

**2009 STM Warrant Article 19  
R-20 to LUG-3**

Prepared by the Nantucket Planning Office - August 2009

Map	Parcel	Street	Owner	Lot Size (Square Feet)	Footprint (Square Feet)	Existing GCR	Max GCR (R-20)	Max GCR LUG-3)	Available GCR (LUG-3)	Comments
36.2.2	6	Esther Island	Esther Island Retreat LLC	600,257	1,490	0.25%	75,032	18,008	16,518	LA, SCL
36.2.2	13									
61.1.1	1									
61.1.1	33									
61.1.1	36									
61.1.1	58									
61.1.1	225									
36.2.3	55	Esther Island	Gottwald	26,136	1,304	5%	3,267	1,500	196	LA, SCL
36.2.3	98									
36.2.3	97	Esther Island	Germain	370,260	1,147	0.31%	46,283	11,108	9,961	LA, SCL
38	57	198 Madaket Road	Newhouse	88,662	608	0.69%	11,083	2,660	2,052	SCL
60	9	9 Massachusetts Avenue	Murphy	56,628	0	0	7,079	1,699	1,699	SL (see 2009 STM Article 20)
60	124	5 Chicago Street	Grossman	43,560	0	0	5,445	1,500	1,500	SE, SCL
60	125	338 Madaket Road	Keefe	35,284	0	0	4,410	1,500	1,500	SE, SCL
60	132	4 California Avenue	Emery	39,825	1,642	4.10%	4,978	1,500	0	SE, SCL, SL
60.1.2	70	Madaket Road	Perry	3,066	0	0	-	-	-	U
60.2.4	25	New Hampshire Avenue	Randall	4,840	0	0	-	-	-	U
60.2.4	33	9-11 Ames Avenue	Entwhistle	4,784	0	0	-	-	-	U
60.2.4	38									
60.2.4	39									
60.2.4	48									
60.2.4	40	7 Ames Avenue	Pearson	195,584	1,797	0.92%	24,448	5,868	4,071	SCL
60.2.4	46									
60.2.4	46.1									
60.2.4	52									
60.2.4	53	Alabama Avenue	Carberry	27,400	0	0	3,425	1,500	1,500	SE, LA, SCL
60.3.1	32	51 New Hampshire Avenue	Barnes	4,000	0	0	-	-	-	SE, U

KEY
Subject to erosion - SE
Limited access - LA
Surrounded by conervation land - SCL
Split lot - SL
Unbuildable - U

<b>Average Total</b>	<b>107,163</b>	<b>1,331</b>	<b>2.87%</b>	<b>185,450</b>	<b>46,843</b>	<b>38,997</b>
--------------------------	----------------	--------------	--------------	----------------	---------------	---------------