

1. 12:00 P.M. 010920

Documents:

010920 PLANNING BOARD MEETING AGENDA - FINAL.PDF
ANR-PLSUB-2019-12-00015 59 POLPIS ROAD.PDF
ANR-PLSUB-2019-12-00016 7 BAYBERRY.PDF
ANR-PLSUB-2019-12-00017 8 SLEEPY HOLLOW ROAD AND 78 SOMERSET
ROAD.PDF
ANR-PLSUB-2019-12-00019 34 WASHING POND ROAD.PDF
ANR-PLSUB-2020-01-00020 6 TOOMBS COURT.PDF
ANR-PLSUB-2020-01-00021 65- SURFSIDE ROAD.PDF
ANR-PLSUB-2020-01-00022 7 TOOMBS COURT.PDF
ANR-PLSUB-2020-01-00023 34 NEW SIASCONSET STREET.PDF
ANR-PLSUB-2020-01-00024 27 PINE CREST DRIVE.PDF
ANR-PLSUB-2020-01-00025 111 CLIFF ROAD AND 6 HINCKLEY LANE.PDF
ANR-PLSUB-2020-01-00026 7 SALEM STREET, 9 SALEM STREET, 2 NEW
WHALE LANE AND 4 NEW WHALE LANE.PDF
PREVIOUS PLANS - 8074 GREG W. GLOWACKI - 17 GREGLLEN AVENUE -
HOA AMENDMENTS DV2.PDF
PREVIOUS PLANS -8139 AND 61-16 HAWTHORNE PARK LLC -UPDATED
FORM J LOT 68.PDF
PREVIOUS PLANS - 14-04 WESTMOOR CLUB - MINOR MODIFICATION TO
THE SNACK SHACK.PDF



Nantucket Planning Board

Nantucket Planning Board Agenda

THURSDAY, JANUARY 09, 2020

12:00PM

2 Fairgrounds Road

CONFERENCE ROOM

(AGENDA SUBJECT TO CHANGE)

*The Planning Board meeting will be audio recorded.

www.nantucket-ma.gov

Board Members: Judith Welch Wegner (Chairman), John Trudel, III (Vice-Chairman), Nat Lowell, “Fritz” McClure, and David Iverson

Alternates: Stephen Welch, Campbell Sutton and David Callahan

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

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. Approval of the agenda:

III. Consent Items:

a. ANRs:

- PLSUB-2019-11-00015 Thomas A. Koom & Bartholomew T. Cosgrove, 59 Polpis Road (Map 54 Parcel 26)
- PLSUB-2019-12-00016 Richard Leone, 7 Bayberry Lane (Map 67 Parcel 61)
- PLSUB-2019-12-00017 Robert O'Brien, 8 Sleepy Hollow Road & 78 Somerset Road (Map 66 Parcels 452.1 & 452.2)
- PLSUB-2019-12-00019 jane Lorentzen-Goodwillie & Eugene W. Goodwillie, Jr. as Trustees of the Jane Lorentzen-Goodwillie Trust & Jane Pierson Lorentzen, 34 Washing Pond Road (Map 31 Parcel 13.3)
- PLSUB-2020-01-00020 The AAR Mutual Nominee Trust, 6 Toombs Court (Map 68 Parcel 155)
- PLSUB-2020-01-00021 Frederick Bisailon, 65 ½ Surfside Road (Map 67 Parcel 223.5)
- PLSUB-2020-01-00022 Lyubimir Lyubenov, 7 Toombs Court (Map 68 Parcel 153.1)
- PLSUB-2020-01-00023 Pamela Murphy, 34 New Siasconset Street (Map 73.4.2 Parcel 40)
- PLSUB-2020-01-00024 Thomas & Sheila M. Clinger, 27 Pine Crest Drive (Map 68 Parcel 424)

- PLSUB-2020-01-00025 111 Cliff Road Trust, Daniel P. Carbonneau, Trustee & Hinckley Lane 2010 Nominee Trust, Richard K. Lubin, Trustee, 111 Cliff Road & 6 Hinckley Lane (Map 41 Parcel 10 & Map 30 Parcel 78)
- PLSUB-2020-01-00026 Peter Braverman & Michael Ashner as Trustee of Winthrop Nantucket Nominee Trust, 7 Salem Street, 9 Salem Street, 2 New Whale Street, and 4 New Whale Street (Map 42.3.1 Parcels 141, 89, 87 & 88)

IV. Previous Plans:

- #8074 Greg W. Glowacki, 17 Greglen Avenue, *Amendment to the Homeowners Association for endorsement*
- #8139 & #61-16 Hawthorne Park LLC, *Form J release of Lot 68*
- #14-04 Westmoor Club, *Minor modification to the snack shack*

V. Public Comments:

VI. Other Business:

- Next Regular Planning Board meeting will be Monday, January 13, 2020 @ 5:00PM, 4 Fairgrounds Road in the PSF Community Room, First Floor.
- Reminder Special Planning Board meeting, Thursday, January 16, 2020 @ 6:00PM, PSF Community Room, First floor
- Additional dates for upcoming meetings to address ANRs, escrow release, etc.... (non-public hearing agenda items) at 2 Fairgrounds Road. 12PM-1:00PM on Thursday once a month.

VII. Adjournment:



TRANSMITTAL LETTER

To: Nantucket Planning Board
Attn: Catherine Ancero

From: Arthur Gasbarro, PE, PLS

cc: Thomas A. Koon & Bartholomew T. Cosgrove
Jessie Brescher

Date: December 9, 2019

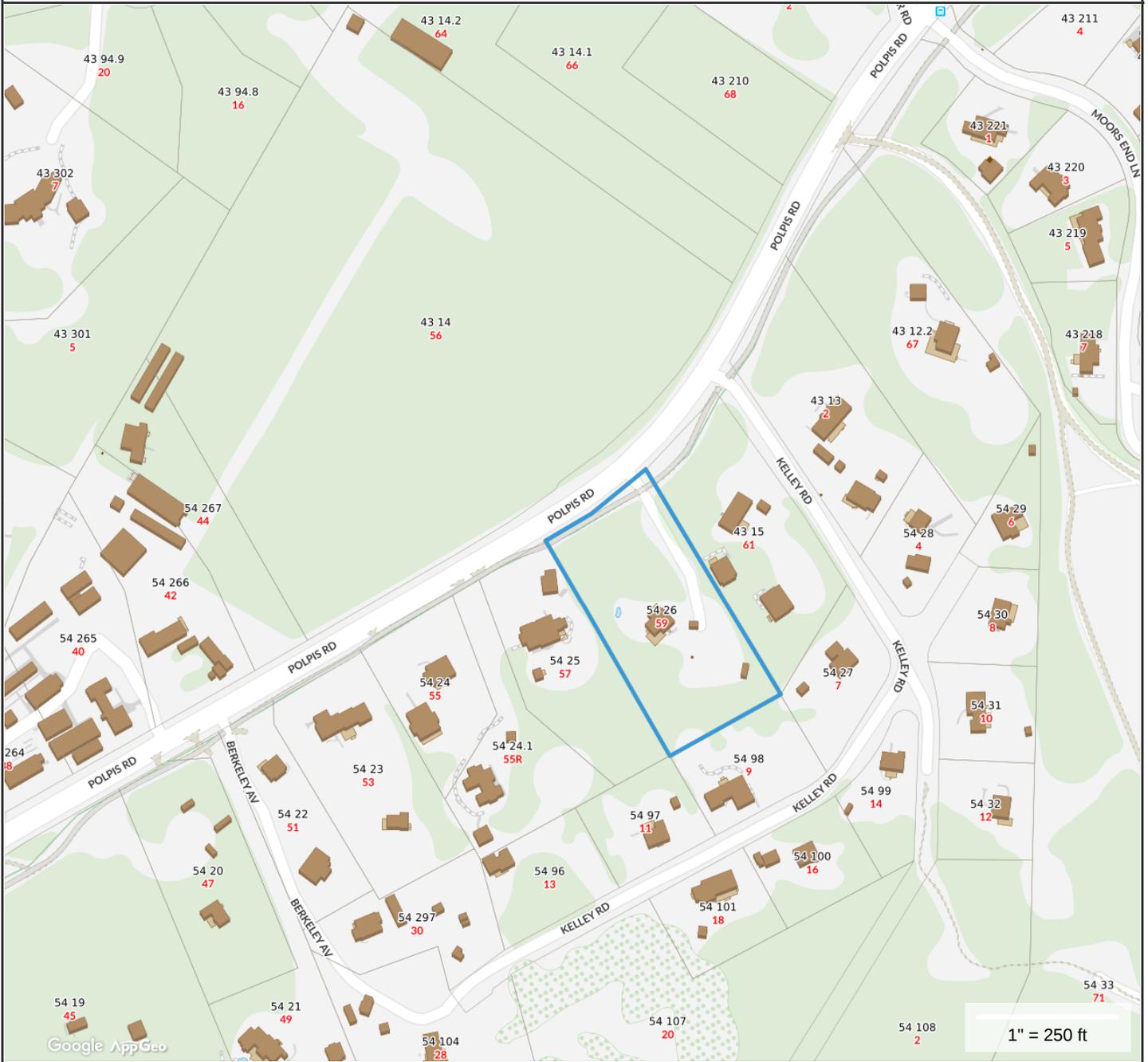
Re: 59 Polpis Road
ANR Application

Notes:

Please contact me with any questions, comments or concerns regarding the attachments, which include:

- Locus Map
- Form A Application
- Plan of Land – November 14, 2019
- \$150 Filing Fee

Locus Map



Property Information

Property ID 54 26
Location 59 POLPIS RD
Owner KOON THOMAS A &



**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.

Geometry updated 11/13/2018
Data updated 11/19/2018



2019 DEC -9 AM 11:24
NANTUCKET
TOWN CLERK

NANTUCKET PLANNING BOARD

Form A

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

Date: 11/25/19 *Name of Owner(s)/Applicant(s): Thomas A. Koon & Bartholomew T. Cosgrove

*Owner's/Applicant's address: 59 Polpis Road

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): 59 Polpis Road - Nantucket, MA 02554

Name of Registered Land Surveyor: Arthur D. Gasbarro, PE, PLS

Surveyor's address: Nantucket Engineering & Survey, P.C. 20 Mary Ann Drive Nantucket, MA 02554

The owner's title to the land derived under deed from William Richard, date March 15, 1979

And recorded in Nantucket Registry of Deed, Book 109 Page 243 or Land Court Certificate of Title # _____, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# 54, Parcel # 26.

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 100 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 Polpis Road; **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 - Arthur D. Gasbarro, PE, PLS - Authorized Agent for Owners

Planning Board File # _____

Endorsement Date: _____

I, WILLIAM RICHARD,

of Nantucket Town and-----County, Massachusetts

~~being shown as~~ for consideration paid, and in full consideration of \$69,500.00

grant to THOMAS A. KOON and BARTHOLOMEW T. COSGROVE, as joint tenants with right of survivorship and not as tenants in common, of Polpis Road, Nantucket, Massachusetts,-----with quitclaim covenants

the land in Nantucket Town and County, Massachusetts, together with the dwelling house and all other buildings thereon, situate on Polpis Road, and bounded and described as follows: (Description and encumbrances, if any)

NORTHWESTERLY by Polpis Road, 199 feet, more or less;

NORTHEASTERLY by Lot 3 as shown on plan hereinafter referred to, 442 feet, more or less;

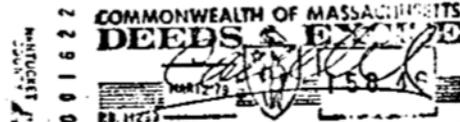
SOUTHEASTERLY by Lot 14, Plan Book 16, Page 90, 199.15 feet; and

SOUTHWESTERLY by Lot 5, Plan Book 16, Page 54, 413.9 feet.

Being shown as Lot 4 on Plan recorded in Book of Plans 16, Page 26 at the Nantucket Registry of Deeds.

Said Lot 4 is subject to the restrictions as set out in Deed recorded in Book 127, Page 221 at the Nantucket Registry of Deeds.

For my title see Deed of Brenda Richard recorded in Book 168, Page 59 at the Nantucket Registry of Deeds.



Witness my hand and seal this 15th day of March, 1979.

William A. Richard
William Richard

The Commonwealth of Massachusetts

Nantucket

ss.

March 15, 1979

Then personally appeared the above named William Richard

and acknowledged the foregoing instrument to be his free act and deed, before me

NANTUCKET COUNTY

Received and Entered

Notary Public - JAMES J. BARNETT

My commission expires 16 Oct 1981

Attest

Joseph S. Barnett
MAR 15 1979
3:07 PM

Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

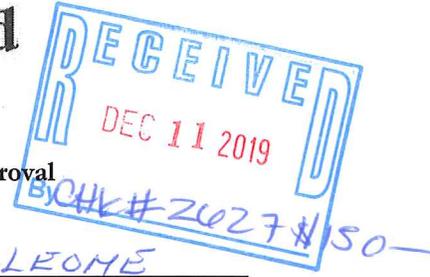
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



NANTUCKET
TOWN CLERK

2019 DEC 11 PM 2:34

Nantucket Planning Board



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

Date: 12/11/2019 *Name of Owner(s)/Applicant(s): RICHARD LEONE

*Owner's/Applicant's address: Box 1303, 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): 7 BAYBERRY LANE

Name of Registered Land Surveyor: EDWARD F. KING JR.
Surveyor's address: Box 1197, 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 # 116075, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 67, Parcel # 61.
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)

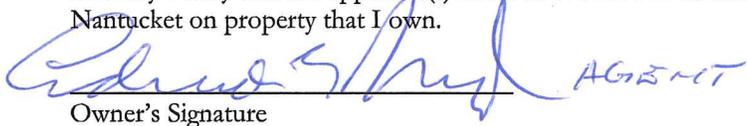
- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 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 BAYBERRY LANE on 4/4/1973 (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 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%

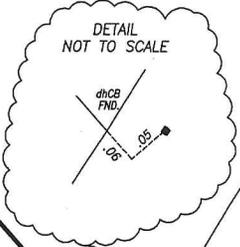
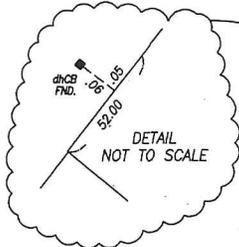
67-163
N/F
LINDA B. FERRANTELLA
DEED BOOK 331 PAGE 205
PLAN BOOK 17 PAGE 103; LOT 1

67-60
N/F
KATHLEEN C. EMMONS & JOHN P. WALL
CERTIFICATE 15679
L.C. 36712-B; LOT 16

67-62
N/F
RANDOLPH P. NORRIS, TRUSTEE
CERTIFICATE 239B3
L.C. 36712-B; LOT 14

LOT A
20,520± S.F.

LOT B
28,117± S.F.



LEGEND

- dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- IP FND. ○ DENOTES IRON PIPE FOUND

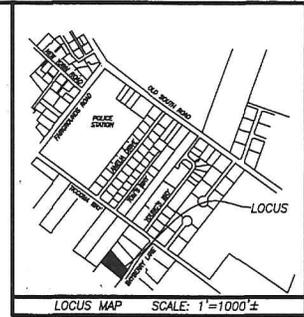
" I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 5-17-2019 AND 10-14-2019"

DATE: 10/14/2019

Edward F. King, Jr.
EDWARD F. KING, JR.
No. 49711
PROFESSIONAL LAND SURVEYOR

SURVEY PRECISION : 1:44,308
LINEAR ERROR OF CLOSURE : 0.1488
DIRECTIONAL ERROR OF CLOSURE : S71°19'32.1"W
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+2ppm)

CS/STW/MSZ/AVW
12/2/08



BEING A SUBDIVISION OF LOT 15
SHOWN ON LAND COURT PLAN 36712-B

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
RICHARD S. LEONE
CERTIFICATE OF TITLE # 16075

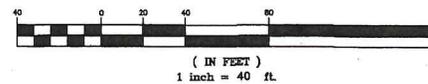
SCALE: 1" = 40' DATE: OCTOBER 14, 2019

Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED _____ FILE # _____

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



ASSESSORS MAP 67 PARCEL 61

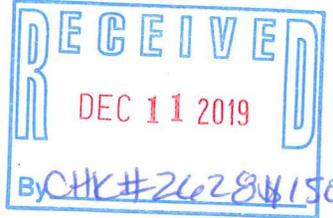
K-825



NANTUCKET
TOWN CLERK

2019 DEC 11 PM 2:34

Nantucket Planning Board



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

Date: 12/11/2019 *Name of Owner(s)/Applicant(s): ROBERT O'BRIEN
PAUL J. SHARPE

*Owner's/Applicant's address: 8 SLEEPY HOLLOW ROAD / 78 SOMERSET ROAD
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): 8 SLEEPY HOLLOW ROAD / 78 SOMERSET ROAD

Name of Registered Land Surveyor: EDWARD F KING JR.
Surveyor's address: BOX 1197 NANTUCKET, MA 02554

The owner's title to the land derived under deed from BLACKFIN, LLC, date 4/28/2004
And recorded in Nantucket Registry of Deed, Book 887 Page 177 or Land Court Certificate of
Title # _____, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 66, Parcel # 452.1 & 452.2
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 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 SOMERSET ROAD; OR

B a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely SLEEPY HOLLOW ROAD on 6/17/2003 (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

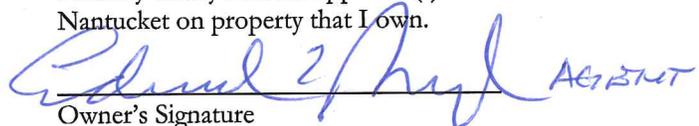
width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

- 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: _____
-

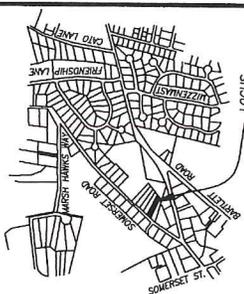
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)
-
-

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.

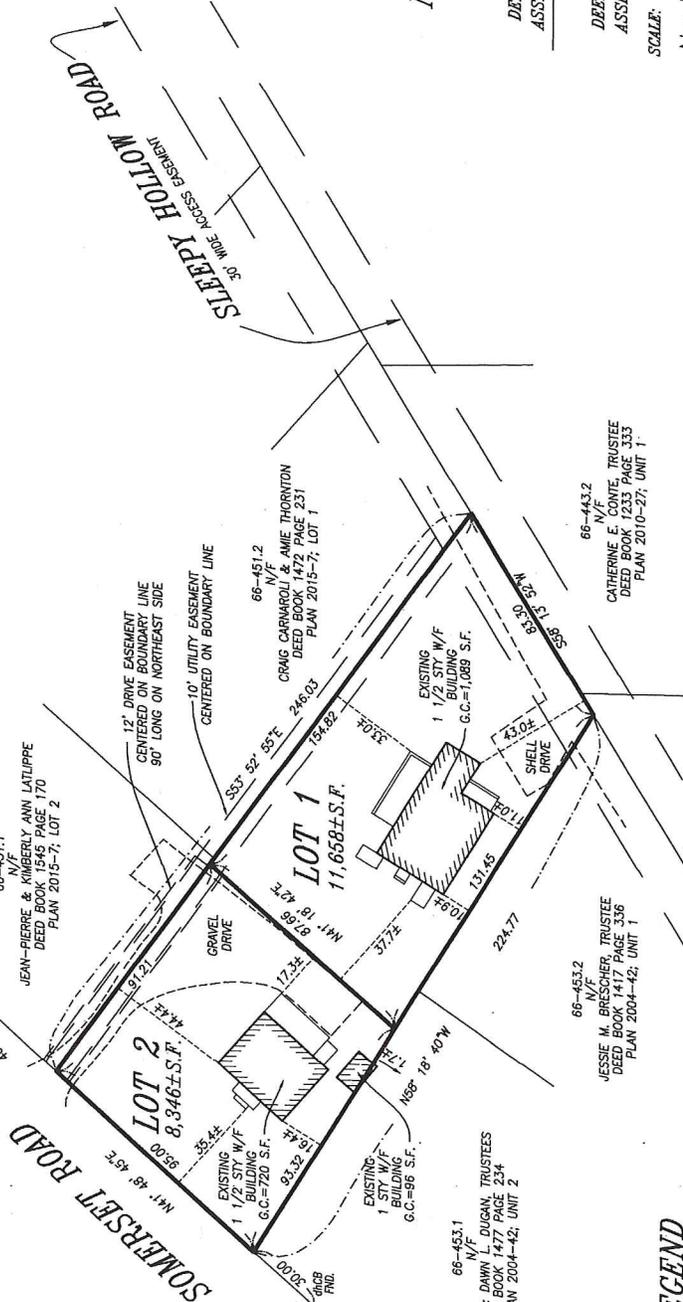

Owner's Signature

Planning Board File # _____

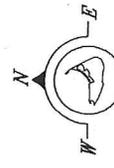
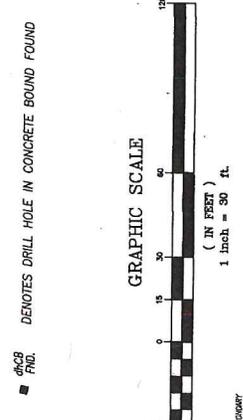
Endorsement Date: _____



LOCUS MAP SCALE: 1"=1200'±
 CURRENT ZONING CLASSIFICATION:
 Residential 20 (R-20)
 MINIMUM LOT SIZE: 20,000 S.F.
 MINIMUM FRONT YARD SETBACK: 75 FT.
 MINIMUM REAR/SIDE SETBACK: 20 FT.
 MINIMUM FRONT PORCH DEPTH: 10 FT.
 GROUND COVER %: 12.5%



LEGEND



BING A SUBDIVISION OF LOT 10A
 SHOWN ON PLAN NO. 03-48

**PLAN OF LAND
 IN
 NANTUCKET, MASS.**

PREPARED FOR
ROBERT O'BRIEN
 DEED BOOK 926 PAGE 82; UNIT 1
 ASSESSORS MAP 66 PARCEL 452.2

PAUL J. SHARPE
 DEED BOOK 887 PAGE 177; UNIT 2
 ASSESSORS MAP 66 PARCEL 451.1
 SCALE: 1"= 30' DATE: SEPTEMBER 2, 2019

Nantucket Planning Board
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

DATE SIGNED	FILE #

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

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
 PREPARED IN ACCORDANCE WITH THE RULES
 AND REGULATIONS OF THE REGISTER OF DEEDS
 AND THE COMMONWEALTH OF MASSACHUSETTS.
 PAUL J. SHARPE
 PROFESSIONAL LAND SURVEYOR
 No. 4511
 DATE: 9/2/2019



TRANSMITTAL LETTER

To: Nantucket Planning Board
Attn: Catherine Ancero

From: Arthur Gasbarro, PE, PLS

cc: Richard Glidden
Kevin Dale

Date: December 18, 2019

Re: ANR Application Package
34 Washing Pond Rd – Map 31 Parcel 13.3

Notes:

ANR Application Package

Locus Map

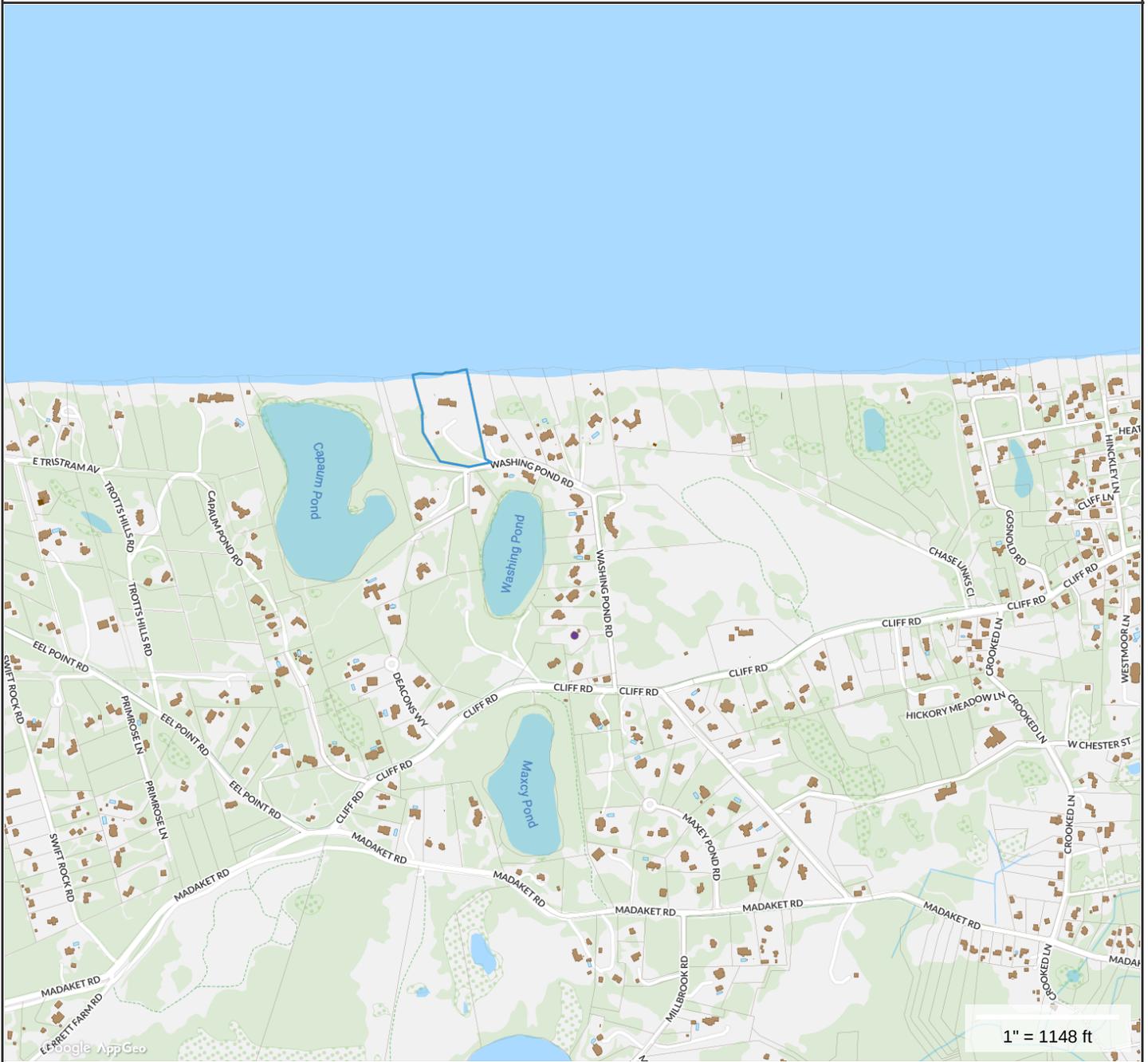
Application Form Stamped by the Town Clerk

Plan of Land

\$150 Filing Fee

Please feel free to contact me with any questions, comments or concerns.

Locus Map



Property Information

Property ID 31 13.3
Location 34 WASHING POND RD
Owner LORENTSZEN-GOODWILLIE JANE &



**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.

Geometry updated 11/13/2018
 Data updated 11/19/2018



NANTUCKET PLANNING BOARD

Form A

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

2019 DEC 18 AM 11:17 NANTUCKET TOWN CLERK

Date: 12-18-19 *Name of Owner(s)/Applicant(s): Jane Lorentzen-Goodwillie & Eugene W. Goodwillie, Jr. as Trustees of the Jane Lorentzen-Goodwillie Trust & Jane Pierson Lorentzen

*Owner's/Applicant's address: 7190 E. Desert Star CT, Tuscon

State: AZ Zip Code: 85750

*(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): 34 Washing Pond Road- Nantucket, MA 02554

Name of Registered Land Surveyor: Arthur D. Gasbarro, III

Surveyor's address: Nantucket Engineering & Survey, P.C. 20 Mary Ann Drive Nantucket, MA 02554

The owner's title to the land derived under deed from Burlington Cty Trust Co., date 11/1/1979

And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of Title # 8947 (see pg 2), registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# 31, Parcel # 13.3

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 150 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 Washing Pond Rd; 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 _____.

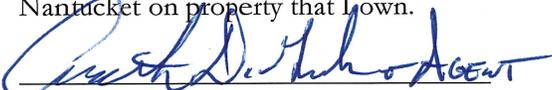
- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required 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)

34 Washing Pond Rd is a combination of lots 37 & 39 , LCPLs 9070-F & G , Lot 39: C#8947;

Lot 37: deeds from Jane Pierson Lorentzen dated 12/28/92 & 2/14/2000, C#'s 15586 & 19333

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: _____

SURVEY PRECISION : 1:133,707 (RAW)
 LINEAR ERROR OF CLOSURE : 0.018 (RAW)
 DIRECTIONAL ERROR OF SURVEY : S64°30'21"E
 EDM ACCURACY - TRIMBLE S7 : ±(1mm+2ppm)

"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 8-15-19 AND 12-12-19."

DATE: 12-17-19

 REGISTERED PROFESSIONAL LAND SURVEYOR

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.


 PROFESSIONAL LAND SURVEYOR 12-17-19
 DATE

PROPERTY INFORMATION
 JANE LORENTZEN-GOODWILLIE NOMINEE TRUST
 JANE LORENTZEN-GOODWILLIE &
 EUGENE W. GOODWILLIE, JR. TRUSTEES
 CERT. 15586 & 19,333 LCC 9070-F LOT 37
 &
 JANE PIERSON LORENTZEN
 CERT. 8947 LCC 9070-G LOT 39

SEE ALSO LC DOCUMENT 120283, ORDER OF LAYOUT AND TAKING FOR WASHING POND ROAD; AND PL NO 2007-20, PLAN OF TAKING

COMBINED LOT AREA TO RECORD WATERLINES = 233,700± SF
 NOTE: LOT AREAS LANDWARD OF LINE SHOWN HEREON AS COASTAL BANK AS APPROVED BY NANTUCKET CONSERVATION COMMISSION (SEE SE48-3250):
 LOT A: 97,850 SF±
 LOT B: 105,110 SF±

CURRENT ZONING CLASSIFICATION:
 LIMITED USE GENERAL 2 (LUG-2)
 MINIMUM LOT SIZE: 80,000 S.F.
 MINIMUM FRONTAGE: 150 FT.
 FRONT YARD SETBACK: 35 FT.
 REAR/SIDE SETBACK: 15 FT.
 GROUND COVER %: 4%

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

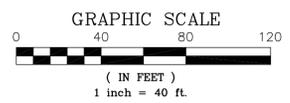
BEING A SUBDIVISION OF LAND SHOWN ON LAND COURT PLANS 9070-F & 9070-G

Plan of Land

In Nantucket, MA

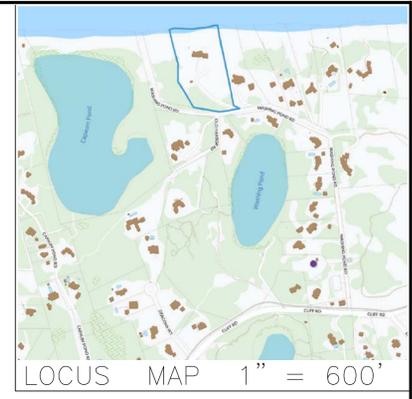
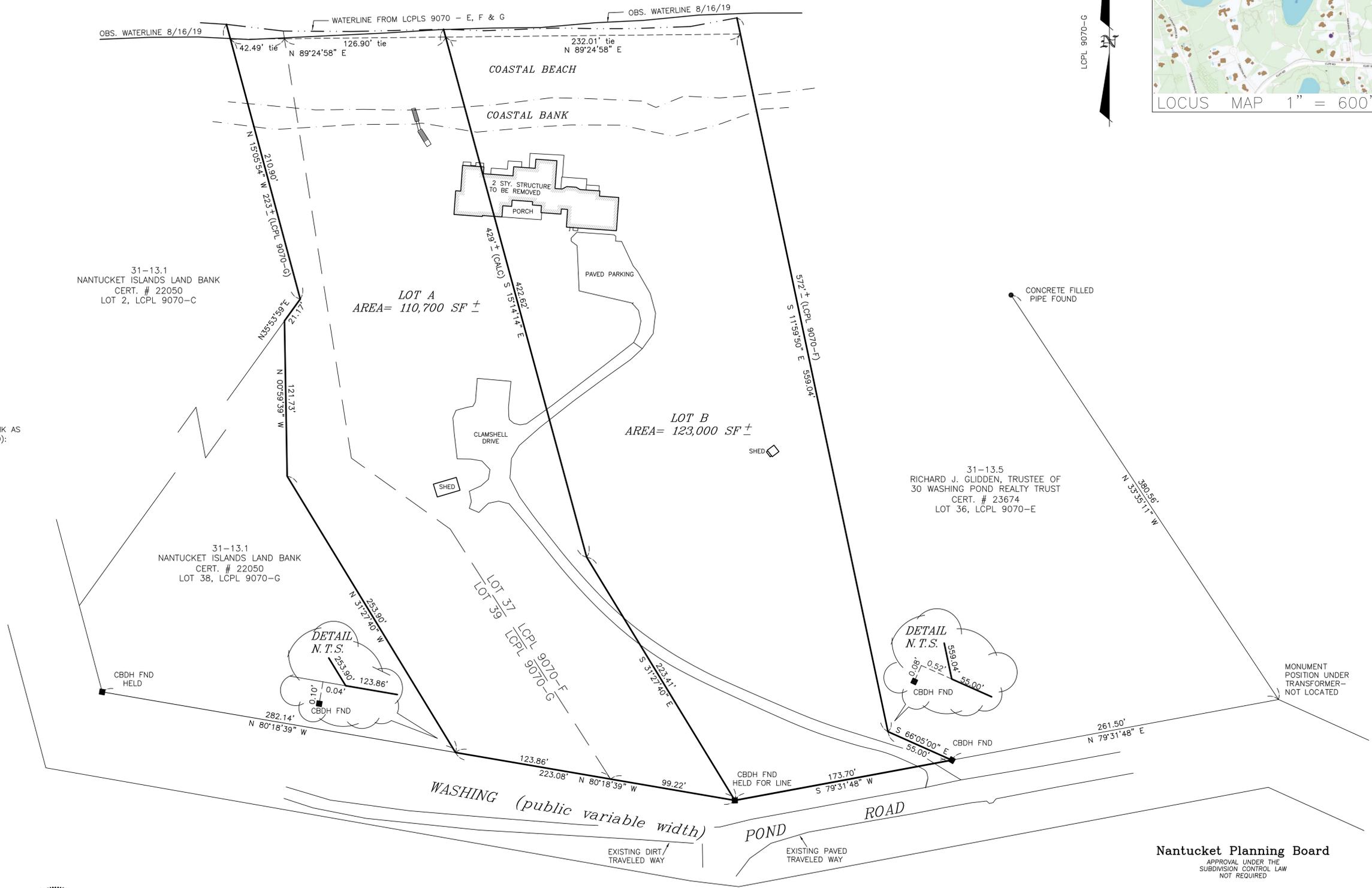
Prepared for
**JANE LORENTZEN-GOODWILLIE NOMINEE TRUST
 & JANE PIERSON LORENTZEN**

34 WASHING POND ROAD
 Map 31 Parcel 13.3
 Scale: 1"=40' DECEMBER 17, 2019




 12-17-19

NANTUCKET SOUND



Nantucket Planning Board
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

 DATE SIGNED FILE #



NANTUCKET
TOWN CLERK

Nantucket Planning Board

2019 DEC 30 PM 2:07

PLANNING OFFICE
CHK# 3244
DEC 30 2019
\$50-
RECEIVED

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

Date: 12/30/2019 *Name of Owner(s)/Applicant(s): THE AAR MUTUAL
NOMINEE TRUST

*Owner's/Applicant's address: 6 TOOMBS COURT, 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): 6 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 ANASTASIA T FUSARO date 5/15/2018
And recorded in Nantucket Registry of Deed, Book 1693 Page 190 or Land Court Certificate of
Title # _____, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 68, Parcel # 155.
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)

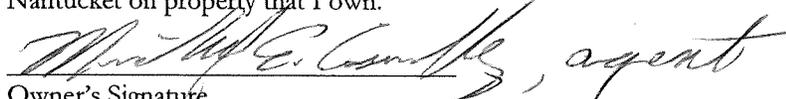
- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket 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 TOOMBS COURT on 7/26/1972 (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.

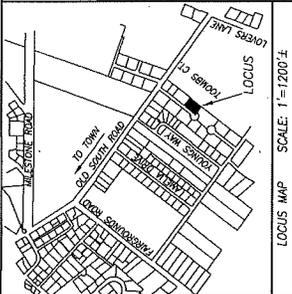

Owner's Signature

Planning Board File # _____

Endorsement Date: _____

CURRENT ZONING CLASSIFICATION:
Residential 2D (R-2D)

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%



LOCUS MAP SCALE: 1"=1200'

68-154
N/F
FRANCIS B. & ANTHEA M. PSARADELIS
DEED BK. 18 PG. 12, LOT 10
PLAN NO. 2019-06

68-153
N/F
CHARLES E. TOOMBS
DEED BK. 156 PG. 598
PLAN NO. 2016-06, LOT 27

LOCUS:
6 TOOMBS COURT
ASSESSORS MAP 68 PARCEL 155

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



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



Michael E. Connolly
PROFESSIONAL LAND SURVEYOR DATE: 12/29/2019

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.

68-82
THE COMMONWEALTH OF MASSACHUSETTS
DEED BK. 95 PG. 404
PLAN FILE 49-L

LOT AREA
AREA=30,000±S.F.

COMBINING LOT 9
SHOWN ON PLAN BK.18 PG.12
WITH LOT 29 SHOWN ON
PLAN NO. 2019-65
CREATING ONE LOT

PERIMETER
PLAN
OF LAND

IN
NANTUCKET, MA.

OWNER'S REFERENCE:
THE AAR MUTUAL NOMINEE TRUST
DEED BOOK 1693 PAGE 190
PLAN BK. 18 PG. 12, LOT 9

SCALE: 1"=20' DATE: DECEMBER 30, 2019

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

Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED _____ FILE # _____



NANTUCKET
TOWN CLERK

2019 DEC 30 PM 2:06

Nantucket Planning Board

PLANNING OFFICE
CHK # 3242
DEC 30 2019
\$ 225
RECEIVED

Form A

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

Date: 12/30/2019 *Name of Owner(s)/Applicant(s): FREDERICK BIRNLIKON & DENISE CORSON

*Owner's/Applicant's address: 65 1/2 SURPSIDE RD, 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): 65 1/2 SURPSIDE ROAD

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

The owner's title to the land derived under deed from TINA T. BUONANNI TRUST, date 6/14/2012
And recorded in Nantucket Registry of Deed, Book 1331 Page 166 or Land Court Certificate of Title # _____, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# 67, Parcel # 223.5.
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 40 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

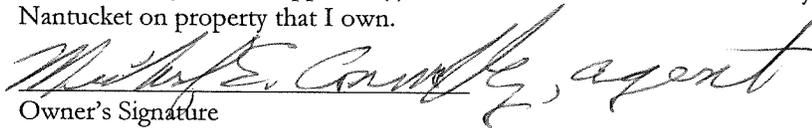
- A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely WAY; OR SURPSIDE ROAD
- B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following 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.


Owner's Signature

Planning Board File # _____

Endorsement Date: _____

NANTUCKET REGISTRY OF DEEDS
 Date: _____
 Time: _____
 Plan Bk.: _____ Pg.: _____
 Plan File: _____
 Plan No.: _____
 Attest: _____ Register
 RESERVED FOR REGISTRY USE

PLAN REFERENCES:
 PLAN FILE 42-Z
 PLAN BK. 22 PG. 100, LOT 18
 PLAN BK. 25 PG. 67, LOT 2
 PLAN BK. 20 PG. 47

BEING A SUBDIVISION OF PLAN
 FILE 42-Z, CREATING 3 LOTS.

SUBDIVISION
 PLAN OF LAND
 IN
 NANTUCKET, MA.

SCALE: 1"=30' DATE: DECEMBER 30, 2019
 OWNER'S REFERENCE:

FREDERICK BISAILLON & DENISE CORSON
 DEED BK. 1331 PG. 166
 PLAN BK. 22 PG. 100, LOT 18
 PLAN BK. 25 PG. 67, LOT 2
 MICHAEL CONNOLLY & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 150 SURFSIDE ROAD
 NANTUCKET, MA. 02554
 (508) 228-8910

NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

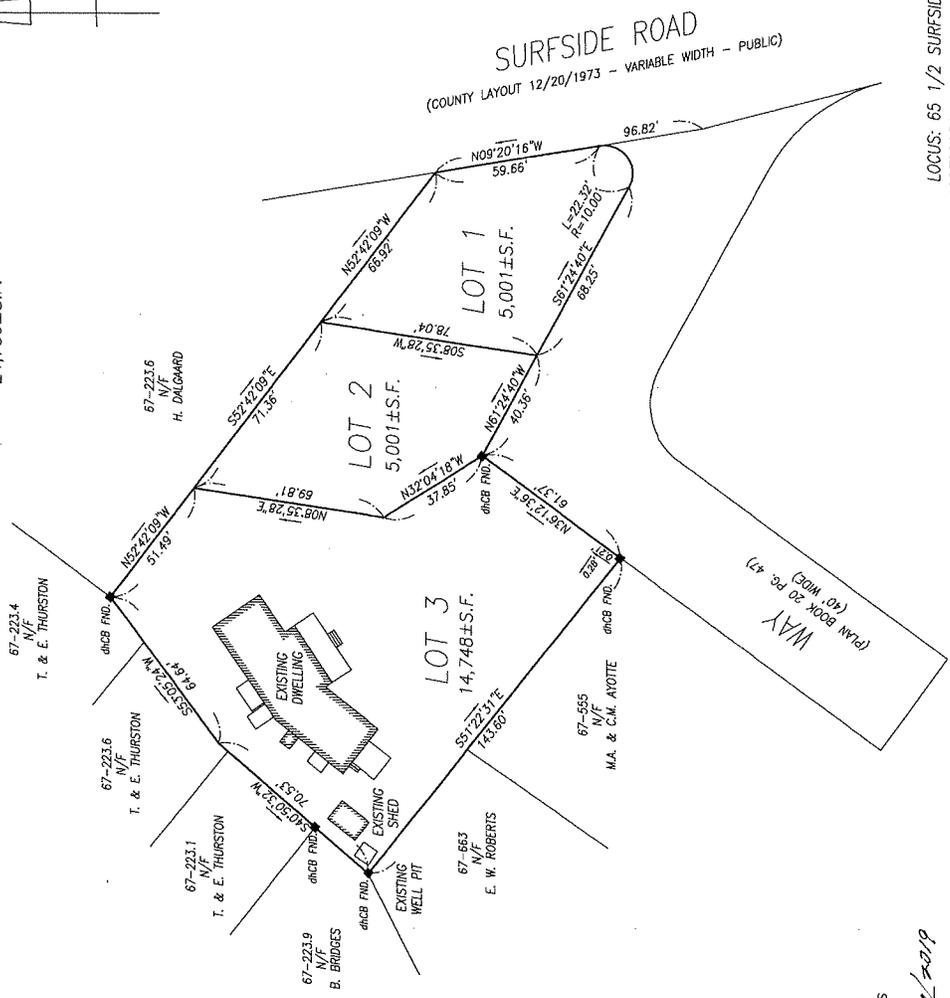
DATE SIGNED: _____
 FILE No.: _____

C-7744



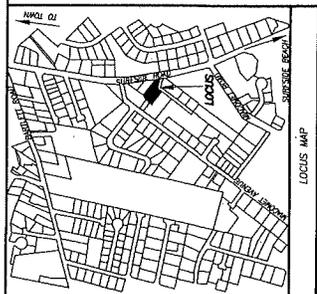
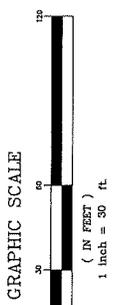
TOTAL
 LOT AREA
 24,750±S.F.

CURRENT ZONING CLASSIFICATION:
 RESIDENTIAL-COMMERCIAL Z (RC-2)
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 40 FT.
 FRONT YARD SETBACK: 10 FT.
 REAR/SIDE SETBACK: 5 FT.
 GROUND COVER %: 50 %



LOCUS: 65 1/2 SURFSIDE ROAD
 ASSESSORS MAP 67 PARCEL 223.5

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



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: 12/30/2019





NANTUCKET
TOWN CLERK

2019 DEC 30 PM 2:06

Nantucket Planning Board

PLANNING OFFICE
DEC 30 2019
RECEIVED

Form A

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

Date: 12/30/2019 *Name of Owner(s)/Applicant(s): LYUBOMIR LYUBENOV

*Owner's/Applicant's address: 69 FAIRGROUNDS ROAD 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): 7 TOOMBS COURT

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 JOHN A. WOODIN, date 6/28/2019
And recorded in Nantucket Registry of Deed, Book 1699 Page 169 or Land Court Certificate of Title # _____, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# 68, Parcel # 153.1.
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)

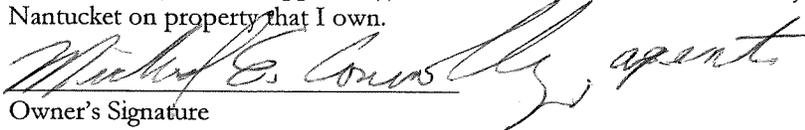
- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket 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 TOOMBS COURT on 7/26/1972 (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: _____

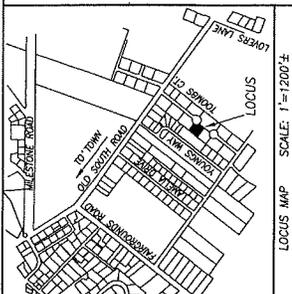
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

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: _____

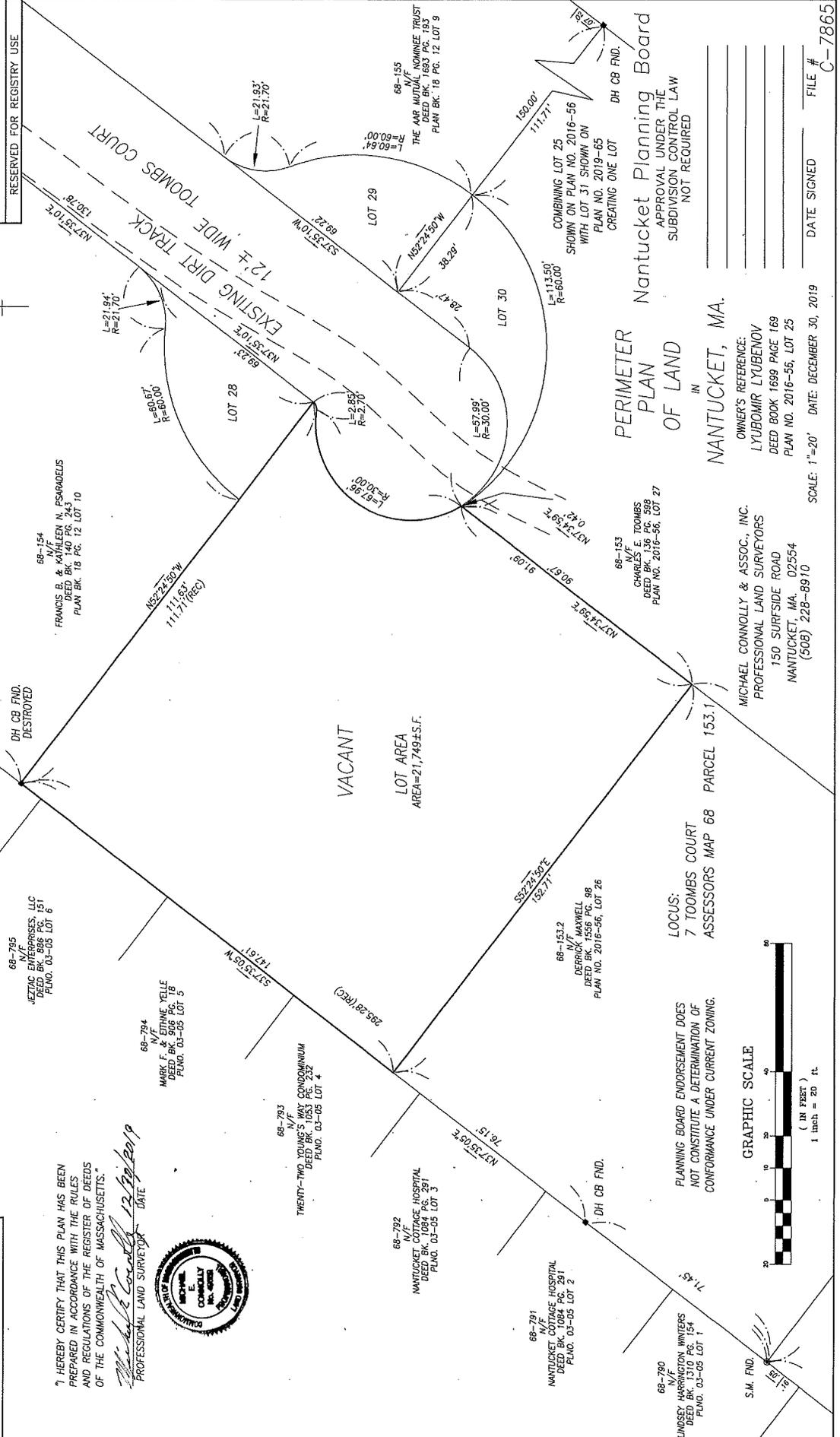


CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

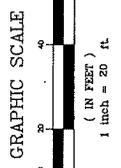
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
MINIMUM DEPTH: 10 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 12.5%

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.

Michael E. Connolly
DATE: 12/19/2019
PROFESSIONAL LAND SURVEYOR



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



PERIMETER PLAN OF LAND

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

IN NANTUCKET, MA.

OWNER'S REFERENCE:
LYBOMIR LYBENOV
DEED BOOK 1699 PAGE 169
PLAN NO. 2016-56, LOT 25

MICHAEL CONNOLLY & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(509) 228-8910

SCALE: 1"=20' DATE: DECEMBER 30, 2019

FILE # C-7865

RESERVED FOR REGISTRY USE



LOCUS MAP SCALE: 1"=1200'±



NANTUCKET TOWN CLERK

2019 DEC 26 AM 11:31

PL 543-2020-01-00023

CHK# 846 \$ 225-

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

Date: 12-26-19 *Name of Owner(s)/Applicant(s): PAMELA MURPHY

*Owner's/Applicant's address:

State: Zip Code:

*(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): 34 NEW SIA SCONSET STREET

Name of Registered Land Surveyor: JOSEPH MARCKLINER

Surveyor's address: 3 GROVE LANE

The owner's title to the land derived under deed from RVP MURPHY, date 6-29-18

And recorded in Nantucket Registry of Deed, Book 1660 Page 180 or Land Court Certificate of Title #

registered in Nantucket District Book, Page and shown on Assessor's Map# 55, Parcel # 323.

To the Planning Board of the Town of Nantucket: Map 73.4.2 Parcel 40

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 BUNKER HILLOR NEW SIA SCONSET STREET

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

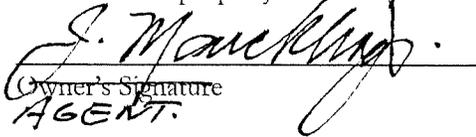
C. a way in existence on (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

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: _____

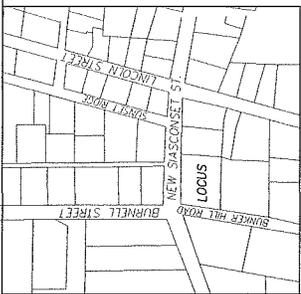
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

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
AGENT.

Planning Board File # _____

Endorsement Date: _____

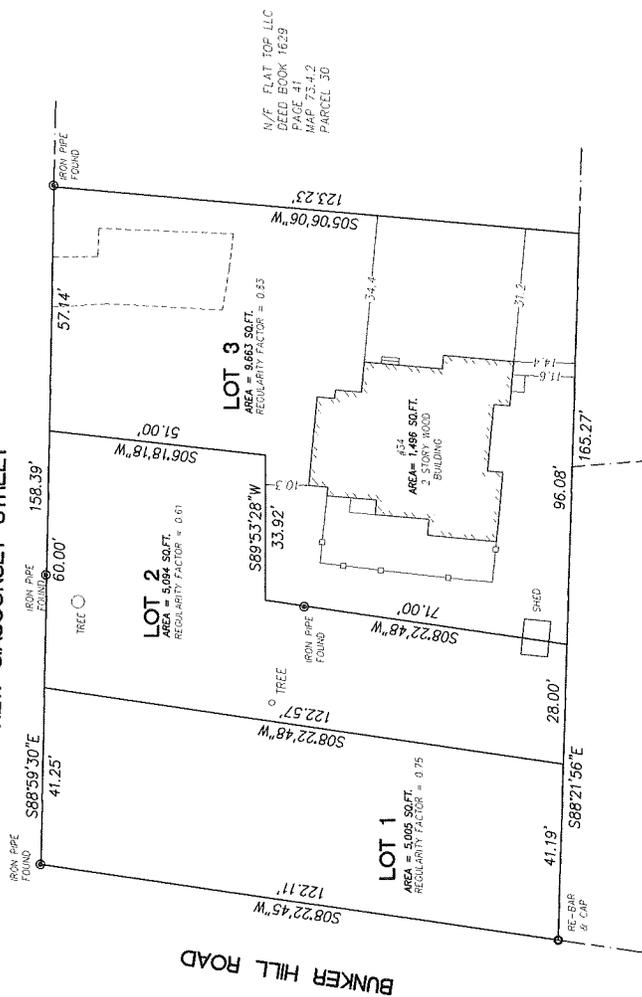


LOCUS PLAN
NOT TO SCALE

ZONING CLASSIFICATION: SR-1
 MINIMUM LOT SIZE = 5,000 SQ. FT.
 MINIMUM FRONTAGE = 10 FT.
 FRONT YARD SETBACK = 10 FT.
 REAR YARD SETBACK = 5 FT.
 SIDE YARD SETBACK = 5 FT.
 GROUND COVER RATIO = 30%



NEW SIASCONSET STREET



BUNKER HILL ROAD

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

JOSEPH MARCKLINGER P.L.S. DATE

NANTUCKET PLANNING BOARD
 PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE
 DETERMINATION OF CONFORMANCE TO ZONING
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW
 NOT REQUIRED.

" APPROVAL NOT REQUIRED" PLAN
 IN
NANTUCKET, MA.

(NANTUCKET COUNTY)
 SCALE 1" = 20' FT.
 34 NEW SIASCONSET STREET
 DECEMBER 17, 2019
 DEED BOOK 1660, PAGE 180, PLAM 25, PAGE 39
 ASSESSORS MAP 55, PARCEL 32.3
 PREPARED FOR: PAMELA MURPHY
 OWNED BY: PAMELA MURPHY

JOSEPH MARCKLINGER P.L.S.
 J. MARCKLINGER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 896
 NANTUCKET, MA. 02554
 (310) 945-7054

DATE SIGNED FILE NUMBER



NANTUCKET
TOWN CLERK

2019 DEC 20 PM 11:50

PLANNING OFFICE
CHK# 2638
DEC 20 2019
\$150-
RECEIVED

Nantucket Planning Board

Form A

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

Date: 12/20/2019 *Name of Owner(s)/Applicant(s): THOMAS & SHEILA M. CHUGIER

*Owner's/Applicant's address: _____

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): 27 PINE CREST DRIVE

Name of Registered Land Surveyor: EDWARD F. KING JR

Surveyor's address: Box 1197 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 # 15284, registered in Nantucket District Book _____, Page _____ and shown on

Assessor's Map# 68, Parcel # 424.

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 75 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on: 40

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 HINDALEE ROAD on _____ (date) and Subject to the following conditions OR SOUTH ROAD; OR

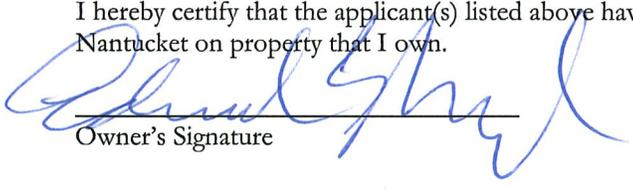
C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

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.

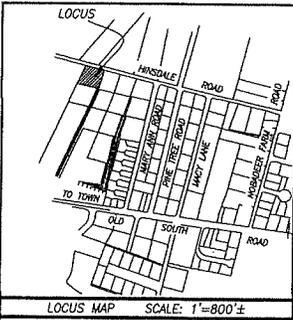


Owner's Signature

Planning Board File # _____

Endorsement Date: _____

K-70



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%

CURRENT ZONING CLASSIFICATION:
Residential Commercial (RC-2)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

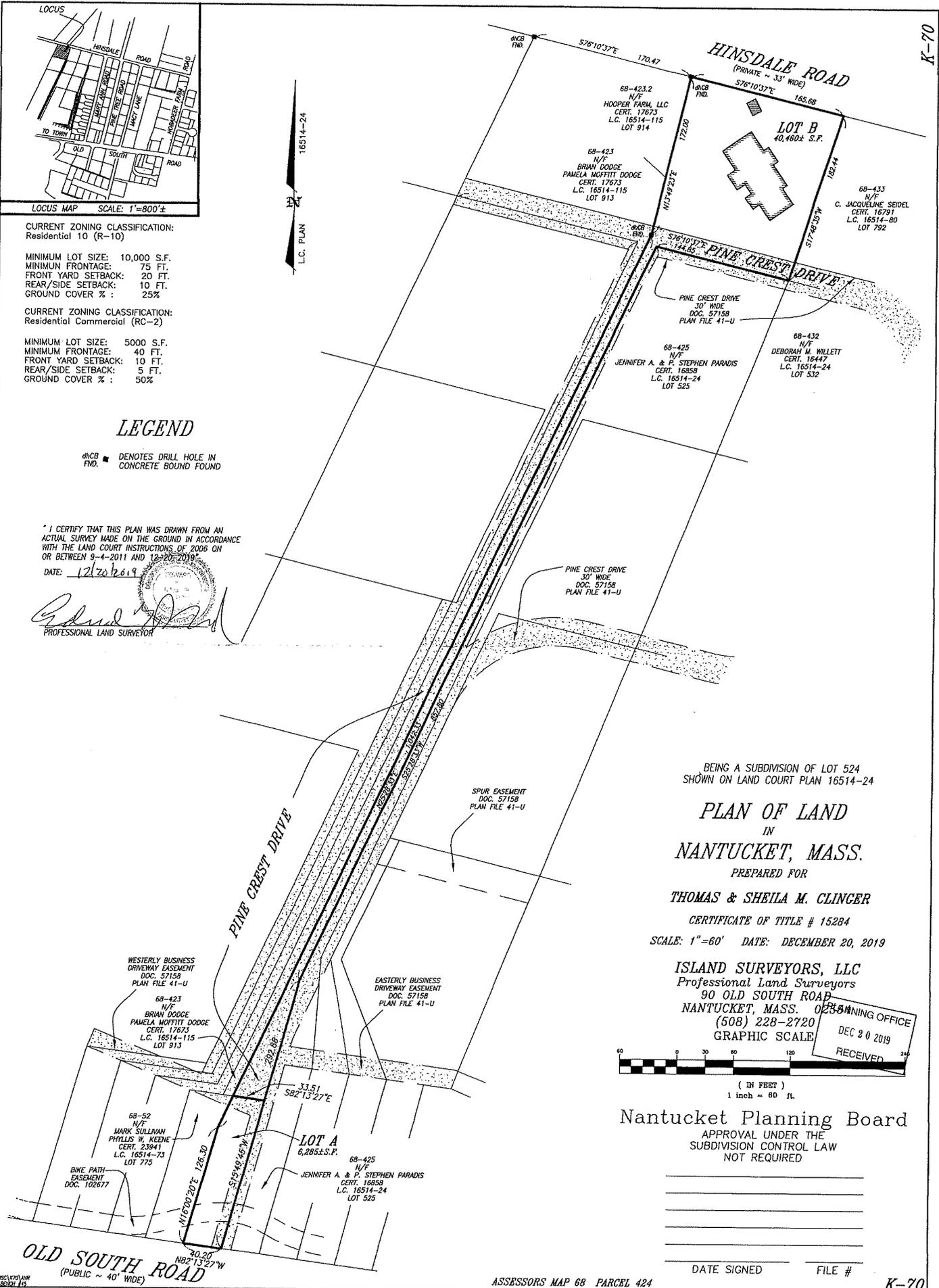
LEGEND

◆ICB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

* 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 9-4-2011 AND 12-20-2019

DATE: 12/20/2019

Edmund J. ...
 PROFESSIONAL LAND SURVEYOR



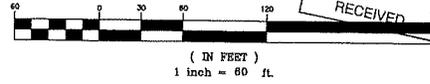
BEING A SUBDIVISION OF LOT 524
SHOWN ON LAND COURT PLAN 16514-24

PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR
THOMAS & SHEILA M. CLINGER
CERTIFICATE OF TITLE # 15284

SCALE: 1"=60' DATE: DECEMBER 20, 2019

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02551
(508) 228-2720
GRAPHIC SCALE



RECEIVED
DEC 20 2019
PLANNING OFFICE

Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

 DATE SIGNED FILE #

OLD SOUTH ROAD
(PUBLIC ~ 40' WIDE)



NANTUCKET
TOWN CLERK

2019 DEC 31 AM 10: 05

Nantucket Planning Board

CHK# 11817
\$50-

Form A

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

Date: December 27, 2019

*Name of Owner(s)/Applicant(s): 111 Cliff Road Trust, Daniel P. Carbonneau, Trustee

*Owner's/Applicant's address: c/o Berkshire Partners, LLC, 200 Clarendon Street, Boston, MA 02116

*(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): 111 Cliff Road

The owner's title to the land derived under deed from James M. & Helen Kenny, date August 30, 2019 and recorded in Nantucket Registry of Deed, Book 1708, Page 36 and shown on Assessor's Map# 41, Parcel # 10.

Name of Owner(s)/Applicant(s): Hinckley Lane 2010 Nantucket Trust, Richard K. Lubin, Trustee

*Owner's/Applicant's address: 776 Boylston Street, Penthouse 1G, Boston, MA 02199

*(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): 6 Hinckley Lane

The owner's title to the land derived under deed from Robert L. & Laura C. Reynolds, date May 11, 2010 and recorded in Nantucket Registry of Deed, Book 1230, Page 212 and shown on Assessor's Map# 30, Parcels # 77 & 78.

Name of Registered Land Surveyor: Alan M. Grady, PLS of Bracken Engineering, Inc.
Surveyor's address: 19 Old South Road, Nantucket, MA 02554

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 16 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 16, 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)

The purpose of the plan is: A) Extinguish the path and private road as shown on Plan Book 11 Page 31. B) Combine Parcels 77, 78, the path and a portion of the private road as shown on Plan Book 11 Page 31. C) Create 3 Unbuildable Lots to be combined with 111 Cliff Road shown as Parcel 10 on Map 41. Proposed Lot A from Parcel 78 on Map 30. Proposed Lot B, formerly part of the private road & Proposed Lot C, from Parcel 77 on Map 30.

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



Agent's Signature – Donald F. Bracken, Jr., PE – Bracken Engineering, Inc.

Planning Board File # _____

Endorsement Date: _____



ZONE: R-2Q
 REQUIRED:
 LOT AREA: 20,000 S.F.
 FRONT YARD: 75'
 SIDE/REAR YARD: 30'
 GROUND COVER: 15.55%/A.C.

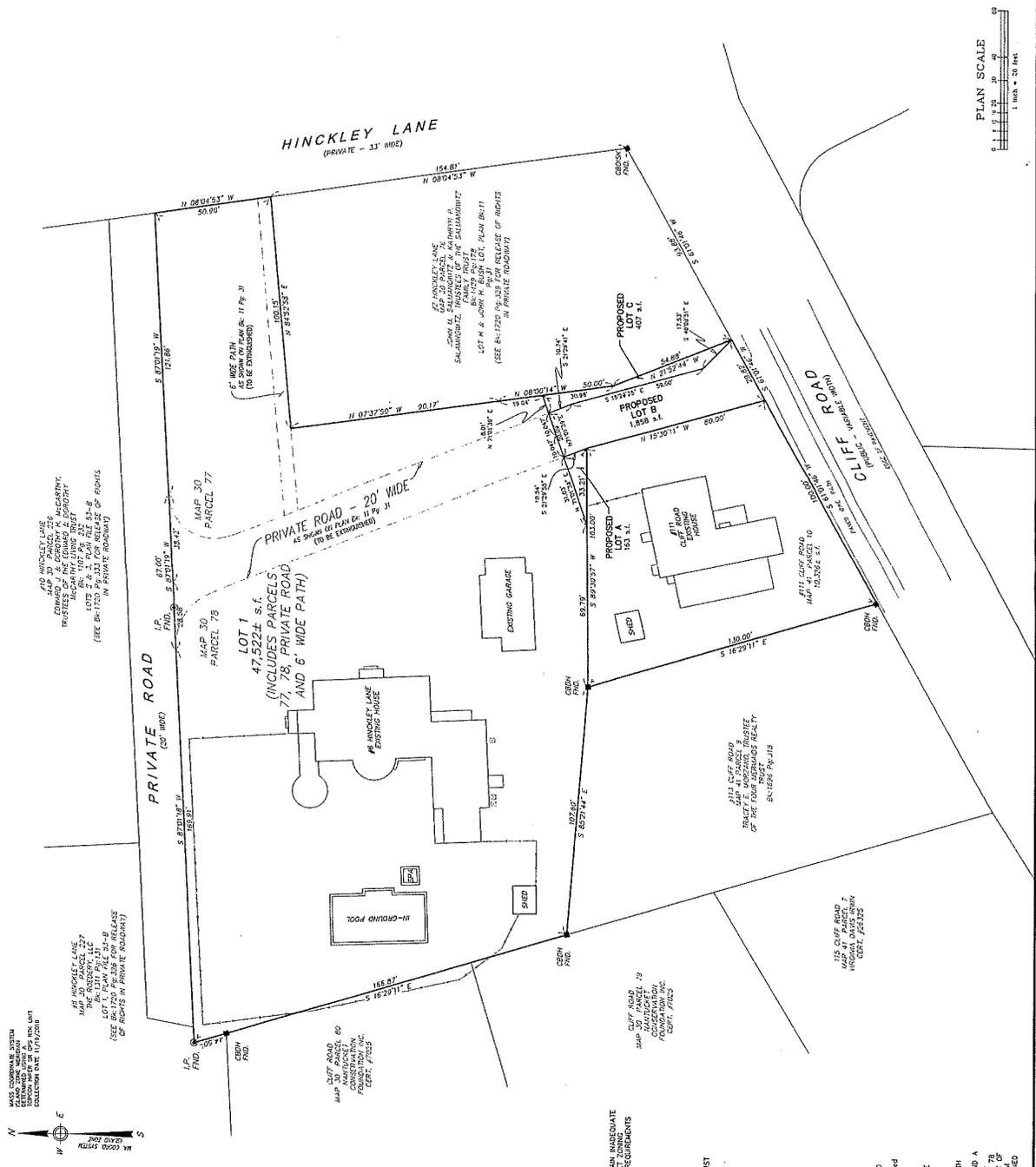
- CONCRETE FOUNDATION WITH SILL WALE FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD WITH COP FOUND
- STEEL SURVEY MARKER FOUND
- DRILL HOLE FOUND

PLAN OF LAND IN NANTUCKET, MASS. PREPARED FOR HINCKLEY LANE 2010 NANTUCKET TRUST #6 HINCKLEY LANE MAP 30 PARCELS 77 & 78

111 CLIFF ROAD TRUST
 #11 CLIFF ROAD
 MAP 41 PARCEL 10
 PREPARED BY
 BRACKEN ENGINEERING, INC.
 18 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 TEL: (508) 325-0344
 FAX: (508) 832-2282

SCALE: 1" = 50' APPROVAL: DECEMBER 27, 2019
 NANTUCKET PLANNING BOARD
 NOT REQUIRED

FILE NUMBER:
DATE APPROVED:



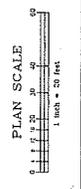
RESERVED FOR REGISTRY USE
 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

12/19/19

MASSACHUSETTS
 REGISTRY OF DEEDS
 NOTARY PUBLIC
 No. 37732

THE PLANNING BOARD DETERMINES THAT:
 (G) PROPOSED LOTS "A," "B," AND "C" CONTAIN INADEQUATE DIMENSIONS TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

NOTES:
 1. LOCUS #6 HINCKLEY LANE
 MAP 30 PARCELS 77 & 78
 OWNER: HINCKLEY LANE 2010 NANTUCKET TRUST
 778 BOSTON ST, FORTHOUSE 10
 BOSTON, MA 02118
 DEED REF. BR: 1208 PG: 32
 MAP 41 PARCEL 10
 LOCUS: #11 CLIFF ROAD TRUST
 OWNER: C/O BRACKEN ENGINEERING, INC.
 18 OLD SOUTH ROAD
 BOSTON, MA 02118
 DEED REF. BR: 1708 PG: 26
 MAP 41 PARCEL 7
 PLAN FILE #4-81
 PLAN FILE #4-81
 4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD MAPS. THE MAP NO. 25095C-0085-C 0814 DATED 05/03/2014.
 5. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE WITH THE PURPOSE OF THIS PLAN IS TO DETERMINE (A) TO EXTEND THROUGH THE PRIVATE ROAD AND PATH (B) TO ONE PARCELS, (C) TO ONE PARCELS, (D) AND A PORTION OF THE PRIVATE ROAD INTO ONE LOT. ON MAP 30, PROPOSED LOT B FORMERLY PART OF PARCELS 77 & 78 ON MAP 30, WHICH ARE TO COMBINE WITH #11 CLIFF ROAD.



Daniel J. Bailey, III

100 Summer Street
22nd Floor
Boston, MA 02110

617.488.8165 voice
617.824.2020 fax
dbailey@pierceatwood.com
www.pierceatwood.com

Admitted in: MA

December 26, 2019

Town of Nantucket
Judith Wegner, Chair
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Dear Chairperson Wegner:

Enclosed please an Approval Not Required plan application for land owned by Peter Braverman and Michael Ashner as Trustees of Winthrop Nantucket Nominee Trust (Trust) on New Whale Street. The Trust seeks to divide three existing lots into six lots. Existing Lot 6 on Land Court Plan 13642E will be divided into Lots 6A and 6B; Lot 15 on the same Land Court Plan will be divided into Lots 15A and 15B, and Lot 4 will be divided into Lots 4A and 4B. The land division is being done to facilitate the redevelopment of these parcels, which are currently used as a Stop and Shop, a parking lot, and the Harbor Fuel Tank Farm.

Enclosed please find the following:

1. A mylar and two full size paper prints of a plan entitled "Approval Not Required Plan, 9 Salem Street, Nantucket, Mass.," dated May 7, 2019, prepared by Feldman Land Surveyors (ANR Plan).
2. Six 11" X 17" paper copies of the ANR Plan.
3. A check in the amount of \$150.00 (for three new lots).

Please let me know if you need anything else.

Sincerely yours,



Daniel J. Bailey

DJB/smg

cc: Peter Corbett
Peter Braverman
William Post
John Twohig
Timothy Sullivan
Arthur Reade



NANTUCKET TOWN CLERK

2019 DEC 30 PM 2:03

Nantucket Planning Board

CHK# 012213
\$150-

Form A

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

Date: 12/23/2019 *Name of Owner(s)/Applicant(s): Peter Braverman & Michael Ashner as Trustees of Winthrop Nantucket Nominee Trust

*Owner's/Applicant's address: C/O Daniel Bailey, Pierce Atwood LLP, 100 Summer Street, Boston
State: MA Zip Code: 02110

*(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): 2 New Whale Street

Name of Registered Land Surveyor: Damien Raffle, PLS
Surveyor's address: Feldman Land Surveyors, 152 Hampden Street, Boston, MA 02119

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 # _____, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# _____, Parcel # _____.
To the Planning Board of the Town of Nantucket: ***** SEE ATTACHED EXHIBIT A**

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 New Whale Street; ~~OR~~ (for Lots 4B, 15B, and 6B)

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 combination of Lots**, 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 50 feet.***
** 6A, 15A and 4A
 - 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: _____

*** Lot 15B is in common ownership with abutting Lot 4B.

EXHIBIT A

The owner's title to Lots 3, 4, 6, 8 and 10 are derived under deed from Winthrop Nantucket Limited Partnership dated September 10, 1996 and filed with the Nantucket District Registry of the Land Court as Certificate of Title No. 17520. The owner's title to Lots 15 and 16 are derived under deed from Michael L. Ashner and Peter Braverman, Trustees of Sherburne Associates Realty Trust dated June 10, 2005 and filed with the Nantucket District Registry of the Land Court as Certificate of Title No. 12975. The Nantucket Assessor Map and Parcel Numbers are as follows:

- 7 Salem Street – 4231/141 (Lot 3)
- 9 Salem Street – 4231/89 (Lots 6 and 10)
- 2 New Whale Street – 4231/87 (Lots 4 and 8)
- 4 New Whale Street – 4231/88 (Lots 15 and 16)

BEVERLY COURT
HOMEOWNERS ASSOCIATION
AMENDMENT

We, the undersigned being the owners of Lots 981, 982, 983 and 984, shown on Plan registered as Plan No. 16514-124 at the Nantucket Registry District of the Land Court (“The Registry”), and as Trustees of the Beverly Court Homeowners Association Trust, u/d/t dated August 4, 2017, the owner of Roadway now known as “Beverly Court,” identified as Lot 150-3 on Land Court Plan No. 16514-124 at the Nantucket Registry District of the Land Court, hereby amend the Beverly Court Homeowners Association Declaration of Trust, registered as Document No. 158645 at the Registry, the Beverly Court’s Grant of Right to Enforce Restrictions, registered as Document No. 158644 at the Registry, the Beverly Court Statement of Conditions of Subdivision Approval, registered as Document No. 158642 at The Registry, the Beverly Court Declaration of Protective Covenants, Easements and Restrictions, registered at Document No. 158643 at the Registry, and the Beverly Court Road Maintenance and Endowment Agreement, registered as Document No. 158646, in accordance with the following Amendments:

THE BEVERLY COURT HOMEOWNERS ASSOCIATION
DECLARATION OF TRUST
AMENDMENT #1

Article Two: Definitions, 1 (b) is hereby stricken in its entirety and replaced with the following:

(b) “Board of Trustees”, The Board of Trustees of the Trust shall consist of the Owners of Lots 981, 982, 983 and 984 on Plan No. 16514-124, and as more particularly described in Article 4.2 of this Declaration of Trust.

Article Two: Definitions, 1 (f) is hereby stricken in its entirety and replaced with the following:

(f) “Land”, the land situated in the Town and County of Nantucket, Commonwealth of Massachusetts, shown as Lots 981, 982, 983 and 984 on Land Court Plan No. 16514-124, and the Roadway, as defined below.

Article Two: Definitions, 1 (g) is hereby stricken in its entirety and replaced with the following:

(g) “Lots”, the buildable lots of land in Nantucket County, Massachusetts shown as Lots 981, 982, 983 and 984 on Land Court Plan No. 16514-124.

Article Two: Definitions, 1 (i) is hereby stricken in its entirety and replaced with the following:

(i) “Plan”, Plan No. 16514-124, Registered at the Nantucket Registry District of the Land Court.

Article Two: Definitions, 1 (l) is hereby stricken in its entirety and replaced with the following:

(l) “Roadway”, the private way, now known as Beverly Court and shown as Lot 150-3 on Land Court Plan No. 16514-124.

Article Three: The Trustees, 2. Board of Trustees, is hereby stricken in its entirety and replaced with the following:

2. Board of Trustees. After the Turnover Date, there shall at all times be a Board of Trustees hereunder, which Board of Trustees shall consist of such number of not less than (1) nor more than Four (4) natural persons. Upon purchase of a Lot, a Trustee shall be appointed by one of the following methods:

- (a) If the new Owner is one natural person, he or she shall automatically become the Trustee representing that Lot. Such appointment shall become effective upon the recording with the Nantucket Registry District of a Deed conveying the Lot to the new Owner.
- (b) In the event that the new Owner is not a natural person, or more than one natural person owns a Lot, the Owner shall designate a natural person to serve as Trustee representing the Lot. Such appointment shall become effective upon the recording with the Nantucket Registry District of (1) a written instrument executed by the Owner setting forth the appointment of a natural person, signed and acknowledged in proper form for recording; and (2) the acceptance of such appointment, signed and acknowledged in proper form for recording by the person so appointed.

In any of these events, such person shall then be and become such Trustee and shall be vested with the title to the Trust property jointly with the remaining or surviving Trustee(s), and the prior Trustee representing such Lot shall have been deemed to have resigned without the necessity of recording the resignation with the Nantucket Registry District.

BEVERLY COURT
STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL
AMENDMENT #1

The first paragraph of the Beverly Court Statement of Conditions of Subdivision approval is hereby stricken in its entirety and replaced with the following:

Greg W. Glowacki (the “Owner”), sought approval from the Nantucket Planning Board (the “Planning Board”) of a definitive plan of land creating the 17 Greglen Avenue Subdivision, a subdivision of approximately 23,000 square feet of land with frontage on “Greglen Avenue,” formerly shown on a certain plan entitled “Being a Subdivision of Lot 150 on L.C. Plan No. 16514-Z Definitive Plan of Land # 17 Greglen Avenue in Nantucket, Massachusetts”, dated February 6, 2017, prepared for Greg W. Glowacki by Nantucket Surveyors, LLC, and registered as Land Court Plan No. 16514-120, with Certificate of Title No. 25261, at the Nantucket Registry District for the Land Court, and now shown as the Lots and Roadway on Plan No 16514-124, registered at the Nantucket Registry District of the Land Court (the “Plan”). The Beverly Court Subdivision consists of four (4) buildable lots (981, 982, 983 and 984) and one (1) roadway (Lot 150-3), as shown on the Plan. The Planning Board approved the 17 Greglen Avenue Subdivision on March 6, 2017, and endorsed the Plan on November 15, 2018, subject to the terms and conditions of subdivision approval herein set forth.

**BEVERLY COURT DECLARATION OF PROTECTIVE COVENANTS,
EASEMENTS AND RESTRICTIONS**

AMENDMENT #1

The first sentence of the Statement of Purpose is hereby stricken in its entirety and replaced with the following:

WHEREAS, the Declarant has subdivided the Land into four (4) buildable lots and one (1) roadway lot pursuant to the Plan (as hereinafter defined);

Article One, Definitions, section 1.07 is hereby stricken in its entirety and replaced with the following:

1.07 “Lot”. Refers to each of the buildable lots identified as Lots 981, 981, 983 and 984 on Land Court Plan No. 16514-124.

Article One, Definitions, section 1.09 is hereby stricken in its entirety and replaced with the following:

1.01 “Plan”. Means the plan registered at the Nantucket Registry District of the Land Court as Plan No. 16514-124.

Article One, Definitions, section 1.13 is hereby stricken in its entirety and replaced with the following:

1.13 “Roadway”. Refers to Lot 150-3 on Land Court Plan No. 16514-124.

Article Two, Restrictions, Covenants, and Easements, section 2.02.1, is hereby stricken in its entirety and replaced with the following:

2.02.1, Parking. All vehicles as allowed under the Nantucket Zoning by-law, may be garaged or kept upon any Lot. The Roadway may not be used for storage, repair, or washing of any motor vehicle, boat or trailer. Storage of a Camper/RV are prohibited on any Lot or the Roadway. The Lots are subject to the following parking restrictions:

- Lot 981: Shall not have more than Two (2) vehicles parked thereon;
- Lot 982: Shall not have more than Four (4) vehicles parked thereon;
- Lot 983: Shall not have more than Two (2) vehicles parked thereon, and
- Lot 984: Shall not have more than Four (4) vehicles parked thereon.

Article Two, Restrictions, Covenants, and Easements, section 2.02.5, is hereby added as a use restriction.

2.02.5 Tertiary Dwellings: Tertiary Dwellings, as defined in the Nantucket Zoning Bylaw, are prohibited on Lots 983 and 981.

BEVERLY COURT GRANT OF RIGHT TO ENFORCE RESTRICTIONS

AMENDMENT #1

The first paragraph of the Beverly Court Grant of Right to Enforce Restrictions here hereby stricken in its entirety and replaced with the following:

Greg W. Glowacki, being the Declarant of that certain Declaration of Protective Covenants, Easements, and Restrictions dated as of August 4, 2017, registered as Document No. 158643 at the Nantucket Registry District of the Land Court (the “Declaration”), encumbering those certain parcels of land formerly known as a portion of 17 Greglen Avenue, formerly shown as Lots 972, 973 and 974 (formerly known as Lots 150-1, 150-2 and 150-3) on that certain plan entitled, “Being a Subdivision of Lot 150 on L.C. Plan No. 16514-Z Definitive Plan of Land # 17 Greglen Avenue in Nantucket, Massachusetts”, dated February 6, 2017, prepared for Greg W. Glowacki by Nantucket Surveyors, LLC, and registered as Land Court Plan No. 16514-120, with Certificate of Title No. 25261, and are now shown as lots 981, 982, 983, 984 and 150-3, on Plan Registered at the Nantucket Registry District of the Land Court as Plan No. 16514-124 (the “Plan”) 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:

BEVERLY COURT ROAD MAINTENANCE AND ENDOWMENT

AGREEMENT

AMENDMENT #1

Recitals, A. is hereby stricken in its entirety and replaced with the following:

A. The Developer was the owner of certain land situated in the Town and County of Nantucket, Commonwealth of Massachusetts, formerly known as 17 Greglen Avenue and formerly shown on a certain definitive subdivision plan entitled, “Being a Subdivision of Lot 150 on L.C. Plan No. 16514-Z Definitive Plan of Land # 17 Greglen Avenue in Nantucket, Massachusetts”, dated February 6, 2017, prepared for Greg W. Glowacki by Nantucket Surveyors, LLC, approved by the Nantucket Planning Board on March 6, 2017 and endorsed by said Planning Board on March 12, 2018, a copy of which is registered as Land Court Plan No. 16514-120, with Certificate of Title No. 25261 at the Nantucket Registry District for the Land Court, and is now shown as Lots 981, 982, 983, 984 and Lot 150-3 on Plan registered as Plan No. 16514-124 at the Nantucket Registry District of the Land Court (the “Subdivision Plan”).

Recitals, B. is hereby stricken in its entirety and replaced with the following:

B. The Subdivision Plan consists of four (4) buildable lots, identified as Lots 981, 982, 983 and 984 on the Subdivision Plan (each a “Buildable Lot”), and the Greglen Avenue subdivision roadway, shown as Beverly Court and identified as Lot 974 on Nantucket Land Court Plan No. 16514-120 (the “Roadway”).

Recitals, C. is hereby stricken in its entirety and replaced with the following:

C. The Planning Board approved the Subdivision Plan at the Board’s August 13, 2018 meeting and endorsed the same on November 15, 2018, subject to the conditions set forth in that certain Statement of Conditions of Subdivision Approval registered as Document No. 158642 at the Nantucket Registry District for the Land Court.

Except as hereby amended, the terms and conditions of The Beverly Court Homeowners Association Declaration of Trust, The Beverly Court Statement of Conditions of Subdivision Approval, The Beverly Court Declaration of Protective Covenants, Easements and Restrictions, Beverly Court Grant Right to Enforce Restrictions, and the Beverly Court Road Maintenance and Endowment Agreement, shall remain in full force and effect.

THE REMAINDER OF THIS SPACE IS INTENTIONAL LEFT BLANK

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE

We, the undersigned, hereby certify that (a) We are the Trustees of the Beverly Court Homeowners Association Trust, under Declaration of Trust dated as of August 4, 2017, registered with Nantucket Registry District as Document No. 158645; (b) said Trust is in full force and effect and has not been altered, amended, or revoked; (c) all of the beneficiaries of the Trust are of full age, and none of such beneficiaries are under any disability, a corporation selling all or substantially all of its Massachusetts assets, or a personal representative of an estate subject to estate tax liens; and (d) We have been duly authorized by all of the beneficiaries of said Trust to execute, acknowledge, and deliver these Amendments.

Witness my hand and seal this instrument on this _____ day of _____, 20_____.

GREG W GLOWACKI, Trustee

Mark J. Buda, Trustee

SNEZHANA IVANOVA, Trustee

On this _____ day of _____, 20_____, before me, the undersigned notary public, personally appeared Greg W. Glowacki, as Trustee of the Beverly Court Homeowners Association Trust, whose name is signed on the preceding or attached document, and proved to me through satisfactory evidence of identification, which was _____, and acknowledged to me that they signed it voluntarily, as their free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

NOTARY PUBLIC

My Commission Expires:

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared Mark J. Buda, as Trustee of the Beverly Court Homeowners Association Trust, whose name is signed on the preceding or attached document, and proved to me through satisfactory evidence of identification, which was _____, and acknowledged to me that they signed it voluntarily, as their free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

NOTARY PUBLIC

My Commission Expires:

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared SNEZHANA IVANOVA, as Trustee of the Beverly Court Homeowners Association Trust, whose name is signed on the preceding or attached document, and proved to me through satisfactory evidence of identification, which was _____, and acknowledged to me that they signed it voluntarily, as their free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

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 Amendments to the Beverly Court Subdivision.

Dated: _____ 20____.

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

_____, 20____.

On this ____ day of _____, 20____, 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 they signed it voluntarily for its stated purpose as their free act and deed.

Notary Public

My Commission Expires:

CONSENT OF MORTGAGEE

_____ (“Mortgagee”), holders of a certain mortgage from
_____, recorded in Book: _____, Page: _____, at
the Nantucket Registry of Deeds, hereby consents to the Beverly Court Homeowners Association
Amendments.

SIGNED and EXECUTED this _____ day of _____, 20_____.

_____ Bank,

By: _____

Title:

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. _____, 20_____

On this _____ day of _____ 20_____, before me, the undersigned notary
public, personally appeared _____ 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/she signed it
voluntarily for its stated purpose.

NOTARY PUBLIC

My Commission Expires:

SARAH F. ALGER, P.C.

ATTORNEYS AT LAW

FOUR NORTH WATER STREET • NANTUCKET, MASSACHUSETTS • 02554

TELEPHONE: 508-228-1118 FACSIMILE: 508-228-8004

SARAH F. ALGER

sfa@sfapc.com

JENNIFER E. CAREY

jec@sfapc.com

FIVE PARKER ROAD • POST OFFICE BOX 449

OSTERVILLE • MASSACHUSETTS • 02655

TELEPHONE: 508-428-8594 FACSIMILE: 508-420-3162

JOHN R. ALGER

1931-2007

December 30, 2019

BY HAND

Leslie Woodson Snell,
Deputy Director of Planning
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: Hawthorne Park LLC
Lot 68, Land Court Plan
14973-P
6B Hawthorne Lane
Nantucket, Massachusetts

Dear Leslie:

Enclosed please find an application for a Form J Release of the above property.

Please put this matter on the agenda for your next meeting on Monday, January 13, 2020.

If you have any questions or need anything further, please let us know.

Thank you for your attention to this matter.

Sincerely,



Holly Visco, Legal Assistant
To Sarah F. Alger, P.C.

Enclosure



Nantucket Planning Board

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

Date: December 30, 2019

Planning Board File # 61-16

Subdivision Name: Hawthorne Park

Owner: Hawthorne Park LLC

Owner's Address: c/o Sarah F. Alger, P.C., 4 North Water Street, Nantucket, MA 02554

Phone number: 508-228-1118 Fax number: 508-228-8004 E-mail: sfa@sfapc.com

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

Applicant's Address: _____

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

Date of Subdivision Plan: July 7, 2017

Land Location: 6B Hawthorne Lane, Nantucket, Massachusetts

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

Plan Registered: Nantucket Land Registry, Land Court Plan Number 14973-P

Type of Performance Security:

Covenant dated: July 14, 2017

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

or

Covenant registered: Nantucket Land Registry District as Document # 156036 and noted on Certificate of Title # 26090 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 68 _____

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 _____, 2020.
(Date) (Month) (Year)

John Trudel, III

Nat Lowell

Judith Wegner

Frederick McClure

David Iverson

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2020

On the _____ day of _____, 2020, 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:



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

N-9141

COPY

September 4, 2019

Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning ,PLUS
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: The Westmoor Club

Dear Leslie:

On behalf of the applicant, Westmoor Club, LLC, Nantucket Surveyors LLC submits this letter to address a minor modification to the existing snack shack located on the Westmoor Club Property. The Westmoor Club is located on multiple parcels. These parcels, for descriptive purposes, can be easily broken down into Westmoor Lots (41/809, 41/91, 41/805, & 30/269) and Dukestar Lot (41/806).

Special Permit Modification #14-04 approved the addition of five hundred eighty (580) s.f. of ground cover on the Westmoor lots. This was the square footage for the proposed bathhouse. The as-built bathhouse contains only four hundred sixty-nine (469) square feet of ground cover. The existing snack shack contains a ground cover of three hundred forty (340) square feet. An enclosure of the existing porch is proposed to expand the snack shack kitchen and enclose with screens the remaining porch area. The proposed enclosure will include five hundred twenty (520) square feet of additional ground cover. The additional square footage proposed on the Westmoor Lots would be four hundred nine (409) square feet. The Ground Cover Ratio depicted on the approved plans is 4.6% and will increase to 4.7% if this request is approved. Allowable ground cover for the project is 12.5%. Please note the additional square footage proposed does not require any additional parking spaces to be added to the site.

A similar request was approved by the board on October 16, 2008; see letter attached hereto dated October 29, 2008. The work proposed in 2008 was not completed.

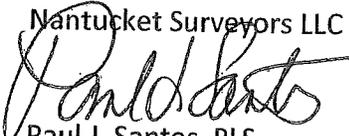
In accordance with Section 139-11.F. we ask that the Board considers this a minor change that "does not materially affect the findings and conclusions upon which the Planning Board's previous decision to approve the development was based" and therefore shall be allowed without a modification filing.

Office located at 5 Windy Way • Nantucket, MA 02554

Land Surveying • Topographic Surveys • Civil Engineering • Construction • Marine • Environmental Permitting

Sincerely,

Nantucket Surveyors LLC



Paul J. Santos, PLS

Cc: Steven L. Cohen, Esq.

Enclosure: October 29, 2008 Letter and New Proposed Floor Plan



Nantucket Planning Office

October 29, 2008

Paul J. Santos, PLS
Nantucket Surveyors LLC
P.O. Box 3627
Nantucket, MA 02584-3627

RE: File # 14-04 The Westmoor Club minor modification to the existing snack shack

Dear Paul,

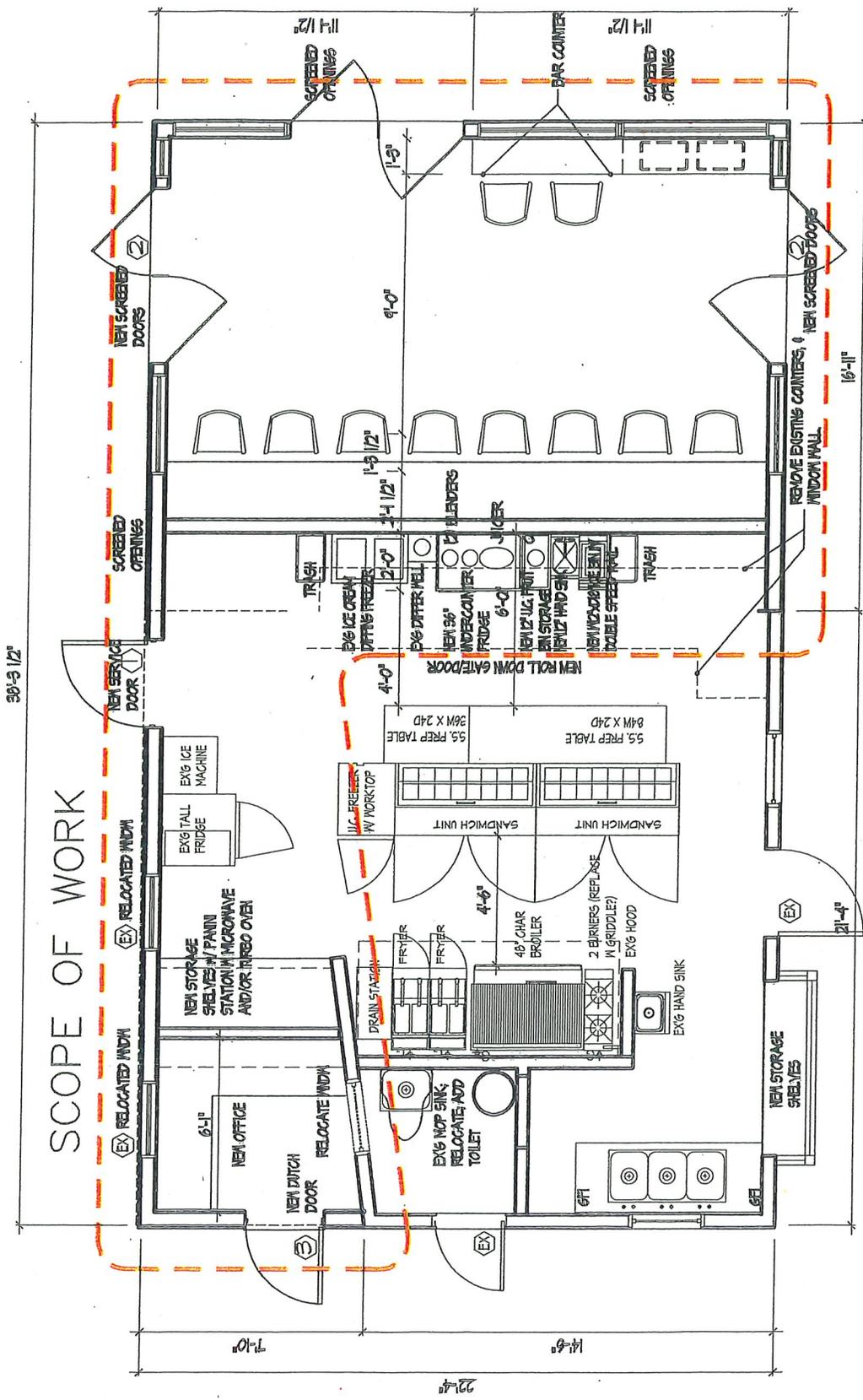
Per your request the Planning Board meeting of October 16, 2008 confirms that this minor modification to the existing snack shack "does not materially affect the findings and conclusions upon which the Planning Board's previous decision to approve the development was based" and therefore shall be allowed without a modification filing.

Sincerely,
Nantucket Planning Board

Catherine Ancero

Catherine Ancero,
Administrative Specialist





SCOPE OF WORK

BEACH PLUM SNACKBAR: NEW PROPOSED FLOOR PLAN

ISSUED for	DATE
HDC RE-SUBMIT	04.12.16

10
westmoor
Nantucket Ave
Lane
a project for
The Westmoor Club;
Beach Plum Snackbar

DRAWING TITLE
PROPOSED
FLOOR PLAN

SCALE	3/16" = 1'-0"
DATE	04.12.16
DRAWN	BH
JOB NUMBER	TNC
SHEET	

A1.2

7 Kilburn Street, Burlington VT 05401
86 Pocomo Road, Nantucket MA 02554
201 Grenville Road, Hobe Sound FL 33455
T:800.862.4053 F:802.864.8267 M:508.680.6749
www.jggarchitects.com

J. GRAHAM GOLDSMITH
ARCHITECTS

ARCHITECTURE . PLANNING . INTERIORS