OF CAPE COD BERM
BB	BOTTOM OF CAPE COD BERM
TW	TOP OF WALL
BW	BOTTOM OF WALL
	FLOW DIRECTION ARROW
	PROPOSED SEWER MANHOLE
W	PROPOSED WATER SERVICE
S	PROPOSED SEWER LINE
RD	PROPOSED ROOF DRAIN
X 9.9	PROPOSED SPOT GRADES
X9.9	EXISTING SPOT GRADE
17	EXISTING CONTOUR
17	PROPOSED CONTOUR
	VERTICAL GRANITE CURBING (VGC)

MINOR SITE PLAN
115 ORANGE STREET
NANTUCKET, MA
SITE DEVELOPMENT PLAN:
EROSION AND SEDIMENT CONTROL

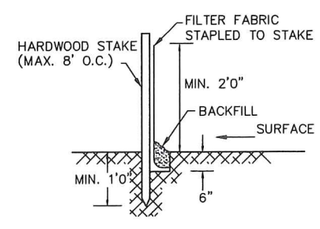
PREPARED FOR: CUMBERLAND FARMS, INC.
SCALE: 1" = 10' *DATE: JULY 17, 2014*
REV. 8/29/2014 DRAINAGE DESIGN
REV. 12/30/2014 BUILDING SIZE
REV. 9/14/2015 STORAGE UNIT/SITE REVISION
REV. 6/07/2016 CONSTRUCTION SET

NANTUCKET SURVEYORS LLC
5 WINDY WAY, NANTUCKET, MA 02554

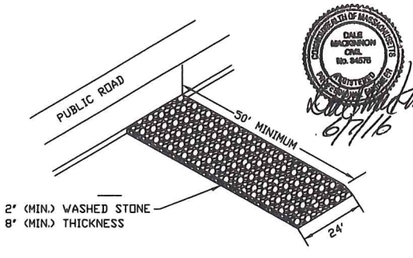
GRAPHIC SCALE
1"=10'
0 10 20 30 40

EROSION AND SEDIMENT CONTROL NOTES

1) The Nantucket Planning Board and the Nantucket Conservation Commission shall be notified upon completion of the installation of erosion and sediment control barriers within 100' of delineated wetland resource areas. No construction activity shall commence within these buffer zones until barriers have been inspected and approved by a representative of the Conservation Commission or until three working days have elapsed from the date of the request of inspection.
2) The Contractor shall be responsible for inspection and maintenance of all erosion and sediment control measures until all disturbed areas have been stabilized by vegetation or other permanent measures.
3) The Contractor shall make a complete inspection of all erosion and sediment control measures upon the forecast of any significant rainfall event to insure the integrity of the systems. The Contractor shall also perform inspections after significant rainfall events, repair the systems as necessary, and remove any soil or debris that has accumulated behind the barriers.
4) Prior to the commencement of construction, the Contractor shall provide to the Planning Board, the Owner, and the Engineer the names and 24-hour contact telephone numbers of at least two persons responsible for maintenance of erosion and sediment control measures.
5) Upon installation of catch basins the Contractor shall immediately install catch basin sediment traps to prevent the entrance of sediments into the infiltration facilities.
6) The contractor shall be responsible for any additional conditions imposed by the Nantucket Planning Board and Nantucket Conservation Commission.
7) The contractor shall apply water as necessary to all areas of the construction site where earth is exposed to sun and wind to minimize the creation of airborne dust. Special attention shall be paid to vehicular access routes on and off the site. The contractor shall daily remove any earth materials that may have been tracked or spilled onto Sparks Avenue by construction vehicles.
8) See SE48-2709 Order of Conditions Issued By Nantucket Conservation Commission 10/1/14.



SILTATION FENCING DETAIL
N.T.S.



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34578
REGISTERED PROFESSIONAL ENGINEER
6/7/16

NANTUCKET PLANNING BOARD
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
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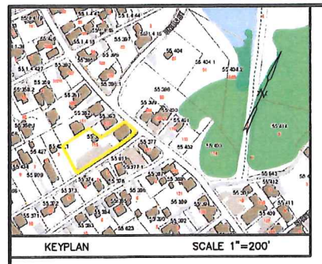
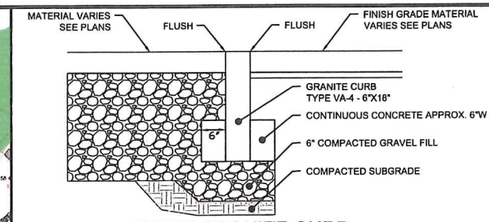
DATE APPROVED
DATE SIGNED
FILE NO. #18-14 / #41-15

SEE ORDER OF CONDITIONS
SE 48-2709 D. BK. 1538 PG. 296-D.BK. 1598 PG. 312

SHEET 5 OF 9 N-10314

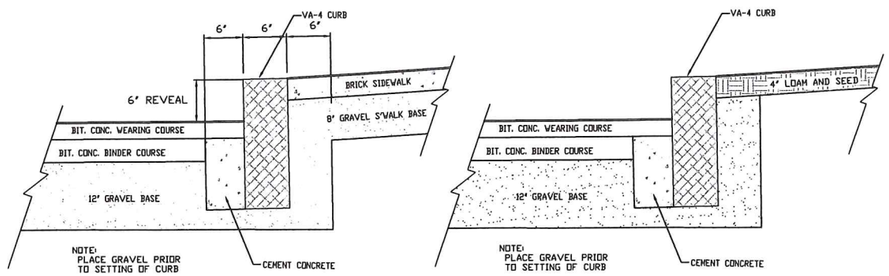


KEYPLAN SCALE 1"=200'



FLUSH GRANITE CURB

(NOT TO SCALE)

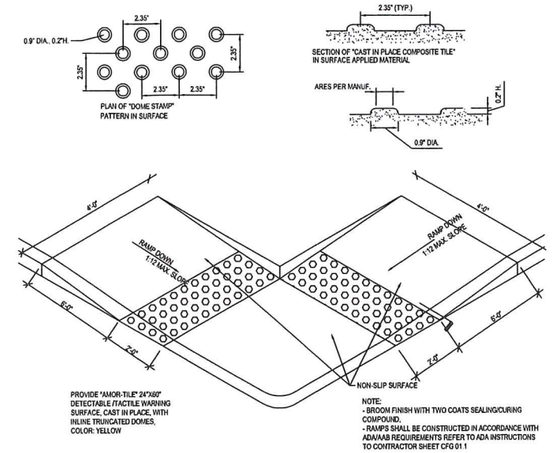


GRANITE CURB WITH SIDEWALK

GRANITE CURB WITH GRASS AREA

CURB DETAILS

(NOT TO SCALE)



TYPICAL WHEELCHAIR RAMP DETAIL AT CORNER

N.T.S.

CONSTRUCTION NOTES:

A: General

1) The contractor shall be responsible for contacting Dig-Safe at 1-(888)344-7233 in accordance with MGLc.82s.40 prior to commencement of any excavation at the site. Locations of existing underground utilities shown on this plan are approximate only. Utilities other than those indicated hereon may also exist.

2) Construction materials shall be as specified hereon and shall be in full accordance with requirements of the Nantucket Planning Board, the Nantucket Department of Public Works, and the Wannacomet Water Company.

3) Construction methods shall be in accordance with the requirements of the Nantucket Department of Public Works, manufacturer's recommendations and accepted best practice.

4) Driveways, walkways, utilities, drains, and other facilities within the proposed driveway layout shall be staked for construction by or under the supervision of a Professional Land Surveyor licensed to practice in the Commonwealth of Massachusetts.

5) The contractor shall be responsible for obtaining all construction inspections required by the Nantucket Planning Board during the course of construction of the proposed facilities. The Contractor shall also contact the Nantucket Planning Board to schedule a pre-construction meeting prior to the start of construction.

6) The contractor shall install all erosion and sediment control devices indicated on the plan prior to commencement of construction and shall maintain the devices until completion of construction and stabilization of all disturbed areas.

7) The contractor shall be responsible for dust control at the construction site and shall sweep access routes at the end of each day if soils have been spilled from vehicles or carried from the site on vehicle tires.

8) The contractor shall comply with all federal, state and municipal occupational health and safety regulations applicable to the construction site. The contractor shall secure the site at the end of each work day as necessary to assure the safety of children who may enter the site.

9) An As-Built Plan prepared by a Professional Land Surveyor shall be submitted to the Planning Board upon completion of construction. The contractor shall coordinate the survey location of all underground facilities prior to backfill in order that As-Built drawings may be completed.

10) The covenant executed between the applicant and the Nantucket Planning Board and/or the Nantucket Planning Board decision is considered part of these plans for construction purposes.

B:) Driveways

1) Calcium chloride for dust control is prohibited. Water shall be used for dust control. Upon installation of catch basins, hay bales shall be placed around the grate and maintained during construction. Filter fabric shall be placed under the grate as a secondary siltation filter until completion of the construction. Maintenance shall include the repair of hay bales and the removal of silt deposits.

2) Upon removal of all existing brush, stumps and topsoil, the driveway shall be graded below the finished grade to a width of the area to be occupied by the driveway plus an additional 4ft. on each side or extending outward to the toe of slopes in fill areas, whichever is greater. Any loam, peat or other material not considered suitable as a subbase shall be completely excavated and replaced with a structural grade material.

C:) Water

1) The contractor is responsible for installing all water mains, services, and appurtenances in accordance with Wannacomet Water Company specifications. The contractor shall review materials and installation requirements with the Water Company prior to ordering materials.

2) Water and sewer separation: Sewer lines shall be laid at a minimum of 10 ft. horizontally from the existing and proposed water line. Whenever the sewer line must cross under the water main, the top of the sewer pipe shall be at least 18 in. below the bottom of the water main. (New England Water Pollution Control Commission Specifications 2.831 & 2.832)

D:) Sewer

1) All sewer manholes shall be constructed water tight.

2) Sewers shall be 6" diameter SDR35 PVC pipe manufactured in full accordance with ASTM D-2241 of latest revision.

3) Vertical separation between water and sewer pipes at crossings shall be a minimum of 18 inches. If this separation cannot be provided, the sewer shall be constructed of SDR 26 PVC pipe and pressure tested as recommended by the manufacturer.

4) Contractor shall confirm location and depth of existing sewers at points of connection prior to commencement of sewer installation.

E:) Drainage

1) The contractor shall coordinate the inspection by the Engineer of the completed excavations for all stormwater infiltration facilities. All unsuitable materials shall be removed as directed by the Engineer and replaced with approved clean sand.

2) The contractor shall review drainage structure requirements with the design engineer prior to ordering materials.

3) It is the responsibility of the contractor to place proposed structures in the required location as shown on the plans approved by the Nantucket Planning Board.

4) The contractor shall be responsible for proper compaction of fill placed around the catch basins and leaching facilities and in all trenches to prevent settling of finished structures. Lift heights shall not exceed 8in. and all fill shall be clean and free of contaminants.

5) The Contractor shall be responsible for all construction staking and survey control necessary to complete the construction. A benchmark shall be provided prior to commencement of excavation.

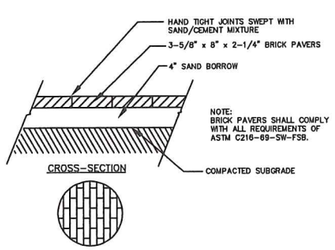
6) All stormwater conveyance piping shall be ADS N-12 Type as manufactured by Advanced Drainage Systems, Inc. The ADS N-12 pipe shall be installed in accordance with the product note 3.115 dated July 1, 1995 as specified by Advanced Drainage Systems, Inc. The pipe shall be placed in a trench installation following the recommendations for 12" diameter pipe.

7) Stormtech STC 450i units shall be constructed of precast concrete as provided by Riaker Materials. Single catch basin frames and grates shall be similar or equal to model LF-248-2 as manufactured by LeBaron Foundry, Inc. The frame shall provide a 24in. square opening. Double catch basin frame and grate shall be similar or equal to model LV-2448-2 and as manufactured by LeBaron Foundry, Inc.

F:) Electric

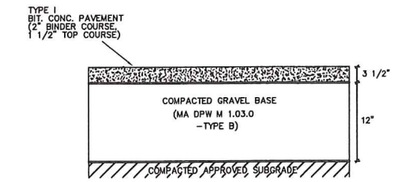
1) Electric service for the proposed facilities shall be installed according to plans prepared by National Grid. Facilities shown on Sheet 4 of these drawings are intended to be schematic only and are shown only for approval purposes.

2) All materials and construction methods utilized in the installation and/or modification of electric services shall be in accordance with all requirements of National Grid.



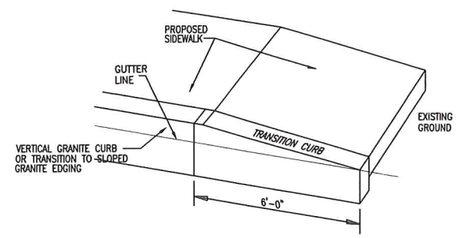
TYPICAL CROSS-SECTION BRICK WALKWAY

N.T.S.



BITUMINOUS CONCRETE PAVEMENT

N.T.S.

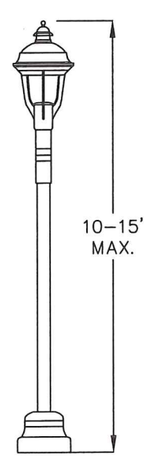


NOTE:

1. PROVIDE 6' TRANSITION CURB SECTION AT TERMINAL END OF THE VERTICAL GRANITE CURB SECTIONS AND AT HANDICAP RAMPS AS SHOWN ON PLANS & AT ALL VCC/SCC, TRANSITIONS FOR THE PROPOSED ROADWAY.

TRANSITION CURB DETAIL

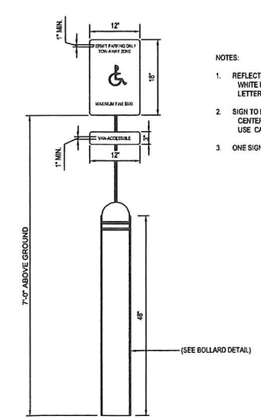
(NOT TO SCALE)



LIGHT POLE DETAIL

N.T.S.

LIGHTING PLAN TO BE IN COMPLIANCE WITH TOWN BY-LAW CHAPTER 102 SUPPLEMENTAL LIGHTING PLAN INCORPORATING A "DARK SKY" COMPLIANT DESIGN TO BE PROVIDED

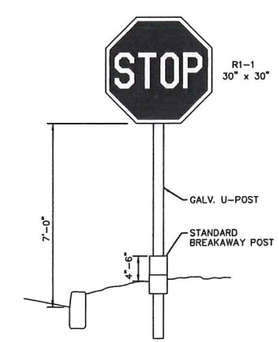


NOTES:

1. REFLECTIVE BLUE BACKGROUND WHITE LETTERING AND SYMBOL LETTERING MINIMUM 1" HEIGHT
2. SIGN TO BE MOUNTED ON 2" METAL POST CENTERED ON 4" CONCRETE BOLLARD. USE CAULKING @ THE CONNECTION POINT
3. ONE SIGN PER ACCESSIBLE SPACE.

ACCESSIBLE PARKING SIGN (MA) (WITH BOLLARD)

N.T.S.



INSTALLATION, DIMENSIONS, COLORS AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

NOTE: ALL SIGNS SHALL BE IN ACCORDANCE WITH DEPT. OF TRANSPORTATION STANDARDS.

STOP SIGN LOCATION DETAIL

N.T.S.

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
NO. 34570
REGISTERED PROFESSIONAL ENGINEER

6/7/16

NANTUCKET PLANNING BOARD

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SEE ORDER OF CONDITIONS

SE 48-2709 D. BK. 1538 PG. 296-D.BK. 1598 PG. 312

MINOR SITE PLAN

115 ORANGE STREET

NANTUCKET, MA

DETAILED DRAWING:

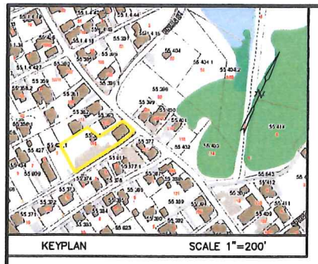
CONSTRUCTION DETAILS & NOTES 1

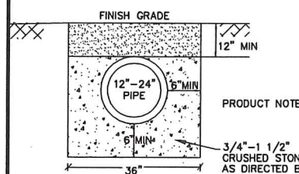
SCALE: AS NOTED *DATE: JUNE 7, 2016*

NANTUCKET SURVEYORS LLC

5 WINDY WAY, NANTUCKET, MA 02554

SHEET 6 OF 9 *N-10314*

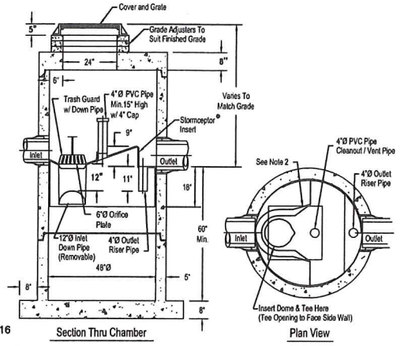




PRODUCT NOTE: 3.116

HDPE DRAINAGE PIPE DETAIL

N.T.S.



Section Thru Chamber

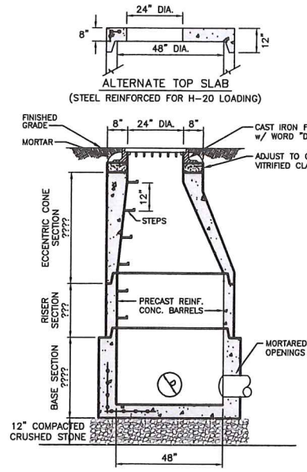
Plan View

Notes:

1. The use of a Flexible Connection is recommended at The Inlet and Outlet Pipe.
2. The Cover should be positioned over The Inlet Drop Pipe and The Vent Pipe.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Rinker Materials representative for Double Grate Top Slab details and further details not listed on this sheet.

STC 450i PRECAST CONCRETE STORMCEPTOR

N.T.S.

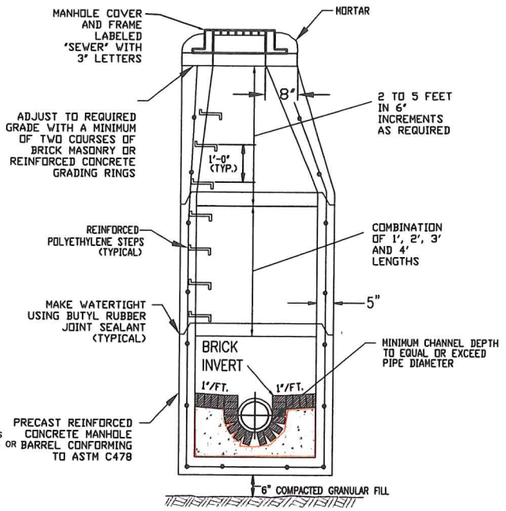


GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN-SPECS. CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478,PARA. 11.
5. "Y" PIPE OPENINGS w/ 2" MAX. OUTSIDE PIPE CLEARANCE TO BE CAST AS REQUIRED.
6. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TAPE SEAL THAT COMPLIES w/ AASHTO SPECIFICATION M-198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES w/ C-443 OR C-361.
7. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

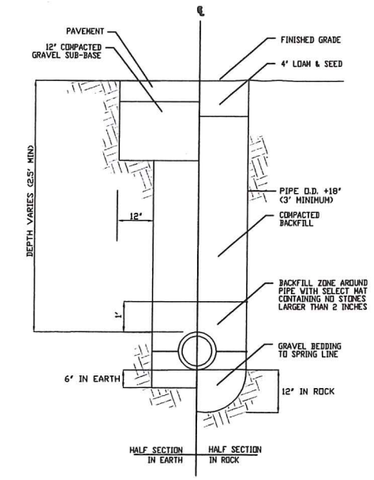
48" DIAMETER PRECAST DRAIN MANHOLE DETAIL

N.T.S.



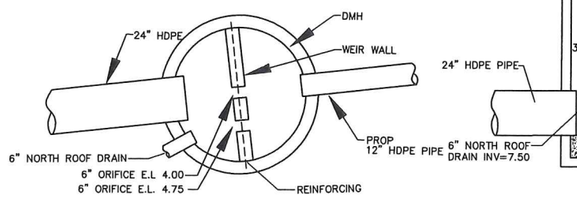
SEWER MANHOLE DETAIL

(NOT TO SCALE)

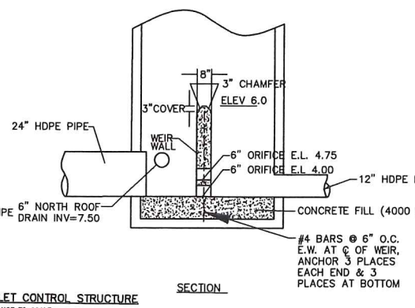


PIPE TRENCH DETAIL (SEWER/WATER)

(NOT TO SCALE)



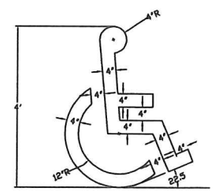
PLAN VIEW



SECTION

DETENTION OUTLET CONTROL STRUCTURE

NOT TO SCALE

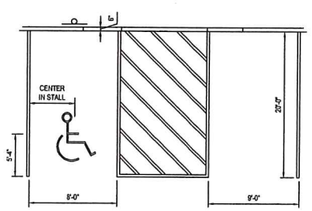


NOTE:

1) SYMBOL SHALL BE CENTERED IN THE PARKING STALL AND SHALL BE WHITE.
2) PAVEMENT MARKING STRIPES SHALL BE WHITE.
3) SYMBOL TO BE PAINTED IN ALL HANDICAP SPACES.

ACCESSIBLE PARKING SPACE SYMBOL

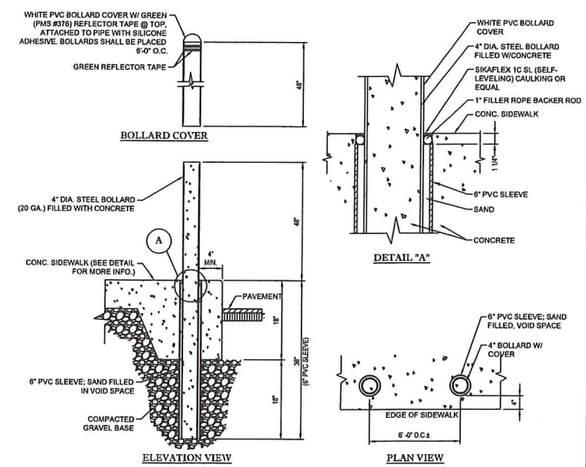
(NOT TO SCALE)



NOTE:
ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS

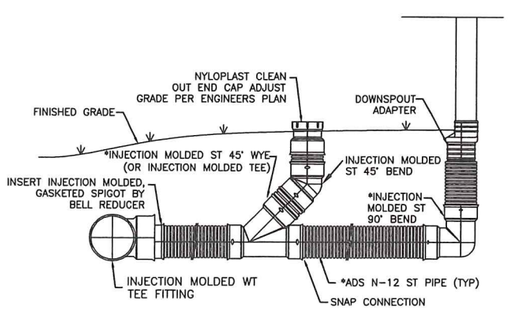
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



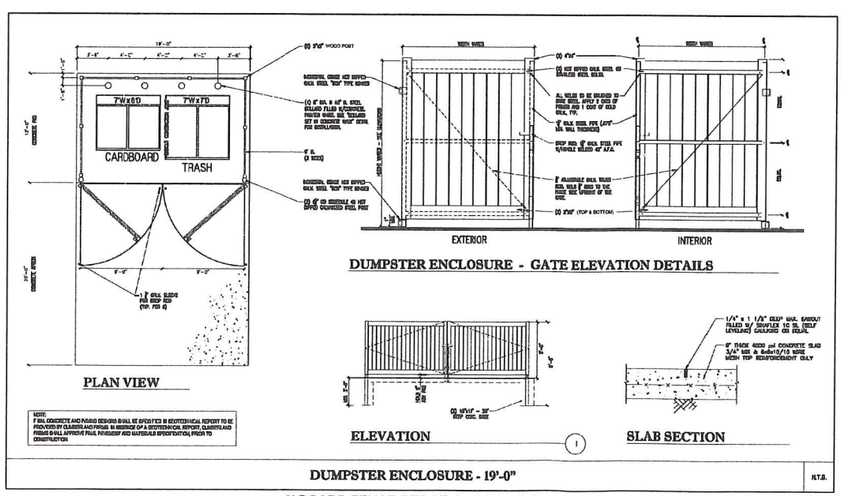
BOLLARD SET IN CONCRETE WALK

N.T.S.



ROOF DRAIN DETAIL WITH CLEANOUT

N.T.S.

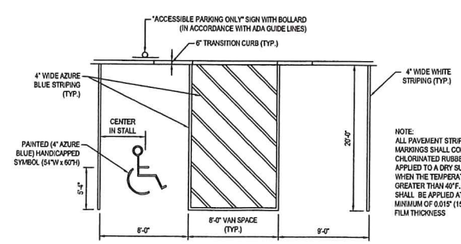


DUMPSTER ENCLOSURE - GATE ELEVATION DETAILS

6' BOARD FENCE PER HDC APPROVAL
SEE LANDSCAPE PLAN

DUMPSTER ENCLOSURE - 19'-0"

N.T.S.



NOTE:
ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS

ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.

MINOR SITE PLAN
115 ORANGE STREET
NANTUCKET, MA
DETAILED DRAWING:
CONSTRUCTION DETAILS & NOTES 2
SCALE: AS NOTED *DATE: JUNE 7, 2016*
NANTUCKET SURVEYORS LLC
5 WINDY WAY, NANTUCKET, MA 02554

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON CIVIL NO. 34575
6/7/16

NANTUCKET PLANNING BOARD
SPECIAL PERMIT

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DATE APPROVED
DATE SIGNED
FILE NO. #18-14 / #41-15

SEE ORDER OF CONDITIONS
SE 48-2709 D. BK. 1538 PG. 296-D.BK. 1598 PG. 312

SHEET 7 OF 9 *N-10314*

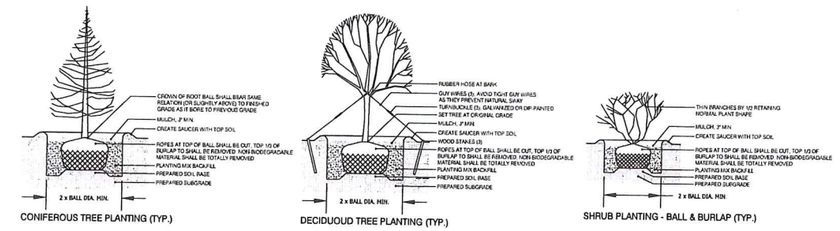
LOCUS MAP

EXTERIOR POST LIGHT, 8ft high max

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING FOR DETERMINING OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING THE WORK.
2. REMOVE ALL ROCKS AND DEBRIS LARGER THAN 2" DIAMETER FROM ALL PLANTING BEDS.
3. TOP SOIL PEPARATION FOR (A) CEDARS & NATURAL PLANTING - TOP SOIL PREPARED FROM SANDY LOAM (75%) AND PEA MOSS (25%) -ACIDIC (PH 4.5-6; AND (B) HEDGE AND PLANTING BEDS -SOIL PREPARED WITH 66% SANDY LOAM AND 33% MANURE OR COMPOST, AND INCORPORATED TO A MINIMUM DEPTH OF 12" TO 18".
4. AFTER COMPLETION OF PLANTING, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH 1" OF MULCH.
5. ALL PLANTING SHALL HAVE A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATED OF LANDSCAPE COMPLETION.

PLANTING DETAILS:



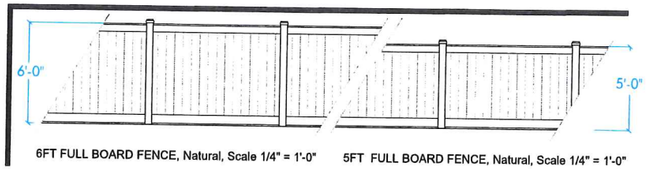
CONIFEROUS TREE PLANTING (TYP.)

DECIDUOUD TREE PLANTING (TYP.)

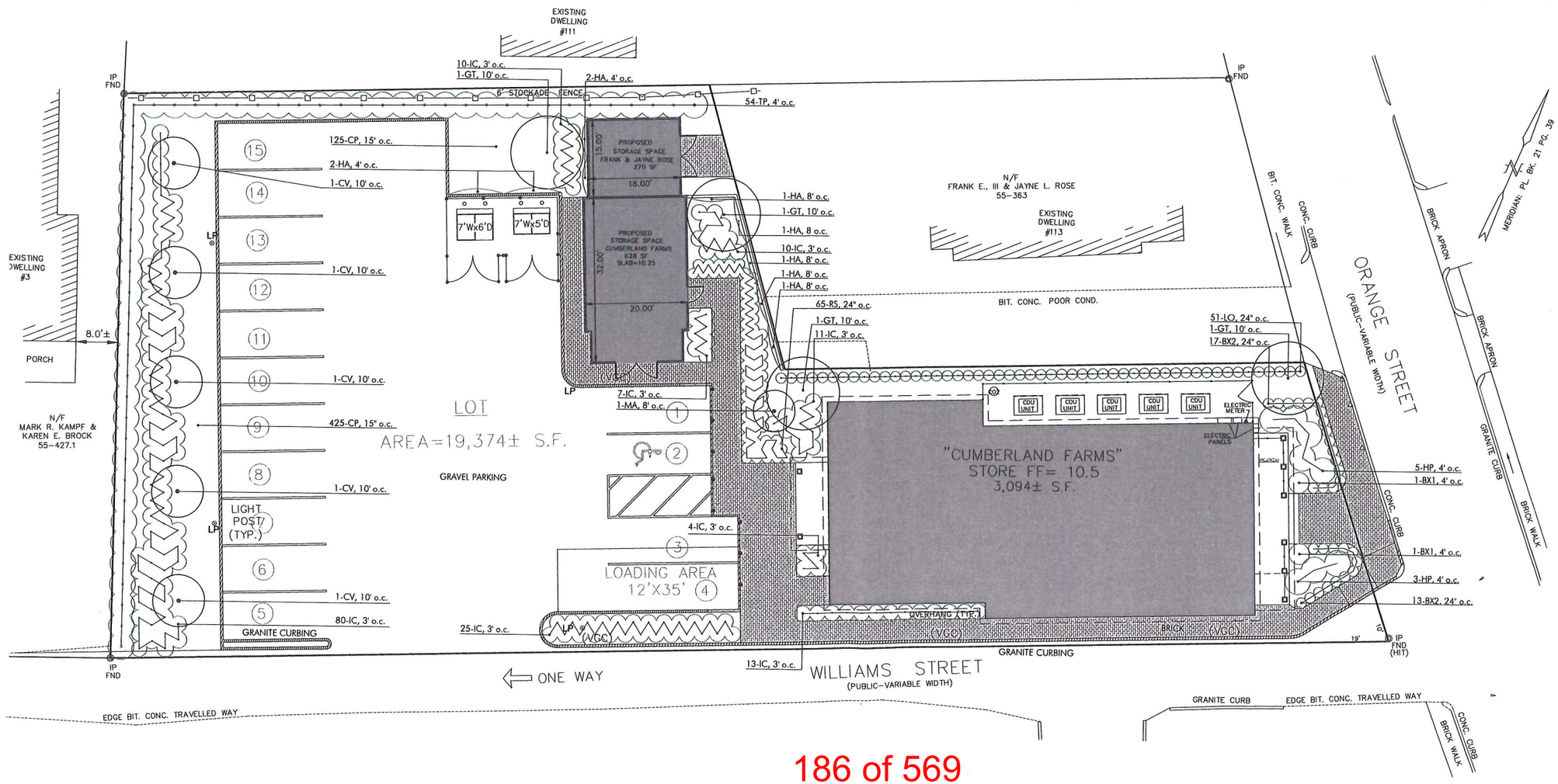
SHRUB PLANTING - BALL & BURLAP (TYP.)

PLANTING SPECIFICATIONS:

Symbol	Amount	Botanical Name	Common name	Size	Spec.
BXI	2	Buxus microphylla 'Winter green'	Wintergreen Boxwood	36" b&b	4' o.c.
BXQ	30	Buxus microphylla 'Winter green'	Wintergreen Boxwood	18"/24" b&b	24" o.c.
CP	550	Carex pensylvanica	Pennsylvania Sedge	2g	15" o.c.
CV	5	Crataegus viridis 'Winter King'	Winter King Hawthorn - white	3"/4" cal	10' o.c.
GT	4	Gleditsia tr. inermis 'Halka'	Halka Honeylocust	3"/4" cal	10' o.c.
HA	8	Hydrangea anomala petiolaris	Climbing Hydrangea	10g STK	4' o.c.
HP	8	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	10 g.	4' o.c.
IC	160	Ilex glabra 'Compacta'	Shamrock Inkberry	24"/30" b&b	3' o.c.
LO	51	Ligustrum ovalifolium	California Privet	6' HVY b&b	18" o.c.
MA	1	Magnolia x loebneri 'Leonard Messel'	Loebner Magnolia	7/8' b&b	8' o.c.
RS	65	Rosa 'Sea foam'	Sea Foam Rose - white cluster	3 g.	24" o.c.
TP	51	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	7/8' b&b	4' o.c.



6FT FULL BOARD FENCE, Natural, Scale 1/4" = 1'-0" 5FT FULL BOARD FENCE, Natural, Scale 1/4" = 1'-0"



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

CUMBERLAND FARM

115 ORANGE STREET NANTUCKET MA 02554

OWNER

CUMBERLAND FARMS, INC.

SURVEYOR

NANTUCKET SURVEYORS LLC.
5 Windy Way, Nantucket MA 02554

NANTUCKET PLANNING BOARD
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOHN MCLAUGHLIN

JOSEPH MARCKLINGER

DATE APPROVED

DATE SIGNED

FILE NO. #18-14 / #41-15

DRAWING

LANDSCAPE PLAN

DRAWING INFO

DATE	APRIL 10, 2016
SCALE	1' = 10' - 0"

REVISIONS

HDC	MARCH 5, 2016
HDC / STUFF APPROVAL	APRIL 6, 2016

L.01

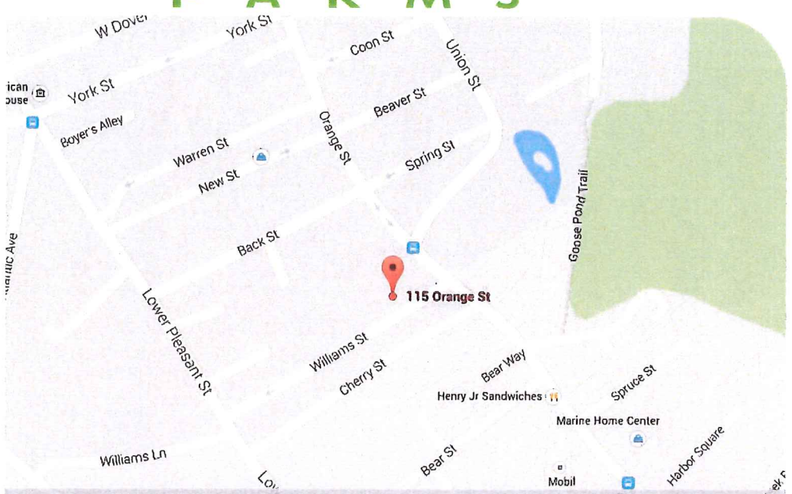
red leonard associates
5630 BRIDGETOWN RD SUITE 2 - CINCINNATI, OH 45248
(513) 574 - 9500 - redleonard.com

CUMBERLAND FARMS

RL-2792-S1-R2

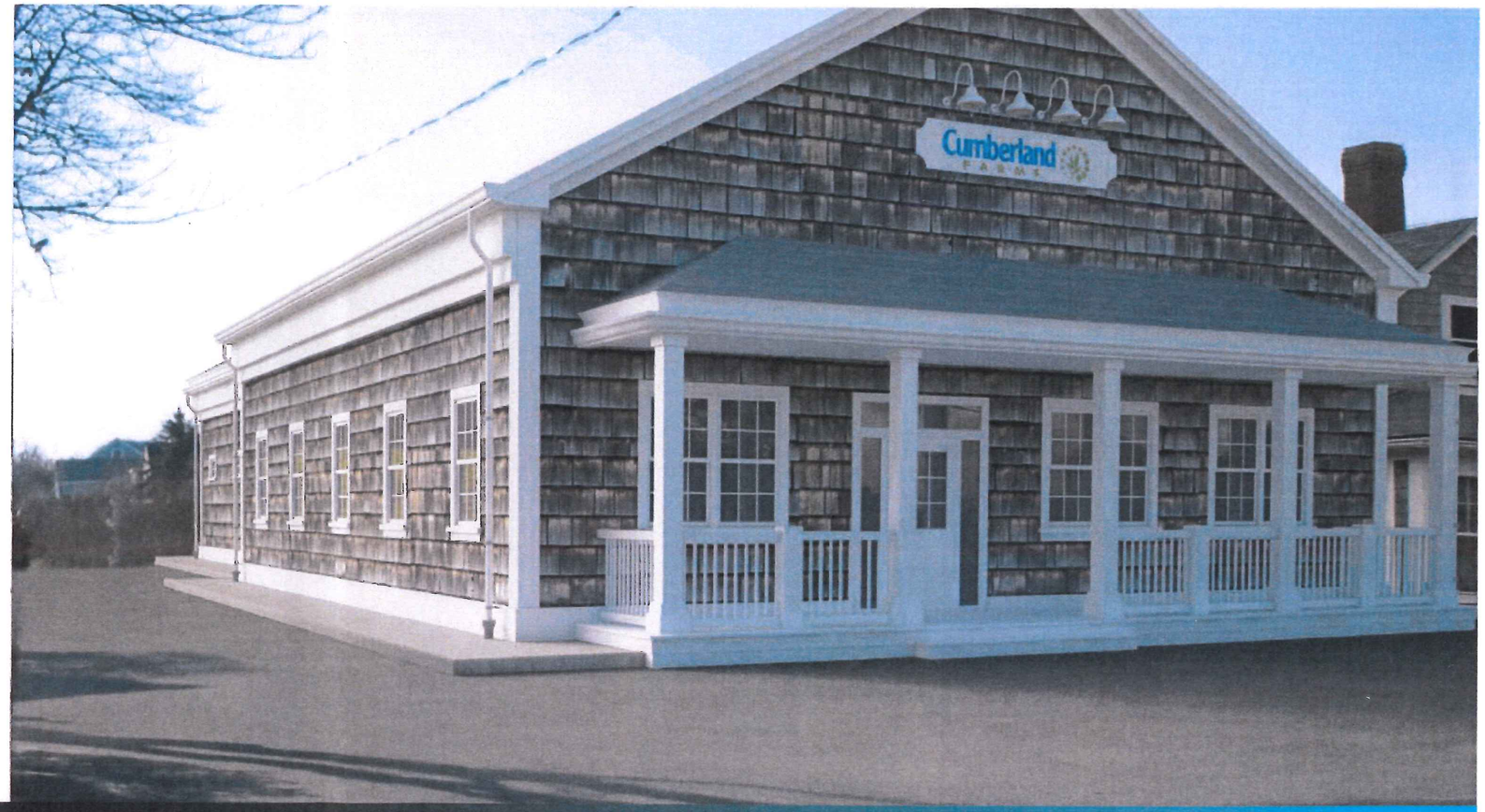
10/15/15

Cumberland FARMS



115 ORANGE ST
NANTUCKET, MA

SCAN CODE FOR MAPS LOCATION



1. Exterior Photometric Application
2. Fixture Detail
3-5. Fixture Specification

EXTERIOR
LIGHTING LAYOUT

red leonard associates
5630 Bridgetown Rd, Ste 2 | Cincinnati, OH, 45248 | 513-574-9500
www.redleonard.com

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	5	AR1	SINGLE	8480	1.040	134	670	CREE INC.	ARE-EDR-4MB-R5-06-E-UL-700-57K
	6	S	SINGLE	1757	1.000	19.8	118.8	Cree Lighting - Recessed Downlight	LR618L-40K-120V-A-DR +RC6 HOUSING
	7	W	SINGLE	5893	1.040	68	476	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-525-X

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.19	11.4	0.3	10.63	38.00
UNDEFINED AREA	1.53	18.8	0.0	N.A.	N.A.

LUMINAIRE LOCATION SUMMARY		
LumNo	Label	MTG. HGT.
1	AR1	12
2	AR1	12
3	AR1	12
4	AR1	12
5	AR1	12
6	S	10
7	S	10
8	S	10
9	S	10
10	S	10
11	S	10
12	W	10
13	W	10
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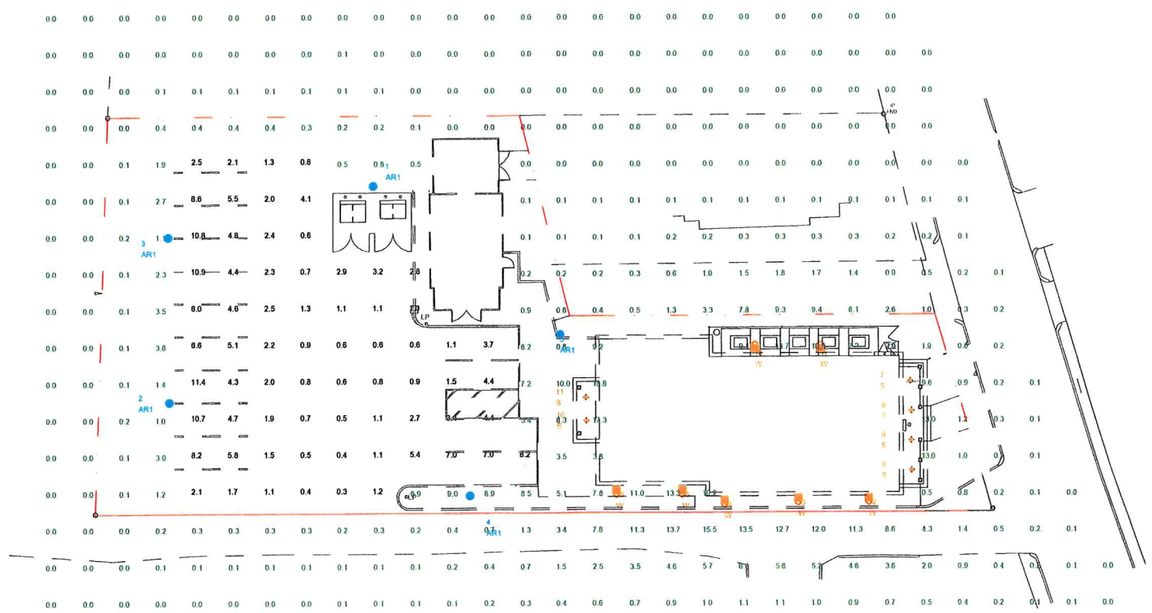
15	W	10
16	W	10
17	W	10
18	W	10



NOTE:
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 10 FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.
- ILLUMINATION LEVELS ARE THE RESULT OF REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

REV.	BY	DATE	DESCRIPTION
R1	TAS	10/14/15	REVISED AREA LIGHT FIXTURE TYPE AND LOCATIONS
R2	TAS	10/15/15	ADDED AREA LIGHT POLE

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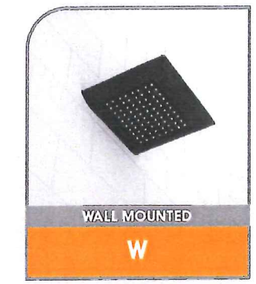
ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PRODUCT PARAMETERS PROVIDED BY THE MANUFACTURER UNLESS UPON IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PRODUCT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

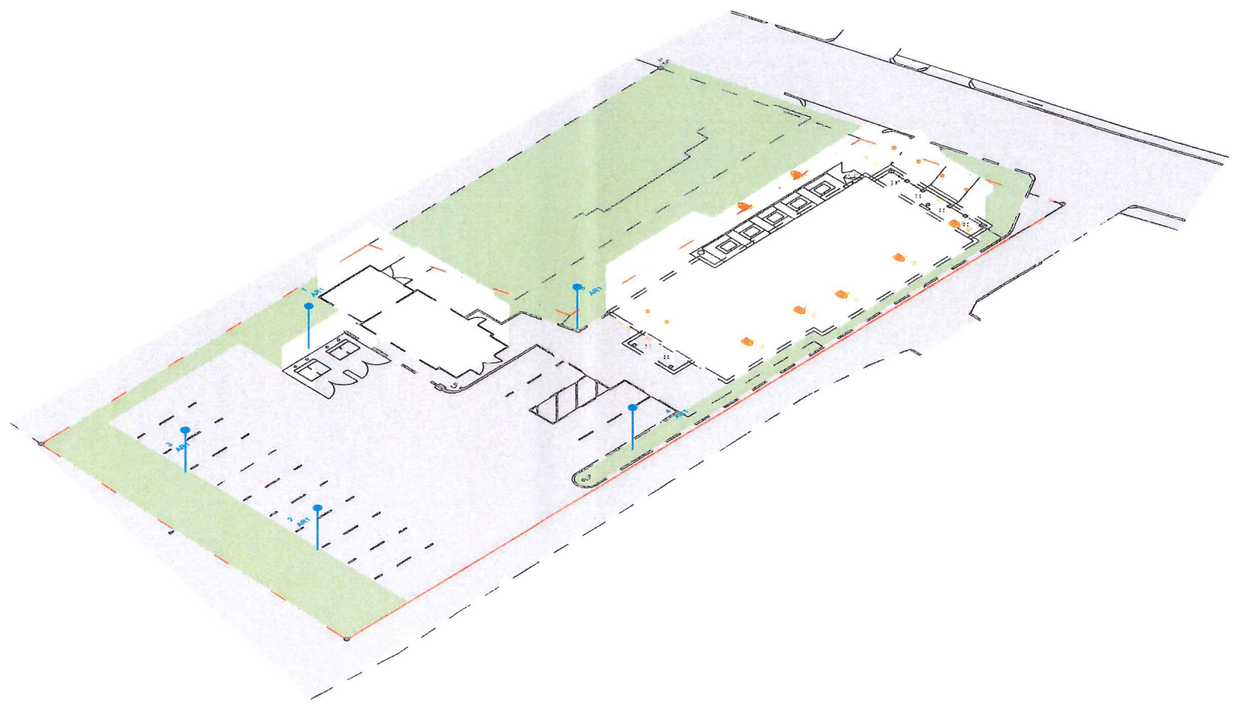
SCALE: 1" = 20'
LAYOUT BY: TAS
DWG SIZE: D
DATE: 7/24/15

PROJECT NAME:
CUMBERLAND FARMS
NANTUCKET, MA
DRAWING NUMBER:
RL-2792-S1-R2

rla

SCAN CODE
FOR EXTERIOR OPTIONS





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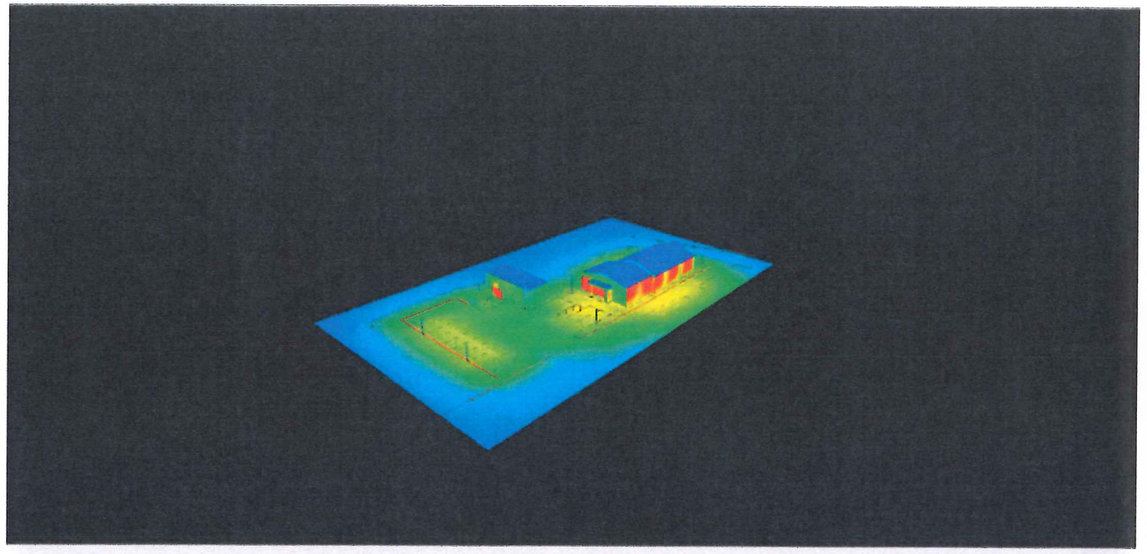

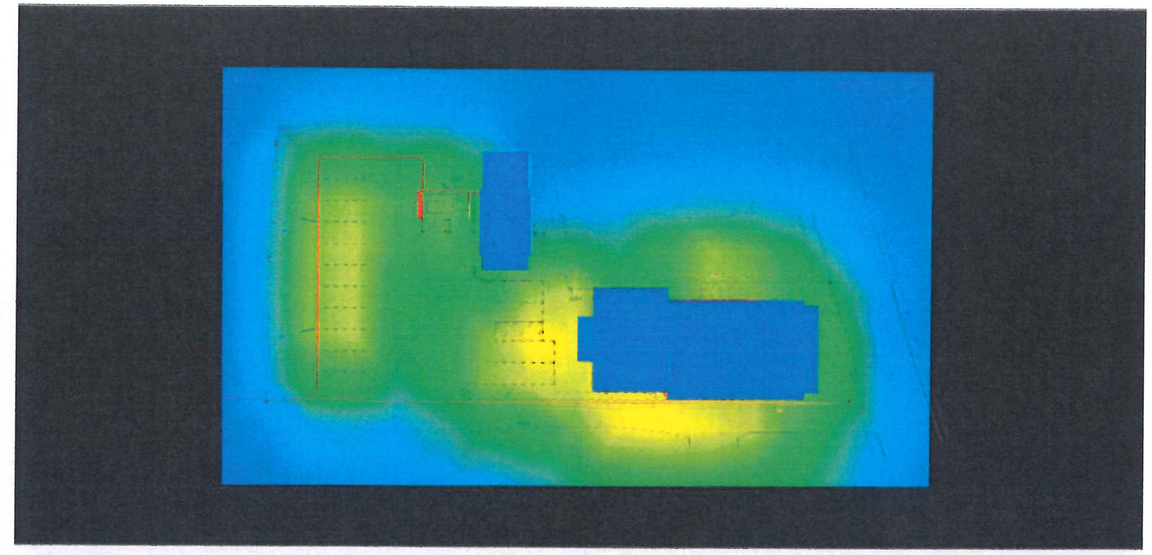

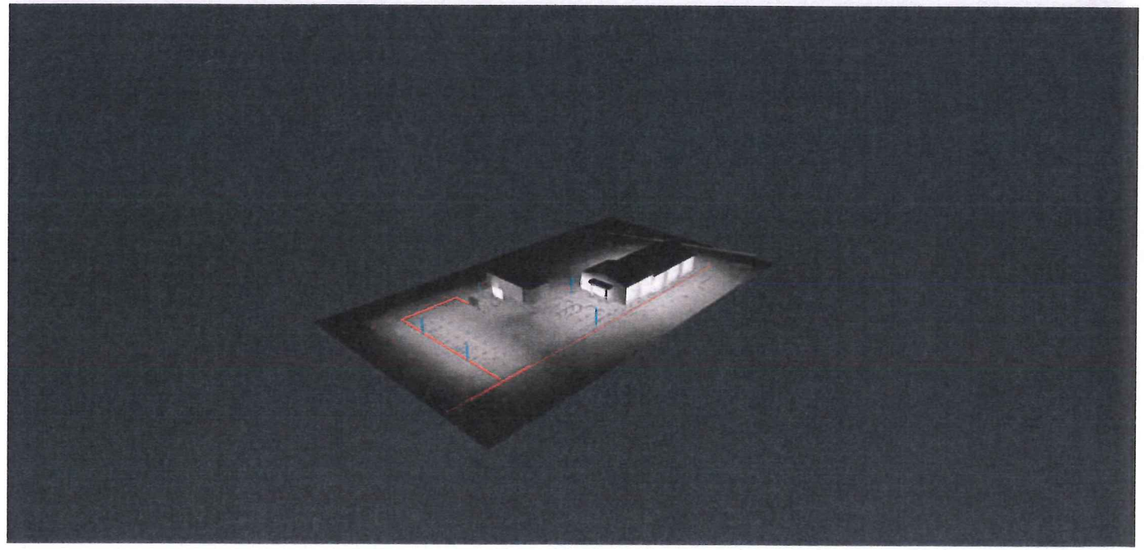

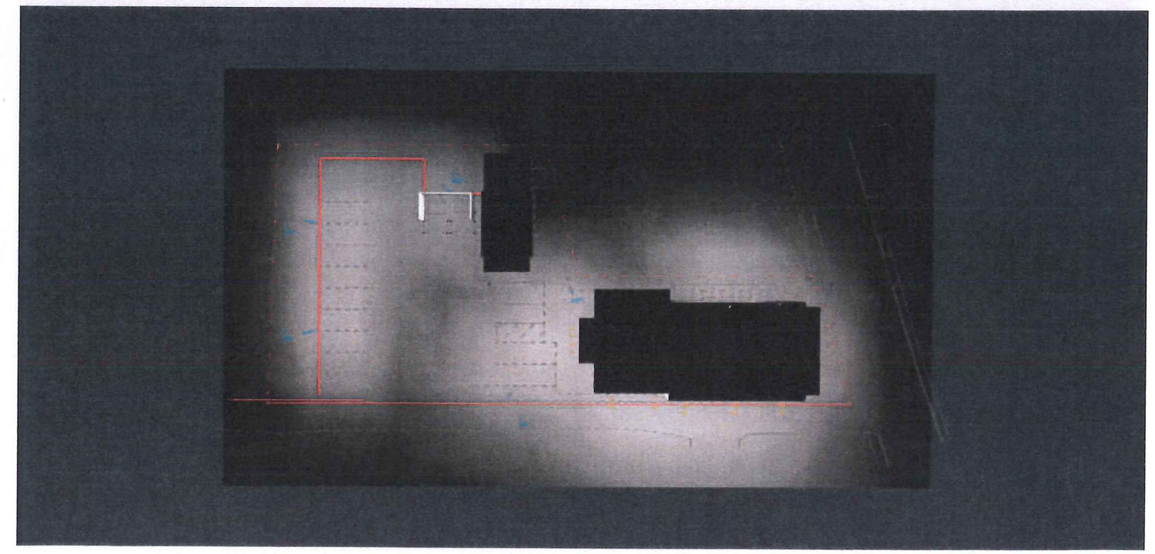

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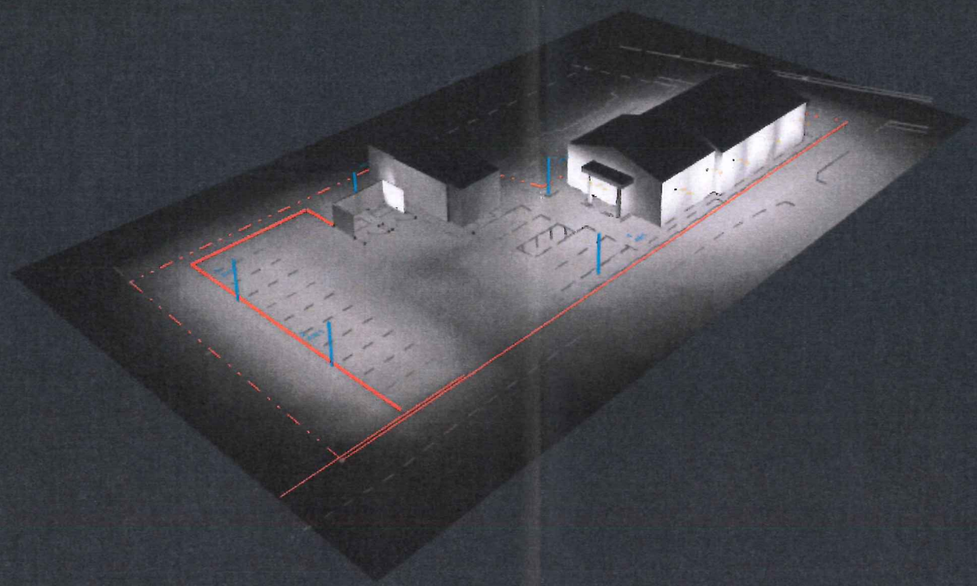

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AREA

CLICK HERE FOR PRODUCT INFO

SYMBOL	QTY	LABEL
●	5	AR1

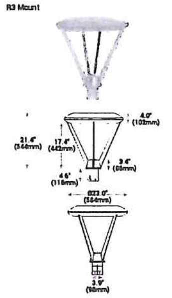
ARE-EDR-4MB-R5-06-E-UL-700-57K

Cree Edge™ Series
LED Area Luminaire – Round

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high performance aluminum heat sinks and leaf/debris guard.
Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

R3 Mount



Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	Backlight Control Shields XA-20BLS-4 - Four pack - Unpainted stainless steel

LED Count (x10)	Weight
04	33.8 lbs. (15.3kg)
06	35.3 lbs. (16.0kg)
08	37.8 lbs. (16.8kg)
10	40.7 lbs. (18.0kg)
12	42.4 lbs. (19.2kg)

R4/R5 Mount - see page 14 for weight & dimensions

Ordering Information

Example: ARE-EDR-3M-R3-12-E-UL-SV-350

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDR	2M Type II Medium; 3M Type III Medium; 4M Type IV Medium; 5M Type V Medium; 5S Type V Short (with BLS / Partial BLS variants)	R3 Spider, Center Tenon, 2 3/8" to 3" OD; R4 Spider, Center Tenon, 4" Square; R5 Spider, Center Tenon, 5" Round	04, 06, 08, 10, 12	E	UL Universal 120-277V; UH Universal 347-480V	BK Black; BZ Bronze; SV Silver; WH White	350 350mA; 525 525mA; 700 700mA - Available with 40-60 LEDs	DIM 0-10V Dimming; F Fuse; ML Multi-Level; P Photocell; 40K 4000K Color Temperature

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V2 07/31/2015

CREE

Cree Edge™ LED Area Luminaire – Round

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment, spun vented cover, and high performance aluminum heat sinks
- R3 spider mount hub slip-fits over a 2.375" (60mm) to 3" (76mm) O.D. steel or aluminum tenon or pole and secures with eight set screws
- R4 spider mount fits directly inside 4" (102mm) square pole and secures to pole with four set screws
- R5 spider mount fits directly inside of a 5" (127mm) round pole to provide a clean hardware-less outer appearance
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- Weight: See Dimensions and Weight charts on pages 1 and 14

ELECTRICAL SYSTEM
- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- 10V Source Current: 40-80 LEDs: 0.15mA; 100-120 LEDs: 0.30mA
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15 standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P option
- Certified to ANSI C136.31-2001, 1.5G normal vibration standards when ordered with R3, R4 and R5 mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data* and Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF) tables: [illegible]

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

CREE

SOFFIT

CLICK HERE FOR PRODUCT INFO

SYMBOL	QTY	LABEL
●	6	S

LR618L-40K-120V-A-DR +RC6 HOUSING

LR6-18L
6" LED Downlight

Product Description

The LR6-18L LED downlight delivers 1800 lumens of exceptional 90+ CRI light while achieving 90 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology with an integrated driver and thermal management design. The LR6-18L is available in warm or neutral color temperatures and has a variety of trim options. It easily installs into Cree six-inch GU24 housings or may be retrofitted with a GU24 whip adapter.
Applications: Commercial new construction and retrofit

Performance Summary

Utilizes Cree TrueWhite® Technology

Active Color Management

Delivered Light Output: 1800 lumens

Input Power: 20 watts

CRI: 90

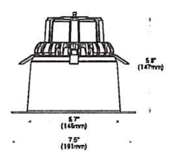
CCT: 2700K, 3000K, 3500K, 4000K

Limited Warranty[†]: 10 years

Lifetime: Designed to last 50,000 hours

Dimming: Dimmable to 5%*

Suitable for non-insulated ceilings only



Housing & Accessories

Reference Housing & Accessory documents for more details.

Housing (Edison or GU24): [illegible]

Ordering Information

Example: LR6-18L-35K-120V-A-DR

LR6*	18L		120V	A	DR
Series	Lumen Output	Color Temperature	Voltage	Version	Options
LR6*	18L 20W 1800 lumens - 90 LPW	27K 2700 Kelvin; 30K 3000 Kelvin; 35K 3500 Kelvin; 40K 4000 Kelvin	120V 120 Volts - GU24 Base	A Version	DR Deep Recess - 30° Shield

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V2 08/14/2014

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

RC6
Six-Inch Recessed Housing

Product Description

The RC6 recessed housing is designed to accommodate Cree six-inch downlights in new construction applications. It is rated for use with luminaires that have low-wattage ratings, such as the LR6 and CR6, optimizing energy density calculations for easier energy code compliance and LEED certification. The RC6 housing is IC rated, airtight, inherently protected and, when ordered with a GU24 socket, California Title-24 compliant.

RC6

Product Specifications

CONSTRUCTION & MATERIALS

Recessed housing with integral nailer and ceiling grid attachment accommodates Cree six-inch LED downlights in ceiling thicknesses from 0.25" to 1.25".

Gasketed housing enables air-tight fit to effectively isolate housing assembly from conditioned space below.

Adjustable bar-hangers span from 14" to 24.5" without sag.

Suitable for insulated or non-insulated ceilings.

Dimensions: L 12.5" x W 7.5" x H 7.5"

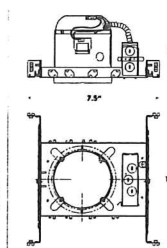
REGULATORY & VOLUNTARY QUALIFICATIONS

cULus Listed

IC air-tight rated, tested in accordance with ASTM E283.

Title-24 compliant when utilized with GU24 socket.

Suitable for damp locations.



Compatible Downlights

CR6 Series with E26 base	CR6 Series with GU24 base	LR6-277V Products
LR6 Series with E26 base	LR6 Series with GU24 base	LR6-DR1000-277V Products
LE6 Series with E26 base	LE6 Series with GU24 base	

Ordering Information

Example: RC6-12W

Product
RC6-12W 120V, Edison Socket
RC6-12W-GU24 120V, GU24 Socket
RC6-277V 277V, 277V Connector

cULus LISTED

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Rev. Date: 01/22/2013

www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

CREE

LR6-18L

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy - a true no compromise solution.

CONSTRUCTION & MATERIALS
- Durable aluminum housing protects the light source. Adjustable flip clips provide robust retention for flush ceiling fit
- Thermal management system uses integral heat sink to conduct heat away from LEDs for optimal performance. LED junction temperatures stay below specified maximum even when installed in with worst case installations
- Suitable for non-insulated ceilings only
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates LT6 snap-in trims

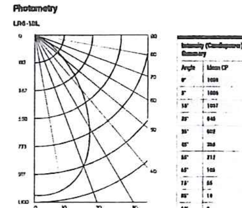
OPTICAL SYSTEM
- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation, hot spots and minimizing glare
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness
- Deep set diffusing lens shields direct view of LEDs and provides greater visual cut-off

ELECTRICAL SYSTEM
- Integral, high-efficiency driver and power supply
- Power Factor: > 0.9
- Input Voltage: 120V, 60Hz
- Dimming: Dimmable to 5% with certain incandescent dimmers*

REGULATORY & VOLUNTARY QUALIFICATIONS
- ENERGY STAR® qualified
- cULus Listed
- Exceeds California Title-24 high efficacy luminaire requirements
- Suitable for damp locations

Photometry

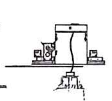
LR6-18L



Zonal Lumen Summary

Zone	Lumens	%Lamp	%Fixt
0-30	434	42.42%	42.42%
0-40	639	62.09%	62.09%
0-60	987	96.71%	96.71%
0-90	1023	100%	100%

Installation
- Designed to easily install in standard 6" housings from Cree and other manufacturers*
- Quick install system utilizes a unique retention feature. Simply attach socket to LR6-18L. Move light to ready position and slide into housing



Application Reference

Open Space

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
6 x 6				0.55	50
8 x 8	1800	20	90	0.31	27
8 x 9				0.28	18

Corridor

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
6' on Centre				0.53	35
8' on Centre	1800	20	90	0.43	18
10' on Centre				0.33	16

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WALL MOUNTED

CLICK HERE FOR PRODUCT INFO

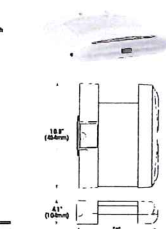
SYMBOL	QTY	LABEL
▮〉	7	W

SEC-EDG-3M-WM-04-E-UL-525-X

Cree Edge™ Series
LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting



Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	Hand Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand held remote is required

Dimensions and weight table (LED Count (x10), Dim. "A", Weight): [illegible]

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

Ordering table (Product, Optic, Mounting, LED Count (x10), Series, Voltage, Color Options, Drive Current, Options): [illegible]

cULus DLC IDA

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Rev. Date: V3 07/21/2015

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Cree Edge™ LED Security Wall Pack Luminaire

Product Specifications

Construction & Materials, Electrical System, Regulatory & Voluntary Qualifications text, Electrical Data and Lumen Maintenance Factors tables: [illegible]

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Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

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PB

NANTUCKET TOWN CLERK
2016 AUG 24 PM 3:28

Nantucket Planning Board

APPROVAL OF A MID-ISLAND PLANNED OVERLAY DISTRICT SPECIAL PERMIT

CUMBERLAND FARMS

Special Permit #18-14

Applicant: Cumberland Farms, Inc.

Owner: Grace J. Rose, as Trustee of Rose Nominee Trust

Locus: 115 Orange Street

Nantucket Registry of Deeds
Plan Book 15, Page 17

Nantucket Tax Assessor's Map 55, Parcel 364

February 9, 2015

Proposal

The Applicant seeks a Special Permit pursuant to Nantucket Zoning By-law (the "By-law") §§139-12.G and 139-33.A(1) to alter, extend, and expand its pre-existing nonconforming formula business convenience store in the Residential Commercial ("RC") zoning district, Town Overlay District ("TOD"), and Mid-Island Overlay District ("MIPOD"). In the alternative, the Applicant seeks a Special Permit under §139-12.G and the Use Chart in §139-7A for a formula business convenience store in the RC zoning district and MIPOD. The Applicant also seeks site plan review under By-law §139-23 and, to the extent necessary, a special permit under By-law §139-18.A as to off-street parking requirements.

Description of the Proposed Project

The Locus is located at 115 Orange Street, is shown on Nantucket Tax Assessor's Map 55 as Parcel 364, is shown on plan recorded with Nantucket Deeds in Plan Book 15, Page 17, and is located in the RC zoning district. The Locus is also located in the MIPOD and the TOD.

The Locus is a conforming lot, containing about 19,374 square feet where a minimum of 5,000 square feet is required, and having frontage on Orange Street of about 56.14 feet where a minimum of 40 feet is required. The Locus is served by municipal water and sewer services.

The Locus is currently improved by a one-story commercial structure and a pre-existing garage structure that is nonconforming as to setback and used by the owners of the property at 113 Orange Street. As proposed, the existing commercial structure will be demolished and replaced with a new commercial structure that will conform to all dimensional requirements of the By-law, including setbacks and ground cover, as well as parking and open space requirements, and will meet the screening and aisle width requirements. The new commercial structure will have front yard setback on Williams Street of about 4.4 feet where no front yard setback is required and where a maximum front yard setback of 5 feet is required under By-law §139-12.G.(3)(d), and side and rear yard setback of at least 5 feet at the closest point, where a minimum side and rear yard setback of 5 feet is required; and a ground cover ratio of about 18.6% (about 3,613 square feet), where a maximum ground cover ratio of 50% (about 9,687 square feet) is allowed. The Locus will have open space of about 30% where open space of 20% is required. Under this decision, no change is proposed to the pre-existing garage structure.

Seventeen (17) parking spaces are required and will be provided in accordance with the following parking calculation:

Parking Table			
Use	**Requirement**	**Proposed Use**	**Required Spaces**
Retail stores and services	1 space/200 square feet of gross floor area	3,094 square feet*	16
Existing garage ancillary to adjacent residential use			0
Employees	1 space per each 3 employees on peak shift	3	1
Total Parking Spaces Required			**17**
Total Parking Spaces Provided			**17***

*The Board finds in this decision that excluding 1,660 square feet, consisting of areas not open to the public, such as receiving, utility areas, walk-in cooler/freezer areas, and service/cashier areas, from the area of the store in the calculation of the required parking spaces is consistent with other similar decisions of the Board and is in harmony with the general purposes and intent of the By-law and will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood.

The commercial use of the Locus as a convenience store is an allowed use in the RC zoning district. The operation of the convenience store by the Applicant as a formula business is a pre-existing, nonconforming use.

The Applicant proposes to improve the site as shown on the plans accompanying this Application, and revised during the public hearing process, including landscaping and screening on site.

The project as proposed requires relief by Special Permit under the following sections of the By-law:

By-Law Section	Description
§139-7.A Use Chart	Convenience Store (Formula Business)
§139-12.G	MIPOD
§139-18.B	Off-Street Parking Requirements
§139-23	Site Plan Review
§139-33.A	Pre-existing Non-confirming Use (Formula Business)

Basis of the Findings

The Planning Board's findings and decision were based upon the following:

- Application for a Special Permit dated August 14, 2014, stamped in with the Town Clerk on August 18, 2014; and
- Plans drawn by Nantucket Surveyors, LLC, dated July 17, 2014, revised through December 30, 2014;
- Staff Reports dated September 3, 2014, January 9, 2015, and February 6, 2015;
- Representations and testimony received in connection with the public hearings held September 8, 2014, January 12, 2015, and February 9, 2015. Minutes of each meeting are on file with the Planning Office and the Town Clerk; and
- Other assorted documents and plans on file with PLUS.

The Planning Board closed its public hearings on February 9, 2015.

Findings

Based upon review of the Application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the Applicant, and testimony received at the public hearings, the Planning Board finds that the following Site Plan review objectives have been satisfied:

- The proposal is consistent with the local bylaws of the Town of Nantucket and/or applicable provisions of the Massachusetts General Laws.
  - The site is located in a commercial zoning district.
- Public amenities and abutting properties have been adequately protected by:
  - Construction of sidewalks around the site;
  - Extensive landscaping and screening around the periphery of the site; and
  - Adequate provision of on-site parking and loading facilities.
- Adequate protection of unique natural, scenic, or historic features of the site, and the minimization of the obstruction of scenic views have been provided.
  - The property is currently the site of the existing convenience store and does not contain unique natural, scenic, historic features, or scenic views.
- Traffic and safety impacts upon public and private rights-of-way have been minimized, and the safety and convenience of pedestrian and vehicular movement within the site and in relation to rights-of-way and properties in proximity have been addressed, by:
  - Access to the site for customers and residents is provided from Williams Street;
  - Access for delivery vehicles serving the convenience store will be from Williams Street;
- The sewer and water supply systems are adequate, and adequate sewage and refuse disposal, and drainage of surface and subsurface water have been provided by:
  - The site will be connected to the municipal sewer and water systems;
- Adequate protection of the island's sole source aquifer is provided by:
  - An Order of Conditions issued by the Nantucket Conservation Commission (SE48-2709) on October 1, 2014;
  - The Project is subject to provisions of the Massachusetts Department of Environmental Protection Stormwater Management Standards.
- Off-street parking and loading are adequate:
  - The Board finds that the off-street parking and loading facility meet the provisions of the By-law and are adequate for the proposed use.
- The project will not place excessive demands on Town services or infrastructure.
  - The Board finds no evidence that any public amenity will be adversely affected.

The Board also finds that the proposed project advances the following objectives of the MIPOD:

- Promoting consistency and quality in the planning and sighting of the building, uses, and streetscape and public/private improvements:
  - The proposed structure is located close to the streets;
  - The landscape plan indicates that significant landscaping will be installed both within the site and around the periphery; and
- Creating a pedestrian friendly environment.
- Increasing safety to pedestrians, bicyclists, and motorists and relieves traffic congestion:
  - Pedestrian infrastructure will be increased with the construction of the sidewalk; and
- Promoting economic vitality:
  - The new convenience store building will provide residents and visitors with an enhanced shopping experience.

The Board also finds that the Special Permit relief granted herein as requested (Special Permit under Bylaw §139-12.G, §139-18.A, the Use Chart in §139-7.A, and 139-33.A(1) to alter, extend, and expand the pre-existing nonconforming formula business convenience store in the RC zoning district, TOD, and MIPOD) is in harmony with the general purposes and intent of the By-law and will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood; that the pre-existing, nonconforming use as proposed will not be substantially more detrimental to the neighborhood than the existing nonconforming use; that the Applicant has provided sufficient and appropriate landscaping; that the project as proposed will be improved and managed in a way that eliminates threats to the aquifer throughout the proposed life of the structure and uses; and that the granting of the relief herein is not be contrary to sound traffic, parking, or safety considerations.

DECISION

The Board's approval is based and conditioned upon compliance with the "Proposal," "Description of the Proposed Project," "Basis of Findings," and "Findings" as set forth in this decision, and as shown on the plans referenced herein. The Planning Board renders this decision based on compliance with the following sections of the Nantucket Zoning Bylaw: Residential Commercial (RC) zoning district and Use Chart (139-7); Mid-Island Planned Overlay District (MIPOD) (§139-12.G), Off-Street Parking (§139-18.A); Minor Site Plan Review (§139-23); and Pre-existing, nonconforming structures and uses (§139-33.A).

The approval is also subject to the following conditions:

1. Plan Modifications
   - 1.1. The applicant shall submit final plans within six (6) months from the date of the filing of this decision with the Nantucket Town Clerk, including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc. The set shall be uniform and shall have the Planning Board stamp in the lower right hand corner.
   - 1.2. The Applicant has agreed to grant an easement to the Town of Nantucket at the intersection of Orange Street and Williams Street for roadway purposes as shown on the plan. This easement shall be presented to the Nantucket Board of Selectmen for acceptance and, if accepted, recorded at the Nantucket Registry of Deeds prior to the issuance of the final Certificate of Occupancy for the Project. The Town of Nantucket shall be responsible for the repair and maintenance of the easement area.
   - 1.3 The relocation or change in shape, height, colors, materials, or massing of the structure or in door and window types and openings, and the change in hardscape, landscape specimens, number and location of signs, heights and types of fences, and types of lighting fixtures as a result of HDC review shall not affect the intent or findings of this

decision or the waivers granted in this decision and shall not constitute a material change requiring a public hearing provided that:

- any changes are documented in the final plan set; and
- the number of parking spaces meets the zoning requirements as determined in this decision.

1.4. The Board reserves the right to find that other minor changes that do not, in the Board's opinion, affect the intent or findings of this decision may be addressed without a public hearing.

1.5. A final as-built of all site improvements shall be submitted by the applicant, and final site inspection shall be completed by the Planning Board prior to the issuance of the final Certificate of Occupancy for the Project.

2. Administrative

2.1. Prior to the issuance of any Building Permits, 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.

2.2. The failure or refusal of any Town board, commission, agency, or department, including, but not limited to the Nantucket Board of Selectmen, Nantucket Islands Land Bank, and the Wannacomet Water Department to accept any easement, gift, contribution, improvement, or the like, shall not affect the intent or findings of this decision, the applicant's ability to proceed under the other provisions of this decision, or the special permits and waivers granted in this decision.

2.3 Any deadlines for the submission of plans, documents, funds, etc. may be extended by a majority vote of the Board without holding a public hearing.

2.4 This decision shall become effective upon its filing with the Nantucket Town Clerk.

SIGNATURE PAGE TO FOLLOW

RECORD OF VOTE

The Planning Board, at its February 9, 2015 meeting, on a motion duly made and seconded, voted 5-0 to close the public hearing, to **APPROVE** the Application, to **GRANT** the requested relief by special permit, and to **ENDORSE** this decision, the vote was 5-0 in favor.

Barry G. Rector APPROVED

Nathaniel Lowell APPROVED

Joseph Marcklinger APPROVED

Linda F. Williams APPROVED

~~John McLaughlin APPROVED~~

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On the 23, day of August, 2016, before me, the undersigned notary public, personally appeared Linda Williams, 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

LESLIE WOODSON SNELL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Sept. 28, 2018

TB

NANTUCKET TOWN CLERK
2016 AUG 24 PM 3:28

Nantucket Planning Board

AMENDMENT TO A PREVIOUSLY GRANTED SPECIAL PERMIT (#18-14)

CUMBERLAND FARMS

Special Permit #41-15

Applicant: Cumberland Farms, Inc.

Owner: Grace J. Rose, as Trustee of Rose Nominee Trust

Locus: 115 Orange Street

Nantucket Registry of Deeds
Plan Book 15, Page 17

Nantucket Tax Assessor's Map 55, Parcel 364

October 15, 2015

Proposal

The Applicant seeks to amend the existing Special Permit Decision in Planning Board File #18-14. The Applicant proposes to remove the pre-existing, nonconforming 519± square foot garage building and concrete pad from the Locus at 115 Orange Street and to replace them with a new 898± square foot storage building, of which 270± square feet will be dedicated to the residential use on the adjacent property at 113 Orange Street, and 628± square feet will be used for the permitted store on the Locus. As part of this work, the proposed parking will be reduced from seventeen (17) spaces to fifteen (15) spaces, where seventeen (17) spaces are required by the proposed uses on the Locus, and the Applicant seeks a special permit under By-law §139-18.A for such reduction. As proposed, the new storage building will conform to setbacks, and the Locus will continue to conform to ground cover and open space requirements.

Description of the Proposed Project

The Locus is located at 115 Orange Street, is shown on Nantucket Tax Assessor's Map 55 as Parcel 364, is shown on plan recorded with Nantucket Deeds in Plan Book 15, Page 17, and is located in the RC zoning district. The Locus is also located in the MIPOD and the TOD.

The Locus is a conforming lot, containing about 19,374 square feet where a minimum of 5,000 square feet is required, and having frontage on Orange Street of about 56.14 feet where a minimum of 40 feet is required. The Locus is served by municipal water and sewer services.

As proposed, the special permit decision in Planning Board File #18-14 would be modified to allow the pre-existing, nonconforming garage structure and concrete pad on the Locus to be demolished and replaced with a garage structure that will conform to all dimensional requirements of the By-law. As so modified, the project will conform to all dimensional requirements of the By-law, including setbacks, ground cover, and open space requirements, and will meet the screening and aisle width requirements. The structures will have front yard setback on Williams Street of about 4.4 feet where no front yard setback is required and where a maximum front yard setback of 5 feet is required under By-law §139-12.G.(3)(d), and side and rear yard setback of at least 5 feet at the closest point, where a minimum side and rear yard setback of 5 feet is required; and a ground cover ratio of about 20.6% (about 3,992 square feet), where a maximum ground cover ratio of 50% (about 9,687 square feet) is allowed. The Locus will have open space of about 33% where open space of 20% is required.

Fifteen (15) parking spaces will be provided, where seventeen (17) spaces are required. The parking calculation is as follows:

Parking Table			
Use	**Requirement**	**Proposed Use**	**Required Spaces**
Retail stores and services	1 space/200 square feet of gross floor area	3,094 square feet*	16
Storage	Ancillary to a commercial use	628 square feet	0
Employees	1 space per each 3 employees on peak shift	3	1
Total Parking Spaces Required			**17**
Total Parking Spaces Provided			**15**
Total Parking Spaces Waived			**2***

*The Board finds in this decision that excluding 1,660 square feet, consisting of areas not open to the public, such as receiving, utility areas, walk-in cooler/freezer areas, and service/cashier areas, from the area of the store in the calculation of the required parking spaces, resulting in the waiver of two (2) parking spaces, is consistent with other similar decisions of the Board and is in harmony with the general purposes and intent of the By-law and will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood.

The commercial use of the Locus as a convenience store is an allowed use in the RC zoning district. The operation of the convenience store by the Applicant as a formula business is a pre-existing, nonconforming use.

The Applicant proposes to improve the site as shown on the plans accompanying this Application, and revised during the public hearing process, including landscaping and screening on site.

The proposed amendment of the project requires relief by Special Permit under the following sections of the By-law:

By-Law Section	Description
§139-7.A Use Chart	Convenience Store (Formula Business)
§139-12.G	MIPOD
§139-18.B	Off-Street Parking Requirements

By-Law Section	Description
§139-23	Site Plan Review
§139-33.A	Pre-existing Non-confirming Use (Formula Business)

Basis of the Findings

The Planning Board's findings and decision were based upon the following:

- Application for an Amendment to a Previously Granted Special Permit dated September 14, 2015, stamped in with the Town Clerk on September 17, 2015; and
- Plans drawn by Nantucket Surveyors, LLC, dated July 17, 2014, revised through September 14, 2015.
- Representations and testimony received in connection with the public hearing held October 15, 2015. Minutes of the meeting are on file with the Planning Office and the Town Clerk; and
- Other assorted documents and plans on file with PLUS.

The Planning Board closed its public hearings on October 15, 2015.

Findings

Based upon review of the Application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the Applicant, and testimony received at the public hearings, the Planning Board finds that the following Site Plan review objectives continue to be satisfied:

- The proposal, as amended, remains consistent with the local bylaws of the Town of Nantucket and/or applicable provisions of the Massachusetts General Laws.
  - The site is located in a commercial zoning district.
- Public amenities and abutting properties have been adequately protected by:
  - Construction of sidewalks around the site;
  - Extensive landscaping and screening around the periphery of the site; and
  - Adequate provision of on-site parking and loading facilities.
- Adequate protection of unique natural, scenic, or historic features of the site, and the minimization of the obstruction of scenic views have been provided.
  - The property is currently the site of the existing convenience store and does not contain unique natural, scenic, historic features, or scenic views.
- Traffic and safety impacts upon public and private rights-of-way have been minimized, and the safety and convenience of pedestrian and vehicular movement within the site and in relation to rights-of-way and properties in proximity have been addressed, by:
  - Access to the site for customers and residents is provided from Williams Street;
  - Access for delivery vehicles serving the convenience store will be from Williams Street;
- The sewer and water supply systems are adequate, and adequate sewage and refuse disposal, and drainage of surface and subsurface water have been provided by:
  - The site will be connected to the municipal sewer and water systems;
- Adequate protection of the island's sole source aquifer is provided by:
  - An Order of Conditions issued by the Nantucket Conservation Commission (SE48-2709) on October 1, 2014;
  - The Project is subject to provisions of the Massachusetts Department of Environmental Protection Stormwater Management Standards.
- Off-street parking and loading are adequate:
  - The Board finds that the off-street parking provided is adequate for the proposed use, and that the loading facility meets the provisions of the By-law and is adequate for the proposed use.

- The project will not place excessive demands on Town services or infrastructure.
    - The Board finds no evidence that any public amenity will be adversely affected.

The Board also finds that the proposed project, as amended, continues to advance the following objectives of the MIPOD:

- Promoting consistency and quality in the planning and sighting of the building, uses, and streetscape and public/private improvements:
    - The proposed structure is located close to the streets;
    - The landscape plan indicates that significant landscaping will be installed both within the site and around the periphery; and
- Creating a pedestrian friendly environment.
- Increasing safety to pedestrians, bicyclists, and motorists and relieves traffic congestion:
    - Pedestrian infrastructure will be increased with the construction of the sidewalk; and
- Promoting economic vitality:
    - The new convenience store building will provide residents and visitors with an enhanced shopping experience.

The Board also finds that the Special Permit relief granted herein as requested (Amendment of a Previously Granted Special Permit and Special Permit under Bylaw §139-18.A) is in harmony with the general purposes and intent of the By-law and will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood; that the pre-existing, nonconforming use as proposed will not be substantially more detrimental to the neighborhood than the existing nonconforming use; that the Applicant has provided sufficient and appropriate landscaping; that the project as proposed will be improved and managed in a way that eliminates threats to the aquifer throughout the proposed life of the structure and uses; and that the granting of the relief herein is not be contrary to sound traffic, parking, or safety considerations.

DECISION

The Board's approval is based and conditioned upon compliance with the "Proposal," "Description of the Proposed Project," "Basis of Findings," and "Findings" as set forth in this decision, and as shown on the plans referenced herein. The Planning Board renders this decision based on compliance with the following sections of the Nantucket Zoning Bylaw: Residential Commercial (RC) zoning district and Use Chart (139-7); Mid-Island Planned Overlay District (MIPOD) (§139-12.G); Off-Street Parking (§139-18.A); Minor Site Plan Review (§139-23); and Pre-existing, nonconforming structures and uses (§139-33.A).

The approval is also subject to the following conditions:

1.1 All conditions of the previously granted special permit in Planning Board File #18-14 remain in full force and effect, except as expressly amended by this decision.

1.2 The relocation or change in shape, height, colors, materials, or massing of the structure or in door and window types and openings, and the change in hardscape, landscape specimens, number and location of signs, heights and types of fences, and types of lighting fixtures as a result of HDC review shall not affect the intent or findings of this decision or the waivers granted in this decision and shall not constitute a material change requiring a public hearing provided that:

- any changes are documented in the final plan set; and
- the number of parking spaces meets the requirements set forth in this decision.

1.3. The Board reserves the right to find that other minor changes that do not, in the Board's opinion, affect the intent or findings of this decision may be addressed without a public hearing.

1.4 Any deadlines for the submission of plans, documents, funds, etc. may be extended by a majority vote of the Board without holding a public hearing.

1.5 This decision shall become effective upon its filing with the Nantucket Town Clerk.

SIGNATURE PAGE TO FOLLOW

RECORD OF VOTE

The Planning Board, at its October 15, 2015 meeting, on a motion duly made and seconded, voted 5-0 to close the public hearing, to **APPROVE** the Application, to **GRANT** the requested relief by special permit, and to **ENDORSE** this decision. The vote was 5-0 in favor.

Barry G. Rector APPROVED

Nathaniel Lowell APPROVED

Joseph Marcklinger APPROVED

Linda F. Williams APPROVED

Carl Borchert APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On the 23 day of August, 2016, before me, the undersigned notary public, personally appeared Linda Williams, 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

LESLIE WOODSON SNELL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Sept. 28, 2018

Posted with Town Clerk on October 6, 2016
Posting # ___

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

Agenda
(Subject to Change)

Thursday, October 13, 2016
1:00 PM
4 Fairgrounds Road
Public Safety Facility – 1st Floor Community Room

- **CALL TO ORDER:**

1
- **APPROVAL OF THE AGENDA:**

- **APPROVAL OF THE MINUTES:**
  - September 20, 2016

- **OLD BUSINESS:**

  - 20-16 Gerald T. Vento & Margaret Vento, Tr. of Ninety-One Low Beach Road Nominee Trust
    Action deadline December 30, 2016 91 Low Beach Road Cohen
    Applicant is requesting Special Permit relief pursuant Zoning Bylaw Section 139-16.C(2) to validate unintentional side and rear yard setback intrusions. The siting of a tennis court, installed in 2012, was reasonably based on a licensed survey. The court is sited as close as 15.4 feet from the side yard lot line and 18 feet from the rear yard lot line, where a twenty (20) foot setback is required. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusions. The Locus is situated at 91 Low Beach Road, is shown on Assessor's Map 75 as Parcel 31, and as Lot 912 upon Land Court Plan 5004-65. Evidence of owner's title is registered on Certificate of Title No. 24350 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

- **NEW BUSINESS:**

  - 24-16 6 Lily Street LLC & Sconset Partners LLC 6 and 8 Lily Street Dale
    CONTINUED TO NOVEMBER 10, 2016
    Applicant is requesting Special Permit relief pursuant Zoning By-law Section 139-33 to reduce the area of 6 Lily Street without creating any new non-conformities and to enlarge the area of 8 Lily Street to allow for a

new dwelling with a reduced side yard setback nonconformity. To the extent necessary, applicant further requests Site Plan Review pursuant to Section 139-23. Both properties are improved undersized lots of record. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 from the provisions of Section 139-16. The properties are located at 6 and 8 Lily Street, are shown on Assessor's Map 73.3.1 as Parcels 109 and 110, and as Lot 5 and portion of Lot 7 upon Plan No. 2014-02. Evidence of owners' titles are in Book 1415, Page 296 and Book 1415, Page 287 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

- 32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust
  Action deadline January 11, 2017 45 Quidnet Road Alger
  Applicant is seeking Special Permit relief under By-law Section 139-33.A(1)(a) to extend, alter, or change a pre-existing, non-conforming ancillary structure used as a studio and beach changing area by raising it up above the flood plain so that it no longer floods and adding stairs necessary for access. To the extent necessary, Applicant also seeks a modification of the Board's decision in File No. 007-96 to allow for such work. The Locus is situated at 45 Quidnet Road, is shown on Assessor's Map 21 as Parcel 21, and is Lot 23 on Land Court Plan 8853-L. Owner's title is evidenced by Certificate of Title No. 21927 at the Nantucket Registry District. The site is zoned Residential-20 (R20).

- 35-16 Harvey C. Jones, Jr. Tr. Eight Old North Wharf Nominee Trust 8 Old North Wharf
  Action deadline January 11, 2017 Gifford
  Applicant is seeking Special Permit relief pursuant to Zoning By-law Section 139-33.A(2) to allow an increase in the pre-existing nonconforming ground cover ratio upon the pre-existing nonconforming locus. In the alternative and to the extent necessary, applicant requests Variance relief pursuant to Section 139-32 for a waiver of the ground cover ratio provisions in Section 139-16. Applicant is proposing to alter the pre-existing nonconforming dwelling by enclosing an existing porch such that there will be no change to the structure's footprint. The Locus is situated at 8 Old North Wharf, is shown on Assessor's Map 42.3.1 as Parcel 20, as Lot B-1 upon Land Court Plan 10169-B. Evidence of owner's title is registered on Certificate of Title No. 25811 at the Nantucket County District of the Land Court. The site is zoned Residential Commercial (RC).

- **OTHER BUSINESS:**

- **ADJOURNMENT.**

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

#7946 AR
Stephen M. Waterhouse
20 Sparks Avenue
Map 55 Parcel 307
RC **pending ATM Article 34 to CMI**

DEFINITIVE SUBDIVISION PLANS

- for -

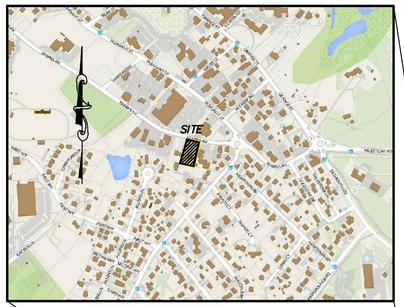
WATERHOUSE WAY SUBDIVISION

20 SPARKS , AVENUE

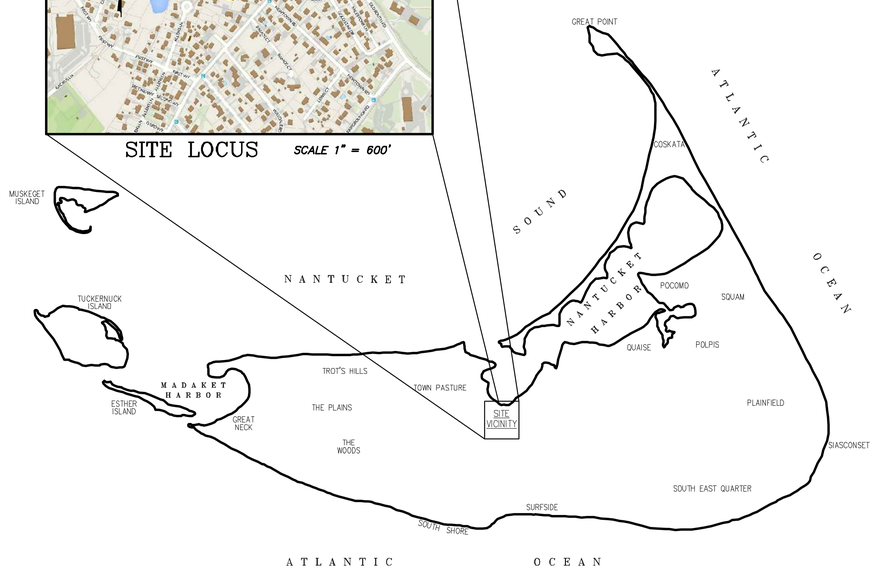
NANTUCKET, MASSACHUSETTS

ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM



SITE LOCUS SCALE 1" = 600'



NANTUCKET ISLAND

NOT TO SCALE

PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
LOTTING PLAN	2
SITE LAYOUT & UTILITY PLAN	3
DRAINAGE , GRADING & EROSION CONTROL PLAN	4
CONSTRUCTION DETAILS	5

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, NANTUCKET, MA _____ DATE _____

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____

SURVEYOR OF RECORD
ISLAND SURVEYORS, LLC.
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ENGINEER OF RECORD
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
(508) 967-0673

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2016

DRAWN BY: RT/DCM | DESIGN BY: RT/DCM | CHECK BY: DCM

PROJECT NO. 16010

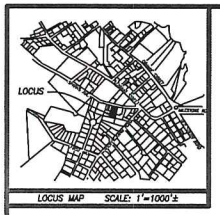
ISSUED FOR: APPROVAL

DEFINITIVE SUBDIVISION
WATERHOUSE WAY
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE: COVER

SCALE: NTS

SHEET NO. 1 OF 5



CURRENT ZONING CLASSIFICATION:
Commercial Mid Island (CMI)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: none
GROUND COVER % : 50%

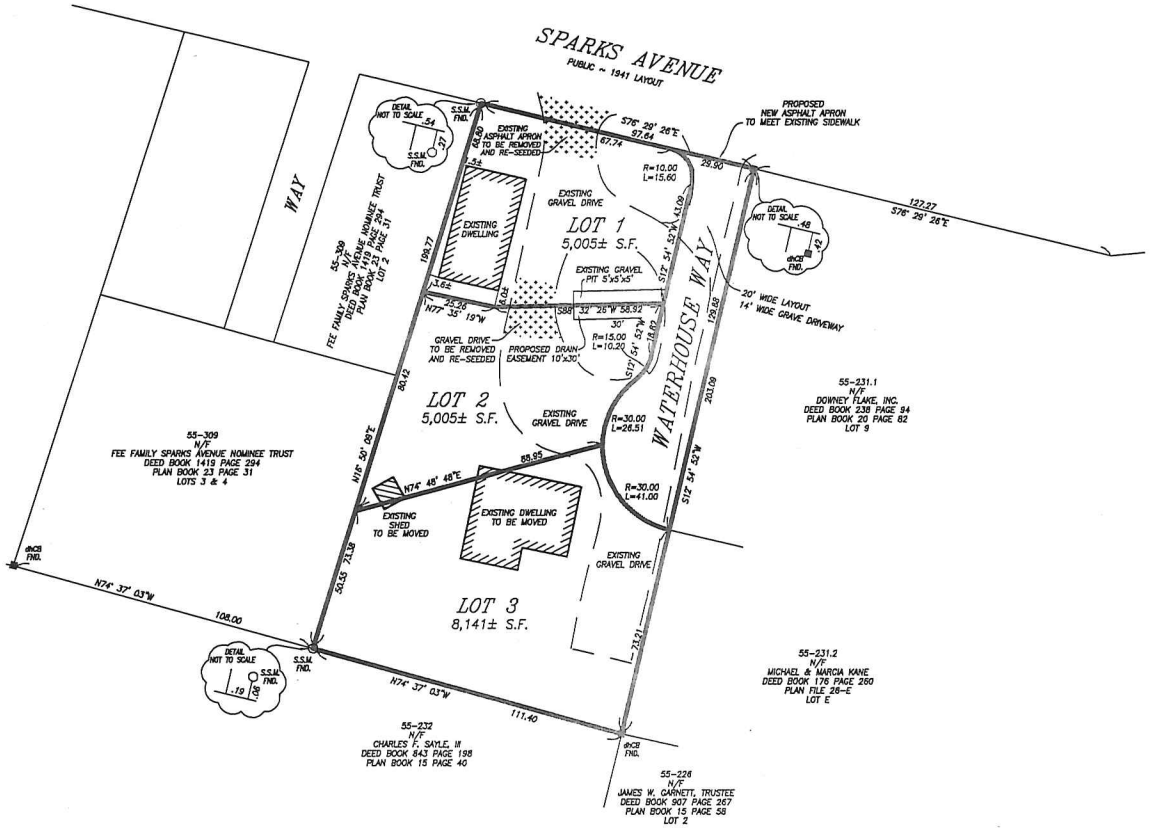
ZONING CLASSIFICATION AT TIME OF SUBMISSION OF DEFINITIVE PLAN:
Residential Commercial (R.C.)

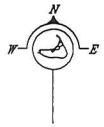
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND





BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

REVISED DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: MARCH 14, 2016
REVISED: JUNE 1, 2016

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

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
REQUIRED

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____ PROFESSIONAL LAND SURVEYOR _____ DATE

"I, CATHERINE STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

_____ TOWN CLERK DATE: _____

ASSESSORS MAP 55 PARCEL 307

K-541

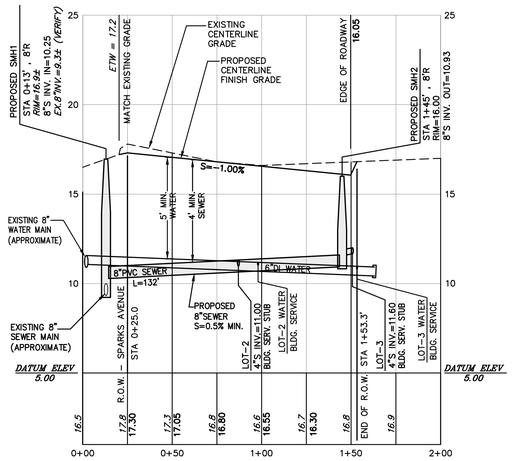
LEGEND

EXISTING

- AIR CONDITIONING UNIT
- BUSH/SHRUB
- CLEAN OUT
- CB/DH — CONCRETE BOUND/DRILL HOLE FOUND
- ELECTRIC METER
- FENCE (POST & RAIL)
- FENCE (STOCKADE)
- ICV — IRRIGATION CONTROL VALVE
- LANDSCAPED AREA
- MAILBOX
- PT — PROPANE TANK
- PROPERTY LINE
- SEWER MANHOLE
- S — SEWER MAIN
- 98.4 — SPOT ELEVATION
- SPR — SPRINKLER HEAD
- TREE LINE
- UP — UTILITY POLE
- W — WATER MAIN
- WS — WATER SHUT OFF
- WS — WATER SERVICE

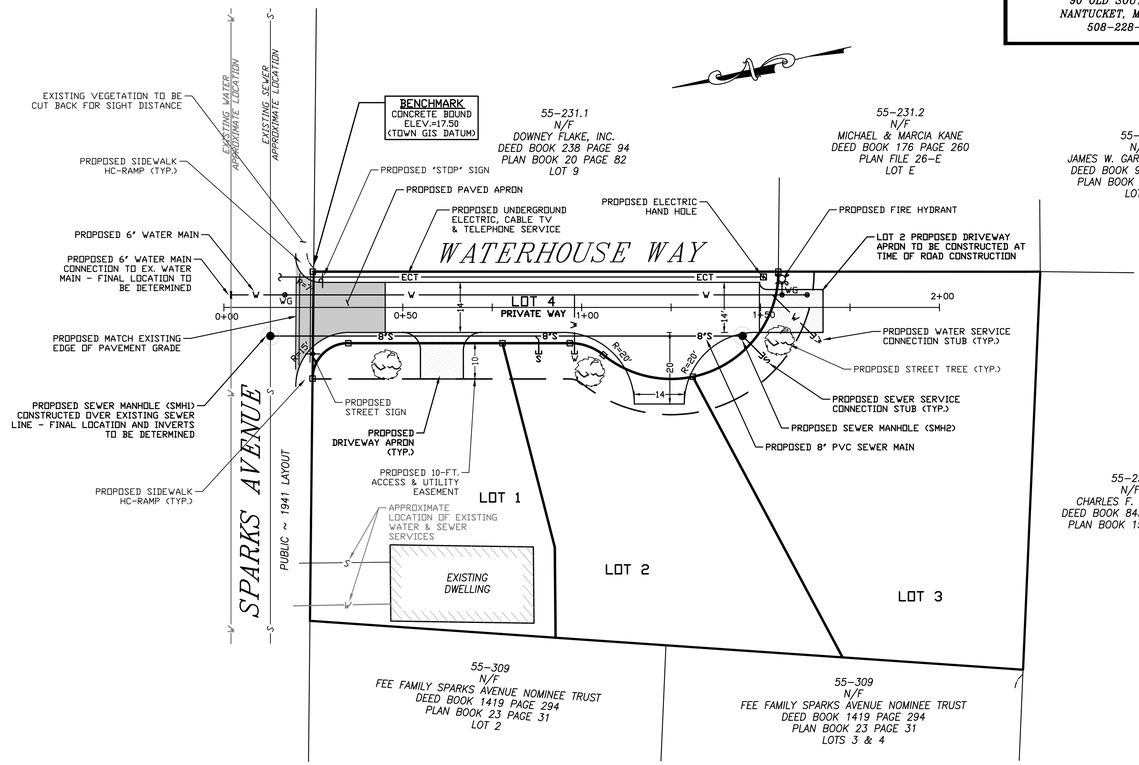
PROPOSED

- E/C/T — ELECTRIC/CABLE TV/TELEPHONE SERVICE
- HYDRANT
- PROPERTY LINE
- SEWER MANHOLE
- S — SEWER MAIN
- W — WATER MAIN
- VG — WATER GATE



SEWER & WATER PROFILE

SCALE: HOR. 1" = 40'
VER. 1" = 4'



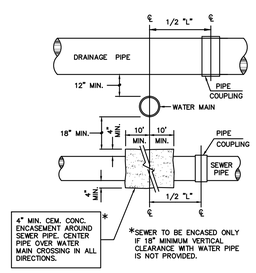
SITE PLAN

20 0 10 20 40

SCALE: 1 INCH = 20 FEET

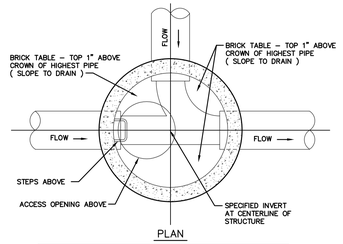
WATER MAIN CONSTRUCTION NOTES

1. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS OTHERWISE DIRECTED, ALL WATER PIPES SHALL BE INSTALLED 4'-0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN'S WATER DEPARTMENT IN THE FIELD.
3. ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
4. ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE TOWN'S WATER DEPARTMENT SPECIFICATIONS. ANY PORTION OF THE WORK NOT MEETING THE REQUIRED TESTING STANDARDS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. THE TOWN'S WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK PRIOR TO IMPLEMENTATION. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED SITE WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT PRIOR CONSULTATION OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER. ANY CHANGES SO MADE WITHOUT THE CONSENT OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE BY EITHER PARTY, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
6. THE CONTRACTOR SHALL INTERRUPT WATER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL NOTIFY THE WATER DEPARTMENT 72 HOURS IN ADVANCE OF ANY REQUIREMENT FOR UNWATERING OF ISOLATING A SECTION OF THE MAIN.
7. IN THE EVENT THAT NORMAL WATER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE LINES.
8. THE CONTRACTOR SHALL NOT OPERATE WATER DISTRIBUTION SYSTEM VALVES WITHOUT THE SUPERVISION OF THE WATER DEPARTMENT. IF SUCH SUPERVISION IS PROVIDED BY THE OWNER, AT TIMES OTHER THAN DURING REGULAR WORKING HOURS OF THE WATER DEPARTMENT, THE CONTRACTOR SHALL REIMBURSE THE WATER DEPARTMENT FOR ALL SALARY EXPENSES INCURRED BY THE WATER DEPARTMENT IN PROVIDING SUCH SUPERVISION.



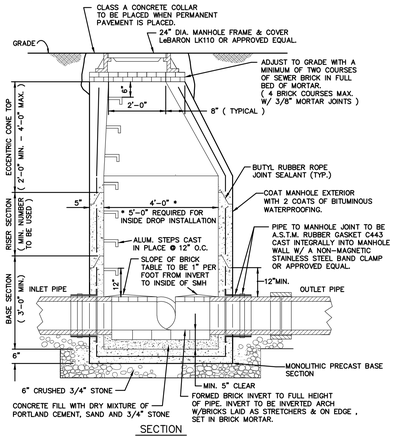
SEWER, WATER & DRAIN CROSSING DETAIL

NOT TO SCALE



PLAN

NOTE: 1. ALL JOINTS TO HAVE " KENT SEAL " OR EQUAL.
2. PRECAST REINFORCED CONCRETE MANHOLE BARRELS TO BE PER ASTM A185 W/ 4000 PSI TYPE II CEMENT. DESIGN LOADING PER AASHTO HS20-44.



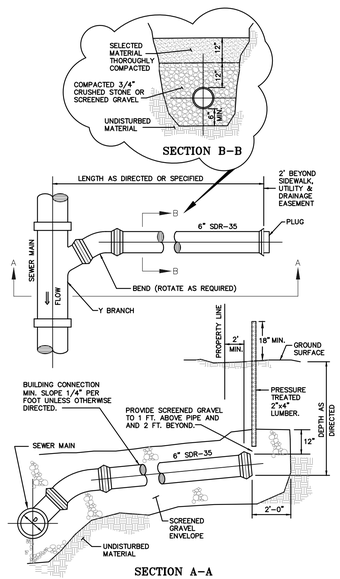
SECTION

PRECAST CONCRETE SMH DETAIL

NOT TO SCALE

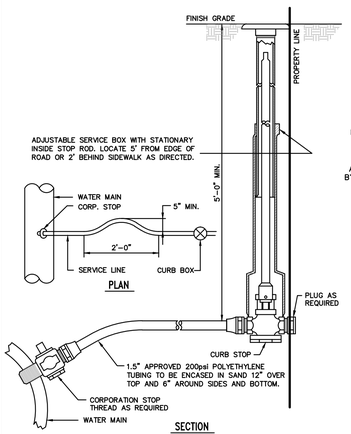
NOTES:

1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



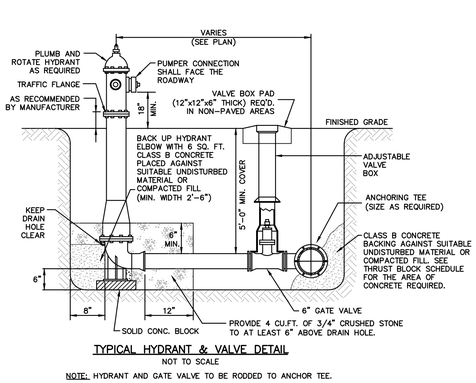
BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE

NOT TO SCALE



TYPICAL SERVICE CONNECTION

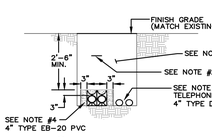
NOT TO SCALE



TYPICAL HYDRANT & VALVE DETAIL

NOT TO SCALE

NOTE: HYDRANT AND GATE VALVE TO BE RODDED TO ANCHOR TEE.



ELECTRIC & TELEPHONE PRIMARY SERVICE DETAIL

NOT TO SCALE

NOTES:

(1) BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL, OR FROZEN MATERIAL.

(2) WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.

(3) MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:

COMMUNICATION – 3" OF CONCRETE ENCASEMENT

WATER, GAS, SEWER – 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.

24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.

(4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD D211.

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

_____ _____
TOWN CLERK, NANTUCKET, MA DATE

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED
NANTUCKET PLANNING BOARD

APPROVED (DATE): _____

ENDORSED (DATE): _____

P.B. FILE NO.: _____

ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2016

DRAWN BY:	DESIGN BY:	CHECK BY:
RT/DCM	RT/DCM	DCM

PROJECT NO. 16010

ISSUED FOR: APPROVAL

DEFINITIVE SUBDIVISION
WATERHOUSE WAY

20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE:
SITE LAYOUT & UTILITY PLAN & PROFILE

SCALE: 1" = 20'

SHEET NO.
3 OF 5

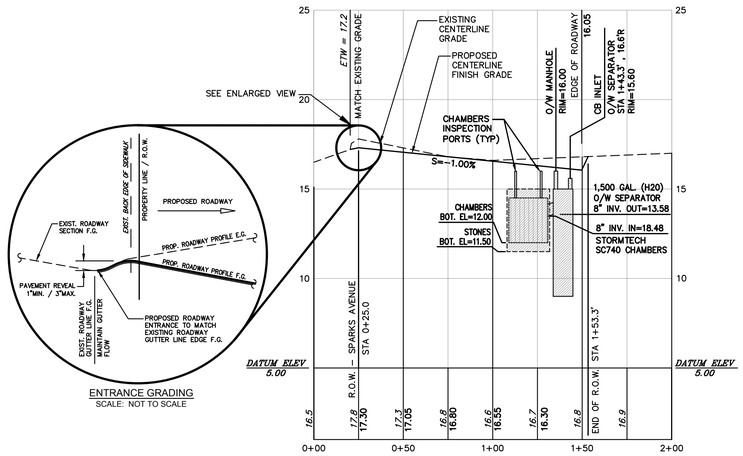
LEGEND

EXISTING

- AC — AIR CONDITIONING UNIT
- BUSH/SHRUB
- CB/DH — CONCRETE BOUND/DRILL HOLE FOUND
- FENCE (POST & RAIL)
- FENCE (STOCKADE)
- LANDSCAPED AREA
- PROPERTY LINE
- 98.4 — SPOT ELEVATION
- 99 — TOPOGRAPHIC CONTOUR
- TREE LINE

PROPOSED

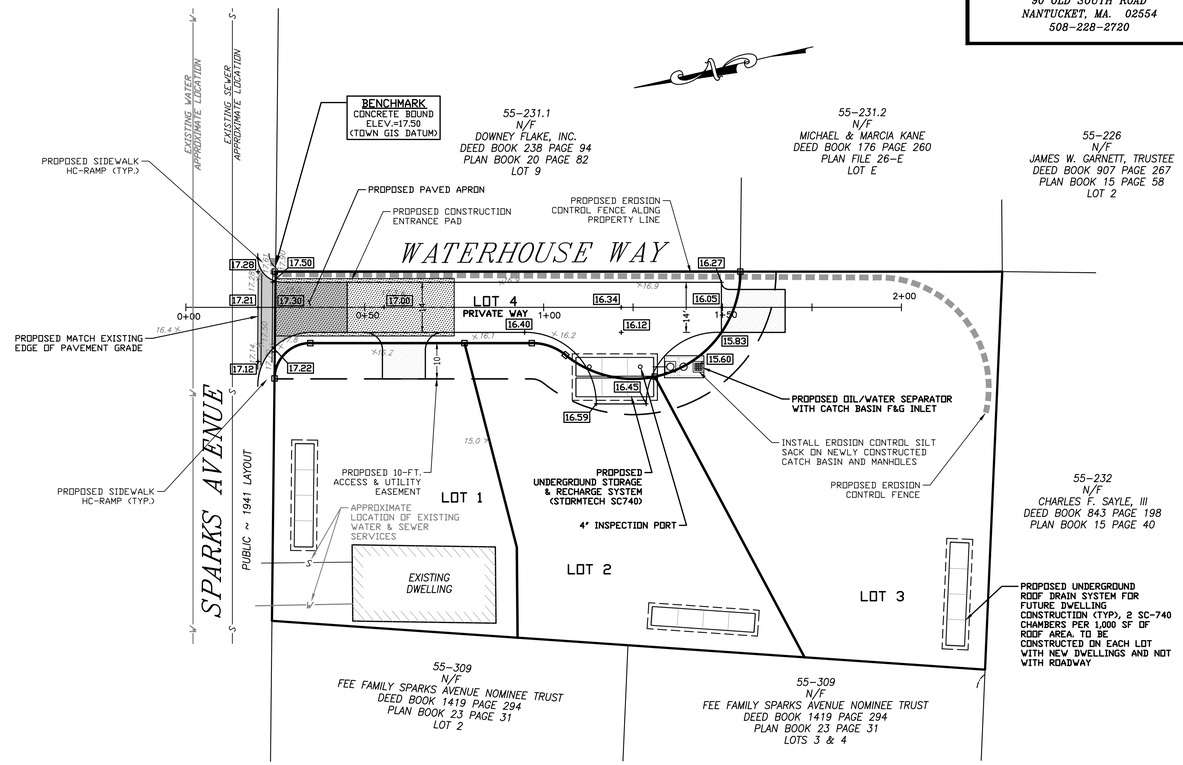
- PROPERTY LINE
- 97.7+ — SPOT ELEVATION
- 98 — TOPOGRAPHIC CONTOUR



ENTRANCE GRADING
SCALE: NOT TO SCALE

GRADING & DRAINAGE PROFILE

SCALE: HOR. 1" = 40'
VER. 1" = 4'

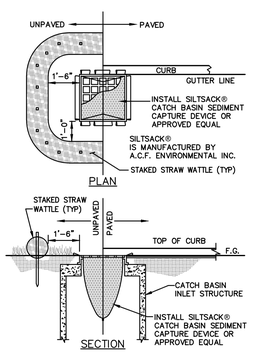


SITE PLAN

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

NOTE

ALL DWELLINGS ARE TO UTILIZE ROOF DRAIN COLLECTION SYSTEMS TO CAPTURE ROOF TOP RUNOFF. THIS RUNOFF IS TO BE DIRECTED TO SUBSURFACE STORAGE AND INFILTRATION SYSTEMS ON THE RESPECTIVE LOT.



INLET SEDIMENTATION CONTROL DETAIL
NOT TO SCALE

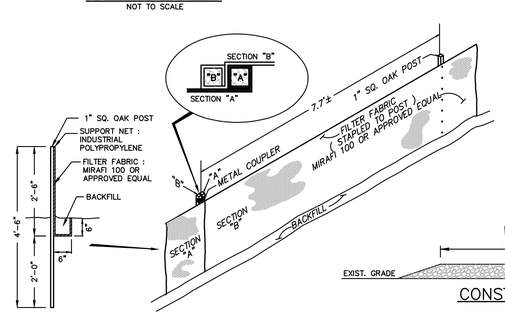
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.

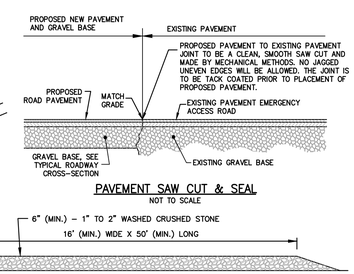
   INSTALLATION SEQUENCE
   A. INSTALL SILT FENCE AND HAYBALES AS SHOWN ON PLAN.
   B. CLEAR AND GRUB SITE.
   C. CONSTRUCT SITE INFRASTRUCTURE AS SHOWN ON PLANS.
   D. THE FOLLOWING ACTIVITIES SHALL TAKE PLACE IMMEDIATELY FOLLOWING CONSTRUCTION OF EMBANKMENTS AND FILL SLOPES: PLACEMENT OF LOAM AND GRASS SEED, INSTALLATION OF GEOWEB SLOPE STABILIZATION.
   E. THE CONTRACTOR SHALL INSPECT ALL FILL SLOPES AND EMBANKMENTS ON A WEEKLY BASIS AND FOLLOWING ALL RAINFALL EVENTS UNTIL A MINIMUM 75% GRASS COVER IS ESTABLISHED SUFFICIENT TO PREVENT EROSION FROM OCCURRING.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
4. DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
5. THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
6. WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
   - WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.
   - INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
   - WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
7. CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM CLIFF ROAD.
8. CONTRACTOR SHALL COMPLETE STREET SWEEPING OF THE ADJACENT SECTION OF CLIFF ROAD ON AN APPROXIMATELY WEEKLY BASIS OR AS NEEDED.

STORMWATER FACILITY OPERATION AND MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES UNTIL SUCH TIME AS THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
2. ALL STORMWATER FACILITIES SHOULD BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT FOR THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL INSPECT AND CLEAN ALL FACILITIES OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
4. ACCUMULATED SILT AND SEDIMENT SHOULD BE REMOVED FROM ALL FACILITIES AT LEAST ONCE A YEAR OR MORE FREQUENTLY IF ACCUMULATED DEPTH OF SEDIMENT EXCEEDS THREE INCHES.
5. THE SIDE SLOPES AND BOTTOMS OF ALL DRAINAGE SWALES SHOULD BE MOWED TO A MINIMUM HEIGHT OF FOUR INCHES AT LEAST TWICE A YEAR. ALL GRASS CLIPPINGS AND ORGANIC MATTER SHOULD BE REMOVED FROM ALL DRAINAGE WAYS AND WETLAND BUFFER ZONES.
6. ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH. TRANSPORTATION AND DISPOSAL OF SEDIMENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
7. ANY DEFICIENCIES NOTED DURING MAINTENANCE SHALL BE REPORTED TO THE OWNER AND CORRECTED IMMEDIATELY.



SEDIMENTATION CONTROL FENCE DETAIL
NOT TO SCALE



PAVEMENT SAW CUT & SEAL
NOT TO SCALE

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTE:
CONSTRUCTION ENTRANCE IS A TEMPORARY STONE – STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AND FROM A PAVED PUBLIC ROAD OR OTHER PAVED AREAS.

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

_____ _____
TOWN CLERK, NANTUCKET, MA DATE

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____
ENDORSED (DATE): _____
P.B. FILE NO.: _____

ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2016

DRAWN BY:	DESIGN BY:	CHECK BY:
RT/DCM	RT/DCM	DCM

PROJECT NO. 16010

ISSUED FOR: APPROVAL

DEFINITIVE SUBDIVISION
WATERHOUSE WAY

20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

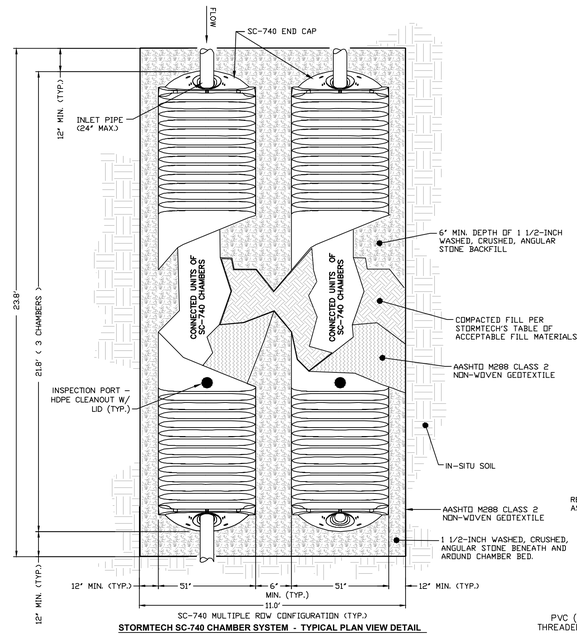
DRAWING TITLE:
DRAINAGE , GRADING & EROSION CONTROL PLAN & PROFILE

SCALE: 1" = 20'

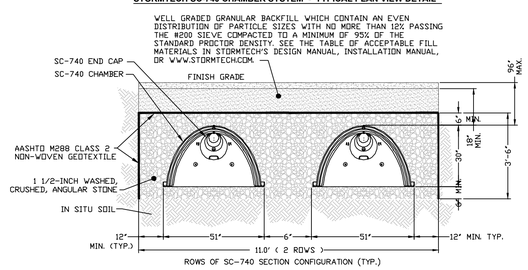
SHEET NO.
4 OF 5

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
4. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
6. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
7. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS DIRECTED OTHERWISE, ALL WATER PIPES SHALL BE INSTALLED 5' – 0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
8. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S SEWER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
9. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
10. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
11. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
12. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
14. THE CONTRACTOR SHALL NOTIFY THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
15. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND TOWN OF NANTUCKET ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
17. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
18. ALL PROPOSED UTILITY CONNECTIONS (WATER, SEWER, ELECTRIC, ETC.) TO SERVICE ALL LOTS SHALL BE EXTENDED A MINIMUM OF 5' BEYOND ALL OTHER INFRASTRUCTURE TO AVOID UNNECESSARY DAMAGE TO EXISTING IMPROVEMENTS UPON CONSTRUCTION OF INDIVIDUAL LOTS.
19. ALL DRAINAGE PIPES ARE TO BE 8-INCH AND 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL. MODEL N-12 AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR APPROVED EQUAL. REFER TO PLAN AND PROFILE DRAWINGS.



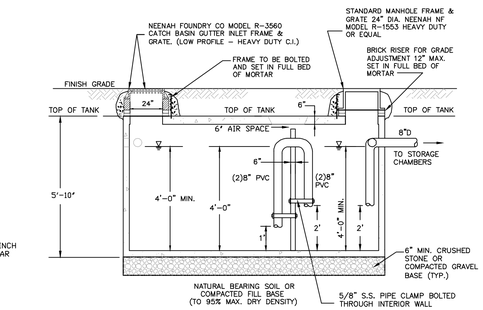
STORMTECH SC-740 CHAMBER SYSTEM - TYPICAL PLAN VIEW DETAIL



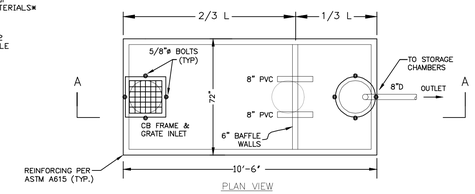
STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL

STORMTECH STORAGE & INFILTRATION SYSTEM

NOT TO SCALE



SECTION A–A

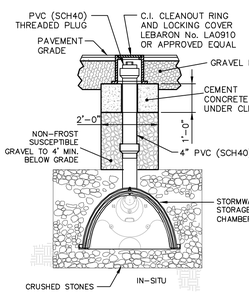


PLAN VIEW

OIL/WATER & SEDIMENT SEPARATOR DETAIL WITH CATCH BASIN FRAME & GRATE INLET

NOT TO SCALE

NOTES:
1. USE 1,500 GAL. H-20 TWO COMPARTMENT TANK AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.



INSPECTION PORT DETAIL

NOT TO SCALE

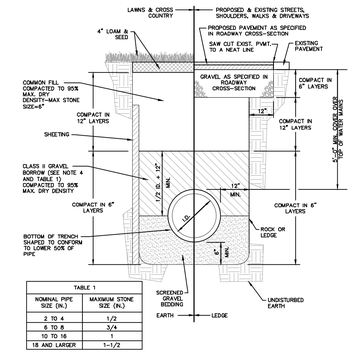


TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

TYPICAL PLASTIC PIPE TRENCH DETAIL

NOT TO SCALE

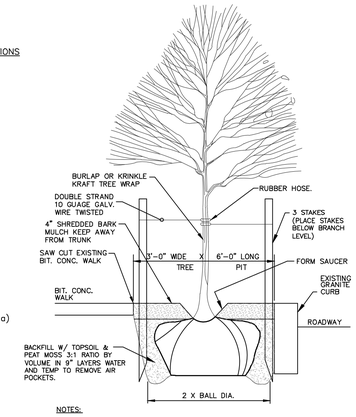
NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

TREE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS

Recommended tree species for new plantings
d = deciduous
e = evergreen

Open Areas
- d Plane tree (Platanus occidentalis)
- d Gingko (Gingko biloba)
- d Sycamore maple (Acer pseudoplatanus)
- d Thornless honey locust (Gleditsia triacanthus)
- d Japanese Pagoda tree (Sophora japonica)
- d Seedless Ash (Fraxinus pennsylvatica lanceolata)
- e Red cedar (Juniperus viginiana)
- e Japanese black pine (Pinus thunbergii)
- e Pitch pine (Pinus rigida)
- e Spruce varieties (Picea sp.)
- e White fir (Abies consolor)
- e Arbor vitae (Thuja orientalis)
- e Holly (Ilex opaca)
- e Cryptomeria (Cryptomeria japonica)
- e Sawara false cypress (Chamecyparis)

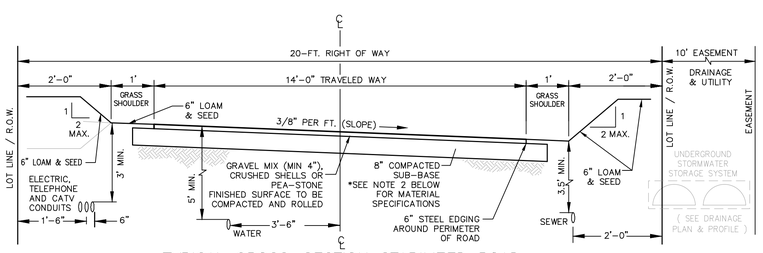
Sheltered Areas
Any of the above species, and, in addition:
- d Black tupelo (Nyssa sylvatica)
- d Elms (Ulmus carpinifolia, U chinensis, U americana)
- d Sweet Gum (Liquidambar styraciflua)
- d Flowering ash (Fraxinus ornus)
- d Linden (Tilia Americana)
- d Gray birch (Betula populifolia)
- d Washington thorn (Cratagaeus phaenopyrum)
- e Holly (Ilex opaca)
- d Crabapple (Malus sp.)
- d White poplar (Populus alba)
- d Niobe weeping willow (Salix niobe hort.)
- d Oaks (Quercus rubra, Q. alba, Q. stellata)
- d Black locust (Robinia pseudoacacia)
- d Honeylocust (Gleditsia triacanthos)



NOTES:
1. REMOVE ALL CONTAINERS, BASKETS, BURLAP, ETC., FROM ROOT BALL.
2. STAKING AND FLAGGING AS REQUIRED
3. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
4. LARGE-GROWING 4" TRUNK DIAMETER, CALIPER 1' ABOVE GROUND
5. TREE SPECIES ARE TO COMPLY WITH THOSE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS.

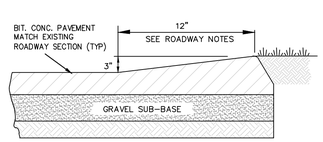
TREE PLANTING – GUYING DETAIL

NOT TO SCALE



TYPICAL CROSS-SECTION STABILIZED ROAD

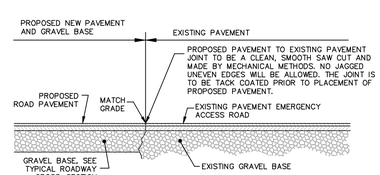
NOT TO SCALE



1. SEE TYP. CROSS SECTION NOTES FOR MATERIAL SPECIFICATION REFERENCES

BITUMINOUS CONCRETE CAPE COD BERM DETAIL

NOT TO SCALE



PAVEMENT SAW CUT & SEAL

NOT TO SCALE

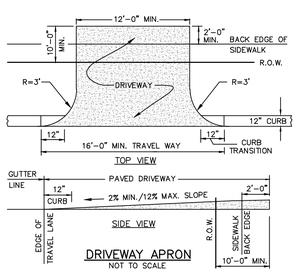
TYPICAL ROADWAY CONSTRUCTION MATERIAL NOTES

NOTES:
1. GRAVEL MIX: SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS.. MATERIAL SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS:

SIEVE DESIGNATION	PERCENT PASSING
1/2 IN	50–85
NO. 4	40–75
NO. 50	8–28
NO. 200	0–10

2. COMPACTED SUB-BASE: DENSE GRADED CRUSHED STONE, M.D.P.W. SPEC. M2.01.7 COARSE AGGREGATE SHALL CONSIST OF HARD, DURABLE PARTICLES OF FRAGMENTS OF STONE WITH A MAXIMUM STONE SIZE OF 2 INCHES. MATERIALS THAT BREAK UP WHEN ALTERNATIVELY FROZEN AND THAWED OR WETTED AND DRIED SHALL NOT BE USED. COARSE AGGREGATE SHALL HAVE A PERCENTAGE OF WEAR, BY THE LOS ANGELES TEST, OF NOT MORE THAN 45. FINE AGGREGATE SHALL CONSIST OF NATURAL OR CRUSHED SAND. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO–T11 AND T27. THE COMPOSITE MATERIAL SHALL BE FREE FROM CLAY, LOAM OR OTHER PLASTIC MATERIAL, AND SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS:

SIEVE DESIGNATION	PERCENT PASSING
2 in.	100
1–1/2 in.	70–100
3/4 in.	50–85
NO. 4	30–55
NO. 50	8–24
NO. 200	3–10



DRIVEWAY APRON

NOT TO SCALE

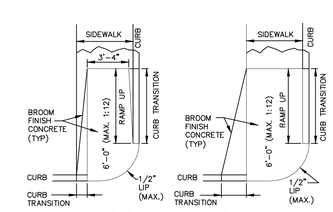
NOTES: 1. DRIVEWAY APRONS TO BE CONSTRUCTED WITH SAME MATERIALS AS THE ROADWAY.

TYPICAL BITUMINOUS ROADWAY , SIDEWALK & CURB CONSTRUCTION MATERIAL NOTES

1. BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO–T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING	
1/2 IN	50–85	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
NO. 4	40–75	
NO. 50	8–28	
NO. 200	0–10	



HANDICAP RAMP DETAIL

NOT TO SCALE

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

_____ _____
TOWN CLERK, NANTUCKET, MA DATE

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED NANTUCKET PLANNING BOARD

APPROVED (DATE): _____
ENDORSED (DATE): _____
P.B. FILE NO.: _____

ISLAND SURVEYORS, LLC.
PROFESSIONAL LAND SURVEYORS
90 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-2720

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2016

DRAWN BY:	DESIGN BY:	CHECK BY:
RT/DCM	RT/DCM	DCM

PROJECT NO. 16010

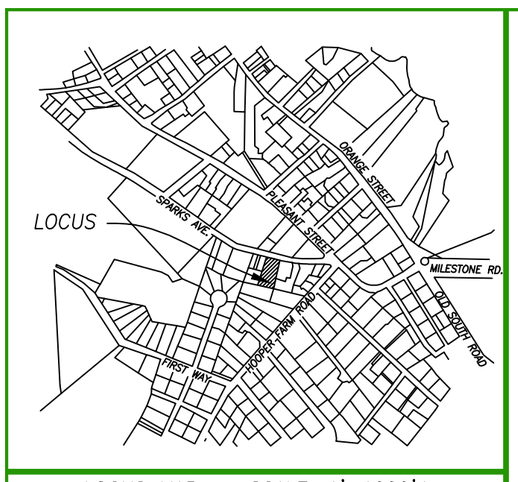
ISSUED FOR: APPROVAL

DEFINITIVE SUBDIVISION
WATERHOUSE WAY
20 SPARKS AVENUE
ASSESSOR'S MAP 55, PARCELS 307
NANTUCKET, MA
PREPARED FOR STEPHEN M. WAREHOUSE

DRAWING TITLE: CONSTRUCTION DETAILS

SCALE: **NOT TO SCALE**

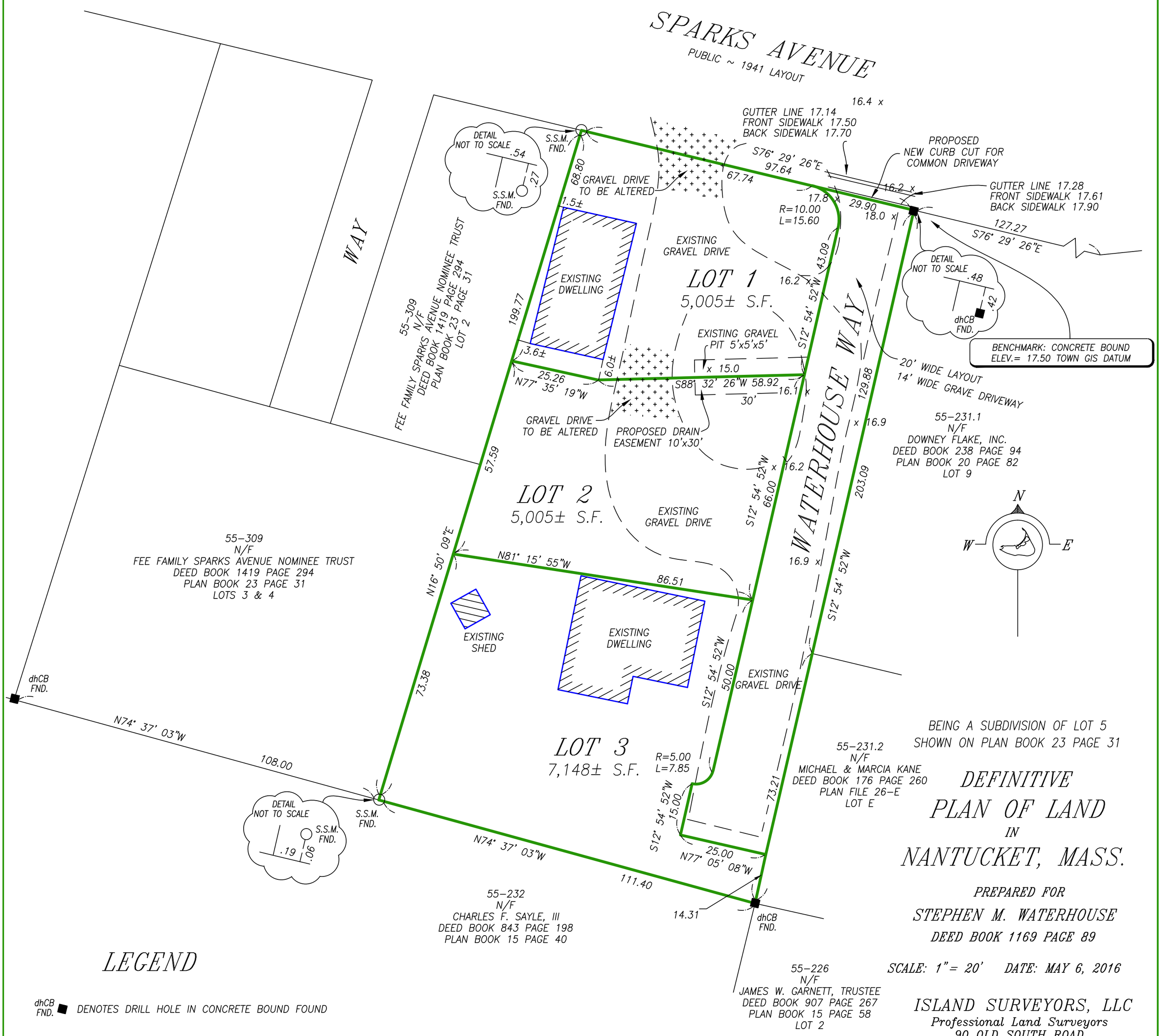
SHEET NO. **5 OF 5**



LOCUS MAP SCALE: 1'=1000'±

CURRENT ZONING CLASSIFICATION:
Commercial Mid Island (CMI)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: none
GROUND COVER % : 50%



BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1"= 20' DATE: MAY 6, 2016

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

LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ○ DENOTES STEEL SURVEY MARKER FOUND

16.2 x DENOTES EXISTING SPOT ELEVATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

"I, CATHERINE STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK DATE:

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
REQUIRED

DATE APPROVED:
DATE ENDORSED:
PLANNING BD. FILE No.

ASSESSORS MAP 55 PARCEL 307

K-541

PLANNING BOARD

FILE # 7946

RECEIVED MAR 14 2016 BY

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: 3/14/2016

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled DEFINITIVE PLAN OF LAND designed by ISLAND SURVEYORS, INC dated 3/14/2016, and described as follows: located on 20 SPARKS AVENUE, number of lots proposed 4, total acreage of tract 21,038 S.F., 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.

The undersigned's title to said land is derived from DANIEL M. D. WATERHOUSE by deed dated 2/5/2009 and recorded in the Nantucket Registry of Deeds Book 1169, Page 89, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # 55, Parcel 307, and said land is free of encumbrances except for the following: _____

Said plan ❍ has ✓ has not evolved from a preliminary plan submitted to the Board on _____(date) and ❍ approved ❍ disapproved on _____ (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)

STEPHEN M. WATERHOUSE 20 SPARK'S AVE.

Contact Phone #: (508) 294-4646 Fax #: (____)_____ E-mail: _____

Name of owner(s): STEPHEN M. WATERHOUSE

Address of owner(s): 20 SPARK'S AVENUE

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.

AGENT

Owner's signature

508-228-2720

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File # 7946

Approval of the 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. Requested waivers from the *Rules and Regulations Governing the Subdivision of Land:*

2.06a(2)	Street Network Plan Waiver Granted – the proposed subdivision does not warrant such plan for the scale of this subdivision;
2.06a(5)	Master Plan Waiver Granted – the proposed subdivision does not warrant such plan, as the owners do not own any property adjacent to said property;
2.06a(10)	Storm Water Calculations Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions;
2.06a(11)	Site Analysis Report and Map Waiver Granted – the proposed project consists of a small three-lot subdivision, only two of which are buildable. Only one new building lot is being created and the proposed subdivision plan set contains sufficient information to address the interests of this section for this subdivision;
2.06a(12)	Traffic Study Waiver Granted – only one additional building lot is being created and therefore the traffic impact along Quidnet Road will be minimal and adequate for the scale of this subdivision;
2.06b(6)	Bounds Waiver Granted – the proposed project is of small scale and providing all the roads and ways on the plan is unnecessary for the scale of this subdivision;
2.06b(10)	Topography Waiver Granted – the site of the proposed subdivision does not contain sufficient elevation changes to depict this contour interval and therefore are no proposed changes to the site that would require detailed elevation information due to the scale of the subdivision;
2.06b(13)	Utility Plan Waiver Granted – the proposed subdivision is only for two (2) lots and therefore does not warrant a Utility Plan;
2.06b(14)	Landscape Plan Waiver Granted – existing vegetation and landscape buffers will be maintained as shown on the subdivision plans;
2.06b(16)	Location of Curbs and Gutters Waiver Granted – the proposed subdivision will provide a rural road alternative that is better suited for the scale of this subdivision;
2.06b(17)	Roadway Cross-section Waiver Granted – the proposed project is of small scale and providing a roadway cross-section is unnecessary for the sale of this subdivision;

2.06b(18)	One-Site Brush Disposal Waiver Granted – there will be little brush cutting as part of the installation of this small subdivision;
2.06b(19)	Storm Drainage Waiver Granted – the proposed subdivision will not create any significant changes to the exiting drainage conditions;
2.06b(20)	Profiles of Street and Utilities Waiver Granted – the proposed subdivision is of a small scale and providing street and utility profiles is unnecessary for the scale of this subdivision;
2.06b(21)	Erosion Control Plan Waiver Granted – the proposed subdivision is of a small scale and providing the plan is unnecessary for the scale of this subdivision;
3.02	Public Open Space Waiver Granted – the proposed subdivision is of a small scale and providing public open space is unnecessary for the scale of this subdivision;
4.03a(1)	Streets Waiver Granted – the proposed subdivision will keep the existing 10-12 foot gravel roadway due to the scale of this subdivision;
4.04(b)	Dead-End Street Waiver Granted – the proposed subdivision will not provide access to the rear lot and therefore will not require the sixty (60) foot radius;
4.05	Street Construction Waiver Granted – the proposed subdivision is of a small scale and the rural road alternative is better suited for a subdivision of this size;
4.06	Storm Drainage Waiver Granted – the proposed subdivision is of a small scale and is providing only one (1) new building lot where the changes to the existing drainage conditions will be insubstantial;
4.16	Landscaping Waiver Granted – the existing vegetation and landscape buffers will be maintained as shown on the subdivision plans;
4.18	Sidewalks Waiver Granted – the proposed subdivision is of a small scale and sidewalks are unnecessary for the scale of this project;
4.19	Bicycle Paths Waiver Granted – the proposed subdivision is of a small scale and a bike bath is unnecessary for the scale of this project;
4.20	Street Lights Waiver Granted – the proposed subdivision is of a small scale and street lights are unnecessary for the scale of this project;
4.22	Curbing & Berms Waiver Granted – the proposed subdivision will have a rural road alternative is proposed, therefore, curbing and berms are unnecessary;

4.23 Soil Surveys

Waivers Granted – the proposed subdivision is of a small scale and soil surveys are unnecessary for the scale of this project;

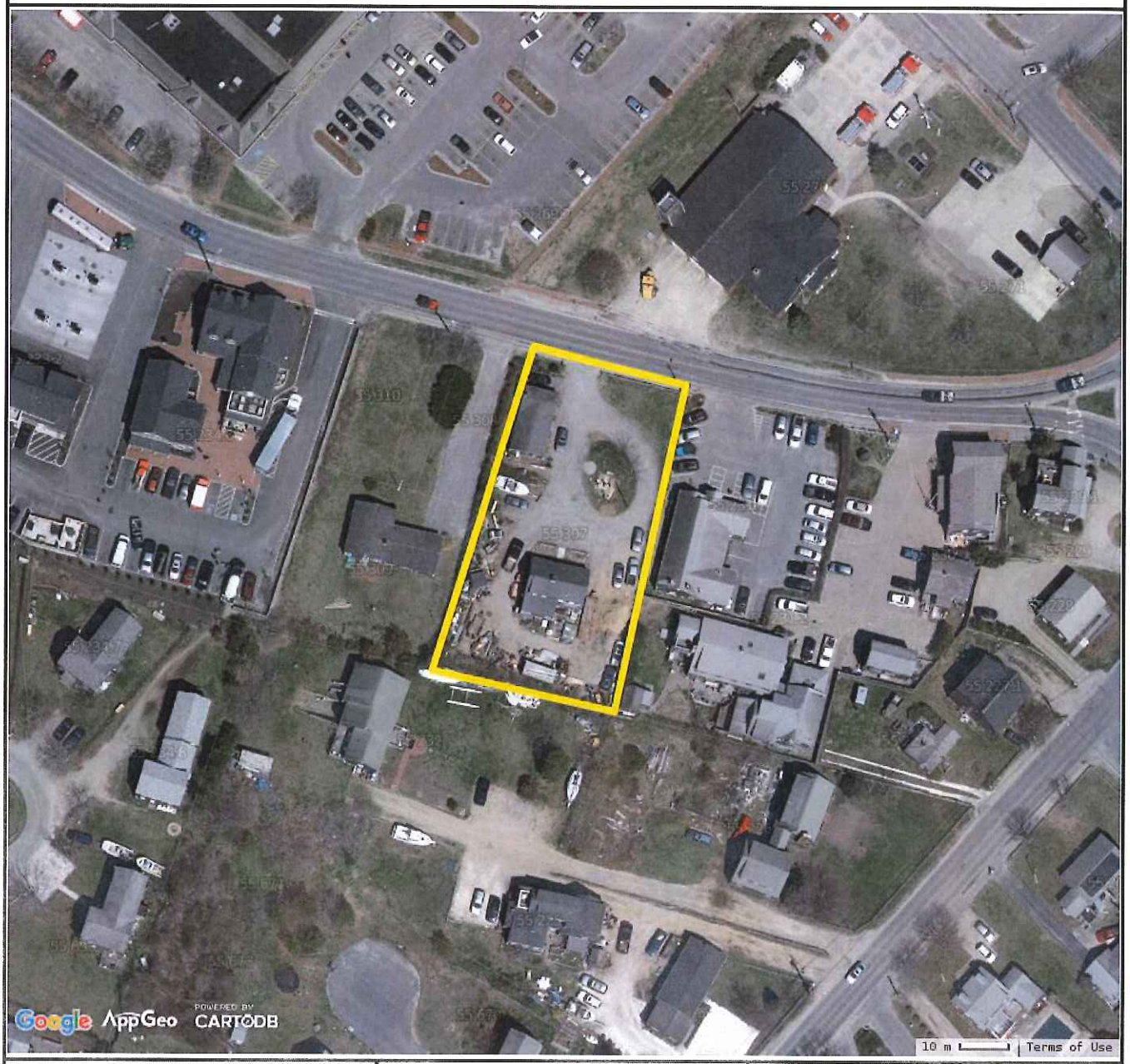
4.24 Driveway Aprons

Waivers Granted – the proposed subdivision will be created off an existing driveway off Quidnet Road and will only be servicing two (2) lots.

2. That recorded copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Planning Board prior to the release of the second lot from the Covenant and within six (6) months from the date of this decision (June 18, 2015). The Planning Board may grant extensions of this deadline without holding a public hearing;
3. That the roadway shall be constructed and maintained, as shown on the referenced definitive subdivision plans;
4. That frontage and access utilizing the interior roadway shall be limited to lots within this subdivision. This restriction is based upon the significant waivers granted for interior roadway improvements. Any future modification of this condition shall require a public hearing;
5. ~~That all lots shall be connected to the municipal sewer and water system;~~[1] YES
6. That all lots shall be prohibited from further subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
7. That duplexes shall be a prohibited use upon any lot within the subdivision;
8. That the applicant agreed to provide the Town of Nantucket an easement for the proposed drive QUIDNET PRESERVE DRIVE and utility easement;
9. That the applicant agreed to one (1) dwelling unit per lot for a total of two (2) dwellings for said subdivision.

SIGNATURE PAGE TO FOLLOW

[1] *This condition was included by inadvertent error. There is no municipal water or sewer in the vicinity and there are no plans to extend it.*



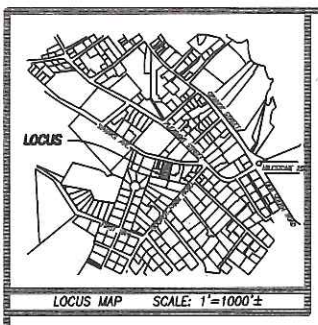
Property Information

Property ID	55 307
Location	20 SPARKS AV
Owner	WATERHOUSE STEPHEN M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

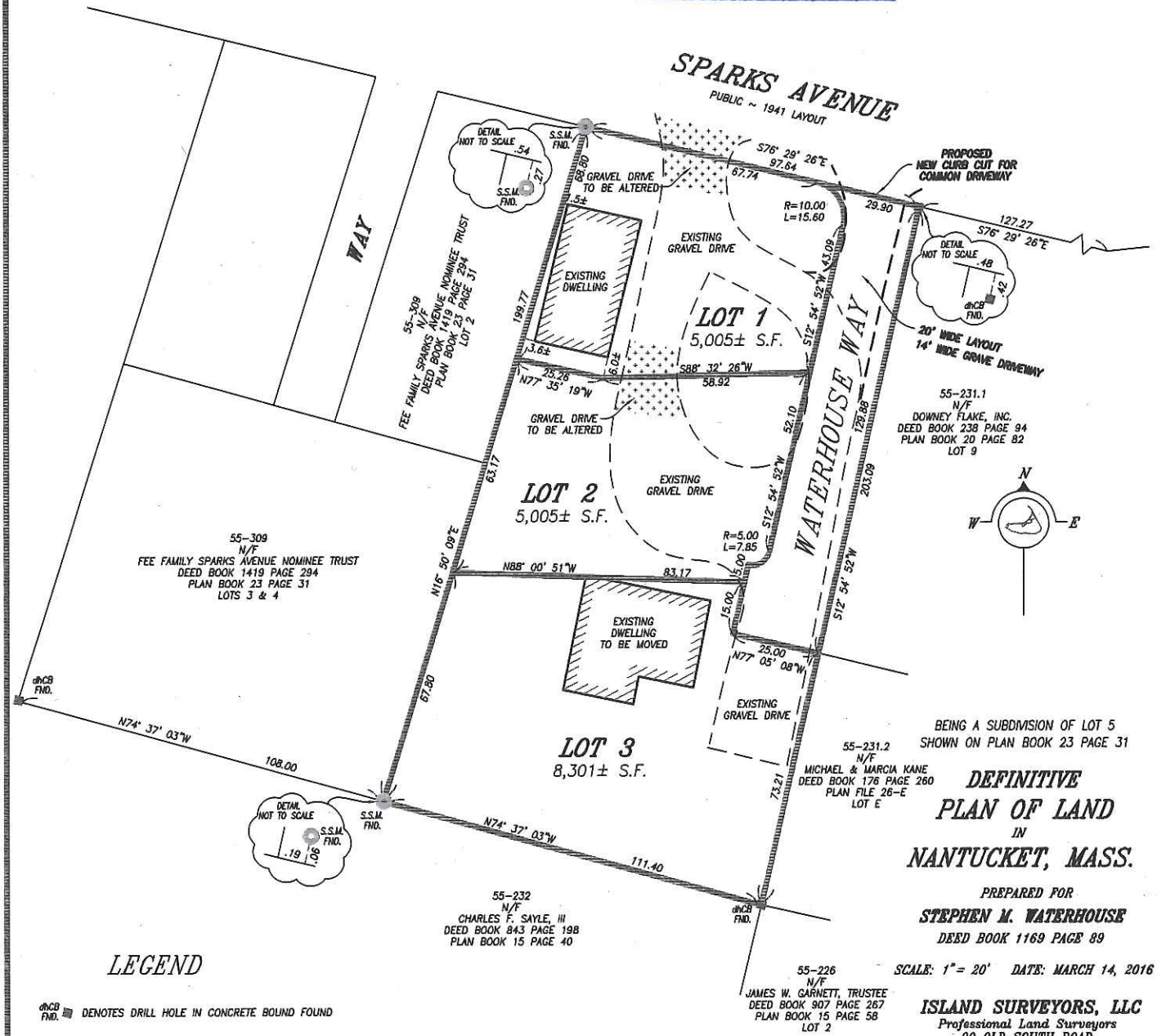
Parcels updated December, 2014
Properties updated January, 2015



CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

RECEIVED
MAR 21 2016



BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1"= 20' DATE: MARCH 14, 2016

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

LEGEND

dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. DENOTES STEEL SURVEY MARKER FOUND

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

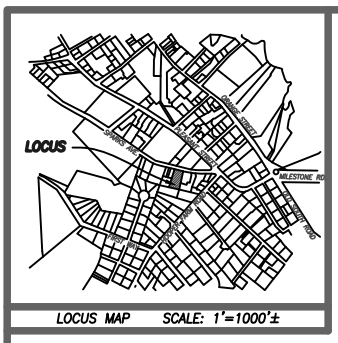
PROFESSIONAL LAND SURVEYOR _____ DATE _____

"I, CATHERINE STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK _____ DATE: _____

ASSESSORS MAP 55 PARCEL 307

K-541

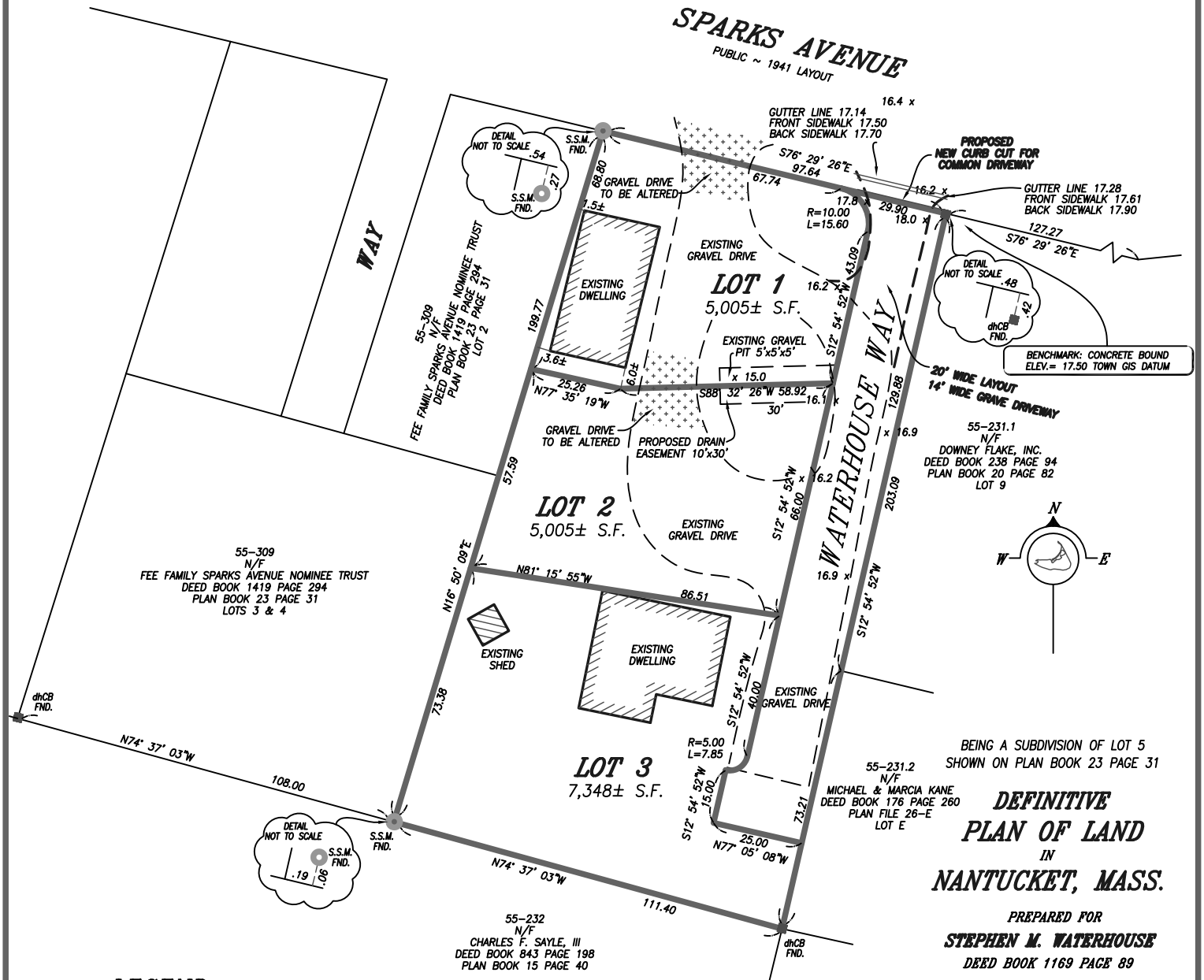


LOCUS MAP SCALE: 1"=1000'±

CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

REVISION
RECEIVED 4-26-16



BEING A SUBDIVISION OF LOT 5
SHOWN ON PLAN BOOK 23 PAGE 31

DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
STEPHEN M. WATERHOUSE
DEED BOOK 1169 PAGE 89

SCALE: 1" = 20' DATE: APRIL 25, 2016

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

LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

S.S.M. FND. ◎ DENOTES STEEL SURVEY MARKER FOUND

16.2 x DENOTES EXISTING SPOT ELEVATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

"I, CATHERINE STOVER, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK DATE:

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED:
DATE ENDORSED:
PLANNING BD. FILE No.

ASSESSORS MAP 55 PARCEL 307

K-541

Holly Backus

From: Holly Backus
Sent: Thursday, May 05, 2016 8:14 AM
To: 'Ed Pesce'; 'Teddy'
Cc: Leslie Snell
Subject: RE: 20 Sparks Ave.

Thanks Ed. We will make sure the board is aware of your comments.

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Ed Pesce [mailto:epesce@comcast.net]
Sent: Wednesday, May 04, 2016 4:00 PM
To: Holly Backus; 'Teddy'
Cc: Leslie Snell
Subject: RE: 20 Sparks Ave.

OK Holly – got it!

This appears to address Leslie's original comments, but my comments below from earlier today still stand, and should be addressed.

Thanks,

ED

_____

Edward L. Pesce, P.E., LEED® AP
Pesce Engineering & Associates, Inc.
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206
Fax: 508-743-0211
Cell: 508-333-7630
epesce@comcast.net

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Wednesday, May 04, 2016 10:36 AM
To: Ed Pesce; 'Teddy'
Cc: Leslie Snell
Subject: RE: 20 Sparks Ave.

Hi Ed,

Teddy sent me a revision on April 26th. My apologies, I thought you had received it already. Sorry for assuming. I have attached it for you.

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Ed Pesce [mailto:epesce@comcast.net]
Sent: Wednesday, May 04, 2016 10:30 AM
To: 'Teddy'
Cc: Leslie Snell; Holly Backus
Subject: RE: 20 Sparks Ave.

Hi Teddy,

Sorry for the delay – I've been away on Military duty and am now catching up.

Regarding 20 Sparks Ave – I recall seeing the attached message from Leslie regarding an issue with the Lot Frontage for Lot 3. Did that ever get addressed?

I was actually thinking you were working on a solution, and would be providing a revised plan, along with additional drainage details. The Drainage Plan you sent me (attached) is not adequate to make a determination of adequacy. The additional information needed/present preliminary comments:

1. Proposed grading
2. Any proposed drainage structures? Collection system or overland flow (super-elevate the roadway) to the cul-de-sac island?
3. Adequacy of the proposed drainage system to handle at least the 25-yr. storm
4. Stormwater Operations & maintenance Plan for long term maintenance & use
5. Gravel Drive cross-section detail for construction, showing compliance with the Subdivision Rules & Regs
6. Curb cut & paved apron detail at Sparks Ave.
7. Proposed new monumentation for new lots (to comply with Subdivision R&R)
8. Recommend a new stop sign at end of road
9. Proposed landscaping in road layout (any screening plantings on east side?)

Thanks Teddy – I'll be on Island tomorrow if you want to discuss,

ED

Edward L. Pesce, P.E., LEED® AP
Pesce Engineering & Associates, Inc.
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206
Fax: 508-743-0211
Cell: 508-333-7630
epesce@comcast.net

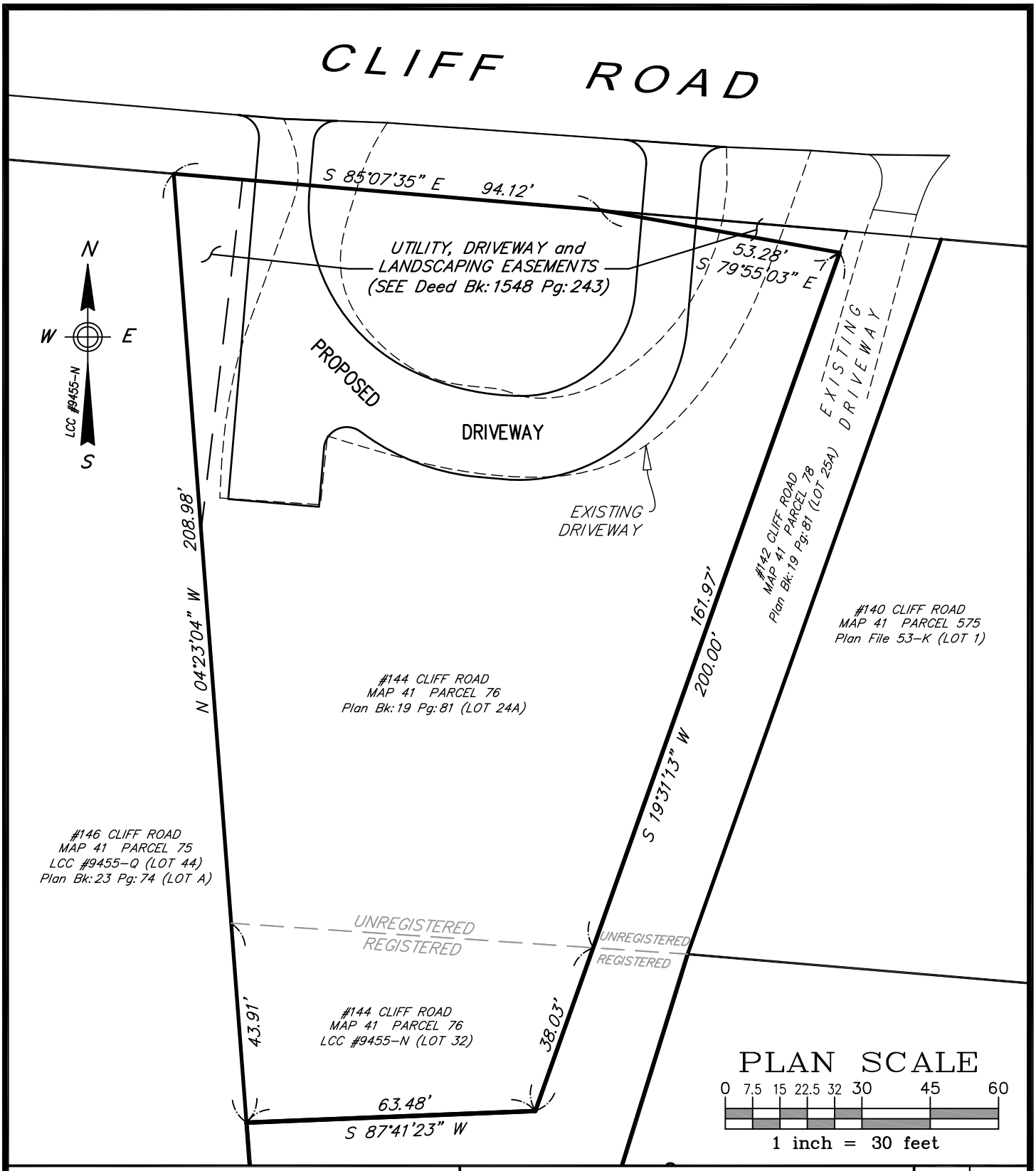
From: Teddy [mailto:acksurvey@hotmail.com]
Sent: Tuesday, May 03, 2016 10:57 AM
To: Ed Pesce
Subject: 20 Sparks ave.

Hi Ed,

I was checking to see if you have reviewed the plan for 20 Sparks avenue.

Thanks

Teddy



BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508-833-0070
(fax) 508-833-2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508-325-0044
www.brackeneng.com

DRIVEWAY LOCATION PLAN

IN NANTUCKET, MASSACHUSETTS

Prepared for:

SEACLIFF, LLC
#144 CLIFF ROAD
MAP 41 PARCEL 76

Date: AUGUST 8, 2016

Checked: DFB

Drawn By: RMM/ERC/BEI

S:\Autocad Drawings\Nantucket\Cliff Road\144 Cliff Rd\144 Cliff Road-Rev 4.dwg

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

NANTUCKET TOWN CLERK
2016 SEP 12 PM 1:48

PLANNING OFFICE
SEP 12 2016
RECEIVED

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

JAMES K. GLIDDEN
(1917 – 2009)

September 12, 2016

By Hand

PLANNING BOARD
FILE # 51-16

Leslie Snell
Deputy Director of Planning
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

RE: 23 & 25 Tomahawk Road
Map 69, Parcels 319 & 320
William L. Trott
Amendment to Special Permit No. 42-15

Dear Leslie:

Enclosed please find an application for an Amendment to a Previously Granted Special Permit, Abutter's List, and site plan. The owner/applicant, William L. Trott, the owner of Billy Built Automotive, received Special Permit relief to operate an automotive repair business upon the Locus (23 & 25 Tomahawk Road) in 2015. Said decision was registered as Document No. 151325 at the Nantucket Registry District of the Land Court and is enclosed herewith.

Accordingly, the owner/applicant is now requesting Special Permit relief to waive the requirements of Zoning Bylaw Section 139-18.A.(9) in order to reduce the required aisle width to nine (9) feet and to allow for a 16' x 20' handicap van accessible parking space as shown on the enclosed site plan and to approve said modification to the site plan pursuant to Bylaw Section 139-23.

All other terms of Special Permit No. 42-15 would remain in full force and effect.

If you have any questions or need anything further to process the enclosed please contact me.

Trusting you find everything in order, I remain

Very truly yours,

John B. Brescher

Enclosures
cc: William L. Trott

PLANNING BOARD

FILE # 51-16

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: _____

Name of Development: Tomahawk Road

Planning Board File No.: 42-15

Owner(s)' Name(s): William L. Trott

Mailing Address: 33 Essex Road, Nantucket, MA 02554

Phone number: 508 325-7265 Fax number: _____ E-mail: _____

Applicant's Name: Same c/o Glidden & Glidden, P.C.

Mailing Address: 37 Centre Street, Nantucket, MA 02554

Phone number: 8-0771 Fax number: 8-6305 E-mail: johnc@gliddenandglidden.com

Engineer/Surveyor: Blackwell & Associates, Inc.

Mailing Address: 90 Tensdale Circle, Nantucket, MA 02554

Phone number: 8-9026 Fax number: _____ E-mail: chris@blackwellsurvey.com

Location of Lots:

Street Address: 23 & 25 Tomahawk Road

Tax Assessor's Map: 69 Parcel: 319 & 320

Nantucket County Registry of Deeds:

Land Court Plan 26984-8 **or** Plan Book _____ Page _____

or Plan File #: _____

Size of Parcel _____ square feet 23: 8,407.5 sf 25: 5,000.4 sf

Zoning District CI

Describe proposed modification in detail:

See addendum letter

I/we hereby certify that the applicant cited above have been authorized by me/us to file a Special Permit application with the Nantucket Planning Board on property that I/we own.

Owner(s)' Signature(s):

Applicant's Signature:

I/we William L. Trott, the undersigned, hereby authorize John B. Brestler to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s):

This application must be accompanied by a filing fee of $250.00 payable to Town of Nantucket plus $6.11 per abutters notice payable to Pitney Bowes Reserved Funds, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.

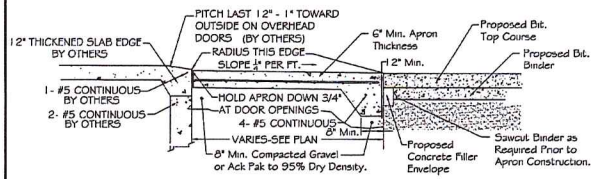
PLANNING BOARD

FILE # 51-16

230 of 569

CURRENT ZONING CLASSIFICATION:
Commercial Industrial (CI)

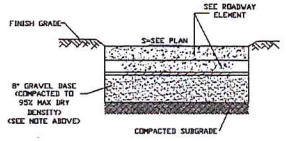
		EXISTING:	PROPOSED:
MINIMUM LOT SIZE:	15,000 S.F.	13,414 S.F.±	13,414 S.F.±
MINIMUM FRONTAGE:	75 FT.	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN	SEE PLAN
GROUND COVER % :	50%	17.9% ±	17.9% ±
OPEN SPACE % :	20%	100% ±	25.9% ±



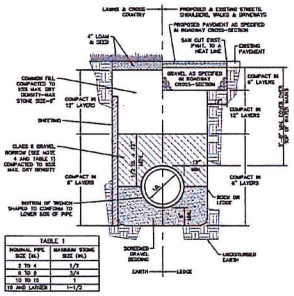
TYP SECTION AT OVERHEAD DOORS
SCALE: NOT TO SCALE

TYPE-1
PAVING ELEMENTS, PARKING LOT 3" BIT. CONC-TYPE I-1 HOT MIX
(2" BINDER COURSE, 1" TOP COURSE/MASS DPW SPEC'S M3.11)

NOTE: GRAVEL BASE SHALL BE A MIN. OF 8" ACK PAC. OR 3/4" DENSE GRADED CRUSHED STONE COMPACTED TO 95% MAXIMUM DRY DENSITY.

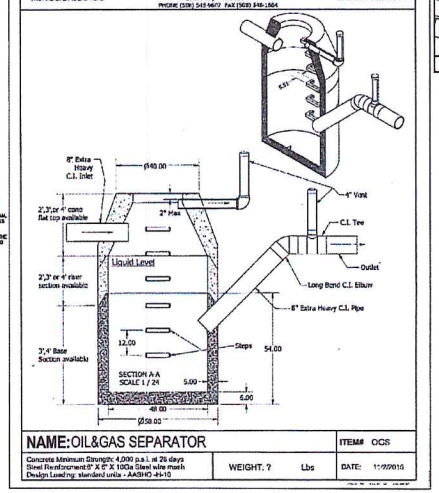


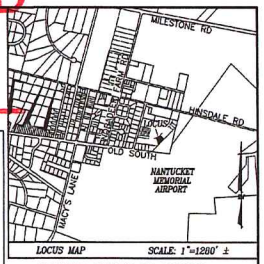
TYPICAL PARKING LOT SECTION
(NOT TO SCALE)



TYPICAL PLASTIC PIPE TRENCH DETAIL
NOT TO SCALE

NOTES:
1. BUCKING OF USER, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "DEPTH" OF PIPE POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE, TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL. UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS B GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MATERIAL SHALL CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUMBED PIPE OR A PLUMBED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLAN.

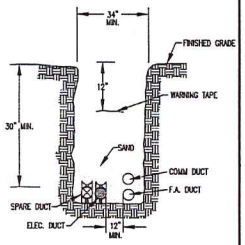




LOCUS MAP SCALE: 1"=1280' ±

FORMER OWNER OF RECORD
KENNETH C. COFFIN, INC.
CERT. OF TITLE #11346
L.C.C. 26984-B, LOT 180-181
ASSESSOR'S MAP 69 PARCELS 319, 320
#23 & 25 TOMAHAWK ROAD

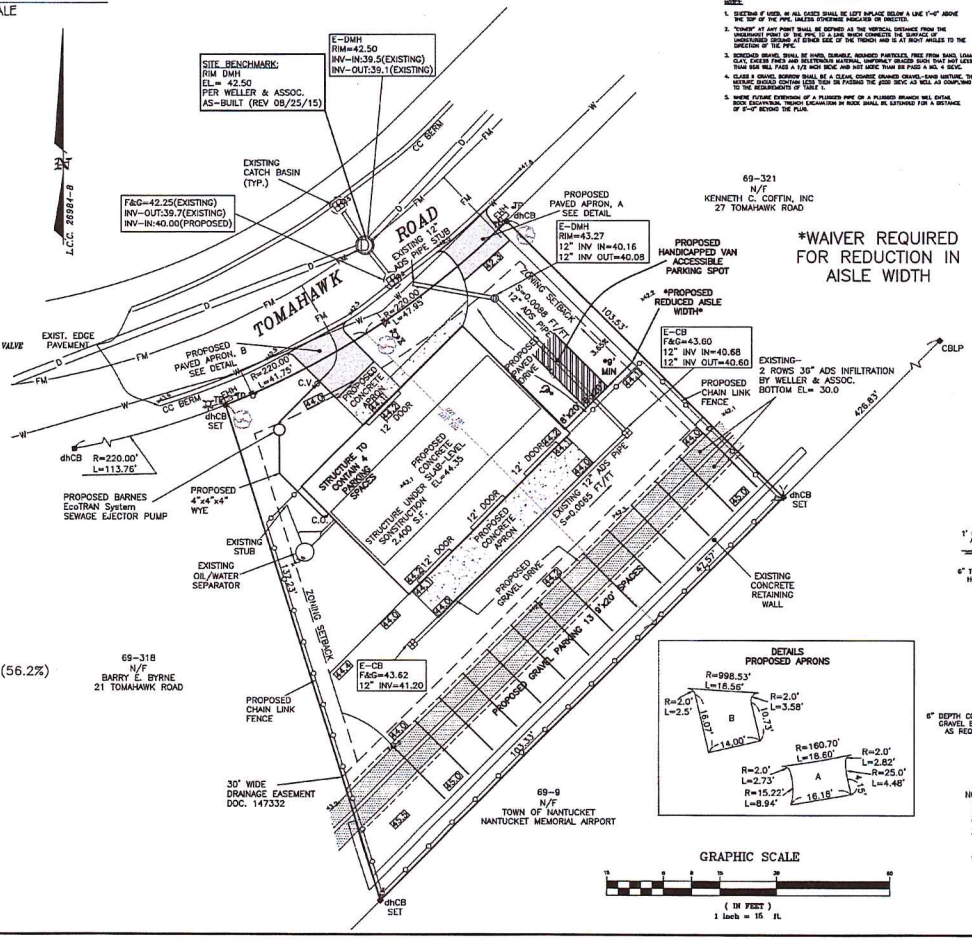
OWNER OF RECORD
WILLIAM L. TROTT
CERT. OF TITLE #26032
L.C.C. 26984-B, LOT 180-181
ASSESSOR'S MAP 69 PARCELS 319, 320
#23 & 25 TOMAHAWK ROAD



TYPICAL CONDUIT TRENCH
NOT TO SCALE

LEGEND

dhCB SET	DENOTES CONCRETE BOUND WITH DRILLHOLE SET
dhCB	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
CBLP	DENOTES CONCRETE BOUND WITH LEAD PLUG FOUND
	DENOTES EXIST. ELEC. HAND HOLE
	DENOTES EXIST. TELECOMMUNICATION PEDESTAL
	DENOTES EXIST. WATER SHUT OFF
	DENOTES EXIST. HYDRANT
x42.4	DENOTES EXIST. GRADE SPOT ELEVATION
—50—	DENOTES EXIST. GRADE CONTOUR
	DENOTES EXIST. CHERRY TREE
—FM—	DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN
—W—	DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN
—D—	DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE
P-CB	DENOTES PROPOSED CATCH BASIN
C.O.	DENOTES PROPOSED CLEAN OUT
C.V.	DENOTES RELOCATED SHUTOFF AND PROPOSED CHECK VALVE



*WAIVER REQUIRED FOR REDUCTION IN AISLE WIDTH

NOTE:
SEWER EJECTOR PUMP TO BE 10' MIN FROM PROPERTY LINES AND BUILDING FOUNDATION.

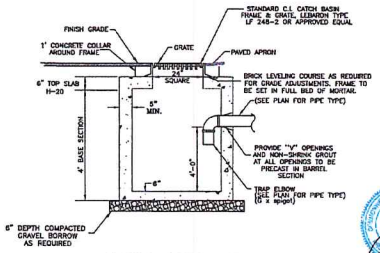
NOTE:
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS-BUILT PLAN & PROFILES" DATED: 10-20-14, REV.: 08-25-15

GROUND COVER TABLE
TOTAL LOT AREA: 13,414 S.F.± (100%)
STRUCTURES: 2,400 S.F.± (17.9%)
PAVING, CONCRETE SURFACES, GRAVEL DRIVEWAY & RETAINING WALL: 7,543 S.F.± (56.2%)
OPEN SPACE: 3,471 S.F.± (25.9%)

PARKING TABLE		
NUMBER	TYPE	SIZE
13	PARKING SPACES	9'x20'
1	ADA PARKING SPACE	16'x20'

TOTAL LOT AREA= 13,414± S.F.

GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.



TYPICAL CATCH BASIN WITH OIL & GREASE TRAP
NOT TO SCALE

NOTES:
1. MANHOLE DESIGN TO CONFORM TO ASTM C478 LATEST REVISION.
2. CONCRETE SHALL BE WET CAST 4000 P.S.I. @ 28 DAYS.
3. FILL OUTSIDE FACE OF ALL CATCHBASIN JOINTS WITH NON-SHRINK MORTAR.
4. BASE SECTION TO BE MONOLITHIC.

Site Plan Review
In Nantucket, MA

SCALE: 1"= 15' DATE: OCTOBER 26, 2015
REV: NOVEMBER 18, 2015
REV: SEPTEMBER 6, 2016

Applicant: . . . . . BILL & TRISHA TROTT . . . . . .
Cert. of Title: 11346 . Plan: LOTS 180-181 LCC 26984-B . .
Tax Map-Parcel: . . 69-319 & 320 . . . . . .
Locus: . . . 23 & 25 TOMAHAWK ROAD . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

NANTUCKET PLANNING BOARD APPROVAL OF A SPECIAL PERMIT FOR A COMMERCIAL USE PLANNING BOARD FILE #42-15 REF. DOC.# 151325

T:\CHRIS 1 JOB 70
V:\DRAWFILES\BB181\SP2-REV.dwg 9/6/2016 4:20:26 PM EDT

B8181

151325

2016 00151325
Cert: 26032 Doc: SP
Registered: 04/11/2016 11:52 AM

TOWN CLERK
NANTUCKET
18PM 3:40:00

PLANNING BOARD
FILE # 51-16

DEC 1 8 2015

Nantucket Planning Board

APPROVAL OF A SPECIAL PERMIT FOR A COMMERCIAL USE
PLANNING BOARD FILE #42-15

Owner: Kenneth C. Coffin, Inc.*
Applicant: William Trott

Project Address: 23 & 25 Tomahawk Road
Nantucket Tax Assessors Map 69 Parcel 319 & 320
Commercial Industrial (CI)*
** Subject to a "zoning freeze" under the Residential Commercial (RC-2)*
Public Wellhead Recharge District

Land Court Plan # 26984-8, Lots 180 & 181
Certificate of Title # 11346

November 19, 2015

* NEW OWNER: WILLIAM L. TROTT

Proposal:
At the Nantucket Planning Board hearings on Thursday, October 15, 2015, and November 19, 2015 the applicant, Kenneth C. Coffin, Inc., requested Special Permit relief pursuant to Zoning Bylaw Sections 139-12B(2)(e) in order to construct a commercial structure to be used as an automotive repair business. The premises is located within the Public Wellhead Recharge District, where a Special Permit is required for the proposed use of the premises for the repair or service of motorized vehicles The Applicant's business, "Billy Built Automotive," is currently located at 4 Sun Island Road. The Applicant will move his automotive repair business to the premises upon completion of purchase and required permits. The lots contain in the aggregate 13,414 square feet and lie within the area currently zoned Commercial Industrial (CI); however, the premises and the lots were created by the Coffin Subdivision that is currently subject to a "zoning freeze" under the Residential Commercial 2 (RC-2.) Automotive Repair is an allowed use within the CI District; however, the Automotive Repair use within the Public Wellhead Recharge District requires a Special Permit.

Description of Project:
Our decision is based upon the application and accompanying materials, as well as representations and testimony received at our public hearings. This application was submitted to the Planning Board as a result of the unanimous passage of Warrant Article 68 at the Annual Town Meeting on April 6, 2015. Article 68 proposed to transfer the Special Permit granting authority from the Zoning Board of Appeals to the Planning Board in cases involving [...] *business commercial, commercial industrial, and industrial uses as categorized in the "Use Chart" pursuant to 139-7.-1* [...].There was no opposition, written or oral, to the application.

As presented by the applicant's representative, the applicant is requesting Special Permit relief to allow the use of the premises for an Automotive Repair business within the Public Wellhead Recharge District pursuant to Section 139-12B(2)(e) of the Zoning By-law.

Basis of Findings:
Public hearings were held on October 15, 2015 and November 19, 2015, at which time the Planning Board heard testimony from the applicant. The Planning Board based their decision on the following documents:

- An application to the Planning Board for Special Permit received by the Planning Board on September 14, 2015;
- A site plan entitled "Billy Built Automotive – Proposed Retaining Wall, 23 and Adjoining 25 Tomahawk Way," dated August 12, 2015;
- Staff reports dated November 16, 2015;
- "Site Plan Review in Nantucket, MA for Bill and Trisha Trott," by Blackwell & Associates, Inc., dated October 26, 2015 and revised November 18, 2015;
- Certificate of Water Quality Compliance, from Wannacomet Water Company, dated September 16, 2015;
- Representation and testimony received in connection with the public hearings held on October 13, 2015 and November 19, 2015; and,
- Other assorted documents that are on file with the Planning Board.

Findings:
The Planning Board found that the proposed uses are consistent with the intent of the commercial industrial Coffin Subdivision. The Board finds that granting of the Special Permit would not have a significant and adverse affect on the scenic or historic integrity of the neighborhood, and is not contrary to sound traffic and safety considerations. The Board made the additional finding that the Special Permit relief requested by the Applicant is in harmony with the general purpose and intent of the Zoning Bylaw.

Decision and Record of Vote:
A motion was made and duly seconded to **APPROVE** the requested relief by Special Permit pursuant to Zoning Bylaw Section 139-12B(2)(e) an automotive repair business within the Public Wellhead Recharge District. More specifically, the Board finds that the requested relief meets the requisite criteria for granting of Special Permits pursuant to the following sections of the Nantucket Zoning Bylaw:

- 139-30.A — Special permits
  The Planning Board is the special permit granting authority (see above reference to Article 68) in this instance and may impose conditions, safeguards, and limitations intended to ensure that the use or structure is in harmony with the general purpose and intent of this chapter.

- 139-7.A — Use Chart
  Automotive repair is allowed through the granting of this special permit.

- 139-12B(2)(e) — Public Wellhead Recharge District
  The Planning Board is the special permit granting authority to grant uses within the PWR District such as commercial washing, painting, repair or other servicing of motorized vehicles in garages or in the open.

The Planning Board approval is also subject to the following conditions:

a. The following use is permitted on the site:
   i. Automotive repair

b. The applicant shall meet the parking requirements of the Nantucket Zoning Bylaw pursuant to By-law Section 139-18.B;

c. That the Planning Board assents to locating the retaining wall within the easement area, provided that the applicant follow the recommendations of staff consultant, Mr. Edward L. Pesce, PE, LEED®AP, of Pesce Engineering and not restrict the flow of stormwater runoff.

d. That the applicant shall follow the recommendations of Mr. Robert L. Gardner of the Wannacomet Water Company in his letter dated September 16, 2015 to Planning Staff; and

e. There shall be no exterior storage on the site.

SIGNATURE PAGE TO FOLLOW

Record of vote:
On November 19, 2015, the Planning Board voted **5-0** to close the public hearing. The Board also voted **5-0** to **APPROVE** this Special Permit and to **ENDORSE** this decision with the conditions provided.

Barry Rector APPROVED

Nathaniel Lowell APPROVED

Joseph Marcklinger APPROVED

Linda F. Williams APPROVED

John Trudel III APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 15th day of December 2015, before me the undersigned notary public, personally appeared Linda F. Williams, one of the above-named members of the Planning Board of Nantucket, Massachusetts, and proved to me through satisfactory evidence of identification, which was [ ] MA Driver's License [✓] Personal knowledge of the identity of the signatory [ ] Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Doris C. Strang
Notary Public
My Commission Expires: October 9, 2020

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

TOWN CLERK

APR 0 8 2016

A TRUE COPY
ATTEST: A TRUE COPY
NANTUCKET TOWN CLERK
NANTUCKET TOWN CLERK

DOC No: 00151325

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Apr 11,2016 at 11:52A

Document Fee: 75.00 Rec Total:$3,733.

CERTIFICATE No: 26032

151325

#52-16 Amendment to ZBA #52-90
City Electric Supply Company
5 Teasdale Circle
Mao 69 Parcel 74

PLANNING OFFICE
SEP 19 2016
RECEIVED

CHK # 3202

NANTUCKET
TOWN CLERK

2016 SEP 19 PM 1:37

TOWN OF NANTUCKET, MASS. · INCORPORATED 1671 ·

Nantucket Planning Board

Application for a Special Permit

Date: _____ File #: 52-16

Name of development: _____

Owner(s) name(s): Robert E. and Johnna R. Tonkin
Mailing address: C/O Sarah F. Alger, 2 South Water Street, Nantucket MA 02554
Phone number: 508-228-1118 Fax number: 508-228-8004 E-mail: sfa@sfapc.com

Applicant's name: City Electric Supply Company (via CES Holdings Inc.)

Mailing address: C/O Cohen & Cohen Law PC, Steven Cohen

Phone number: 508-228-0337 Fax number508-228-0790 E-mail: Steven@CohenLegal.Net

Engineer / surveyor's name: Nantucket Surveyors, Paul Santos

Mailing address: Phone number: 508-228-Fax number:_____E-mail

Location of lot(s):

Street address: 5 Teasdale Circle
Tax Assessors Map 69 Parcel 74
Lot 57 on Land Court Plan 14342-P Certificate # 23404
Size of parcel: 14787 sq. ft. Zoning District: RC-2

Special Permit sought: (check one)

- O Cluster subdivision
- O Commercial WECS
- O Driveway Access/Curb Cut Special Permit
- O Harbor Overlay District (HOD)
- X Major Commercial Development (MCD)

- ○ Multi-family Special Permit
- ○ Moorlands Management District Subdivision or Construction (MMD)
- ○ NEHOD (Neighborhood Employee Housing Overlay District)
- ○ MRD (Major Residential Development)
- ○ MIPOD (Mid-Island Planned Overlay District)
- ☒ Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-33A	Alteration of a preexisting non-conforming use
139-11	Major Commercial Development

Specify all associated Zoning Code relief sought:

1) Section 139-11G for waiver of the open space requirement.
2) Section 11J for waiver of inclusionary housing.
3) Section 139-18 for waiver of the off-street parking and aisle width requirement.
4) Section 139-19 for waiver of screening and driveways.
5) Section 139-20.1 for waiver of driveway access.
6) Section 139-23 for waiver of Site Plan, Traffic Study, Drainage, Storm Water Runoff, Landscaping, and other such reviews and requirements, to the extent applicable.

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: $ $250 + $363.44 for PBRF

Engineering Inspection Escrow Deposit due: $_____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

_____

_____

Owner(s)' Signature(s)

_____

Applicant's Signature

Steven Cohen as duely authorize attorney

I/we _____, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

_____

_____

Owner(s)' signature(s)

Check List:

- ❑ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ❑ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ❑ Application fee of $250.00 payable to Town of Nantucket
- ❑ Abutters fee of $6.49 per abutters payable to Pitney Bowes Reserved Funds
- ❑ Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- ❑ Completed application form
- ❑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

MCD Special Permit Addendum

City Electric Supply Company ("CES"), a Florida corporation qualified to do business in the state of Massachusetts, with a mailing address of 400 S. Record Street, Dallas, Texas 75202, is the contract purchaser of the property in Nantucket, Massachusetts now known and numbered as 5 Teasdale Circle (the Locus), being Lot 57 on Land Court Plan 14342-P, which is currently owned by Robert E. and Johnna R. Tonkin pursuant to Certificate of Title No. 23404 at the Nantucket Registry District.

With the permission of the owner, the applicant seeks approval from the Nantucket Planning Board to confirm a pre-existing non-conforming use of the property; to approve an alteration of that use; to modify the existing Special Permit relief, to the extent necessary; to grant a Major Commercial Development Permit, to the extent necessary; and to waive current provisions of the Bylaw, to the extent applicable.

The Locus is currently situated on a lot of 14,787 +/- SF. It contains a single large commercial building of approximately 3,990 SF and a Ground Cover Ratio of about 27%. The building currently operates as an antiques and furniture warehouse and sales facility. The facility is primarily used for storage and the display of goods, but also has a shop area, a retail area and an office. The facility has four parking spaces and a loading zone. The building is as close as 9' to the rear and side yard lot lines and 25' to the front yard lot line. It was built in 1989/90 as a warehouse and at the time was zoned as Residential Commercial 2 (RC-2). The structure and lot were dimensionally conforming.

In 1990, in ZBA File 052-90, the Zoning Board of Appeals ("ZBA") unanimously granted a Special Permit under then Section 139-9B(3)(b) to permit the building to be used for storage and warehousing. About 2/3's of the building was designated for warehousing and 1/3 for storage. See Document No. 054855 at said Registry District. Shortly after, in ZBA file 060-90, the ZBA granted a modification to that permit to allow 165+/- SF of the facility to be used for "casual retail," which was not a use defined in the Bylaw, but which the Decision defined as retail sales to the public at the storage and warehousing facility, with no advertising or signs for such. The Board noted that it had allowed similar casual retail at another site and that there is other retail use in the area. These were allowed uses at the time.

In 2013, the Town adopted the new use of "Bulk Merchandise Retail" which is defined as "*The sale of goods that require a large amount of floor space and which involves goods both warehoused and retailed at the same location. Items for sale include large, categorized products such as household appliances, furniture, construction and lawn equipment, electrical and heating fixtures and supplies, plumbing fixtures and supplies.*" This use is prohibited in the RC-2 District, even though retail sales are allowed by right without relief. Effectively, the Locus facility is used for Bulk Merchandise Retail, in that it stores and sells antiques, furniture, and other large products, and this use became pre-existing non-conforming when that use was created and then prohibited in this district.

CES plans to convert the Locus facility into an electrical supply house serving primarily those in the trades, but will also be open to the public. This proposed use is only a nominal change of the existing use within the Bylaw – that is, the type of Bulk Merchandise Retail is not material under the Bylaw. CES also plans to make some alterations to and reallocations within the interior of the facility, and to the exterior of the structure (moving doors, for example), again in a way that does not impact the use under the definition. CES also plans to add exterior storage at the rear of the building to store conduit and similar large items within a screened area, and to also to mount a sign on the exterior walls of the facility. The exterior storage and the sign/advertising could be considered changes of the pre-existing non-conforming use of the

facility, which need would require a finding by the Planning Board, under Sections 139-30A and 33A, that the change is "not be substantially more detrimental than the existing nonconforming structure and/or use to the neighborhood." In this case, the change is not detrimental at all, and is consistent with the neighborhood, which is heavily commercial, including other Bulk Merchandise Retailers (plumbing supplies).

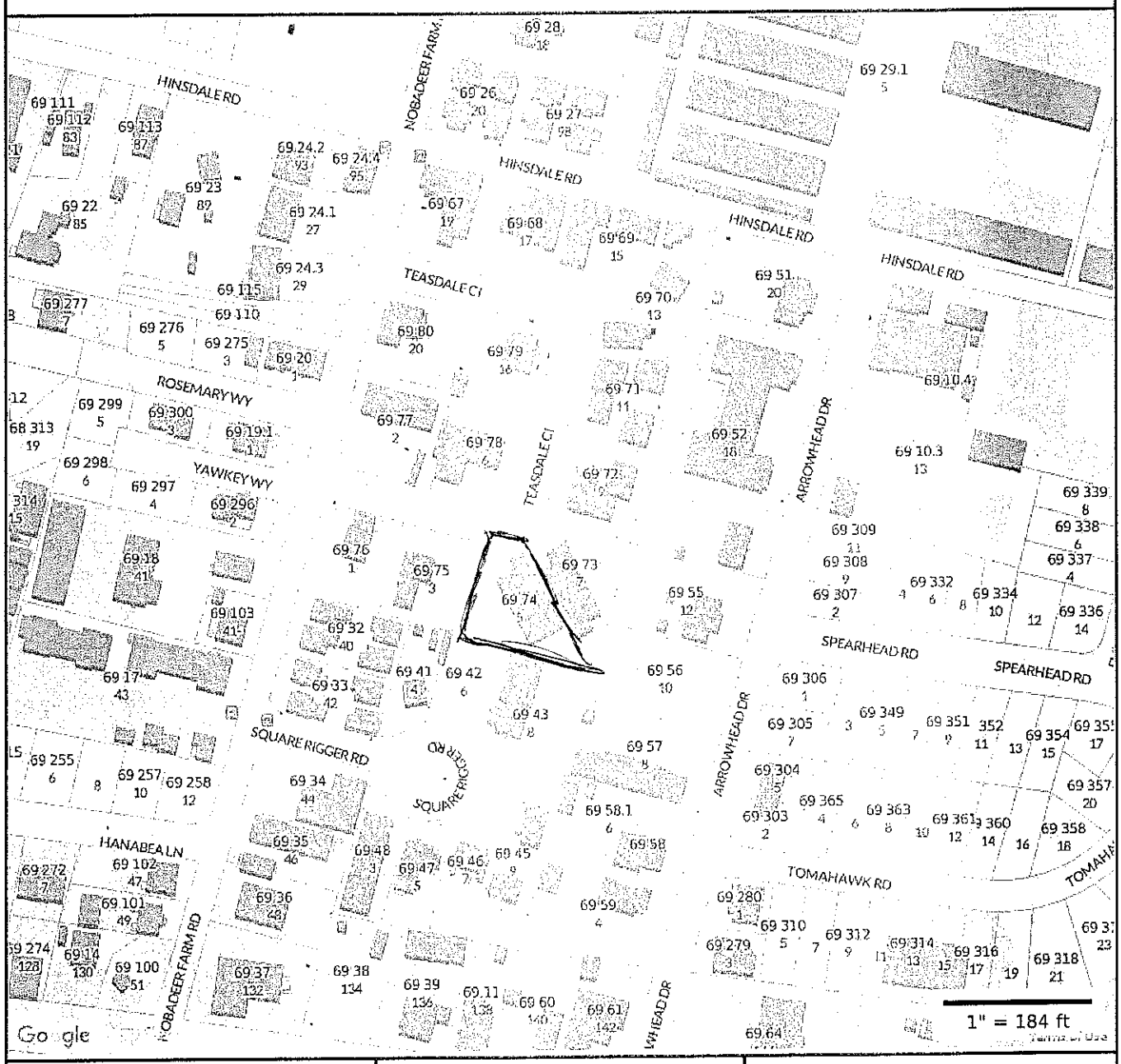
Under current zoning, the proposed use would require 5 parking spaces for up to 4,500 SF of Gross Floor Area (1 space per 900 SF of GFA), but the loading zone is no longer required. The addition of the screened exterior storage may raise the facility to a Major Commercial Development, as it may have more than 4,000 SF of Gross Floor Area.

CES also seeks relief from the following sections of the Nantucket Zoning By-law:

1) Section 139-11G for waiver of the open space requirement.
2) Section 11J for waiver of inclusionary housing.
3) Section 139-18 for waiver of the off-street parking and aisle width requirement.
4) Section 139-19 for waiver of screening and driveways.
5) Section 139-20.1 for waiver of driveway access.
6) Section 139-23 for waiver of Site Plan, Traffic Study, Drainage, Storm Water Runoff, Landscaping, and other such reviews and requirements, to the extent applicable.

Further, while there are no conditions in the existing Special Permits, CES seeks clarification that there are no restrictions on signs or advertising for retail sales, and that any such conditions, if any, are released.

Moreover, the applicant notes that this is a heavily commercial area, which other heavy commercial uses, including others of this type.



Property Information

Property ID	69 74
Location	5 TEASDALE CI
Owner	TONKIN ROBERT E & JOHNNA R

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

Property Information

Property ID	69 74
Location	5 TEASDALE CI
Owner	TONKIN ROBERT E & JOHNNA R

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

052607

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: September 13, 19 90

To: Parties in Interest and Others concerned with the Decision of the BOARD OF APPEALS in the Application of the following:

Application No.: 052-90

Owner/Applicant: Robert E. Tonkin and Dorothy B. Tonkin

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed in the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing an complaint in court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Linda F. Williams, Chairman

cc: Town Clerk
Planning Board
Building Commissioner

BOARD OF APPEALS
TOWN OF NANTUCKET
NANTUCKET, MA 02554

052607

DECISION

The Nantucket Board of Appeals, at a public hearing held at the Town and County Building, Broad and Federal Streets, Nantucket, MA, on Friday, August 17, 1990 at 1:00 p.m., upon the application of ROBERT E. TONKIN and DOROTHY B. TONKIN (052-90) (Address, 33 Main Street, Nantucket, MA 02554.) made the following decision:

1. This is an application for a Special Permit under Nantucket Zoning By-Law Section 139-9B (3)(b) to permit use of applicant's commercial building for storage and warehousing. The subject property ("the Locus") is located at 5 Teasdale Circle, and is shown on Land Court Plan 14342-P as Lot 57, and the property is in the RC-2 zoning district. Assessor's Map 69, Parcel 74.

2. Our findings are based upon the application papers, a copy of the site plan for the premises showing a parking plan with four (4) 9'X20' parking spaces, along with testimony and representations made at the Public Hearing.

3. The applicant has recently completed construction of a one story building upon the subject lot and proposes to use 2,160 square feet of this building for warehousing and 1,250 square feet of this building for storage, for a total square footage of 3,900. There is a requirement of four parking spaces, and applicant has submitted a plan prepared by a Registered Land Surveyor

showing four (4) 9'x20' parking spaces. Applicant is also providing the requisite loading area which is in compliance with the zoning by-law.

4. At the hearing, no one spoke in opposition of the requested relief nor was there any correspondence. The Planning Board's recommendation was favorable.

5. We have no difficulty in finding, and do find, that the proposed use of the Locus for storage and warehousing will be in harmony with the general purpose and intent of the By-Law.

6. For the reasons stated above, this Board, by unanimous vote of the five members sitting, grants to the Applicant a Special Permit under Section 139-9 B(2)(b) for use of applicant's commercial building for storage and warehousing.

Dated: September 13 1990

Attest: A True Copy

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PERSUANT TO GENERAL LAWS 40 A, SECTION 11

ASST. TOWN CLERK

October 4, 1990

Rec'd Sept. 14, 1990 Asst. Town Clerk

William P. Sherman

Linda F. Williams

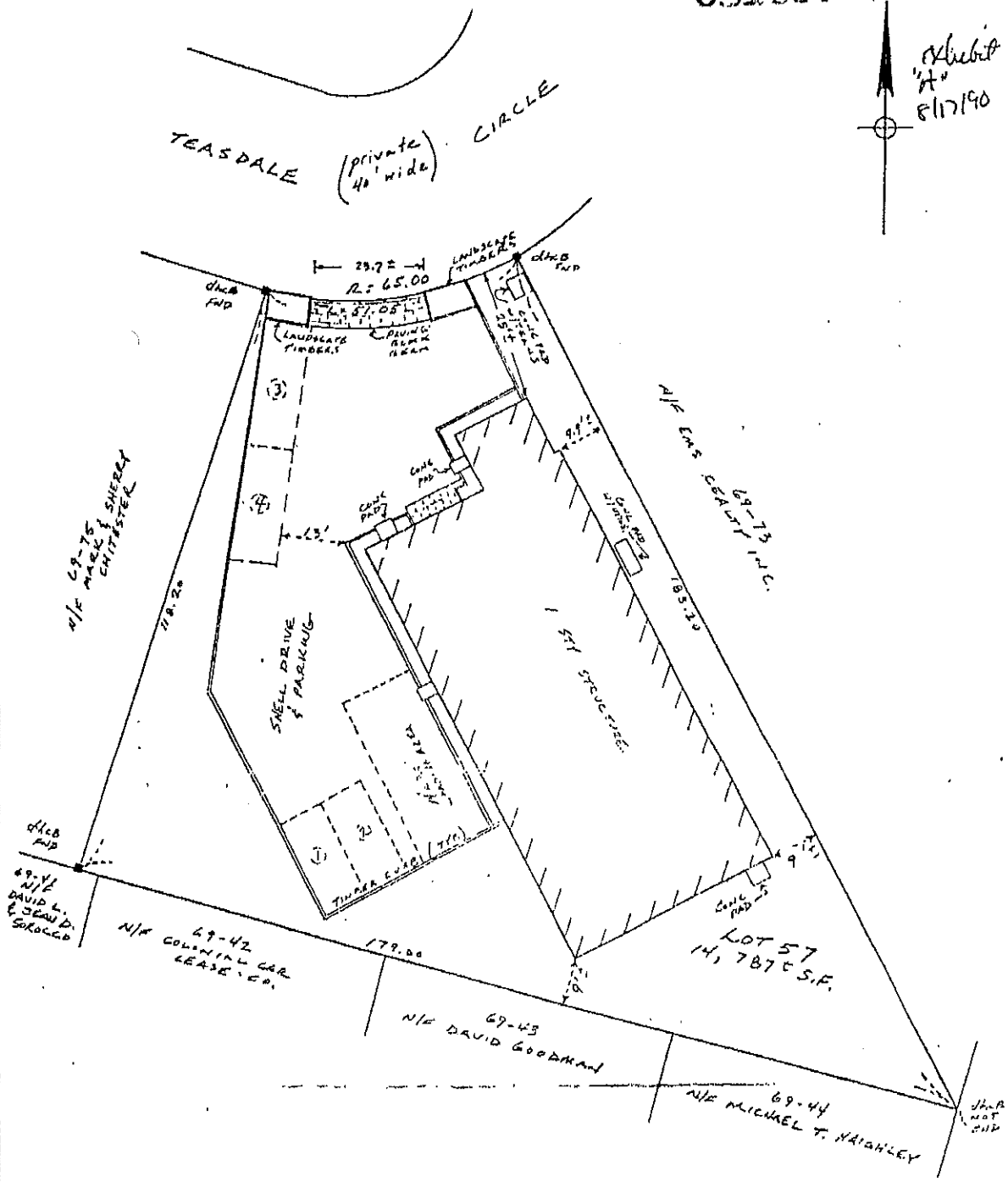
Robert Leichter

Dale W. Waine

C. Marshall Beale

051607

Exhibit "A" 8/17/90



AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 20' DATE: JULY 4, 1990

DEED REFERENCE: C# 13,718
PLAN REFERENCE: L.C. PL 14,342P
ASSESSOR'S REFERENCE:
MAP: 69 PARCEL: 74
PREPARED FOR:
ROBERT E. & DOROTHY B. TONKIN

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-2187

CURRENT ZONING: RC-2
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONTYARD SETBACK: 20 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 27.0% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 63/50 & 63/91

DOCUMENT No. 054855

Special Permit

Nantucket Registry District

OCT 25 1991

RECEIVED FOR REGISTRATION

11 O'CLOCK 00 m A M

NOTED ON CERTIFICATE NO. 13718

IN REGISTRATION BOOK ____ PAGE ____

ATTEST Sandra M. Chadwick

ASST. RECORDER

DOCUMENT No. 054855

054855

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: September 27, 1991

To: Parties in Interest and Others concerned with the Decision of the BOARD OF APPEALS in the Application of the following:

Application No.: 060-90

Owner/Applicant: ROBERT E. TONKIN AND DOROTHY B. TONKIN

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed in the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing an complaint in court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Robert J. Leichter, Chairman

cc: Town Clerk
Planning Board
Building Commissioner

ZONING BOARD OF APPEALS
South Beach Street
Nantucket, Massachusetts 02554

Map 69
Parcel 74
RC-2

5 Teasdale Circle
L.C. Plan 14,342-P

At a Public Hearing of the Board of Appeals held at 1:00 p.m. Friday, September 13, 1991, in the Town and County Building, Broad Street, Nantucket, Massachusetts on the Application of Robert E. Tonkin and Dorothy B. Tonkin of Quarter Mile Hill, Nantucket, Massachusetts 02554, Board of Appeals File No. 060-90, the Board made the following DECISION:

1) Applicant is seeking Modification under 139-30A of an existing Special Permit issued in Board of Appeals File No. 052-90 to allow 165± square feet of the existing warehouse space for "casual retail" use which will allow Applicant to bring retail customers to the building. There will be no advertising of the location nor will there be any invitation to the public to the site. No waiver of parking is requested. The premises are located at 5 Teasdale Circle, Assessor's Map 69, Parcel 74 and shown on Land Court Plan 14,342-P as Lot 57. The property is zoned RC-2.

2) The Board's decision is based upon the Application and materials submitted therewith, the testimony and evidence presented at the hearing and a favorable recommendation from the Planning Board.

3) At present, this 3,900 square foot building is being used for warehousing and storage in accordance with the Special Permit issued on September 13, 1990.

4) Applicant is requesting the Board to modify the existing Special Permit to allow a 165± square foot area of the warehouse for "casual retail" as first introduced in the Decision of Jeffrey G. Brooks and Milton C. Rowland, Trustees of J.A.M. Realty Trust as owners and Elizabeth S. Sibley and Robert J. Liddle as contract purchasers (29-90). "Casual retail" has been defined as no public invitation which includes no advertising, nor signage. However, retail sales will be allowed on an ancillary, limited basis.

5) There was no opposition to the request, and it was noted by Board members that other retail establishments exist in this area.

6) The Board finds that the proposed use of "casual

retail" in 165± square feet of the existing warehouse space will not be substantially more detrimental to the neighborhood than the previous use and that it is in harmony with the general purposes and intent of the By-Law.

7) By unanimous vote (Leichter, Williams, Dooley, Balas and Waine) the Board grants the Modification of the Special Permit under 139-30A allowing 165± square feet of the existing warehouse space to be used as "casual retail".

Dated: September 27, 1991

Robert J. Leichter

Linda F. Williams

Ann Balas

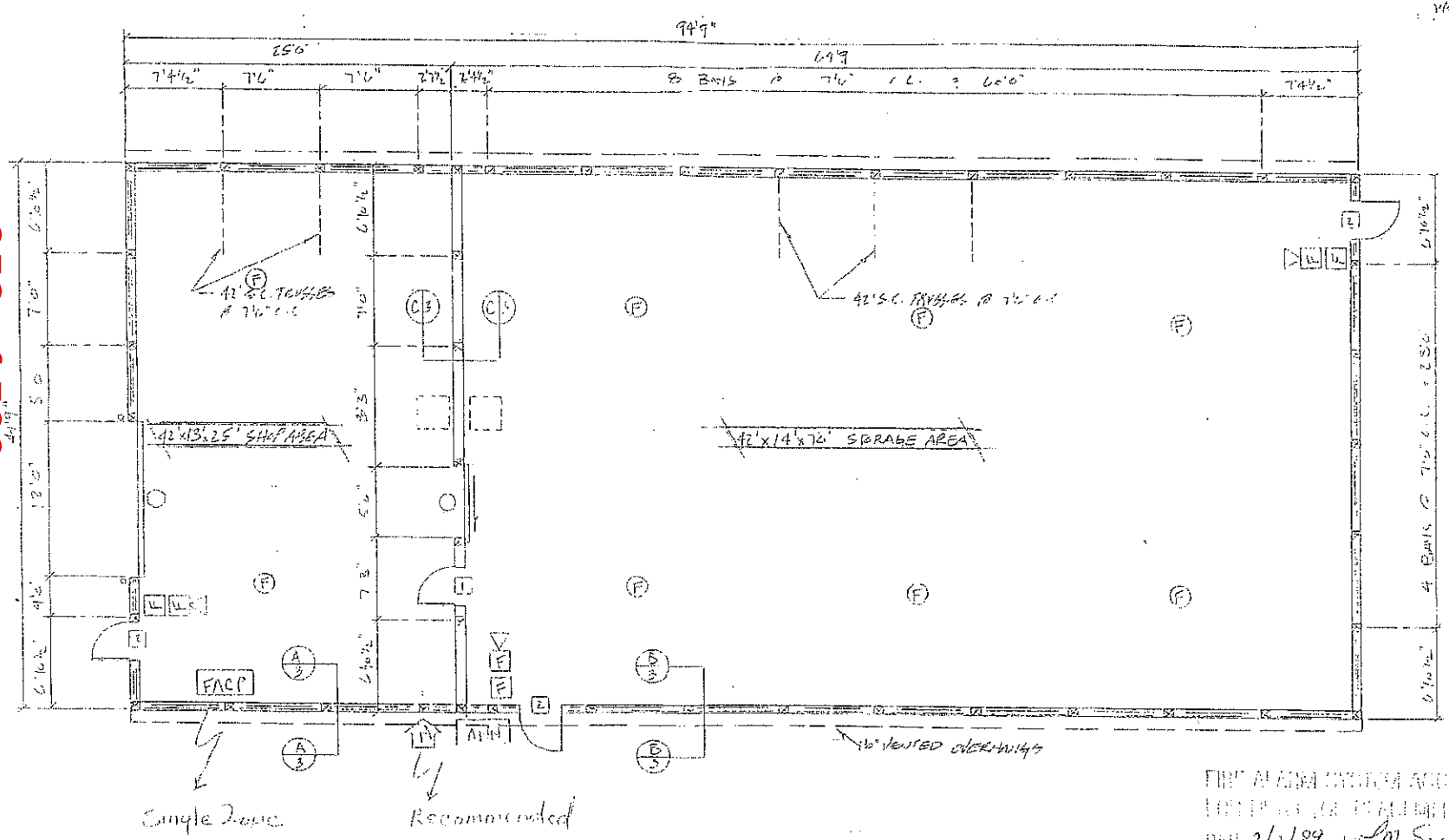
Peter Dooley

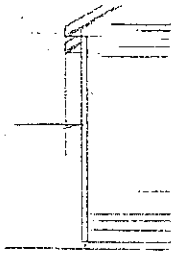
Dale Waine

Received Sept. 27, 1991
Jeanne M. Waldgate, Clerk

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PERSUANT TO GENERAL LAWS 40 A, SECTION 11

Jeanne M. Waldgate
TOWN CLERK
October 23, 1991



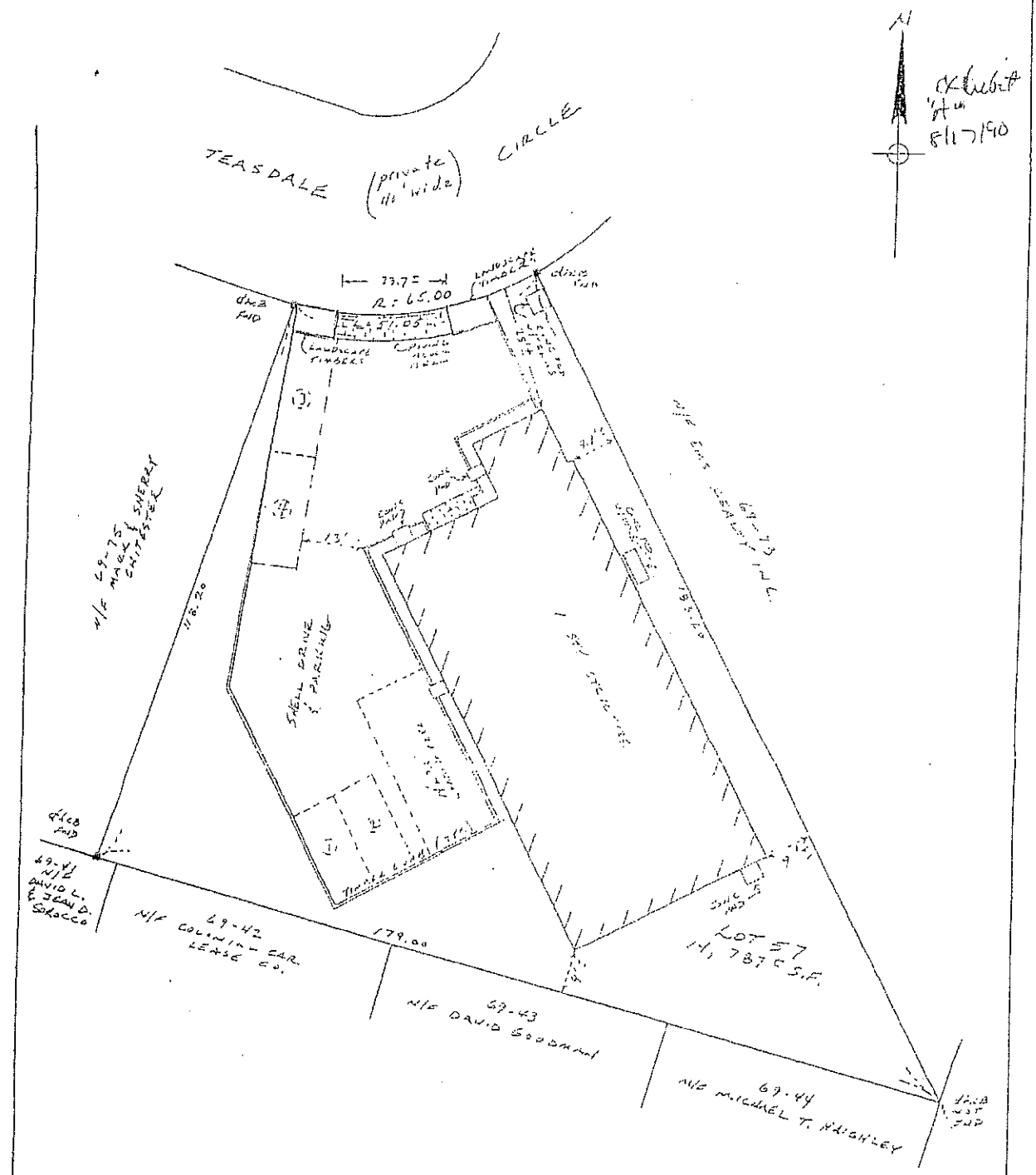


FIRE ALARM SYSTEM ACCEPTED
FOR FILE OF FIRE DEPARTMENT
DATE 2/2/89 BY M. Sorensen
NANTUCKET FIRE DEPARTMENT

DRAWN BY:	RM-571	DATE:	9-1-88
CHECKED BY:		DATE:	
REVISED BY:		DATE:	

MORTON BUILDINGS, INC.

TOWN OF NANTUCKET
NANTUCKET, MASS.



MICHAEL S. BACHMAN NO 27069 COMMONWEALTH OF MASSACHUSETTS

CURRENT ZONING: R.C.-2
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONTYARD SETBACK: 20 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 27.0% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 63/50 & 63/91

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 20' DATE: JULY 2, 1990
DEED REFERENCE: BK 13, 7 B
PLAN REFERENCE: L.C. PL 14, 342 P
ASSESSOR'S REFERENCE:
MAP: 69 PARCEL: 74
PREPARED FOR:
ROBERT L. & DOROTHY B. TOMKIN

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

69-74

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

69-74

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 6747-90

This certifies that the STRUCTURE located at No. TEASDALE

XXXXX CIRCLE, NANTUCKET Zone RC2 conforms substantially to the approved

lot plan and detailed statements for which Building Permit No. 6747-89 was issued

APRIL 7, 1989 Nantucket

This certificate therefore is issued to TONKIN OF NANTUCKET to occupy or

use said premises or building or part thereof for the following purpose

STORAGE AND WAREHOUSE ONLY. NO RETAIL SALES.

S.P. 52-90

subject to and in accordance with all the provisions of the Zoning By-Law of the Town of Nantucket.

Dated DECEMBER 10, 1990

Ronald Santos, Building Inspector.

NT

FEE $ 139.22

4 7 1989

MIT

HAS

LOCATED

PROVIDED THAT
HE APPLICATION
ATUTES AND THE
ON OF BUILDINGS
CODE 780 CMR.

MIT ONLY AFTER
ATE INSPECTOR.

THE WORK PER-
PROCEEDING CONTINUOUSLY TO COMPLETION AS
AS REASONABLY PRACTICABLE.

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

Ronald Santos

CERTIFICATE OF OCCUPANCY NO.

BUILDING INSPECTOR

RECEIVED 3-29-89
APPLICATION WILL NOT BE DEEMED COMPLETE UNTIL REVIEWED BY BUILDING INSPECTOR

6747-89
4-7-89
BUILDING APPLICATION NUMBER

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

IMPORTANT - Applicant to complete all items in Sections: 1,2,3,4, and 5

1. LOCATION OF BUILDING

OWNERS NAME: TONKIN OF NANTUCKET
Last First Middle Initial
TONKIN ROBERT E
No. Street Village TEASDALE CIRCLE
Assessor's Map No. 69 Assessor's Parcel No. 74

2. TYPE AND COST OF BUILDING - All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT
- [x] New Building
- [ ] Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- [ ] Alteration (See 2 above)
- [ ] Repair, replacement
- [ ] Demolition (If multifamily residential, enter number of units in building in Part D, 13)
- [ ] Moving (relocation)
- [ ] Foundation only

B. OWNERSHIP
- [x] Private (individual, corporation, nonprofit institution, etc.)
- [ ] Public (Federal, State, or local government)

D. PROPOSED USE - (For "Demolition" most recent use)

Residential
- [ ] One Family
- [ ] Two or more family - Enter number of units
- [ ] Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- [ ] Garage
- [ ] Carport
- [ ] Other - Specify

Nonresidential
- [ ] Amusement, recreational
- [ ] Church, other religious
- [ ] Industrial
- [ ] Parking garage
- [ ] Service station, repair garage
- [ ] Hospital, institutional
- [ ] Office, bank, professional
- [ ] Public utility
- [ ] School, library, other educational
- [ ] Stores, mercantile
- [ ] Tanks, towers
- [ ] Other - Specify ~~[illegible]~~ STORAGE

C. COST (omit cents)

		$
Cost of: a. Structure	65000	
b. Electrical	1200	
c. Plumbing	500	
d. Heating	15000	
e. Other	15000	
TOTAL COST OF IMPROVEMENT	132000.00	
BUILDING INSPECTOR'S ESTIMATE		

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:
- No. of Stories: 1
- First Floor Area: 3990
- Second Floor Area: —
- Third Floor Area: —
- Total Floor Area: 3990
- Full Cellar Area: —

Dimensions of Additional Structures:
- Garage:
- Accessory Bldg.
- Swimming Pool:
- Other:

3. SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, complete Parts E-N for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME
- [ ] Masonry (wall bearing)
- [x] Wood frame
- [ ] Structural steel
- [ ] Reinforced concret
- [ ] Other - Specify

G. PRINCIPLE TYPE OF HEATING
- [x] Gas
- [ ] Oil
- [ ] Electricity
- [ ] Coal
- [ ] Other - Specify

H. TYPE OF SEWAGE DISPOSAL
- [ ] Public or private company
- [x] Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- [ ] Public or private company
- [x] Private (well, cistern)

J. SPECIAL CHARACTERISTICS
- [x] Air Conditioning GAS
- [ ] Heat Pump
- [ ] Central Vacuum
- [ ] Other

K. ACCESSORY HEAT SOURCE
- No. of fireplaces
- No. of Wood Stoves
- No. of Coal Stoves
- Solar Collector
- Other:

L. SMOKE DETECTORS
- No. of Dectectors 8
- Type (Battery or AC) AC
- See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY
- Number of Bedrooms
- Number of Bathrooms
- Full ____ Partial

3. Continued

N. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation			
Wall Insulation	FIBERGLASS BATTS	6"	R-19
Ceiling or Roof Insulation	BLOWN-CELLULOSE	11"-12"	R-30

Window Glazing: Insulated Glass ____ Double Glass X Storm ____

Doors: Insulated Yes X No ____ Weatherstripped: Yes X No ____

Percentage of Window Area to Wall Area: 1%

Maximum BTU loss per hour of structure: ____ (Do not fill in if % of window to wall area is less than 20%)

O. STRUCTURAL CHARACTERISTICS OF BUILDING

Applicant is required to submit complete structural framing plans with application due to the complexity of the structure, if the following information is insufficiant for proper plan review.

Foundation

Footing size:	20" x 12"	Footing reinforcing:	86 M BASE ANCHORS
Wall material:	LAM COLUMN	Wall thickness:	—
COLUMN EMBEDMENT ~~Wall height~~	4'	Wall reinforcing:	—
Pier or column size:	5 x 6	Pier or column spacing:	7'6"
Pier or column footing size:	20" x 12"	Pier or column reinforcing:	
No. of crawl space vents:	N/A	Crawl space: ☐ Full ☐ Partial	

FRAMING: Main Carrying members: Size: LAMINATED COLUMNS 3-2x6 Support Spacing: 7'6"

First Floor Framing	Joist size:	Maximum Span:	Maximum Spacing:
Second Floor Framing	Joist size:	Maximum Span:	Maximum Spacing:
Ceiling Framing	Joist size:	Maximum Span:	Maximum Spacing:
Roof Framing	Rafter size:	Maximum Span:	Maximum Spacing:

Roof Truss Applicant must submit design calculations for all wood trusses stamped by a Registered Profession Engineer.

INTERIOR FINISH	Walls	Floors	Ceiling
Bedrooms			
Living Room			
Family Room			
Dining Room			
Bathroom			
Utility Room			
Special ~~(specify)~~	WAREHOUSE - 7/16 OSB	CONC	WHT STEEL
Attic			
Cellar			

EXTERIOR FINISH

Wall Material CEDAR SHINGLES

Roof Material OC SUP PLUS SHINGLES

Roof Type GABLE 7/12 PITCH

NOTES AND DATE (For Department Use)

Retail + Storage for Retail only

Amended Plan 5/10/89

Building Permit Inspector for Storage + Warehouse Only

FEE CALCUALTIONS

3990 x .35 1397

4. ZONING COMPLIANCE To be completed by all applicants

Applicant is required to submit a registered plot plan with application, showing location of all structures.

Zoning District: RC 2

Frontage on Street: 65'

Plan Book No. and Page: LC PL 14342 P

Date Lot Purchased: SEPTEMBER 1988

Total Land Area: 14,787 ± SF

Lot No. 57

Land Court Plan No. 13212

Certificate No.

Name of Previous Owner: DOROTHY E MEKETA

SUBDIVISION INFORMATION

Name of Owner:

Date of Plan Approval:

Type of Approval: ANR _____ AR _____

Planning Board File No.

Is the Subdivision subject to a Covenant: YES _____ NO _____

Is a Release required: YES _____ NO _____

Has Plan been filed with the Registry of Deeds? YES _____ NO _____

If YES: Plan Book and Page No. _____ Date _____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes ____ No ____

DIMENSIONS

Distance from Property Lines: FRONT 35' REAR 50' LEFT 9' RIGHT 8'

Distance between Principal and Secondary Dwelling: _____ (12ft. minimum.)

Height of structure above finish grade: N 27 E _____ S _____ W _____

Number of off-street parkig spaces: Enclosed 9 On-site _____

GROUND COVER

Principal Dwelling: 3990 ± SF

Secondary Dwelling:

Addition:

Garage:

Accessory Building:

Swimming Pool:

Other:

Total: _____ SF.

Allowable: 7394 SF.

MISCELLANEOUS

Was a request to "Determing Applicability of the Wetland Protection Act" filed with the Nantucket Cosnervation Committee? YES ____ NO ✓

If answered YES, incide "Order of Conditions" with application.

What date was the "Order of Conditions" with application.

What date was the "Order of Conditions" filed with the Registry of Deeds?

Is the property located withing a Flood Hazard district? YES _____ NO ✓

Was a Variance or Special Permit granted by the Board of Apeals? YES _____ NO ✓

If answered YES, what date was the decision filed with the Town Clerk?

FOR BUILDING DEPARTMENT USE ONLY

Minimum Lot Size: 5000

Frontage on Street: 40

Front Yard: 20

Additional Comments:

Ground Cover Ratio: 50%

Side and Rear Setback: 5'

Date:

APPROVED BY:

Zoning Officer

5. IDENTIFICATION - To be completed b all applicants

	Name	Mialing address - Number, street, city, and State	Zip Code	Telephone No.
1. Owner or Lessee	TONKIN OF NANTUCKET	33 MAIN STREET NANTUCKET MA.	02554	228 2927 (H)
	ROBERT E TONKIN	QUARTER MILE HILL NANTUCKET MA	02554	228 96 970
2. General Contractor	MORTON BLDGS INC.	15 COMMERCE WAY NORTON MA 02667	Builder's License	044694
				285-2718
3. Contractor Signature	[signature]	15 COMMERCE WAY NORTON MA 02667	Date 03/22/89	285-2718
	[signature]			
4. ~~Architect or~~ Engineer	ARTHUR W. ROSE P.E	100 SHEFFIELD RD. MANCHESTER NH. 03108	3/24/89	603-668-6066
	MA. Lic # 30734			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant [signature]

Address QUARTER MILE HILL NANTUCKET MA 02554

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICS COMMISSION	OK	19238	12·20·88	
SEPTIC	OK	140-88	7·28·88	
SEWER				
WATER WELL COMPLETION REPORT	OK	8·1·88		
CONSERVATION COMMISSION				
BOARD OF APPEALS				
SECONDARY DWELLING APPROVAL (Planning Board)				
FIRE CHIEF	OK	PLAN 2·2·89		
OVER-THE-ROAD (Board of Selectmen)				
RELEASE FORM (Planning Board)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

7. VALIDATION

Building Permit number 6747-89

Building Permit issued 4-7-89

Date of Reissuance

Building Permit Fee $ 1397.00

Date of Issuance of Certificate of Occupancy

FOR DEPARTMENT USE ONLY

Use Group

Fire Grading

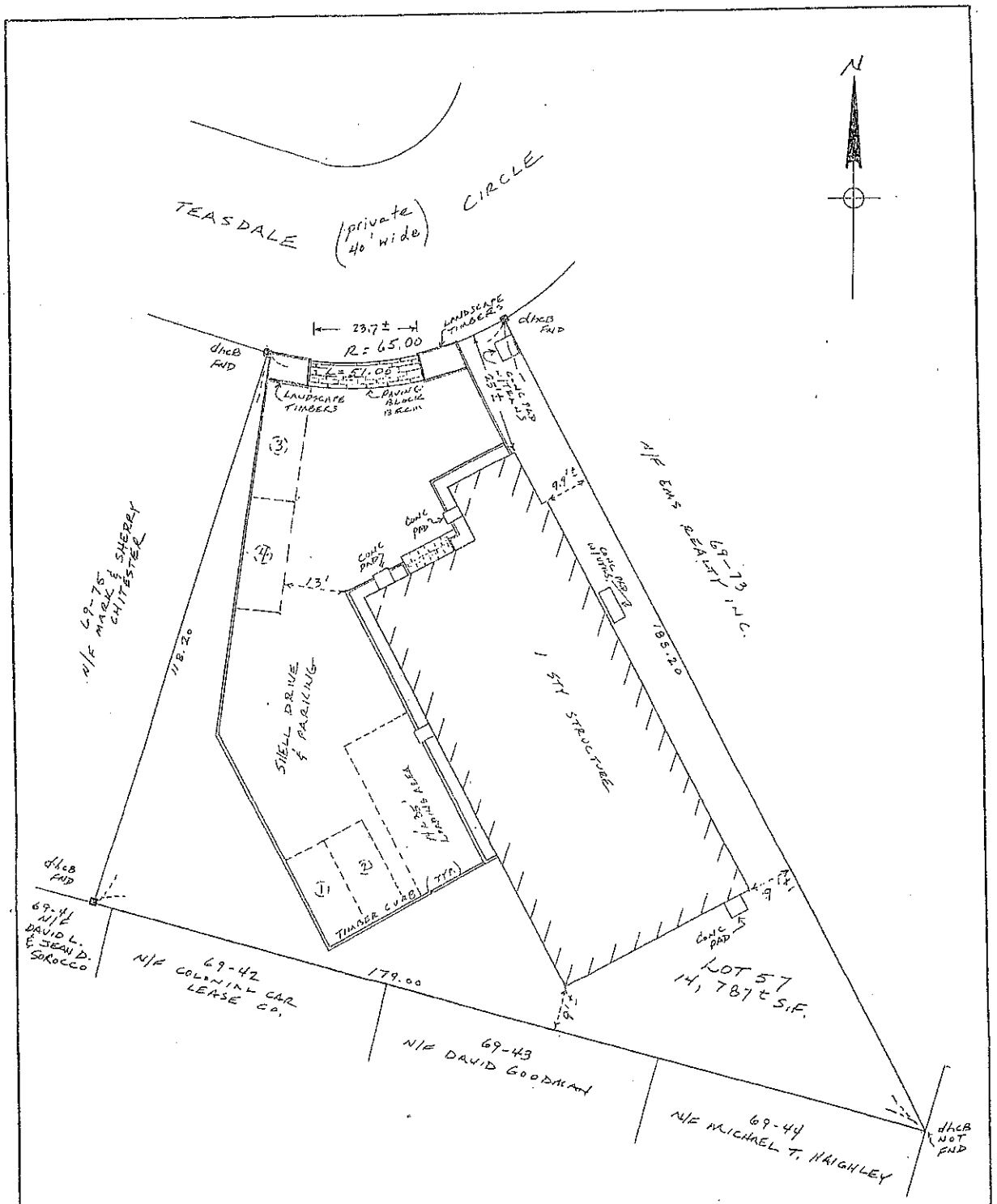
Live Loading

Occupancy Load

Census No. 327

Approved by: [signature] 4/6/89

Building Inspector



AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 20' DATE: JULY 8, 1990

DEED REFERENCE: C# 13,718
PLAN REFERENCE: L.C. PL 14,342 P
ASSESSOR'S REFERENCE:
MAP: 69 PARCEL: 74
PREPARED FOR:
ROBERT E. & DOROTHY B. TONKIN

CURRENT ZONING: RC-2
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONTYARD SETBACK: 20 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 27.0% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 63/50 & 63/91

STATE OF MASSACHUSETTS
RICHARD W. EARLE
No. 20416
REGISTERED

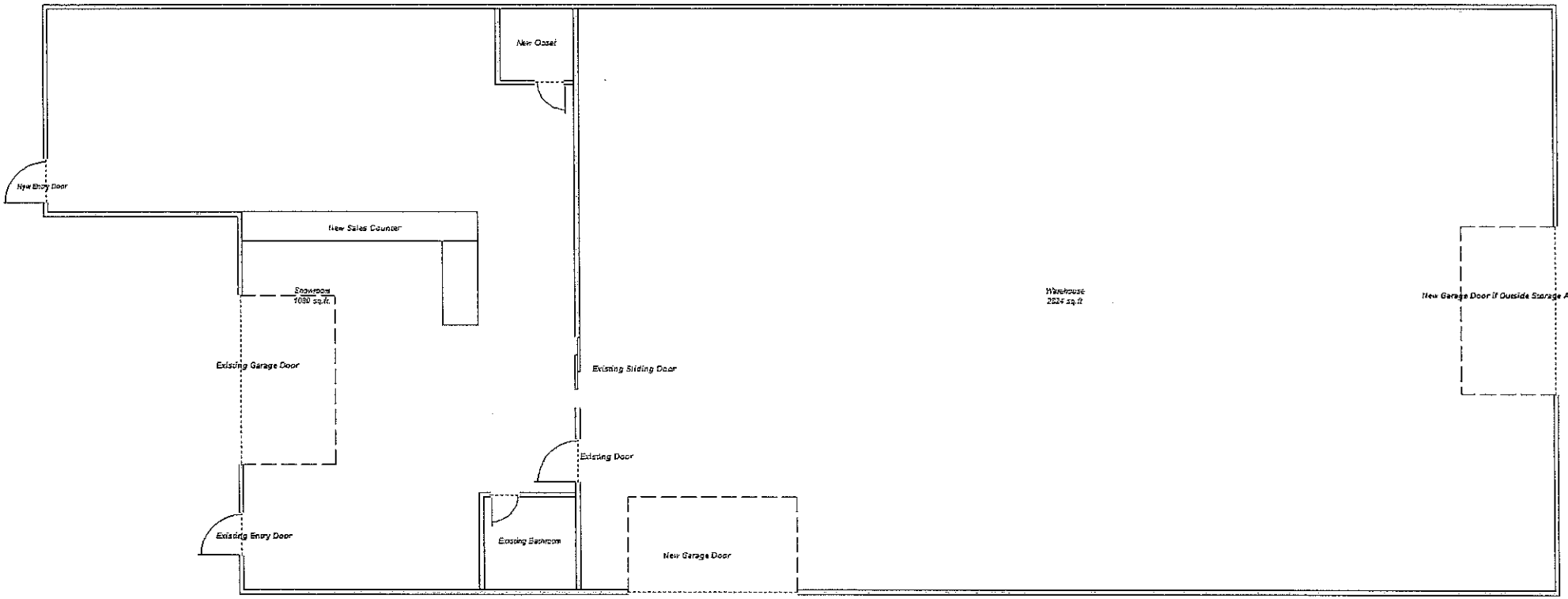
Richard W. Earle

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-2187

Concept Plan

City Electric Supply
5 Teasdale Circle, Nantucket, MA
Proposed Changes to Existing Layout



#8026 Modification #2
Head of Plains Definitive Subdivision
15 & 17 Head of Plains Road
Map 63 Parcels 55 & 56

PLANNING BOARD

FILE # 8026

Nantucket Planning Board

NANTUCKET TOWN CLERK 2016 SEP 23 PM 12:55

Form B1
Application for Approval of a Definitive Subdivision Modification

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

Date: September 23, 2016 File #: 8026

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision *modification* shown on a plan entitled Definitive Subdivision Plan designed by Site Design Engineering LLC dated January 18, 2011, and described as follows: located on

15 Head of Plains Road, Map 63, Parcel 55

17 Head of Plains Road, Map 63, Parcel 56

number of lots proposed 2, total acreage of tract 4.0+-, hereby submits said plan as a **definitive plan modification** 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 modification.

The undersigned's title to said land is derived from Harry D. Schwefel by deed dated December 22, 2012, and registered in the Nantucket Registry District of the Land Court as Document No. 139536, Certificate of Title # 24,614 and shown on Nantucket Assessor's Map # 63, Parcel 55, and said land is free of encumbrances except for the following: Utility easement recorded in Book 133, Page 471.

Said plan ❍ has ❍ has not evolved from a preliminary plan submitted to the Board on

_____(date) and ❍ approved ❍ disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive** plan *modification* 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

trust or partners of a partnership)

Kinnan Dunes LLC, 4 North Water Street, Nantucket, MA 02554 c/o Patricia A. Halsted, Attorney

Conntact Phone #: 508-228-0444 Contact Fax #: 508-228-0468

Name of owner(s): Kinnan Dunes LLC, c/o Patricia A. Halsted, Attorney

Address of owner(s): 4 North Water Street, Nantucket, MA 02554

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

Patricia A. Halsted Attorney Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File #: 8026

RECEIVED
'11 MAR 11 A9:38
NANTUCKET
TOWN CLERK

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION (AR) MODIFICATION#1

Head of Plains/Sheep Pond Road Subdivision

Planning Board File #7164 and #1742

Owner/Applicant: T.A.B. Properties, LLC and H.O.P. Properties, LLC

15 Head of Plains Road
Nantucket Registry District of the Land Court, Certificate of Title 21964
Parcel 55 shown in Nantucket Tax Assessors Map 63

17 Head of Plains Road
Nantucket Registry District of the Land Court, Certificate of Title 21965
Parcel 56 shown in Nantucket Tax Assessors Map 63

February 14, 2011

The applicants, T.A.B. Properties, LLC and H.O.P. Properties, LLC, requested that the Planning Board modify a subdivision plan that was endorsed on December 5, 1977. The original plan included four (4) buildable lots with access from Sheep Pond Road. At the time the plan was approved by the Board, no waivers from the *Rules and Regulations Governing the Subdivision of Land* were granted. Since the 1977 approval, two (2) of the four (4) lots have been conveyed to the Nantucket Conservation Foundation and are undeveloped. The applicants are requesting that the Planning Board modify the 1977 approval to allow a reduced width gravel roadway between 700 and 800 feet in length. The final location of the subdivision roadway will be based on the relocation of Sheep Pond Road, which is subject to coastal erosion.

The Nantucket Planning Board at its February 14, 2011 meeting voted 4-0 to APPROVE the proposed modifications to a four (4) lot Definitive Subdivision (AR) for property located between Sheep Pond Road and Head of Plains Road. Approval of this subdivision is based on an Application for Approval of a Definitive Subdivision Modification received by the Planning Board on January 18, 2011 and the following documents:

- A plan entitled "Definitive Subdivision Modification Plan," sheet 1 of 1, prepared by Site Design Engineering, LLC, dated January 18, 2011;
- A list of waiver requests prepared by Site Design Engineering, LLC, dated January 18, 2011;
- Representation and testimony received in connection with the public hearing held February 14, 2011. Minutes are on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on February 14, 2011.

Approval of the subdivision modification is granted conditionally upon the aforementioned documents and on the following additional requirements and agreements:

1. That waivers from the following sections of the *Rules and Regulations Governing the Subdivision of Land*, as amended through August 2, 1976, shall be granted:

   3.08 Adequate Access to the Site
   Waiver Granted – to allow construction of a twelve (12) foot wide roadway with two (2) foot shoulders on each side for a total access width of sixteen (16) feet. The rural character of this area and the number of lots within the subdivision do not necessitate additional roadway improvements.

   3.12d Street Centerline
   Waiver Granted – to allow a centerline radius of forty-one and a half (41.5) feet. The centerline radius is limited by the existing layout of Sheep Pond Road.

   3.12e Right-Of-Way
   Waiver Granted – to allow a thirty-three (33) foot roadway layout. This width can safely accommodate an access width of sixteen (16) feet to service the lots within the subdivision.

   3.12e Dead-end Street
   Waiver Granted – to allow the use of a modified turning "T" at the terminus of the proposed roadway.

   4.02 Streets
   Waiver Granted – to allow the construction of a twelve (12) foot wide stabilized gravel roadway.

   4.03 Shoulders
   Waiver Granted – to allow a two (2) foot shoulder on each side of the roadway. The number of lots/dwellings accessed by the proposed roadway do not require an increased shoulder or roadway width.

   4.04 Catch Basins
   Waiver Granted – to allow the use of a natural drainage system.

   4.07 Water Pipes
   Waiver Granted – this area is not serviced by municipal water. On-site wells will provide water service for each lot.

   4.08 Dry Sewer Lines
   Waiver Granted – this area is not serviced by municipal sewer and immediate service to this area is not planned. The lots are proposed to be serviced by on-site septic systems.

   4.11 Shade Trees
   Waiver Granted – significant vegetation is located on the site. Additional landscaping is not necessary.

   4.13 Sidewalks
   Waiver Granted – there are no existing or planned sidewalks in this area for a connection. The rural and sparsely developed character of this area does not require pedestrian infrastructure.

   4.14 Bike Paths
   Waiver Granted – there are no existing or planned bike paths in this area for a connection. The rural and sparsely developed character of this area does not require pedestrian infrastructure.

   4.15 Street Lights
   Waiver Granted – there are no existing or planned street lights in this area. The rural character of this area does not require street lights.

   4.17 Curbing
   Waiver Granted – the road will be constructed of stabilized gravel with natural drainage. The installation of curbing would be contrary to the roadway and drainage design, as well as the rural character of the area.

2. That the final definitive plan shall be presented to the Planning Board within six (6) months from the date of this decision (February 14, 2011). The Planning Board may grant extensions of this deadline without holding a public hearing;
3. That the subdivision shall be constructed in compliance with plan entitled "Definitive Subdivision Modification Plan," sheet 1 of 1, prepared by Site Design Engineering, LLC, dated January 18, 2011;
4. That a Homeowners Association shall be established for the maintenance of the Sheep Pond Road extension. This fund shall initially endowed with $1000.00 and shall be administered by the Homeowners Association with the Planning Board named as a third party enforcing agent;
5. That this approval is based on the representation that the proposed roadway will service only two (2) buildable lots, 15 and 17 Head of Plains Road. Any development on the lots at 11 or 19 Sheep Pond Road may require additional modifications to this approval;
6. That all lots shall be prohibited from further subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
7. That Planning Staff shall be notified prior to any clearing or roadway construction;
8. That all required infrastructure improvements shall be completed within two (2) years from the date of definitive plan endorsement; and
9. That an As-Built Plan shall be submitted upon completion of all required infrastructure improvements.

On February 14, 2011 the Planning Board voted 4-0 to **CLOSE** the public hearing, **APPROVE** this Modification, and to **ENDORSE** this decision.

Barry G. Rector APPROVED

Sylvia Howard APPROVED

Nathaniel Lowell APPROVED

Linda F. Williams APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS MARCH 7, 2011

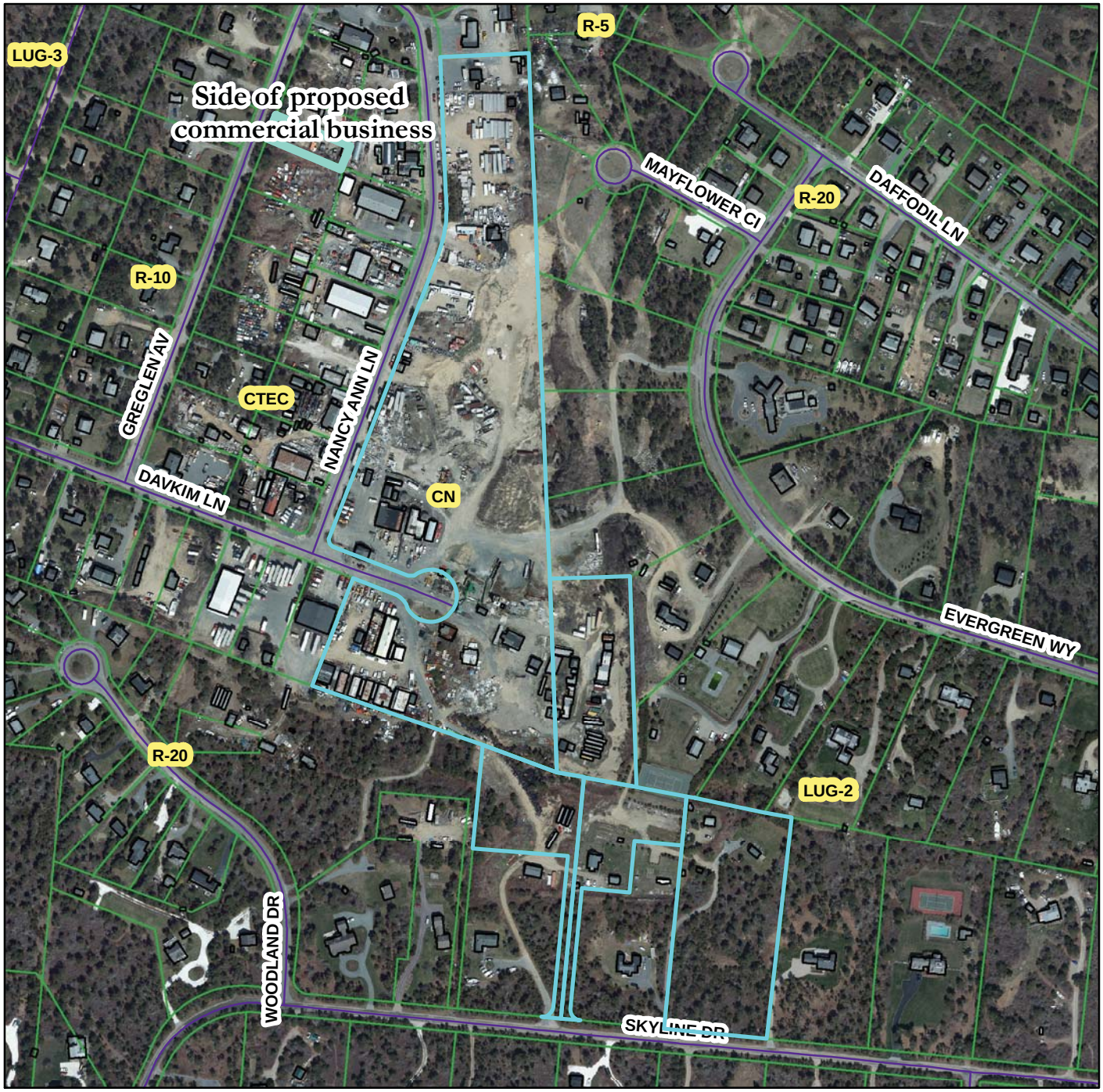
On the 7th day of MARCH, 2011, before me, the undersigned notary public,

personally appeared SYLVIA HOWARD, 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 JEROMETTE M. HICKS

JAN. 11, 2013
My Commission Expires

#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.

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 PM1:19
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

RECEIVED JAN 11 2016 By

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:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled SUBDIVISION PLAN OF LAND IN NANTUCKET, MASS designed by HAYES ENGINEERING, INC. dated _____, and described as follows: located on 42B/48R/54R SKYLINE DRIVE AND 20 DAVKIM 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 x16 Fax #: (978) 988-3950 E-mail: ppastan@richmondco.com

Name of owner(s): 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 12/14/15

Received by Town Clerk:

Date: Jan. 11, 2016

Time: 1:19 p.m.

Received by Board of Health:

Date: 1-11-2016 AB

Time: 1:15 pm

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

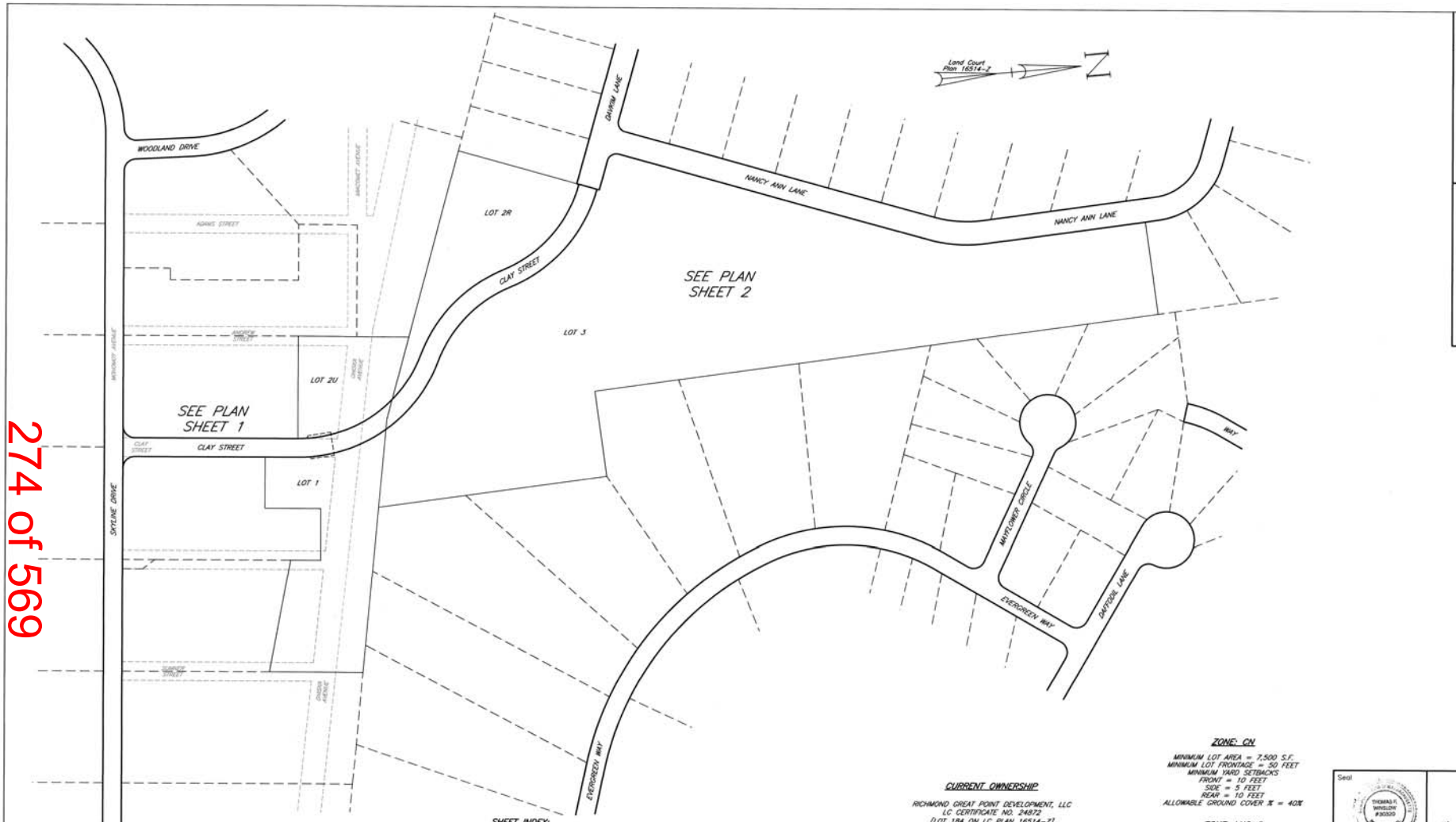
"Quitclaim Deed" recorded as Document # 00002834, recorded on October 10, 2014 at the Nantucket Registry of Deeds (as to a 25% interest in the property).

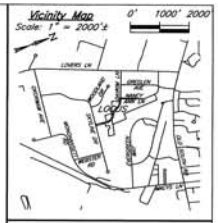
"*Deed*" dated December 11, 2015, recorded at the Nantucket County Registry of Deeds, in Book # 1515, Page # 1, recorded on December 14, 2015 (as to a 50% interest in the property).

"*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*").





I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

⊠ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

SHEET INDEX:

SHEET 1 of 9:	DEFINITIVE INDEX SHEET
SHEET 2 of 9:	DEFINITIVE PLAN 1 of 2
SHEET 3 of 9:	DEFINITIVE PLAN 2 of 2
SHEET 4 of 9:	DEFINITIVE TOPOGRAPHIC PLAN
SHEET 5 of 9:	DEFINITIVE PLAN & PROFILE SHEET 1 of 2
SHEET 6 of 9:	DEFINITIVE PLAN & PROFILE SHEET 2 of 2
SHEET 7 of 9:	INTERIM DRIVEWAY PLAN & PROFILE
SHEET 8 of 8:	DETAIL SHEET
SHEET 9 of 9:	EROSION CONTROL PLAN

NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 §§ 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2U, 2R & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
3. LOT 2U IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LOT 2R TO FORM ONE BUILDING LOT. (TOTAL PARCEL AREA = 112,466 S.F., OR 2.581 ACRES)

CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 184 ON LC PLAN 16514-2]
#20 DAVIKIM LANE
PROPERTY ID 68 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 206 ON LC PLAN 16514-7]
PROPERTY ID 68 56.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1397 PAGE 312
[LOT 428 ON PLAN NO. 2013-69]
#42 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 44.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1443 PAGE 213
[LOT 488 ON PLAN NO. 2013-69]
#48 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 45.1

RICHMOND 54 SKYLINE REALTY TRUST
BOOK 1442 PAGE 111 & BOOK 1442 PAGE 114
[LOT 55 ON PLAN FILE 11-4]
#54 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 46 PART

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

No.	Revision	Date
10		
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1		

Seal: THOMAS R. WINSLOW #30320 — 12-14-2015

Hayes
0' 50' 100' 200' 300'

DEFINITIVE INDEX SHEET
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=100'

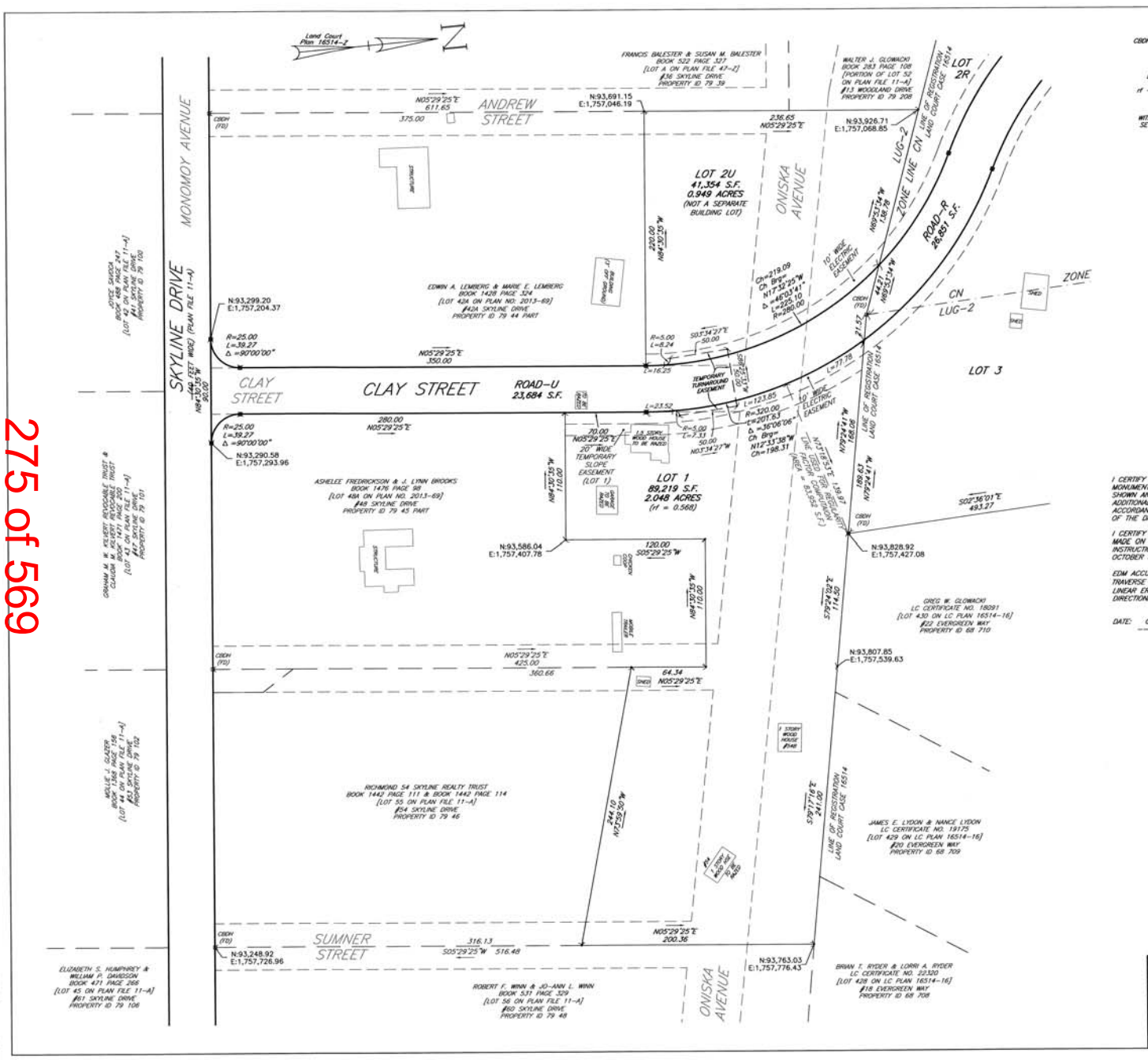
December 11, 2015

NANTUCKET PLANNING BOARD

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

INDEX SHEET

SHEET 1 OF 9



LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2U, 2R & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
3. LOT 2U IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LOT 2R TO FORM ONE BUILDING LOT. (TOTAL PARCEL AREA = 112,466 S.F., OR 2.581 ACRES)

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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_____
TOWN CLERK

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND OCTOBER 5, 2015.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = 53.3"E

DATE: OCTOBER 5, 2015

_____
PROFESSIONAL LAND SURVEYOR

CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 184 ON LC PLAN 16514-Z]
#20 OAKIM LANE
PROPERTY ID 68 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 206 ON LC PLAN 16514-7]
PROPERTY ID 68 56.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1397 PAGE 312
[LOT 42B ON PLAN NO. 2013-69]
#42 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 44.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1443 PAGE 213
[LOT 48B ON PLAN NO. 2013-69]
#48 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 45.1

RICHMOND 54 SKYLINE REALTY TRUST
BOOK 1442 PAGE 111 & BOOK 1442 PAGE 114
[LOT 55 ON PLAN FILE 11-A]
#54 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 46 PART

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: THOMAS E. WINSLOW #30320 (12-14-2015)

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

December 11, 2015

No.	Revision	Date
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NANTUCKET PLANNING BOARD

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

PLAN SHEET 1 OF 2

SHEET 2 OF 9

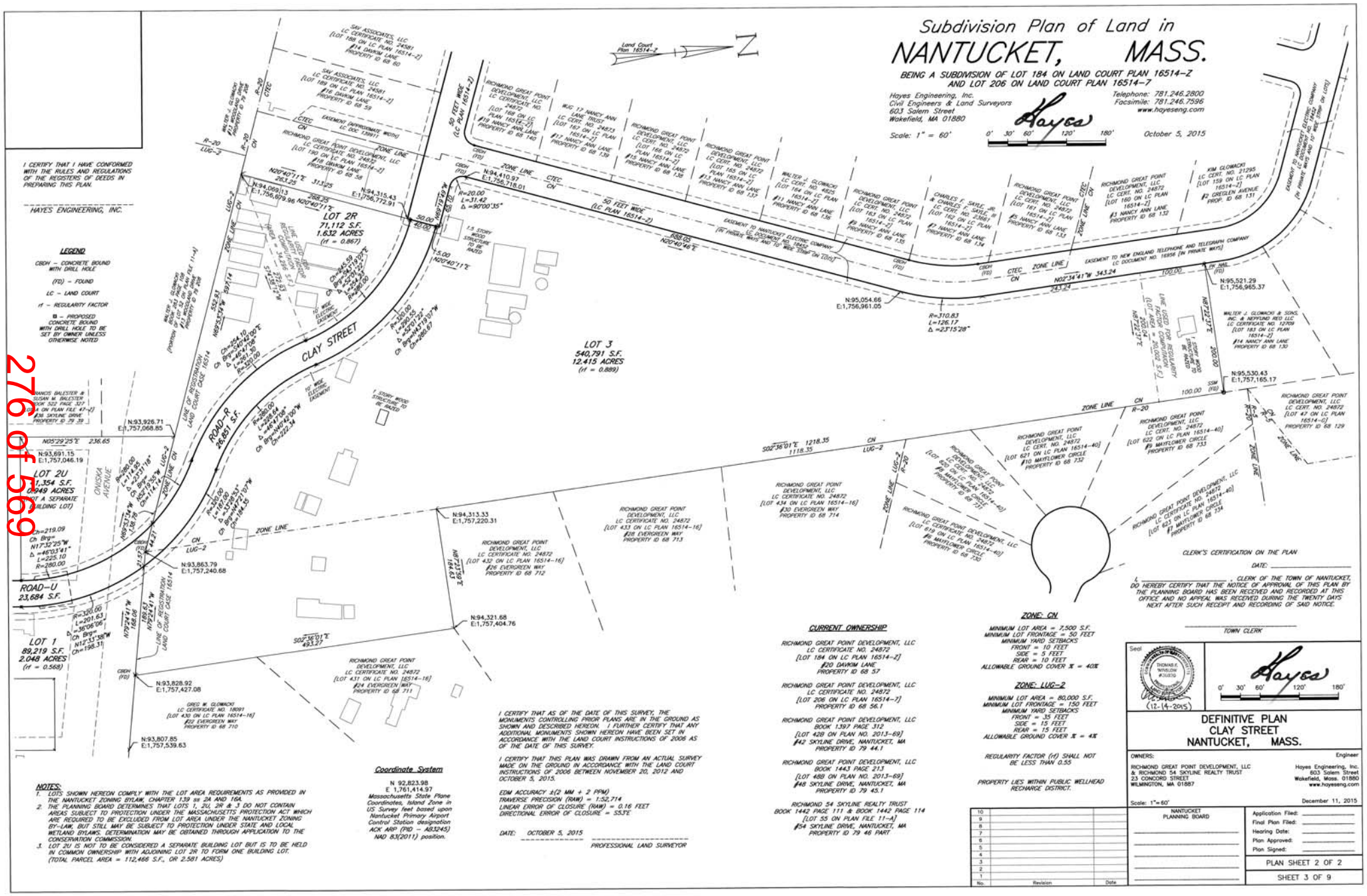
N:\NANAS\Delphine-davison.dwg 12/14/2015 10:47:11 AM, TC

Subdivision Plan of Land in NANTUCKET, MASS.

BEING A SUBDIVISION OF LOT 184 ON LAND COURT PLAN 16514-Z AND LOT 206 ON LAND COURT PLAN 16514-7

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" = 60' 0' 30' 60' 120' 180' October 5, 2015



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Coordinate System

N 92,823.98
E 1,761,414.97

Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

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I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND OCTOBER 5, 2015.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = 53.3"E

DATE: OCTOBER 5, 2015

_____ PROFESSIONAL LAND SURVEYOR

CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 184 ON LC PLAN 16514-Z]
#20 DAWN LANE
PROPERTY ID 68 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 206 ON LC PLAN 16514-7]
PROPERTY ID 68 56.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1397 PAGE 312
[LOT 428 ON PLAN NO. 2013-69]
#42 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 44.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1443 PAGE 211
[LOT 488 ON PLAN NO. 2013-69]
#48 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 45.1

RICHMOND 54 SKYLINE REALTY TRUST
BOOK 1442 PAGE 111 & BOOK 1442 PAGE 114
[LOT 55 ON PLAN FILE 11-A]
#54 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 46 PART

ZONE: CN

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MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
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ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

No.	Revision	Date
10		
9		
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4		
3		
2		
1		

Seal: THOMAS R. WINSLOW #33830 (12-14-2015)

Hayes 0' 30' 60' 120' 180'

DEFINITIVE PLAN
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

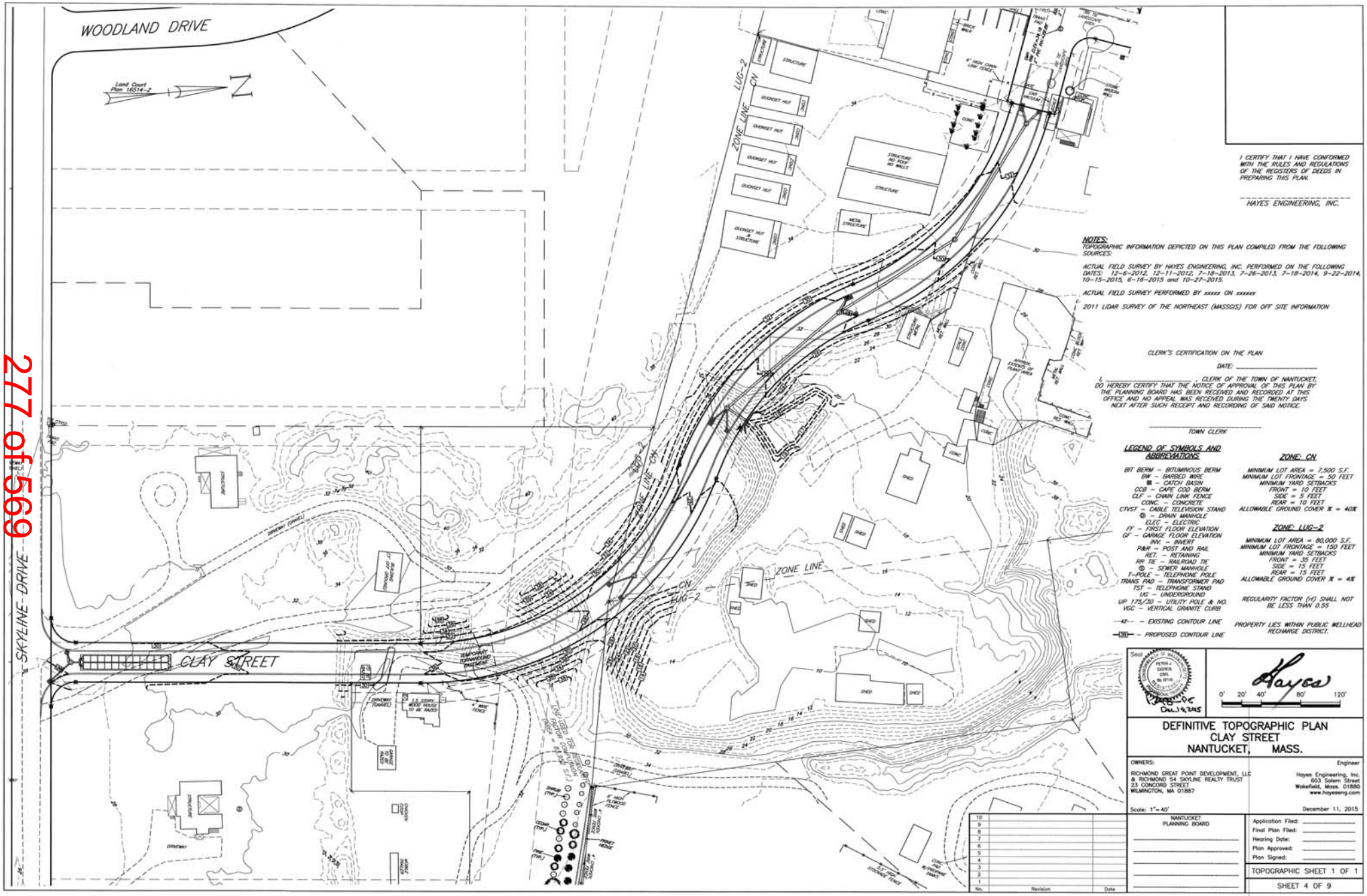
Scale: 1"=60' December 11, 2015

NANTUCKET PLANNING BOARD

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

PLAN SHEET 2 OF 2

SHEET 3 OF 9



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

NOTES:

TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN COMPILED FROM THE FOLLOWING SOURCES:

ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. PERFORMED ON THE FOLLOWING DATES: 12-6-2012, 12-11-2012, 7-18-2013, 7-26-2013, 7-18-2014, 9-22-2014, 10-15-2015, 6-16-2015 and 10-27-2015.

ACTUAL FIELD SURVEY PERFORMED BY xxxxx ON xxxxxx

2011 LIDAR SURVEY OF THE NORTHEAST (MASSGIS) FOR OFF SITE INFORMATION

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

LEGEND OF SYMBOLS AND ABBREVIATIONS

BIT BERM – BITUMINOUS BERM
BW – BARBED WIRE
■ – CATCH BASIN
CCB – CAPE COD BERM
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
CTVST – CABLE TELEVISION STAND
Ⓓ – DRAIN MANHOLE
ELEC – ELECTRIC
FF – FIRST FLOOR ELEVATION
GF – GARAGE FLOOR ELEVATION
INV. – INVERT
P&R – POST AND RAIL
RET. – RETAINING
RR TIE – RAILROAD TIE
Ⓢ – SEWER MANHOLE
T-POLE – TELEPHONE POLE
TRANS. PAD – TRANSFORMER PAD
TST – TELEPHONE STAND
UG – UNDERGROUND
UP 175/30 – UTILITY POLE & NO. VGC – VERTICAL GRANITE CURB

42 – EXISTING CONTOUR LINE
(38) – PROPOSED CONTOUR LINE

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: PETER J. COREN CIVIL No. 37140 COMMONWEALTH OF MASSACHUSETTS
Dec. 14, 2015

Hayes
0' 20' 40' 80' 120'

DEFINITIVE TOPOGRAPHIC PLAN
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'
December 11, 2015

No.	Revision	Date
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NANTUCKET PLANNING BOARD

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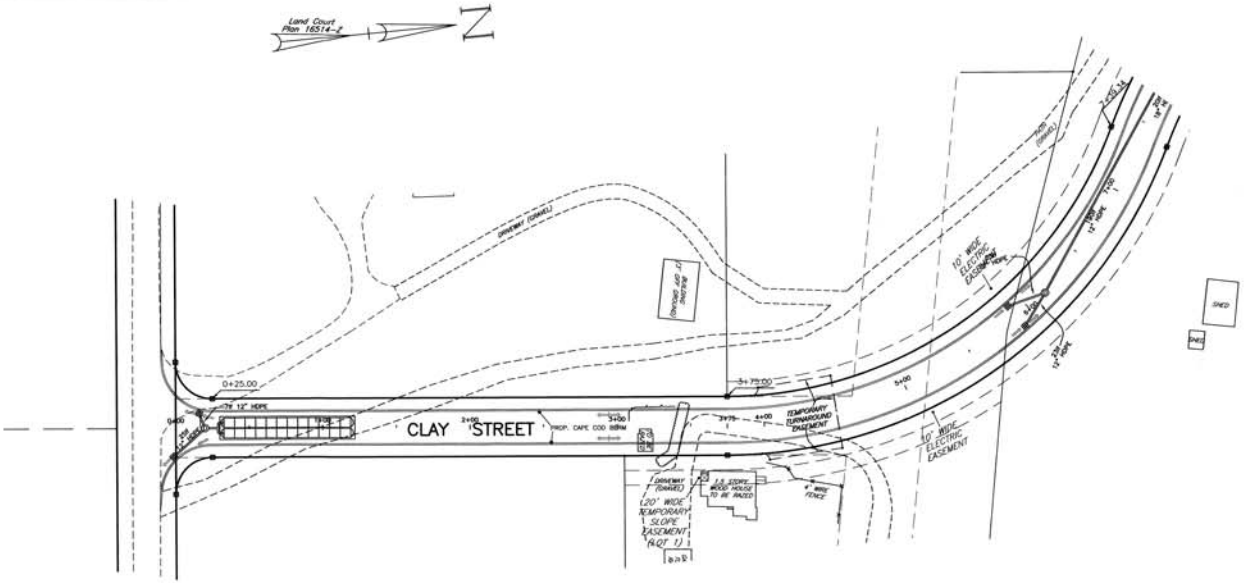
TOPOGRAPHIC SHEET 1 OF 1

SHEET 4 OF 9



LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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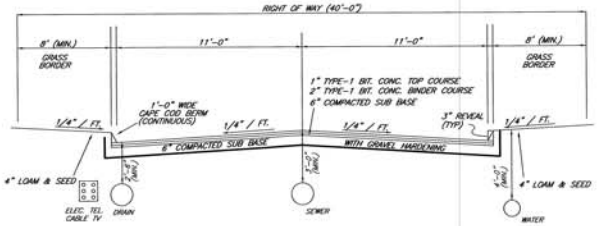
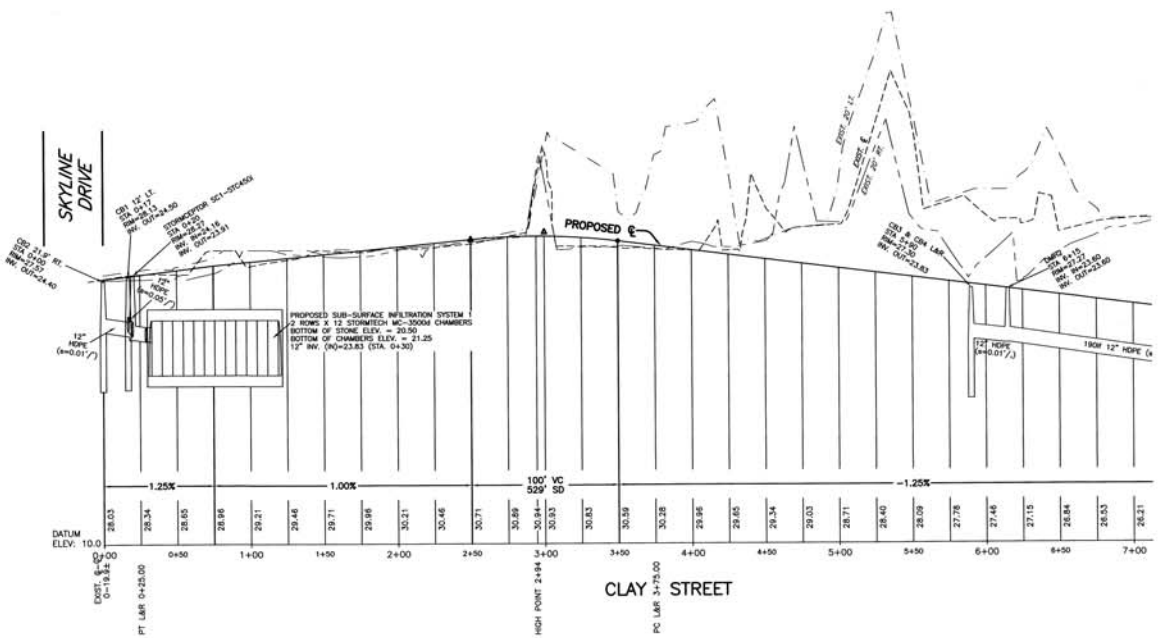
_____
TOWN CLERK



TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE



ZONE: ON

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
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FRONT = 10 FEET
SIDE = 5 FEET
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REAR = 15 FEET
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REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: COMMONWEALTH OF MASSACHUSETTS — PETER J. COFFIN — CIVIL — No. 37110 — REGISTERED PROFESSIONAL ENGINEER — DEC. 14, 2015

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayseeng.com

Scale: 1"=40'(HOR.) & 4'(VER.)

December 11, 2015

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NANTUCKET PLANNING BOARD

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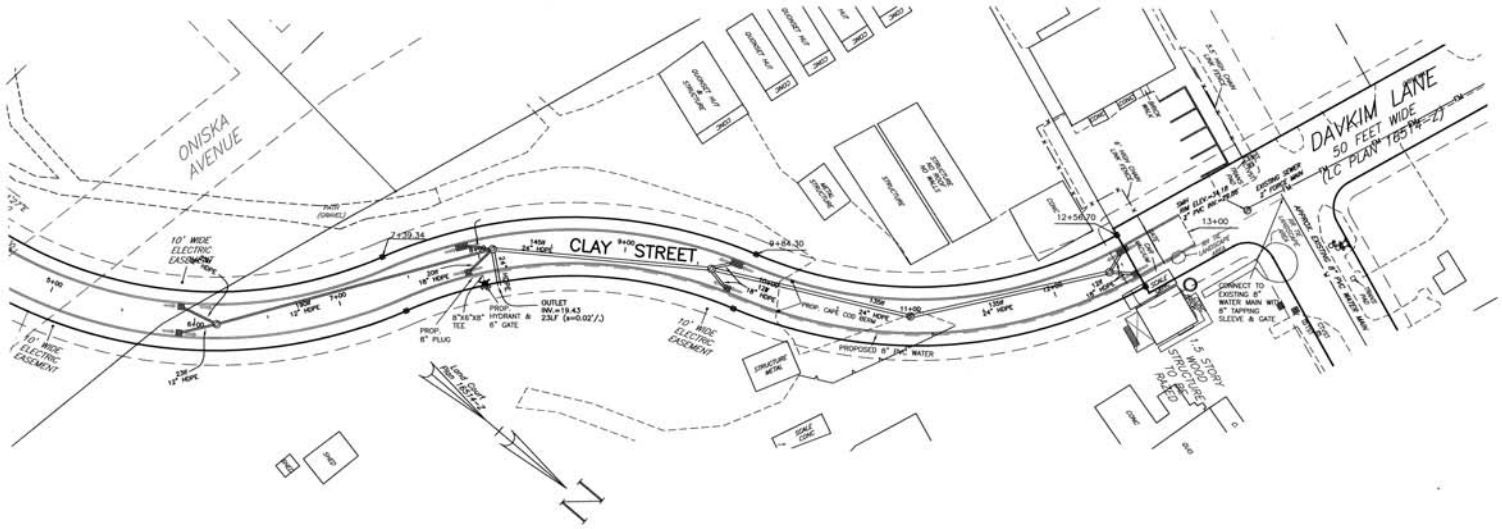
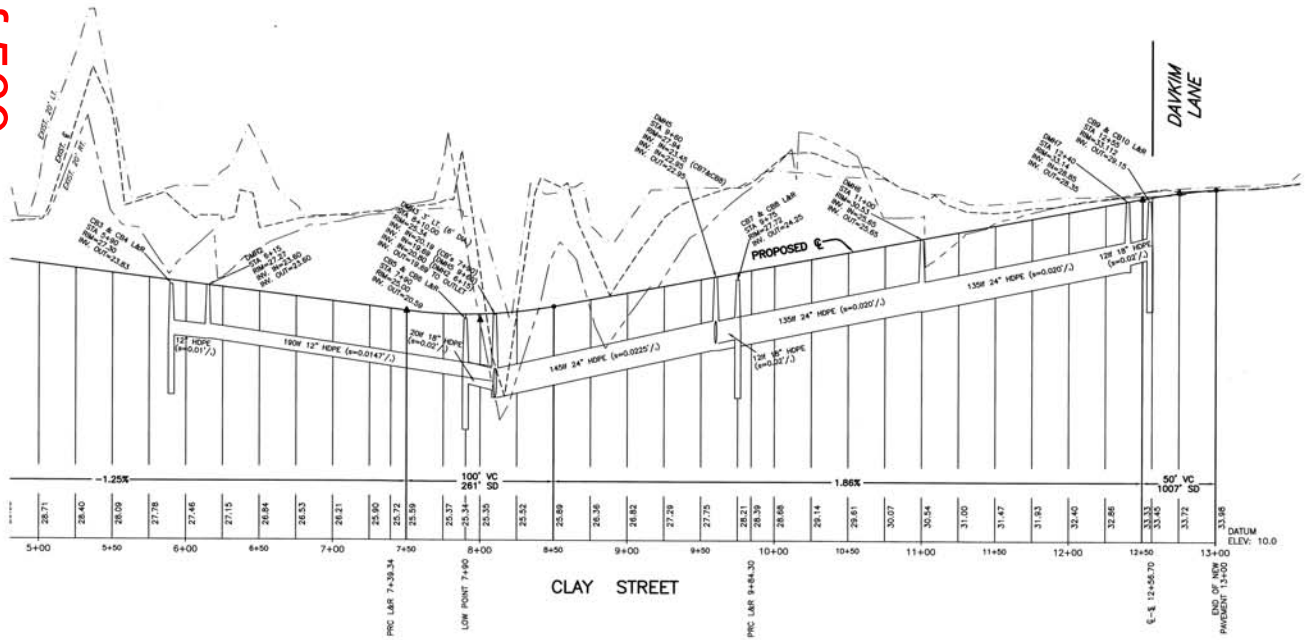
PROFILE SHEET 1 OF 2

SHEET 5 OF 9





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HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

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_____
TOWN CLERK

LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

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REAR = 10 FEET
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MINIMUM LOT AREA = 80,000 S.F.
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REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: COMMONWEALTH OF MASSACHUSETTS PETER J. COFFEN CIVIL No. 37140 REGISTERED PROFESSIONAL ENGINEER DEC 14, 2015

Hayes 0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'(HOR.) & 4'(VER.)

December 11, 2015

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NANTUCKET PLANNING BOARD

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PROFILE SHEET 2 OF 2

SHEET 6 OF 9

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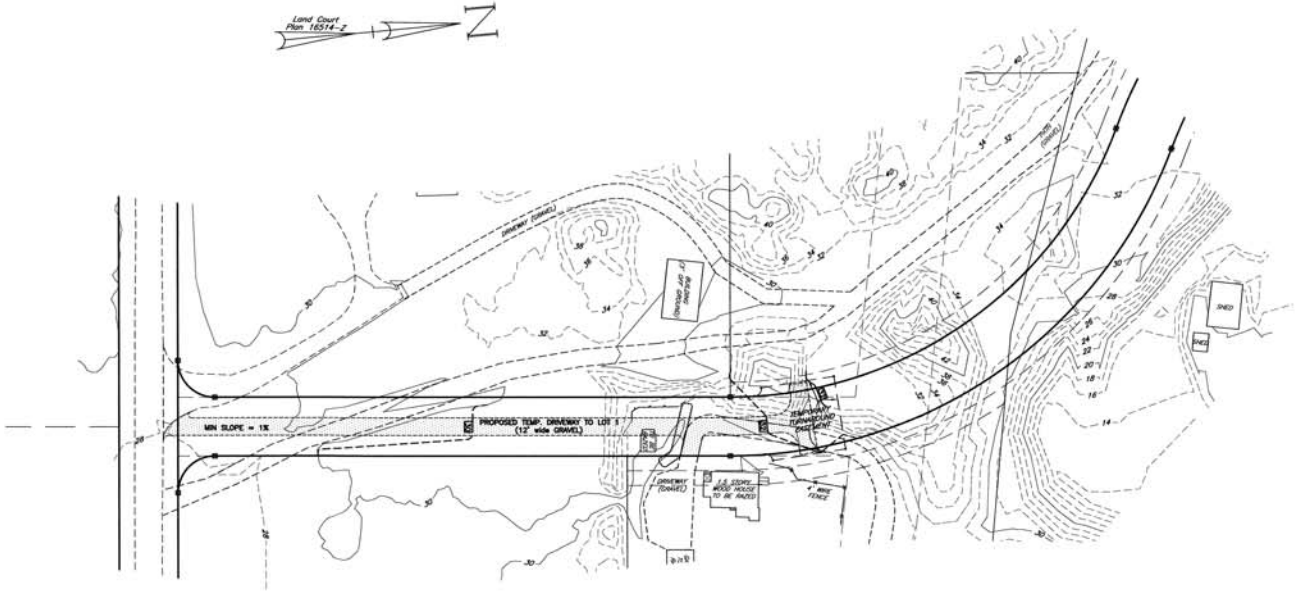

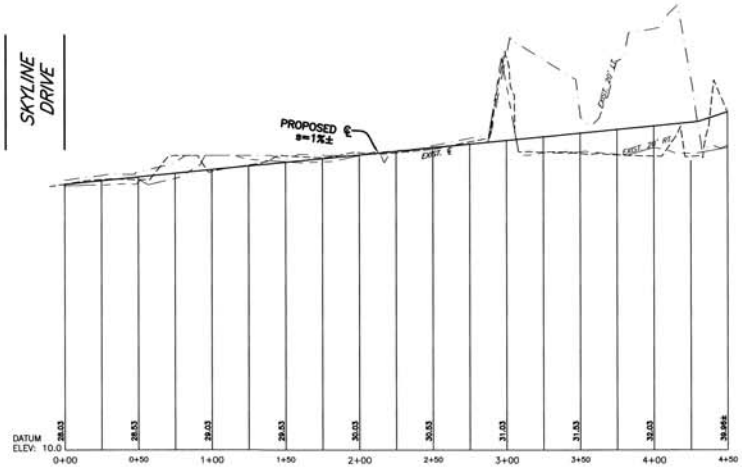

TEMPORARY ACCESS DRIVE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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_____
TOWN CLERK

ZONE: CN

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MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 31140
REGISTERED PROFESSIONAL ENGINEER
Oct. 14, 2015

Hayes
0' 20' 40' 80' 120'

INTERIM DRIVEWAY PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'(HOR.) & 4'(VER.)

December 11, 2015

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NANTUCKET PLANNING BOARD

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

PLAN SHEET 1 OF 1

SHEET 7 OF 9

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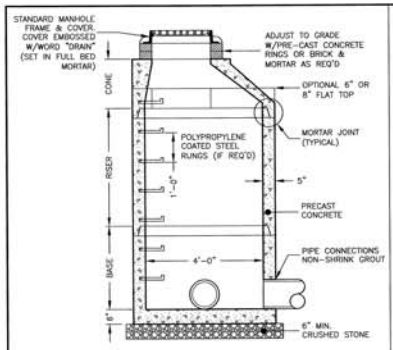
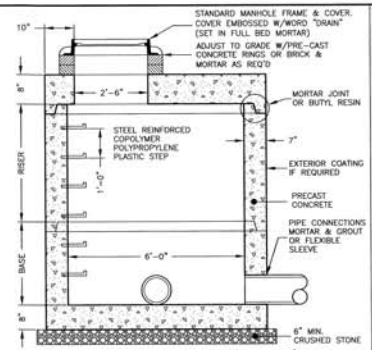


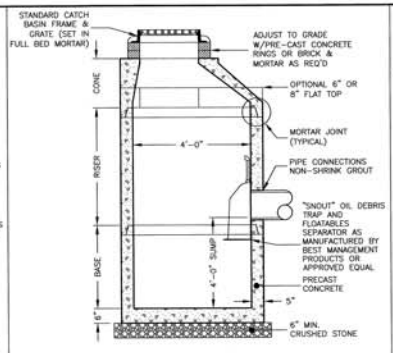
PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



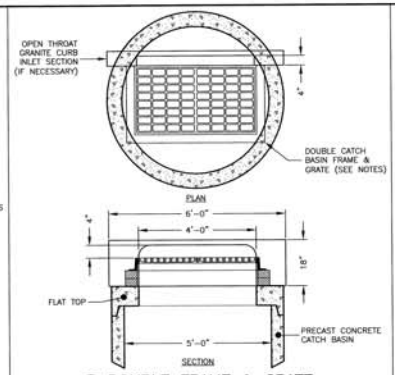
PRE-CAST DRAIN MANHOLE 6' I.D.
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.18 SQ. IN./LINEAL FT. AND 0.18 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.



PRE-CAST CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



DOUBLE FRAME & GRATE
NOT TO SCALE

NOTES:
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK1200-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

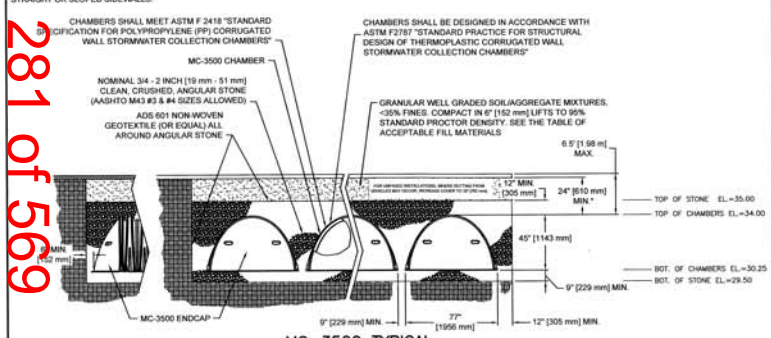
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

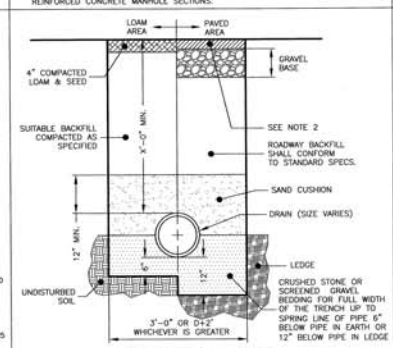
I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.



MC-3500 TYPICAL CROSS-SECTION
NOT TO SCALE

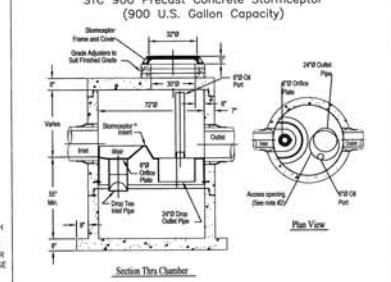


DRAIN TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.

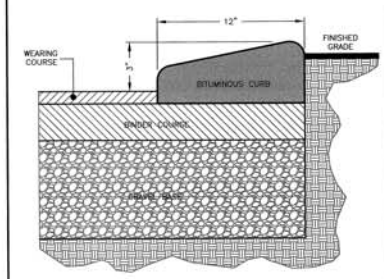
Rinker MATERIALS

STC 900 Precast Concrete Stormceptor
(900 U.S. Gallon Capacity)

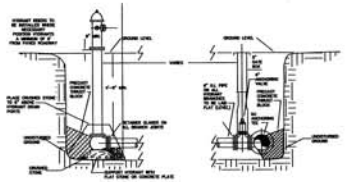


Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should Be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: 8498348, 8498351, 8722760, 8721115, 8500493, 8680670, 8577600.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

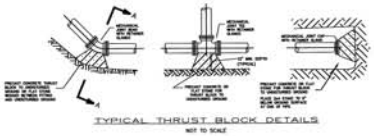
STORMCEPTOR STC 900
NOT TO SCALE



CAPE COD CURB
NOT TO SCALE

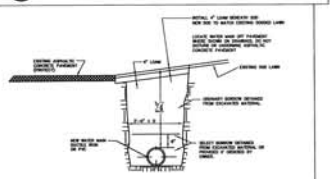


TYPICAL HYDRANT ASSEMBLY INSTALLATION
NOT TO SCALE

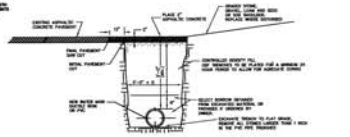


TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE

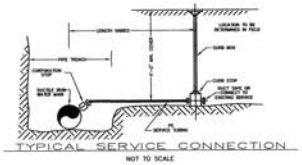
PIPE DIAMETER	DEPTH				TEE
	1.0	0.5	1.0	1.5	
6	1	1	1	1	1.5
8	1	1	1	1	2.0
10	1	1	1.5	1.5	3



TYPICAL TRENCH IN SHOULDER (SOD)
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE



TYPICAL CROSS TRENCH IN ROADWAY SURFACE
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE



TYPICAL SERVICE CONNECTION
NOT TO SCALE

No.	Revision	Date
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Seal: COMMONWEALTH OF MASSACHUSETTS PETER J. DORN CIVIL No. 41118 REGISTERED PROFESSIONAL ENGINEER Dec 19, 2015

Hayes 0' 20' 40' 80' 120'

DETAIL SHEET
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
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Scale: 1"=N.T.S.
December 11, 2015

NANTUCKET PLANNING BOARD

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DETAIL SHEET 1 OF 1

SHEET 8 OF 9

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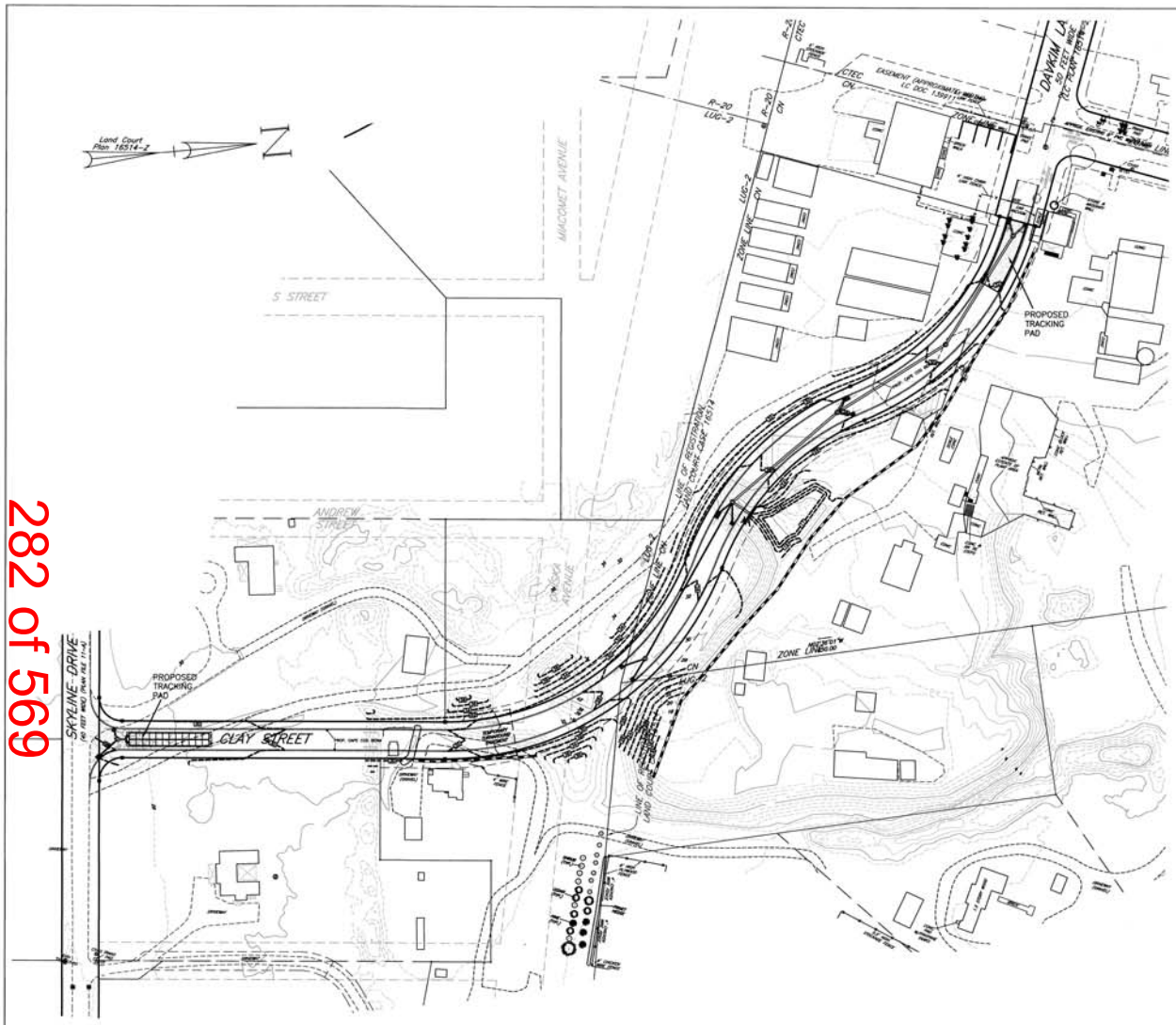


I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

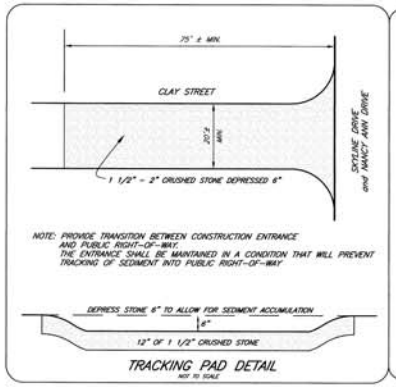
HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

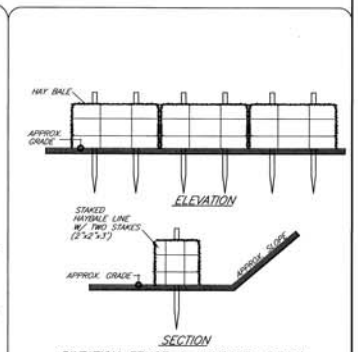
DATE: _____

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

_____
TOWN CLERK



TRACKING PAD DETAIL
NOT TO SCALE



SILTATION FENCE & HAYBALE DETAIL
NOT TO SCALE

EROSION CONTROL NOTES:

1) EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED IN ACCORDANCE WITH, AS UPDATED FROM TIME TO TIME, THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS", PREPARED FOR FRANKLIN, HAPDEN, HAMPSHIRE CONSERVATION DISTRICTS DATED MARCH 1997 REPRINTED MAY 2003.

2) A "SILT SACK", OR ITS APPROVED EQUIVALENT SHALL BE INSTALLED AND MAINTAINED AT NEW CATCH BASINS STRUCTURES DURING CONSTRUCTION.

3) DURING CONSTRUCTION ON DRY AND WINDY DAYS WHEN POTENTIAL DUST CONDITIONS MAY BE OF CONCERN, EXPOSED SOIL TO BE SPRAYED WITH WATER TO CONTROL DUST.

4) DURING CONSTRUCTION SKYLINE DRIVE AND DAVKIM LANE TO BE MONITORED FOR SEDIMENT AND SHOULD BE SWEPT AS NECESSARY.

EROSION CONTROL LEGEND OF SYMBOLS & ABBREVIATIONS

STACKED HAYBALES

TRACKING PAD

Seal: COMMONWEALTH OF MASSACHUSETTS PETER J. OGREN CIVIL No. 37116 REGISTERED PROFESSIONAL ENGINEER 12-14-2015

Hayes

0' 30' 60' 120' 180'

EROSION CONTROL PLAN
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=60'

December 11, 2015

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

NANTUCKET PLANNING BOARD

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

ECP SHEET 1 OF 1

SHEET 9 OF 9

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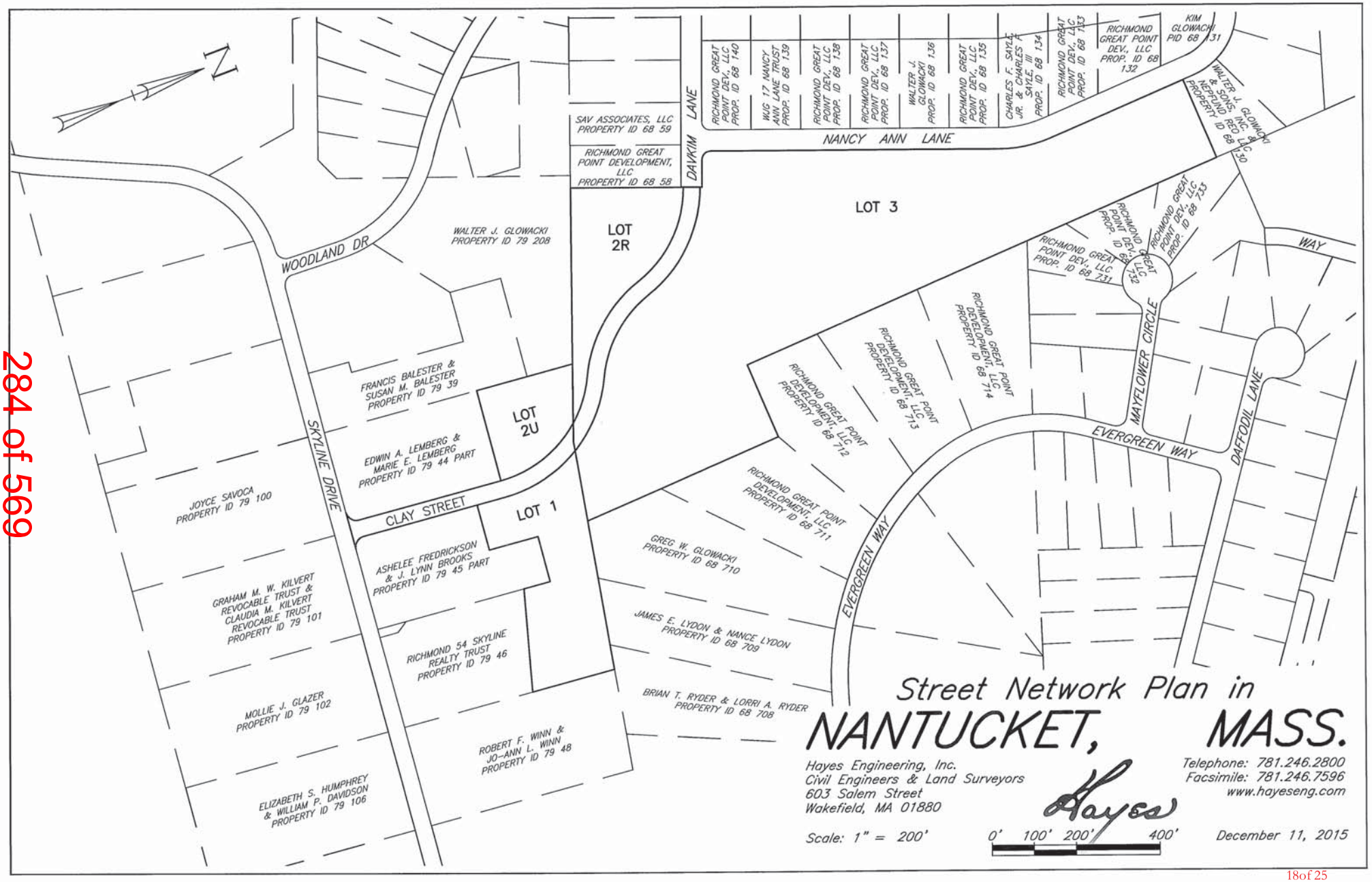
REQUESTED WAIVERS
CLAY STREET
NANTUCKET, MASSACHUSETTS

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.


N
WOODLAND DR
SKYLINE DRIVE
CLAY STREET
DAVKIM LANE
NANCY ANN LANE
EVERGREEN WAY
MAYFLOWER CIRCLE
DAFFODIL LANE
WAY
LOT 1
LOT 2R
LOT 2U
LOT 3
SAV ASSOCIATES, LLC PROPERTY ID 68 59
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 58
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 140
WUG 17 NANCY ANN LANE TRUST PROP. ID 68 139
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 138
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 137
WALTER J. GLOWACKI PROP. ID 68 136
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 135
CHARLES F. SAYLE, JR. & CHARLES F. SAYLE, III PROP. ID 68 134
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 133
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 132
KIM GLOWACKI PID 68 131
WALTER J. GLOWACKI & SONS, INC. & REFOUND REO LLC PROPERT ID 68 130
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 731
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 732
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 733
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 714
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 713
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 712
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 711
GREG W. GLOWACKI PROPERTY ID 68 710
JAMES E. LYDON & NANCE LYDON PROPERTY ID 68 709
BRIAN T. RYDER & LORRI A. RYDER PROPERTY ID 68 708
WALTER J. GLOWACKI PROPERTY ID 79 208
FRANCIS BALESTER & SUSAN M. BALESTER PROPERTY ID 79 39
EDWIN A. LEMBERG & MARIE E. LEMBERG PROPERTY ID 79 44 PART
ASHELEE FREDRICKSON & J. LYNN BROOKS PROPERTY ID 79 45 PART
RICHMOND 54 SKYLINE REALTY TRUST PROPERTY ID 79 46
ROBERT F. WINN & JO-ANN L. WINN PROPERTY ID 79 48
JOYCE SAVOCA PROPERTY ID 79 100
GRAHAM M. W. KILVERT REVOCABLE TRUST & CLAUDIA M. KILVERT REVOCABLE TRUST PROPERTY ID 79 101
MOLLIE J. GLAZER PROPERTY ID 79 102
ELIZABETH S. HUMPHREY & WILLIAM P. DAVIDSON PROPERTY ID 79 106
Street Network Plan in
NANTUCKET, MASS.
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com
Hayes
Scale: 1" = 200'
0' 100' 200' 400'
December 11, 2015