1. 4:00 P.M. Planning Board Meeting Packet 07.20.20

Documents:

07-20-20 DRAFT STAFF REPORT FINAL.PDF
07-20-20 AGENDA PLANNING BOARD MEETING - FINAL.PDF
SECOND DWELLING - 14 BREWSTER RD.PDF
SECOND DWELLING - 25 DUKES RD.PDF
SECOND DWELLING - 7 STARBUCK CT.PDF
ANR - 4 JOHN ADAMS.PDF
ANR - 8 TOOMBS COURT.PDF
ANR - 20 SHERBURNE TURNPIKE.PDF
ANR - 3 WEST CHESTER STREET.PDF
ANR - 18 GREGLEN AVE.PDF
PREVIOUS PLANS - 13 WAYDALE RD - SECOND DWELLING.PDF
PREVIOUS PLANS - 13 WAYDALE RD - TERTIARY DWELLING.PDF
PREVIOUS PLANS - GINGY LN SUBDIVISION - LOT RELEASE.PDF
PREVIOUS PLANS - RELIANCE WAY SUBDIVISION - COVENANT.PDF
PREVIOUS PLANS - RELIANCE WAY SUBDIVISION - LOT RELEASE.PDF
PREVIOUS PLANS - 4 QUAIL LN - MINOR MODIFICATION.PDF
PREVIOUS PLAN - WHITE WHALE LANE SUBDIVISION - LOT RELEASE.PDF
PRELIMINARY PLAN - 72 CATO LN.PDF
PRELIMINARY PLAN - 1 BAYBERRY LANE.PDF
PUBLIC HEARING - 25 BUNKER RD.PDF
PUBLIC HEARING - 4 HANABEA LN.PDF
PUBLIC HEARING - 320R MILESTONE RD.PDF
PUBLIC HEARING - 4 FLINT RD.PDF
PUBLIC HEARING - 5 NORTH WATER STREET.PDF
PUBLIC HEARING - 6 SLEEP HOLLOW RD AND 80 SOMERSET RD.PDF
PUBLIC HEARING - 31 FAIRGROUNDS RD.PDF
PUBLIC HEARING - 9 BAYBERRY LN.PDF
OTHER BUSINESS- UPDATED MEETING SCHEDULE.PDF

Nantucket Planning Board

S T A F F R E P O R T

Date: July 17, 2020

To: Planning Board

From: Megan Trudel,
Land Use Specialist

Re: Staff Report for July 20, 2020 Planning Board Meeting

Call to order:
Approval of the agenda:
Election of Officers:
Consent Items:

a. **Minutes:**
   - **June 15, 2020 – CONTINUE UNTIL 8-17-20**
   - **March 9, 2020**

Second Dwellings:

- **PBDW-2020-06-0028 Donald F. Russell & Mary T. Russell, 14 Brewster Road (Map 54 Parcel 236)**

The applicant is proposing to convert an existing garage/studio to a one (1) bedroom garage apartment. The proposed secondary dwelling has an approximate ground cover of 672 square feet and is located on the western portion of the site, which has approximately 45,456 square feet and is zoned LUG-1. The primary dwelling has an approximate ground cover of 1,594 square feet.

The secondary dwelling will be accessed by an existing dirt and shell driveway on Brewster Road. The driveway will contain four (4) 9' x 20' exterior parking spaces with an additional two (2) 9' x 20' parking spaces inside of the garage. The plan, as submitted, meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval with the following conditions:

1) That the travelled surface of the driveway shall be a minimum of ten (10) feet in width and a maximum of fifteen (15) feet;
2) That any future landscaping at the driveway entrances be limited to low growing

plant material not to exceed three (3) feet in height;

3) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and,
4) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

- **PBDW-2020-06-0029 Charles & Cynthia Lenhart, 25 Dukes Road (Map 41 Parcel 530.3)**

The applicant is proposing to convert the existing three (3) bedroom primary dwelling to the secondary dwelling and construct a new primary dwelling. The proposed secondary dwelling will have an approximate ground cover of 863 square feet and will be located on the northeastern portion of the site, which has approximately 43,676 square feet and is zoned R-20. The newly constructed four (4) bedroom primary dwelling will have an approximate ground cover of 2,365 square feet.

Additionally, the applicant is seeking to validate a pre-existing second driveway access on Crooked Lane that was in existence prior to the Bylaw requirement for a Special Permit for a second driveway access, but was relocated slightly to the north in 2016 when the proposed second dwelling was relocated on the site.

To validate the second driveway access, the following findings must be made:

1) That the second driveway access is not contrary to sound traffic and safety considerations; and
2) That the second driveway access does not have an adverse impact on the scenic or historic integrity of the neighborhood.

The secondary dwelling will be accessed by an existing gravel driveway on Crooked Lane and the primary dwelling will be accessed by an existing gravel driveway on Dukes Road. The driveway will contain seven (7) 9' x 20' exterior parking spaces. The plan, as submitted, meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

It is noted that this site was approved for a secondary dwelling in 2014.

Planning staff recommends approval with the following conditions:

1) That the travelled surface of the driveway shall be a minimum of ten (10) feet in width and a maximum of fifteen (15) feet;
2) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
3) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and,
4) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

- **PBDW-2020-07-0030 FMI LLC, 7 Starbuck Court (Map 42.3.3, Parcel**

The applicant is proposing to construct a two (2) bedroom secondary dwelling. The proposed

secondary dwelling has an approximate ground cover of 907 square feet and is located on the southern portion of the site, which has approximately 18,563 square feet and is zoned ROH. The primary dwelling has an approximate ground cover of 1,217 square feet.

The secondary dwelling will be accessed by Starbuck Court, which leads to a crushed shell parking area on the site. The site will contain four (4) 9' x 20' exterior parking spaces. The plan, as submitted, meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

It is noted that this site was approved for a second dwelling in 2016, which has since expired.

Planning staff recommends approval with the following conditions:

1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and,
3) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

ANR Plans:

- **PLSUB-2020-07-00068 Susan M. Doughan, Trustee, Susan M. Doughan Living Trust, 134 Main Street (Map 41 Parcel 37)**
  WITHDRAWN

- **PLSUB-2020-07-0006 Susan M. Doughan, Trustee, Susan M. Doughan Living Trust, 134 Main Street (Map 41 Parcel 37)**
  WITHDRAWN

- **PLSUB-2020-07-00063 Mark & Marilyn Wendling, 4 John Adam's Lane (Map 30 Parcels 268 & 170.3)**
  The purpose of this plan is to adjust property lines by combining Lot 4 with the property of Mark and Marilyn Wendling and Lot 2 with the abutting property of Cliff Dweller LLC. No new buildable lots are being created.

  Planning staff recommends endorsement.

- **PLSUB-2020-07-00064 Ellen Nora Toombs Revocable Trust of 2007, 8 Toomb's Court (Map 68 Parcel 153)**
  The purpose of this plan is to divide an existing lot into two (2) buildable lots. Lot 1, containing 31,908 square feet, will have access through an easement on the cul-de-sac Toombs Court and frontage on the cul-de-sac of Dooley Court. Lot 2, containing 20,016 square feet, will have access and frontage on the cul-de-sac of Toombs Court. The site is zoned R-20, which requires a minimum lot area of 20,000 square feet and has a frontage requirement of 75 feet.

  Planning staff recommends endorsement.

- **PLSUB-2020-07-00065 20 Sherburne Turnpike LLC, 20 Sherburne Turnpike (Map 30 Parcel 195)**
  The purpose of this plan is to take an existing buildable lot and divide it into two (2) lots. As currently proposed, there will be one (1) buildable lot and one (1) non-buildable lot. It is noted that Lot 2 is considered a non-buildable lot until adequate access is constructed on Folger Road. Folger Road predates Nantucket's adoption of the Subdivision Control Law and therefore ONCE PRACTICAL ACCESS IS PROVIDED, A Zoning Enforcement Officer will determine whether the lot is buildable without further review from the Board.

  Lot 1 will contain 12,527 square feet with frontage and access on Sherburne Turnpike and Lot 2 will contain 11,135 square feet with frontage and access on Folger Road (once constructed). The site is zoned R-1, which has a minimum lot size of 5,000 square feet and a frontage requirement of 50 feet.

  Planning staff recommends endorsement.

- **PLSUB-2020-07-00066 William Moffett Moore, Jr., 3 West Chester (Map 42.4.3 Parcel 14)**
  The purpose of this plan is to divide an existing lot into two (2) buildable lots in which two buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. Lot A will contain approximately 1,787 square feet and Lot B will contain approximately 4,450 square feet. Evidence of both buildings on the lot are shown with documentation including Nantucket Historical Association records, Historic District Commission & Building Department Records, Sanborn Insurance Maps, Historic District Commission Surveys, Photographs, Registry of Deeds Titles of Land and tax records.

  Planning staff recommends endorsement.

- **PLSUB-2020-07-00067 Kim Glowacki, 18 Greglen Avenue (Map 68 Parcel 184)**
  The purpose of this plan is to divide an existing lot into two (2) buildable lots. Lot A will contain approximately 12,095 square feet and Lot B will also contain approximately 12,095 square feet. Both lots have frontage and access on Greglen Ave. The site is zoned CTEC, which has a minimum lot size of 10,000 square feet and a frontage requirement of 50 feet.

  Planning staff recommends endorsement.

<u>Previous Plans:</u>

- **Second Dwelling: Stephen Welch, 13 Waydale Road (Map 67 Parcel 32),** *Extension request 2020-2021*
  The applicant is requesting an extension of the secondary dwelling approval, which expires on November 15, 2020. Planning staff recommends extending the secondary dwelling approval for one year, until November 15, 2021.

- **Tertiary Dwelling: Stephen Welch, 13 Waydale Road (Map 67 Parcel 32),** *Extension request 2020-2021*
  The applicant is requesting an extension of the tertiary dwelling approval, which expires on November 15, 2020. Planning staff recommends extending the tertiary dwelling approval

for one year, until November 15, 2021.

- **#7133 Gingy Lane Subdivision, 68 & 72 North Liberty Street,** *Form J lot release (Lots 11-14)*
  The applicant is requesting the release of the remaining lots (Lots 11-14). All infrastructure in this Subdivision has been complete for some time. Planning staff recommends endorsement.

- **#8254 Reliance Way,** *Legal Docs/Covenant*
  The applicant has submitted the Covenant for the Board to review and endorse. Planning staff recommends endorsement.

- **#8254 Reliance Way,** *Form J lot release (Lot 1)*
  The applicant is requesting the release of Lot 1. If the Board has approved to endorse the previous matter (the Covenant), Planning staff recommends endorsing the Form J to release Lot 1.

- **#8267 White Whale Lane Subdivision,** *Form J lot release (Lot 8)*
  The applicant is requesting the release of Lot 8. Planning staff recommends endorsement of the Form J pending final review from Ed Pesce and for the applicant to submit funds to an escrow account in the amount of 120% of the estimate for any remaining work.

- **#53-19 Lisa Swift, 4 Quail Lane,** *minor modification, driveway apron*
  The applicant is requesting to modify the existing Special Permit for a tertiary dwelling in order to modify condition #3, which states, "That an apron at the existing driveway entrances with Quail Lane and Dennis Drive shall be maintained with a depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet" in order to reduce the depth of the driveway apron and still prevent the driveway materials from entering the existing asphalt street. The proposal is in response to the costs involved with install three (3) driveway aprons on the site.

  Planning staff recommends approving the request as a minor modification with driveway aprons at least five (5) feet in depth.

  In order to approve the request, the following findings must be made:
  1) That the proposed minor modification does not require a public hearing; and
  2) That the proposed minor modification does not materially affect the findings and conclusions upon which the Planning Board's previous decision to approve the MCD were made.

  Planning staff recommends the following conditions:
  1) That driveway aprons with the entrances of Quail Lane and Dennis Drive be installed and maintained with a minimum depth of five (5) feet; and
  2) That all other conditions in the original decision are to remain in full force and effect.

Preliminary Plans:

- **PLSUB-2020-06-00061 Salvador A. Aguilar-Portilla & Mayra E. Escobar, 72 Cato Lane (Map 66 Parcel 457),** ***3 Lots (2 buildable lots)***
  The applicant is proposing a three (3) lot, two (2) buildable lot subdivision. The lots would be accessed by an approximately 75 ft long, 12 ft wide gravel roadway originating from Cato Lane. Lot 1 would contain approximately 10,117 square feet and Lot 2 would contain approximately 10,120 square feet. The site would be serviced by Town water and sewer. Additionally, the applicant would consider pursuing a Rear-Lot Subdivision depending on Board feedback.

  Planning staff recommends approval and would suggest a conversion to a Rear-Lot Subdivision.

- **PLSUB-2020-06-00062 Marianne Jenkinson, 1 Bayberry Lane (Map 66 Parcel 57),** ***3 Lots (2 buildable lots)***
  The applicant is proposing a three (3) lot, two (2) buildable lot subdivision. The preliminary plan was filed in advance of ATM, as the site was subject to a warrant article that proposed to change the zoning from R-20 to R-40. That article did not pass at ATM, and the site remains in the R-20 zoning district. The applicant is proposing a 16-ft wide roadway with a lot on either side. Lot 1 would be approximately 20,015 square feet and Lot 2 would be approximately 20,038 square feet. The site would be serviced by Town water and sewer. The applicant also suggests that they are considering developing the site as a Rear-Lot Subdivision.

  Planning staff recommends approving the preliminary plan, however would recommend to the applicant that they consider subdividing the lot through the ANR process as there is ample lot area and adequate frontage and access on both Bayberry Lane and Ticcoma Way.

Public Hearings:

- **#62-19 Mid-Island Service Limited Partnership MCD, 41 & 43 Sparks Avenue,** *action deadline 9-30-2020*
  CONTINUE TO 08-17-20

- **PLSP-2020-01-0030 ACK Crazy LLC, 9 West Chester Street,** *action deadline, 10-30-2020*
  CONTINUE TO 08-17-20

- **PLSP-2020-05-0048 Nantucket Energy, 25 Bunker Road,** *action deadline 09-13-20*
  From June 15, 2020 Staff Report:
  The applicant is requesting to modify the existing MCD special permit in order to construct one (1) 60' x 100' building with a new septic system, construct two (2) new pre-engineered steel buildings, and install a new gate at the north east end of the site. The site consists of two leased lots totaling approximately 79,610 square feet and zoned CI. For clarification on and the orientation of the site and the respective setbacks, the frontage is being claimed as the unpaved portion of Old South Road, making the Bunker Road portion of the site one of the side yards. The line shown to the south (left side of the plan) is a lease line and not the

lot line, therefore the rear-yard setback is applicable to the lot line, which is not a part of the site in question. As proposed, the site complies with all setback requirements.

Included with the packet is a report prepared by Ed Pesce, the Town's consulting engineer.

If approved, the following findings must be made:

1) That the request is harmony with the general purpose and intent of the Bylaw; and
2) That the request is consistent with the findings in the original decision.

Planning staff recommends approval with the following condition:

1) That all of the comments referenced in report prepared by Pesce Engineering & Associated, Inc. on June 4, 2020, with the exception of comment "2.c." addressing setbacks, are addressed prior to the issuance of a building permit and start of construction.

UPDATE:

The public hearing for this matter was not opened at the June 15, 2020 meeting due to a request for continuance by the surveyor. There was brief discussion between the Board and the applicant surrounding the proposal.

Since the June 15, 2020 meeting, the applicant has submitted updated plans addressing Ed Pesce's remarks. At the time of this staff report, Ed Pesce has not submitted a review of the update plans.

Planning staff still recommends approval in accordance with the findings and conditions outlined in the June 15, 2020 report, pending the review and approval of the updated plans by Ed Pesce prior to the issuance of a building permit.

- **PLSUB-2020-06-00058 ACK Laundro LLC, 4 Hanabea Lane,** *action deadline 10-18-2020*
  The applicant is requesting to amend the Subdivision for this lot where condition #6 states, "that shared driveways for lots shall be constructed in accordance with the definitive plans and that the covenant be submitted to the Planning Board and filed with the Registry of Deeds within 6 months of the date of this approval (March 24, 2003);" in order to also approve a second driveway access. In creating the second driveway access, the applicant will be creating a single on street parking spot and therefore must also amend condition #14 which states, "That no-on-street-parking be permitted and the property owners install and maintain appropriate signage as well as provide enforcement" as it applies to the single proposed parallel parking spot only. The subdivision must first be modified in order for the Special Permit Request to be considered. Please refer to PLSP-2020-02-0035 below for additional information.

- **PLSP-2020-02-0035 ACK Laundro, LLC, 4 Hanabea Lane,** *action deadline, 09-30-2020*
  VOTING: Judith Wegner, John Trudel, Nat Lowell, Stephen Welch, David Callahan
  From March 9, 2020 Staff Report:
  The applicant is requesting a second driveway access. When the original subdivision was approved the driveway locations were established and curbing was installed. After approval, the subdivision was modified in 2017 to allow for a common driveway access between 4 and 6 Hanabea Lane. The driveway shown as existing on the proposed plan was supposed to be abandoned when the modification established the common driveway access.

Although the applicant did not specify the intended use for the site, a review of the approved HDC plans indicates that there may be further Special Permit(s) needed for the intended use(s) in the Wellhead Protection District.

***HDC approved plans and photographs of the site, taken by staff are included with your packet. It is also recommended to make a site visit in advance of the meeting.

UPDATE:
Since the March 9, 2020 meeting, based on the discussion at that meeting, the applicant has applied to modify the subdivision and has submitted a revised plan for the Special Permit/second driveway application.

If the applications were to be approved the following findings must be made:

For PLSUB-2020-06-00058 (Subdivision Modification):

1) That the request is in harmony with the general purpose and intent of the Bylaw; and
2) That the request is consistent with the findings in the original decision.

For PLSP-2020-02-0035 (Special Permit for Second Driveway Access)

1) That the second driveway access requested is consistent with the general purpose and intent of the Bylaw;
2) That the second driveway access is not contrary to sound traffic and safety considerations; and
3) That the second driveway access does not have an adverse impact on the scenic or historic integrity of the neighborhood.

Planning staff recommends the following conditions:

1) That the driveway access not exceed thirty (30) feet in width (excluding corner roundings with a maximum radius of five (5) feet); and
2) That an apron at both driveway entrances with Hanabea Lane shall be maintained with a minimum depth of ten (10) feet.

- **PLSUB-2019-12-00018 Skinners Way Subdivision, 320R Milestone Road,** *action deadline 07-30-2020*

VOTING: Judith Wegner, John Trudel, Nat Lowell, Dave Iverson, Fritz McClure

From June 15, 2020 Staff Report:
The applicant is proposing a five (5) lot, four (4) buildable lot subdivision in the Residential-20 (SR-20) zoning district. The site is approximately 313,694 square feet and has the potential for a thirteen (13) lot, twelve (12) buildable lot subdivision. There are three existing buildings to the rear of the site that are accessed by a 10'-12' wide dirt drive. The applicant is requesting to widen the existing drive to 16' with a turn-around to access the lots within the subdivision. The site is located within the Well Head Protection Zone. Currently, the site utilizes well and septic, but is subject to Warrant Article 82, ATM 2020, which proposes to add the site to the Sconset Sewer District.

A complete list of waivers requested are included in the packet for review.

Planning staff has received responses from the Sewer Department, Fire Department, Wannacommet, and Ed Pesce, the Town's consulting engineer. These responses are located in thepacket for review.

Planning staff recommends that the Board have a discussion with the applicant about the intent and development of the subdivision. The overall intensity will govern what roadway and infrastructure improvements may be needed. It should be determined how many dwellings will be allowed on each lot and whether or not the proposed lots will be allowed to further subdivide in the future.

UPDATE:
At ATM on June 25, 2020, this site was added to the Sconset Sewer District. At the June 15, 2020 Planning Board meeting, there were questions surrounding a possible connection to the Hydrangea Lane cul-de-sac. A plan from the approved Sconset Hydrangea Subdivision is included in your packet notating that any future connection between the two roadways would be for emergency acess.

- **PLSP-2020-02-0038 Christopher Loftus, 4 Flint Road,** *action deadline 08-30-2020*
  VOTING: Judith Wegner, John Trudel, Nat Lowell, Dave Iverson, Fritz McClure
  From June 15, 2020 Staff Report:
  The applicant is requesting to approve the use of seven (7) storage containers on the site. The site is located in the CI zoning district and is approximately 5,003 square feet. The site is currently subject to a zoning violation for an unpermitted storage container. That storage container is currently located on the southeast corner of the lot.

  If approved, the following findings must be made:
  1) That the use of seven (7) storage containers on the site is consistent with the CI zoning district pursuant to sections 139-7A and 139-2 of the Bylaw; and
  2) That the request is in harmony with the general purpose and intent of the Bylaw.

  If approved, Planning staff recommends the following conditions:
  1) That screening of the storage containers be installed at the Fint Road portion of the site;
  2) That the parking area shall be effectively screened on each abutting property by wall, fence, or densely planted compact hedge not less than 3 feet nor more than 8 feet in eight; and
  3) That the storage containers are located in substantial compliance with the site plan "Site Plan / Exhibit for Special Permit Application", drawn by Chris Loftus on March 3, 2020.

  UPDATE:
  Planning staff has had discussions with the applicant regarding screening of the site. The applicant has expressed that he would be agreeable to screening in the form of a chain-link fence with wind screening/protection, as is typical in the area and has been required of other sites permitted storage containers in the same neighborhood.

- **PLSP-2020-05-0050 White Heron Theatre, 5 North Water Street,** *action deadline 10-18-2020*
  The applicant is requesting to amend the existing MCD to remove condition #4, which states, "That there shall be no amplification of any sounds outside of the theater". The proposal includes live entertainment that would be viewed from the existing courtyard area of the site. Tables and chairs would be set up in the courtyard, and in compliance with the existing licensing, drinks and prepackaged snacks would be provided. Performers, which would consist of single musical accompanist and single vocal performers only, would remain inside of the theater on a reconfigured stage with the barn doors open. Patrons would be seated in the courtyard. Additionally, admission would be ticketed only.

  It is unclear what the occupancy limits on the courtyard would be, what the proposed hours of operation are, and would the requested relief be permanent or is it just a one season temporary response to the COIVD pandemic.

  There have been several emails and letters received by staff in opposition to the request.

  Planning staff recommends that the Board consider the concerns from the neighborhood and discuss the application further with the applicant.

- **PLSP-2020-06-0051 Kevin T. Dugan, Trustee of the Kevin T. Dugan Revocable Trust, Dawn L. Dugan, Trustee of the Dawn L. Dugan Revocable Trust, & Jessie M. Brescher, Trustee of the 6 Sleepy Hollow Realty Trust, 80 Somerset Road & 6 Sleepy Hollow Road,** *action deadline 10-18-2020*
  The applicant is requesting to convert an existing Nantucket Housing Needs Covenant Condominium to a secondary residential lot for year-round residents. The applicant is also requesting a waiver for each lot to have separate driveway accesses. The existing covenant condominium is located on Lot 109B which has approximately 9,360 square feet. The proposed market rate lot, Lot 109C has approximately 10,644 square feet. Lot 109B (covenant lot) is accessed through a driveway easement from Somerset Road. Lot 109C (market rate lot) will be accessed from Sleepy Hollow Road. The site is zoned Residential-20 (R-20).

  If approved, the following findings must be made:

  1) That the proposal advances the intent of the zoning bylaw by creating housing for year- round residents;
  2) That the second driveway access is not contrary to sound traffic and safety considerations; and
  3) That the second driveway access does not have an adverse impact on the scenic or historic integrity of the neighborhood.

  Planning staff recommends the following conditions:

  1) That proposed Lot 109B shall be subject to a Nantucket Housing Needs Covenant Ownership form, which shall provide without limitation, that owners and any occupants of any dwelling thereon, shall earn at or below 150% of the Nantucket County median household income;

2) That the total ground cover ratio for both lots shall not exceed the amount otherwise allowed for the original lot (12.5%), or as otherwise specified in 139-8C;
3) That the market rate lot, proposed Lot 109C, may be allowed a Secondary Dwelling (Tertiary standards);
4) That the requirement for shared driveway access required by 139-8.C(h) shall be waived;
5) That an Approval Not Required (ANR) plan to establish each lot is a necessary step to implement this permit.

- **PLSUB-2020-06-00070 & PLSP-2020-06-0052 Coffin Family Nominee Trust, Shirley Louise Coffin Spencer, Trustee, 31 Fairgrounds Road,** *action deadline 10-18-2020*
  The applicant is proposing an eleven (11) lot, eight (8) buildable lot AR Subdivision, utilizing the Flexible Development provision of the Bylaw through a Special Permit. The proposal includes a large area of open space, access from Fairgrounds Road with a one-way circular drive with common parking area that allows for 51 parking spaces with 2 loading zones, designated bike parking, and trash receptacle areas. Each individual lot will not have more than three (3) dwelling units. A total of 22 units with 39 bedrooms is being proposed.

  The site will be serviced by Town water and sewer, a sidewalk leading to Fairgrounds Road that would border the open space area, and a proposed bus stop.

  This concept was first brought to the Board as a Sketch Plan at the March 9, 2020 meeting. The Board overall discussed the plan favorably, but did point out concerns regarding parking, specifically for overflow and for visitors.

  A proposed plan, proof plan, full list of waivers requested, design renderings, elevations, traffic assessment, letter from the Fire Department, HDC plans, and a report prepared by Pesce Engineering are included with the packet for review.

- **PLSUB-2020-06-00059 Norris Family Trust, 9 Bayberry Lane,** *action deadline 10-18-2020*
  The applicant is proposing a three (3) lot, two (2) buildable lot AR Subdivision. The site is zoned R-20. Lot 29 consists of 20,008 square feet, Lot 30 consists of 20,000 square feet, and the roadway lot, Lot 31, which is accessed off of Bayberry Lane consists of 6,073 square feet.

  Included with your packet is a list of waivers being proposed by the applicant and a report prepared by Ed Pesce Engineering.

  Planning staff recommends approval, but would suggest to the applicant to consider coming back to the Board to covert the AR Subdivision to a Rear-Lot Subdivision.

  If approved, the following finding must be made:
  1) That the Applicant's proposal is in harmony with the general purpose and intent of the Bylaw;

  Planning staff recommends the following conditions:

1) That recorded copies of all legal documents (Coventn, Statement of Conditions, Grant of Right of Enforcement, Homeowners Association) shall be presented to the Planning Board within six (6) months of the filing of the decision;
2) That the definitive plan shall be presented to the Planning Board within six (6) months of the filing of the decision;
3) That each lot shall be allowed two (2) dwellings each for a total of four (4) dwellings;
4) That the second dwelling on one of the lots will be restricted to a maximum of 650 square feet of gross floor area. A restriction enforceable by the Planning Board shall be presented to the Board, without holding a public hearing, prior to the conveyance out of common ownership; and
5) That each lot shall comply with the ground cover ratio, front setback, and side and rear yard setback requirements of the underlying R-20 zoning district, or as otherwise specified in 139-8.E.

II. <u>Public Comments:</u>

III. <u>Other Business:</u>

- **Next regular Planning Board, Monday, August 17, 2020 at 4pm via Zoom/YouTube**
- **Planning Board Meeting Schedule-Remainder of 2020**

XI. <u>Adjournment</u>:

Nantucket Planning Board

NANTUCKET PLANNING BOARD AGENDA

MONDAY, JULY 20, 2020 @ 4:00PM

REMOTE PARTICIPATION VIA ZOOM & YOUTUBE

Pursuant to Governor Baker's March 12, 2020
Order Regarding Open Meeting Law (attached).
Information on viewing the meeting can be found at
http://www.nantucket-ma.gov/138/Boards-Commissions-Committes

(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), Meg Trudel (Land Use Planner), and Catherine Ancero (Administrative Specialist)

The complete text, plans, application, or other material relative to each agenda items are available for inspection digitally by emailing mtrudel@nantucket-ma.gov

I. Call to order:

II. Approval of the agenda:

III. Election of Officers:

IV. Consent Items:

a. Minutes:

- **June 15, 2020, *CONTINUE TO 08-17-2020***
- **March 9, 2020**

V. **Second Dwellings:**

- **PBDW-2020-06-0028 Donald F. Russell & Mary T. Russell, 14 Brewster Road (Map 52 Parcel 236)**
- **PBDW-2020-06-0029 Charles & Cynthia Lenhart, 25 Dukes Road (Map 41 Parcels 530.2 & 530.3)**
- **PBDW-2020-07-0030 FMI LLC, 7 Starbuck Court (Map 42.3.3 Parcel 80)**

VI. **ANR Plans:**

- **PLSUB-2020-07-00068 Susan M. Doughan, Trustee, Susan M. Doughan Living Trust, 134 Main Street (Map 41 Parcel 37) #1, *REQUEST FOR WITHDRAWAL***
- **PLSUB-2020-07-00069 Susan M. Doughan, Trustee, Susan M. Doughan Living Trust, 134 Main Street (Map 41 Parcel 37) #2, *REQUEST FOR WITHDDRAWAL***
- **PLSUB-2020-07-00063 Mark & Marilyn Wendling, 4 John Adams Lane (Map 30 Parcels 268 & 170.3)**
- **PLSUB-2020-07-00064 Ellen Nora Toombs Revocable Trust of 2007, 8 Toombs Court (Map 68 Parcel 153)**
- **PLSUB-2020-07-00065 20 Sherburne Turnpike, LLC, 20 Sherburne Turnpike (Map 30 Parcel 195)**
- **PLSUB-2020-07-00066 William Moffett Moore, Jr., 3 West Chester Street (Map 42.4.3 Parcel 14)**
- **PLSUB-2020-07-00067 Kim Glowacki, 18 Greglen Avenue (Map 68 Parcel 184)**

VII. **Previous Plans:**

- **Second Dwelling: Stephen Welch, 13 Waydale Road (Map 67 Parcel 32),** *Extension request 2020-2021*
- **Tertiary Dwelling: Stephen Welch, 13 Waydale Road (Map 67 Parcel 32),** *Extension request 2020-2021*
- **#7133 Gingy Lane Subdivision, 68 & 72 North Liberty Street,** *Form J (Lots 11-14)*
- **#8254 Reliance Way,** *Legal documents*
- **#8254 Reliance Way,** *Form J (Lot 1)*
- **#8267 White Whale Lane Subdivision,** *Form J (Lot 8)*
- **#53-19 Lisa Swift, 4 Quail lane,** *minor modification condition #3 driveway apron*

VIII. **Preliminary Plans:**

- **PLSUB-2020-07-00061 Salvador A. Aguilar-Portilla & Mayra E. Escobar, 72 Cato Lane (Map 66 Parcel 457),** *3 Lots (2 buildable lots)*
- **PLSUB-2020-07-00062 Marianne Jenkinson, 1 Bayberry Lane (Map 66 Parcel 57),** *3 Lots (2 buildable lots)*

IX. **Public Hearings:**

- **#62-19 Mid-Island Service Limited Partnership MCD, 41 & 43 Sparks Avenue,** *action deadline 9-30-2020,* ***CONTINUE TO 08-17-2020***
- **PLSP-2020-01-0030 ACK Crazy LLC, 9 West Chester Street,** *action deadline, 10-30-2020,* ***CONTINUE TO 08-17-2020***
- **PLSP-2020-05-0048 Nantucket Energy, 25 Bunker Road,** *action deadline 09-13-20*
- **PLSUB-2020-06-00058 ACK Laundro LLC, 4 Hanabea Lane,** *action deadline, 09-30-2020*
- **PLSP-2020-02-0035 ACK Laundro, LLC, 4 Hanabea Lane,** *action deadline, 09-30-2020*
- **PLSUB-2019-12-00018 Skinners Way Subdivision, 320R Milestone Road,** *action deadline, 07-30-2020*
- **PLSP-2020-02-0038 Christopher Loftus, 4 Flint Road,** *action deadline, 08-30-2020*

- **PLSP-2020-05-0050 White Heron Theatre, 5 North Water Street,** *action deadline 10-18-2020*
- **PLSP-2020-06-0051 Kevin T. Dugan, Trustee of the Kevin T. Dugan Revocable Trust, Dawn L. Dugan, Trustee of the Dawn L. Dugan Revocable Trust, & Jessie M. Brescher, Trustee of the 6 Sleepy Hollow Realty Trust, 80 Somerset Road & 6 Sleepy Hollow Road,** *action deadline 10-18-2020*
- **PLSP-2020-06-0052 & PLSUB-2020-06-00070 Coffin Family Nominee Trust, Shirley Louise Coffin Spencer, Trustee, 31 Fairgrounds Road,** *action deadline 10-18-2020*
- **PLSUB-2020-06-0059 Norris Family Trust, 9 Bayberry Lane,** *action deadline 10-18-2020*

X. <u>Public Comments:</u>

XI. <u>Other Business:</u>

- **Next regular Planning Board, Monday, August 17, 2020 at 4pm via Zoom/YouTube**
- **Planning Board Meeting Schedule-Remainder of 2020**

XI. <u>Adjournment</u>:

PBDW-2020-06-0025
Second Dwelling
Donald F. & Mary T. Russell
14 Brewster Road
Map 54 Parcels 236

PLANNING BOARD

FILE # PBDW-2020-06-0028

PLANNING OFFICE
CHK# 3188 $100-
JUN 10 2020
RECEIVED

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 6/10/2020 Fee Amount: $100.00

Applicant: Donald F. Russell; MARY T. RUSSELL

Mailing address: 14 Brewster Road Nantucket MA 02554

Daytime phone number: 561-809-5492 Fax: n/a

E-mail Address: don602@yahoo.com; drmaryrussell@yahoo.com

Owner (if other than applicant): n/a

Mailing address: n/a

Signature of Property Owner(s) Donald F. Russell / Mary T. Russell

Location of proposed secondary(2ND) dwelling:

Street Address: 14 Brewster Road Nantucket MA 02554

Assessors Tax Map #: 52 Parcel #: 236

Size of Parcel: 45,456 sf Zoning District: Lug 1; neighborhood 800

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 3

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 1

Number of Parking Spaces provided: 4 total

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

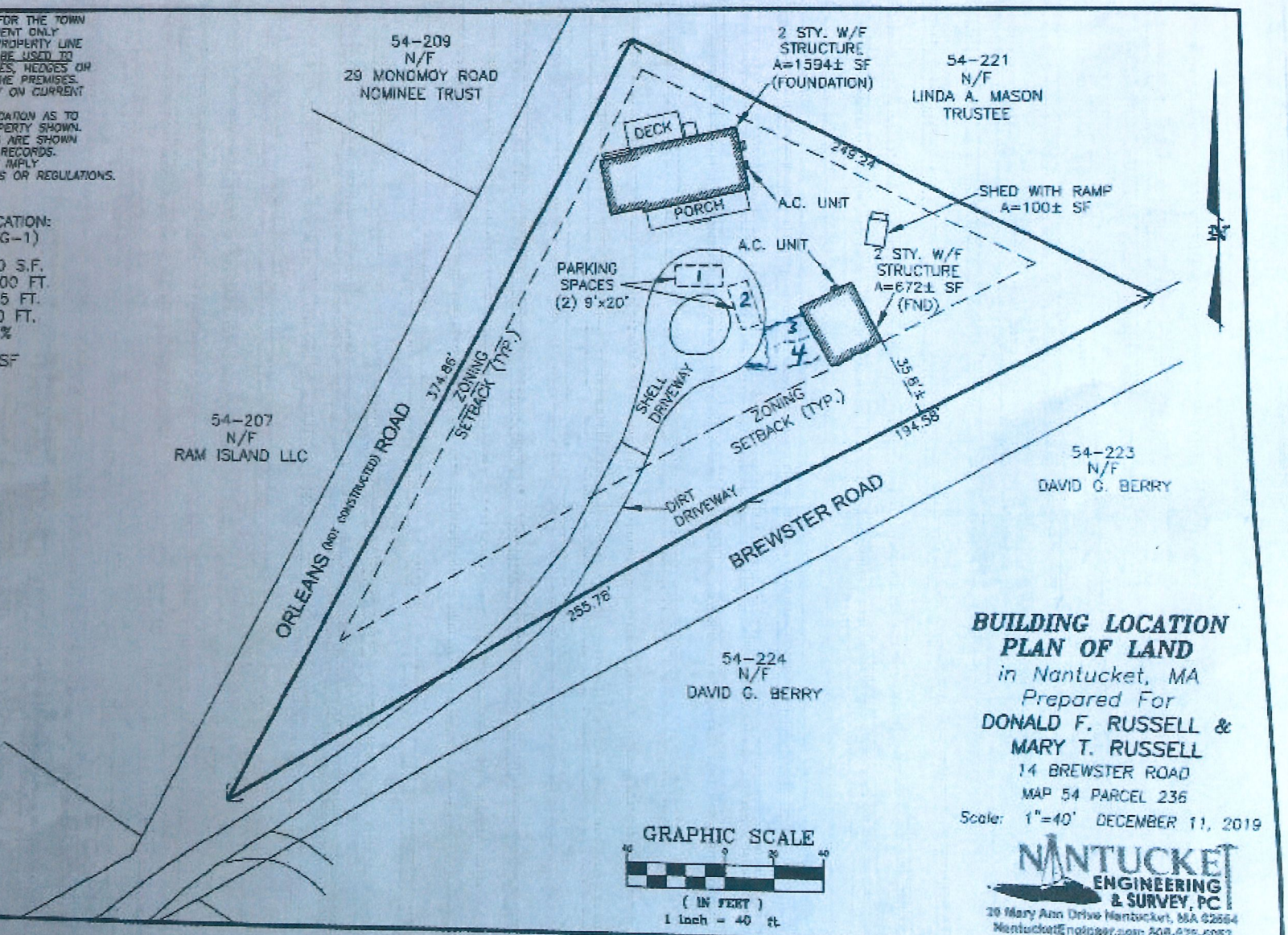
650 sq ft garage studio apartment. Unit has already been approved as a tertiary dwelling, including HDC approval, building permit and final building inspection on 6/10/2020. We request a change from a tertiary dwelling to a secondary dwelling.

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

CURRENT ZONING CLASSIFICATION:
Limited Use General 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	7%

LOT AREA = 45,456± SF



BUILDING LOCATION PLAN OF LAND
in Nantucket, MA
Prepared For
DONALD F. RUSSELL & MARY T. RUSSELL
14 BREWSTER ROAD
MAP 54 PARCEL 236
Scale: 1"=40' DECEMBER 11, 2019

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-228-6063

OWNER INFORMATION
DONALD F. RUSSELL &
MARY T. RUSSELL
CERT. 26,062
LC PLAN 10937-H, LOT 51
ASSESSOR'S MAP 54 PARCEL 236
14 BREWSTER ROAD

File#: PBDW-2020-06-0028

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

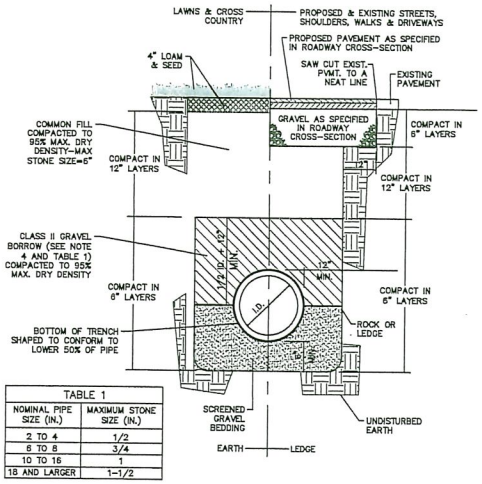


TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

TYPICAL PLASTIC PIPE TRENCH DETAIL

NOT TO SCALE

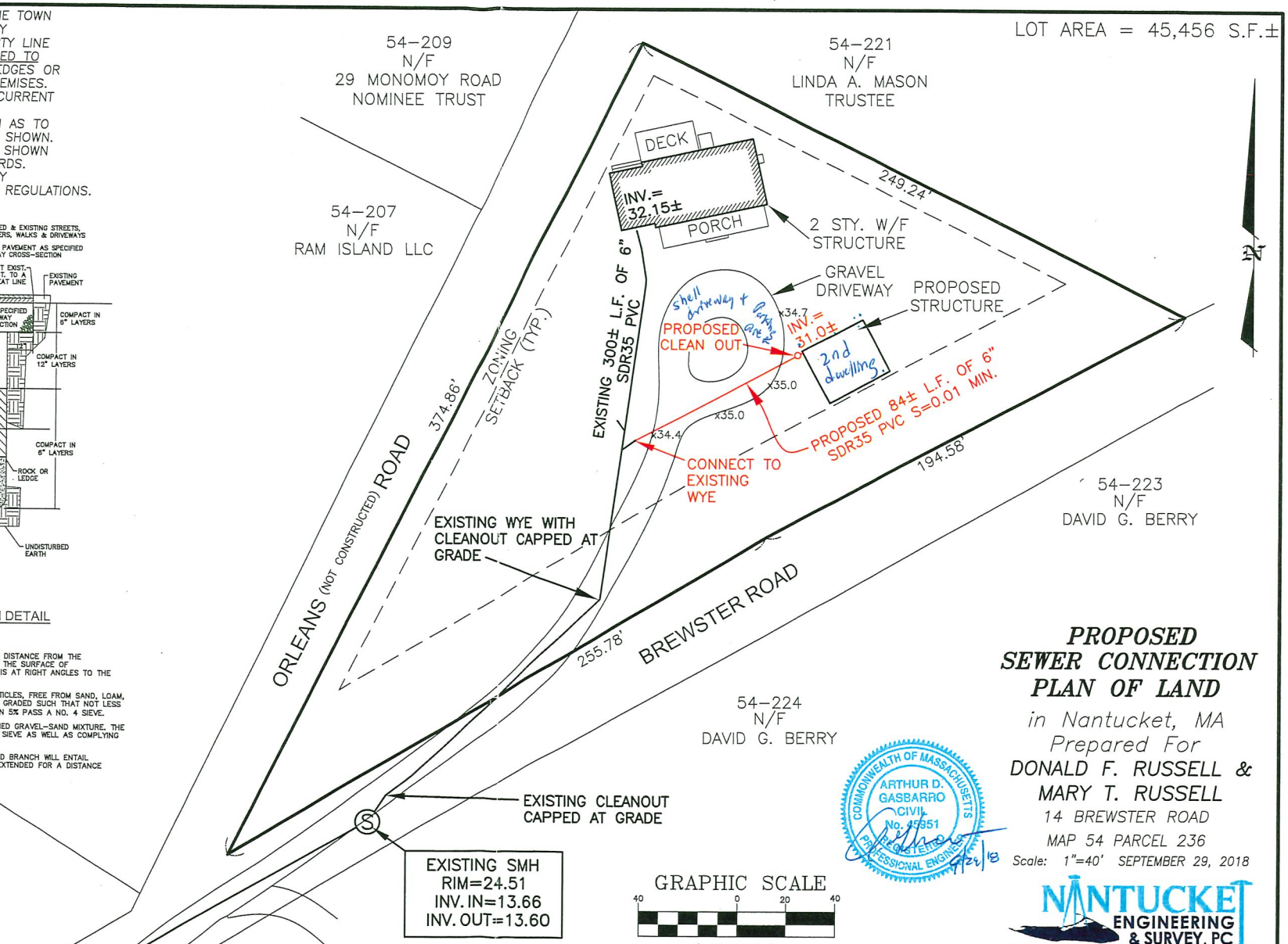
NOTES:

"COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.

SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.

CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.

WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION. TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER
9/22/18

PROPOSED SEWER CONNECTION PLAN OF LAND

in Nantucket, MA
Prepared For
DONALD F. RUSSELL & MARY T. RUSSELL
14 BREWSTER ROAD
MAP 54 PARCEL 236
Scale: 1"=40' SEPTEMBER 29, 2018

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-325-5053

OWNER INFORMATION
DONALD F. RUSSELL &
MARY T. RUSSELL
CERT. 26,062
LC PLAN 10937-H, LOT 51
ASSESSOR'S MAP 54 PARCEL 236
14 BREWSTER ROAD

July 7, 2020

To: **Megan Trudel**
Town of Nantucket
PLUS-Land Use Specialist

From: Donald and Mary Russell
14 Brewster Road, Nantucket

To clarify, the garage with studio space structure was submitted to the HDC and Planning Board and we obtained all the required building permits and received a C.O. This is the second structure that was built on our property.

We will be keeping the garage space as a garage and two vehicles can be parked within it. In addition, two vehicles can also be parked in front of the garage space. The access point to the garage is located directly in front of the garage and connects to our main driveway. The main driveway traveled space is 20 feet at its widest and 12 feet at its narrowest. The two spaces in front of the garage are each in excess of 8' x 17'.

Sincerely,

Donald & Mary Russell

PBDW-2020-06-0029
Second Dwelling
Charles & Cynthia Lenhart
25 Dukes Road
Map 41 Parcel 530.3

PLANNING BOARD
PBDW-2020-04-0029

6/27/2020

PLANNING OFFICE
CHK#9058
JUN 30 2020
$100
RECEIVED

Nantucket Planning Board
3 Fairgrounds Road
Nantucket, MA 02554

RE: 2nd Dwelling 25 Dukes Road M 41 P 530.2 & 530.3

Dear Planning Board

Enclosed is a new application for a second dwelling at 25 Dukes Road.
I previously applied and received approval for a second dwelling in 2014. The approval expired and I now plan to move forward.
The existing dwelling on the property is a 863 SF structure with 3 bedrooms. This structure was moved in 2015 to a new location to clear the space for the new larger secondary dwelling.
The new dwelling will be 1,956SF with 4 bedrooms. This will now be the primary dwelling on the property. Both structures will be occupied by the Lenhart Family.

The existing parking was expanded when we moved the structure in 2015. We will add two additional parking spaces for a total of 7. The property has two existing curb cuts. Please note that both were in place when I purchased the property in 1987 and predate the existing zoning requirement of one curb cut.

Thank You

Charles R. Lenhart

SANDCASTLE CONSTRUCTION INCORPORATED
P.O BOX 2113
NANTUCKET, MA
02584

508.228.8050
508.228.8075 Fax

PLANNING BOARD

FILE # PBDW-2020-06-0029

PLANNING OFFICE
CHK # 9058
JUN 30 2020
$100.—
RECEIVED

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 6.29.20 Fee Amount: $100.00

Applicant: CHARLES & CYNTHIA LENHART

Mailing address: PO BOX 2704 NANTUCKET, MA 02584

Daytime phone number: 508.325.2741 Fax: —

E-mail Address: chuck.lenhart@comcast.net

Owner (if other than applicant): SAME

Mailing address: SAME

Signature of Property Owner(s)

Location of proposed secondary(2ND) dwelling:

Street Address: 25 DUKES ROAD

Assessors Tax Map #: 41 Parcel #: 530.2 & 530.3

Size of Parcel: 43 670 Zoning District: R-20

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 4

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

Number of Parking Spaces provided: 7

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

THE NEW DWELLING WILL BE THE PRIMARY DWELLING. & THE EXISTING STRUCTURE WILL BE THE SMALLER SECONDARY. THE EXISTING DWELLING WAS MOVED IN 2016 TO THE SIDE OF THE PROPERTY TO MAKE SPACE FOR THE NEW PRIMARY DWELLING. NEW DWELLING IS 4 BEDROOM DWELLING.

PLANNING BOARD

FILE # PBDW-2020-06-0029

DRAWING INDEX

1 SITE PLAN
2 FIRST FLOOR PLAN
3 SECOND FLOOR & ROOF PLAN
4 ELEVATIONS
5 ORIGINAL SUBMISSION
6
7

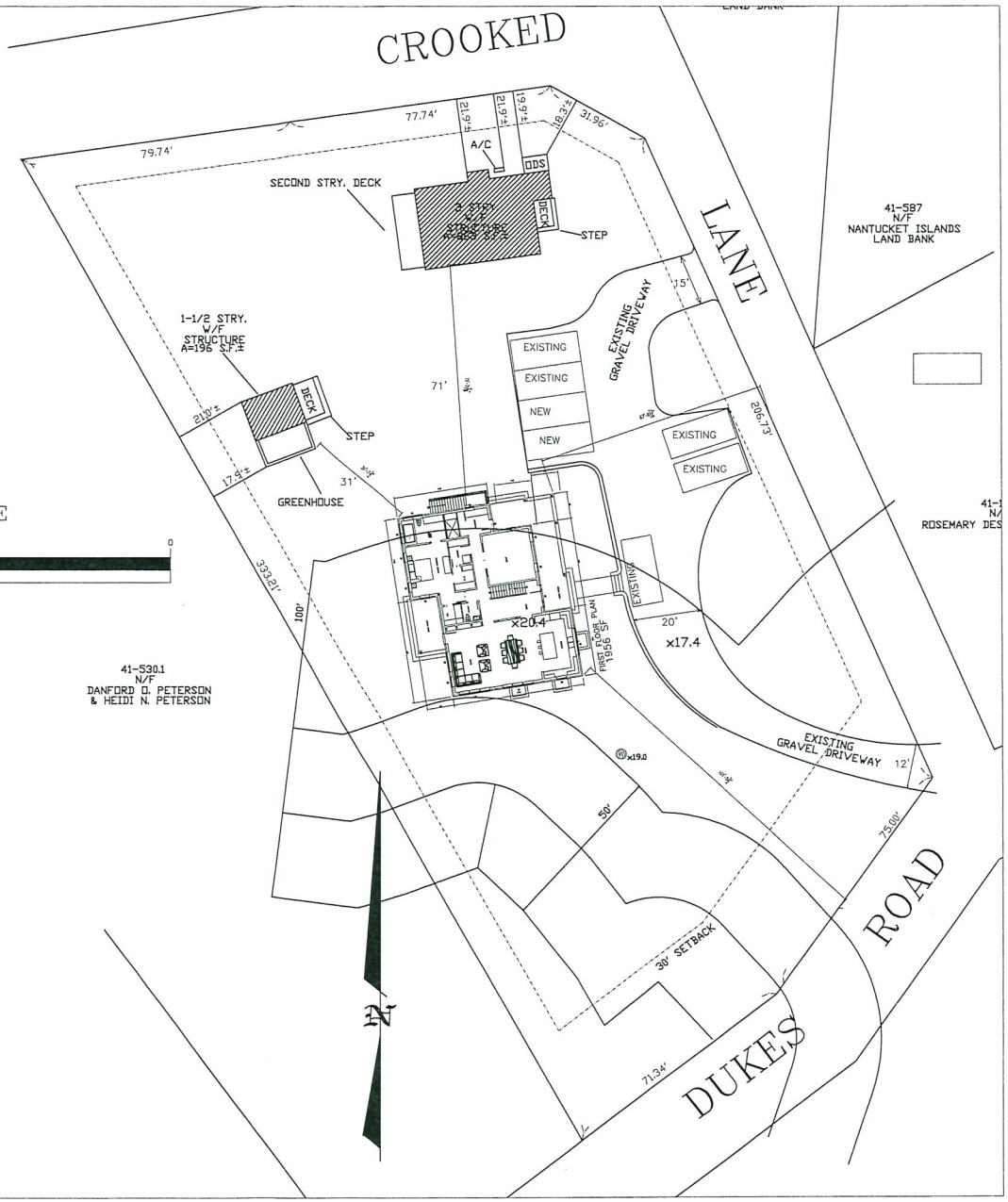
GRAPHIC SCALE

30 0 15 30 60 0

(IN FEET)
1 inch = 000 ft.

LOCUS MAP
25 DUKES ROAD

MAP NO.	41
PARCEL NO.	530.2/3
ZONING CLASSIFICATION	R-20
LOT AREA	43,667 sf
SETBACKS:	
FRONT YARD	30'
REAR/SIDE	10'
G.C.R.	12.5%
ALLOWED G.C.	5,458 s.f.
PROPOSED G.C.	
DWELLING (EXISTING)	863 s.f.
SHED (EXISTING)	196 s.f.
PROPOSED NEW	1,956 s.f.
TOTAL G.C.	3,015 s.f.
USE GROUP	R3
TYPE 5A, PROTECTED	



SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508-228-8050

Project
LENHART RESIDENCE
25 DUKES ROAD
NANTUCKET, MA
NEW DWELLING
Job No

Notes
HDC APPL.
CERT. NO.

Title
NEW DWELLING
SITE PLAN

Date
6/8/2020

Scale
1/16"=1'-0"

1

ORIGINAL APPLICATION

July 30, 2014

Nantucket Planning Board
3 Fairgrounds Road
Nantucket, MA 02554

RE: 2nd Dwelling 25 Dukes RD M 41 P 530.2 & 530.3

Sirs

Enclosed is an application for a second dwelling for 25 Dukes Road.
The proposed scope of work is to relocate the existing 835 SF 2 story 3 Bedroom Dwelling on the lot and add 160 SF on the first floor. The new total ground cover for this dwelling would be 995 SF.
A new 4 Bedroom Primary dwelling is proposed with a ground cover of 2,246 SF.

The existing drive would be modified to accommodate additional parking for 7 vehicles. Turn around is on site. Please note that the property currently has two curb cuts. Both were in place when I purchased the property in 1987 and predate the current zoning requirement of one curb cut.

Thank You

Chuck Lenhart

PAID
PAID
AS
#2926

SANDCASTLE CONSTRUCTION INCORPORATED
P.O BOX 2113
NANTUCKET, MA
02584

508.228.8050
508.228.8075 Fax

NANTUCKET PLANNING BOARD

Prepared by: Catherine Ancero, Administrative Specialist

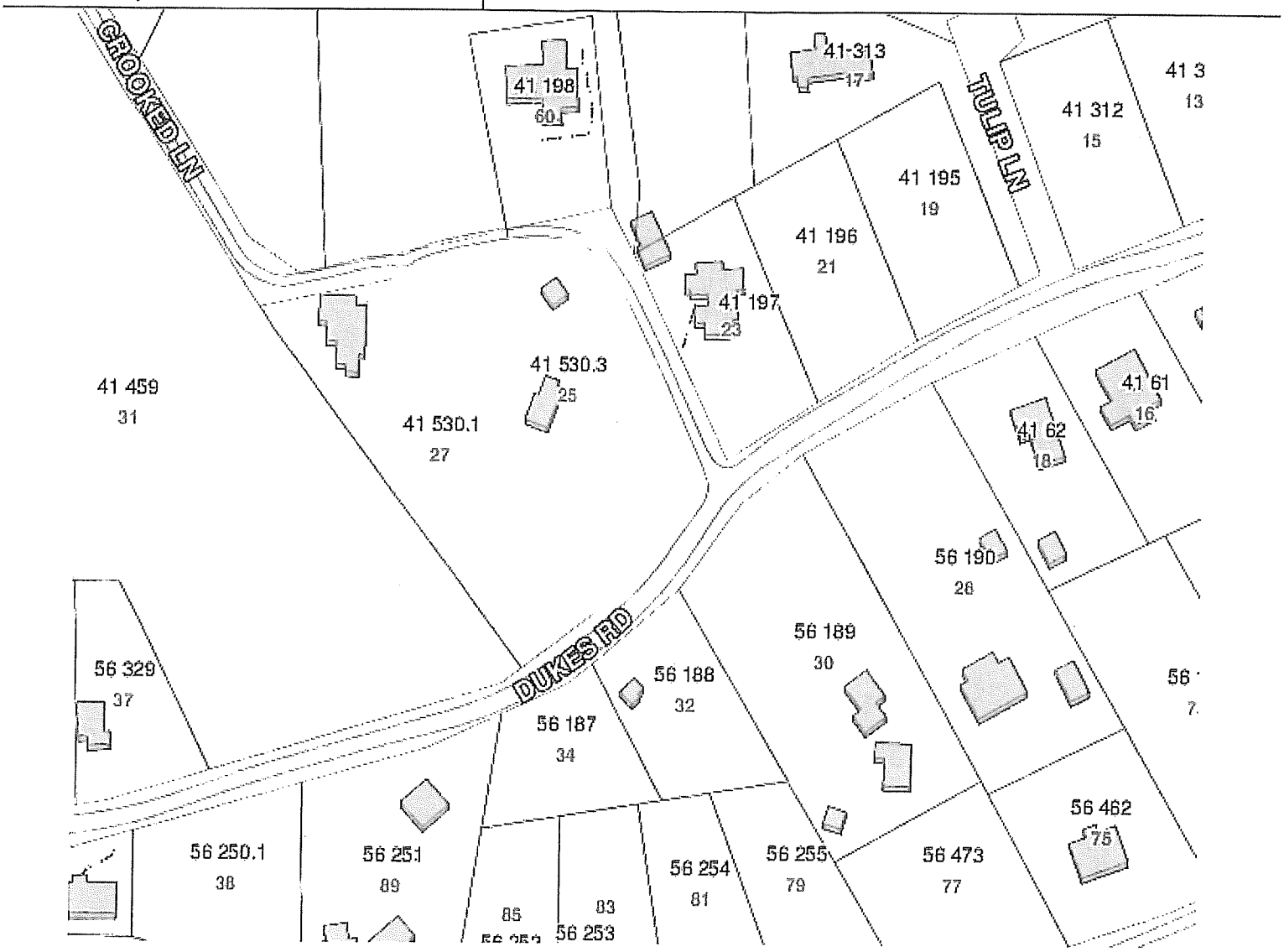
SECONDARY DWELLING REPORT

Meeting Date: August 11, 2014

25 Dukes Road

Assessors Map #41 Parcel #530.2 & 530.3

Applicant	**Owner**
Charles & Cynthia Lenhart	SAME



The applicant is proposing a secondary dwelling at 25 Dukes Road. The proposed 995 square foot dwelling will have three (3) bedrooms and will be located on the east of the premises. The site has approximately 43,676 square feet of lot area in the R-20 zoning district.

Access to the site is from Dukes Road and Crooked Lane, which are dirt roadways. The property is has two curb cuts which are said to predate the current zoning requirement of one curb cut pursuant to Section 139-20.1B(1). The existing driveway, which has an on-site turnaround, will be modified

RECEIVED
2014 AUG 07 AM 10:04
NANTUCKET TOWN CLERK
Posting Number:705

MEETING POSTING

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	**PLANNING BOARD**
Day, Date, and Time	**MONDAY, AUGUST 11, 2014 @ 6:30 PM**
Location / Address	**PUBLIC SAFETY FACILITY COMMUNITY ROOM FIRST FLOOR @ 4 FAIRGROUNDS RD., NANTUCKET, MA**
Signature of Chair or Authorized Person	**CATHERINE ANCERO, ADMINISTRATIVE SPECIALIST**
WARNING:	**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

AGENDA

(Subject to change)

www.nantucket-ma.gov
Video of meeting available on-line

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Purpose: To discuss business as noted below. The complete text, plans, application, or other material relative to each agenda item is 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. Minutes:
- April 14, 2014
- May 12, 2014
- June 9, 2014
- July 14, 2014

IV. Public Hearings:

- #17-13 Ken & Diane Otts, 22 Mary Ann Drive, *action deadline 07-31-14*
- #19-13 Brian Ryder, 5 ½ Mary Ann Drive, *action deadline 10-31-14,* ***CONTINUED TO 10-13-14***
- #20-13 Michelle Whelan & Lyman Blake, Jr., 13B Mary Ann Drive, *action deadline 07-31-14*
- #10-14 Nantucket Theatre Institute , 5 North Water Street, *action deadline 07-31-14*
- #7714 Albert S. & Maureen A. Glowacki, 55 Dukes Road, *action deadline 10-15-14*
- #7715 Micheme Lane Realty Trust Modification, 21 Ticcoma Way, *action deadline 01-22-15*

V. ANR:

- #7717 Mary Jane O'Donnell & Anne Jennings and Patricia F. & Terrance Moran, 341 & 341A Madaket Road (Map 60.2.4 Parcel 64.2)
- #7718 John L. Flannery, Jr. & Tracey B. Flannery, 62 & 65 Wanoma Way (Map 92 Parcel 16)
- #7719 Bruce W. & Gayle Hayden, 30 McKinley Avenue, Siasconset (Map 73.3.2 Parcel 62)
- #7720 Brandon Kelly & Rebecca L. Kelly, 4 Kendrick Street (Tom Nevers) (Map 71.3.2 Parcel 164)
- #7721 Town of Nantucket, 2 Bartlett Road (Map 57 Parcel 14.3)
- #7722 Town of Nantucket, 112 Pleasant Street (Map 55 Parcels 149 & 149.2)
- #7723 Town of Nantucket, Hinsdale Road (Map 68)

VI. Second Dwellings:

- Dennis Erickson, 10R Skyline Drive (Map 79 Parcel 88), *Extension Request*
- Norman Levenson, 32 Nonantum Avenue (Map 87 Parcel 22)
- Patrick & Erin Dorton, 20 Black Fish Lane (Map 73 Parcel 114)
- Dorothy & Mark Roosevelt, 3 Comeau Lane (Map 73.4.1 Parcel 5)
- Robert & Janet Hassold, 306 Madaket Road (Map 60.2.1 Parcel 68)
- Janet Steinmeyer, 114 Main Street (Map 42.3.3 Parcel 103)
- **Charles & Cynthia Lenhart, 25 Dukes Road (Map 41 Parcels 530.2 & 530.3)**
- Seaver Family Trust, 51 Ocean Avenue (Map 73.3.2 Parcel 53)

VII. Previous Plans:

- #7084 Arrowhead Drive Subdivision, *Form J (Lots 217, 218, 220 & 222)*
- #14-14 Nantucket Golf Club Modification, *FYI*
- #08-03 Sherburne Commons, *Determination ancillary accessory use*

VIII. Preliminary Plan:

- #7724 S/P Norwell LLC, Union Street (Map 55.1.4 Parcel 72), *5 Lots & 5 buildable*

IX. ZBA Cases:

- #40-14 Nantucket Island Resorts, LLC, 20 Cherry Street (Map 55 Parcel 378.5)
- #41-14 Dennis Cross & Anne F. Cross, Trustee of Thirty-Four India Street Trust, 34 India Street (Map 42.3.4 Parcel 151)
- #42-14 Eric F. Silverman & Melanie W. Silverman, 5 Heller Way (Map 82 Parcel 46)
- #43-14 John L. Newman, 1 Perry Lane (Map 67 Parcel 902)

X. Public Comments:

XI. Other Business:

- Zoning Case Law Update
- Letter from Erika Mooney dated July 10, 2014
- Article from The New York Times dated July 31, 2014
- Copy of the Environmental Notification Form dated July 31, 2014 (Polpis Harbor)
- Copy of the Environmental Notification Form dated July 31, 2014 (Baxter Rd. & Sconset Bluff)
- Notice of Intent – Robert Reiskin, 34 Codfish Park Road 9Map 73.1.3 Parcel 53)
- Notice of Intent – Cumberland Farms, Inc., 115 Orange Street (Map 55 Parcel 364)
- Notice from Nantucket Conservation Commission for property East Tristram & Capaum Pond
- Notice from Nantucket Conservation Commission for property 13C Street (Map 60.2.1 Parcel 76)

XII. Adjourn:

PBDW-2020-07-0030
Second Dwelling
FMI LLC
7 Starbuck Court
Map 42.3.3 Parcel 80

MARK CUTONE
ARCHITECTURE +

✓4120 $100

PLANNING OFFICE
JUL 10 REC'D
RECEIVED

Planning & Land Use Services
Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Hello,

We are submitting this Secondary Dwelling Application as a "renewal" of an approval received in 2016. We have included the plan and approval letter from 2016 as part of this package. Let us know if you have any questions. Thank you.

Douglas Mills Architect

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 7/2/20 Fee Amount: $100.00

Applicant: FMI LLC

Mailing address: 66 FLAX RD FAIRFIELD CT 06824

Daytime phone number: 508-228-3128 Fax: _____

E-mail Address: AIR@READELAW.COM

Owner (if other than applicant): —

Mailing address: —

Signature of Property Owner(s) X FMI, LLC By: Arthur I. Reade, Jr., Atty and resident agent

Location of proposed secondary(2ND) dwelling:

Street Address: 7 STARBUCK COURT

Assessors Tax Map #: 42.3.3 Parcel #: 80 & 126

Size of Parcel: 18,536SF Zoning District: ROH

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 5

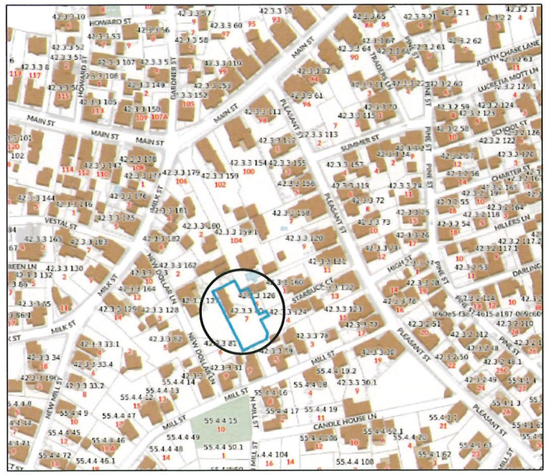
Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 2

Number of Parking Spaces provided: 4

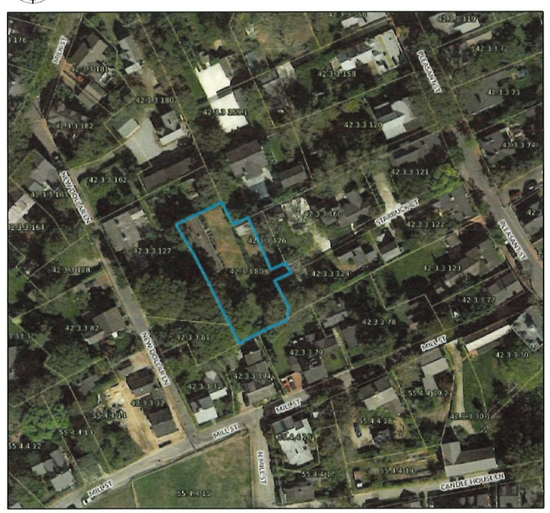
Please provide a brief description of the proposed second dwelling:
***PLEASE DO NOT WRITE "SEE ATTACHED."

2 BEDROOM 907 SF DWELLING

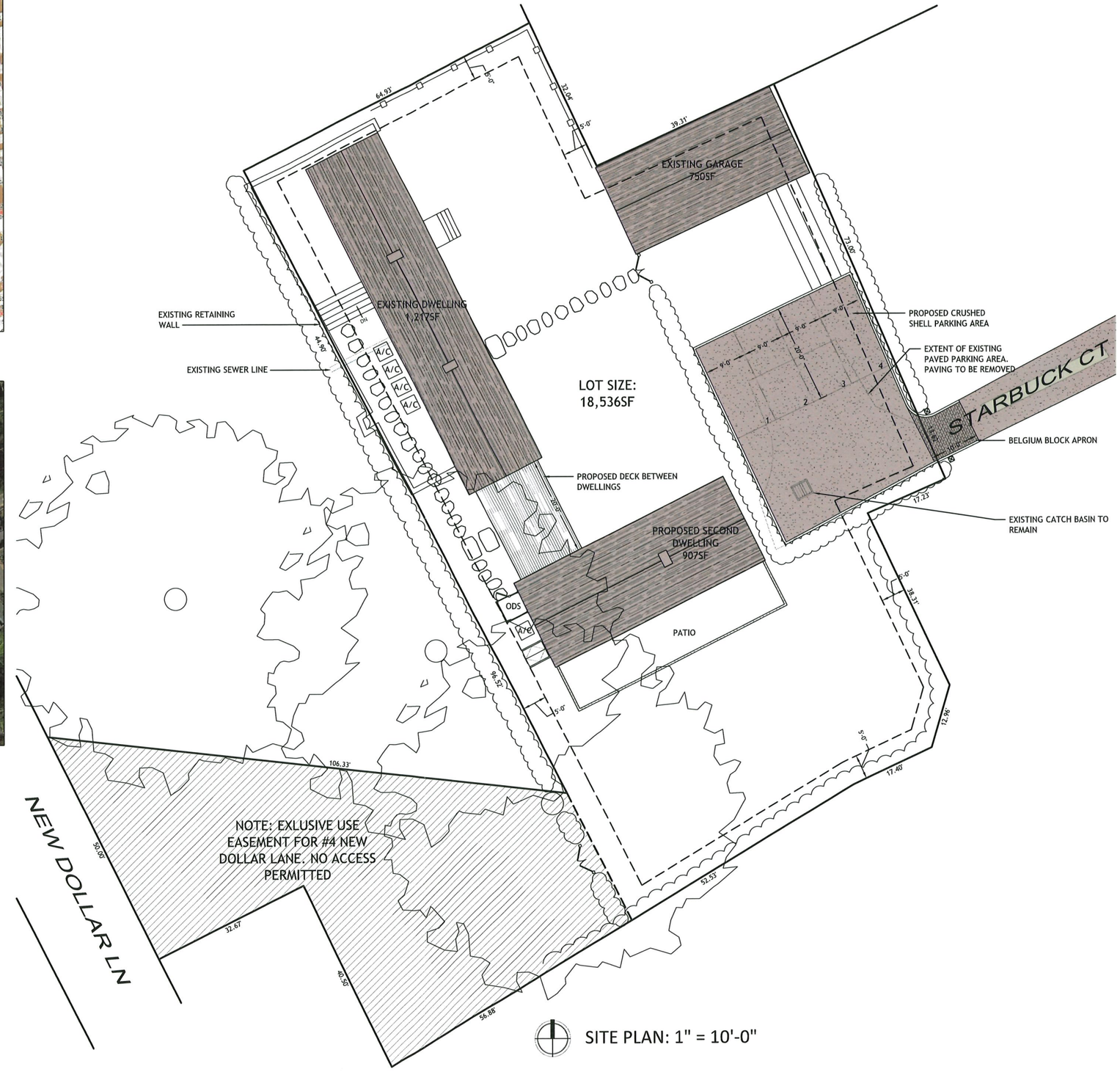
7 STARBUCK COURT



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 10'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

PLANNING BOARD
SECOND DWELLING
APPLICATION

7 STARBUCK CT
7 STARBUCK COURT
NANTUCKET, MA 02554
MAP: 42.3.3 PARCEL: 80

COVER SHEET

C1.1

2 JULY 2020

Nantucket Planning Board

August 9, 2016

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

Re: 7 Starbuck Court – FMI, LLC (Map 42.3.3 Parcels 80, 81 & 126)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on August 8, 2016 Planning Board Meeting, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Code*, and granted a secondary dwelling approval, conditional upon the following:

(1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
(3) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Chairman, showing the relative locations of proposed or existing dwellings and driveways or parking areas.

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

Sincerely,

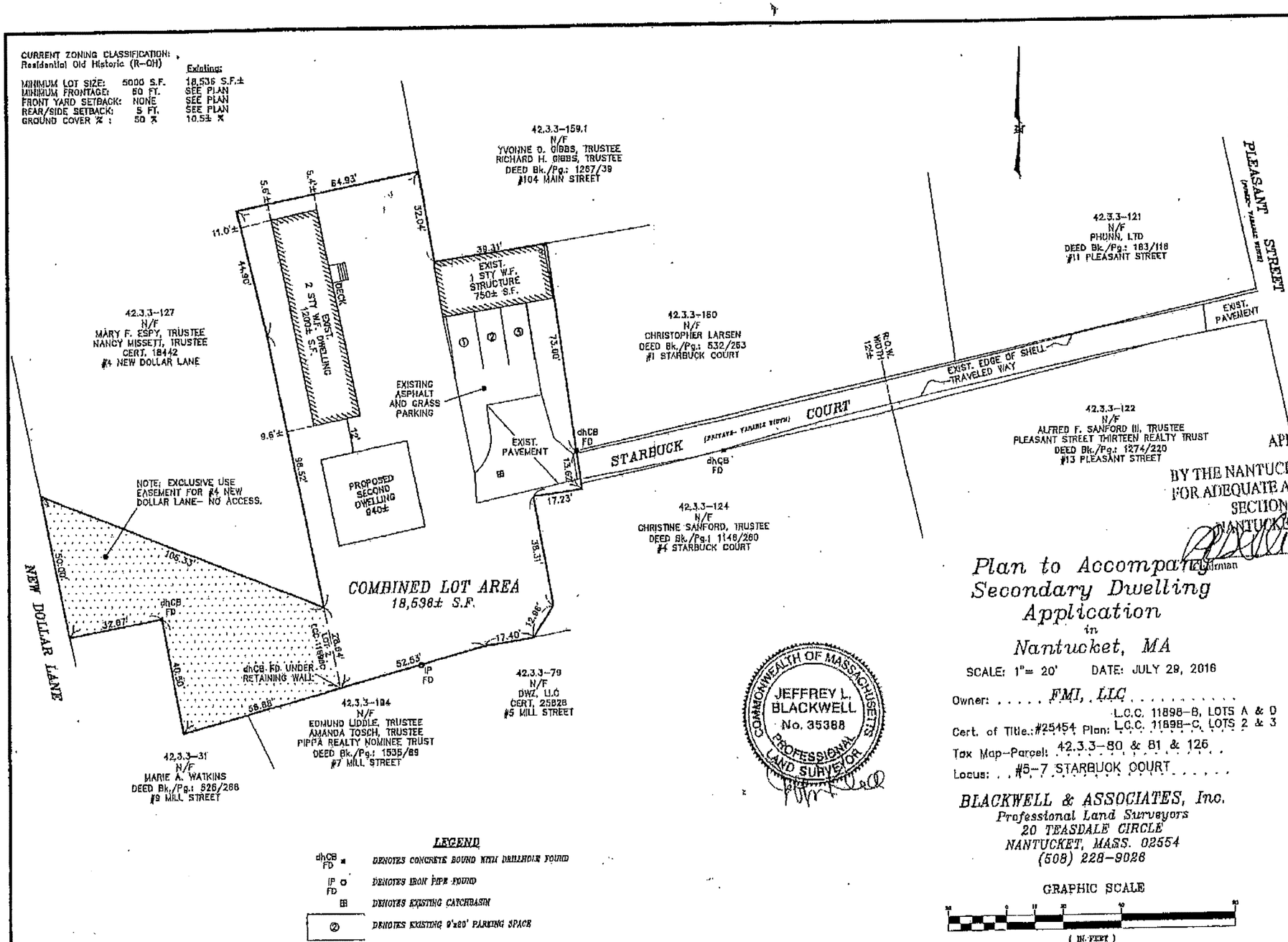
Linda Williams,
Vice-Chairman

cc: **FMI, LLC**
Marcus Silverstein - Zoning Enforcement Officer

NOTE TO APPLICANTS: Please note that a copy of the plan you submitted to the Board, which has been endorsed by the Chairman, is enclosed and must be presented to the Building Department when applying for a building permit. There will be a $25 administrative fee to re-issue an endorsed site plan.

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	18,536 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50 %	10.5± %



APPROVED
BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING BYLAW
Chairman June 8/12/2016
Date

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

Plan to Accompany
Secondary Dwelling
Application
in
Nantucket, MA

SCALE: 1"= 20' DATE: JULY 29, 2016

Owner: . . . . . *FMI, LLC* . . . . . .
Cert. of Title: #25454 Plan: L.C.C. 11898-B, LOTS A & D
L.C.C. 11898-C, LOTS 2 & 3
Tax Map-Parcel: 42.3.3-80 & 81 & 126
Locus: . . #5-7 STARBUCK COURT . . . . .

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

LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
IP FD ○	DENOTES IRON PIPE FOUND
⊞	DENOTES EXISTING CATCHBASIN
②	DENOTES EXISTING 9'x20' PARKING SPACE

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

B8299

T:\CHRIS 1 JOB 88
V:\DRAWFILES\B8299\SP.dwg 7/29/2016 12:41:18 PM EDT

PLSUB-2020-06-00063
ANR
Mark & Marilyn Wendling
4 John Adams Lane
Map 30 Parcels 268 & 170.3

July 8, 2020
JL
Town Clerks Office

Nantucket Planning Board

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

Date: July 7, 2020 *Name of Owner(s)/Applicant(s): Mark & Marilyn Wendling, 1121 Rockwood Dr Cincinnati, OH 45208 and Cliff Dweller, LLC 139 Woodland Avenue, Summit, NJ 07901
*Owner's/Applicant's address: see above
State: see above Zip Code: see above
*(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): 4 John Adams Lane

Name of Registered Land Surveyor: Site Design Engineering LLC and J. Marcklinger & Associates, Inc.
Surveyor's address: 11 Cushman Street, Middleboro, MA 02346

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 # 27603 & 24135, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 30, Parcel # 268 &170.3.
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 _____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 Conveyances between abutters, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires 75* feet.
  *52.5' when fronting on a cul-de-sac.

- 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)

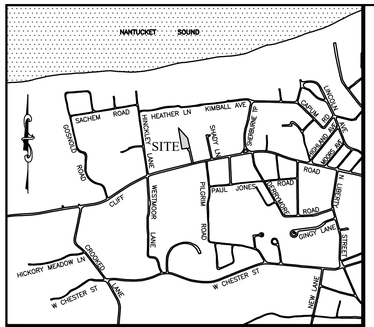
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

as agent for owners

Owner's Signature

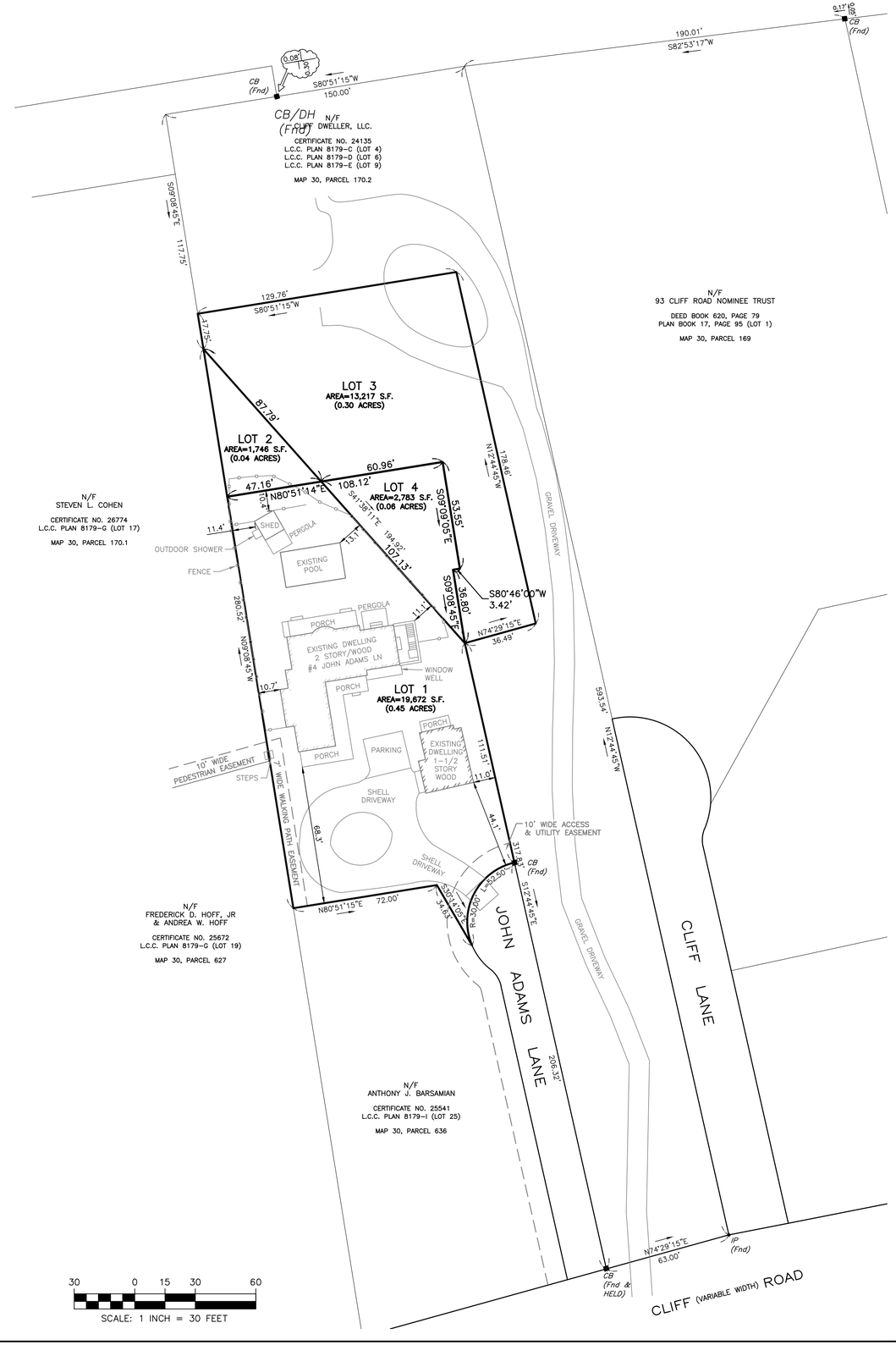
Planning Board File #_____

Endorsement Date:_____



LOCUS NOT TO SCALE

L.C. PLAN 8179-I



30 0 15 30 60

SCALE: 1 INCH = 30 FEET

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOTS (MAP 30, PARCEL 628 AND MAP 30, PARCEL 170.3) CREATING LOTS 1, 2, 3 & 4 AS SHOWN.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOTS 9 & 26 SHOWN ON LAND COURT PLANS 8179-E AND 8179-I.
3. LOTS 2 & 4 BY THEMSELVES ARE NOT TO BE CONSIDERED BUILDABLE LOTS. LOT 4 IS TO BE COMBINED WITH AND CONVEYED TO THE PROPERTY OF MARK & MARILYN WENDLING (MAP 30, PARCEL 628) LOT 2 IS TO BE COMBINED WITH AND CONVEYED TO THE ABUTTING PROPERTY OF CLIFF DWELLER, LLC. (MAP 30, PARCEL 170.3).
4. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC., J. MARCKLINGER AND ASSOCIAITES AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
5. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
6. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

ZONING DISTRICT RESIDENTIAL 20 (R-20)	
REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 S.F.
LOT FRONTAGE	75 FT.
FRONT SETBACK	30 FT.
REAR SETBACK	10 FT.
SIDE SETBACK	10 FT.
GROUND COVER RATIO	12.5 %

OVERLAY DISTRICT APPLICABILITY

TOWN

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

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 2/3/2020 AND 5/12/2020.

PROFESSIONAL LAND SURVEYOR — DATE 7/6/2020

LEGEND

CB — CONCRETE BOUND

IP — IRON PIPE

OWNERS & APPLICANTS:

MARK & MARILYN WENDLING
1121 ROCKWOOD DRIVE
CINCINNATI, OH 45208

TITLE REFERENCE:
L.C. CERT. 27603

PLAN REFERENCE:
L.C. PLAN 8179-I (LOT 26)

SITE LOCATION:
4 JOHN ADAMS LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 30, PARCEL 628

CLIFF DWELLER, LLC.
139 WOODLAND AVENUE
SUMMIT, NJ 07901

TITLE REFERENCE:
L.C. CERT. 24135

PLAN REFERENCE:
L.C. PLAN 8179-E (LOT 9)

SITE LOCATION:
REAR HINCKLEY LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 30, PARCEL 170.3

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

PLANNING BOARD FILE No. _____

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

J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 896
NANTUCKET, MA. 02554
(310) 943-7054

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 6, 2020

DRAWN BY:	DESIGN BY:	CHECK BY:
SKD	DCM	DCM

PROJECT NO. 20001

ISSUED FOR: ANR ENDORSEMENT

COMMONWEALTH OF MASSACHUSETTS — JOSEPH E. MARCKLINGER No. 30330 — REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

BEING A SUBDIVISION OF LOTS 9 & 26 SHOWN ON LAND COURT PLANS 8179-E AND 8179-I

4 JOHN ADAMS LANE

NANTUCKET, MASSACHUSETTS

ASSESSORS MAP 30, PARCELS 170.3 AND 628

PREPARED FOR

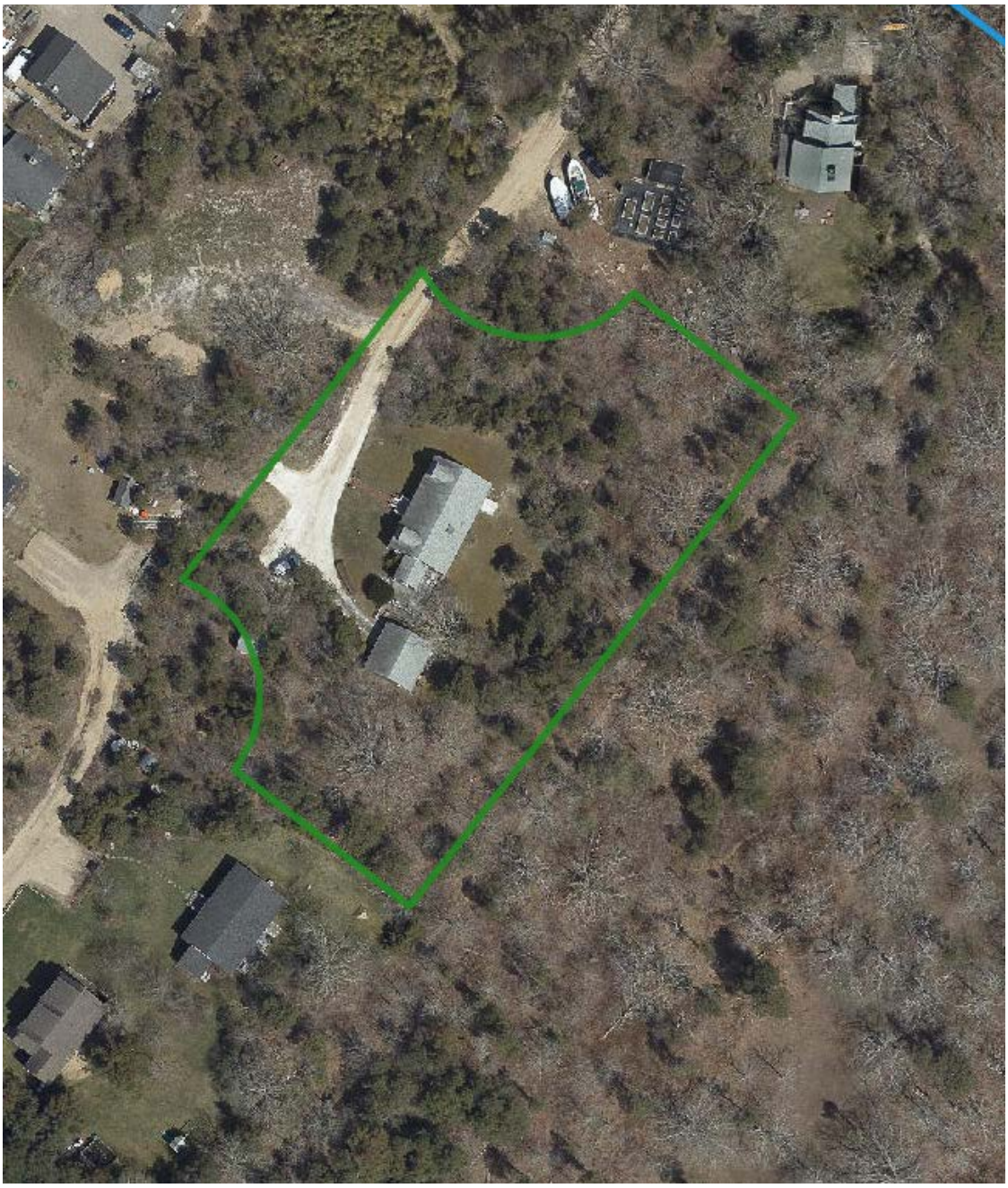
MARK & MARILYN WENDLING

DRAWING TITLE: APPROVAL NOT REQUIRED PLAN

SCALE: 1"=30'

SHEET NO. 1 OF 1

PLSUB-2020-07-00064
ANR
Ellen Nora Toombs Revocable Trust of 2007
8 Toombs Court
Map 68 Parcel 153



July 8 2020
Sh
Town Clerks Office

Nantucket Planning Board

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

Date: July 6, 2020 *Name of Owner(s)/Applicant(s): Ellen Nora Toombs Revocable Trust of 2007 c/o Jamie V. & Mary T. Marks

*Owner's/Applicant's address: 2 Toombs Court, Nantucket, MA 02554

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 Toombs Court

Name of Registered Land Surveyor: Site Design Engineering LLC, c/o Robert Mason PLS.

Surveyor's address: 11 Cushman Street, Middleboro, MA 02346

The owner's title to the land derived under deed from_____, date_____ And recorded in Nantucket Registry of Deed, Book 136 & 1545 Page 598 & 43 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 68, Parcel # 153.

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 Toombs Court on 4/8/19 (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)

_____

_____

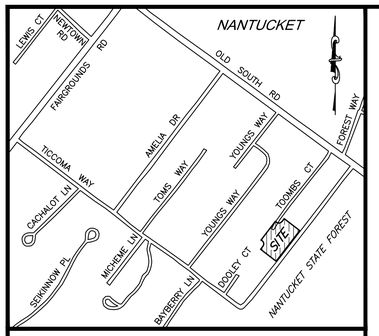
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

for owner/applicant

Owner's Signature

Planning Board File #_____

Endorsement Date:_____



LOCUS NOT TO SCALE

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL (MAP 68, PARCEL 153) TO CREATE LOT 1 AND LOT 2 AS SHOWN.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOT 27 SHOWN ON PLAN NO. 2016–56 AND LOTS 30 AND 33 SHOWN ON PLAN NO. 2019–65.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

RESIDENTIAL 20 (R–20) ZONING DISTRICT

REGULATION	REQUIREMENT
MIIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%

OVERLAY DISTRICT APPLICABILITY

TOWN

TOWN SEWER

WELLHEAD PROTECTION

OWNERS & APPLICANTS

ELLEN NORA TOOMBS REVOCABLE TRUST OF 2007
c/o JAMIE V. & MARY T. MARKS
2 TOOMBS COURT
NANTUCKET, MA 02554

TITLE REFERENCE:
DEED BK.136/PG.598
DEED BK.1545/PG.43

PLAN REFERENCE:
PLAN NO. 2016–56 (LOT 27)
PLAN NO. 2019–65 (LOTS 30 & 33)

SITE LOCATION:
8 TOOMBS COURT
NANTUCKET, MASSACHUSETTS

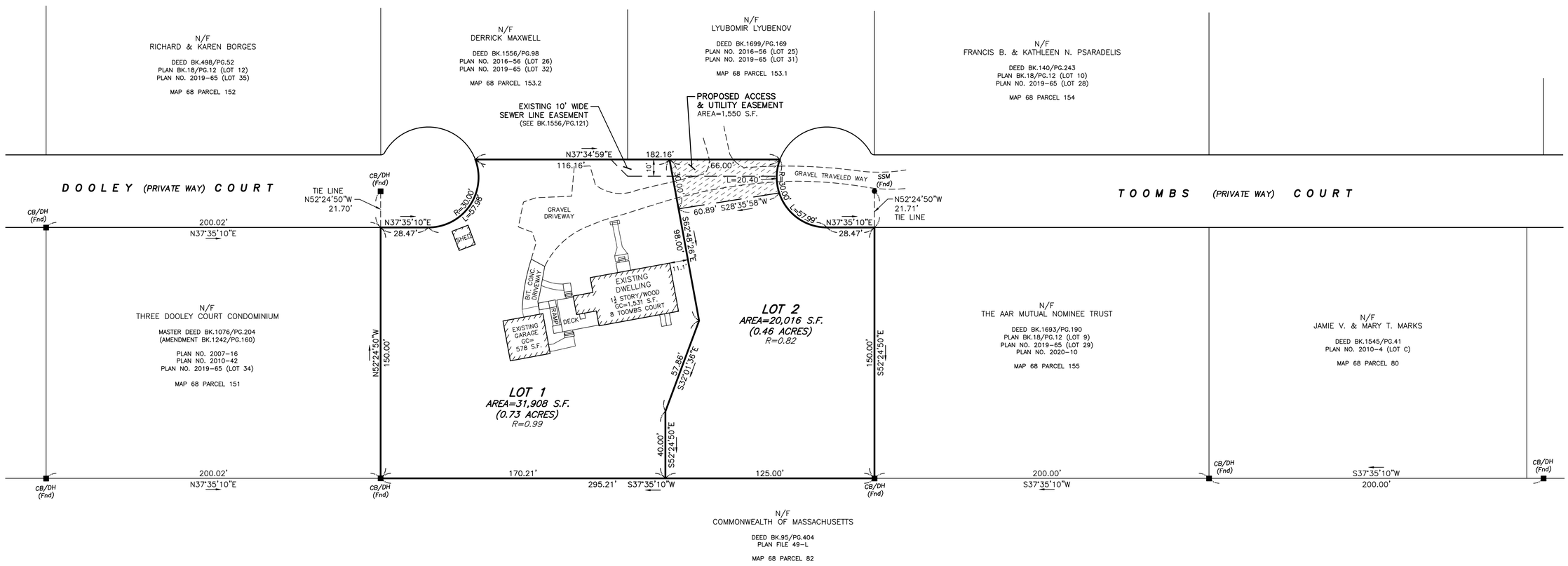
ASSESSORS REFERENCE:
MAP 68, PARCEL 153

LEGEND

CB/DH — CONCRETE BOUND W/DRILL HOLE

PLAN NO. 2019–65

FOR REGISTRY USE ON LY



I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

30 0 15 30 60
SCALE: 1 INCH = 30 FEET

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

PLANNING BOARD FILE No. _____

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

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2020

DRAWN BY: RLM | COMPS. BY: RLM | CHECK BY: RLM/DCM

PROJECT NO. 20079

ISSUED FOR: ANR ENDORSEMENT

COMMONWEALTH OF MASSACHUSETTS
ROBERT L. MASON
NO. 49249
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND
8 TOOMBS COURT
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 68, PARCEL 153
PREPARED FOR
ELLEN NORA TOOMBS REVOCABLE TRUST OF 2007

DRAWING TITLE: APPROVAL NOT REQUIRED PLAN

SCALE: 1" = 30'

SHEET NO. 1 OF 1

20079_8 Toombs Ct_ANR Plan_6–30–2020.dwg

PLSUB-2020-07-00065
ANR
20 Sherburne Turnpike LLC
20 Sherburne Turnpike
Map 30 Parcel 195

NANTUCKET
TOWN CLERK

2020 JUL -8 PM 12: 14

Nantucket Planning Board

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

Date: July 6, 2020 *Name of Owner(s)/Applicant(s): 20 Sherburne Turnpike, LLC, c/o Joan Rubin

*Owner's/Applicant's address: 17630 Bocaire Way
State: FL Zip Code: 33487
*(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): 20 Sherburne Turnpike

Name of Registered Land Surveyor: Site Design Engineering LLC, c/o Robert Mason PLS.
Surveyor's address: 11 Cushman Street, Middleboro, MA 02346

The owner's title to the land derived under deed from_____, date_____
And recorded in Nantucket Registry of Deed, Book 1701 Page 204 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 30, Parcel # 195.
To the Planning Board of the Town of Nantucket:

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

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

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

  A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **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 November 1953 (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 Sherburne Turnpike & Folger Road.

- 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)

_____

_____

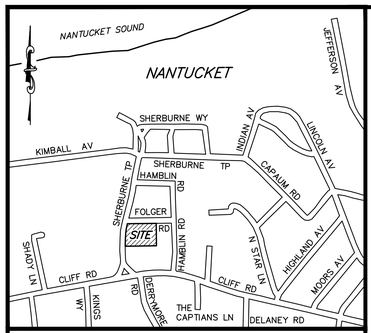
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

for owner

Owner's Signature

Planning Board File #_____

Endorsement Date:_____



LOCUS NOT TO SCALE

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL (MAP 30, PARCEL 195) TO CREATE LOT 1 AND LOT 2 AS SHOWN.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOTS 2 AND 7 SHOWN ON PLAN RECORDED IN PLAN BOOK 14, PAGE 40.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

RESIDENTIAL 1 (R–1) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIIN. LOT AREA	5,000 SQ. FT.
LOT FRONTAGE	50'
FRONT SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	5'
GROUND COVER RATIO	30%

OVERLAY DISTRICT APPLICABILITY

TOWN

TOWN SEWER

OWNERS & APPLICANTS

20 SHERBURNE TURNPIKE, LLC
c/o JOAN RUBIN
17630 BOCAIRE WAY
BOCA RATON, FL 33487

TITLE REFERENCE:
DEED BK.1701/PG.204

PLAN REFERENCE:
PLAN BK.14/PG.40 (LOTS 2 & 7)

SITE LOCATION:
20 SHERBURNE TURNPIKE
NANTUCKET, MASSACHUSETTS

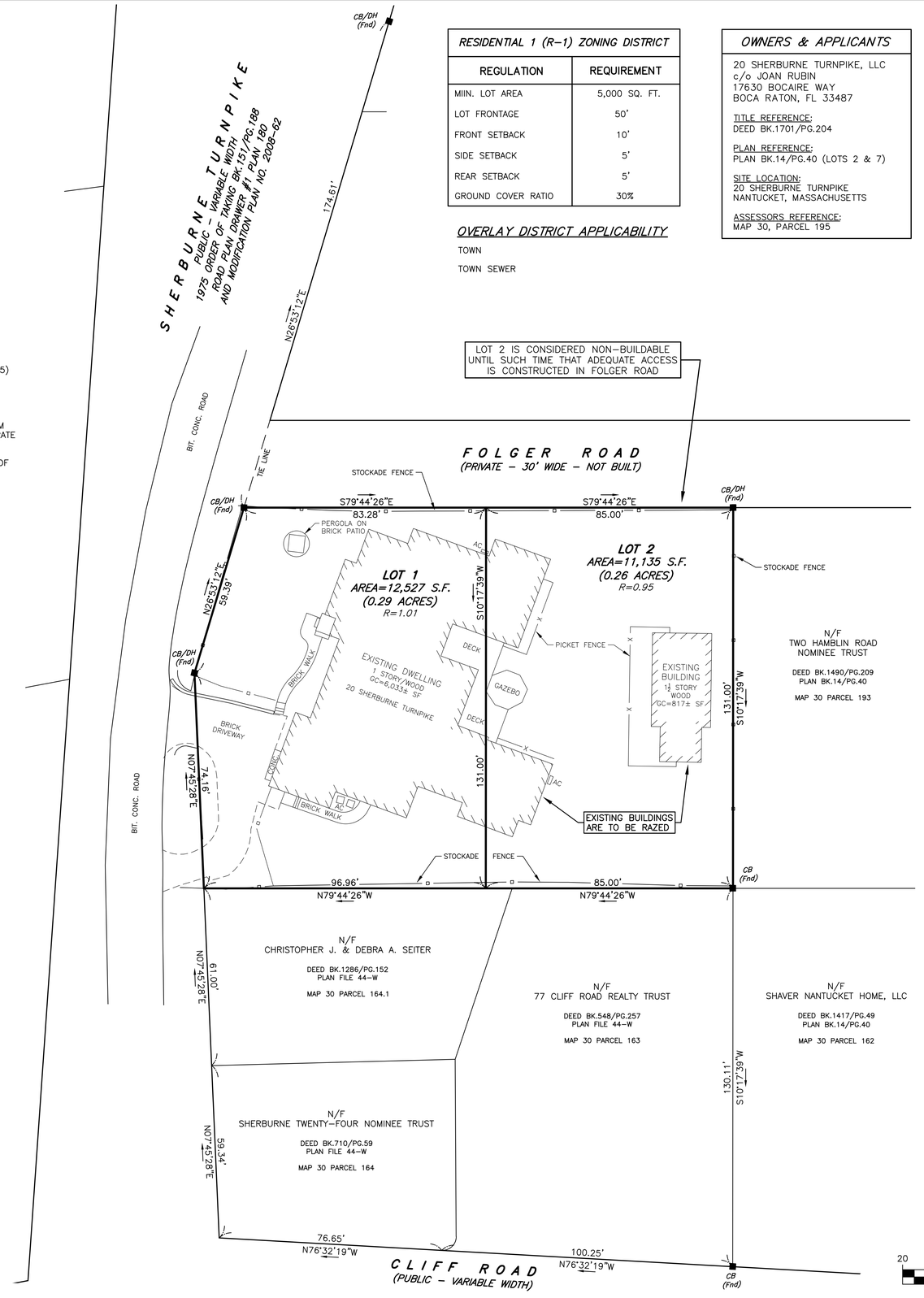
ASSESSORS REFERENCE:
MAP 30, PARCEL 195

LEGEND

CB — CONCRETE BOUND

CB/DH — CONCRETE BOUND W/DRILL HOLE

FOR REGISTRY USE ONLY



NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

PLANNING BOARD FILE No. _____

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

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 30, 2020

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 20085

ISSUED FOR:
ANR ENDORSEMENT

COMMONWEALTH OF MASSACHUSETTS
ROBERT L. MASON
NO. 49249
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND
20 SHERBURNE TURNPIKE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 30, PARCEL 195

PREPARED FOR
20 SHERBURNE TURNPIKE, LLC

DRAWING TITLE:
APPROVAL NOT REQUIRED PLAN

SCALE: 1" = 20'

SHEET NO. 1 OF 1

20085_20 Sherburne TP_ANR Plan_6–30–2020.dwg

PLSUB-2020-07-00066
ANR
William Moffett Moore, Jr.
3 West Chester Street
Map 42.4.3 Parcel 14

NANTUCKET TOWN CLERK

2020 JUL -7 AM 9:20

Nantucket Planning Board

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

Date: July 1, 2020 *Name of Owner(s)/Applicant(s): William Moffett Moore, Jr.

*Owner's/Applicant's address: 3 West Chester Street 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): 3 West Chester St

Name of Registered Land Surveyor: Jeffrey L. Blackwell, PLS
Surveyor's address: 20 Teasdale Circle Nantucket, MA 02554

The owner's title to the land derived under deed from Marie Anne Werner, Trustee, date Nov. 12, 2004
And recorded in Nantucket Registry of Deed, Book 925 Page 172 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 42.4.3, Parcel # 14.
To the Planning Board of the Town of Nantucket:

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

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

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

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

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

DocuSign Envelope ID: F0BBC195-AE46-4359-AF0D-597B6E9C5F2D

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: _____

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

M.G.L. Chapter 41, Section 81-L Lots containing two or more structures pre-dating adoption of the Subdivision Control Law.

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.

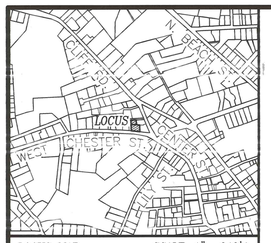
DocuSigned by:

07/02/2020

Owner's Signature

Planning Board File #_____

Endorsement Date:_____



LOCUS MAP SCALE: 1"= 640'±

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

MINIMUM LOT SIZE. 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 40%

OWNER INFORMATION

WILLIAM MOFFETT MOORE, JR
DEED BK. 925, PG. 171
Plan Bk. 12 Pg. 05
Plan Bk. 21 Pg. 48, LOT 1
ASSESSOR'S MAP 42.4.3, PARCEL 14
#3 WEST CHESTER STREET

NOTE:
BUILDING TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

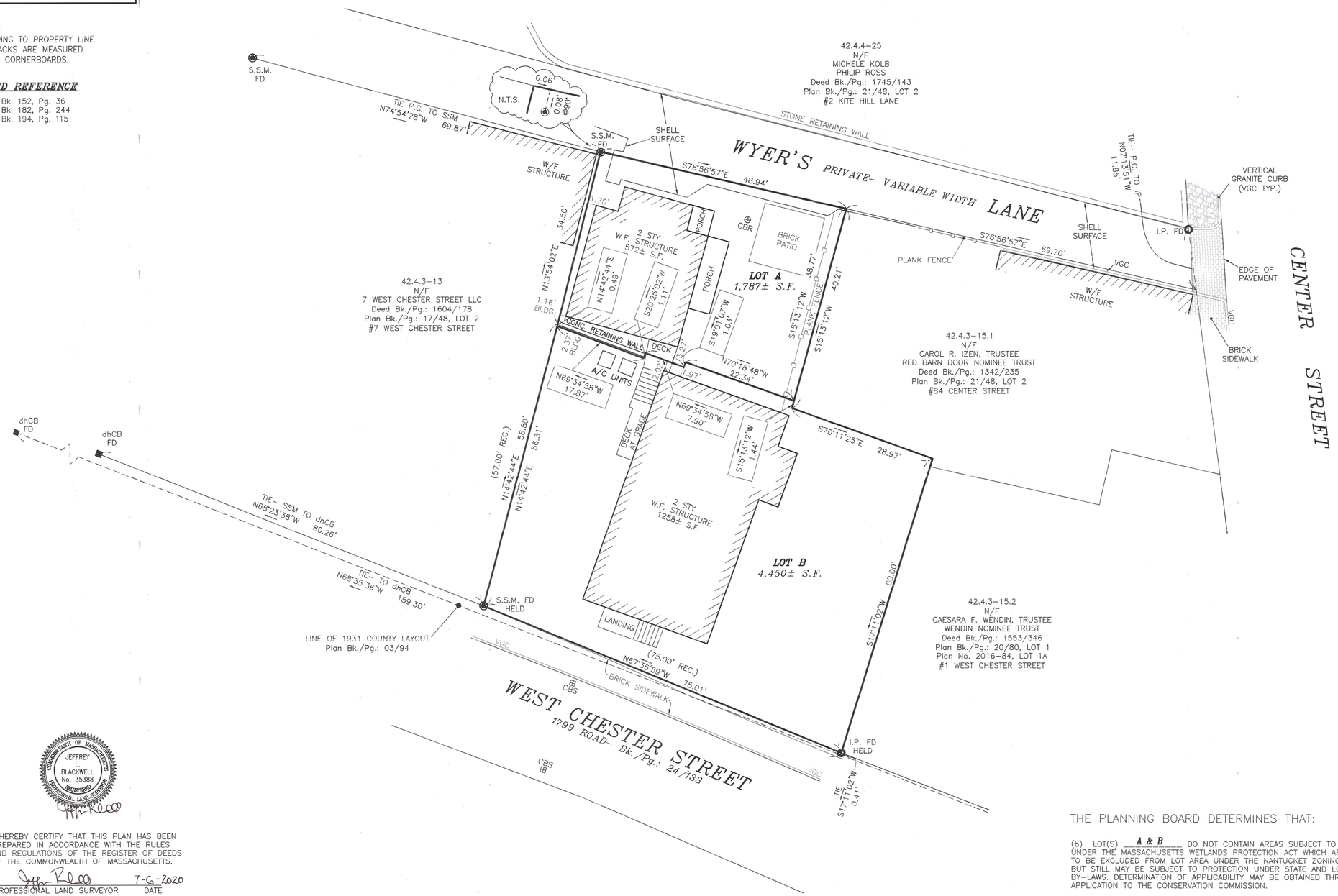
DEED REFERENCE

DEED Bk. 152, Pg. 36
DEED Bk. 182, Pg. 244
DEED Bk. 194, Pg. 115

LEGEND

I.P. FD	DENOTES IRON PIPE MONUMENT FOUND
S.S.M. FD	DENOTES STEEL SURVEY MARKER FOUND
dhCB FD	DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
CBS	DENOTES EXISTING CATCHBASIN
VGC	DENOTES EXISTING VERTICAL GRANITE CURB

NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE



BEING A DIVISION OF LAND SHOWN
AS LOT 1 IN Plan Bk. 21 Pg. 48
AND LAND SHOWN IN Plan Bk. 12 Pg. 05

Division Plan of Land in Nantucket, MA

Prepared for

ED TOOLE

Scale: 1"= 10' July 06, 2020

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTE: PLANNING BOARD ENDORSEMENT IS NOT A CERTIFICATION OF ZONING COMPLIANCE.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED:
FILE No.:

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

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.

7-6-2020
PROFESSIONAL LAND SURVEYOR DATE

THE PLANNING BOARD DETERMINES THAT:

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

Note: Lots A and B are being created pursuant to MGL c. 41, s81 P, based upon the Exception Clause of MGL c.41, s81 L for lots containing two or more structures that predate the adoption of Subdivision Control in Nantucket.

T:\CHRIS 2 JOB 7
V:\DRAWFILES\B8798\81–L.dwg 7/6/2020 2:54:06 PM EDT

B8798

BOOK 0434 PAGE 221

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: December 8, 1993

CERTIFICATE OF GRANTING OF ~~VARIANCE AND/OR~~ SPECIAL PERMIT
(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certifies that a ~~VARIANCE AND/OR~~ SPECIAL PERMIT has been GRANTED:

To:(Owner/Applicant) GARDINER S. AND CATHERINE M. DUTTON, TRUSTEES OF DUTTON NOMINEE TRUST (096-93)

Address: c/o Reade and Alger, Box 2669, Nantucket, MA 02584

affecting the rights of the Owner/Applicant with respect to land or building at:
3 West Chester Street, Assessor's Map 42.4.3, Parcel 14, as shown in Plan Book 12, Page 5, Lot 1,

Deed Reference: 268, 187

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the ~~VARIANCE and/or~~ SPECIAL PERMIT and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no ~~VARIANCE and/or~~ SPECIAL PERMIT, or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

Chairman

Clerk

BOOK 0434 PAGE 222

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: December 8, 1993

CERTIFICATE OF GRANTING OF VARIANCE ~~AND/OR SPECIAL PERMIT~~
(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certifies that a VARIANCE ~~and/or SPECIAL PERMIT~~ has been GRANTED:

To:(Owner/Applicant) GARDINER S. AND CATHERINE M. DUTTON, TRUSTEES OF DUTTON NOMINEE TRUST (103-93)

Address: c/o Reade and Alger, Box 2669, Nantucket, MA 02584

affecting the rights of the Owner/Applicant with respect to land or building at:
3 West Chester Street, Assessor's Map 42.4.3, Parcel 14, as shown in Plan Book 12, Page 5, Lot 1

Deed Reference: 268, 187

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the VARIANCE ~~and/or SPECIAL PERMIT~~ and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no VARIANCE ~~and/or SPECIAL PERMIT~~ or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

Chairman

Clerk

NANTUCKET BOARD OF APPEALS
10 South Beach Street
Nantucket, Massachusetts 02554

Map 42.4.3
Parcel 14
Zoning District: R-OH

3 West Chester Street
Deed Reference: Book 268, Page 187
Plan Book 12, Page 5, Lot 1

DECISION:

At a Public Hearing of the Nantucket Board of Appeals held at 1:00 P.M. on Friday, November 12, 1993, at the Town and County Building, Federal and Broad Streets, Nantucket, Massachusetts, on the application of Gardiner S. Dutton and Catherine M. Dutton, Trustees of DUTTON NOMINEE TRUST, c/o Reade & Alger Professional Corporation, 6 Young's Way, Nantucket, Massachusetts 02554, Board of Appeals Files Nos. 096-93 and 103-93, the Board made the following Decision:

1. The Applicants are seeking relief (in Case No. 096-93) by special permit or finding under Nantucket Zoning By-law Section 139-33.A, to allow the alteration of an existing single-family residential structure, nonconforming as to rear yard setback (5 feet are required; actual setback is 1.3 feet), by demolishing a single-story portion of the structure which intrudes into this rear setback area and by reconstructing it, with a second story, within the existing footprint. In addition, in Case No. 103-93, the Applicants seek variance relief from the off-street parking requirements of Section 139-18.A(1), which would require the provision of two off-street parking spaces, one for each of the two dwellings upon the subject property, by reason of the enlargement of the principal dwelling. The subject property (the "Locus") is situated at 3 West Chester Street, Assessor's Parcel 42.4.3-14, shown on plan recorded with Nantucket Deeds in Plan Book 12, Page 5, as Lot 1, and is zoned as Residential-Old Historic.

2. This Decision is based upon the applications and matters submitted with them, and the evidence presented at the public hearing. Two letters in support of the applicants' requests were received, and there was no opposition. The Planning Board made no recommendation on either application.

3. We find that the buildings upon the Locus pre-exist the Zoning By-law. Because the alteration of the principal dwelling will involve work being done, including raising the height of the building, within the rear yard setback area, we find that this work will intensify the zoning nonconformities upon the Locus, even though the footprint will not be expanded. However, we find that the proposed alteration and enlargement within the existing footprint will not be substantially more detrimental to the neighborhood than the existing nonconforming condition, and, by UNANIMOUS VOTE, issue a finding under M.G.L., c.40, §6, as

requested in Case No. 096-93, permitting these changes, subject to the condition that the work be done in substantial conformity with the plans submitted to and approved by the Historic District Commission in Certificate of Appropriateness No. 24655, issued on August 17, 1993.

4. As to the request for parking variance relief in Case No. 103-93, we find that no parking spaces are provided upon the Locus at the present time, and none can, as a practical matter, be provided without substantially altering the existing landscaping and steep grades upon the Locus, which slopes upward sharply from West Chester Street to Wyer's Lane. If any parking spaces were provided and accessed from West Chester Street, it would be at the expense of the loss of on-street parking spaces. No access for parking is practical from Wyer's Lane, which is narrow and poorly aligned. The proposed changes in the principal dwelling upon the Locus will not affect the number of parking spaces required; two are now required, and two will be required after the proposed work is done. Therefore, we find that, owing to the topography of the Locus and especially affecting the Locus but not affecting generally the zoning district in which the Locus is situated, a literal enforcement of the off-street parking requirements of the Zoning By-law would involve substantial hardship, financial or otherwise, to the applicants, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-law. Accordingly, we grant the requested variance relief from all requirements of By-law Section 139-18.A(1) for provision of off-street parking requirements upon the Locus in connection with the Applicants' proposed project as herein described, by UNANIMOUS VOTE.

Dated: December 8, 1993

Dale W. Waine

Linda F. Williams

Robert J. Leichter

Michael J. O'Mara

William P. Hourihan, Jr.

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554

DEC 08 1993

TIME: 4:00 PM

CLERK: Rebecca J. Lehmann

DEC 29 1993

NANTUCKET COUNTY
REC'D ENTERED

11:07 AM

SANDRA M CHADWICK
ATTEST REGISTER

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION OF THE TOWN CLERK AND NO APPEAL HAS BEEN FILED IN ACCORDANCE WITH CHAPTER 40A, SECTION 17 OF THE GENERAL LAWS

Rebecca J. Lehmann
TOWN CLERK
DEC 2 6 1993

ejw/35/duttongd

End of
Instrument

2006 00001292
Bk: 1016 Pg: 337 Page: 1 of 5
Doc: SP 04/13/2006 11:10 AM

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: march 23, 2006

To: Parties in Interest and Others concerned with the Decision of the BOARD OF APPEALS in the Application of the following:

Application No.: 023-06

Owner/Applicant: William M. Moore, Jr.

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed in the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing an complaint in court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Dale Waine, Chairman

RECEIVED
'06 MAR 23 P2:54
NANTUCKET TOWN CLERK

cc: Town Clerk
Planning Board
Building Commissioner

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW §139-30I (SPECIAL PERMITS); §139-32I (VARIANCES) ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS.

NANTUCKET ZONING BOARD OF APPEALS
1 East Chestnut Street
Nantucket, Massachusetts 02554

3 West Chester Street, Nantucket
Assessor's Map 42.4.3, Parcel 14
Residential-2

Lot 1, Plan Book 21, page 48
and land on Plan Book 12, page 5
Deed Book 925, page 171

DECISION:

1. At public hearing of the Nantucket Zoning Board of Appeals, on Friday, March 10, 2006, at 12:00 P.M., in the Conference Room in the Town Annex Building, 37 Washington Street, Nantucket, Massachusetts, the Board made the following Decision on the application in BOA File No. **023-06** of **WILLIAM M. MOORE, JR.**, of 2780 Dickerson School Road, Dickerson, MD 20842, in connection with property known as 3 West Chester Street, Nantucket, Massachusetts.

2. Applicant is seeking relief by SPECIAL PERMIT under Nantucket Zoning By-law Section 139-33A (alteration/expansion of a pre-existing nonconforming structure/use); and to the extent necessary, a VARIANCE from the provisions of Section 139-16A (Intensity regulations - setbacks). Applicant proposes to renovate and expand an existing secondary single-family dwelling by placing a new foundation under it and add a second floor that would raise the ridge height from about 15 feet to about 22 feet without coming any closer to the westerly lot line than the existing structure. Portions of the additions to the cottage would not reduce the scalar separation between the two dwellings any further but would in part be a vertical extension within the required separation area. Other work, including additions to the footprint would be done outside of the required setback areas and would not be in violation of the allowed maximum ground cover ratio of 50% for this conforming lot and thus would not need any relief from this Board. The Locus is also nonconforming as to side yard setback with the primary dwelling being sited as close as about 1.3 feet from the easterly side yard lot line and the with the cottage being sited as close as about 1.3 feet from the westerly side yard lot line in a district that requires a minimum side yard setback of five feet; as to the 12-foot scalar separation between the primary and secondary dwellings with the two structures being attached by decking. The Locus conforms to all other dimensional requirements of the Zoning By-law, other than parking, with parking having been waived in the Decision in BOA File No. 096-93.

The Premises are located at **3 WEST CHESTER STREET**, Assessor's Map 42.4.3, Parcel 21, Lot 1 on Plan Book 21, page 48 and the land on Plan Book 12, Page 5. The property is zoned Residential-Old-Historic.

3. Our Decision is based upon the application and accompanying materials, representations and testimony received at our public hearings. The Planning Board made no recommendation finding that the application did not present any issues of planning concern. No abutter comment was received either in favor of or against the application and there were no letters on file.

4. Applicant, through counsel, represented that the Locus, consisting of two lots which when combined for zoning purposes, has about 6,270 square feet of lot area, conforms to the R-2 dimensional requirements for ground cover, area and frontage. The two dwellings on the Locus where both built prior to the 1972 enactment of the Nantucket Zoning By-law, and the current Zoning By-law provisions related to primary and secondary dwelling relationship would not apply. They are currently sited approximately five feet apart and connected by a wooden walkway. The Board, by grant of a Special Permit in the Decision in BOA File No. 096-93 (recorded in Book 434, page 221 at the Nantucket Registry), permitted the vertical expansion of the larger single-family dwelling which is situated within the required westerly five-foot side yard setback area at approximately 1.3 feet from the lot line. The smaller cottage is situated approximately 1.3 feet from the westerly property line at its closest point and the proposed project is a renovation of that cottage. The ridge height of the cottage would increase from about 15 feet to about 22 feet as a second floor is added and the foundation replaced but would come no closer to the westerly side yard lot line than the existing structure. No changes are proposed with respect to the separation of the buildings, but there would be a vertical expansion within the required 12-foot scalar separation area but would not decrease the distance. A conforming addition would be constructed on the north side of the cottage and a conforming porch would be constructed on the west side of the cottage neither of which, and would not require a grant of relief by this Board. The existing cottage has a ground cover of approximately 500 square feet, and as proposed, the ground cover would increase to approximately 585 square feet in full compliance with the ground cover requirements for the Locus. Applicant represented that all of the proposed alterations to the cottage have been approved by the Historic District Commission in Certificate of Appropriateness No. 47,580.

5. Therefore, based upon the foregoing, the Board finds, given the modest size of the house and the proposed alterations, that the proposed project would not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The distance between the two dwellings would not be decreased and a substantial portion of the work would take place outside of the required setback areas.

6. In BOA File No. 103-93, the decision for which was integrated into with the decision in BOA File No. 96-93 recorded in Book 434, page 223 at the Nantucket Registry, the Board granted a Variance to waive all requirements for off-street parking on the site. No conforming parking is proposed with this project, even though some space may be made available for a car to park on-site

off Wyer's Lane. The number of parking spaces that would be required to support the use of the Locus for two dwellings is not altered by this project. The Board finds that the existing Variance from 1993 waiving any requirement to provide conforming off-street parking for either dwelling remains in effect.

7. Accordingly, by a UNANIMOUS vote, the Board of Appeals GRANTS the requested relief by SPECIAL PERMIT under Nantucket Zoning By-law Section 139-33A, to allow the increase in height and expansion of the pre-existing nonconforming smaller dwelling on the property as proposed, based upon the following conditions:

(a) The dwelling shall be renovated in substantial conformity with the plans approved by the Historic District Commission in Certificate of Appropriateness No. 47,580, as may be amended from time to time; and

(b) The improvements shall be done in substantial conformity with the "Proposed Site Plan", done by Nantucket Architecture Group, dated January 13, 2006, a reduced copy of which is attached hereto as Exhibit A.

Dated: March 23, 2006

Dale Waine

Michael J. O'Mara

C. Richard Loffin

Edward S. Toole

Edward Murphy

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

TOWN CLERK

APR 1 2 2006

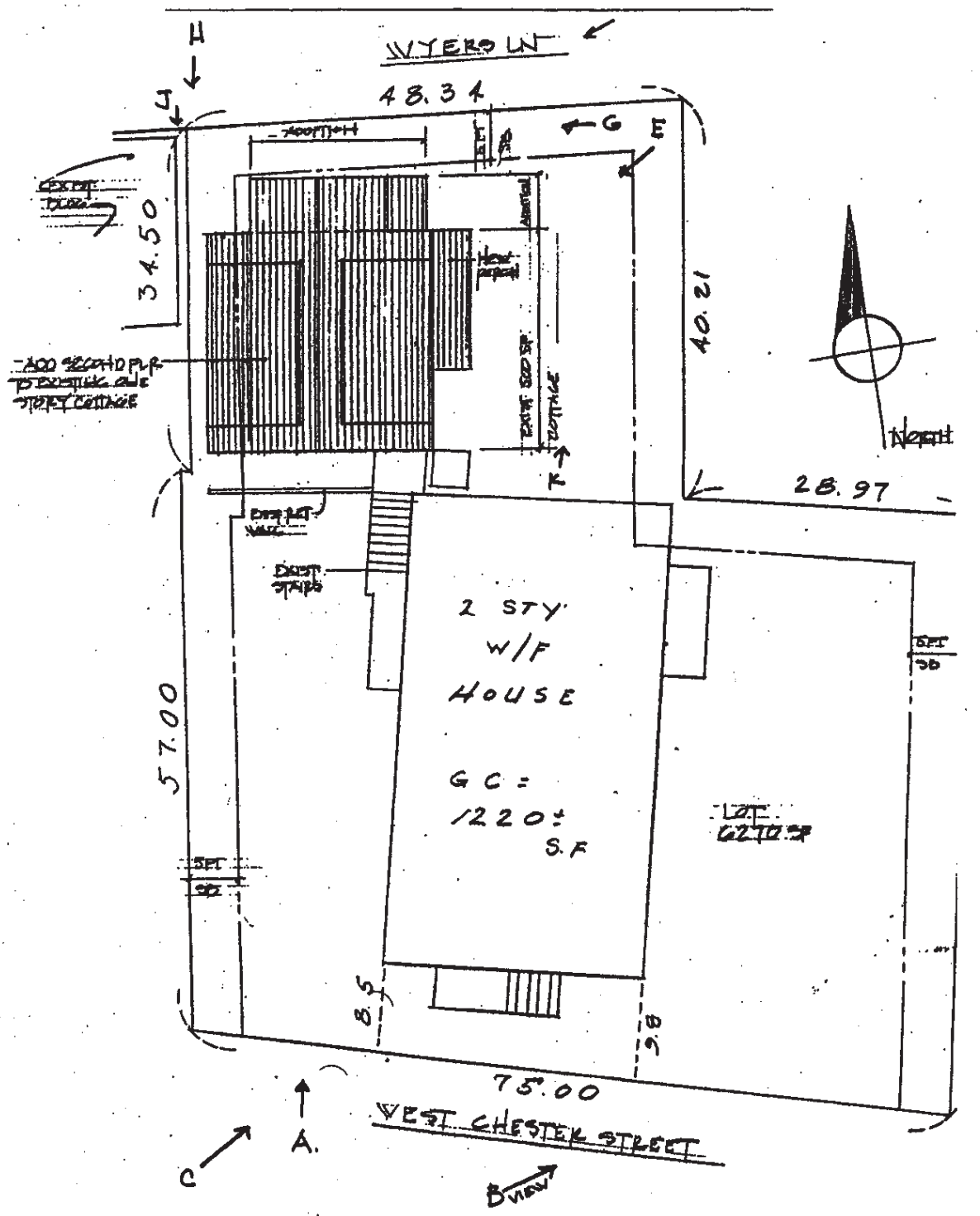
ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

Exh A

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 S.F.	6270 S.F.	6270 S.F.
MAIN HOUSE S.F	1220 S.F	1220 S.F	1220 S.F.
COTTAGE S.F	500 S.F	500 S.F	581 S.F
G.C. RATIO	50%	27.43 %	28.72 %
F.Y. SETBACK	0 FT	58 FT.	58 FT.
R.Y. SETBACK	5 FT	5-3 FT.	5-3 FT.
S.Y. SETBACK	5 FT	1.3 FT.	1.3 FT.
MIN. FRONTAGE	50 FT.	75 FT.	75 FT.

COTTAGE ADDITION - 81 S.F OF GROUND COVER
502 S.F NEW SECOND FLOOR AREA



Proposed
SITE PLAN

Nantucket Architecture Group
Jan. 13, 2006

NANTUCKET COUNTY Received & Entered
Attest: Joanne L. Kelley, Register of Deeds

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC7-4
MAP/PARCEL#: 4243-014

Recorded by: WAS Date: 06/15/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 3 WEST CHESTER ST

2. Building Name: N/A

3. Ownership: Private

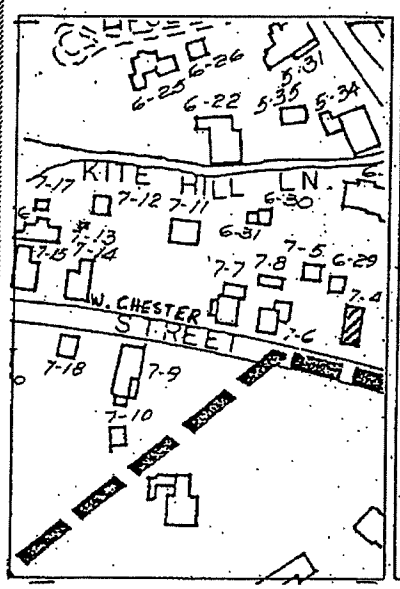
4. Present Owner: DUTTON, GARDNER & CATHERINE

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Year-round

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 65
12. Setback from Street:At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: Fence
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Brick
18. Structural System: Unknown
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 3
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk,Roof Hatch
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Greek Revival
33. Number of Bays: 4
34. Window Frame Type: Plank Frame
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
    N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Role the Building Plays: Nantucket HD:
44. Date of Initial Construction: C 1810
    Source: Assessors Records,Sanborn Maps
    Architect: Unknown Builder: Unknown
45. Building Type: Unknown
46. Architectural Style: Nantucket Four-Bay
47. Historical and Architectural Importance:
    Unknown

48. Sources: Assessors Records,Lancaster pg.239, Sanborn Maps,Blue Files

AFFIDAVIT

I, William Moffett Moore, Jr., on oath depose and say:

1. I am an individual and reside at 21 McKinley Avenue, Siasconset, Massachusetts.

2. I make this Affidavit of my own personal knowledge and belief.

3. I have owned the property at 3 West Chester Street, Nantucket, Massachusetts, since November 12, 2004, by virtue of a deed dated November 10, 2004, recorded with Nantucket Deeds in Book 925, Page 171 (the "Locus").

4. In 2006, I oversaw the renovation of the secondary structure on the Locus. This structure has been on the Locus since at least 1953. As part of this renovation, the roof was removed and a second story was added, but the original exterior walls, concrete floor, and perimeter foundation were left in place and remain on the Locus today.

Executed as a sealed instrument under the pains and penalties of perjury on June 26, 2020.

William Moffett Moore, Jr.

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 26th day of June, 2020, before me, the undersigned notary public, personally appeared William Moffett Moore, Jr., (a) ✓ personally known to me, or (b) ___ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as his 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 his knowledge and belief.

Mary L Haley
Notary Public

My commission expires:

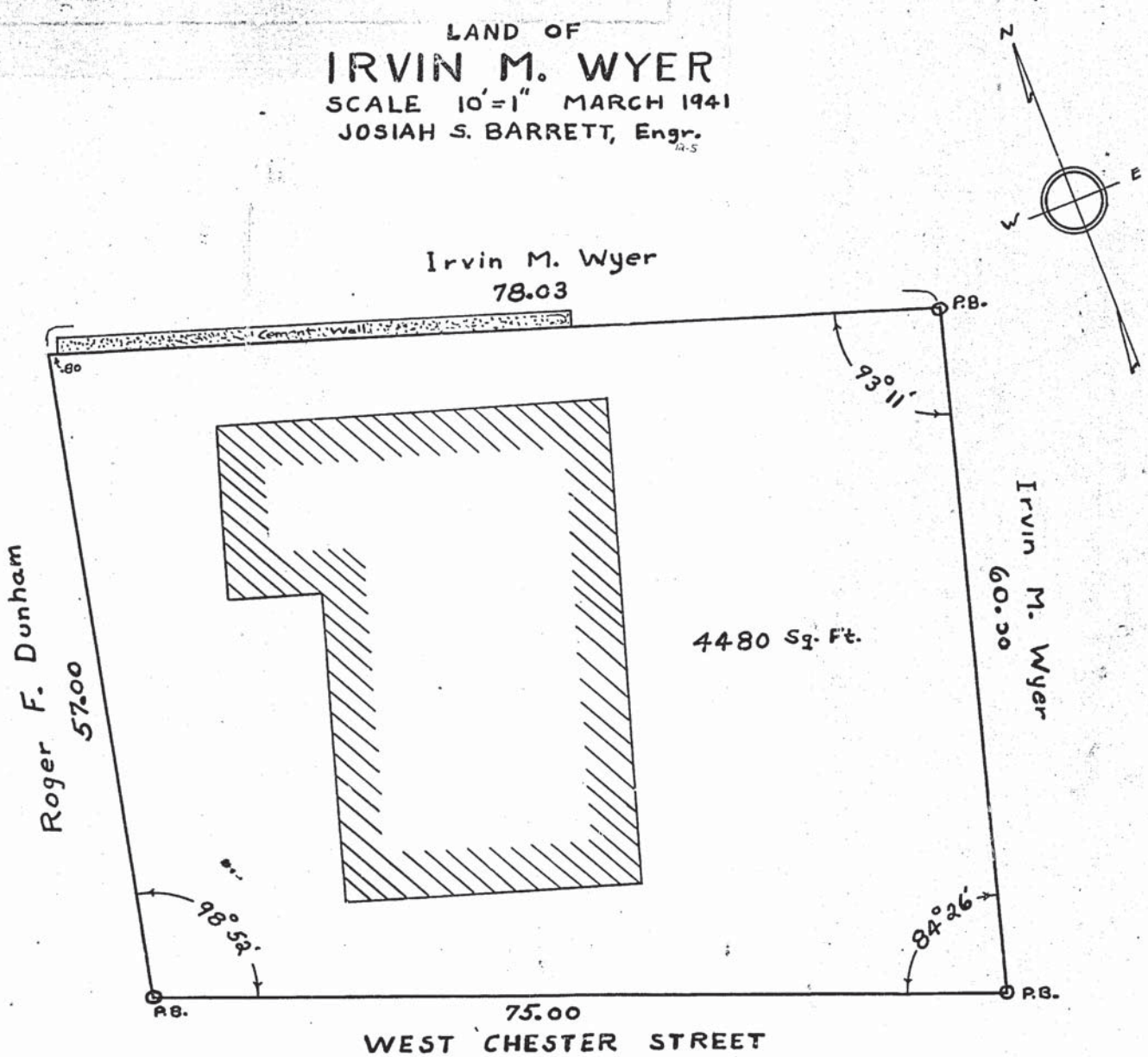
MARY L. HALEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 30, 2022

LAND OF

IRVIN M. WYER

SCALE 10'=1" MARCH 1941

JOSIAH S. BARRETT, Engr.

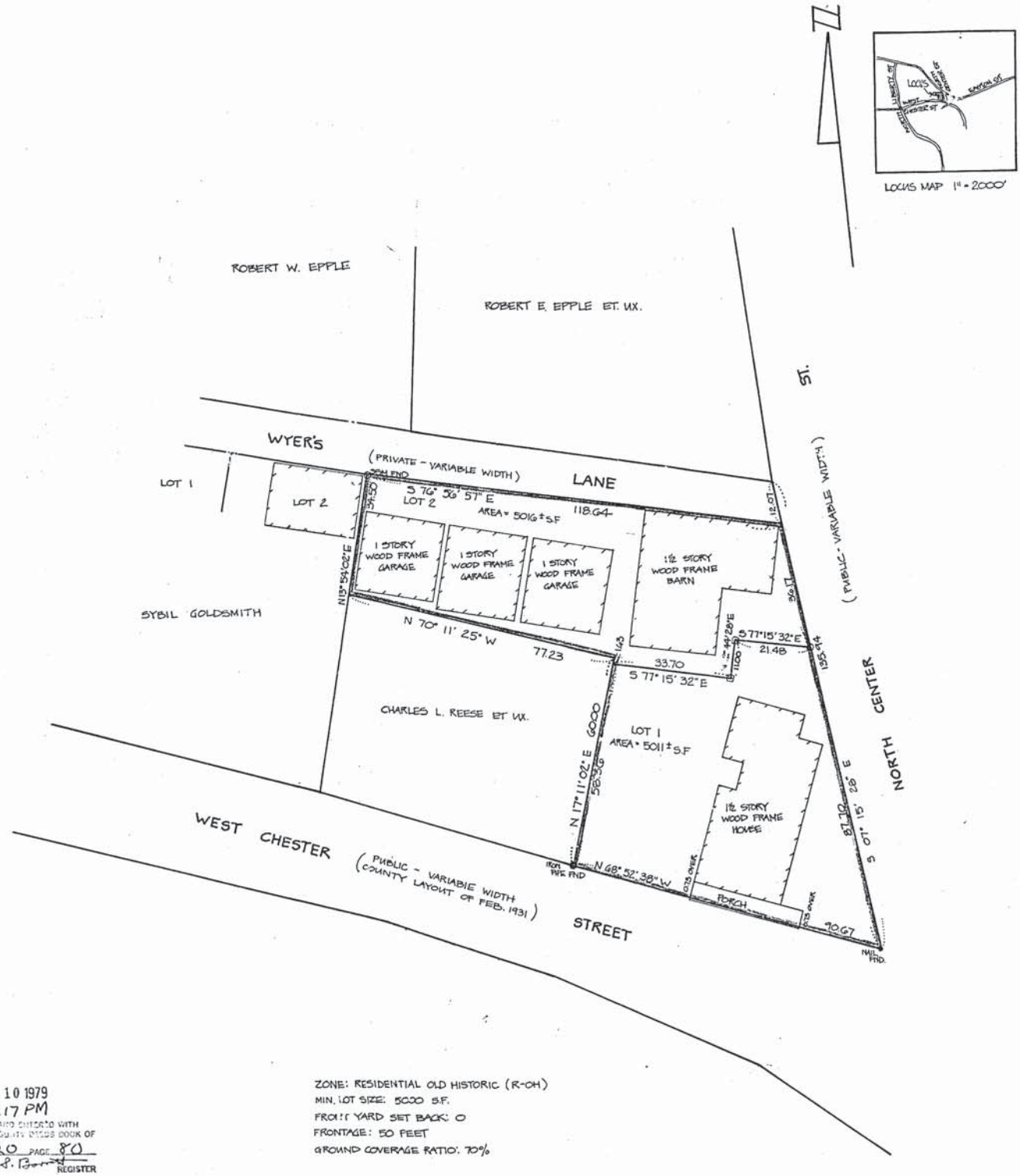


AUG 9 1944
2 h 0 m

RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF

PLANS NO. 12 PAGE 5

ATTEST Josiah S. Barrett REGISTER



SEP 10 1979
2:17 PM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY RECORD BOOK OF
PLANS NO. 20 PAGE 80
ATTEST REGISTER

ZONE: RESIDENTIAL OLD HISTORIC (R-OH)
MIN. LOT SIZE: 5000 S.F.
FRONT YARD SET BACK: 0
FRONTAGE: 50 FEET
GROUND COVERAGE RATIO: 70%

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD.

Donald T. Crane
Timothy McGaney
Charles F. Sarolsh
Marland Rounsville

DATE: 8/27/79 FILE NO: 1975

LEGEND:

O DENOTES NAIL SET
□ DENOTES STAKE SET

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED LAND SURVEYOR

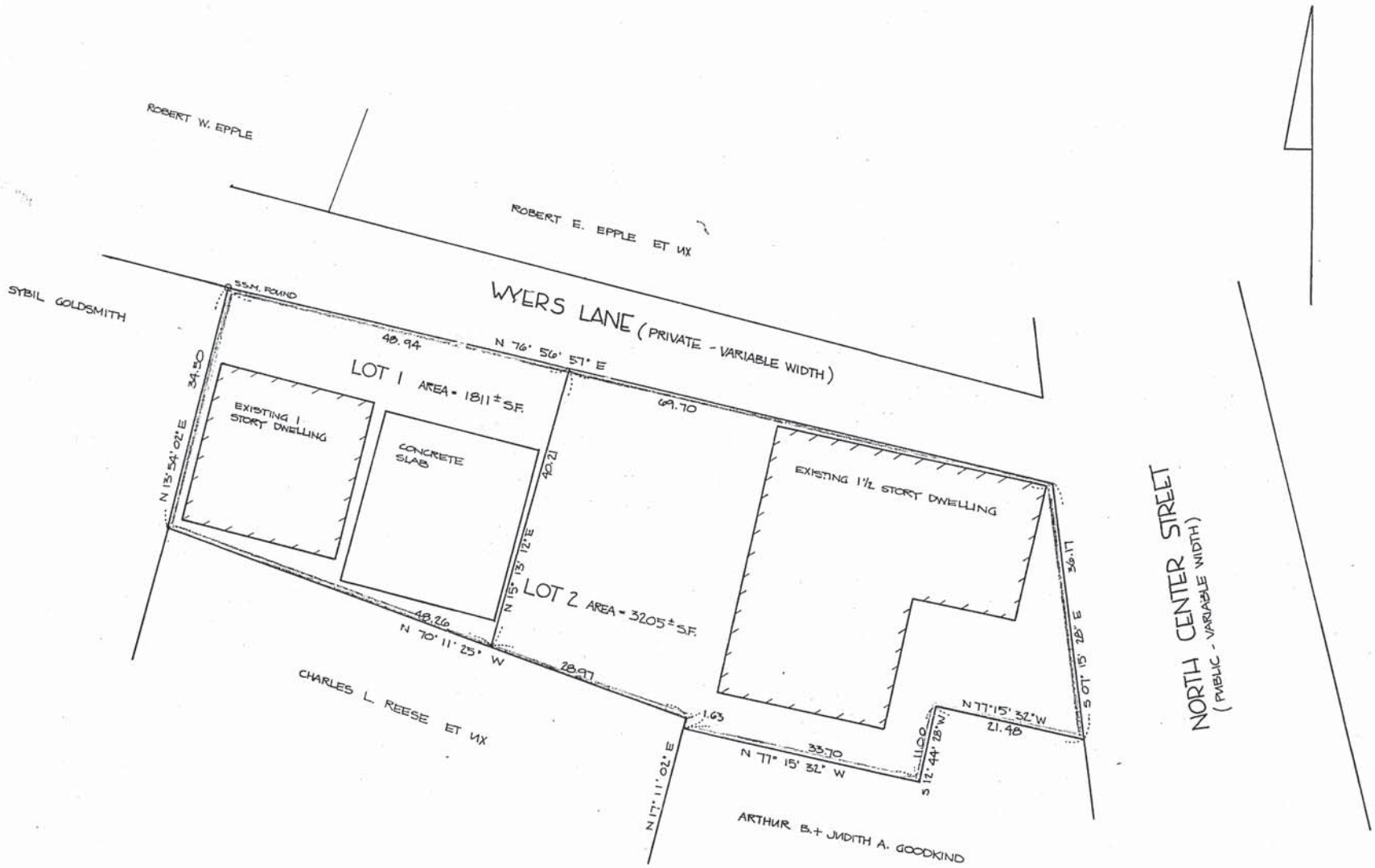
John J. Shugrue

PLAN OF LAND IN
NANTUCKET, MA.
SCALE 1" = 20'
AUGUST 27, 1979
SHUGRUE AND HART INC.
14 SOUTH WATER ST.
NANTUCKET, MA.
PROPERTY OF: BARBARA W. CHAPIN

0 10 20 40

SCALE IN FEET

#611



LOCUS MAP 1" = 2000'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED
NANTUCKET PLANNING BOARD:

DATE: 4/13/81 FILE NO: 2195

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23229
REGISTERED LAND SURVEYOR

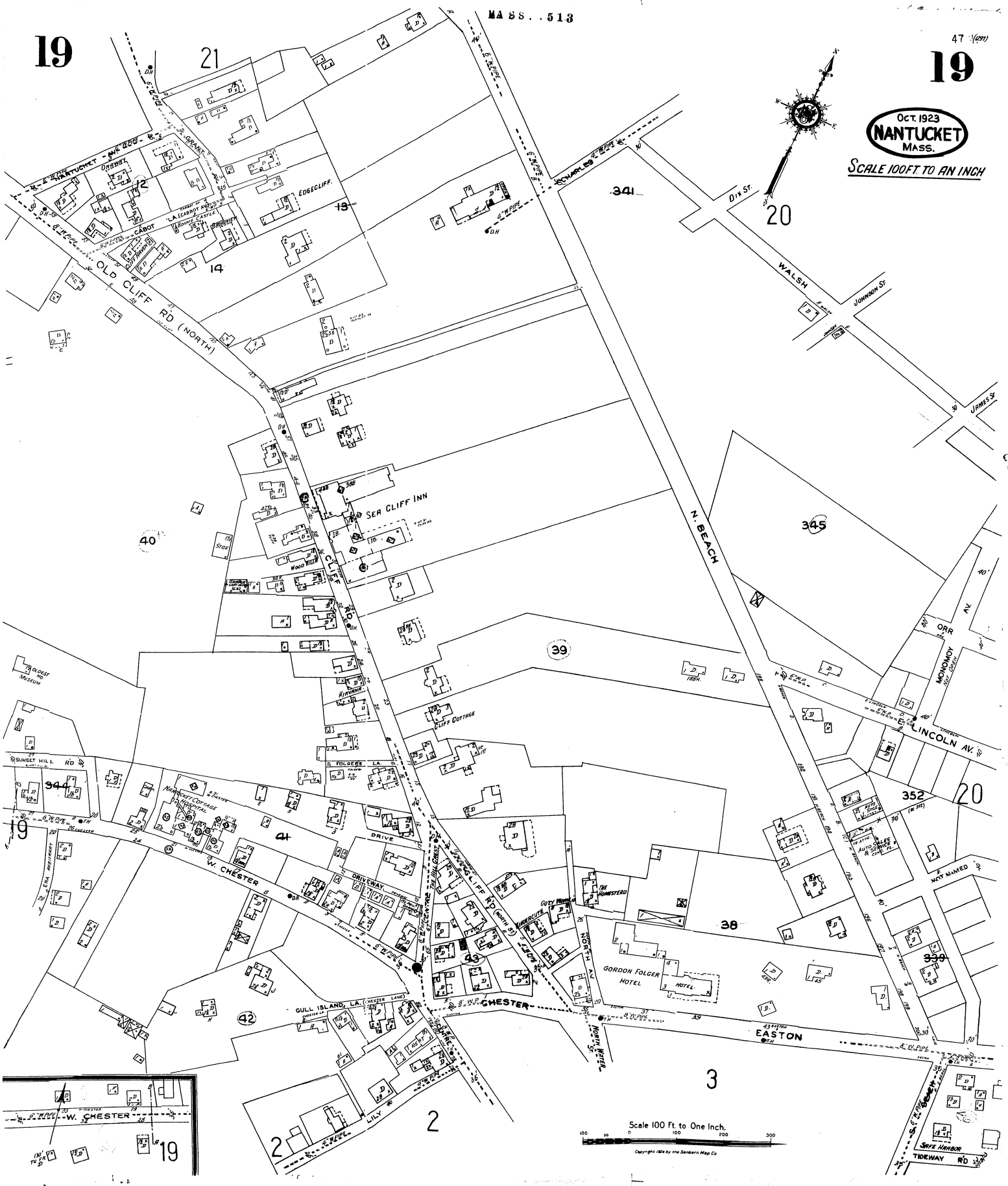
NOTE:
LOT 1 TO BE CONVEYED TO AN ABUTTOR AND HELD IN COMMON WITH OTHER LAND OF THE ABUTTOR.

PLAN OF LAND IN
NANTUCKET, MA.
SCALE 1" = 10'
APRIL 13, 1981
JOHN J. SHUGRUE INC.
14 SOUTH WATER ST.
NANTUCKET MA.
PROPERTY OF:
BARBARA W. CHAPIN

SCALE IN FEET
0 5 10 20

MAY 21 1981
4:00 PM
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 21 PAGE 48
ATTEST REGISTER

#611 B


19
19
Oct. 1923
NANTUCKET
MASS.
SCALE 100 FT. TO AN INCH
OLD CLIFF RD (NORTH)
N. BEACH
WALSH
DIX ST.
JOHNSON ST.
JAMES ST.
SEA CLIFF INN
EDGECLIFF
CLIFF COTTAGE
GORDON FOLGER HOTEL
THE HOMESTEAD
NANTUCKET COTTAGE HOSPITAL
W. CHESTER
EASTON
NORTH WATER ST.
GULL ISLAND LA.
LILY
SUNSET HILL RD
FOLGERS LA.
DRIVE
DRIVEWAY
ORR AV.
MONOMOY
E. LINCOLN AV.
NOT NAMED
SAFE HARBOR
TIDEWAY RD
Scale 100 Ft. to One Inch.
Copyright 1926 by the Sanborn Map Co.

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.

NAME OF CITY OR TOWN

1953 REAL ESTATE VALUATION LIST

NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL		LAND Exclusive of Buildings AREA	LAND Exclusive of Buildings VALUE	BUILDINGS Exclusive of Land DESCRIPTION	BUILDINGS Exclusive of Land VALUE	TOTAL VALUE of each Parcel	TAX
ACCOMANDO, Elizabeth R., West Chester Street Nantucket, Mass.	West Chester St.	9,600	950	Dwelling	2,000.	2,950.	112.10
ALLEN, Annie M., Fair Street Nantucket, Mass.	Fair Street	6,250	540	Dwelling	2,200.	3,740.	142.12
				Barber Garage	800.		
	Tom Nevers's Head	23,000	150			150.	5.70
	Easton Street	3,785	2,110	Dwelling	3,000.	4,960	188.48
BOWEN, James E. & Anna M., North Liberty Street Nantucket, Mass.	North Liberty St.	3,245	800	Dwelling	3,000.	4,100.	155.80
				Garage	400.		
BYER, Gilbert Airport Road Nantucket, Mass.	Airport Road	100	10	Dwelling	600.	610.	23.18
BYER, Grace L., Orange Street Nantucket, Mass.	Orange Street	4,250.	350	Dwelling	1,500.	2,030.	77.14
				Garage	200.		
[illegible]							
[illegible] St., Nantucket, Mass.	West Chester St.	7,000	200			200.	7.60
	West Chester St.	4,350	150			150.	5.70
	" "	8,400	350			350.	13.30
	" "	11,855	1,210	Dwelling	2,400.	6,110.	232.18
				Garage	800.		
				[illegible]	1,100.		

BOOK 0434 PAGE 221

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: December 8, 1993

CERTIFICATE OF GRANTING OF ~~VARIANCE AND/OR~~ SPECIAL PERMIT
(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certifies that a ~~VARIANCE AND/OR~~ SPECIAL PERMIT has been GRANTED:

To:(Owner/Applicant) GARDINER S. AND CATHERINE M. DUTTON, TRUSTEES OF DUTTON NOMINEE TRUST (096-93)

Address: c/o Reade and Alger, Box 2669, Nantucket, MA 02584

affecting the rights of the Owner/Applicant with respect to land or building at:
3 West Chester Street, Assessor's Map 42.4.3, Parcel 14, as shown in Plan Book 12, Page 5, Lot 1,

Deed Reference: 268, 187

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the ~~VARIANCE and/or~~ SPECIAL PERMIT and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no ~~VARIANCE and/or~~ SPECIAL PERMIT, or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

Chairman

Clerk

BOOK 0434 PAGE 222

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: December 8, 1993

CERTIFICATE OF GRANTING OF VARIANCE ~~AND/OR SPECIAL PERMIT~~
(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certifies that a VARIANCE ~~and/or SPECIAL PERMIT~~ has been GRANTED:

To:(Owner/Applicant) GARDINER S. AND CATHERINE M. DUTTON, TRUSTEES OF DUTTON NOMINEE TRUST (103-93)

Address: c/o Reade and Alger, Box 2669, Nantucket, MA 02584

affecting the rights of the Owner/Applicant with respect to land or building at:
3 West Chester Street, Assessor's Map 42.4.3, Parcel 14, as shown in Plan Book 12, Page 5, Lot 1

Deed Reference: 268, 187

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the VARIANCE ~~and/or SPECIAL PERMIT~~ and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no VARIANCE ~~and/or SPECIAL PERMIT~~ or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

Chairman

Clerk

NANTUCKET BOARD OF APPEALS
10 South Beach Street
Nantucket, Massachusetts 02554

Map 42.4.3
Parcel 14
Zoning District: R-OH

3 West Chester Street
Deed Reference: Book 268, Page 187
Plan Book 12, Page 5, Lot 1

DECISION:

At a Public Hearing of the Nantucket Board of Appeals held at 1:00 P.M. on Friday, November 12, 1993, at the Town and County Building, Federal and Broad Streets, Nantucket, Massachusetts, on the application of Gardiner S. Dutton and Catherine M. Dutton, Trustees of DUTTON NOMINEE TRUST, c/o Reade & Alger Professional Corporation, 6 Young's Way, Nantucket, Massachusetts 02554, Board of Appeals Files Nos. 096-93 and 103-93, the Board made the following Decision:

1. The Applicants are seeking relief (in Case No. 096-93) by special permit or finding under Nantucket Zoning By-law Section 139-33.A, to allow the alteration of an existing single-family residential structure, nonconforming as to rear yard setback (5 feet are required; actual setback is 1.3 feet), by demolishing a single-story portion of the structure which intrudes into this rear setback area and by reconstructing it, with a second story, within the existing footprint. In addition, in Case No. 103-93, the Applicants seek variance relief from the off-street parking requirements of Section 139-18.A(1), which would require the provision of two off-street parking spaces, one for each of the two dwellings upon the subject property, by reason of the enlargement of the principal dwelling. The subject property (the "Locus") is situated at 3 West Chester Street, Assessor's Parcel 42.4.3-14, shown on plan recorded with Nantucket Deeds in Plan Book 12, Page 5, as Lot 1, and is zoned as Residential-Old Historic.

2. This Decision is based upon the applications and matters submitted with them, and the evidence presented at the public hearing. Two letters in support of the applicants' requests were received, and there was no opposition. The Planning Board made no recommendation on either application.

3. We find that the buildings upon the Locus pre-exist the Zoning By-law. Because the alteration of the principal dwelling will involve work being done, including raising the height of the building, within the rear yard setback area, we find that this work will intensify the zoning nonconformities upon the Locus, even though the footprint will not be expanded. However, we find that the proposed alteration and enlargement within the existing footprint will not be substantially more detrimental to the neighborhood than the existing nonconforming condition, and, by UNANIMOUS VOTE, issue a finding under M.G.L., c.40, §6, as

requested in Case No. 096-93, permitting these changes, subject to the condition that the work be done in substantial conformity with the plans submitted to and approved by the Historic District Commission in Certificate of Appropriateness No. 24655, issued on August 17, 1993.

4. As to the request for parking variance relief in Case No. 103-93, we find that no parking spaces are provided upon the Locus at the present time, and none can, as a practical matter, be provided without substantially altering the existing landscaping and steep grades upon the Locus, which slopes upward sharply from West Chester Street to Wyer's Lane. If any parking spaces were provided and accessed from West Chester Street, it would be at the expense of the loss of on-street parking spaces. No access for parking is practical from Wyer's Lane, which is narrow and poorly aligned. The proposed changes in the principal dwelling upon the Locus will not affect the number of parking spaces required; two are now required, and two will be required after the proposed work is done. Therefore, we find that, owing to the topography of the Locus and especially affecting the Locus but not affecting generally the zoning district in which the Locus is situated, a literal enforcement of the off-street parking requirements of the Zoning By-law would involve substantial hardship, financial or otherwise, to the applicants, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-law. Accordingly, we grant the requested variance relief from all requirements of By-law Section 139-18.A(1) for provision of off-street parking requirements upon the Locus in connection with the Applicants' proposed project as herein described, by UNANIMOUS VOTE.

Dated: December 8, 1993

Dale W. Waine

Linda F. Williams

Robert J. Leichter

Michael J. O'Mara

William P. Hourihan, Jr.

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554

DEC 08 1993

TIME: 4:00 PM

CLERK: Rebecca J. Lehmann

DEC 29 1993

NANTUCKET COUNTY
REC'D ENTERED

11:07 AM

SANDRA M CHADWICK
ATTEST REGISTER

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION OF THE TOWN CLERK AND NO APPEAL HAS BEEN FILED IN ACCORDANCE WITH CHAPTER 40A, SECTION 17 OF THE GENERAL LAWS

Rebecca J. Lehmann
TOWN CLERK
DEC 2 6 1993

ejw/35/duttongd

End of
Instrument

2006 00001292
Bk: 1016 Pg: 337 Page: 1 of 5
Doc: SP 04/13/2006 11:10 AM

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: march 23, 2006

To: Parties in Interest and Others concerned with the Decision of the BOARD OF APPEALS in the Application of the following:

Application No.: 023-06

Owner/Applicant: William M. Moore, Jr.

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed in the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing an complaint in court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Dale Waine, Chairman

RECEIVED
'06 MAR 23 P2:54
NANTUCKET TOWN CLERK

cc: Town Clerk
Planning Board
Building Commissioner

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW §139-30I (SPECIAL PERMITS); §139-32I (VARIANCES) ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS.

NANTUCKET ZONING BOARD OF APPEALS
1 East Chestnut Street
Nantucket, Massachusetts 02554

3 West Chester Street, Nantucket
Assessor's Map 42.4.3, Parcel 14
Residential-2

Lot 1, Plan Book 21, page 48
and land on Plan Book 12, page 5
Deed Book 925, page 171

DECISION:

1. At public hearing of the Nantucket Zoning Board of Appeals, on Friday, March 10, 2006, at 12:00 P.M., in the Conference Room in the Town Annex Building, 37 Washington Street, Nantucket, Massachusetts, the Board made the following Decision on the application in BOA File No. **023-06** of **WILLIAM M. MOORE, JR.**, of 2780 Dickerson School Road, Dickerson, MD 20842, in connection with property known as 3 West Chester Street, Nantucket, Massachusetts.

2. Applicant is seeking relief by SPECIAL PERMIT under Nantucket Zoning By-law Section 139-33A (alteration/expansion of a pre-existing nonconforming structure/use); and to the extent necessary, a VARIANCE from the provisions of Section 139-16A (Intensity regulations - setbacks). Applicant proposes to renovate and expand an existing secondary single-family dwelling by placing a new foundation under it and add a second floor that would raise the ridge height from about 15 feet to about 22 feet without coming any closer to the westerly lot line than the existing structure. Portions of the additions to the cottage would not reduce the scalar separation between the two dwellings any further but would in part be a vertical extension within the required separation area. Other work, including additions to the footprint would be done outside of the required setback areas and would not be in violation of the allowed maximum ground cover ratio of 50% for this conforming lot and thus would not need any relief from this Board. The Locus is also nonconforming as to side yard setback with the primary dwelling being sited as close as about 1.3 feet from the easterly side yard lot line and the with the cottage being sited as close as about 1.3 feet from the westerly side yard lot line in a district that requires a minimum side yard setback of five feet; as to the 12-foot scalar separation between the primary and secondary dwellings with the two structures being attached by decking. The Locus conforms to all other dimensional requirements of the Zoning By-law, other than parking, with parking having been waived in the Decision in BOA File No. 096-93.

The Premises are located at **3 WEST CHESTER STREET**, Assessor's Map 42.4.3, Parcel 21, Lot 1 on Plan Book 21, page 48 and the land on Plan Book 12, Page 5. The property is zoned Residential-Old-Historic.

3. Our Decision is based upon the application and accompanying materials, representations and testimony received at our public hearings. The Planning Board made no recommendation finding that the application did not present any issues of planning concern. No abutter comment was received either in favor of or against the application and there were no letters on file.

4. Applicant, through counsel, represented that the Locus, consisting of two lots which when combined for zoning purposes, has about 6,270 square feet of lot area, conforms to the R-2 dimensional requirements for ground cover, area and frontage. The two dwellings on the Locus where both built prior to the 1972 enactment of the Nantucket Zoning By-law, and the current Zoning By-law provisions related to primary and secondary dwelling relationship would not apply. They are currently sited approximately five feet apart and connected by a wooden walkway. The Board, by grant of a Special Permit in the Decision in BOA File No. 096-93 (recorded in Book 434, page 221 at the Nantucket Registry), permitted the vertical expansion of the larger single-family dwelling which is situated within the required westerly five-foot side yard setback area at approximately 1.3 feet from the lot line. The smaller cottage is situated approximately 1.3 feet from the westerly property line at its closest point and the proposed project is a renovation of that cottage. The ridge height of the cottage would increase from about 15 feet to about 22 feet as a second floor is added and the foundation replaced but would come no closer to the westerly side yard lot line than the existing structure. No changes are proposed with respect to the separation of the buildings, but there would be a vertical expansion within the required 12-foot scalar separation area but would not decrease the distance. A conforming addition would be constructed on the north side of the cottage and a conforming porch would be constructed on the west side of the cottage neither of which, and would not require a grant of relief by this Board. The existing cottage has a ground cover of approximately 500 square feet, and as proposed, the ground cover would increase to approximately 585 square feet in full compliance with the ground cover requirements for the Locus. Applicant represented that all of the proposed alterations to the cottage have been approved by the Historic District Commission in Certificate of Appropriateness No. 47,580.

5. Therefore, based upon the foregoing, the Board finds, given the modest size of the house and the proposed alterations, that the proposed project would not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The distance between the two dwellings would not be decreased and a substantial portion of the work would take place outside of the required setback areas.

6. In BOA File No. 103-93, the decision for which was integrated into with the decision in BOA File No. 96-93 recorded in Book 434, page 223 at the Nantucket Registry, the Board granted a Variance to waive all requirements for off-street parking on the site. No conforming parking is proposed with this project, even though some space may be made available for a car to park on-site

off Wyer's Lane. The number of parking spaces that would be required to support the use of the Locus for two dwellings is not altered by this project. The Board finds that the existing Variance from 1993 waiving any requirement to provide conforming off-street parking for either dwelling remains in effect.

7. Accordingly, by a UNANIMOUS vote, the Board of Appeals GRANTS the requested relief by SPECIAL PERMIT under Nantucket Zoning By-law Section 139-33A, to allow the increase in height and expansion of the pre-existing nonconforming smaller dwelling on the property as proposed, based upon the following conditions:

(a) The dwelling shall be renovated in substantial conformity with the plans approved by the Historic District Commission in Certificate of Appropriateness No. 47,580, as may be amended from time to time; and

(b) The improvements shall be done in substantial conformity with the "Proposed Site Plan", done by Nantucket Architecture Group, dated January 13, 2006, a reduced copy of which is attached hereto as Exhibit A.

Dated: March 23, 2006

Dale Waine

Michael J. O'Mara

C. Richard Loffin

Edward S. Toole

Edward Murphy

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

TOWN CLERK

APR 1 2 2006

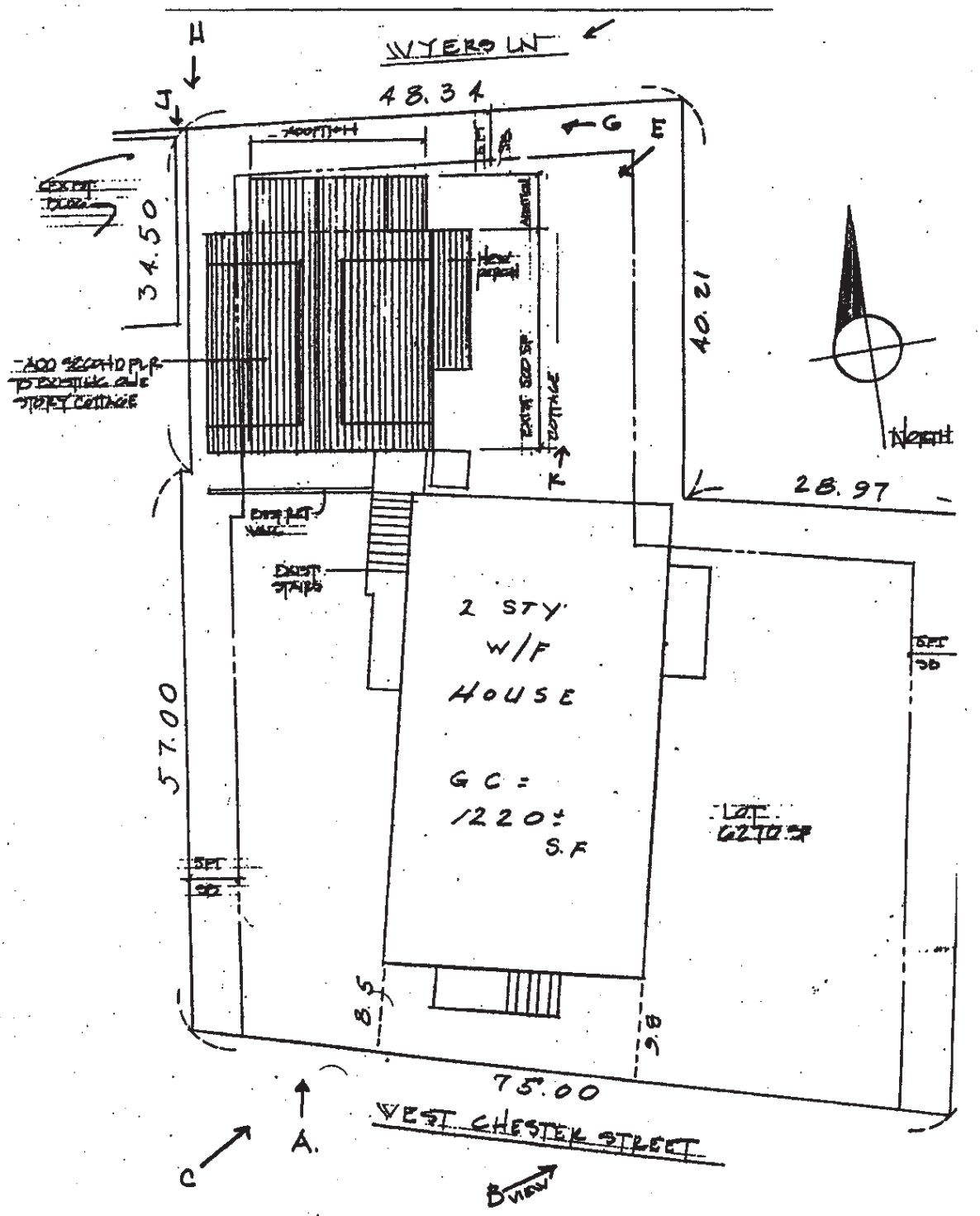
ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

Exh A

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 S.F.	6270 S.F.	6270 S.F.
MAIN HOUSE S.F	1220 S.F	1220 S.F	1220 S.F.
COTTAGE S.F	500 S.F	500 S.F	581 S.F
G.C. RATIO	50%	27.43 %	28.72 %
F.Y. SETBACK	0 FT	58 FT.	58 FT.
R.Y. SETBACK	5 FT	5-3 FT.	5-3 FT.
S.Y. SETBACK	5 FT	1.3 FT.	1.3 FT.
MIN. FRONTAGE	50 FT.	75 FT.	75 FT.

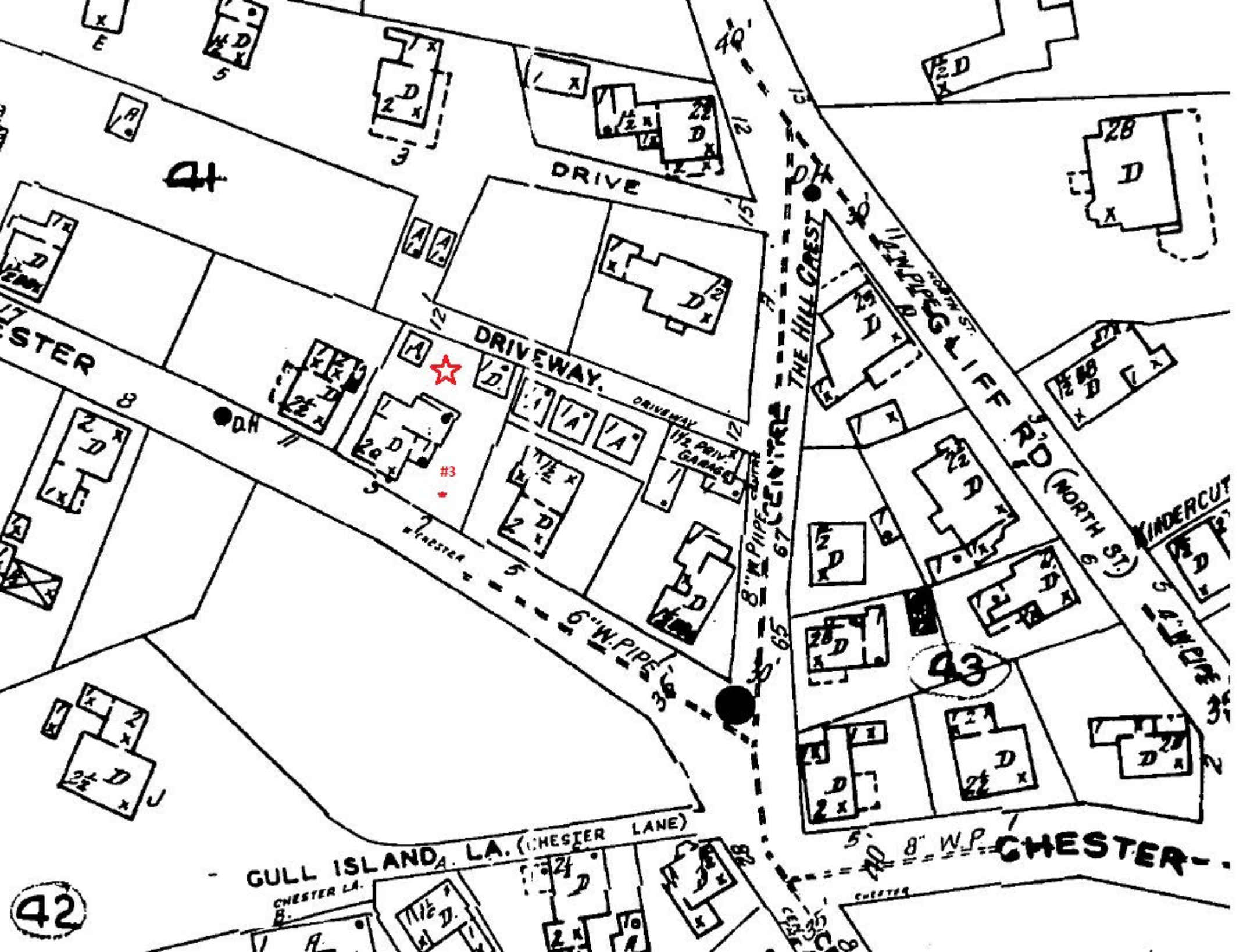
COTTAGE ADDITION - 81 S.F OF GROUND COVER
502 S.F NEW SECOND FLOOR AREA



Proposed
SITE PLAN

Nantucket Architecture Group
Jan. 13, 2006

NANTUCKET COUNTY Received & Entered
Attest: Joanne L. Kelley, Register of Deeds


DRIVE
DRIVEWAY
DRIVEWAY
THE HILL CREST
CENTRE
HILLCREST RD (NORTH ST.)
8" W. PIPE
6" W. PIPE
8" W.P.
CHESTER
GULL ISLAND LA. (CHESTER LANE)
CHESTER LA.
CHESTER
D.H.
#3
41
42
43

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC7-4
MAP/PARCEL#: 4243-014

Recorded by: WAS Date: 06/15/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 3 WEST CHESTER ST

2. Building Name: N/A

3. Ownership: Private

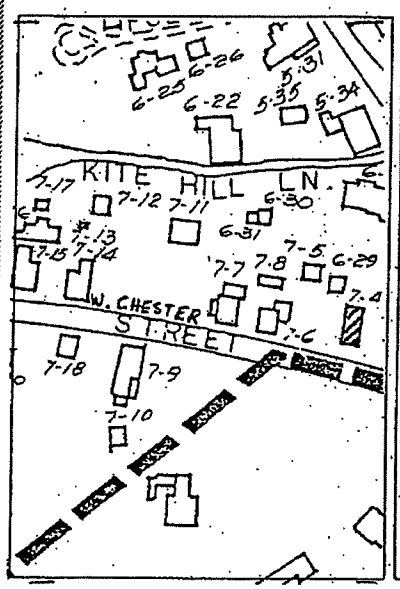
4. Present Owner: DUTTON, GARDNER & CATHERINE

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Year-round

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 65
12. Setback from Street:At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: Fence
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Brick
18. Structural System: Unknown
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 3
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk,Roof Hatch
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Greek Revival
33. Number of Bays: 4
34. Window Frame Type: Plank Frame
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
    N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Role the Building Plays: Nantucket HD:
44. Date of Initial Construction: C 1810
    Source: Assessors Records,Sanborn Maps
    Architect: Unknown Builder: Unknown
45. Building Type: Unknown
46. Architectural Style: Nantucket Four-Bay
47. Historical and Architectural Importance:
    Unknown

48. Sources: Assessors Records,Lancaster pg.239, Sanborn Maps,Blue Files

AFFIDAVIT

I, William Moffett Moore, Jr., on oath depose and say:

1. I am an individual and reside at 21 McKinley Avenue, Siasconset, Massachusetts.

2. I make this Affidavit of my own personal knowledge and belief.

3. I have owned the property at 3 West Chester Street, Nantucket, Massachusetts, since November 12, 2004, by virtue of a deed dated November 10, 2004, recorded with Nantucket Deeds in Book 925, Page 171 (the "Locus").

4. In 2006, I oversaw the renovation of the secondary structure on the Locus. This structure has been on the Locus since at least 1953. As part of this renovation, the roof was removed and a second story was added, but the original exterior walls, concrete floor, and perimeter foundation were left in place and remain on the Locus today.

Executed as a sealed instrument under the pains and penalties of perjury on June 26, 2020.

William Moffett Moore, Jr.

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 26th day of June, 2020, before me, the undersigned notary public, personally appeared William Moffett Moore, Jr., (a) ✓ personally known to me, or (b) ___ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as his 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 his knowledge and belief.

Mary L Haley
Notary Public

My commission expires:

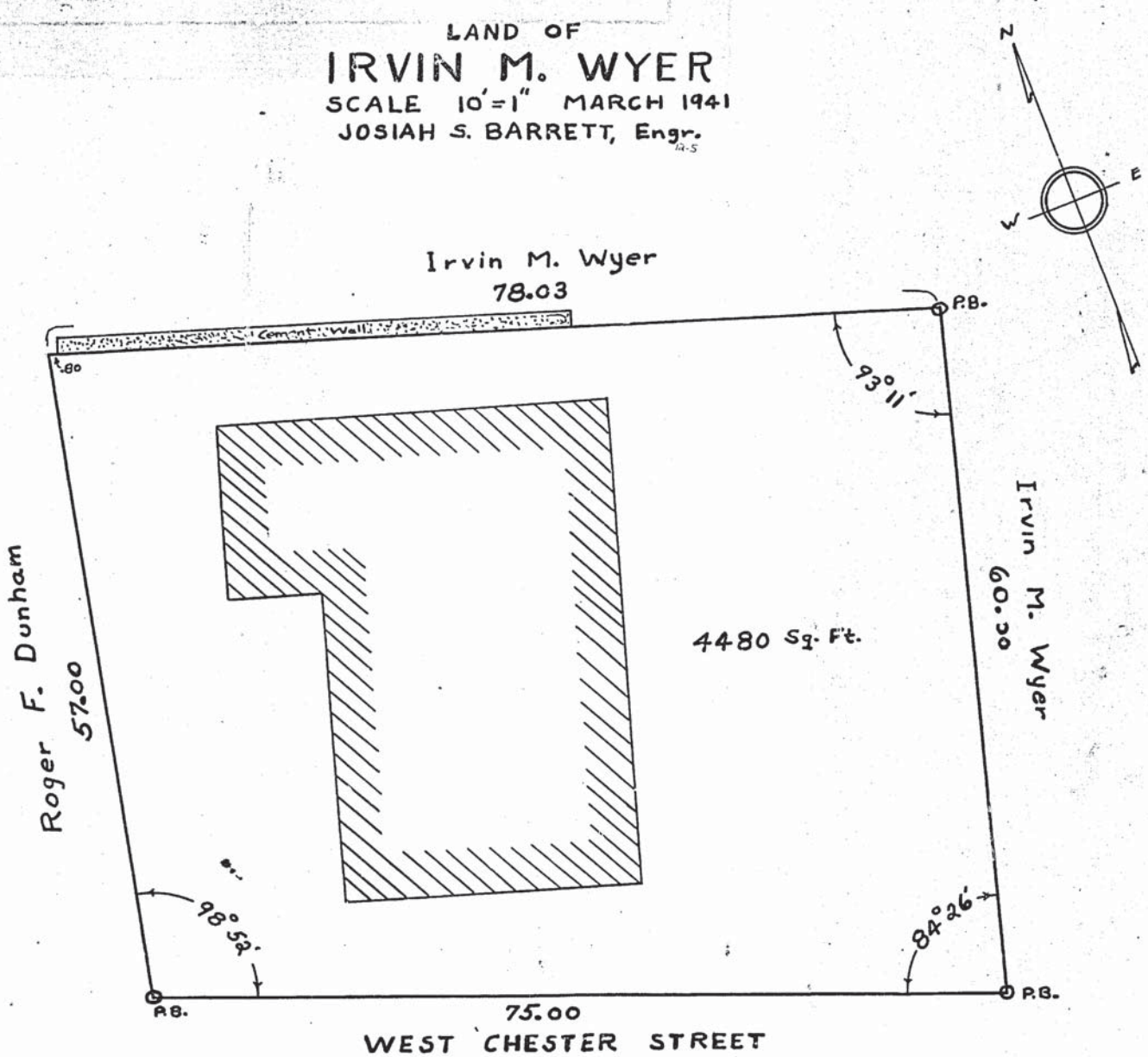
MARY L. HALEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 30, 2022

LAND OF

IRVIN M. WYER

SCALE 10'=1" MARCH 1941

JOSIAH S. BARRETT, Engr.

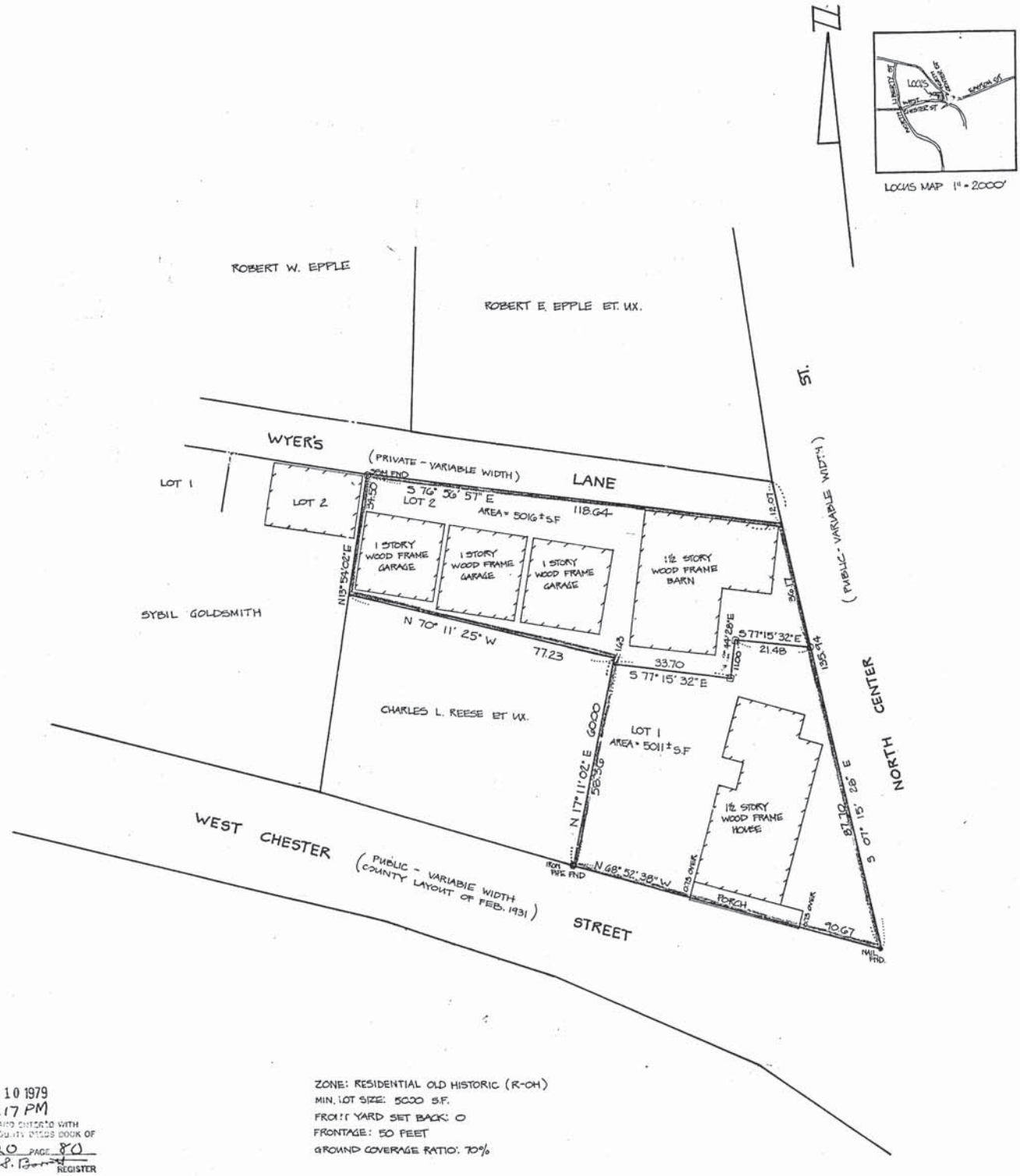


AUG 9 1944
2 h 0 m

RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF

PLANS NO. 12 PAGE 5

ATTEST Josiah S. Barrett REGISTER



SEP 10 1979
2:17 PM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY RECORD BOOK OF
PLANS NO. 20 PAGE 80
ATTEST REGISTER

ZONE: RESIDENTIAL OLD HISTORIC (R-OH)
MIN. LOT SIZE: 5000 S.F.
FRONT YARD SET BACK: 0
FRONTAGE: 50 FEET
GROUND COVERAGE RATIO: 70%

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD.

Donald T. Crane
Timothy McGaney
Charles F. Sarolsh
Marland Rounsville

DATE: 8/27/79 FILE NO: 1975

LEGEND:

O DENOTES NAIL SET
□ DENOTES STAKE SET

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED LAND SURVEYOR

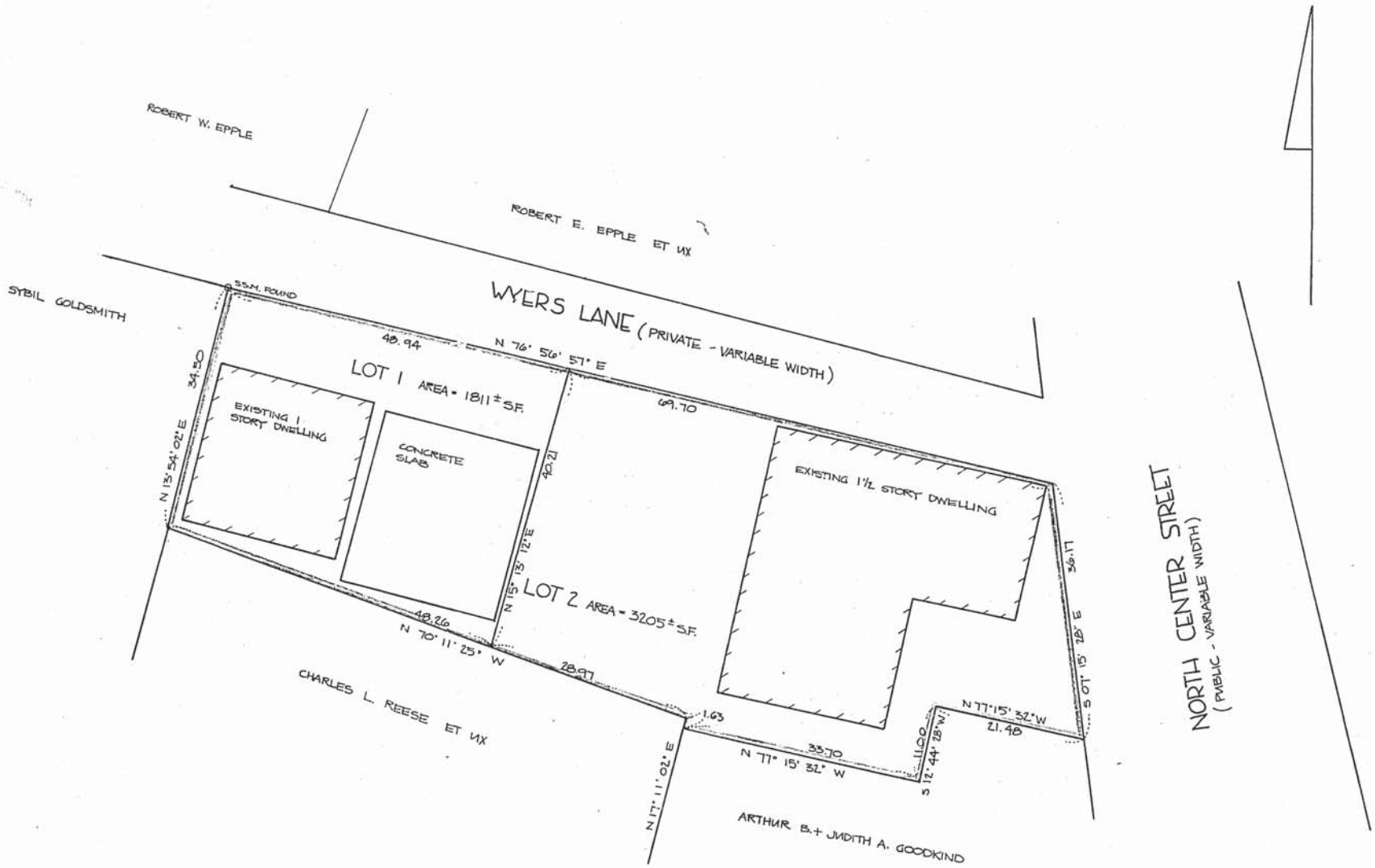
John J. Shugrue

PLAN OF LAND IN
NANTUCKET, MA.
SCALE 1" = 20'
AUGUST 27, 1979
SHUGRUE AND HART INC.
14 SOUTH WATER ST.
NANTUCKET, MA.
PROPERTY OF: BARBARA W. CHAPIN

0 10 20 40

SCALE IN FEET

#611



LOCUS MAP 1" = 2000'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED
NANTUCKET PLANNING BOARD:

DATE: 4/13/81 FILE NO: 2195

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23229
REGISTERED LAND SURVEYOR

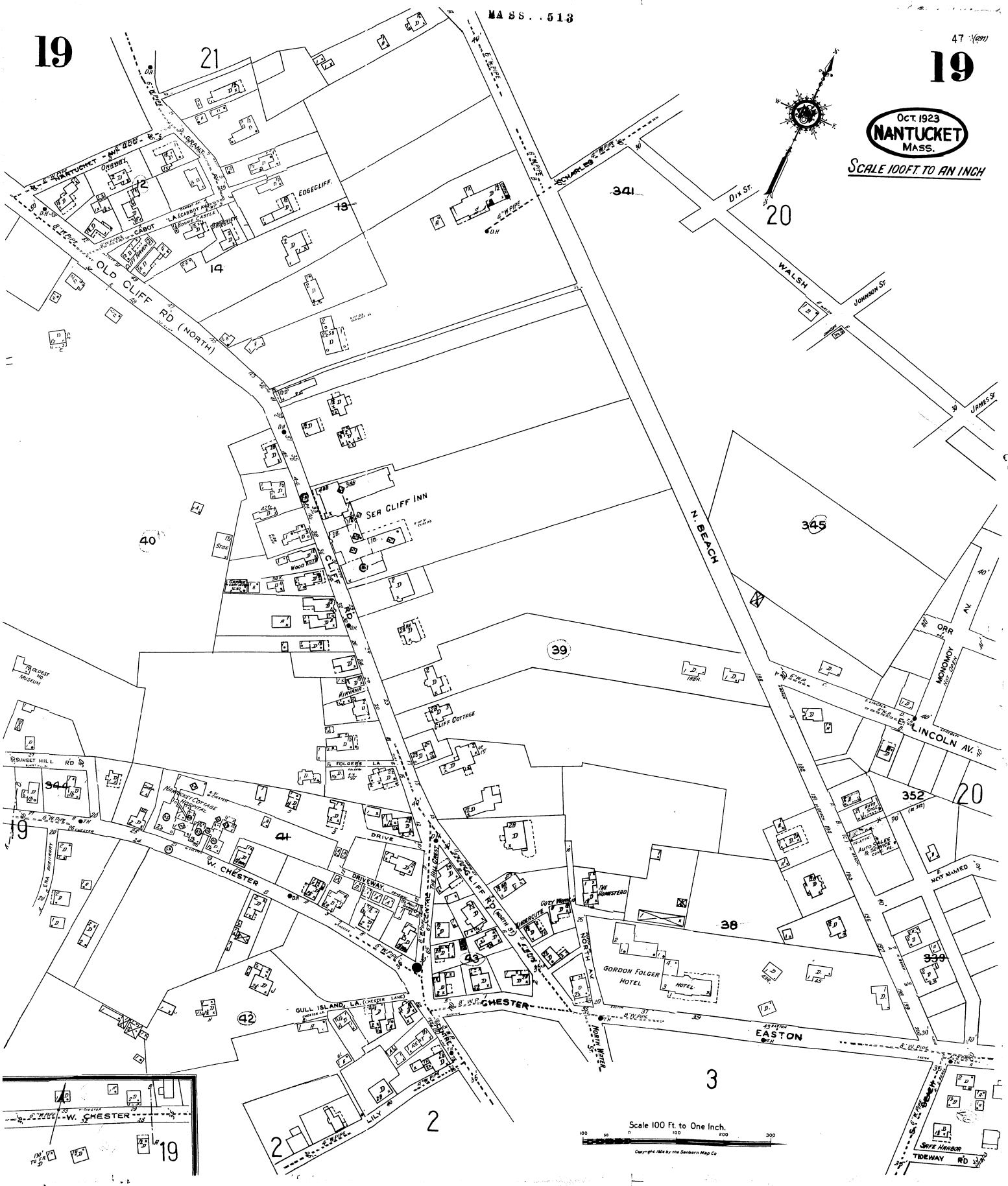
NOTE:
LOT 1 TO BE CONVEYED TO AN ABUTTOR AND HELD IN COMMON WITH OTHER LAND OF THE ABUTTOR.

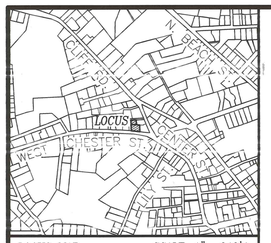
PLAN OF LAND IN
NANTUCKET, MA.
SCALE 1" = 10'
APRIL 13, 1981
JOHN J. SHUGRUE INC.
14 SOUTH WATER ST.
NANTUCKET MA.
PROPERTY OF:
BARBARA W. CHAPIN

SCALE IN FEET
0 5 10 20

MAY 21 1981
4:00 PM
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 21 PAGE 48
ATTEST REGISTER

#611 B


19
19
Oct. 1923
NANTUCKET
MASS.
SCALE 100 FT. TO AN INCH
OLD CLIFF RD (NORTH)
N. BEACH
WALSH
DIX ST.
JOHNSON ST.
JAMES ST.
SEA CLIFF INN
EDGECLIFF
CLIFF COTTAGE
GORDON FOLGER HOTEL
THE HOMESTEAD
NANTUCKET COTTAGE HOSPITAL
W. CHESTER
EASTON
NORTH WATER ST.
GULL ISLAND LA.
LILY
SUNSET HILL RD
FOLGERS LA.
DRIVE
DRIVEWAY
ORR AV.
MONOMOY
E. LINCOLN AV.
NOT NAMED
SAFE HARBOR
TIDEWAY RD
Scale 100 Ft. to One Inch.
Copyright 1926 by the Sanborn Map Co.



LOCUS MAP SCALE: 1"= 640'±

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

MINIMUM LOT SIZE. 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 40%

OWNER INFORMATION

WILLIAM MOFFETT MOORE, JR
DEED BK. 925, PG. 171
Plan Bk. 12 Pg. 05
Plan Bk. 21 Pg. 48, LOT 1
ASSESSOR'S MAP 42.4.3, PARCEL 14
#3 WEST CHESTER STREET

NOTE:
BUILDING TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

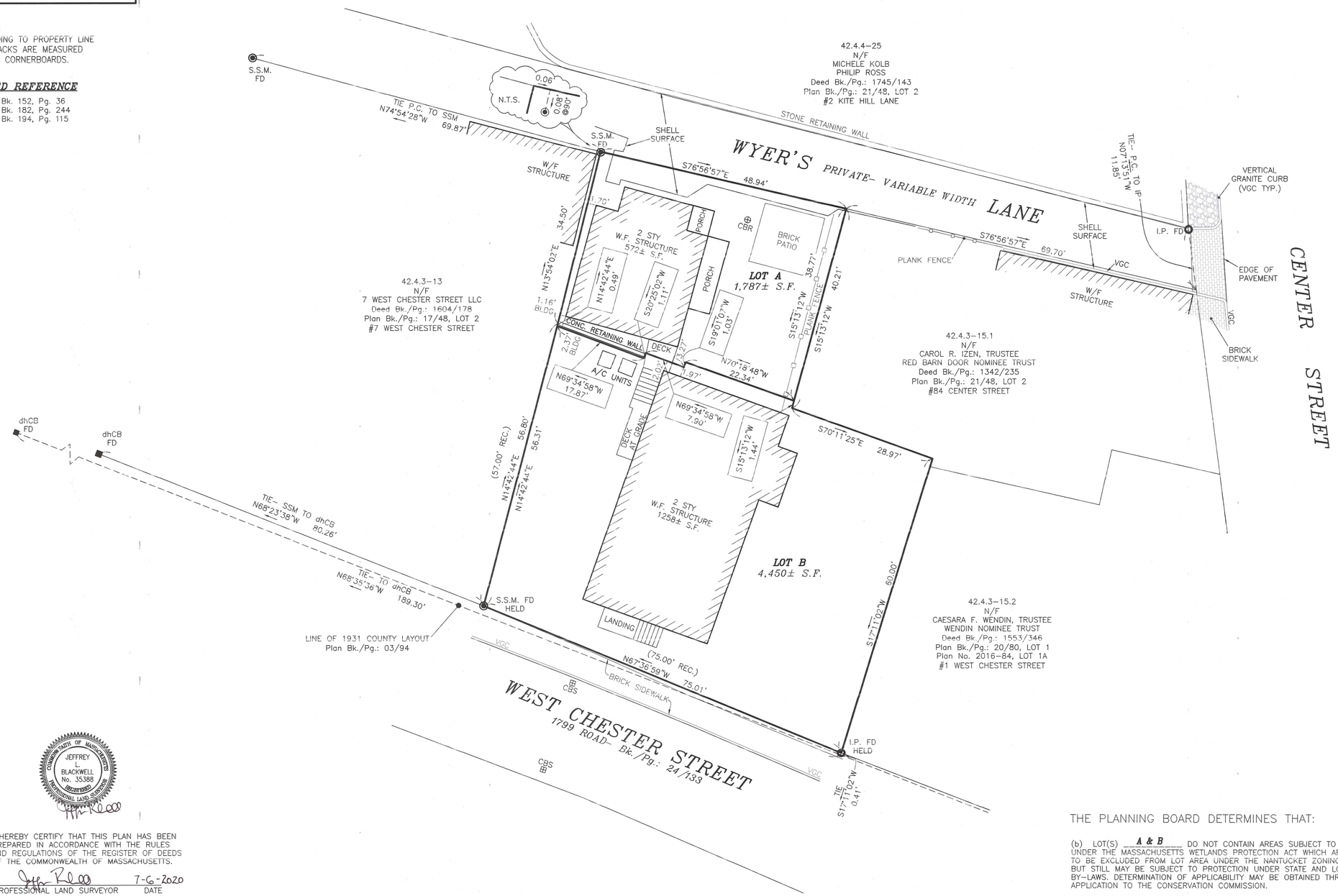
DEED REFERENCE

DEED Bk. 152, Pg. 36
DEED Bk. 182, Pg. 244
DEED Bk. 194, Pg. 115

LEGEND

I.P. FD	DENOTES IRON PIPE MONUMENT FOUND
S.S.M. FD	DENOTES STEEL SURVEY MARKER FOUND
dhCB FD	DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
CBS	DENOTES EXISTING CATCHBASIN
VGC	DENOTES EXISTING VERTICAL GRANITE CURB

NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE



BEING A DIVISION OF LAND SHOWN
AS LOT 1 IN Plan Bk. 21 Pg. 48
AND LAND SHOWN IN Plan Bk. 12 Pg. 05

Division Plan of Land in Nantucket, MA

Prepared for

ED TOOLE

Scale: 1"= 10' July 06, 2020

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTE: PLANNING BOARD ENDORSEMENT IS NOT A CERTIFICATION OF ZONING COMPLIANCE.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED:
FILE No.:

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

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.

7-6-2020
PROFESSIONAL LAND SURVEYOR DATE

THE PLANNING BOARD DETERMINES THAT:

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

Note: Lots A and B are being created pursuant to MGL c. 41, s81 P, based upon the Exception Clause of MGL c.41, s81 L for lots containing two or more structures that predate the adoption of Subdivision Control in Nantucket.

T:\CHRIS 2 JOB 7
V:\DRAWFILES\B8798\81–L.dwg 7/6/2020 2:54:06 PM EDT

B8798

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.

NAME OF CITY OR TOWN

1953 REAL ESTATE VALUATION LIST

NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL		LAND Exclusive of Buildings AREA	LAND Exclusive of Buildings VALUE	BUILDINGS Exclusive of Land DESCRIPTION	BUILDINGS Exclusive of Land VALUE	TOTAL VALUE of each Parcel	TAX
ACCOMANDO, Elizabeth R., West Chester Street Nantucket, Mass.	West Chester St.	9,600	950	Dwelling	2,000.	2,950.	112.10
ALLEN, Annie M., Fair Street Nantucket, Mass.	Fair Street	6,250	540	Dwelling	2,200.	3,740.	142.12
				Barber Garage	800.		
	Tom Nevers's Head	23,000	150			150.	5.70
	Easton Street	3,785	2,110	Dwelling	3,000.	4,960	188.48
BOWEN, James E. & Anna M., North Liberty Street Nantucket, Mass.	North Liberty St.	3,245	800	Dwelling	3,000.	4,100.	155.80
				Garage	400.		
BYER, Gilbert Airport Road Nantucket, Mass.	Airport Road	100	10	Dwelling	600.	610.	23.18
BYER, Grace L., Orange Street Nantucket, Mass.	Orange Street	4,250.	350	Dwelling	1,500.	2,030.	77.14
				Garage	200.		
[illegible]							
[illegible] St., Nantucket, Mass.	West Chester St.	7,000	200			200.	7.60
	West Chester St.	4,350	150			150.	5.70
	" "	8,400	350			350.	13.30
	" "	11,855	1,210	Dwelling	2,400.	6,110.	232.18
				Garage	800.		
				[illegible]	1,100.		

PLSUB-2020-07-00067
ANR
Kim Glowacki
18 Greglen Avenue
Map 68 Parcel 184

V2712 9150

PLANNING OFFICE
JUL 10 REC'D
RECEIVED

NANTUCKET TOWN CLERK
2020 JUL -6 AM 10:41

Nantucket Planning Board

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

Date: 7-6-2020 *Name of Owner(s)/Applicant(s): KIM GLOWACKI

*Owner's/Applicant's address: 28 CLIFF 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): 18 GREGLEN AVENUE

Name of Registered Land Surveyor: EDWARD F. KING JR.
Surveyor's address: P.O. 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 # 25385, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 68, Parcel # 184.
To the Planning Board of the Town of Nantucket:

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

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

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

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely GREGLEN AVENUE on 1-31-1973 (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)

_____

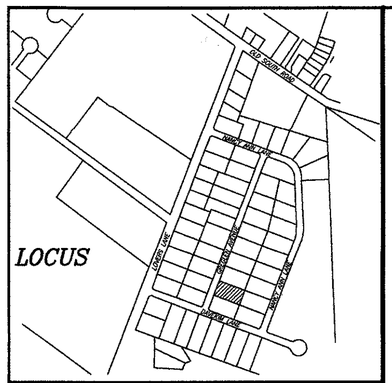
_____

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.

Edward F. King Jr.
Owner's Signature

Planning Board File #_____

Endorsement Date:_____



LOCUS MAP SCALE: 1"=800'±

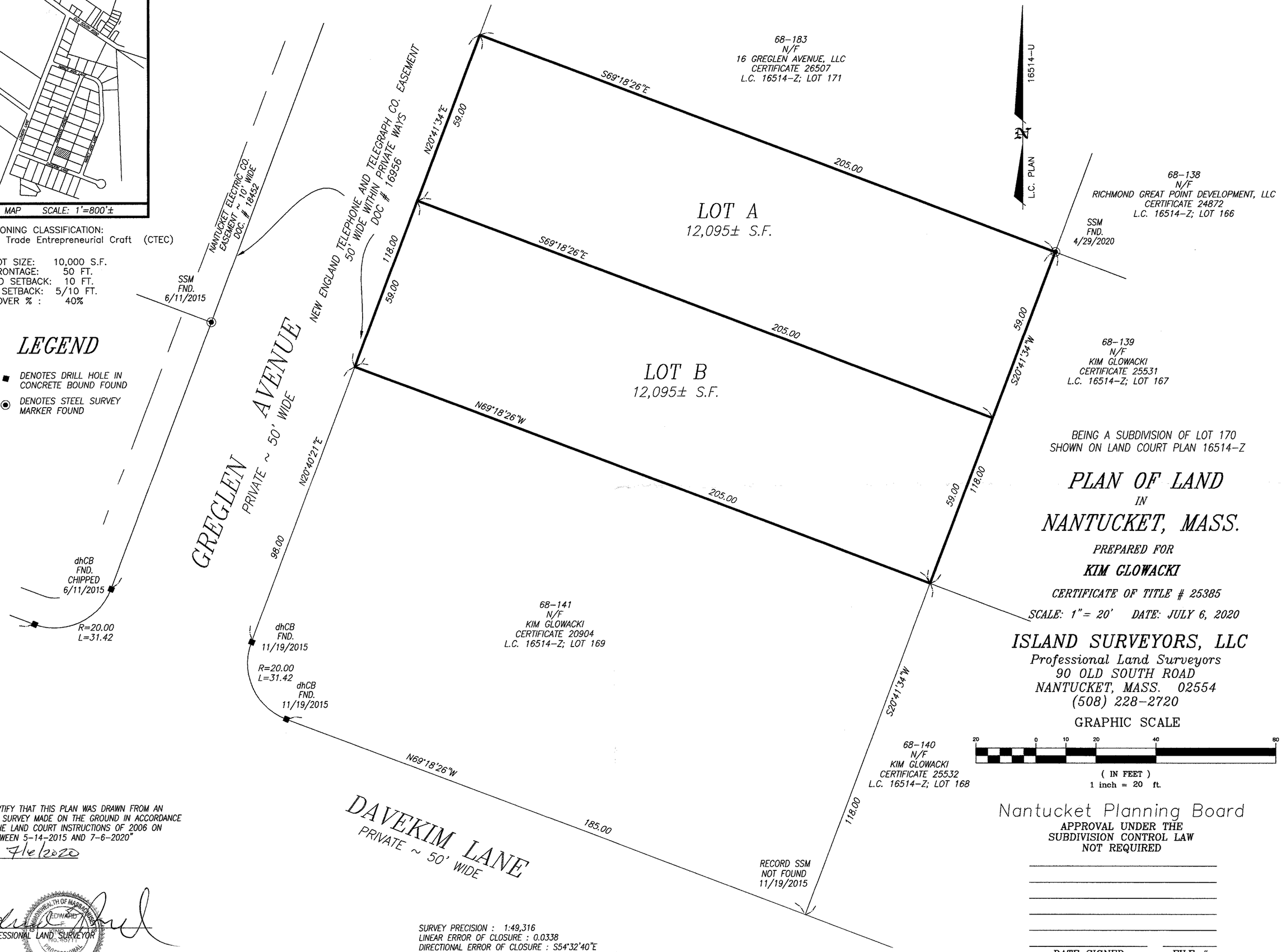
CURRENT ZONING CLASSIFICATION:
Commercial Trade Entrepreneurial Craft (CTEC)

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
SIDE/REAR SETBACK: 5/10 FT.
GROUND COVER % : 40%

LEGEND

dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

SSM FND. ◉ DENOTES STEEL SURVEY MARKER FOUND



BEING A SUBDIVISION OF LOT 170
SHOWN ON LAND COURT PLAN 16514-Z

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
KIM GLOWACKI

CERTIFICATE OF TITLE # 25385

SCALE: 1"= 20' DATE: JULY 6, 2020

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

" I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 5-14-2015 AND 7-6-2020"

DATE: 7/6/2020

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING JR.
NO. 30711
PROFESSIONAL LAND SURVEYOR

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED FILE #

SURVEY PRECISION : 1:49,316
LINEAR ERROR OF CLOSURE : 0.0338
DIRECTIONAL ERROR OF CLOSURE : S54°32'40"E
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+2ppm)

C:\ISC\K907\ANR
TK #14

ASSESSORS MAP 68 PARCEL 184

K-907

Stephen Welch
P.O. Box 3777
Nantucket, MA 02584

VIA EMAIL

June 09, 2020

Planning Board
Town of Nantucket
C/O Ms. Leslie Woodson Snell, Dept. Dir. Planning
2 Fairgrounds Road
Nantucket, MA 02554

RE: Extension of Secondary Dwelling Approval – 13 Waydale Road

Dear Members of the Board:

Due to COVID-19 and uncertainties forecast to continue through at least the 2020-2021 winter I am requesting and extension of the attached, your previous approval for a Secondary Dwelling at 13 Waydale Road. The approval expires this fall.

Please accept and approve this request for an extension. I am of course available at your convenience to respond to any questions.

Thank you for your time and attention in this matter.

Respectfully,

SJW

Stephen Welch

Atts.: (3 pages)

Nantucket Planning Board

November 15, 2018

Interim Building Commissioner
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 13 Waydale Road (Map 67-Parcel 32) – Secondary Dwelling 1,225 SF GC ±10%

Dear Interim Building Commissioner:

Please be advised that the Planning Board, at its meeting on November 15, 2018 considered the above application and related matters including previous approvals and determined per *Code of the Town of Nantucket* that adequate access is provided for the secondary dwelling, and that if implemented separate access to the secondary dwelling i) will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood and ii) will not be contrary to sound traffic and safety considerations. With regard, the Planning Board granted a secondary dwelling approval conditional upon the following:

(1) That the existing driveway access and parking (see attached "Exhibit A.1") –or– a configuration approved by special permit (see attached "Exhibit A.2") shall be used;
(2) That the secondary dwelling [on lot shown as 13A] shall have no more than three (3) bedrooms;
(3) That pursuant to §139-18A.(3) and relevant portion of §139-18B. there shall be a minimum of two (2) parking spaces on the lot for the secondary dwelling where three (3) are provided; parking requirements for any other dwelling(s) on the lot shall be as required per §139-20.1;
(4) That upon completion of construction under this special permit Applicant shall submit an As-Built of the driveway access for final inspection by staff prior to the issuance of a Certificate of Occupancy.

This approval amends to substitute the Planning Board's 13 Waydale Road - Secondary Dwelling approval of March 6, 2017 and any rescinds any subsequent secondary dwelling approval letter.

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

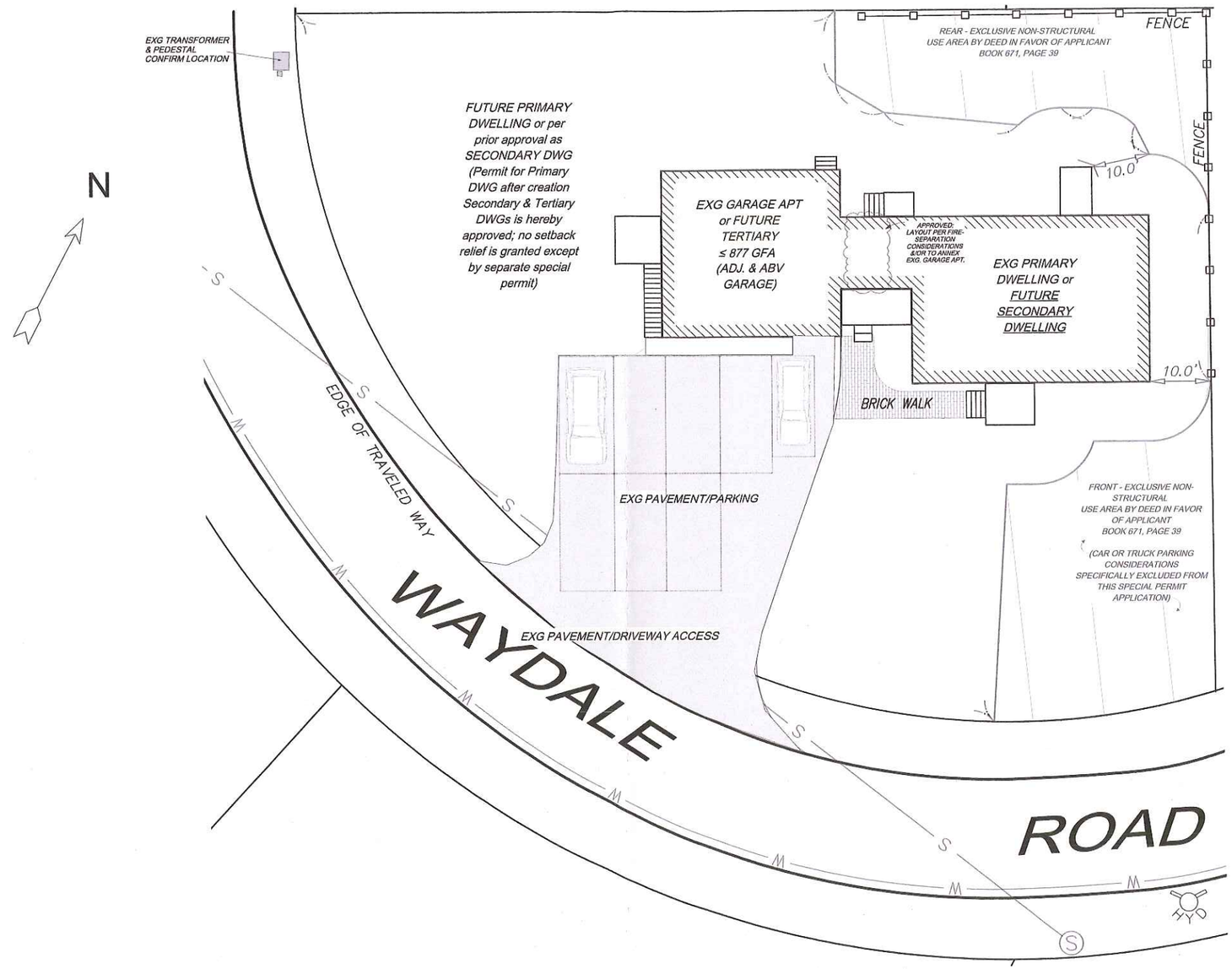
Sincerely,

Leslie Woodson Snell, Deputy Director of Planning

cc: **Stephen J. Welch**
Marcus Silverstein – Zoning Enforcement Officer

NOTE TO APPLICANTS: Please note that a copy of the plans you submitted to the Board, which have been endorsed on behalf the Board, are enclosed and must be presented to the Building Department when applying for a building permit. There will be a $25 administrative fee to re-issue endorsed site plans.

Exhibit A.1



APPROVED

BY THE NANTUCKET PLANNING BOARD FOR ADEQUATE ACCESS PURSUANT TO SECTION 139-20.1 OF THE NANTUCKE4T ZONING BYLAW

11-14-18

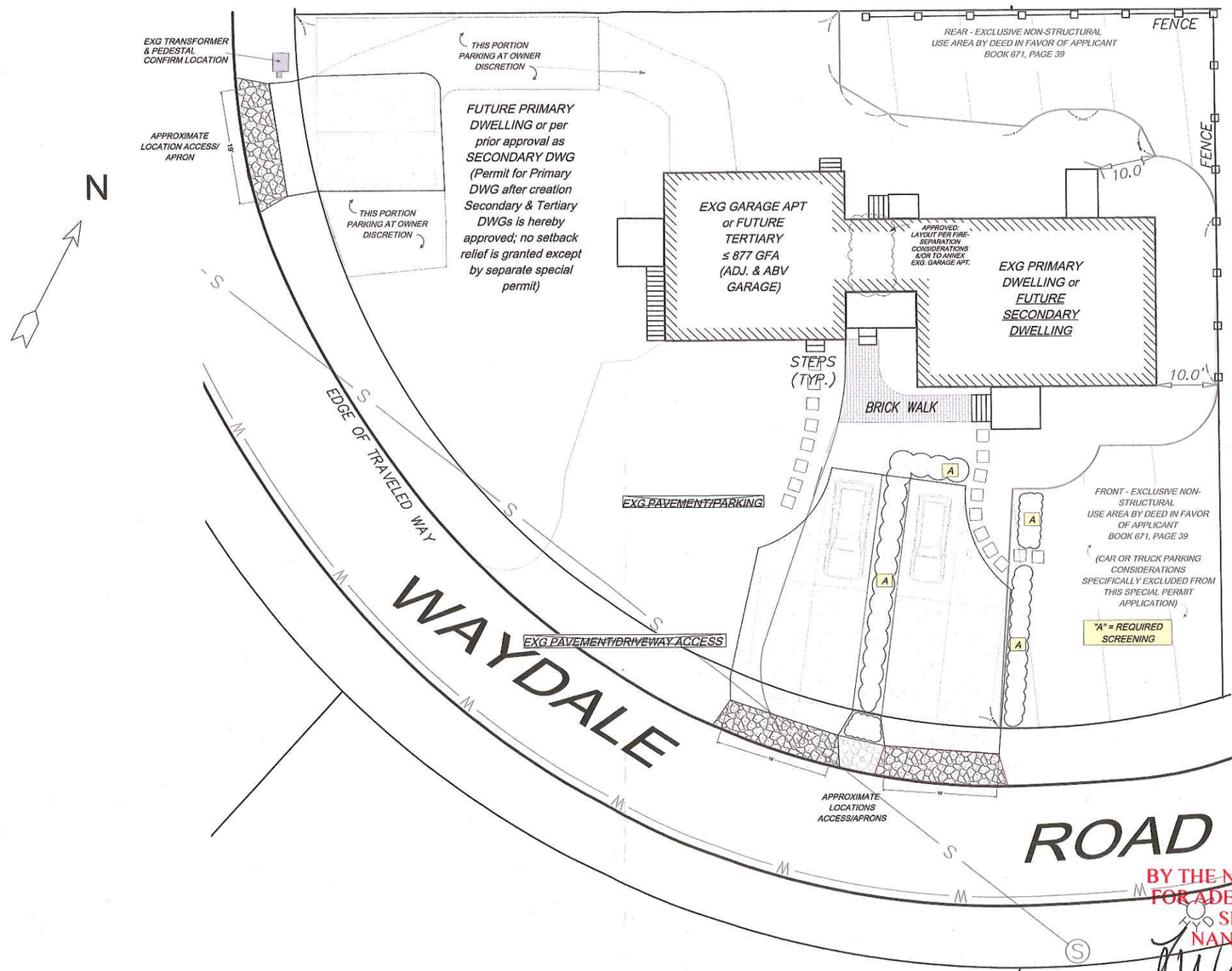
AICP STAFF MEMBER — Date

Exhibit A.1

SHEET:	SCALE:	DATE:	DESIGN & DRAWINGS BY:	PROJECT DESCRIPTION:	SHEET TITLE:
S-1 / S-1	PRPRTNL± (or, As Noted)	10/15/2018	AS-BUILT BY BRACKEN ENG. (DATED 03/15/15) S.PERMIT OVERLAY BY WELCH	SECONDARY DWELLING APPROVAL 13 WAYDALE ROAD, NANTUCKET MA	EXHIBIT A.1

REV.	DESCRIPTION	BY	DATE

Exhibit A.2



APPROVED

BY THE NANTUCKET PLANNING BOARD FOR ADEQUATE ACCESS PURSUANT TO SECTION 139-20.1 OF THE NANTUCKE4T ZONING BYLAW

AICP STAFF MEMBER — Date 11-14-18

SHEET:	SCALE:	DATE:	DESIGN & DRAWINGS BY:	PROJECT DESCRIPTION:	SHEET TITLE:	REV.	DESCRIPTION	BY	DATE
S-2 / S-2	PRPRTNL± (or, As Noted)	10/15/2018	AS-BUILT BY BRACKEN ENG. (DATED 03/15/15) S.PERMIT OVERLAY BY WELCH	SECONDARY DWELLING APPROVAL 13 WAYDALE ROAD, NANTUCKET MA	EXHIBIT A.2				

Exhibit A.2

Stephen Welch
P.O. Box 3777
Nantucket, MA 02584

VIA EMAIL

June 09, 2020

Planning Board
Town of Nantucket
C/O Ms. Leslie Woodson Snell, Dept. Dir. Planning
2 Fairgrounds Road
Nantucket, MA 02554

RE: Extension of Tertiary Dwelling Approval – 13 Waydale Road

Dear Members of the Board:

Due to COVID-19 and uncertainties forecast to continue through at least the 2020-2021 winter I am requesting and extension of the attached, your previous approval for a Tertiary Dwelling at 13 Waydale Road. The approval expires this fall.

Please accept and approve this request for an extension. I am of course available at your convenience to respond to any questions.

Thank you for your time and attention in this matter.

Respectfully,

SJW

Stephen Welch

Atts.: (3 pages)

Nantucket Planning Board

November 15, 2018

Interim Building Commissioner
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 13 Waydale Road (Map 67-Parcel 32) – Tertiary Dwelling

Dear Interim Building Commissioner:

Please be advised that the Planning Board, at its meeting on November 15, 2018 considered the above application for adequate access, as per §139-20.1 of the *Code of the Town of Nantucket*, and granted a tertiary dwelling approval, conditional upon the following:

(1) That the tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, or shall be owned by a not-for-profit, religious, or education entity, or shall be subject to a restriction limiting occupancy to a year-round household;
(2) That the existing driveway access and parking (see attached "Exhibit A.1") –or– a configuration approved by special permit (see attached "Exhibit A.2") shall be used;
(3) That upon completion of construction under this special permit Applicant shall submit an As-Built of the driveway access for final inspection by staff prior to the issuance of a Certificate of Occupancy.

This approval amends to substitute the Planning Board's 13 Waydale Road - Tertiary Dwelling approval of March 6, 2017 and any rescinds any subsequent secondary approval letter.

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

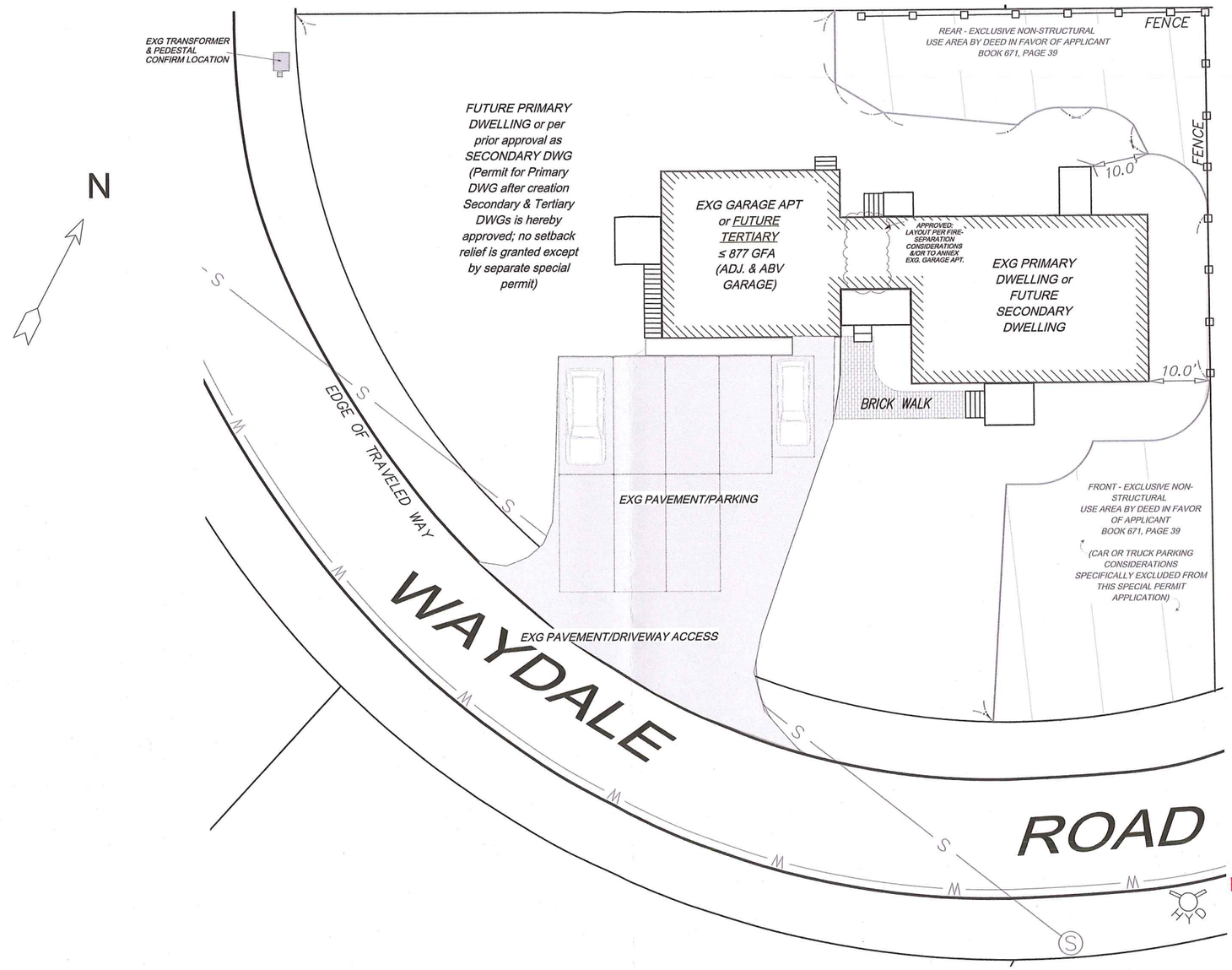
Sincerely,

Leslie Woodson Snell, Deputy Director of Planning

cc: **Stephen J. Welch**
Marcus Silverstein – Zoning Enforcement Officer

NOTE TO APPLICANTS: Please note that a copy of the plans you submitted to the Board, which have been endorsed on behalf the Board, are enclosed and must be presented to the Building Department when applying for a building permit. There will be a $25 administrative fee to re-issue endorsed site plans.

Exhibit A.1



APPROVED

BY THE NANTUCKET PLANNING BOARD FOR ADEQUATE ACCESS PURSUANT TO SECTION 139-20.1 OF THE NANTUCKET ZONING BYLAW

R W Snell 11-16-18

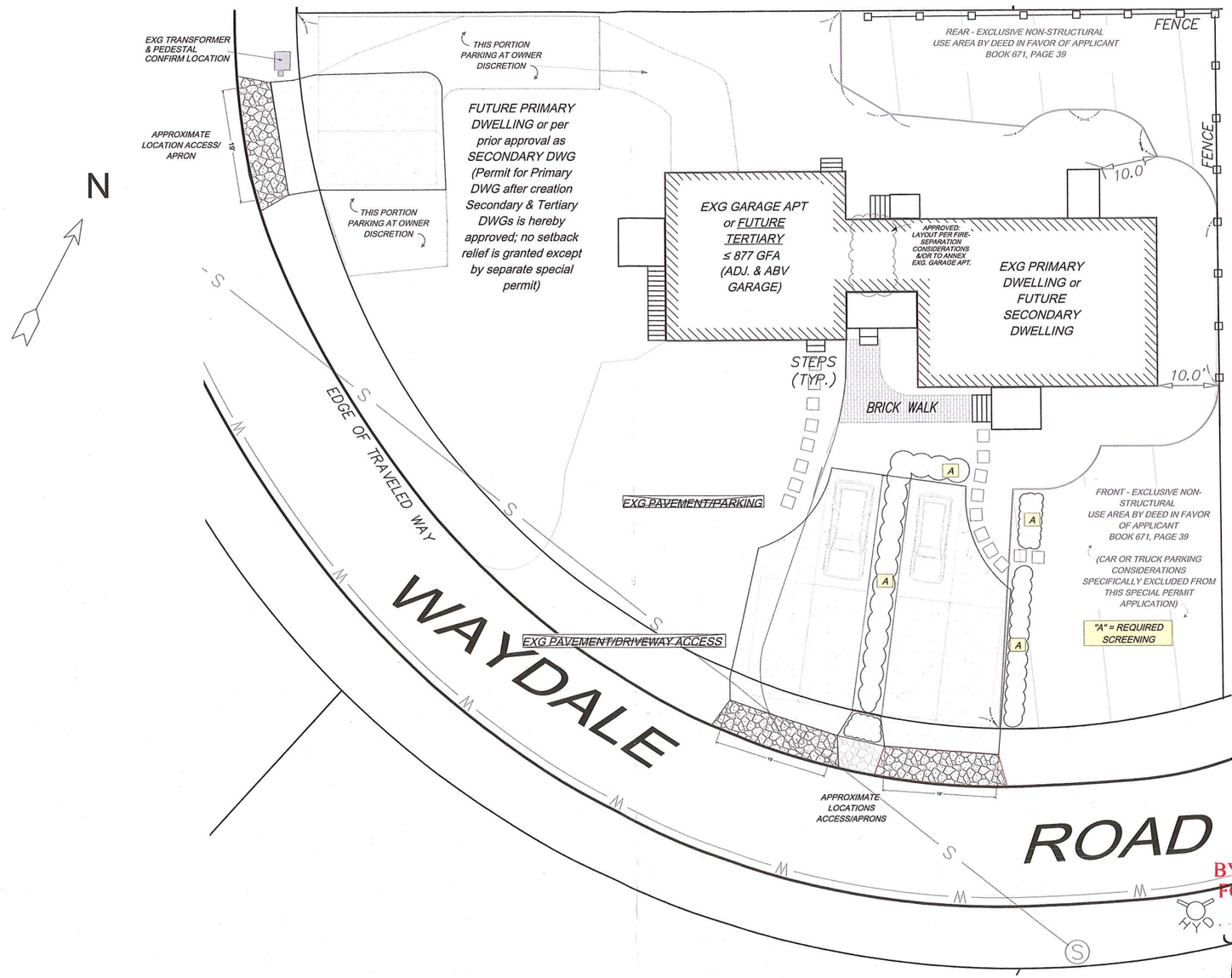
AICP STAFF MEMBER Date

Exhibit A.1

SHEET:	SCALE:	DATE:	DESIGN & DRAWINGS BY:	PROJECT DESCRIPTION:	SHEET TITLE:
S-1 / S-1	PRPRTNL± (or, As Noted)	10/15/2018	AS-BUILT BY BRACKEN ENG. (DATED 03/15/15) S.PERMIT OVERLAY BY WELCH	TERTIARY DWELLING APPROVAL 13 WAYDALE ROAD, NANTUCKET MA	EXHIBIT A.1

REV.	DESCRIPTION	BY	DATE

Exhibit A.2



APPROVED

BY THE NANTUCKET PLANNING BOARD FOR ADEQUATE ACCESS PURSUANT TO SECTION 139-20.1 OF THE NANTUCKET ZONING BYLAW

AICP STAFF MEMBER — Date 11-16-18

Exhibit A.2

SHEET:	SCALE:	DATE:	DESIGN & DRAWINGS BY:	PROJECT DESCRIPTION:	SHEET TITLE:
S-2 / S-2	PRPRTNL± (or, As Noted)	10/15/2018	AS-BUILT BY BRACKEN ENG. (DATED 03/15/15) S.PERMIT OVERLAY BY WELCH	TERTIARY DWELLING APPROVAL 13 WAYDALE ROAD, NANTUCKET MA	EXHIBIT A.2

REV.	DESCRIPTION	BY	DATE

GLIDDEN & BRESCHER, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

June 23, 2020

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

RE: 7 Gingy Lane
Form J Covenant Releases

Dear Catherine,

Mr. Minella's builder needs a release on Lot 13 in order to get his Building Permit. We never released Lots 11, 12, 13, and 14 (road lot). I think we never did it because they were staying in Minella's family and just forgot them. I enclose the three recorded releases for Lots 1 – 10. I also enclose a new release for Lots 11, 12, 13, and 14. I do not think there are any issues as this road was built in 2011 and there are 10 houses already built.

Could you let me know if you need any additional documentation in order to place this on the agenda for the next meeting?

Thanks for your help.

Very truly yours,

Richard J. Glidden

RJG / alp
Enclosures

Nantucket Planning Board

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

Date: June, 23, 2020 Planning Board File # 7133

Subdivision Name: Gingy Lane

Owner: Phillip J. Minella, Trustee

Owner's Address: 72 North Liberty Street, Nantucket, MA 02554

Phone number: (508) 228-0771 Fax number: (508) 228-6205 E-mail: _____

Applicant, (if other than owner): same

Applicant's Address: _____

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

Date of Subdivision Plan: April 11, 2008

Land Location: off North Liberty, Gingy Lane

Plan Recorded: Nantucket Registry of Deeds Plan Book 2010 Page 06

Plan Registered: Nantucket Land Registry, Land Court Plan Number_____

Type of Performance Security:

X Covenant dated: March 1, 2010

Covenant recorded: Nantucket Registry of Deeds, Book 1221 Page 114.

or

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

❍ Deposit of money, agreement dated: _____

Bank (if bank passbook): _____

Address of Bank:_____

❍ Other Security, agreement dated:_____

- Letter of credit, agreement dated: Lots 11,12,13, and 14

  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 X partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

_____.

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

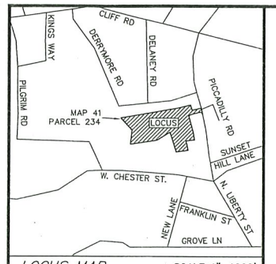
Nantucket, SS _____, 2020

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:



LOCUS MAP SCALE 1"=1000'

GENERAL NOTES:

1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 41, PARCEL 234 AS SHOWN ON THE NANTUCKET ASSESSORS MAPS.
2. THE SITE DOES NOT LIE WITHIN ANY FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0011 D, DATED JULY 2, 1992.
3. THE WETLAND RESOURCE AREAS SHOWN WERE DELINEATED BY ENSR CORP. LOCATED BY CULLINAN ENGINEERING CO., INC. ON APRIL 20, 2007, AND CONFIRMED BY THE NANTUCKET CONSERVATION COMMISSION THROUGH AN ORDER OF RESOURCE AREA DELINEATION DATED JUNE 5, 2007.
4. THE SUBDIVISION WILL OBTAIN SEWER AND WATER SERVICE THROUGH CONNECTION AND EXTENSION OF THE MUNICIPAL SEWER AND WATER SYSTEMS.
5. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

Request for Lots to be released: Lots 11-14

Lots already released Lots 1-10

OVERLAY DISTRICT APPLICABILITY

DORMITORY	–
EMPLOYEE HOUSING	YES
FLOOD HAZARD	–
HARBOR WATERSHED PROTECTION	*
HDC OLD HISTORIC	*
MADAKET HARBOR WATERSHED PROTECTION	–
MID–ISLAND PLANNED	–
MULTI–FAMILY	–
SIASCONSET SEWER	–
TOWN	YES
TOWN SEWER	YES
WATERCRAFT	–
WELLHEAD PROTECTION	NO

* PARTIAL INCLUSION, SEE PLAN FOR LOCATION

ZONING REQUIREMENTS

RESIDENTIAL 1 (R–1)

REGULATION	REQUIREMENT
MIN. LOT AREA	5,000 SQ. FT.
MIN. UPLAND AREA	4,500 SQ. FT.
LOT FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
REGULARITY FACTOR	≥ 0.55

CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON - LAKEVILLE, MASSACHUSETTS
CIVIL ENGINEERING • SURVEYING • TRANSPORTATION DESIGN
200 AUBURN ST., AUBURN, MA. 01501 508/832–5811 FAX. 508/832–5799
400 COMMONWEALTH AVE., BOSTON, MA. 02215 617/536–8070 FAX. 617/536–8095
10 RIVERSIDE DRIVE, LAKEVILLE, MA. 02347 508/946–9911 FAX. 508/946–9955

NANTUCKET REGISTRY OF DEEDS

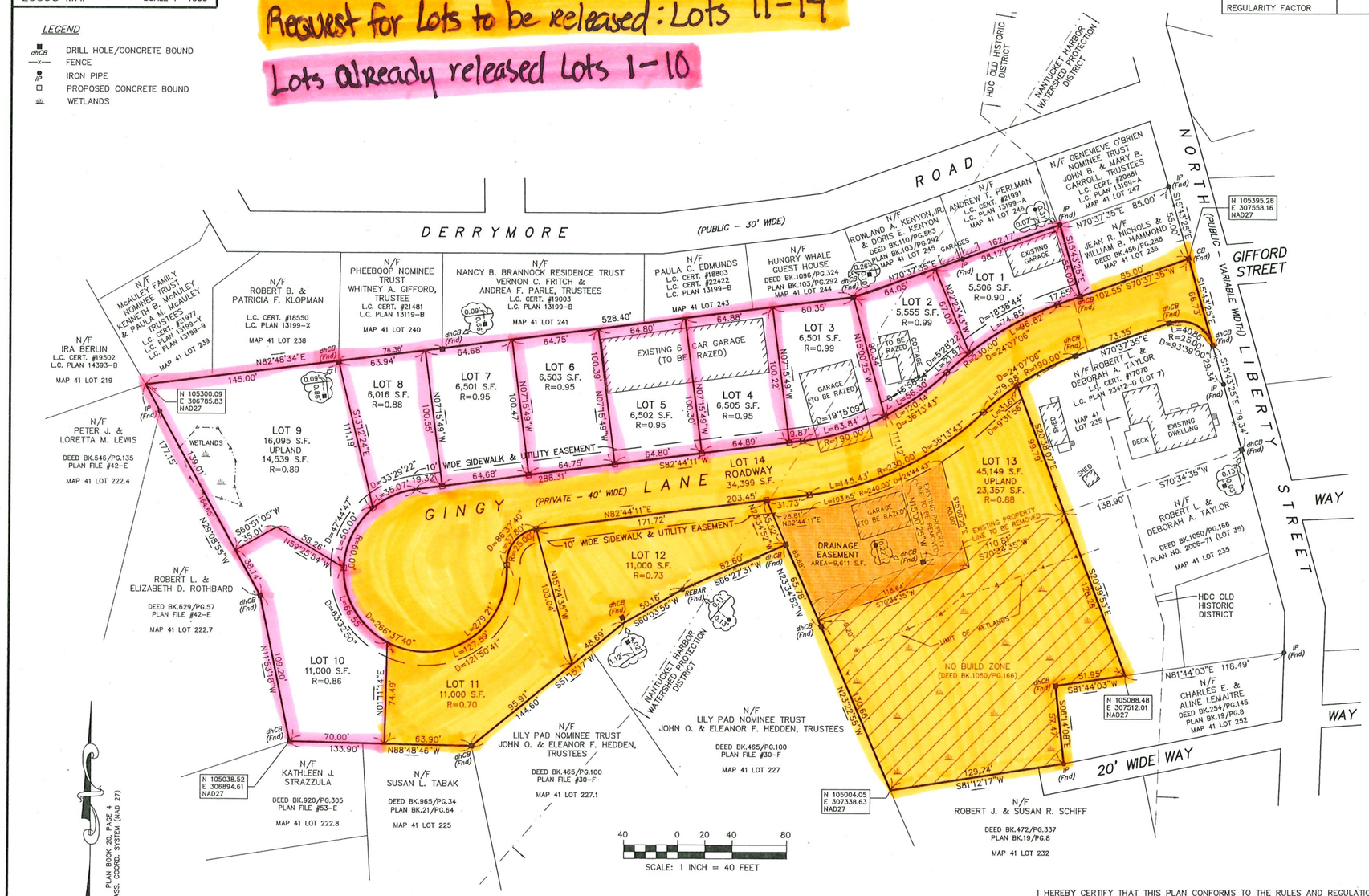
Date:

Time:

Plan No.:

Attest: Register

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM



DISPOSITION OF LOTS

- LOTS 1 THRU 13 ARE BUILDABLE LOTS.
- LOT 14 IS A ROADWAY LOT FOR FUTURE CONVEYANCE TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION.

THE PLANNING BOARD DETERMINES THAT:

1. LOTS 1 THROUGH 8, 10 THROUGH 12 AND 14 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY–LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY–LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
2. LOTS 9 AND 13 ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOTS.

OWNER/APPLICANT

68 NORTH LIBERTY REALTY TRUST
PHILIP J. MINELLA, TRUSTEE
PO BOX 1363
NANTUCKET, MA 02554
ASSESSORS MAP: 41
PARCEL: 234
DEED REFERENCE: BK.1095/PG.171
PLAN REFERENCE: PLAN No. 2006–71 (LOT–36)
(ALSO SEE PLAN BK.20/PG.4)

72 NORTH LIBERTY REALTY TRUST
PHILIP J. MINELLA, TRUSTEE
PO BOX 1363
NANTUCKET, MA 02554
ASSESSOR MAP: 41
PARCEL: 234
CERTIFICATE No.: 22695
L.C. PLAN 23412–D (LOT 8)

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED_____AND RECORDED IN THE REGISTRY OF DEEDS AS DOCUMENT NO. _____

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, NANTUCKET, MA DATE

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED (DATE): AUGUST 25, 2008

ENDORSED (DATE): 5-11-2009

P.B. FILE NUMBER: 7133

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR 2/6/09 DATE

NOTE:
THIS PLAN WAS PREPARED AS A DEFINITIVE SUBDIVISION PLAN FOR SUBMITTAL TO THE NANTUCKET PLANNING BOARD. THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES, COPIED, OR REPRODUCED WITHOUT THE CONSENT OF THE ENGINEER OR SURVEYOR OF RECORD. ONLY ORIGINALLY SIGNED AND STAMPED COPIES OF THIS PLAN WILL BE ACKNOWLEDGED AS TRUE AND CORRECT.

NO.	DATE	DESCRIPTION	APPROVED
2	2/6/09	REDUCED LOT COUNT FROM 19 TO 13 LOTS	DCM/TWH
1	6/6/08	REVISED PER NANTUCKET PLANNING BOARD REVIEW COMMENTS	DCM/TWH

PLAN REVISIONS

DATE: APRIL 11, 2008

DRAWN BY:	DESIGN BY:	CHECK BY:
RLM/DCM	DCM	DCM/TWH

PROJECT NO. 7004

ISSUED FOR: PERMITTING APPROVAL

DEFINITIVE SUBDIVISION PLAN GINGY LANE SUBDIVISION

72 NORTH LIBERTY STREET
NANTUCKET, MASSACHUSETTS

PREPARED FOR
68 NORTH LIBERTY REALTY TRUST
72 NORTH LIBERTY REALTY TRUST

DRAWING TITLE:
LOTTING PLAN
SHEET 1 OF 1

SCALE: 1" = 40'

SHEET NO. 3 OF 14

2011 00003211
Bk: 1304 Pg: 331 Page: 1 of 2
Doc: REL 12/15/2011 08:55 AM

Nantucket Planning Board

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

Date: December 5, 2011 Planning Board File # 7133

Subdivision Name: Gingy Lane

Owner: Phillip J. Minella, Trustee

Owner's Address: 72 North Liberty Street, Nantucket, MA 02554

Phone number: 228-0771 Fax number: 228-6205 E-mail: _____

Applicant, (if other than owner): same

Applicant's Address: _____

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

Date of Subdivision Plan: April 11, 2008

Land Location: off North Liberty / Gingy Lane

Plan Recorded: Nantucket Registry of Deeds Plan Book 2010 Page 06

Plan Registered: Nantucket Land Registry, Land Court Plan Number _____

Type of Performance Security:

☒ Covenant dated: March 1, 2010
Covenant recorded: Nantucket Registry of Deeds, Book 1221 Page 114.

or

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

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

O Other Security, agreement dated: _____

O Letter of credit, agreement dated: _____
Bank: _____
Address of Bank: _____

04/20/2011 21:14 5082287298 PLANNING BOARD PAGE 01

Nantucket Planning Board, Form J, page 2

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

Lots 1, 2, 3 and 4

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

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

Barry G. Rector

Nat Lowell

Linda Williams

John McLaughlin

Sylvia Howard

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS December 13, 2011

On the 13 day of December, 2011, before me, the undersigned notary public,

Personally appeared Nat Lowell, 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 John B. Brech

My commission expires 9/19/2014

JOHN B. BRESCHER NOTARY PUBLIC Commission Expires Sept. 19, 2014 COMMONWEALTH OF MASSACHUSETTS

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

04/20/2011 21:14 5082287298 PLANNING BOARD PAGE 02

2011 00001368
Bk: 1280 Pg: 270 Page: 1 of 2
Doc: REL 05/24/2011 03:00 PM

Nantucket Planning Board

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

Date: April 20, 2011 **Planning Board File #** 7133

Subdivision Name: Gingy Lane

Owner: Phillip J. Minella, Trustee

Owner's Address: 72 North Liberty, Nantucket, MA 02554

Phone number: 228-0771 **Fax number:** 228-6205 **E-mail:** _____

Applicant, (if other than owner): same

Applicant's Address: _____

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

Date of Subdivision Plan: April 11, 2008

Land Location: off North Liberty// Gingy Lane

Plan Recorded: **Nantucket Registry of Deeds Plan Book** 2010 **Page** 06

Plan Registered: **Nantucket Land Registry, Land Court Plan Number** _____

Type of Performance Security:

X **Covenant dated:** March 1, 2010
Covenant recorded: Nantucket Registry of Deeds, Book 1221 **Page** 114.

or

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

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

O **Other Security , agreement dated:** _____

O **Letter of credit, agreement dated:** _____
Bank: _____
Address of Bank: _____

04/20/2011 21:14 5082287298 PLANNING BOARD PAGE 01

Nantucket Planning Board, Form J, page 2

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

Lots 5, 6, 9 and 10

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 23RD **day of** MAY **,** 2011 **.**
(Date) (Month) (Year)

Barry G. Rector **Nat Lowell**

Linda Williams **John McLaughlin**

Sylvia Howard

Signed by a Majority of the Town of Nantucket Planning Board

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS MAY 23 **, 2011**

On the 23RD **day of** MAY **, 2011, before me, the undersigned notary public,**

Personally appeared SYLVIA HOWARD **one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.**

Notary Public JEROMETTE M. HICKS

JAN. 11, 2013
My commission expires:

2010 00002813
Bk: 1250 Pg: 102 Page: 1 of 2
Doc: REL 10/19/2010 01:28 PM

Nantucket Planning Board

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

Date: October 18, 2010 Planning Board File # 7133

Subdivision Name: Gingy Lane

Owner: Phillip J. Minella, Trustee

Owner's Address: 72 North Liberty, Nantucket, MA 02554

Phone number: 228-0771 Fax number: 228-6205 E-mail: _____

Applicant, (if other than owner): same

Applicant's Address: _____

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

Date of Subdivision Plan: April 11, 2008

Land Location: off North Liberty / Gingy Lane

Plan Recorded: Nantucket Registry of Deeds Plan Book 2010 Page 06

Plan Registered: Nantucket Land Registry, Land Court Plan Number _____

Type of Performance Security:

XXX Covenant dated: March 1, 2010
Covenant recorded: Nantucket Registry of Deeds, Book 1221 Page 114.

or

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

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

O Other Security, agreement dated: _____

O 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 7 AND LOT 8.

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 18th **day of** October, 2010.
(Date) (Month) (Year)

Barry G. Rector

Nat Lowell

Linda Williams

John McLaughlin

Sylvia Howard

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS October 19, 2010

On the 19 day of October, 2010, before me, the undersigned notary public,

Personally appeared Nathaniel Lowell, 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 Venessa K. Moore

My commission expires March 29, 2013

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira Register of Deeds

PESCE ENGINEERING & ASSOCIATES, INC.
451 Raymond Road
Plymouth, MA 02360
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

December 10, 2018

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

Subject: Site Inspection Report for **9 & 13 Gingy Lane**

Dear Ms. Snell and Member of the Planning Board:

As requested, I conducted a site inspection of the general vicinity of 9 & 13 Gingy Lane. Based on this visit, and my review of the approved subdivision plans, I have the following highlights to report:

1. The slope in the rear area of 9 & 13 Gingy Lane has mature vegetation present and appears stable. There is no significant evidence of erosion towards 47A West Chester St.

2. There are multiple locations of brick, concrete landscape timber, stones, tiles, and general construction debris in the rear of 13 Gingy Lane. This material will should be removed, since it appears it may be within 100 ft. of the nearby wetland resource area.

   NOTE: No lot line stakes or wetland flags were evident on the site, so this encroachment should be confirmed by the owner and their engineer/surveyor.

3. This debris at 13 Gingy Lane, and any other debris that may be buried and not visible, will have to be removed within the future footprint of a foundation when a dwelling is constructed there. I recommend that the Building Inspector's Office be made aware of this situation for future action, as necessary.

4. The current elevation height of the lot area in the vicinity of 9 & 13 Gingy Lane appears to be consistent with grades shown the approved subdivision plans (relative to the subdivision road).

Attached are some site photos from my inspection to help with understanding the current site conditions.

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

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

Attachment: Site Inspection Photos

cc:
Dan Mulloy, Site Design Engineering, LLC
S. David White, Owner of 47A West Chester St. (via e-mail)

View of rear lot & slope at 13 Gingy Lane (looking East)

Existing construction debris in the rear of 13 Gingy Lane

Top of slope at 13 Gingy Ln. looking at rear lot area of 47A Westchester St.

View of shed area at 47A West Chester St., looking at the slope at the rear of 13 Gingy Ln.

Nantucket Planning Board

Form I
Covenant

Date: December 9, 2019

KNOW ALL Men by these presents that the undersigned has submitted an application dated July 16, 2018, to the Nantucket Planning Board for approval of a definitive plan of a subdivision of land entitled Reliance Way Subdivision, designed by Site Design Engineering, LLC, dated July 16, 2018, revised on August 3, 2018, and endorsed by the Planning Board on December 9, 2019, land located at 10 Delaney Road, showing 3 lots, and owned by ARI REAL ESTATE, LLC, a Massachusetts limited liability company, whose address is 17 Smith's Point Road, Manchester, Massachusetts 01944. The undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

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

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

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

a. The Definitive Plan as approved by the Board on September 10, 2018, and endorsed on December 9, 2019, and given Planning Board File No. 8254.

b. The *Subdivision Control Law* and the Planning Board's *Rules and Regulations Governing the Subdivision of Land* which were in effect on July 16, 2018.

c. The conditions and agreements included in the Planning Board's letter of approval dated: September 10, 2018.

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

_____

_____

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

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

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

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

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

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

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

9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before December 9, 2021 (date when construction and installation is to be completed), the Planning Board shall release this covenant by an appropriate instrument, duly release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.

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

For title to property, see deed from IRA Services Trust Company, registered in Nantucket Land Registry as Document Number 161542, and noted on Certificates of Title Numbers. 26,447 and 27,257.

The present holder of a mortgage upon the property is Eastern Bank.
The mortgage is dated May 20, 2019 and registered in the Nantucket Land Registry as Document No. 161803, and noted on Certificate of Title No. 27,259.

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

IN WITNESS WHEREOF we have hereunto set out hands and seals this_____ day of _____, 2020.

_____ John Trudel, III

_____ Nat Lowell

_____ Judith Wegner

_____ Frederick McClure

_____ David Iverson

A Majority of Members of the 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:

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

this _____ day of _____, 2020.

ARI Real Estate, LLC
By:

_____
Applicant's Signature

Address: 17 Smith's Point Road, Manchester, Massachusetts 01944

ARI Real Estate, LLC
By:

_____
Owner's Signature

Address: 17 Smith's Point Road, Manchester, Massachusetts 01944

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:

Assents of Mortgages

_____ _____

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2019

On the _____day of _____, 2019, 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:

PB

NANTUCKET TOWN CLERK
2018 NOV -5 PM 12:15

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)
Planning Board File # 8254

Applicant:
IRA Services Trust Company

Owner:
IRA Services Trust Company
Town of Nantucket

Reliance Way Subdivision
10 Delaney Road

Nantucket Tax Assessors Map 41, Parcel 120
Residential 1 (R-1) zoning district
Town Overlay (TOD) District
Town Sewer District

Certificate of Title #26447
Nantucket Registry of Deeds

Preliminary Subdivision Approval
Planning Board File #8117, dated April 19, 2017

September 10, 2018

The applicant is proposing a three (3) lot Approval Required (AR) Definitive Subdivision on the property located at 10 Delaney Road, Nantucket, Massachusetts (the "Premises"). The Premises has an area of 21,771 square-feet and contains a primary and secondary dwelling along with several outbuildings. The Premises will be accessed from a sixteen (16) foot to twenty (20) foot variable width access easement originating from Delaney Road. The Premises is located in the Residential-1 (R-1) zoning district.

The proposed subdivision is shown on the plan entitled "Definitive Subdivision Plan Reliance Way Subdivision, 10 Delaney Road, Nantucket, MA," as revised August 6, 2018 prepared for IRA Services Trust Company by Site Design Engineering, LLC. As shown on the proposed Plan, the subdivision will consist of one 7,249 square foot buildable lot, one 7,252 square foot buildable lot, and one 7,270 square foot buildable lot. Each of the lots will be serviced by underground telephone, electric and cable services.

The Nantucket Planning Board at its September 10, 2018 meeting voted 4-0 to close the public hearing and voted 5-0 to **APPROVE** the Definitive Subdivision Plan (AR) for property located at 10 Delaney Road. The application for approval of this definitive subdivision plan was received by the Planning Board on July 18, 2018 and approval of the subdivision was based on the following documents:

- Application for Approval of a Definitive Subdivision Plan dated July 16, 2018;
- The proposed subdivision plan entitled "Definitive Subdivision Plan Reliance Way Subdivision, 10 Delaney Road, Nantucket, MA," dated July 16, 2018 and revised August 3, 2018 prepared for IRA Services Trust Company by Site Design Engineering, LLC, page 1-4;
- A letter regarding the proposal submitted by Site Design Engineering, LLC, dated July 16, 2018;
- Site Analysis and Stormwater Report Reliance Way Subdivision dated July 16, 2018;
- Review letter from Pesce Engineering & Associates dated August 1, 2018;
- Preliminary Subdivision Approval #8117, dated April 19, 2017;
- Staff Report dated September 10, 2018;
- Representation and testimony received in connection with the public hearing held August 13 and September 10, 2018; and,
- Other assorted documents that are on file with the Planning Board.

Approval of the subdivision is granted conditionally upon the aforementioned documents, compliance with the Planning Board's *Rules and Regulations Governing the Subdivision of Land* (as amended through December 20, 1999), and on the following additional requirements and agreements:

1. The Planning Board finds that the following requested waivers from the Rules and Regulations Governing the Subdivision of Land are in the public interest, and are not inconsistent with the purpose of the Subdivision Control Law, given the small size and the location of the proposed subdivision, and are hereby granted:

   4.03a(1) Streets
   Waiver granted - The roadway will provide a width of 14 feet and access only 3 lots.

   4.03e Minimum Street Design Standards
   Waiver granted – To reduce the required 40-foot-wide roadway layout to allow a 16-foot easement layout with an abutting access and utility easement.
   Waiver granted – To reduce the required 20-foot width of roadway to use a 12-foot wide gravel roadway.
   Waiver granted – To remove the rounding of the roadway layout at its intersection with Delaney Road. The roadway will provide a 10-foot edge of roadway radius.

   4.04b Dead-End Street
   Waiver granted - To allow use of an alternate turnaround;

   4.05a(3) Street Construction
   Waiver granted – the roadway will be constructed under the provisions of a Rural Road Alternative (Section 4.05a);

4.09 Shoulders
Waiver granted – The use of 1-foot shoulders is appropriate for the scale and location of the subdivision;

4.18 Sidewalks
Waiver granted – Not necessary due to the scale and location of the subdivision;

4.19 Bicycle Paths
Waiver granted – Not necessary due to the scale and location of the subdivision;

4.24 Driveway Aprons
Waiver granted – The locations of driveway aprons do not need to be shown on the approved plans.

2. That the final definitive plans shall be presented to the Planning Board within six (6) months from the date of this decision (September 10, 2018) and shall incorporate any changes required by Pesce Engineering & Associates;

3. That all lots shall be prohibited from further subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;

4. That all required infrastructure improvements shall be completed within two (2) years from the date of definitive plan endorsement;

5. That the easement layout for the interior roadway shall be controlled by a Homeowners Association. The conveyance of the interior roadway easement shall not occur until the first lot is sold;

6. That two (2) buildable lots shall be eligible for release from the Covenant upon endorsement of the definitive plans and legal documents. The remaining buildable lot shall be held in the Covenant until all conditions of this decision have been met. This schedule may be amended by the Planning Board without holding a public hearing and the applicant may provide funds to secure the infrastructure improvements in order to release the lot prior to the work being completed;

7. That recorded copies of all legal documents such as: (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Planning Board prior to the release of the last buildable lot from the covenant or within six (6) months from the date of this decision (September 10, 2018);

8. That the Planning Board may grant an extension(s) of deadlines stated herein without holding a public hearing;

9. That there be one (1) vehicular pull off constructed for vehicles off Reliance Way. This shall be shown on the final definitive plans;

10. That there will be dust mitigation during the construction of all required site improvements;

11. That a construction fence will be put in place along the southern boundary of the subdivision;

12. That a landscape screen/planting area be constructed along the southern boundary of the subdivision as soon as practicable following completion of construction;

13. That all lots shall be accessed from the interior subdivision roadway only; and,

14. Roof drains shall be incorporated into the stormwater management design to improve drainage on the site.

SIGNATURE PAGE TO FOLLOW

On September 10, 2018, the Planning Board voted 4-0 to **APPROVE** this AR subdivision and to **ENDORSE** this decision.

Barry Rector, APPROVED

Frederick McClure, APPROVED

Nathaniel Lowell, APPROVED

Judith Wegner, APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

October 23, 2018

On the 23rd day of October, 2018, before me, the undersigned notary public,

personally appeared Nathaniel Lowell, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

May 8, 2020

My Commission Expires

MEGAN O'SHEA
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 08, 2020

Nantucket Planning Board

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

Date: June 22, 2020 Planning Board File # 8254

Subdivision Name: Reliance Way Subdivision

Owner: ARI Real Estate, LLC, a Massachusetts liability company

Owner's Address: c/o Patricia A. Halsted, Attorney, 4 North Water Street Nantucket, MA 02554

Phone number: 508-228-0444 Fax number: 508-228-0468 E-mail: patricia @halstedlaw.com

Applicant, (if other than owner): _____

Applicant's Address: _____

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

Date of Subdivision Plan: July 16, 2018, revised December 8, 2019

Land Location: 10 Delaney Road

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

Plan Registered: Nantucket Land Registry, Land Court Plan Number_____

Type of Performance Security:

☒ Covenant dated: DECEMBER 9, 2019

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

or

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

○ Deposit of money, agreement dated: _____

Bank (if bank passbook): _____

Address of Bank:_____

○ Other Security, agreement dated:_____

O 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 X partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

See Exhibit A attached hereto

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 ~~2019~~.
(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 ~~2019~~

On the _____day of _____, 2019, 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:

EXHIBIT A

Lot 1

a/k/a Lot ____ on Land Court Plan No. 13199- ____

PB

To: Nantucket Planning Board

c/o PLUS department

2 Fairgrounds Rd

Nantucket, MA 02554

NANTUCKET TOWN CLERK
2020 JUL 10 PM 12:59

Re: 4 Quail Lane

July 1, 2020

Dear Sir/Mme,

I am writing today as agent on behalf of Lisa Sawlitt owner of the above referenced property, 4 Quail lane.

We would like to request a minor modification to an existing Special Permit 53-19 to amend condition # 3 requiring driveway aprons. The costs we have received proposals for, associated with such at this particular property (due to its three existing driveway entrances) would create notable financial hardship and fees associated with the construction of three driveway aprons are astronomical.

In lieu of the suggested and required aprons, we would propose a "solider course" of hardscape materials to prevent driveway materials from entering the existing asphalt street.

The neighboring properties have a mix of materials as their driveway connections to the street including concrete, asphalt, Belgian block, brick and so forth.

Should you have any questions or concerns, please do not hesitate to reach out to myself.

Many thanks for your time and attention to this matter.

Sincerely,

Victoria Ewing

Link Permitting & Design

PO Box 1001

Nantucket, MA 02554

508-221-8274

Link02554@gmail.com

PB

NANTUCKET
TOWN CLERK

2019 DEC 27 PM 1:52

Nantucket Planning Board

APPROVAL OF TERTIARY DWELLING SPECIAL PERMIT
Planning Board File # **53-19**

Owner / Applicant:
Lisa Sawlit

4 Quail Lane
Nantucket Tax Assessor's Map 67 Parcel 357
Residential 10 (R-10) Zoning District

Land Court Plan #26439-N
Certificate of Title #22229
Recorded at the Registry of the Land Court

September 9, 2019

Description of the Proposed Project:
The Applicant is requesting the issuance of a Special Permit pursuant to Nantucket Zoning By-Law Section 139-2.A. in order create a tertiary dwelling on the same lot as an existing duplex upon the lot. The Applicant proposes to convert an existing detached workshop/studio into a one (1) bedroom, 644 gross square foot tertiary dwelling. The proposed tertiary dwelling will be located on the first and basement levels of the existing structure which is located on the southern side of the property, which has approximately 10,193 square feet and is zoned R-10.

Basis of the Findings:
The Board's findings and decision were based on the following documents:

- An application to the Planning Board for a Special Permit received by the Planning Board on August 14, 2019;
- A plan entitled "Dennis Drive Condominiums Site Plan of Land in Nantucket, Massachusetts," prepared for Elizabeth Harris, prepared by Bracken Engineering, Inc., dated January 12, 2017;
- An application for a Tertiary Dwelling Permit for 4 Quail Lane, submitted on August 12, 2019;

- An As-built Plot Plan in Nantucket, Massachusetts, prepared by Nantucket Surveyors Inc., dated June 17, 1998;
- A staff report dated September 6, 2019;
- Representation and testimony received in connection with the public hearing held September 9, 2019; and,
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on September 9, 2019.

Findings:
The Planning Board at its September 9, 2019, meeting found that the proposal was in keeping with Section 139-2 of the Zoning By-Law and that the proposal advances the purpose and intent of the Nantucket Zoning By-Law.

Decision and Vote:
On August 12, 2019, a motion was made and duly seconded to **APPROVE** the requested Special Permit to create a tertiary dwelling on the first floor and basement within an existing detached structure. This approval is subject to the following conditions:

1. That the tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, or shall be owned by not-for-profit, religious, or educational entity, or shall be subject to a restriction limiting occupancy to a year-round household. A restriction limiting occupancy to a year-round household shall be filed with the Registry of Deeds prior to the issuance of a Certificate of Occupancy and a recorded copy provided to staff;
2. That there be a minimum of six (6) parking spaces provided upon the locus;
3. That an apron at the existing driveway entrances with Quail Lane and Dennis Drive shall be maintained with a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet;
4. That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
5. That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; and,
6. That the applicant shall submit an As-Built prior to the final inspection by the staff which shall take place prior to the issuance of a Certificate of Occupancy.

SIGNATURE PAGE TO FOLLOW

Record of Vote:

On September 17, 2019 the Planning Board voted 5-0 to **APPROVE** this application at 31 Old South Road, as described in the "Description of the Proposed Project," Findings," and "Decision" sections of this document, and to **ENDORSE** this decision.

Judith Wegner APPROVED

John Trudel III APPROVED

Frederick McClure APPROVED

Nathaniel Lowell APPROVED

David Iverson APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

December 20, 2019

On the 20th day of December, 20__, before me, the undersigned notary public,

personally appeared David Iverson, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

May 8, 2020

My Commission Expires

MEGAN TRUDEL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
May 08, 2020

Nantucket Planning Board

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

Date: 07/14/2020 Planning Board File # 7321

Subdivision Name: White Whale Lane

Owner: 12 Bartlett Road Nominee Trust

Owner's Address: 29 North Liberty St

Phone number: (508)317-2547 Fax number: (508)325-5645 E-mail: jeffrey@westbaydi.com

Applicant, (if other than owner): Same

Applicant's Address: _____

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

Date of Subdivision Plan: 01/24/2011

Land Location: _____

Plan Recorded: Nantucket Registry of Deeds Plan Book 2011-20 Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number_____

Type of Performance Security:

❍ Covenant dated: 05/27/2011

Covenant recorded: Nantucket Registry of Deeds, Book 1280 Page 337.

or

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

❍ Deposit of money, agreement dated: _____

Bank (if bank passbook): _____

Address of Bank:_____

❍ Other Security, agreement dated:_____

❍ Letter of credit, agreement dated:_____

Bank: _____

Address of Bank:_____

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

LOT 8

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 _____, ___2019_____.
(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 _____, 2019

On the _____day of _____, 2019, 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:

PLSUB-2020-06-00061
Preliminary Plan
Salvador A Aguilar-Portilla & Mayra E. Escobar
72 Cato Lane
Map 66 Parcels 457

PB

PLANNING OFFICE
CHK# 092
JUN 24 2020
$100 –
RECEIVED

Nantucket Planning Board

Form C
Preliminary Plan Application

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

Date: June 24, 2020

To the Planning Board of Nantucket:

I (We) the undersigned, hereby submit in accordance with Chapter 41, Section 81-S, an application for a preliminary plan subdivision shown on a plan entitled Preliminary Subdivision Plan, 72 Cato Lane, designed by Site Design Engineering LLC dated June 24, 2020.

The proposed preliminary plan subdivision is located on 72 Cato Lane, the total number of lots proposed is: 3 (buildable: 2), and the total acreage of the tract is .51+/-.

The tract is also identified as Nantucket Assessor's Map # 66, Parcel(s) 457.

● Residential subdivision ☐ Non-residential subdivision

Name of owner(s) (to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership): Salvador A. Aguilar-Portilla & Mayra E. Escobar

Address of owner(s): 8 Nobadeer Way, Nantucket, MA 02554
Phone number: _____ Fax number: _____ E-mail: _____
c/o Dan Mulloy, Site Design Engineering, LLC, 508-503-3500, dmulloy@sde-ldec.com
Name of applicant (if other than owner): _____
Address of applicant: _____
Phone number: _____ Fax number: _____ E-mail: _____

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

as agent for owner
Owner's signature

Planning Board File #_____ Received by Town Clerk: _____

SITE DESIGN ENGINEERING, LLC.
11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

June 24, 2020

SDE No. 20033

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Subject: **Preliminary Subdivision Application**
72 Cato Lane
Assessors Map 66 Parcel 457

Dear Members of the Board:

The owners of property located at 72 Cato Lane are requesting your approval of a 2-lot preliminary subdivision application. The application proposes two residential lots accessed by an approximately 75-foot long 12-foot wide gravel roadway originating from Cato Lane. Lot one would contain approximately 10,117 square-feet and the existing dwelling. Lot two would be a vacant lot containing approximately 10,120 square-feet. The property is located within the Residential 10 (R-10) zoning district requiring a minimum lot area of 10,000 square-feet. The existing shed would be relocated onto one of the new lots. The roadway would include a vehicle turn around area at the end. The properties will be serviced by Town sewer and Town water.

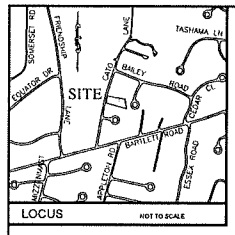
The applicant is reviewing the potential to develop the property as a Rear Lot Subdivision should the Board act favorably on this application. We ask that this application be heard at the Boards July 20, 2020, meeting. Please call me with any questions at (508) 503-3500 or email dmulloy@sde-ldec.com.

Respectfully,
Site Design Engineering, LLC.

Daniel C. Mulloy

Daniel C. Mulloy, PE.

Enclosures:
- Form C Preliminary Subdivision Plan Application, 72 Cato Lane, 6/24/20
- 72 Cato Lane Preliminary Subdivision Plan, 6/24/20
- Application fee check in the amount of $100



LOCUS NOT TO SCALE

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM RECORD PLAN INFORMATION
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 250230 0089D, DATED JUNE 9, 2014.
3. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) HABITAT AREA AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 14th EDITION, EFFECTIVE AUGUST 1, 2017, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER
WELLHEAD PROTECTION
MA DEP ZONE II

ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 10 (R-10)

	REQUIRED
LOT AREA	10,000 S.F.
LOT FRONTAGE	75 FT.
LOT FRONTAGE (CUL DE SAC)	52.5 FT.
FRONT YARD SETBACK	20 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	25 %

PROPERTY INFORMATION:

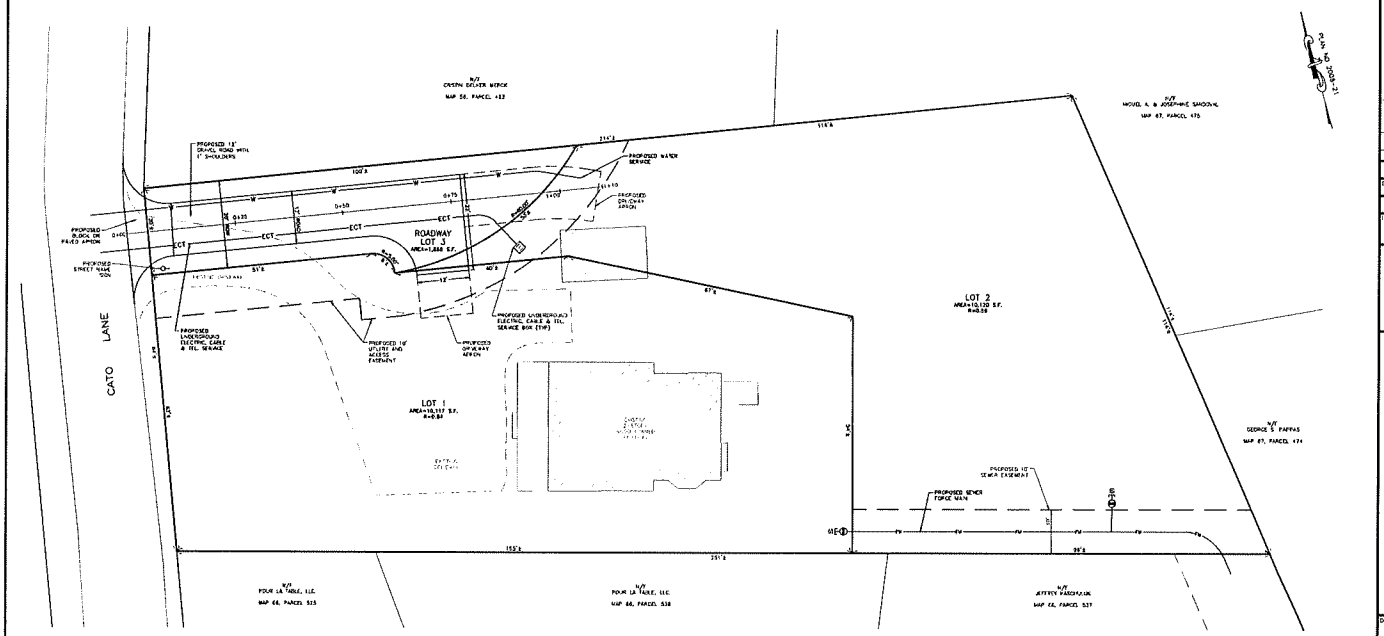
SALVADOR A. AGUILAR-PORTILLA
MAYRA E. ESCOBAR
8 NORADDER WAY
NANTUCKET, MA 02554

TITLE REFERENCE:
DEED BOOK 1727 PAGE 23

PLAN REFERENCE:
PLAN 2008-21 LOT 2
AREA = 22,108± SF

SITE LOCATION
72 CATO LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 68 PARCEL 457



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02360
T 508.947.0670 F 508.947.0671
WWW.SDE-EDEC.COM

NO	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 24, 2020

DRAWN BY:	DESIGN BY:	CHECK BY:
SKD	SKD	DCM

PROJECT NO: 20033

ISSUED FOR: APPROVAL

PRELIMINARY SUBDIVISION PLAN

72 CATO LANE
ASSESSORS MAP 68, PARCEL 457
NANTUCKET, MASSACHUSETTS

PREPARED FOR KARL & NICOLE GROSS

DRAWING TITLE: PRELIMINARY SUBDIVISION PLAN

SCALE: 1"=10'

SHEET NO: 1 OF 1

PLSUB-2020-06-00062
Preliminary Plan
Marianne Jenkinson
1 Bayberry Lane
Map 66 Parcels 57

PB

PLANNING OFFICE
CHK# 093
JUN 24 2020
$100 —
RECEIVED

Nantucket Planning Board

Form C
Preliminary Plan Application

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

Date: June 24, 2020

To the Planning Board of Nantucket:

I (We) the undersigned, hereby submit in accordance with Chapter 41, Section 81-S, an application for a preliminary plan subdivision shown on a plan entitled Preliminary Subdivision Plan, 1 Bayberry Lane designed by Site Design Engineering LLC dated June 24, 2020.

The proposed preliminary plan subdivision is located on 1 Bayberry Lane, the total number of lots proposed is: 3 (buildable: 2), and the total acreage of the tract is 1.0+/-.

The tract is also identified as Nantucket Assessor's Map # 67, Parcel(s) 57.

● Residential subdivision ☐ Non-residential subdivision

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

Address of owner(s): One Weatherly Place, Nantucket, MA 02554
Phone number: _____ Fax number: _____ E-mail: _____
c/o Dan Mulloy, Site Design Engineering, LLC, 508-503-3500, dmulloy@sde-ldec.com
Name of applicant (if other than owner): _____
Address of applicant: _____
Phone number: _____ Fax number: _____ E-mail: _____

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

as agent for owner
Owner's signature

Planning Board File #_____ Received by Town Clerk: _____

SITE DESIGN ENGINEERING, LLC.
11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

June 24, 2020 SDE No. 20032

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Subject: Preliminary Subdivision Application
1 Bayberry Lane
Assessors Map 67 Parcel 57

Dear Members of the Board:

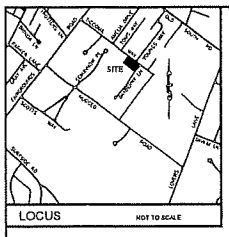
The owners of property located at 1 Bayberry Lane are requesting your approval of a 2-lot preliminary subdivision application. The application proposes two residential lots accessed by an approximately 75-foot long 16-foot wide paved roadway originating from Ticcoma Way. Lot one would contain approximately 20,015 square-feet and lot 2 would contain approximately 20,038 square-feet. The existing dwelling would be relocated. The property is located within the Residential 20 (R-20) zoning district requiring a minimum lot area of 20,000 square-feet. The roadway would include a vehicle turn around area at the end. The properties will be serviced by Town sewer and Town water.

The applicant is reviewing the potential to develop the property as a Rear Lot Subdivision should the Board act favorably on this application. We ask that this application be heard at the Boards July 20, 2020, meeting. Please call me with any questions at (508) 503-3500 or email dmulloy@sde-ldec.com.

Respectfully,
Site Design Engineering, LLC.

Daniel C. Mulloy, PE.

Enclosures:
Form C Preliminary Subdivision Plan Application, 1 Bayberry Lane, 6/24/20
1 Bayberry Lane Preliminary Subdivision Plan, 6/24/20
Application fee check in the amount of $100



ZONING REQUIREMENTS

THE SITE IS ZONED RESIDENTIAL 20 (R-20)

	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	75 FT.
LOT FRONTAGE (CUL-DE-SAC)	52.5 FT.
FRONT YARD SETBACK	30 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5 %

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER
WELLHEAD PROTECTION
MA DEP ZONE II

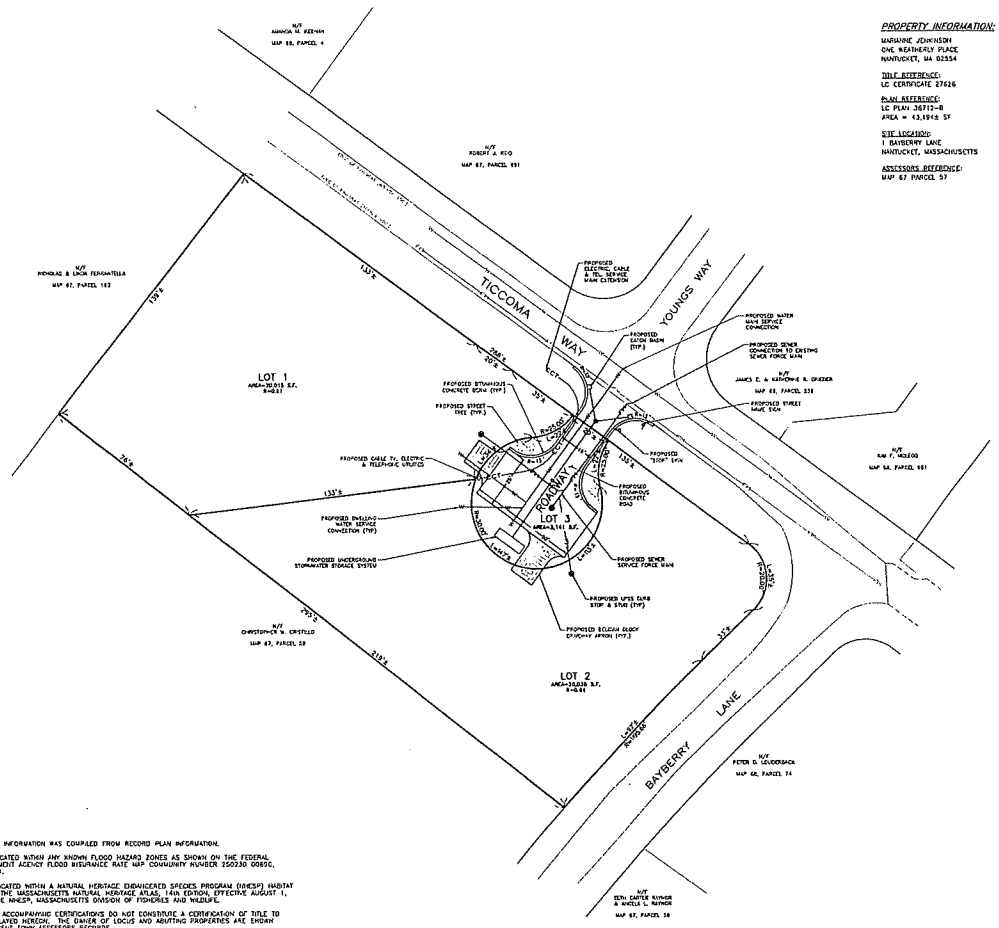
LEGEND

EXISTING

- PROPERTY LINE
- CONCRETE BOUND/FOUND
- 18' TOPOGRAPHIC CONTOUR
- 55.2+ SPOT ELEVATION
- FENCE
- TREE LINE
- SEWER MAIN
- SEWER FORCE MAIN
- WATER MAIN
- DRAIN LINE
- ELECTRIC/CABLE TV/ TELEPHONE SERVICE
- SEWER MANHOLE
- DRAIN MANHOLE
- TP TEST PIT

PROPOSED

- 77 TOPOGRAPHIC CONTOUR
- 55.2 SPOT ELEVATION
- S SEWER SERVICE
- FM SEWER FORCE MAIN
- W WATER SERVICE
- D DRAIN LINE
- E/C/T ELECTRIC/CABLE TV/ TELEPHONE SERVICE
- UNDERGROUND UTILITIES
- SEWER MANHOLE
- CO SEWER CLEANOUT
- DRAIN MANHOLE
- WV WATER GATE



PROPERTY INFORMATION:

MARIANNE JOHNSON
ONE WEATHERLY PLACE
NANTUCKET, MA 02554

TITLE REFERENCE:
LC CERTIFICATE 27626

PLAN REFERENCE:
LC PLAN 36715-B
AREA = 43,194± SF

SITE LOCATION:
1 BAYBERRY LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 67 PARCEL 57

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM RECORD PLAN INFORMATION.
2. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 250230 0089G, DATED JUNE 9, 2014.
3. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE ENHANCERED SPECIES PROGRAM (NHESP) HABITAT AREA AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 14th EDITION, EFFECTIVE AUGUST 1, 2017, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508.947.0673 F: 508.947.0674
WWW.SDE-LLC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JUNE 24, 2020

DRAWN BY:	DESIGN BY:	CHECK BY:
RT/SKD	RT/SKD	DCM

PROJECT NO. 20032

ISSUED FOR: APPROVAL

COMMONWEALTH OF MASSACHUSETTS
DANIELLE C. MOLLICA
CIVIL
No. 41767
06/24/20

PRELIMINARY SUBDIVISION PLAN

1 BAYBERRY LANE
ASSESSORS MAP 67, PARCEL 57
NANTUCKET, MASSACHUSETTS

PREPARED FOR MARIANNE JEHONSON

DRAWING TITLE: PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 20'

SHEET NO. 1 OF 1

PLSP- 2020-05-0048
Modification to MCD Special Permit
Nantucket Energy
25 Bunker Road
Map 25 Parcel 2.1

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: May 20, 2020 Planning Board File No.: MCD Special Permit 2-98

Name of Development: Nantucket Energy Corp, LLC

Owner(s)' Name(s): Nantucket Memorial Airport - Town of Nantucket

Mailing Address: 14 Airport Road
Phone number: 508-325-5300 Fax number: _____ E-mail: kperalis@nantucketairport.com

Applicant's Name: Nantucket Energy Corp, LLC

Mailing Address: 8B Amelia Drive
Phone number: 508-228-6240 Fax number: _____ E-mail: phil@nantucketenergy.com

Engineer/Surveyor: Surveyor : Blackwell & Assoc., Inc.

Mailing Address: 20 Teasdale Circle
Phone number: 508-228-9026 Fax number: _____ E-mail: jeff@blackwellsurvey.com

Location of Lots:

Street Address: 25 Bunker Road

Tax Assessor's Map: 78 Parcel: 2.1

Nantucket County Registry of Deeds:

Land Court Plan 14342-B Lot D-3 **or** Plan Book _____ Page _____

or Plan File #: _____

Size of Parcel 43,558 square feet
Zoning District CI

Describe proposed modification in detail:

An amendment is requested to adjust the position of the equipment and materials storage building approved in 2008. The separate office building approved in 2008 is now proposed to be eliminated and the office incorporated into the equipment and materials building, which will also contain a vehicle repair shop. The applicant also proposes to construct two 40' x 40' Steelmaster storage buildings along Bunker Road. The Steelmaster building are proposed to be 5 ft. off the streetline. The CI zone front setback requirement is 20 ft. The Bunker Road right of way is about 50 ft. wide and the edge of asphalt is about 24 ft. off the nearest building corners.

I/we hereby certify that the applicant cited above have been authorized by me/us to file a Special Permit application with the Nantucket Planning Board on property that I/we own.

Owner(s)' Signature(s):

Thomas Rafter, Airport Manager

Applicant's Signature:

Philip Marks, III

I/we Thomas Rafter, Airport Manager, the undersigned, hereby authorize Blackwell & Assoc., Inc. to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s):

Thomas Rafter

This application must be accompanied by a filing fee of $250.00 payable to Town of Nantucket plus $6.74 per abutters notice payable to Pitney Bowes Reserved Funds to cover the mailing of the public notices to the abutters and for the notices to abutters of the Board's decision, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office at 37 Washington Street. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.

*****In addition, a "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to** cancero@nantucket-ma.gov .

CURRENT ZONING CLASSIFICATION:
Commercial Industrial (CI)

MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
SIDE/REAR SETBACK:	**0 FT.
GROUND COVER %:	50%

**10 FT. SECURITY SETBACK ALONG REAR LEASE LINE
***FRONT YARD SETBACK TO BE TAKE FROM OLD SOUTH ROAD– SEE PLAN

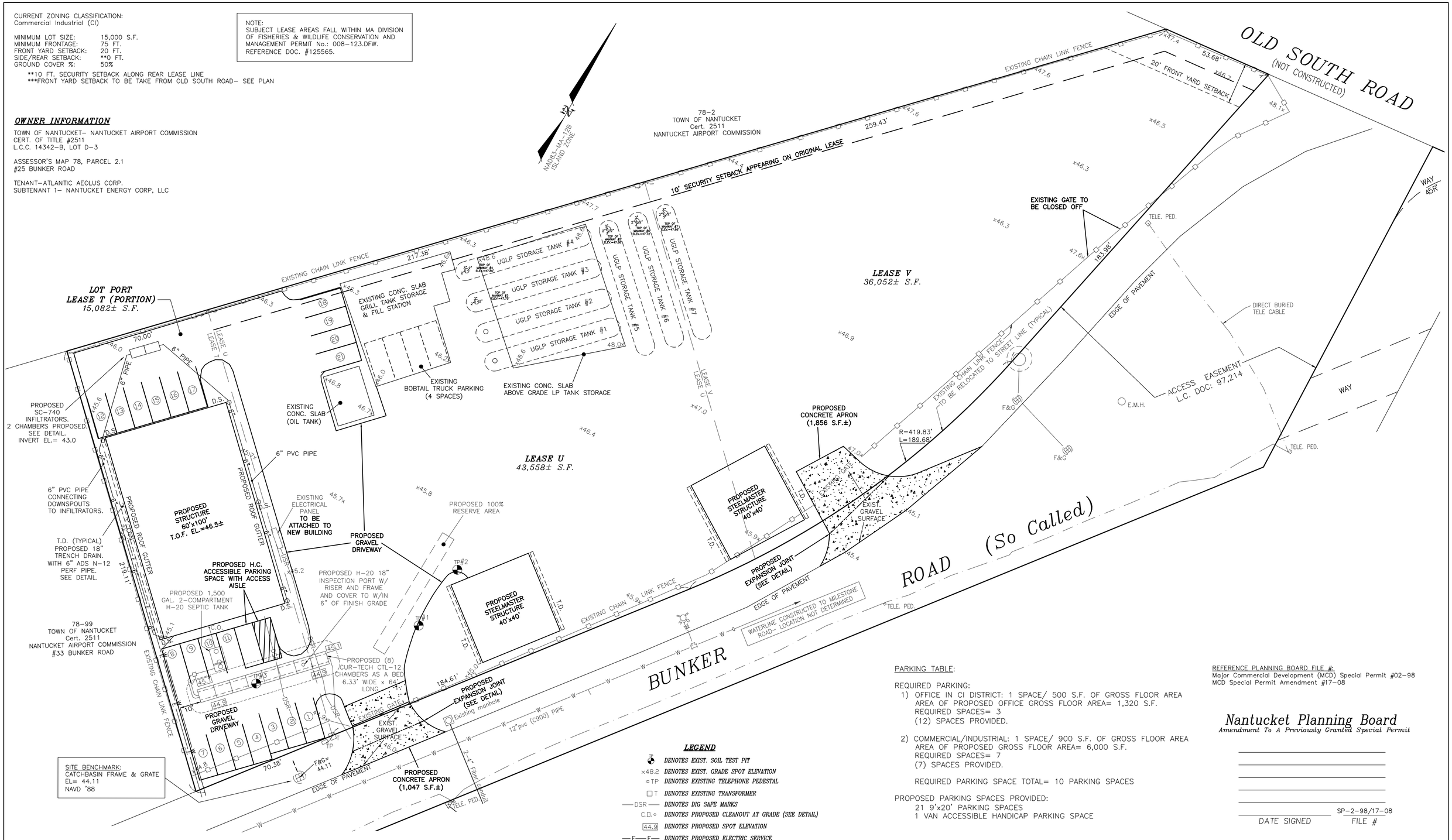
NOTE:
SUBJECT LEASE AREAS FALL WITHIN MA DIVISION OF FISHERIES & WILDLIFE CONSERVATION AND MANAGEMENT PERMIT No.: 008–123.DFW. REFERENCE DOC. #125565.

OWNER INFORMATION

TOWN OF NANTUCKET– NANTUCKET AIRPORT COMMISSION
CERT. OF TITLE #2511
L.C.C. 14342–B, LOT D–3

ASSESSOR'S MAP 78, PARCEL 2.1
#25 BUNKER ROAD

TENANT–ATLANTIC AEOLUS CORP.
SUBTENANT 1– NANTUCKET ENERGY CORP, LLC



LEGEND

TP	DENOTES EXIST. SOIL TEST PIT
×48.2	DENOTES EXIST. GRADE SPOT ELEVATION
TP	DENOTES EXISTING TELEPHONE PEDESTAL
T	DENOTES EXISTING TRANSFORMER
DSR	DENOTES DIG SAFE MARKS
C.O.	DENOTES PROPOSED CLEANOUT AT GRADE (SEE DETAIL)
44.9	DENOTES PROPOSED SPOT ELEVATION
E	DENOTES PROPOSED ELECTRIC SERVICE
W	DENOTES PROPOSED WATER SERVICE
D.S.	DENOTES PROPOSED ROOF GUTTER DOWNSPOUT
T.D.	DENOTES PROPOSED TRENCH DRAIN– SEE DETAIL
21	DENOTES PROPOSED 9' x 20' PARKING SPACE

PARKING TABLE:

REQUIRED PARKING:
1) OFFICE IN CI DISTRICT: 1 SPACE/ 500 S.F. OF GROSS FLOOR AREA
AREA OF PROPOSED OFFICE GROSS FLOOR AREA= 1,320 S.F.
REQUIRED SPACES= 3
(12) SPACES PROVIDED.

2) COMMERCIAL/INDUSTRIAL: 1 SPACE/ 900 S.F. OF GROSS FLOOR AREA
AREA OF PROPOSED GROSS FLOOR AREA= 6,000 S.F.
REQUIRED SPACES= 7
(7) SPACES PROVIDED.

REQUIRED PARKING SPACE TOTAL= 10 PARKING SPACES

PROPOSED PARKING SPACES PROVIDED:
21 9'x20' PARKING SPACES
1 VAN ACCESSIBLE HANDICAP PARKING SPACE

REFERENCE PLANNING BOARD FILE #:
Major Commercial Development (MCD) Special Permit #02–98
MCD Special Permit Amendment #17–08

Nantucket Planning Board
Amendment To A Previously Granted Special Permit

DATE SIGNED _____ FILE # SP–2–98/17–08

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

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228–9026
www.blackwellsurvey.com

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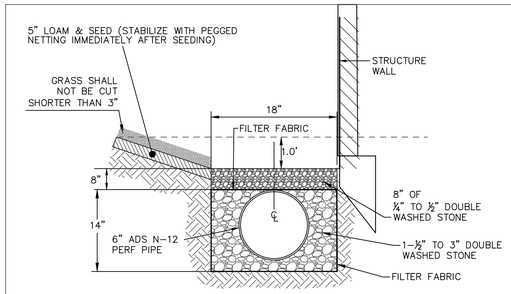
COMMONWEALTH OF MASSACHUSETTS
GERALD G BUCANOSKI
SANITARY
No. 31243
REGISTERED PROFESSIONAL ENGINEER
7/9/20

LEASE AREA: 94,692 S.F.±

SITE PLAN TO ACCOMPANY
AN MCD MODIFICATION REQUEST
prepared for:
NANTUCKET ENERGY
Bunker Road, Nantucket, MA.

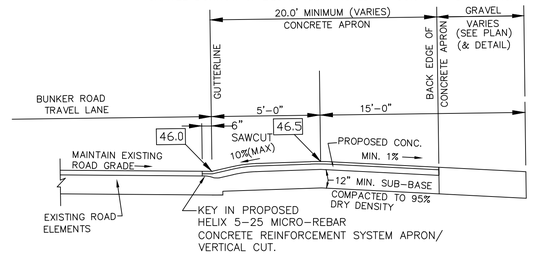
SCALE: 1"=20' July 09, 2020
Drawn by: LCA/CJA/CLR
Approved by: JLB
SHEET 1 of 2 **B8540**



INFILTRATION TRENCH DRAIN SECTION

NOT TO SCALE (N.T.S.)

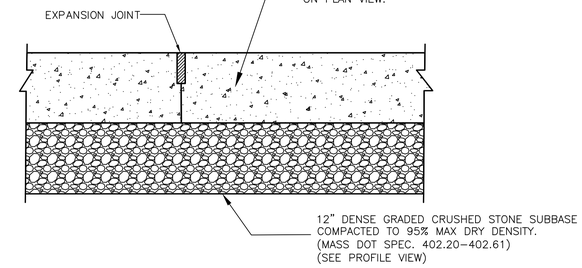
CONCRETE SPECS
8" (MEET MASS DOT SPECS M4.02.00)
3,500 PSI/3"± SLUMP
OVER 12" DENSE-GRADED CRUSHED STONE (M2.01.7)
COMPACTED TO 95% MAX. DRY DENSITY, OR
"ACK PAC" MEETING moDOT spec M1.03.0 (Type b)
GRAVEL BORROW or EQUAL, COMPACTED TO 95% MAX. DRY DENSITY.



DRIVEWAY PROFILE– ENTRANCE APRON

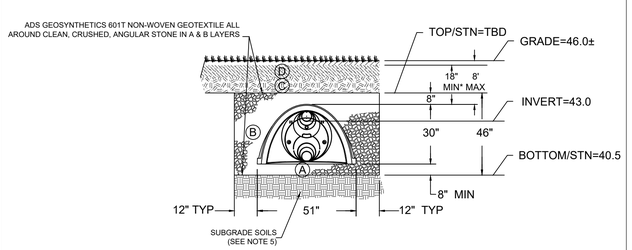
(N.T.S.)

CONCRETE APRON:
CONCRETE TO MEET MASS DOT M4.02.00 SPECIFICATIONS (3,500 PSI WITH 3"± SLUMP). PROVIDE EXPANSION JOINT AT LOCATION SHOWN ON PLAN VIEW.



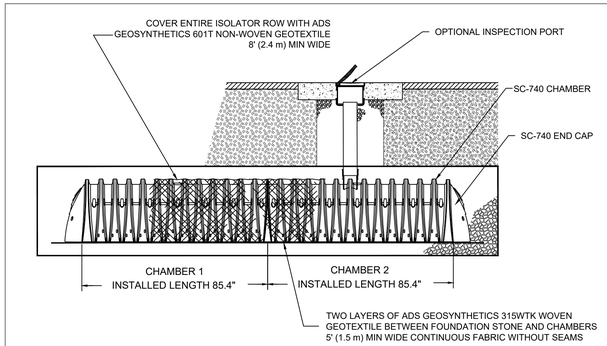
REINFORCED CONCRETE DRIVEWAY SECTION

(N.T.S.)



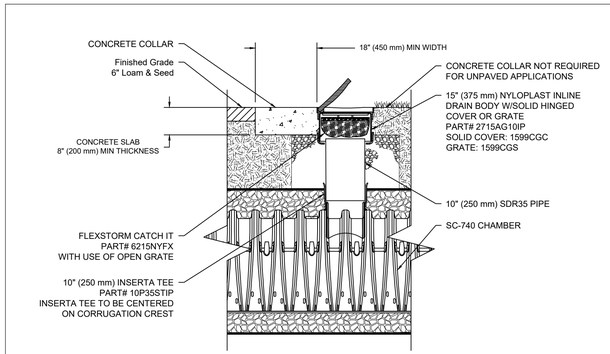
SC-740 ISOLATOR SECTION DETAIL

NTS



SC-740 ISOLATOR ROW DETAIL

NTS



SC-740 10" INSPECTION PORT DETAIL

NTS

SC-740 NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
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COMMONWEALTH OF MASSACHUSETTS
GERALD G BUZANOSKI
SANITARY
No. 31243
REGISTERED PROFESSIONAL ENGINEER
7/9/20

SITE PLAN TO ACCOMPANY
AN MCD MODIFICATION REQUEST
prepared for:
NANTUCKET ENERGY
Bunker Road, Nantucket, MA.

SCALE: N.T.S. | July 09, 2020

Drawn by: LCA/CJA/CLR
Approved by: JLB

SHEET 2 of 2 | B8540

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EVALUATION SUBJECT:
HELIX 5-25 MICRO-REBAR CONCRETE REINFORCEMENT SYSTEM

REPORT HOLDER:
Pensmore Reinforcement Technologies, LLC
d.b.a. Helix Steel
2300 Washtenaw Ave
Suite 201
Ann Arbor, MI 48104
734-322-2114
www.helixsteel.com
info@helixsteel.com

CSI Division: 03 00 00 - CONCRETE
CSI Section: 03 20 00 - CONCRETE REINFORCEMENT

1.0 SCOPE OF EVALUATION

1.1 Compliance to the following codes & regulations:
- 2015, 2012 and 2009 International Building Code® (IBC)
- 2015, 2012 and 2009 International Residential Code® (IRC)

1.2 Evaluated in Accordance with:
- IAPMO UES EC015-2016, Adopted -November 2013, Revised - January 2016
- ICC-ES AC208, approved October 2005, editorially revised January 2016

1.3 Properties Assessed:
- Shrinkage and temperature crack control in concrete
- Structural tension and shear resistance in concrete
- Fire Resistance

2.0 PRODUCT USE

Helix 5-25 Micro-Rebar functions as tensile reinforcement for concrete.

2.1 Helix Micro-Rebar may be used to reduce shrinkage and temperature cracking of concrete. Helix Micro-Rebar may be used as an alternative to the shrinkage and temperature reinforcement specified in Section 24.4 and Chapter 14 of ACI 318-14 and Section 7.12 and Chapter 22 of ACI 318-11 and ACI 318-08 (as referenced in Section 1901.2 of the IBC and Sections R404.1.2 and R611.1 of the IRC).

2.2 Helix Micro-Rebar may be used as tension and shear reinforcement in other structural concrete as detailed in this report, which satisfies the requirements of ACI 318-14 Section 1.10, ACI 318-11 Section 1.4 and Section 104.11 of the IBC and IRC.

2.3 Use in Seismic Design Categories C, D, E, and F is subject to the restrictions listed in Section 5.2 of this report.

3.0 PRODUCT DESCRIPTION

Helix 5-25 Micro-Rebar reinforced concrete consists of two materials, as described in Sections 3.1 and 3.2 of this report.

3.1 Product Information: Helix 5-25 Micro-Rebar is made from cold-drawn, deformed wire complying with ASTM A 820, Type I. The steel wire has a tensile strength of 268.3 ksi +/- 21.8 ksi (1850 MPa +/-150 MPa) and a minimum of 3 g/m^2 zinc coating. The length (l) is 1.0 inch +/- 0.1 inch (25 mm +/- 0.004 mm), equivalent diameter is 0.020 inch +/-0.007 inch (0.5 mm +/- 0.02 mm), and cross-sectional area is 0.0003 square inches (0.196 mm^2). Each Helix Micro-Rebar has a minimum of one 360-degree twist. Helix Micro-Rebars are packaged in 22.5-pound (10.2 kg) boxes, 45-pound (20.4 kg) boxes or 2450-pound (1111 kg) bags.

3.2 Normal Weight Concrete with a minimum 28-day compressive strength of 3,000 psi (20.67 MPa).

4.0 DESIGN AND INSTALLATION

4.1 Design Class Selection: The Helix design class shall be selected based on the application and consequence of failure. The registered design professional shall select the design class based on the criteria in Sections 4.2 through 4.5 of this report. Figure 1 of this report provides guidance in making the design class selection.

4.2 Class A – Shrinkage and Temperature Reinforcement

4.2.1 Helix 5-25 Micro-Rebar replaces deformed reinforcement bars (rebar) or welded wire reinforcement for shrinkage and temperature reinforcement specified in Section 24.4 of ACI 318-14 and Section 7.12 of ACI 318-11 and ACI 318-08 in members complying with the requirements of Section 14.1.3 (a or b) of ACI 318-14 and Section 22.2.1 (a or b) of ACI 318-11 and ACI 318-08.

4.2.2 Helix 5-25 may be used in structures designed in accordance with Chapter 14 of ACI 318-14 or Chapter 22 of ACI 318-11 and ACI 318-08 (as referenced in Section 1901.2 of the IBC and Sections 404.1.3 and R608.1 of the 2015 IRC or Sections 404.1.2 and R611.1 of the 2012 or 2009 IRC). As an alternative and where approved by the code official, ACI 322-72 may be used for the design of structural plain concrete.

4.2.3 Helix 5-25 Micro-Rebar replaces shrinkage and temperature reinforcement in non-composite stay in place form steel deck applications.

The product described in this Uniform Evaluation Service (UES) Report has been evaluated as an alternative material, design or method of construction in order to satisfy and comply with the intent of the provisions of the code, as noted in this report, and for at least equivalence to that prescribed in the code in quality, strength, effectiveness, fire resistance, durability and safely, as applicable, in accordance with IBC Section 104.11. This document shall only be reproduced in its entirety.

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ISO/IEC 17065 Product Certification Body #0675

4.2.4 Helix 5-25 Micro Rebar may be used in any concrete structure where reinforcement is not required by the IBC or IRC or addition to reinforcement required by the IBC or IRC to reduce shrinkage and temperature cracking of the concrete.

4.3 Class B – Minimum Structural Reinforcement

4.3.1 Helix 5-25 Micro-Rebar replaces structural reinforcement in soil-supported structures including footings, and foundations.

4.3.2 Helix 5-25 Micro-Rebar replaces structural reinforcement in arch structure members in which arch action provides compression in the cross-section.

4.3.3 Helix 5-25 Micro-Rebar replaces structural reinforcement in structural concrete slabs supported directly on the ground designed in accordance with ACI 318.

4.3.4 Helix 5-25 Micro-Rebar replaces structural reinforcement in pile-supported slabs on ground designed in accordance with ACI 318, with unoccupied space below not to exceed the slab thickness (so failure will not result in structural collapse endangering occupants).

4.3.5 Helix 5-25 Micro-Rebar replaces reinforcement in above and below grade structural walls designed in accordance with Chapter 11 of ACI 318-14 and Chapter 14 of ACI 318-11 and ACI 318-08 and conforming to the following criteria:

- Bearing walls support more than 200 pounds per linear foot (2919 N/m) of vertical load in addition to its own weight. Non-bearing walls support no more than 200 pounds per linear foot (2919 N/m) of vertical load in addition to its own weight.

- Minimum wall thickness shall be in accordance with the following:

Wall Type	Minimum thickness	
Non-bearing	Greater of;	4in. (100 mm)
		1/24 the lesser of unsupported length and height
Bearing	Greater of;	$5^1/_2$ in. (140 mm)
		1/24 the lesser of unsupported length and height
Exterior basement and foundation	Greater of;	$7^1/_2$ in. (180 mm)
		1/24 the lesser of unsupported length and height

- Walls shall be braced against lateral translation (walls shall be laterally supported in such a manner as to prohibit relative lateral displacement at top and bottom or on both sides of individual wall elements).

- At least one No. 5 (16 mm) bar shall be provided around all window, door and similar sized openings. The bars shall be anchored to develop f_y in tension at the corners of openings.

  For residential walls designed in accordance with ACI 318 Chapter 14 or the IBC, Section 4.3.6 of this report also applies.

4.3.6 Helix 5-25 Micro-Rebar replaces reinforcement in above and below grade structural walls designed in accordance with the IRC and conforming to the following criteria:

- Bearing walls support more than 200 pounds per linear foot (2919 N/m) of vertical load in addition to its own weight. Non-bearing walls support no more than 200 pounds per linear foot (2919 N/m) of vertical load in addition to its own weight.

- Walls shall be braced against lateral translation (walls shall be laterally supported in such a manner as to prohibit relative lateral displacement at top and bottom or on both sides of individual wall elements).

- Minimum wall thickness shall be in accordance with the following:

Wall Type	Minimum thickness	
Bearing and non-bearing	Greater of;	4in. (100 mm)
		1/24 the lesser of unsupported length and height
Exterior basement and foundation	Greater of;	6 in. (150 mm)
		1/24 the lesser of unsupported length and height

- The effective height shall be used to calculate the height to thickness ratio for 4-inch (100 mm) bearing walls when poured monolithic (i.e. wall is rotationally restrained with a moment connection, even if cold joint is present, at the bottom or top). The effective height is determined by the fixity of the wall end conditions. For walls braced top and bottom against lateral translation and restrained against rotation at one or both ends (top, bottom or both) the effective height shall be 0.8 times the clear height.

- At least one No. 4 (12 mm) bar shall be provided around all window, door, and similar sized openings. The bars shall be anchored to develop f_y in tension at the corners of openings.

4.3.7 Helix 5-25 Micro-Rebar is used to reinforce slabs-on-ground designed using non-linear load analysis provided maximum tensile strains are limited to levels provided in Section 5.7 of this report.

4.4 Class C – Structural Concrete: Helix 5-25 Micro-Rebar replaces structural reinforcement for all other structural concrete including in unsupported horizontal spans.

4.5 Class Cs – Non-Linear Slab Design: Helix 5-25 Micro-Rebar shall be used as reinforcement in slabs on ground designed in accordance with ACI 360-10 Section 11.3.3 Methods 2 and 4 when Yield Line Analysis and Nonlinear finite element analysis show tensile strain limits given in Section 5.7 of this report are exceeded. When the tensile strain limits of Section 5.7 are not exceeded, the design shall comply with Section 4.3.7 of this report.

4.6 Design: Helix 5-25 Micro-Rebar dosage quantity shall be determined by procedures in this section and Tables 1, 2 and 3 of this report. Figure 2 of this report, the Helix Force Equilibrium and Strain Compatibility Diagram, shall be observed in the structural design.

4.6.1 Required Area of Steel

- Class A: The required area of steel, A_s, for shrinkage and temperature reinforcement shall be determined by the design procedures in Section 24.4 of ACI 318-14 or Section 7.12 of ACI 318-11 and 318-08 or other applicable code sections.

- Class B and C: The required area of steel reinforcement shall be determined at the centroid of the tension zone (Helix 5-25 Micro-Rebar acts as a rectangular tensile block as shown in Figure 2 of this report) in accordance with standard design procedures in ACI 318 using load and resistance factor design.

- An appropriate strength reduction factor has been applied to the Helix design strength in Tables 1 and 2 of this report.

4.6.2 Required Helix Micro-Rebar Quantity: Table 1 of this report provides the total number of Helix Micro-Rebar required to provide the same tensile resistance as the area of steel computed in Section 4.6.1 of this report. This number shall be divided by the cross-sectional area of the concrete in tension to obtain the number of Helix 5-25 Micro-Rebar required per unit area. This concrete area may result from either direct tension, flexural tension, or shear. Table 1 includes a factor to account for variation on Helix 5-25 Micro-Rebar resistance.

4.6.3 Helix 5-25 Micro-Rebar Dosage: The minimum Helix 5-25 Micro-Rebar dosage required to ensure the number of Helix 5-25 Micro-Rebar per unit area (as determined in Section 4.6.2 of this report) are provided in the tensile region of the concrete shall be selected from Table 2 of this report. This table includes factors to account for variation in orientation and distribution of Helix 5-25 Micro-Rebar.

4.6.4 Strain in the Helix 5-25 Micro-Rebar Concrete: Using the provided Helix unit tensile stress provided in Table 3 of this report, the average strain shall be calculated by (Eq.-1):

$$\varepsilon \cong \frac{\text{Helix tensile stress}}{E_{ct}} \qquad \textbf{(Eq.-1)}$$

Where:

E_{ct} = the tensile modulus of elasticity of Helix 5-25 Micro-Rebar concrete, computed from Section 19.2 of ACI 318-14 or Section 8.5 of ACI 318-11 and ACI 318-08, as applicable.

ε = average concrete tensile strain

4.6.5 Pre- or post- tensioned concrete: With pre-tensioned concrete, post- tensioned concrete and/or concrete subject to permanent dead loads from self-weight and axial loading, the initial compressive strain may be subtracted from the average strain calculated in Eq.-1.

4.6.6 Restrained shrinkage: In cases of restrained shrinkage, the shrinkage strain shall be added to the average strain computed in Eq.-1.

4.6.7 Shear: The same method as provided in Sections 4.6.1 to 4.6.6 of this report shall be used for determining shear and torsion reinforcement. The contribution of plain concrete shall be neglected in shear applications (do not add V_c to the shear resistance computed for Helix Micro-Rebar). The area in tension should be taken as no more than the 1.41 x the section width x height minus twice the neutral axis depth. When replacing both bending and shear reinforcement the higher of the two dosages shall govern the design.

4.7 Hybrid Design: Hybrid design includes a combination of deformed reinforcement (rebar) and Helix 5-25 Micro-Rebar. For Hybrid Design, the area of steel computed in accordance with Section 4.6.1 of this report may be reduced by the cross-sectional area of the rebar that will remain prior to determining the required minimum number of Helix Micro-Rebar in Section 4.6.2 of this report.

4.7.1 Hybrid design for Class A or B structures have no minimum bar reinforcing requirement provided the application requirements in Sections 4.2 and 4.3 are met and strain limits conform to Section 5.7 of this report.

4.7.2 Structures complying with the Class A or B application restrictions in Sections 4.2 and 4.3 of this report but exceeding the strain limits in Section 5.7 may be designed as Class B Hybrid. This process will reduce the strain computed in Section 4.6.5 of this report. The strain

limit shall be maintained even if the minimum amount of bar reinforcement as prescribed in 4.7.3 of this report is provided. Alternatively, the registered design professional may elect to use Class C without the need for bar reinforcement.

4.7.3 Structures not complying with Class A and B application limitations listed in Sections 4.2 and 4.3 of this report may be designed as Class C hybrid with a minimum amount of bar reinforcement as prescribed by the following:

Structure	Applicable Sections
Beams	ACI 318-14 Section 9.6 ACI 318-11 Section 10.5.1 ACI-318-08 Section 10.5.1
Slabs and Footings	ACI 318-14 Section 7.6 or 8.6 ACI 318-11 Section 10.5.4 ACI 318-08 Section 10.5.4
Walls	ACI 318-14 Section 11.6.1 ACI 318-11 Section 14.3.1 ACI 318-08 Section 14.3.1

4.7.4 Subject to approval of the code official, the requirement for bar reinforcement in Sections 4.7.2 and 4.7.3 of this report may be waived if registered design professional shows through supplemental testing and/or analysis adequate strength for the factored loads and serviceability requirements.

4.7.5 Strength provided by non-composite stay-in-place forms in applications not complying with the Class A and B application limitations may be used to satisfy the minimum reinforcement requirements in Sections 4.7.2 or 4.7.3 provided the registered design professional shows the Helix-reinforced concrete provides resistance equal to or greater than the resistance provided by the required bar reinforcement. The Helix-reinforced design strength, however, shall be adequate to carry the entire load (the contribution of the stay in place forms shall not be added to the capacity).

4.8 Yield Line Methods (ACI 360-10)

The section moment capacity ϕMn shall be calculated using the values in Table 3 of this report. The quantity $\frac{\phi M_n}{S_m \times fr}$ shall replace $\frac{Re,3}{100}$ in ACI 360-10 equations. All other calculations remain the same.

4.9 Fire-Resistance Ratings

4.9.1 For flat walls complying with IBC 722.2.1.1, Helix 5-25 Micro-Rebar are permitted as an alternative to the specified reinforcement according to IBC 722.2.1.1. The maximum dosage is 66 lb/yd^3 (38 kg/m^3).

4.9.2 For slabs on metal deck, Helix 5-25 Micro-Rebar are permitted as an alternative or in addition to the welded wire fabric used in concrete members under Underwriters Laboratories Design Nos. G256 dated January 6, 2014 and G514 dated October 11, 2013. The maximum dosage is 66 lb/yd^3 (38 kg/m^3).

5.0 CONDITIONS OF USE

The Helix 5-25 Micro-Rebar described in this report comply with, and/or are suitable alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The concrete with Helix 5-25 Micro-Rebar shall comply with the ASTM C1116, Type I requirements. Substitution of any other steel fiber for Helix 5-25 is not allowed.

5.2 Structures complying with the requirements of Class A, B and Cs (Section 4.1) are allowed in all seismic design categories permitted by the IBC for these applications. Class C structures in Seismic Design Categories C, D, E, and F are outside of the scope of this report.

5.3 Helix Micro-Rebar shall be blended into the concrete mix in accordance with Section 4.0 of this report, ACI 304R or ACI 318-11 and ACI 318-08 Section 5.8, as applicable, and the manufacturers published installation instructions. If there is a conflict between the evaluation report and the manufacturer's published installation instructions, the more restrictive governs.

5.4 Concrete used in classes A, B and Cs shall be normal weight and have a minimum compressive strength of 3,000 psi (20.67 MPa) and a maximum compressive strength of 8,000 psi (55.12 MPa).

5.5 The Helix Micro-Rebar shall not be used to replace any joints specified in ACI 318-14 Section 14.3 and ACI 318-11 and ACI 318-08 Section 22.3, as applicable.

5.6 Concrete used in Class C structures shall be normal-weight and have a minimum compressive strength of 4,000 psi (27.56 MPa) and a maximum compressive strength of 8,000 psi (55.12 MPa) and the mix shall have minimum fine to total aggregate ratio of 0.50 to assure adequate bond with the Helix Micro-Rebar.

5.7 Class A and B Strain Limits: The average tensile strain in the concrete shall not exceed the following:

Number of Helix per area	Tensile Strain, ε[1]
Less than 3 Helix/in^2 (4,650 Helix/m^2)	0.000076
3 to 7 Helix/in^2 (4,650 to 10,850 Helix/m^2)	0.000105
Greater than 7 Helix/in^2 (10,850 Helix/m^2)	0.000110

[1]The strain limit in bending for sections deeper than 12 inches is 0.000076.

5.8 Hybrid design in accordance with Section 4.7 of this report is allowed for Class A structures complying with Section 4.2 of this report and B structures complying with Section 4.3 of this report, with no minimum reinforcing bar requirement, provided the strain complies with the limits of Section 5.7 of this report.

In the case of walls designed in accordance with Section 4.3.5 of this report, strain limits in Section 5.7 shall be modified as follows:

Hybrid Strain Limit = Section 5.7 Strain Limit X [1-(Hybrid Rebar Moment Capacity/Total Moment Capacity)]

5.9 Helix 5-25 Micro-Rebar shall be limited to the following dosages:

5.9.1 Class A:
Minimum 9 lb/yd^3 (5.4 kg/m^3)
Maximum 70 lb/yd^3 (42 kg/m^3)
For slabs on ground designed as unreinforced concrete in accordance with ACI 360-10, Chapter 7, slabs on metal deck where the metal deck provides the required tensile reinforcement, or structures designed as structural plain concrete, the minimum dosage shall not apply.

5.9.2 Class B:
Minimum 9 lb/yd^3 (5.4 kg/m^3)
Maximum 70 lb/yd^3 (42 kg/m^3)

5.9.3 Class C:
Minimum 15 lb/yd^3 (9 kg/m^3)
Maximum 70 lb/yd^3 (42 kg/m^3)

5.9.4 Class Cs:
Minimum 20 lb/yd^3 (12 kg/m^3)
Maximum 70 lb/yd^3 (42 kg/m^3)

5.10 For flexure, standard balanced and tension-controlled limits as prescribed in ACI 318-14 Section 21.2 ACI 318-11 and ACI 318-08 Section 10.3 apply.

5.11 A registered design professional shall approve use of Helix 5-25 Micro-Rebar.

5.12 Unsupported horizontal spans (free-spanning beams or slabs) with occupied space above or beneath shall have the minimum amount of bar reinforcement required to carry nominal service loads.

5.13 Helix 5-25 Micro Rebar shall not be used to replace supplemental rebar placed around openings and tied to lifting points in either cast-in-place or precast concrete.

5.14 Helix 5-25 Micro-Rebar shall be added to the concrete either at the ready-mix plant or at the jobsite. The manufacturer's published installation instructions and this report shall be strictly adhered to, and a copy of the manufacturer's published installation instructions shall be available at all times on the jobsite or the batch plant during installation. Installation instructions are available by clicking here.

5.15 When Helix 5-25 Micro-Rebar is added at the ready-mix plant, a batch ticket signed by a ready-mix representative shall be available to the code official upon request. The delivery ticket shall include, in addition to the items noted in ASTM C 94, the type and amount of Helix Micro-Rebar added to the concrete mix.

5.16 Field verification of Helix 5-25 Micro-Rebar dosage not required for Class A, B and Cs or in applications designed with the minimum quantity of structural reinforcing bars in accordance with ACI 318. When verification is required, such as for Class C structures and as otherwise specified, the procedures in Appendix A shall be observed.

5.17 Helix Micro-Rebar is manufactured under a worldwide exclusive license by Pensmore Reinforcement Technologies, LLC d.b.a Helix Steel.

6.0 SUBSTANTIATING DATA

- Data in accordance with the ICC-ES Acceptance Criteria for Steel Fibers in Concrete (AC208), dated October 2005, editorially revised November 2012.
- Data in accordance with IAPMO UES Acceptance Criteria for Twisted Steel Micro-Rebar (EC 015-2016), Adopted November 2013, Revised January 2016).

7.0 FIGURES, TABLES AND EXAMPLES

Figures (Attached)
- Figure 1: Helix Design Class Selection Flow Chart
- Figure 2: Helix Force Equilibrium and Strain Compatibility Diagram

Tables (Attached)
- Table 1: Helix micro rebar replacement
- Table 2: Helix micro rebar dosage rate
- Table 3: Helix micro rebar tensile force

Examples Calculations (Attached)

- Example 1: Class A Slab on Grade Design Original Rebar Design Given
- Example 2: Class A Slab on Metal Deck - Original Mesh Given
- Example 3: Class B Wall Design - Minimum Reinforcement Ratio Given
- Example 4: Class B Grade Beam Shear Design Only Original Shear Rebar Given
- Example 5: Class B Wall Design – Hybrid

8.0 APPENDICIES

A. Optional Field Dosage Verification Method
B. Minimum Helix Dosage Quick Reference

9.0 IDENTIFICATION

Labels on the boxes or bags bear the name Helix 5-25 and the number of the IAPMO UES evaluation report number (ER-279), which identifies the product listed in this report. Either Mark of Conformity may be used as shown below:

IAPMO ES ® or UES ®

IAPMO ER -279

Brian Gerber, P.E., S.E.
Vice President, Technical Operations
Uniform Evaluation Service

Richard Beck, PE, CBO, MCP
Vice President, Uniform Evaluation Service

GP Russ Chaney
CEO, The IAPMO Group

For additional information about this evaluation report please visit www.uniform-es.org or email at info@uniform-es.org

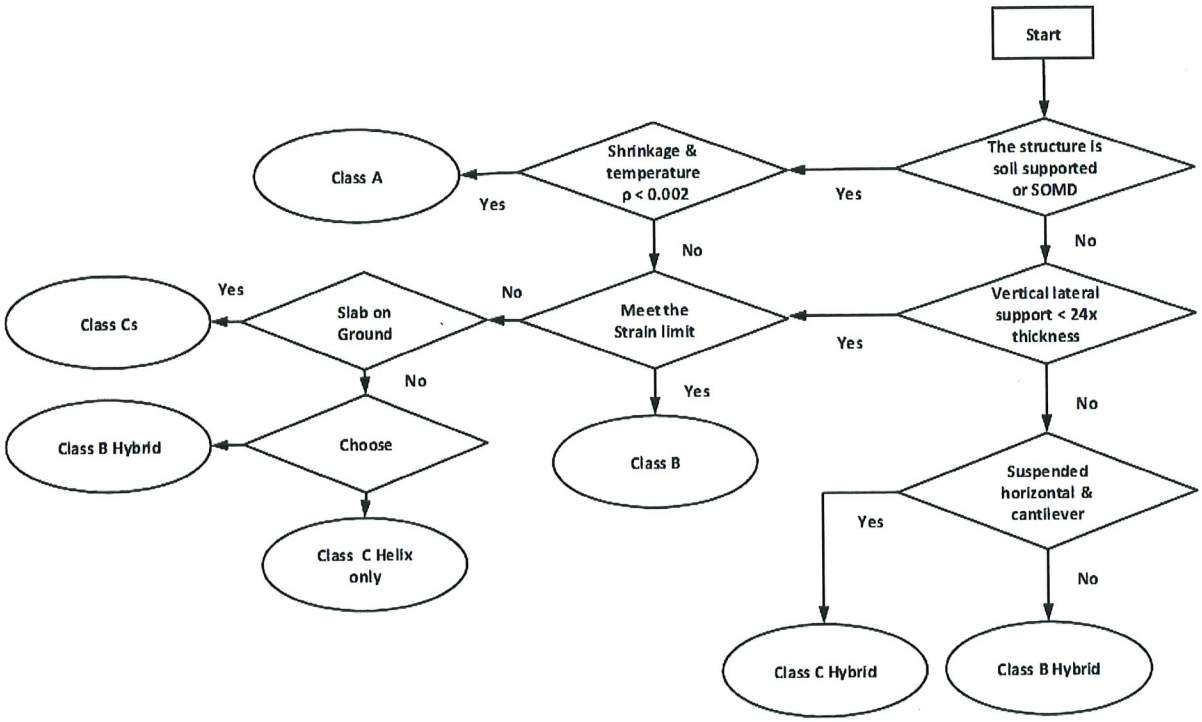
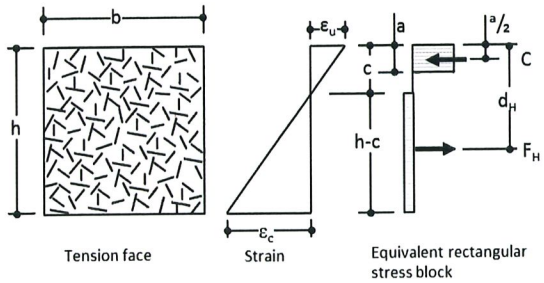


Figure 1 – Helix Design Class Selection Flow Chart



$$c = \frac{-h+\sqrt{h^2+(1-\beta)\frac{8M}{0.85\Phi f'_c \beta b}}}{2(1-\beta)}$$

$$\Phi A_{s\ reqrd\ center\ of\ tension\ zone} = \frac{0.85\Phi f'_c b\beta c}{f_y}$$

Where

M is the required moment capacity of the section calculated per ACI 318. If considering a previously designed section, $M = \phi M_n$. Otherwise, $M = M_u$, where M_u is the factored moment of the section based upon loading.

A_s is the area of steel required at the center of the tension zone (per section 4.6.1)

$F_H = A_s \times f_y$

f_y is the specified yield strength of the reinforcement

$\Phi = 1.0$ for temperature and shrinkage reinforcement or per applicable code for flexure.

Figure 2: Helix Force Equilibrium and Strain Compatibility Diagram

Table 1: Helix micro rebar replacement - Imperial

Fy = 60 ksi	Nominal number of Helix Micro Rebar required (Helix/ft)					
Nominal area of steel in tension ΦAs (in²/ft)	3000 psi		4000 psi		5000 psi	
	Class A & B	Class C & Cs	Class A & B	Class C & Cs	Class A & B	Class C & Cs
0.028	37.8	75.7	37.3	74.6	36.7	73.5
0.040	53.6	107.2	53.1	106.1	52.5	105.0
0.050	66.8	133.5	66.2	132.4	65.7	131.3
0.060	79.9	159.8	79.4	158.7	78.8	157.6
0.080	106.2	212.4	105.7	211.3	105.1	210.2
0.090	119.4	238.7	118.8	237.6	118.3	236.5
0.100	132.5	265.0	132.0	263.9	131.4	262.8
0.110	145.7	291.3	145.1	290.2	144.6	289.1
0.120	158.8	317.6	158.3	316.5	157.7	315.4
0.150	198.2	396.5	197.7	395.4	197.2	394.3
0.160	211.4	422.8	210.9	421.7	210.3	420.6
0.170	224.5	449.1	224.0	448.0	223.5	446.9
0.180	237.7	475.4	237.1	474.3	236.6	473.2
0.200	264.0	528.0	263.4	526.9	262.9	525.8
0.240	316.6	633.2	316.0	632.1	315.5	631.0
0.250	329.7	659.5	329.2	658.4	328.6	657.3
0.300	395.5	791.0	394.9	789.9	394.4	788.8
0.310	408.6	817.3	408.1	816.2	407.5	815.1
0.400	527.0	1054.0	526.4	1052.9	525.9	1051.8
0.440	579.6	1159.2	579.0	1158.1	578.5	1157.0
0.470	619.0	1238.1	618.5	1237.0	617.9	1235.9
0.490	645.3	1290.6	644.8	1289.6	644.2	1288.5
0.500	658.5	1316.9	657.9	1315.8	657.4	1314.8
0.600	790.0	1579.9	789.4	1578.8	788.9	1577.7
0.700	921.5	1842.9	920.9	1841.8	920.4	1840.7
0.760	1000.4	2000.7	999.8	1999.6	999.3	1998.5
0.780	1026.7	2053.3	1026.1	2052.2	1025.6	2051.1
0.790	1039.8	2079.6	1039.3	2078.5	1038.7	2077.4
0.800	1053.0	2105.9	1052.4	2104.8	1051.9	2103.7
0.900	1184.4	2368.9	1183.9	2367.8	1183.3	2366.7
0.950	1250.2	2500.4	1249.6	2499.3	1249.1	2498.2
1.000	1315.9	2631.9	1315.4	2630.8	1314.8	2629.7
1.090	1434.3	2868.6	1433.7	2867.5	1433.2	2866.4
1.250	1644.7	3289.3	1644.1	3288.2	1643.6	3287.1
1.270	1671.0	3341.9	1670.4	3340.8	1669.9	3339.7
1.550	2039.1	4078.3	2038.6	4077.2	2038.0	4076.1
1.950	2565.1	5130.2	2564.6	5129.1	2564.0	5128.0
2.250	2959.6	5919.2	2959.0	5918.1	2958.5	5917.0
2.330	3064.8	6129.6	3064.2	6128.5	3063.7	6127.4
3.040	3998.4	7996.8	3997.8	7995.7	3997.3	7994.6
3.880	5102.9	10205.8	5102.4	10204.7	5101.8	10203.6
4.000	5260.7	10521.4	5260.2	10520.3	5259.6	10519.2
4.500	5918.2	11836.3	5917.6	11835.2	5917.1	11834.1
5.000	6575.6	13151.3	6575.1	13150.2	6574.5	13149.1
5.500	7233.1	14466.2	7232.5	14465.1	7232.0	14464.0
6.000	7890.6	15781.1	7890.0	15780.0	7889.5	15778.9
7.000	9205.5	18411.0	9204.9	18409.9	9204.4	18408.8

Table 1: Helix micro rebar replacement- Metric

Fy = 500 Mpa	Nominal number of Helix Micro Rebar required (Helix/m)					
Nominal area of steel in tension ΦAs (mm^2/m)	20 MPa		30 MPa		40 MPa	
	Class A & B	Class C & Cs	Class A & B	Class C & Cs	Class A & B	Class C & Cs
28	70.0	140.0	69.2	138.5	68.4	136.9
45	111.9	223.8	111.1	222.2	110.3	220.6
50	124.2	248.4	123.4	246.8	122.6	245.2
79	195.6	391.3	194.8	389.7	194.0	388.1
89	220.3	440.5	219.5	438.9	218.7	437.3
90	222.7	445.4	221.9	443.9	221.1	442.3
100	247.3	494.7	246.6	493.1	245.8	491.5
111	274.4	548.9	273.6	547.3	272.9	545.7
113	279.4	558.7	278.6	557.1	277.8	555.6
141	348.3	696.7	347.5	695.1	346.7	693.5
150	370.5	741.0	369.7	739.4	368.9	737.8
154	380.3	760.7	379.5	759.1	378.8	757.5
179	441.9	883.8	441.1	882.2	440.3	880.7
200	493.6	987.3	492.8	985.7	492.0	984.1
201	496.1	992.2	495.3	990.6	494.5	989.0
227	560.1	1120.3	559.3	1118.7	558.5	1117.1
250	616.8	1233.6	616.0	1232.0	615.2	1230.4
290	715.3	1430.6	714.5	1429.0	713.7	1427.4
300	739.9	1479.8	739.1	1478.3	738.3	1476.7
314	774.4	1548.8	773.6	1547.2	772.8	1545.6
350	863.1	1726.1	862.3	1724.5	861.5	1722.9
354	872.9	1745.8	872.1	1744.2	871.3	1742.6
400	986.2	1972.4	985.4	1970.8	984.6	1969.2
450	1109.3	2218.7	1108.6	2217.1	1107.8	2215.5
454	1119.2	2238.4	1118.4	2236.8	1117.6	2235.2
491	1210.3	2420.6	1209.5	2419.1	1208.7	2417.5
500	1232.5	2465.0	1231.7	2463.4	1230.9	2461.8
550	1355.6	2711.3	1354.8	2709.7	1354.0	2708.1
600	1478.8	2957.6	1478.0	2956.0	1477.2	2954.4
616	1518.2	3036.4	1517.4	3034.8	1516.6	3033.2
650	1601.9	3203.8	1601.1	3202.2	1600.3	3200.7
700	1725.1	3450.1	1724.3	3448.5	1723.5	3446.9
750	1848.2	3696.4	1847.4	3694.8	1846.6	3693.2
800	1971.3	3942.7	1970.6	3941.1	1969.8	3939.5
804	1981.2	3962.4	1980.4	3960.8	1979.6	3959.2
850	2094.5	4189.0	2093.7	4187.4	2092.9	4185.8
900	2217.6	4435.3	2216.8	4433.7	2216.0	4432.1
950	2340.8	4681.5	2340.0	4680.0	2339.2	4678.4
1000	2463.9	4927.8	2463.1	4926.2	2462.3	4924.7
1100	2710.2	5420.4	2709.4	5418.8	2708.6	5417.2
1200	2956.5	5913.0	2955.7	5911.4	2954.9	5909.8
1257	3096.9	6193.7	3096.1	6192.1	3095.3	6190.6
1300	3202.8	6405.5	3202.0	6404.0	3201.2	6402.4
1400	3449.1	6898.1	3448.3	6896.5	3447.5	6894.9
1500	3695.3	7390.7	3694.5	7389.1	3693.8	7387.5
1963	4835.6	9671.3	4834.8	9669.7	4834.1	9668.1
2500	6158.2	12316.4	6157.4	12314.8	6156.6	12313.2

Table 2: Helix micro rebar dosage rate - Imperial

Number of Helix per unit area in tension (Helix/in²)	Helix dosage rate, ϕH_d (lb/yd³)											
	3000 psi				4000 psi				5000 psi			
	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s
1.18	5.5	7.2	6.4	5.5	5.5	7.3	6.6	5.5	5.5	7.5	6.8	5.5
1.25	5.8	7.6	6.8	5.8	5.8	7.7	7.0	5.8	5.8	8.0	7.2	5.8
1.43	6.6	8.7	7.8	6.6	6.6	8.9	8.0	6.6	6.6	9.1	8.2	6.6
1.50	7.0	9.1	8.2	7.0	7.0	9.3	8.4	7.0	7.0	9.6	8.6	7.0
1.53	7.1	9.3	8.3	7.1	7.1	9.5	8.5	7.1	7.1	9.7	8.7	7.1
1.75	8.1	10.6	9.5	8.1	8.1	10.7	9.7	8.1	8.1	11.0	9.9	8.1
2.00	9.3	12.0	10.8	9.3	9.3	12.1	11.0	9.3	9.3	12.4	11.2	9.3
2.25	10.4	13.3	12.1	10.4	10.4	13.4	12.3	10.4	10.4	13.7	12.5	10.4
2.50	11.6	14.7	13.4	11.6	11.6	14.8	13.6	11.6	11.6	15.1	13.7	11.6
2.75	12.8	16.0	14.7	12.8	12.8	16.1	14.9	12.8	12.8	16.6	15.0	12.8
3.00	13.9	17.3	16.0	13.9	13.9	17.4	16.1	13.9	13.9	17.9	16.2	13.9
3.25	15.1	18.6	17.2	15.1	15.1	18.7	17.4	15.1	15.1	19.1	17.5	15.1
3.50	16.2	19.9	18.5	16.2	16.2	20.0	18.6	16.2	16.2	20.6	18.7	16.2
3.75	17.4	21.1	19.7	17.4	17.4	21.2	19.8	17.4	17.4	21.8	19.9	17.4
4.00	18.5	22.4	20.9	18.5	18.5	22.5	21.1	18.5	18.5	22.9	21.2	18.5
4.25	19.7	23.6	22.2	19.7	19.7	23.7	22.3	19.7	19.7	24.3	22.4	19.7
4.50	20.9	24.9	23.4	20.9	20.9	25.0	23.5	20.9	20.9	25.5	23.6	20.9
4.75	22.0	26.1	24.6	22.0	22.0	26.2	24.7	22.0	22.0	26.9	24.8	22.0
5.00	23.2	27.4	25.8	23.2	23.2	27.5	25.9	23.2	23.2	28.3	26.0	23.2
5.25	24.3	28.6	27.0	24.3	24.3	28.7	27.1	24.3	24.3	29.3	27.2	24.3
5.50	25.5	29.8	28.2	25.5	25.5	29.9	28.3	25.5	25.5	30.7	28.4	25.5
5.75	26.7	31.1	29.5	26.7	26.7	31.2	29.5	26.7	26.7	32.1	29.6	26.7
6.00	27.8	32.3	30.7	27.8	27.8	32.4	30.8	27.8	27.8	33.1	30.8	27.8
6.25	29.0	33.5	31.9	29.0	29.0	33.6	32.0	29.0	29.0	34.5	32.1	29.0
6.50	30.1	34.8	33.1	30.1	30.1	34.9	33.2	30.1	30.1	35.9	33.3	30.1
6.75	31.3	36.1	34.3	31.3	31.3	36.1	34.4	31.3	31.3	37.3	34.5	31.3
7.00	32.5	37.4	35.6	32.5	32.5	37.5	35.7	32.5	32.5	38.7	35.8	32.5
7.25	33.6	38.7	36.9	33.6	33.6	38.8	37.0	33.6	33.6	40.0	37.0	33.6
7.50	34.8	40.1	38.2	34.8	34.8	40.1	38.2	34.8	34.8	41.4	38.3	34.8
7.75	35.9	41.4	39.4	35.9	35.9	41.5	39.5	35.9	35.9	42.8	39.6	35.9
8.00	37.1	42.8	40.7	37.1	37.1	42.8	40.8	37.1	37.1	44.2	40.9	37.1
8.25	38.3	44.1	42.0	38.3	38.3	44.2	42.1	38.3	38.3	45.6	42.2	38.3
8.50	39.4	45.4	43.3	39.4	39.4	45.5	43.3	39.4	39.4	46.9	43.4	39.4
8.75	40.6	46.8	44.5	40.6	40.6	46.8	44.6	40.6	40.6	48.3	44.7	40.6
9.00	41.7	48.1	45.8	41.7	41.7	48.2	45.9	41.7	41.7	49.7	46.0	41.7
9.25	42.9	49.4	47.1	42.9	42.9	49.5	47.2	42.9	42.9	51.1	47.3	42.9
9.50	44.0	50.8	48.4	44.0	44.0	50.9	48.4	44.0	44.0	52.5	48.5	44.0
9.75	45.2	52.1	49.6	45.2	45.2	52.2	49.7	45.2	45.2	53.8	49.8	45.2
10.00	46.4	53.5	50.9	46.4	46.4	53.5	51.0	46.4	46.4	55.2	51.1	46.4
10.25	47.5	54.8	52.2	47.5	47.5	54.9	52.3	47.5	47.5	56.6	52.4	47.5
10.50	48.7	56.1	53.5	48.7	48.7	56.2	53.6	48.7	48.7	58.0	53.6	48.7
10.75	49.8	57.5	54.7	49.8	49.8	57.6	54.8	49.8	49.8	59.4	54.9	49.8
11.00	51.0	58.8	56.0	51.0	51.0	58.9	56.1	51.0	51.0	60.7	56.2	51.0
11.25	52.2	60.2	57.3	52.2	52.2	60.2	57.4	52.2	52.2	62.1	57.5	52.2
11.50	53.3	61.5	58.6	53.3	53.3	61.6	58.7	53.3	53.3	63.5	58.7	53.3
11.75	54.5	62.8	59.8	54.5	54.5	62.9	59.9	54.5	54.5	64.9	60.0	54.5
12.00	55.6	64.2	61.1	55.6	55.6	64.3	61.2	55.6	55.6	66.3	61.3	55.6

Table 2: Helix micro rebar dosage rate - Metric

Number of Helix per unit area in tension (Helix/m²)	Helix dosage rate, ϕH_d (kg/m³)											
	20 MPa				30 MPa				40 MPa			
	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s
2000	3.5	4.6	4.1	3.5	3.5	4.8	4.3	3.5	3.5	4.9	4.5	3.5
2500	4.4	5.8	5.2	4.4	4.4	5.9	5.3	4.4	4.4	6.0	5.5	4.4
3000	5.3	6.9	6.2	5.3	5.3	7.0	6.4	5.3	5.3	7.1	6.5	5.3
3500	6.2	7.9	7.2	6.2	6.2	8.0	7.3	6.2	6.2	8.1	7.5	6.2
4000	7.1	8.9	8.2	7.1	7.1	9.0	8.3	7.1	7.1	9.1	8.5	7.1
4500	8.0	10.0	9.2	8.0	8.0	10.1	9.3	8.0	8.0	10.1	9.4	8.0
5000	8.9	10.9	10.1	8.9	8.9	11.0	10.2	8.9	8.9	11.1	10.4	8.9
5500	9.8	11.9	11.1	9.8	9.8	12.0	11.2	9.8	9.8	12.1	11.3	9.8
6000	10.6	12.9	12.0	10.6	10.6	13.0	12.1	10.6	10.6	13.1	12.2	10.6
6500	11.5	13.9	13.0	11.5	11.5	13.9	13.1	11.5	11.5	14.0	13.2	11.5
7000	12.4	14.8	13.9	12.4	12.4	14.9	14.0	12.4	12.4	15.0	14.1	12.4
7500	13.3	15.8	14.8	13.3	13.3	15.8	14.9	13.3	13.3	15.9	15.0	13.3
8000	14.2	16.7	15.8	14.2	14.2	16.8	15.9	14.2	14.2	16.8	15.9	14.2
8500	15.1	17.7	16.7	15.1	15.1	17.7	16.8	15.1	15.1	17.8	16.9	15.1
9000	16.0	18.6	17.6	16.0	16.0	18.7	17.7	16.0	16.0	18.7	17.8	16.0
9500	16.9	19.5	18.6	16.9	16.9	19.6	18.6	16.9	16.9	19.7	18.7	16.9
10000	17.7	20.5	19.5	17.7	17.7	20.6	19.6	17.7	17.7	20.6	19.6	17.7
10500	18.6	21.5	20.4	18.6	18.6	21.5	20.5	18.6	18.6	21.6	20.6	18.6
11000	19.5	22.5	21.4	19.5	19.5	22.6	21.5	19.5	19.5	22.6	21.6	19.5
11500	20.4	23.5	22.4	20.4	20.4	23.6	22.5	20.4	20.4	23.6	22.5	20.4
12000	21.3	24.5	23.4	21.3	21.3	24.6	23.4	21.3	21.3	24.7	23.5	21.3
12500	22.2	25.6	24.3	22.2	22.2	25.6	24.4	22.2	22.2	25.7	24.5	22.2
13000	23.1	26.6	25.3	23.1	23.1	26.7	25.4	23.1	23.1	26.7	25.5	23.1
13500	24.0	27.6	26.3	24.0	24.0	27.7	26.4	24.0	24.0	27.7	26.4	24.0
14000	24.8	28.6	27.3	24.8	24.8	28.7	27.3	24.8	24.8	28.8	27.4	24.8
14500	25.7	29.7	28.2	25.7	25.7	29.7	28.3	25.7	25.7	29.8	28.4	25.7
15000	26.6	30.7	29.2	26.6	26.6	30.8	29.3	26.6	26.6	30.8	29.4	26.6
15500	27.5	31.7	30.2	27.5	27.5	31.8	30.3	27.5	27.5	31.8	30.4	27.5
16000	28.4	32.8	31.2	28.4	28.4	32.8	31.3	28.4	28.4	32.9	31.3	28.4
16500	29.3	33.8	32.2	29.3	29.3	33.8	32.2	29.3	29.3	33.9	32.3	29.3
17000	30.2	34.8	33.1	30.2	30.2	34.9	33.2	30.2	30.2	34.9	33.3	30.2
17500	31.1	35.8	34.1	31.1	31.1	35.9	34.2	31.1	31.1	35.9	34.3	31.1
18000	31.9	36.9	35.1	31.9	31.9	36.9	35.2	31.9	31.9	37.0	35.2	31.9
18500	32.8	37.9	36.1	32.8	32.8	37.9	36.1	32.8	32.8	38.0	36.2	32.8
19000	33.7	38.9	37.0	33.7	33.7	39.0	37.1	33.7	33.7	39.0	37.2	33.7
19500	34.6	39.9	38.0	34.6	34.6	40.0	38.1	34.6	34.6	40.0	38.2	34.6
20000	35.5	41.0	39.0	35.5	35.5	41.0	39.1	35.5	35.5	41.1	39.1	35.5
20500	36.4	42.0	40.0	36.4	36.4	42.0	40.1	36.4	36.4	42.1	40.1	36.4
21000	37.3	43.0	41.0	37.3	37.3	43.1	41.0	37.3	37.3	43.1	41.1	37.3
21500	38.2	44.0	41.9	38.2	38.2	44.1	42.0	38.2	38.2	44.2	42.1	38.2
22000	39.0	45.1	42.9	39.0	39.0	45.1	43.0	39.0	39.0	45.2	43.1	39.0
22500	39.9	46.1	43.9	39.9	39.9	46.1	44.0	39.9	39.9	46.2	44.0	39.9
23000	40.8	47.1	44.9	40.8	40.8	47.2	44.9	40.8	40.8	47.2	45.0	40.8
23500	41.7	48.1	45.8	41.7	41.7	48.2	45.9	41.7	41.7	48.3	46.0	41.7
24000	42.6	49.2	46.8	42.6	42.6	49.2	46.9	42.6	42.6	49.3	47.0	42.6
24500	43.5	50.2	47.8	43.5	43.5	50.2	47.9	43.5	43.5	50.3	47.9	43.5
25000	44.4	51.2	48.8	44.4	44.4	51.3	48.8	44.4	44.4	51.3	48.9	44.4

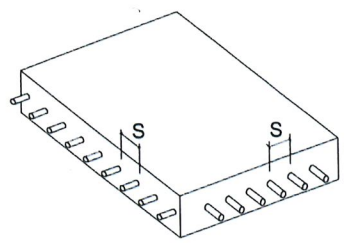
Table 3: Helix micro rebar tensile force - Imperial

Number of Helix per unit area in tension (Helix/in²)	Provided Helix unit tensile stress, F_{ht} (psi)											
	3000 psi				4000 psi				5000 psi			
	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s
1.18	46.2	62.8	23.8	19.2	50.3	68.4	28.9	23.4	54.5	74.7	34.0	27.6
1.25	49.4	67.1	25.8	20.8	53.5	72.7	30.8	25.0	57.7	79.0	35.9	29.2
1.43	57.6	78.2	30.8	24.9	61.7	83.8	35.8	29.1	65.9	90.3	40.9	33.3
1.50	60.8	82.2	32.6	26.5	64.9	87.8	37.7	30.7	69.1	94.7	42.7	34.9
1.53	62.1	83.9	33.4	27.2	66.3	89.5	38.5	31.4	70.5	96.5	43.5	35.6
1.75	72.2	96.2	39.2	32.2	76.4	101.8	44.2	36.4	80.5	108.8	49.2	40.6
2.00	83.6	110.0	45.7	38.0	87.8	115.4	50.7	42.1	91.9	122.6	55.7	46.3
2.25	95.0	123.4	52.1	43.7	99.2	128.9	57.0	47.8	103.3	136.0	62.0	52.0
2.50	106.4	136.7	58.4	49.4	110.6	142.0	63.3	53.5	114.7	149.0	68.2	57.7
2.75	117.8	149.7	64.7	55.1	122.0	155.0	69.6	59.2	126.2	163.8	74.5	63.4
3.00	129.2	162.6	70.9	60.8	133.4	167.8	75.8	64.9	137.6	176.4	80.6	69.1
3.25	140.6	175.3	77.1	66.5	144.8	180.5	81.9	70.6	149.0	188.6	86.7	74.8
3.50	152.1	187.9	83.2	72.2	156.2	193.0	88.0	76.4	160.4	203.0	92.8	80.5
3.75	163.5	200.4	89.3	77.9	167.6	205.5	94.0	82.1	171.8	214.7	98.8	86.2
4.00	174.9	212.8	95.3	83.6	179.0	217.8	100.1	87.8	183.2	226.2	104.8	91.9
4.25	186.3	225.1	101.4	89.3	190.5	230.1	106.1	93.5	194.6	240.3	110.8	97.6
4.50	197.7	237.4	107.4	95.0	201.9	242.4	112.1	99.2	206.0	251.3	116.8	103.3
4.75	209.1	249.6	113.4	100.7	213.3	254.5	118.1	104.9	217.4	265.2	122.7	109.0
5.00	220.5	261.8	119.4	106.4	224.7	266.7	124.0	110.6	228.8	279.1	128.7	114.7
5.25	231.9	273.9	125.3	112.1	236.1	278.8	130.0	116.3	240.3	289.5	134.6	120.5
5.50	243.3	286.1	131.3	117.8	247.5	291.0	135.9	122.0	251.7	303.2	140.6	126.2
5.75	254.7	298.2	137.3	123.5	258.9	303.1	141.9	127.7	263.1	317.0	146.5	131.9
6.00	266.2	310.4	143.2	129.2	270.3	315.2	147.8	133.4	274.5	326.8	152.5	137.6
6.25	277.6	322.5	149.2	134.9	281.7	327.4	153.8	139.1	285.9	340.4	158.4	143.3
6.50	289.0	334.7	155.2	140.6	293.1	339.5	159.8	144.8	297.3	353.9	164.4	149.0
6.75	300.4	347.2	161.2	146.3	304.6	352.0	165.8	150.5	308.7	367.5	170.4	154.7
7.00	311.8	360.4	167.5	152.1	316.0	365.2	172.1	156.2	320.1	381.1	176.7	160.4
7.25	323.2	373.6	173.8	157.8	327.4	378.4	178.4	161.9	331.5	394.7	183.0	166.1
7.50	334.6	386.8	180.1	163.5	338.8	391.6	184.7	167.6	342.9	408.3	189.3	171.8
7.75	346.0	400.0	186.4	169.2	350.2	404.8	190.9	173.3	354.4	421.9	195.5	177.5
8.00	357.4	413.1	192.6	174.9	361.6	418.0	197.2	179.0	365.8	435.4	201.8	183.2
8.25	368.8	426.3	198.9	180.6	373.0	431.1	203.5	184.7	377.2	449.0	208.1	188.9
8.50	380.3	439.5	205.2	186.3	384.4	444.3	209.8	190.5	388.6	462.6	214.4	194.6
8.75	391.7	452.7	211.5	192.0	395.8	457.5	216.1	196.2	400.0	476.2	220.7	200.3
9.00	403.1	465.9	217.8	197.7	407.2	470.7	222.4	201.9	411.4	489.8	226.9	206.0
9.25	414.5	479.1	224.0	203.4	418.7	483.9	228.6	207.6	422.8	503.4	233.2	211.7
9.50	425.9	492.2	230.3	209.1	430.1	497.1	234.9	213.3	434.2	516.9	239.5	217.4
9.75	437.3	505.4	236.6	214.8	441.5	510.3	241.2	219.0	445.6	530.5	245.8	223.1
10.00	448.7	518.6	242.9	220.5	452.9	523.4	247.5	224.7	457.0	544.1	252.1	228.8
10.25	460.1	531.8	249.2	226.2	464.3	536.6	253.8	230.4	468.5	557.7	258.4	234.6
10.50	471.5	545.0	255.5	231.9	475.7	549.8	260.0	236.1	479.9	571.3	264.6	240.3
10.75	482.9	558.2	261.7	237.6	487.1	563.0	266.3	241.8	491.3	584.9	270.9	246.0
11.00	494.4	571.4	268.0	243.3	498.5	576.2	272.6	247.5	502.7	598.4	277.2	251.7
11.25	505.8	584.6	274.3	249.0	509.9	589.4	278.9	253.2	514.1	612.0	283.5	257.4
11.50	517.2	597.7	280.6	254.7	521.3	602.6	285.2	258.9	525.5	625.6	289.8	263.1
11.75	528.6	610.9	286.9	260.4	532.8	615.7	291.5	264.6	536.9	639.2	296.0	268.8
12.00	540.0	624.1	293.1	266.2	544.2	628.9	297.7	270.3	548.3	652.8	302.3	274.5

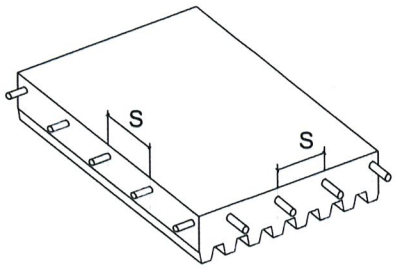
Table 3: Helix micro rebar tensile force - Metric

Number of Helix per unit area in tension (Helix/m²)	Provided Helix unit tensile stress, F_{ht} (MPa)											
	20 MPa				30 MPa				40 MPa			
	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s	Class A	Class B	Class C	Class C_s
2000	0.35	0.47	0.18	0.15	0.39	0.53	0.23	0.19	0.43	0.59	0.28	0.23
2500	0.45	0.61	0.24	0.20	0.49	0.66	0.29	0.24	0.53	0.72	0.34	0.28
3000	0.55	0.73	0.30	0.25	0.59	0.78	0.35	0.29	0.64	0.84	0.40	0.33
3500	0.65	0.85	0.36	0.30	0.70	0.90	0.41	0.34	0.74	0.96	0.46	0.38
4000	0.76	0.97	0.41	0.35	0.80	1.02	0.46	0.39	0.84	1.07	0.51	0.43
4500	0.86	1.08	0.47	0.40	0.90	1.14	0.52	0.44	0.94	1.19	0.57	0.48
5000	0.96	1.20	0.52	0.45	1.00	1.25	0.57	0.49	1.04	1.30	0.62	0.53
5500	1.06	1.31	0.58	0.50	1.10	1.36	0.63	0.54	1.14	1.41	0.67	0.59
6000	1.16	1.42	0.63	0.55	1.20	1.47	0.68	0.59	1.25	1.52	0.73	0.64
6500	1.26	1.53	0.69	0.60	1.31	1.58	0.73	0.65	1.35	1.63	0.78	0.69
7000	1.37	1.64	0.74	0.65	1.41	1.69	0.79	0.70	1.45	1.74	0.83	0.74
7500	1.47	1.75	0.79	0.71	1.51	1.80	0.84	0.75	1.55	1.85	0.89	0.79
8000	1.57	1.86	0.85	0.76	1.61	1.90	0.89	0.80	1.65	1.95	0.94	0.84
8500	1.67	1.96	0.90	0.81	1.71	2.01	0.95	0.85	1.75	2.06	0.99	0.89
9000	1.77	2.07	0.95	0.86	1.81	2.12	1.00	0.90	1.85	2.17	1.04	0.94
9500	1.87	2.18	1.01	0.91	1.91	2.23	1.05	0.95	1.96	2.28	1.10	0.99
10000	1.97	2.29	1.06	0.96	2.02	2.34	1.10	1.00	2.06	2.38	1.15	1.04
10500	2.08	2.40	1.11	1.01	2.12	2.45	1.16	1.05	2.16	2.50	1.20	1.09
11000	2.18	2.52	1.17	1.06	2.22	2.57	1.21	1.10	2.26	2.61	1.26	1.14
11500	2.28	2.63	1.22	1.11	2.32	2.68	1.27	1.15	2.36	2.73	1.32	1.19
12000	2.38	2.75	1.28	1.16	2.42	2.80	1.33	1.20	2.46	2.85	1.37	1.25
12500	2.48	2.87	1.34	1.21	2.52	2.92	1.38	1.25	2.56	2.97	1.43	1.30
13000	2.58	2.99	1.39	1.26	2.62	3.03	1.44	1.31	2.67	3.08	1.48	1.35
13500	2.68	3.10	1.45	1.31	2.73	3.15	1.49	1.36	2.77	3.20	1.54	1.40
14000	2.79	3.22	1.50	1.37	2.83	3.27	1.55	1.41	2.87	3.32	1.60	1.45
14500	2.89	3.34	1.56	1.42	2.93	3.39	1.61	1.46	2.97	3.43	1.65	1.50
15000	2.99	3.46	1.62	1.47	3.03	3.50	1.66	1.51	3.07	3.55	1.71	1.55
15500	3.09	3.57	1.67	1.52	3.13	3.62	1.72	1.56	3.17	3.67	1.76	1.60
16000	3.19	3.69	1.73	1.57	3.23	3.74	1.77	1.61	3.28	3.79	1.82	1.65
16500	3.29	3.81	1.78	1.62	3.34	3.86	1.83	1.66	3.38	3.90	1.88	1.70
17000	3.40	3.93	1.84	1.67	3.44	3.97	1.89	1.71	3.48	4.02	1.93	1.75
17500	3.50	4.04	1.90	1.72	3.54	4.09	1.94	1.76	3.58	4.14	1.99	1.80
18000	3.60	4.16	1.95	1.77	3.64	4.21	2.00	1.81	3.68	4.26	2.04	1.85
18500	3.70	4.28	2.01	1.82	3.74	4.33	2.05	1.86	3.78	4.37	2.10	1.91
19000	3.80	4.39	2.06	1.87	3.84	4.44	2.11	1.91	3.88	4.49	2.15	1.96
19500	3.90	4.51	2.12	1.92	3.94	4.56	2.16	1.97	3.99	4.61	2.21	2.01
20000	4.00	4.63	2.17	1.97	4.05	4.68	2.22	2.02	4.09	4.73	2.27	2.06
20500	4.11	4.75	2.23	2.02	4.15	4.79	2.28	2.07	4.19	4.84	2.32	2.11
21000	4.21	4.86	2.29	2.08	4.25	4.91	2.33	2.12	4.29	4.96	2.38	2.16
21500	4.31	4.98	2.34	2.13	4.35	5.03	2.39	2.17	4.39	5.08	2.43	2.21
22000	4.41	5.10	2.40	2.18	4.45	5.15	2.44	2.22	4.49	5.20	2.49	2.26
22500	4.51	5.22	2.45	2.23	4.55	5.26	2.50	2.27	4.59	5.31	2.55	2.31
23000	4.61	5.33	2.51	2.28	4.65	5.38	2.56	2.32	4.70	5.43	2.60	2.36
23500	4.71	5.45	2.57	2.33	4.76	5.50	2.61	2.37	4.80	5.55	2.66	2.41
24000	4.82	5.57	2.62	2.38	4.86	5.62	2.67	2.42	4.90	5.66	2.71	2.46
24500	4.92	5.69	2.68	2.43	4.96	5.73	2.72	2.47	5.00	5.78	2.77	2.51
25000	5.02	5.80	2.73	2.48	5.06	5.85	2.78	2.52	5.10	5.90	2.83	2.56

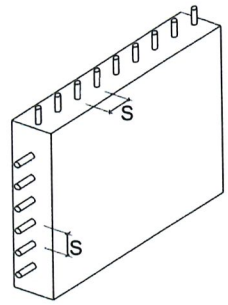
Example 1: Class A Slab on Grade Design – Original Rebar Design Given

Imperial Units	Metric Units		
Given: **8" slab on ground with** **#4 bars @ 14" OCEW mid depth** **f_y = 60000 psi** **f'_c= 4000 psi** **b =12 in** **ϕ = 1.0**	**Given:** **254 mm slab on ground with** **12mm bars @ 300 mm OCEW mid depth** **fy = 500 MPa** **f'_c= 30 MPa** **b =1000 mm** **ϕ = 1.0**		
Calculation in accordance with ACI 318 and this report		**Code Reference**	**Report Reference**
Step 1. Class Selection 1 - Slab on ground (Soil supported) 2 - Shrinkage & temperature reinforcement **less than ρ = 0.0020** ⇨ Class A	Step 1. Class Selection 1 - Slab on ground (Soil supported), 2 - Shrinkage & temperature reinforcement **less than ρ=0.0020** ⇨ Class A		**4.1**
Step 2. Compute area of steel required at the center of the section, ΦAs = 1.0 x 0.2 x 12/14 in = 0.17 in^2 /ft ρ = 0.0018 (The rebar configuration is given, but if it were not given, it would be computed based on the loads using standard ACI 318 methods)	Step 2. Compute area of steel required at the center of the section ΦAs = 1.0 x 116 x 1000 / 300mm = 377 mm^2 /m ρ = 0.0015 (The rebar configuration is given, but if it were not given, it would be computed based on the loads using standard ACI 318 methods)	ACI 318-14 24.4 ACI 318-11 7.12 ACI 318-08 7.12	**4.6.1**
Step 3. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 224 pieces of Helix Micro Rebar	Step 3. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 985.4 pieces of Helix Micro Rebar		**4.6.2** **Table 1**
Step 4. Divide number of Helix required by the area in tension, A_g = 224/(8x 12 in) = 2.33 Helix per square inch	Step 4. Divide number of Helix required by the area in tension, A_g: = 985.4 x 1000^2/(254*1000 mm) = 3880 Helix per square meter		**4.6.2**
Step 5. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix Dosage 10.9 lb/yd^3**	Step 5. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix Dosage 7.1 kg/m^3**		**4.6.3** **Table 2**

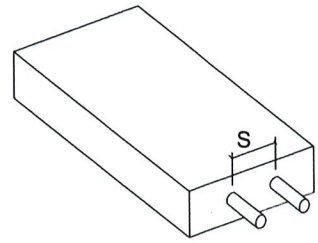
Example 2: Class A Slab on Metal Deck – Original Mesh Given

Imperial Units	Metric Units		
Given: **Slab on composite metal deck 5" total thickness, 2" metal deck with 6"x 6"-W2.9 x W2.9 welded wire mesh** **f_y = 60000 psi** **f'_c= 4000 psi** **b =12 in** **ϕ = 1.0**	**Given:** **Slab on composite metal deck 125 mm total thickness, 50 mm metal deck with welded wire mesh 6mm dia x 200mm spacing** **f_y = 500 MPa** **f'_c= 30 MPa** **b =1000 mm** **ϕ = 1.0**		
Calculation in accordance with ACI 318 and this report		**Code Reference**	**Report Reference**
Step 1. Class Selection 1 - Slab on composite metal deck 2 - Shrinkage and temperature reinforcement less than ρ=0.0020 ⇨ Class A	Step 1. Class Selection 1 - Slab on composite metal deck 2 - Shrinkage and temperature reinforcement less than ρ=0.0020 ⇨ Class A		**4.1**
Step 2. Compute area of steel required at the center of the section ΦAs =0.058in^2 /ft ρ=0.0016	Step 2. Compute area of steel required at the center of the section ΦAs =141 mm^2 /m ρ=0.0019	ACI 318-14 24.4 ACI 318-11 7.12 ACI 318-08 7.12	**4.6.1**
Step 3. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 79.4 pieces of Helix Micro Rebar	Step 3. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 347.5 pieces of Helix Micro Rebar		**4.6.2** **Table 1**
Step 4. Divide required number of Helix by the gross section area in tension, A_g: = 79.4/(3x12 in) = 2.2 Helix per square inch. Note: the 5" thickness is reduced to 3 inches due to the 2" deep corrugated metal deck.	Step 4. Divide number of Helix required by the gross section area in tension, A_g: = 347.5 x 1000^2/(75 x 1000mm) =4633 Helix per square meter. Note: the 125 mm thickness is reduced to 75 mm due to the 50 mm deep corrugated metal deck.		**4.6.2**
Step 5. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate compressive strength: **Required Helix Dosage 10.4 lb/yd^3**	Step 5. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate compressive strength: **Required Helix Dosage 8.9 kg/m^3.**		**4.6.3** **Table 2**

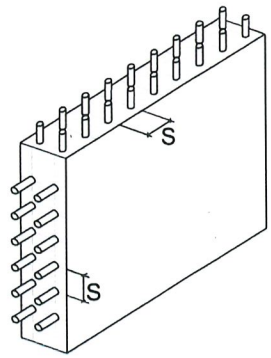
Example 3: Class B Wall Design –Minimum Reinforcement Ratio Given

English/Imperial Units	Metric Units		
Given: **Wall 12' high x 6" thick with (ρ_{min}=0.0025) #4 bars @ 12" OCEW -at mid-depth** **f_y = 60000 psi** **f'_c= 4000 psi** **b =12 in** **ϕ = 0.9** ϕMn = 31 kip-in/ft = 31,000 lb-in/ft	**Given:** **Wall 3.6m high x 150 mm thick with (ρ_{min}=0.0025) 12mm bar @300 mm OCEW at mid-depth** **fy = 500 MPa** **f'_c= 30 MPa** **b =1000 mm** **ϕ = 0.8** ϕMn = 10.8 kN-m/m		
Calculation in accordance with ACI 318 and this report		**Code Reference**	**Report Reference**
Step 1. Class Selection • Vertical structural support • Slenderness check, h/24 =12' x 12"/24 = 6" OK ⇨ Class B	Step 1. Class Selection • Vertical structural support • Slenderness check, h/24 = 3.6m x 1000mm/24 = 150 OK ⇨ Class B	ACI 318-14 Section 14.3.1.1 ACI 318-11 Section 22.6.6.2 ACI 318-08 Section 22.6.6.2	**4.1**
Step 2. Compute required area of steel at the center of the tension zone using equations in Figure 2: **Calculate the neutral axis depth, "c".** c = 0. 0.328" Required area of steel = 0.17 in^2/ft at tension zone center	Step 2. Compute required area of steel at the center of the tension zone using equations in Figure 2: **Calculate the neutral axis depth, "c".** c = 8.33 mm Required area of steel= 286 mm^2/m	ACI 318-14 Cpt. 9 ACI 318-11 Cpt. 10 ACI 318-08 Cpt. 10 (Rebar given, but if it were not given it would be computed based on the loads using standard ACI 318 methods)	**4.6.1 Figure 2**
Step 3. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 224 pieces of Helix Micro Rebar	Step 3. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 715 pieces of Helix Micro Rebar.		**4.6.2** **Table 1**
Step 4. Divide number of Helix required by the area in tension, A_T A_T = b x (h-c) = 12 x 5.7 = 68.4 in^2 = 224/(68.4 in^2) = 3.27 Helix per square inch	Step 4. Divide number of Helix required by the area in tension, A_T A_T = b x (h-c) = 1000mm x (150mm - 8.33 mm) x $(1m/1000mm)^2$ = 0.142 m^2 = 715/ 0.142 = 5035 Helix per square meter		**4.6.2** **4.6.1 Figure 2**
Step 5. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix Dosage 18.7 lb/yd^3**	Step 5. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix Dosage 11.1 kg/m^3**		**4.6.3** **Table 2**
Step 6. Use Table 3 & result of step 4 to find Helix tensile stress, = 181 psi = $181x10^6/(57000\sqrt{4000})$ = 50 micro strain	Step 6. Use Table 3 & result of step 4 to find Helix tensile stress: =1.25 MPa Strain = $1.25x10^6/(4700\sqrt{30})$ = 49 micro strain		**4.6.4** **Table 3**
Step 7. Use result of step 4 to find allowable strain = 105 > 50 OK	Step 7. Use result of step 4 to find allowable strain = 105 > 49 OK		**5.7**

Example 4: Class B Grade Beam Shear Design Only – Original Shear Rebar Given

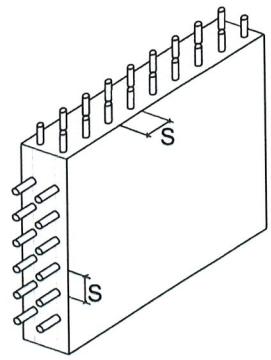
English/Imperial Units	Metric Units		
Given: **Grade beam 8" thick with #4 bars @12" shear ties.** **f_y = 60000 psi** **f'_c= 4000 psi** **b =12 in** **ϕ = 0.75**	**Given:** **Grade Beam 200 mm thick with 12mm bars @ 300 mm shear ties.** **fy = 500 MPa** **f'_c= 40 MPa** **b =1000 mm** **ϕ = 0.75**		
Calculation in accordance with ACI 318 and this report		**Code Reference**	**Report Reference**
Step 1. Class Selection ⇨ Class B	Step 1. Class Selection ⇨ Class B		**4.1**
Step 2. Compute Required Area of Steel for shear resistance, #4@12" (Given).	Step 2. Compute Required Area of Steel for shear resistance, N 12 @300 (Given).		
Step 3. Compute required area of steel assuming rebar inclined at 45 degrees, $\phi As = \phi A_v$ x sin(45) x b/s = 0.75 x 0.2 x .707 x 12"/12" = 0.106 in^2/ft	Step 3. Compute required area of steel assuming rebar inclined at 45 degrees, $\phi As = \phi A_v$ x sin(45) x b/s = 0.75 x 113 x 0.707 x1000/300 mm = 200 mm^2/m	ACI 318-14 Section 22.5.10.6.2 ACI 318-11 Section 11.4.7.5 ACI 318-08 Section 11.4.7.5	**4.6.1**
Step 4. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 145.1 pieces of Helix Micro Rebar	Step 4. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 492 pieces of Helix Micro Rebar		**4.6.2** **Table 1**
Step 5. Compute shear area based on diagonal tension plane = h x 1.41 x b = 8 x 1.41 x 12 = 135 in^2/ft	Step 5. Compute shear area based on diagonal tension plane = h x 1.41 x b = 200 x 1.41 x 1000 mm/1000^2 = 0.282 m^2/m		
Step 6. Divide number of Helix required by the shear area, =145.1/135 =1.07 Helix per square inch	Step 6. Divide Number of Helix Required Area, = 492/0.282 = 1745 Helix per square meter		**4.6.8**
Step 7. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix dosage 7.3 lb/yd^3** **Less than minimum, use 9 lb/yd^3**	Step 7. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix dosage 4.9kg/m^3** **Less than minimum, use 5 kg/m^3**		**4.6.3** **Table 2**

Example 5: Class B Wall Design – Hybrid

English/Imperial Units	Metric Units	
Given: **Wall 20' high x 10" thick with** **2- Layers #6 bars @ 10" OCEW** **As = 0.53 in²/ft** **(ρ = 0.0088)** **ϕM = 220 k-in/ft** **C_c = 1.5 in** **f_y = 60000 psi** **f'_c = 4000 psi** **b =12 in** **ϕ = 0.9**	**Given:** **Wall 6m high x 254 mm thick with** **2 -Layers 16mm bars @200 mm OCEW** **As = 1000 mm²/m** **(ρ =0.0079)** **ϕM = 83 kN-m/m** **C_c = 40 mm** **fy = 500 MPa** **f'_c = 30 MPa** **b =1000 mm** **ϕ = 0.8**	

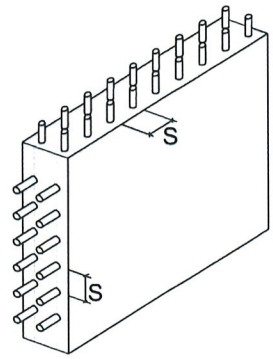
Calculation in accordance with ACI 318 and this report		Code Reference	Report Reference
Step 1. Class Selection Vertical structural support • Slenderness check, h/24 =20 x12/24 =10" OK • Strain check Rebar Tension= As Fy = 31,800 lb Helix tensile stress= = T [(h-C_c)/(h/2)]/(bh)= = 31,800[1.7]/(10x12) = = 450 psi = 450x10⁶/(57000$\sqrt{4000}$) = 125 micro strain • Allowable strain Number of Helix/in²= 8.0 110 micro strain < 125 Not OK ⇨Class B Hybrid	Step 1. Class Selection Vertical structural support • Slenderness check, h/24 =6 x 1000/24 =250mm OK • Strain check Rebar Tension= As Fy =500000 N Helix tensile stress= = T [(h-C_c)/(h/2)]/(bh)= = 500000[1.7]/(254x1000) = = 3.36 MPa = 3.36 x10⁶/(4700$\sqrt{30}$) = 130 micro strain • Allowable strain Number of Helix/in²= 8.0 110 micro strain < 130 Not OK ⇨Class B Hybrid		4.1 4.6.5 5.7
Step 2. Calculate minimum As As = $3\sqrt{f'c}$ bd/fy = 3$\sqrt{4000}$ x 12 x 8.2 / 60000 = 0.31 in²/ft Use #5 at 12 in = 0.31 in²/ft	Step 2. Calculate minimum As As=$0.25\sqrt{f'c}$ bd/fy = 0.25$\sqrt{30}$ x 1000 x 206 / 500 = 564 mm² /m use 12mm at 200mm = 550 mm²/m	ACI 318-14 Chapter 9 ACI 318-11 Chapter 10 ACI 318-08 Chapter 10	4.7.2
Step 3. Calculate the moment for the Hybrid rebar ϕM= ϕAs x fy x(h/2)=84 k-in/ft	Step 3. Calculate the moment for the Hybrid rebar ϕM= ϕAs x fy x(h/2)= 28 KN-m/m		
Step 4. Calculate Helix required bending moment ϕM= 220-84= 136 k-in/ft	Step 4. Calculate Helix required bending moment ϕM=83-28 = 55 KN-m/m		

Example 5: Class B Wall Design – Hybrid

English/Imperial Units	Metric Units	
Given: **Wall 20' high x 10" thick with** **2- Layers #6 bars @ 10" OCEW** **As = 0.53 in²/ft** **(ρ = 0.0088)** **ϕM = 220 k-in/ft** **C_c = 1.5 in** **f_y = 60000 psi** **f'_c = 4000 psi** **b =12 in** **ϕ = 0.9**	**Given:** **Wall 6m high x 254 mm thick with** **2 -Layers 16mm bars @200 mm OCEW** **As = 1000 mm²/m** **(ρ =0.0079)** **ϕM = 83 kN-m/m** **C_c = 40 mm** **fy = 500 MPa** **f'_c = 30 MPa** **b =1000 mm** **ϕ = 0.8**	

Calculation in accordance with ACI 318 and this report		Code Reference	Report Reference
Step 5. Calculate the equivalent area of steel for the bending moment that Helix requires Using equation in Figure 2, calculate the neutral axis depth, "c" c = 0.86" As at tension zone center = 0.448 in²/ft	Step 5. Calculate the equivalent area of steel for the bending moment that Helix requires Using equation in Figure 2, calculate the neutral axis depth, "c" c = 24.9 mm As at tension zone center = 846 mm²/m	ACI 318-14 Chapter 9 ACI 318-11 and ACI 318-08 Chapter 10	**4.6.1** **Figure 2**
Step 6. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 590 pieces of Helix Micro Rebar	Step 6. Use Table 1, find the nearest area of steel in column 1 and read the required number of Helix for the appropriate compressive strength: = 2093 pieces of Helix Micro Rebar.		**4.6.2** **Table 1**
Step 7. Divide number of Helix required by the area in tension, A_T A_T = b x (h-c) = 12 x 9.1 = 109 in² = 590/109 in² = 5.41 Helix per square inch	Step 7. Divide number of Helix required by the area in tension, A_T A_T = b x (h-c) =1000mm x (254mm – 24.9mm) x (1m/1000mm)² = 0.229 m² = 2093/ 0.229 = 9140 Helix per square meter		**4.6.2**
Step 8. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix Dosage 29.9 lb/yd³ plus one layer of #5 bars at 12 in on center at mid depth**	Step 8. Use Table 2, find the nearest number of Helix per unit area in column 1 and read the required Helix dosage for the appropriate class and compressive strength: **Required Helix Dosage 19.0 kg/m³ plus one layer of 12 mm bars at 200 mm on center at mid depth**		**4.6.3** **Table 2**
Step 9. Strain check Use Table 3 & result of step 7 to find Helix tensile stress, ϕF_{ht} = 291 psi strain = $291 \times 10^6/(57000\sqrt{4000})$ = 81 micro strain	Step 9. Strain check Use Table 3 & result of step 7 to find Helix tensile stress: ϕF_{ht} = 2.23 MPa Strain = $2.23 \times 10^6/(4700\sqrt{30})$ = 87 micro strain		**4.6.4** **Table 3** **4.6.5**

Example 5: Class B Wall Design – Hybrid (Cont'd)

English/Imperial Units	Metric Units	
Given: **Wall 20' high x 10" thick with** **2- Layers #6 bars @ 10" OCEW** **As = 0.53 in²/ft** **(ρ = 0.0088)** **ϕM = 220 k-in/ft** **C_c = 1.5 in** **f_y = 60000 psi** **f'_c = 4000 psi** **b =12 in** **ϕ = 0.9**	**Given:** **Wall 6m high x 254 mm thick with** **2 -Layers 16mm bars @200 mm OCEW** **As = 1000 mm²/m** **(ρ =0.0079)** **ϕM = 83 kN-m/m** **C_c = 40 mm** **fy = 500 MPa** **f'_c = 30 MPa** **b =1000 mm** **ϕ = 0.8**	

Calculation in accordance with ACI 318 and this report		Code Reference	Report Reference
Step 10. Use result of step 7 to find allowable strain = 110 > 81 OK	Step 10. Use result of step 7 to find allowable strain = 105 > 87 OK		5.7

Appendix A: Field Verification of Helix Dosage by Washout Test

Procedure
Helix content (dosage) verification testing, when required, shall be conducted in accordance with CSA A23.2-16C "Standard Test Method for Determination of Steel or Synthetic Fibre Content in Plastic Concrete". Available for download at http://shop.csa.ca/

Criteria
The average Helix content (CSA A23.2-16C section 9g) shall exceed specified minimum dosages in Tables 1 or 2 below. If dosage verification is required in accordance with Section 5.16 and two consecutive tests fail, corrective action is required prior to continuing the pour.

Conversions
Multiply lb/yd^3 by 0.59 to obtain oz/ ft^3
Grams per liter is equal to kg/m^3

Table 1 Imperial Unit Limits (9 and 10 yd^3 Trucks)

Boxes Of Helix Added to 9 yd^3 Truck	Specified Helix Dosage (lb/yd^3)	Minimum Average Helix Dosage (lb/yd^3)
1	5	3.6
2	10	7.9
3	15	12.5
4	20	17.4
5	25	22.4
6	30	27.6
7	35	32.8
8	40	38.0
9	45	43.3
10	50	48.5
11	55	53.7
12	60	58.9
13	65	64.0

Boxes Of Helix Added to 10 yd^3 Truck	Specified Helix Dosage (lb/yd^3)	Minimum Average Helix Dosage (lb/yd^3)
1	4.5	3.3
2	9	7.0
3	13.5	11.1
4	18	15.4
5	22.5	19.9
6	27	24.5
7	31.5	29.1
8	36	33.8
9	40.5	38.5
10	45	43.3
11	49.5	48.0
12	54	52.6
13	58.5	57.3

Table 2 Metric Unit Limits (7 and 8 m^3 Trucks)

Boxes Of Helix Added to 7 m^3 Truck	Specified Helix Dosage (kg/m^3)	Minimum Average Helix Dosage (kg/m^3)
1	2.9	2.1
2	5.8	4.5
3	8.8	7.2
4	11.7	10.0
5	14.6	12.9
6	17.5	15.9
7	20.5	18.9
8	23.4	22.0
9	26.3	25.0
10	29.2	28.1
11	32.1	31.1
12	35.1	34.2
13	38.0	37.2
14	40.9	40.2

Boxes Of Helix Added to 8 m^3 Truck	Specified Helix Dosage (5g/m^3)	Minimum Average Helix Dosage (kg/m^3)
1	2.6	1.8
2	5.1	4.0
3	7.7	6.3
4	10.2	8.8
5	12.8	11.3
6	15.3	13.9
7	17.9	16.6
8	20.5	19.2
9	23.0	21.9
10	25.6	24.6
11	28.1	27.2
12	30.7	29.9
13	33.2	32.6
14	35.8	35.2

Appendix B: Helix 5-25 Micro Rebar Quick Reference Class A and B Dosages

The tables include common welded wire mesh and rebar configurations in concrete 4 - 10 inch (100 – 250 mm) thicknesses along with Helix alternative designs computed in accordance with this report. Class A (Section 4.2) is assumed when reinforcement ratio is less than 0.002, (just above the limit for temperature and shrinkage reinforcement in ACI 318 Section 7.12), otherwise class B (Section 4.3) is assumed (shaded cells). This table shall not be used for class C or Cs design (Section 4.4 and 4.5). The rebar and mesh in these tables is assumed to specified at mid depth and concrete has a 3000 psi (20 MPa) compressive strength. To use the table, find the reinforcement specified in the left-hand column and follow to the right until you reach the column corresponding to the specified thickness of the concrete. The number in the cell is the Helix dosage required to replace the mesh or rebar. The tables may be used for design provided a written submittal referencing this report is provided to the code official indicating that the original specifications match the table assumptions, the design class is either A or B and restrictions in section 5 are satisfied.

Common Mesh Arrangements Imperial Units

3000 psi Concrete		4 inch	5 inch	6 inch	7 inch	8 inch	10 inch
Grade 60 WWF		Minimum Helix 5-25 Micro Rebar Dosage (lb/yd^3)					
6x6	W1.4XW1.4	4.5	4.5	4.5	4.5	4.5	4.5
6X6	W2.0XW2.0	5.2	4.5	4.5	4.5	4.5	4.5
6X6	W2.9XW2.9	7.5	6.0	5.0	4.5	4.5	4.5
6X6	W4XW4	10.3	8.2	6.9	5.9	5.2	4.5
4X4	W2.9XW2.9	11.2	9.0	7.5	6.4	5.6	4.5
6X6	W5.5XW5.5	15.7	11.3	9.4	8.1	7.1	5.7
4X4	W4XW4	16.9	13.9	10.3	8.8	7.7	6.2
4X4	W5.5XW5.5	22.3	18.3	15.7	12.0	10.6	8.5

Common Mesh Arrangements Metric Units

20 MPa Concrete		100 mm	150 mm	200 mm	250 mm
Grade 500 WWF		Helix Micro Rebar Dose (kg/m^3)			
200mm	4.75mm	4.0	3.0	3.0	3.0
200mm	6mm	6.4	4.3	3.2	3.0
200mm	6.75mm	8.0	5.4	4.0	3.2
200mm	7.6mm	11.5	6.8	5.1	4.1
200mm	8.6mm	14.2	8.6	6.5	5.2
200mm	9.5mm		11.9	7.9	6.3
100mm	7.6mm		14.7	11.5	8.1

Single Layer Rebar Imperial Units

3000 psi Concrete		4 inch	5 inch	6 inch	7 inch	8 inch	10 inch
Grade 60 Rebar		Minimum Helix 5-25 Micro Rebar Dosage (lb/yd^3)					
#3	24" OC	7.1	5.7	4.8	4.5	4.5	4.5
#3	18" OC	9.4	7.6	6.3	5.4	4.8	4.5
#3	16" OC	10.6	8.5	7.1	6.1	5.3	4.5
#3	12" OC	15.7	11.3	9.4	8.1	7.1	5.7
#4	24" OC	14.4	10.3	8.6	7.4	6.4	5.2
#4	18" OC	18.5	15.2	11.4	9.8	8.6	6.9
#4	16" OC	20.5	16.9	14.4	11.0	9.6	7.7
#4	12" OC	35.0	21.7	18.5	16.7	14.3	10.2
#5	12" OC		47.2	27.2	23.7	21.1	17.3

Single Layer Rebar Metric Units

20 MPa Concrete		100 mm	150 mm	200 mm	250 mm
Grade 500 Rebar		Helix Micro Rebar Dose (kg/m^3)			
10mm	400 mm	8.6	5.8	4.4	3.5
10mm	300 mm	12.8	7.7	5.8	4.6
10mm	200 mm	18.2	12.8	8.6	6.9
12mm	400 mm	13.5	8.1	6.1	4.9
12mm	300 mm		12.2	8.1	6.5
12mm	200 mm			13.5	11.1
16mm	400 mm			12.4	10.2
16mm	300 mm				13.2

NOTE: If the original design configuration is not listed, the dosage cell is blank or if there is ANY deviation from the assumptions (original bar depth, grade listed in table, thickness, or concrete compressive strength) listed above, doubt about the design class (Section 4.2-4.3), or doubt about compliance with the conditions of use (Section 5), please contact the manufacturer (Pensmore Reinforcement Technologies) or a professional registered design professional and ask for a detailed design in accordance with this report based on your exact specification.

ICC-ES Evaluation Report

ESR-3949

Issued September 2019

This report is subject to renewal September 2020.

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DIVISION: 03 00 00—CONCRETE
Section: 03 31 00—Structural Concrete

REPORT HOLDER:

HELIX® STEEL

EVALUATION SUBJECT:

HELIX® 5-25 MICRO REBAR™ & HELIX® 5-25U MICRO REBAR™ REINFORCEMENTS

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018 *International Building Code®* (IBC)
- 2018 *International Residential Code®* (IRC)

Properties evaluated:

- Durability
- Structural
- Crack control

2.0 USES

Helix® Micro Rebar™ reinforcements (Helix® 5-25 Micro Rebar™ and Helix® 5-25U Micro Rebar™) are used as alternatives to the shrinkage and temperature reinforcement specified in Section 24.4 of ACI 318 for plain concrete footings and for plain concrete slabs (as defined by ACI 360) supported directly on the ground.

Helix® Micro Rebar™ reinforcements are also used to increase the modulus of rupture for the design of structural plain concrete using linear elastic design in applications within the scope of ACI 318 Chapter 14, IBC Section 1906 and ACI 332 Section 8.2.1, IRC Sections R404.1.3 and R608.1, or Tables 8.2.1.3a and 8.2.1.3b of ACI 332.

Under the IRC, an engineered design in accordance with IRC Section R301.1.3 must be submitted to the code official for approval.

3.0 DESCRIPTION

Helix® Micro Rebar™ reinforcements are made from minimum 240 ksi (1650 MPa), 0.020 in +/-0.007 in (0.51 mm +/- 0.02 mm) cold drawn steel wire. Each Helix® Micro Rebar™ has a minimum of one 360-degree twist. Helix® Micro Rebar™ reinforcement is used in dosages between 9 lb/yd^3 and 34.5 lbs/yd^3 (5.4 kg/m^3 and 21 kg/m^3). Helix® 5-25 is electroplated with zinc; whereas, Helix® 5-25U is uncoated.

3.1 Structural Plain Concrete: Structural normal-weight plain concrete must comply with Section 1906 of the IBC. Concrete design must follow ACI 211.1 and ACI 318 Section 26.12.3.1 with specified compressive strength, f'c, between 3000 psi and 5000 psi (21 MPa and 35 MPa).

4.0 DESIGN & INSTALLATION

4.1 Type N (Temperature and Shrinkage): Helix® Micro Rebar™ reinforcements are used as an alternative to shrinkage and temperature reinforcement specified in Section 24.4 of ACI 318 for plain concrete footings and for plain concrete slabs (as defined by ACI 360) supported directly on the ground for dosage rates between 9 lb/yd^3 and 34.5 lbs/yd^3 (5.4 kg/m^3 and 21 kg/m^3).

4.2 Type S (Linear Elastic Design): Type S applications fall within the scope of ACI 318 Chapter 14, IBC Section 1906 and ACI 332 Section 8.2.1, IRC Sections R404.1.3 and R608.1, or Tables 8.2.1.3a and 8.2.1.3b of ACI 332. Design for flexure in accordance with Section 4 of this report must be limited in capacity by the values presented in Table 1 and Equations 1 or 2, and all designs must be verified to meet the criteria of ACI 318 Section 14.1.3 excluding slabs on grade (e.g. slabs designed per ACI 360 Chapter 7.1.2 PCA method where only flexural capacity is required).

a) For pure flexure

$$M_u \leq \lambda_s \, \varphi \, L_f \sqrt{f_c'} S_m \qquad \text{(Equation 1)}$$

b) For combined flexure and axial compression

$$\frac{M_u}{S_m} - \frac{P_u}{A_g} \leq \lambda_s \, \varphi \, L_f \sqrt{f_c'} \qquad \text{(Equation 2)}$$

Where

$L_f * \sqrt{f'_c}$ = Maximum limit for flexural capacity.

M_u = Ultimate moment,lb.-in.

P_u = Ultimate axial load, lb.

S_m = Section modulus, in^3.

A_g = Gross section area, in^2.

f_c' = Specified compressive strength as defined in ACI 318-14 26.12.3.1 and ACI 214R.

φ = Strength reduction factor as reported in Table 1 for Type S.

λ_s = Scale-effect adjustment factor per Table 2 of this report, or computed using Equation 3 by a registered design professional (RDP).

$$\lambda_s = \frac{2.5\left(\frac{h_b}{h_o}\right)^{0.7}}{1+1.5\left(\frac{h_b}{h_o}\right)^{0.7}} \qquad \text{(Equation 3)}$$

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Where:

h_o= depth of member being designed.

h_b= depth of test beam 6.0 in (150 mm).

Axial compression and shear capacity, when required for design, must be based on the requirements of Sections 14.5.3 and 14.5.5 of ACI 318, respectively. Resistance to lateral forces, as part of a lateral force resisting system, must be based on the requirements of ACI 318, Chapter 14. Connections between members must be based on ACI 318, Chapter 16.

4.3 Installation: Helix® Micro Rebar™ reinforcements may be added to the concrete at the concrete batch plant or to the ready-mix truck at the jobsite. The manufacturer's published installation instructions and this report must be strictly adhered to for adequate dispersal of fibers throughout the batch mixture. A copy of the manufacturer's published installation instructions must be available at all times at the location of the Helix® Micro Rebar™ installation into the concrete.

4.4 Special Inspection: Periodic special inspection is required in accordance with Sections 1705.1.1 and 1705.3 of the IBC.

5.0 CONDITIONS OF USE

The Helix® Micro Rebar™ reinforcements described in this report comply with, or are suitable alternatives to, what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Helix® Micro Rebar™ reinforcements must be blended into the concrete mixture in accordance with the installation requirements in the ICC-ES evaluation report and the manufacturers published installation instructions.

5.2 When Helix® 5-25 Micro Rebar™ and Helix® 5-25U Micro Rebar™ reinforcements are added at the ready-mix plant, a batch ticket signed by a ready-mix representative shall be available to the code official upon request.

5.3 Type N applications must comply with Section 4.1 of this report. Joints as specified in Chapter 14.3.4 of ACI 318 (IBC and IRC) are required.

5.4 Design for Type S applications must follow Section 4.2 of this report.

5.5 The fire-resistance rating of constructions with Helix® Micro Rebar™ reinforcements have not been evaluated by ICC-ES and is outside the scope of this report. When requested, evidence of the fire-resistance rating of the construction must be submitted to the code official for their approval.

5.6 Special inspection must comply with Section 4.4 of this report.

5.7 Helix® Micro Rebar™ reinforcements are produced by Helix® Steel under an inspection program with inspections by ICC Evaluation Service, LLC.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Use of Twisted Steel Micro-rebar (TSMR) in Concrete (AC470).

7.0 IDENTIFICATION

7.1 Each container of Helix® Micro Rebar™ must bear the manufacturer's name, trademark and address; the product name; and the ICC-ES evaluation report number (ESR-3949).

7.2 The report holder's contact information is the following:

HELIX® STEEL
2300 WASHTENAW AVE, SUITE 201
ANN ARBOR, MICHIGAN 48104
(734)322-2114
www.helixsteel.com

TABLE 1—CALCULATED L_f VALUES[1,2,3]

Dosage rate (lbs/yd³)	Compressive strength (psi)				
	3000	3500	4000	4500	5000
	φ Strength Reduction Factor				
	0.56	0.58	0.59	0.6	0.6
9	8.93	9.25	9.58	9.90	9.90
13.5	9.01	9.43	9.84	10.25	10.25
18.0	9.10	9.60	10.10	10.61	10.61
22.5	9.19	9.78	10.37	10.96	10.96
27.0	9.28	9.96	10.63	11.31	11.31
31.5	9.37	10.13	10.90	11.66	11.66
33.8	9.41	10.22	11.03	11.84	11.84
34.5	9.43	10.25	11.08	11.90	11.90

For **SI**: 1 psi = 0.0069 MPa. 1 lb'yd³ = 0.59 kg/m³.

[1]Interpolation between dosage rates and compressive strengths is permitted.

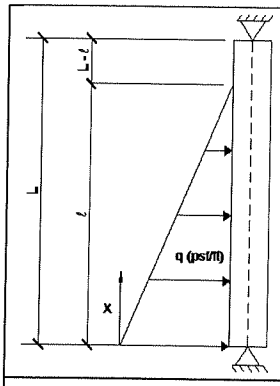
[2]Structures assigned to Seismic Design Category D, E or F must be in compliance with Section 14.1.4 of ACI 318, and combined flexure and axial compression must be considered in accordance with Section 14.5.4 of ACI 318.

[3]RDP must calculate project-specific scale-effect factor (Equation 3) and multiple it with Table 1 values.

TABLE 2—SCALE-EFFECT ADJUSTMENT FACTOR, λ_s

Member Depth, h_o		λ_s
in	mm	6 in (150 mm)
4	100	1.00
6	150	1.00
8	200	0.92
10	250	0.85
12	300	0.80
18	450	0.68
24	600	0.60

Example 1: Basement Wall (Type S Design)

	L=9 ft tall ℓ= 8 ft backfill b=12 in/ft t = 8 in q = 45 lb/ft³ soil pressure f'c = 3000 psi with 9 lb/yd³ Helix® 5-25 Neglect Axial Dead Load Seismic Category A Peak calculated moment: M_u=31,970 in-lb./ft. U = 1.2D +1.6H (governs)
Step 3: Scale Effect Adjustment Factor	$\lambda_s = 0.92$ (Equation 3)
Step 4: Compute Section Modulus	$S_m = \frac{bt^2}{6} = 128\ \frac{in^3}{ft}$
Step 5: Compute Flexural Limit	$f_c' = 3000\ psi \quad \varphi L_f = 0.56 \times 8.93 = 5.0$ (Table 1)
Step 5: Compute M_u and Check Capacity	$M_u \leq 0.92 \times 5.0\sqrt{3000} \times 128 = 32{,}250$ in-lb/ft (Equation 1) 31,970 in-lb/ft < 32,250 in-lb/ft (OK)

CURRENT ZONING CLASSIFICATION:
Commercial Industrial (CI)

MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.
SIDE/REAR SETBACK:	**0 FT.
GROUND COVER %:	50%

**10 FT. SECURITY SETBACK ALONG REAR LEASE LINE

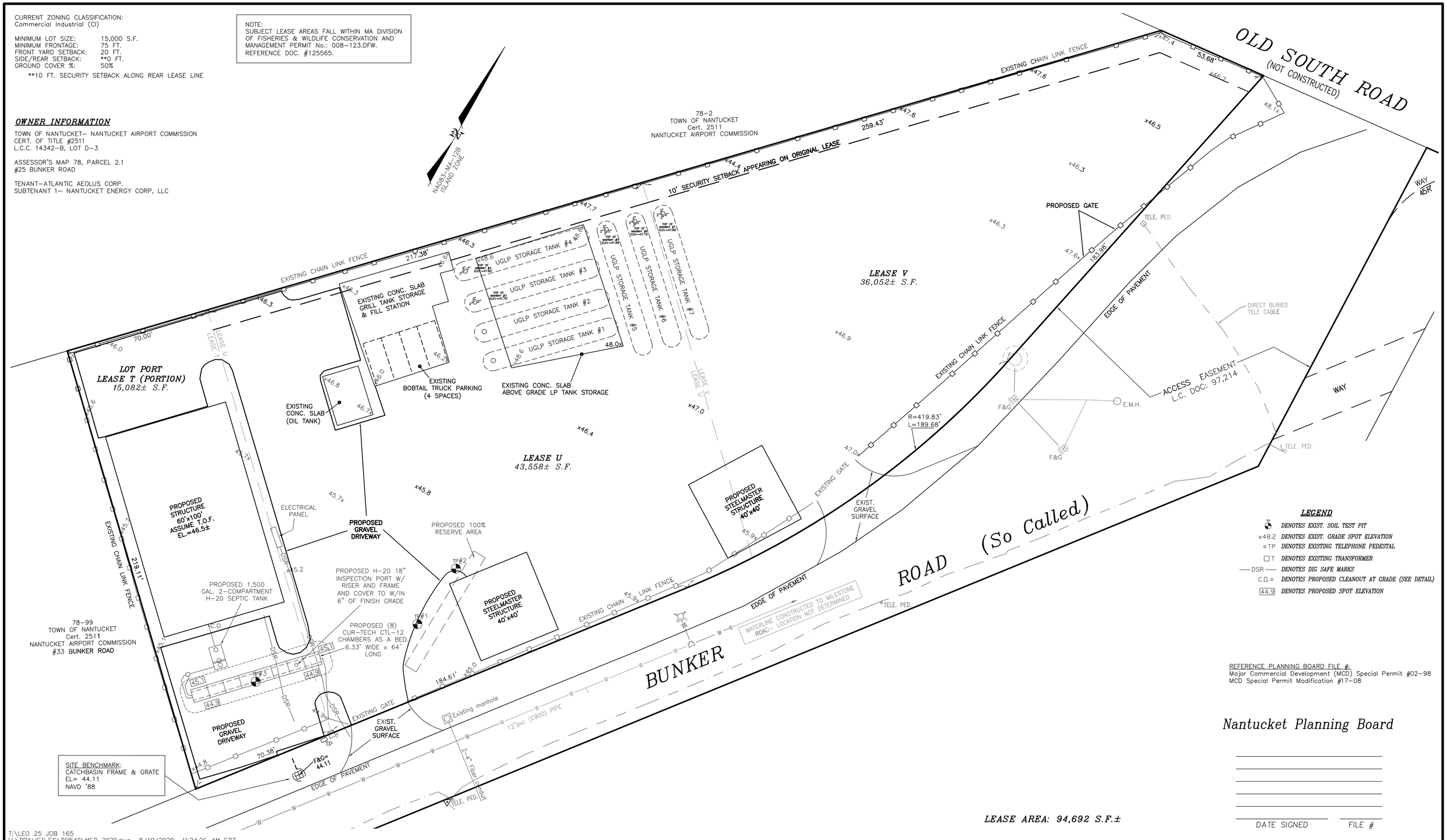
NOTE:
SUBJECT LEASE AREAS FALL WITHIN MA DIVISION OF FISHERIES & WILDLIFE CONSERVATION AND MANAGEMENT PERMIT No.: 008-123.DFW.
REFERENCE DOC. #125565.

OWNER INFORMATION

TOWN OF NANTUCKET- NANTUCKET AIRPORT COMMISSION
CERT. OF TITLE #2511
L.C.C. 14342-B, LOT D-3

ASSESSOR'S MAP 78, PARCEL 2.1
#25 BUNKER ROAD

TENANT-ATLANTIC AEOLUS CORP.
SUBTENANT 1- NANTUCKET ENERGY CORP, LLC



REFERENCE PLANNING BOARD FILE #:
Major Commercial Development (MCD) Special Permit #02-98
MCD Special Permit Modification #17-08

Nantucket Planning Board

DATE SIGNED FILE #

LEASE AREA: 94,692 S.F.±

T:\LEO 25 JOB 165
V:\DRAWFILES\B8540\MCD 2020.dwg 5/19/2020 11:24:36 AM EDT

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

BLACKWELL & ASSOCIATES, Inc.
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NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
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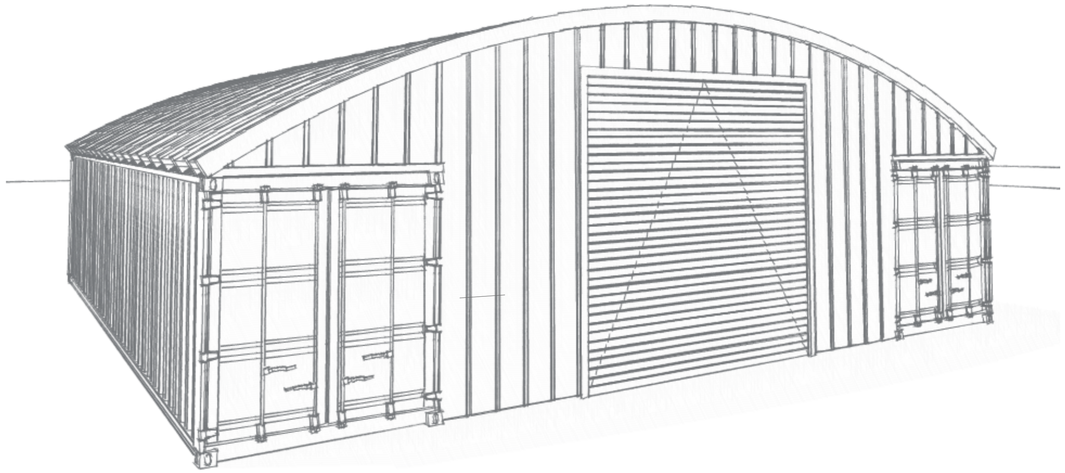
SITE PLAN TO ACCOMPANY
AN MCD MODIFICATION REQUEST
prepared for:
NANTUCKET ENERGY
Bunker Road, Nantucket, MA.

SCALE: 1"=20' May 19, 2020
Drawn by: LCA/CJA
Approved by: JLB
SHEET 1 of 1 B8540

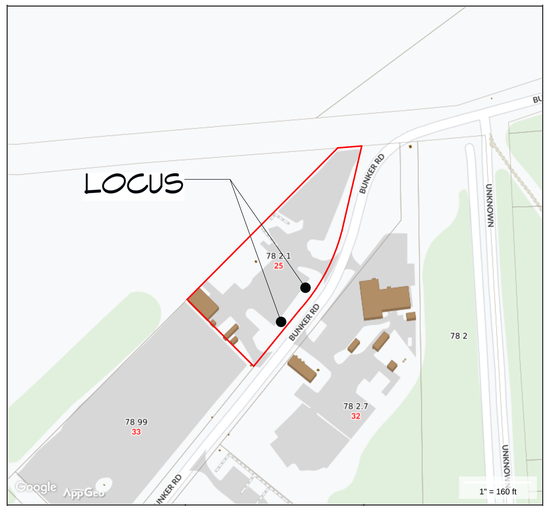
Design Development

Nantucket Energy

25 Bunker Road, Nantucket, Ma.



1 **PERSPECTIVE VIEW**



L **LOCUS MAP**

2 **PHOTO EXAMPLE FROM MANUFACTURER**

S. M. ROETHKE
design, inc.

S.M.ROETHKE DESIGN
n a n t u c k e t . m a . 0 2 5 5 4
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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Cover Sheet

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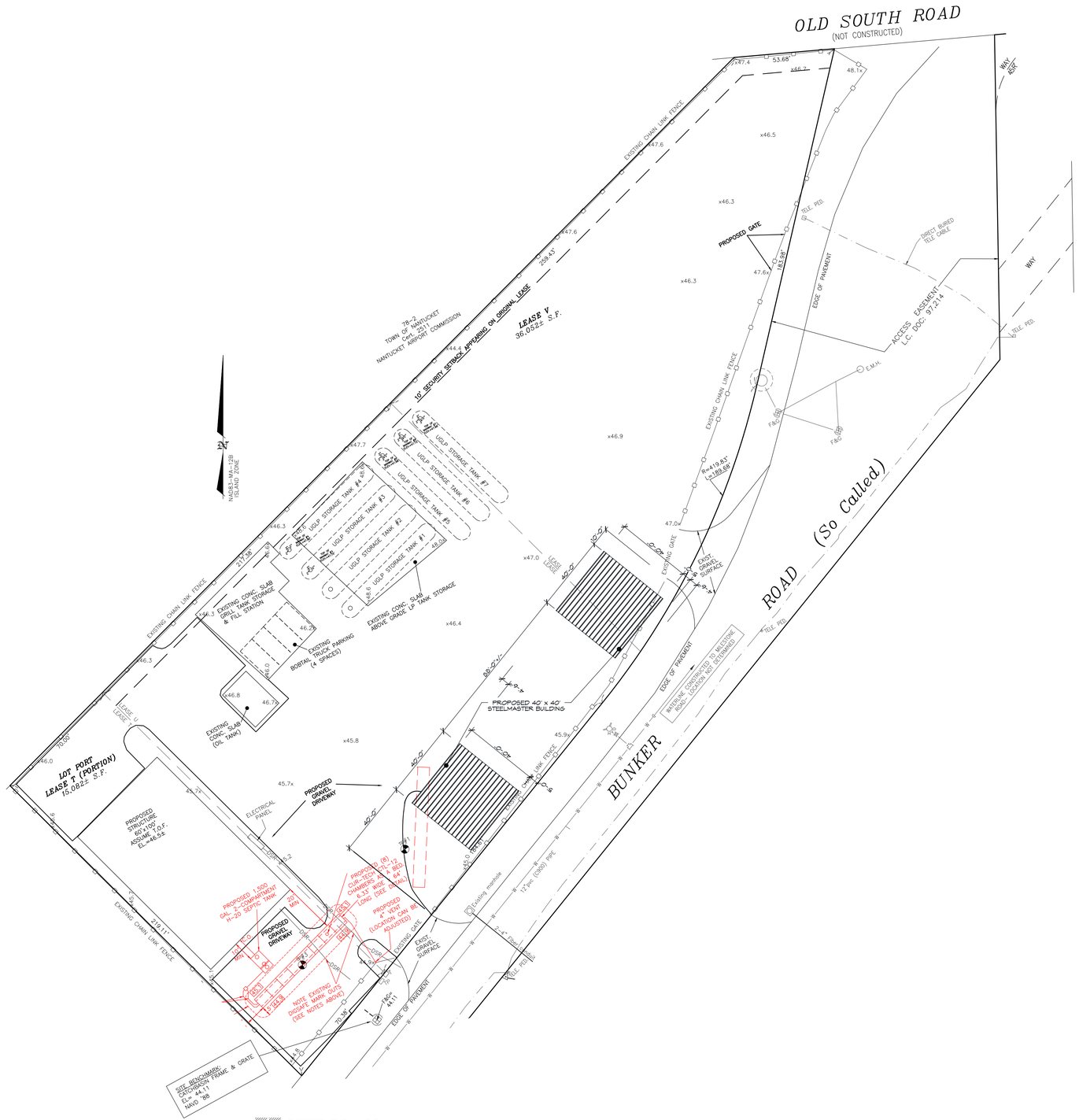
25 Bunker Road
Nantucket,, MA 02554

REVISIONS:

STAMP:

Design Development 5/6/20

A-0.1



SITE PLAN

Scale: 1" = 30'

S. M. ROETHKE
design, inc.

S.M.ROETHKE DESIGN
n a n t u c k e t , m a . 0 2 5 5 4
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Site Plan

Nantucket Energy
25 Bunker Road
Nantucket,, MA 02554

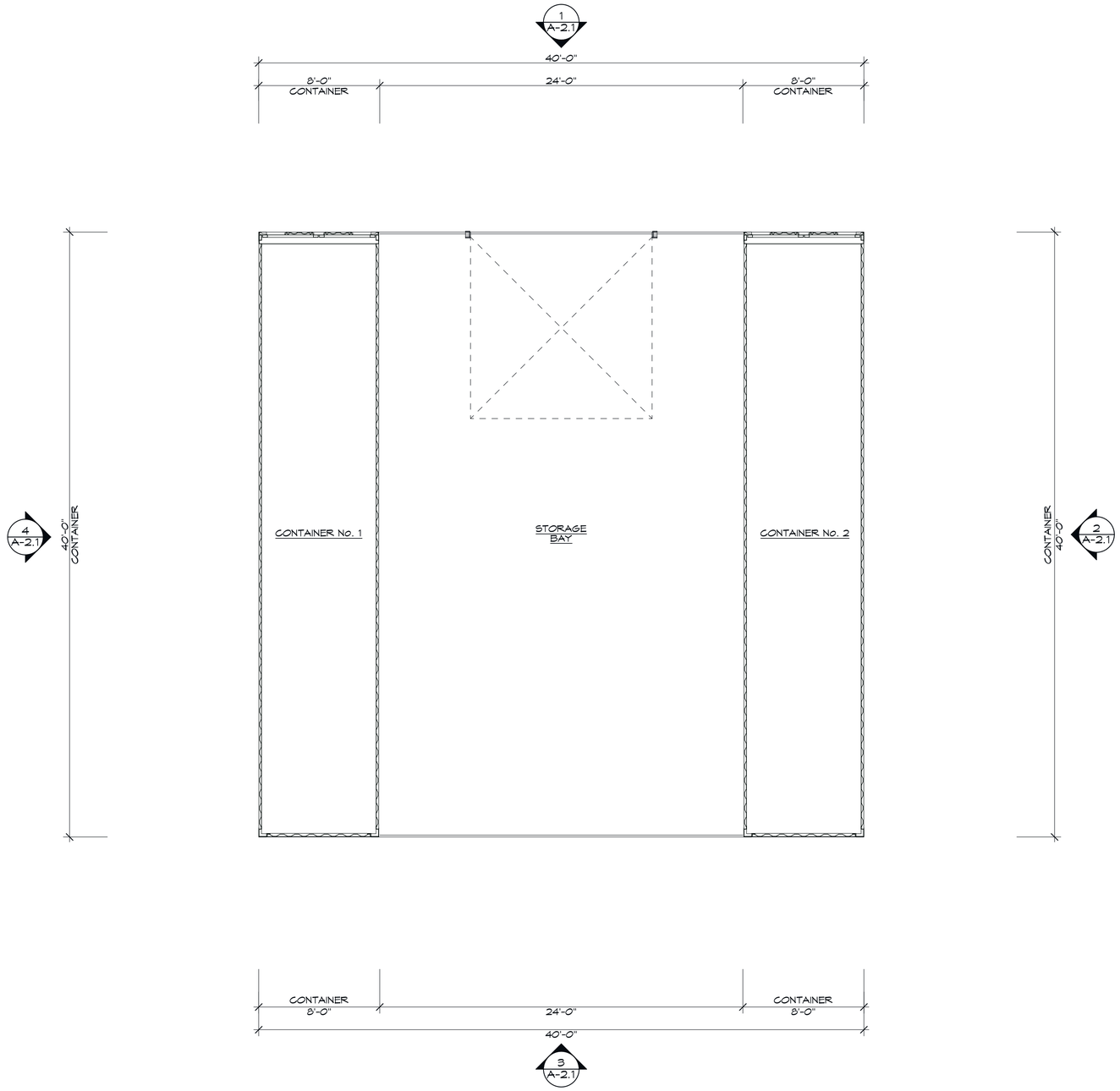
REVISIONS:

STAMP:

Design Development 5/6/20

A-0.2

C:\Bunker Road, Nantucket, MA 02554.dwg



1 **PROPOSED FLOOR PLAN - 1600 sq ft**

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M.ROETHKE DESIGN
n a n t u c k e t , m a . 0 2 5 5 4
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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© 2020

First Floor Plan

Nantucket Energy
25 Bunker Road
Nantucket,, MA 02554

REVISIONS:

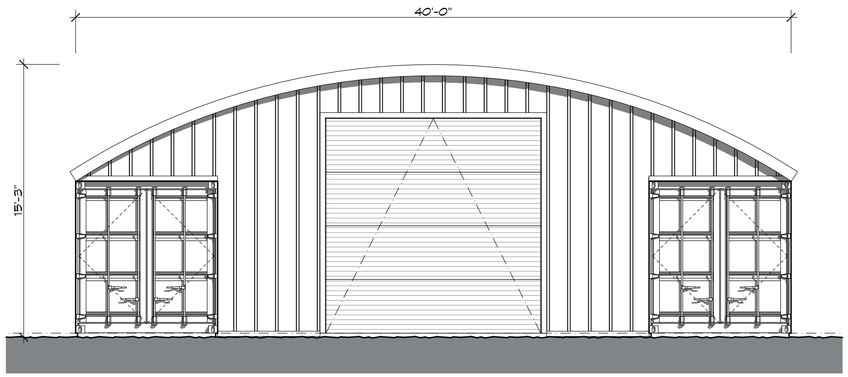
STAMP:

Design Development 5/6/20

A-1.1

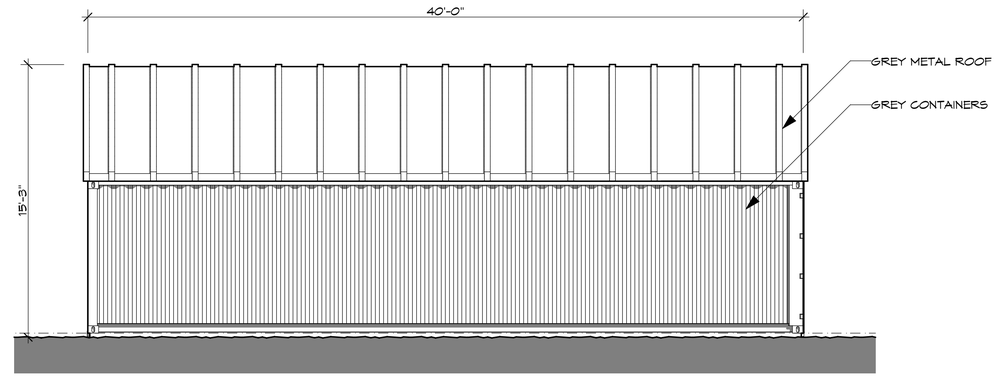
25 Bunker Road, Nantucket, MA 02554 First Floor Plan

25 Bunker Road, Nantucket, MA 02554 Proposed Exterior Elevations



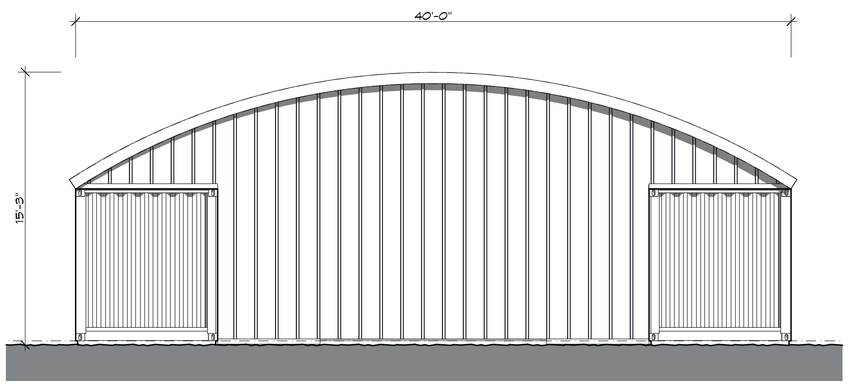
1 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"



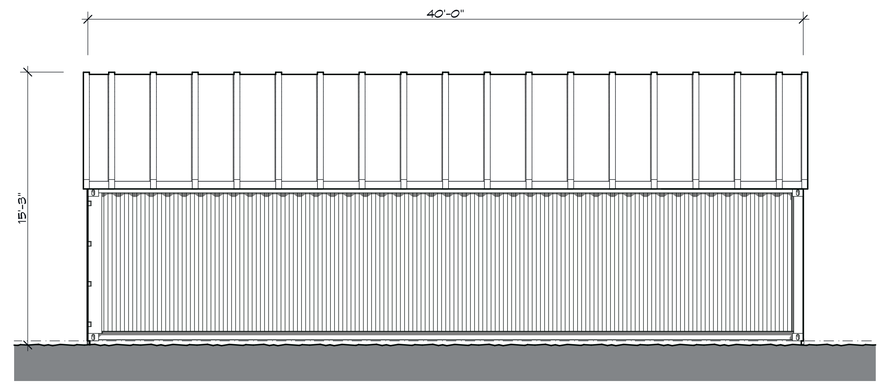
2 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M.ROETHKE DESIGN
n a n t u c k e t , m a . 0 2 5 5 4
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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Proposed Exterior Elevations

Nantucket Energy
25 Bunker Road
Nantucket,, MA 02554

REVISIONS:

STAMP:

Design Development 5/6/20

A-2.1

From: Megan Trudel
To: Jeff Blackwell; Leslie Snell; Philip Marks III; Andrew Vorce
Subject: RE: Nantucket Energy-Bunker Rd Setback Requirments
Date: Tuesday, May 26, 2020 2:40:00 PM
Attachments: image001.png

Hi Jeff,

I reviewed this with Andrew. Since the boundary to the south is a lease line and not a lot line, he agrees with your interpretation regarding the setbacks.

Megan Trudel
Town of Nantucket
PLUS-Land Use Specialist
2 Fairgrounds Rd, Nantucket MA 02554
Phone (508) 325-7587 ext. 7053

From: Jeff Blackwell <jeff@blackwellsurvey.com>
Sent: Tuesday, May 26, 2020 8:06 AM
To: Leslie Snell <LSnell@nantucket-ma.gov>; Philip Marks III <phil@nantucketenergy.com>
Cc: Megan Trudel <mtrudel@nantucket-ma.gov>
Subject: RE: Nantucket Energy-Bunker Rd Setback Requirments

Good Morning,

Phil wants to designate Old South Road as the frontage and Bunker Road as a side. Only the two road lines fit into the meanings and limitations defined in the Zoning Code. Phil leases this parcel from within the large Airport property. The lease boundaries that are not road lines, are not lot lines within the meaning described in the Zoning Code. I do not believe that a 10' setback should be applied to the southerly lease line.

LOT

A tract of land in common ownership, including land under water, not divided by a street, which may include multiple parcels of adjacent land in common ownership to the extent necessary to eliminate or minimize zoning nonconformities. However, two or more adjacent parcels in common ownership, each of which complies with all applicable zoning requirements, or each of which has been lawfully improved with one or more dwellings conforming to all applicable zoning requirements, if any, at the time of construction thereof, and each of which parcels was in compliance with area and frontage requirements applicable thereto at the time of such construction, shall be considered to be separate lots for all purposes under this chapter, notwithstanding any subsequently effective amendment to this chapter.
[Amended 4-12-1994 ATM by Art. 50, AG approval 4-29-1994]

YARD, REAR or SIDE

The portion of any lot lying between the buildings upon such lot and each lot line other than a line adjoining a street.

Jeffrey L. Blackwell, P.L.S.
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
508-228-9026 x11
jeff@blackwellsurvey.com

From: Leslie Snell [mailto:LSnell@nantucket-ma.gov]
Sent: Monday, May 25, 2020 10:59 AM
To: Philip Marks III
Cc: Megan Trudel; Jeff Blackwell
Subject: Re: Nantucket Energy-Bunker Rd Setback Requirments

We can include language in the PB decision that will reflect your alternate plan. Something like "in the event the ZBA grants a variance to reduce the setback from 10 feet to 5 feet, no further relief or site plan review by the Planning Board is required" - assuming the Board has no objections to it.

Sent from my iPad

On May 22, 2020, at 1:48 PM, Philip Marks III <phil@nantucketenergy.com> wrote:

> Jeff,
>
> If you could adjust the plane to reflect moving the main building forward 5' so the setback will be 10 feet and we can submit this way then I will go back to the ZBA and see if they will allow me to move it back. This way I have an approval to move forward.
>
> Thanks
>
> Phil
>
> ---
>
> **From:** Megan Trudel <mtrudel@nantucket-ma.gov>
> **Sent:** Friday, May 22, 2020 12:57 PM
> **To:** Jeff Blackwell <jeff@blackwellsurvey.com>; Philip Marks III <phil@nantucketenergy.com>
> **Cc:** Leslie Snell <LSnell@nantucket-ma.gov>
> **Subject:** Nantucket Energy-Bunker Rd Setback Requirments
>
> Hi Jeff and Phil,
>
> I'm reviewing the plan for Bunker Rd and just wanted to clarify placement of the buildings.
>
> The Planning Board does not have the authority in this instance to reduce the setback requirements. In CI, the set backs are 20ft front, 10ft rear, and 0ft sides. This particular parcel is in a unique situation because you can technically claim that the unconstructed portion of Old South Road is the frontage and Bunker Road is the side(a concept that Leslie had discussed with Steve Rotheke). This would make the two smaller buildings compliant with the setback requirements but then the larger building to the south would need to be repositioned to allow for a 10ft rear set back. If Bunker Road is claimed for frontage, the two smaller buildings must be repositioned to comply with the 20 ft front set back requirement and then the larger building can remain as proposed. The final option would be to seek zoning relief through the ZBA.
>
> Please let me know which you would prefer and send an updated plan. Thanks!
>
> **Megan Trudel**
> Town of Nantucket
> PLUS-Land Use Specialist
> 2 Fairgrounds Rd, Nantucket MA 02554
> Phone (508) 325-7587 ext. 7053

<image001.png>

This email was scanned by Bitdefender

PESCE ENGINEERING & ASSOCIATES, INC.
451 Raymond Road
Plymouth, MA 02360
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

June 4, 2020

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

Subject: Application for an Amendment to a Previously Granted Special Permit, **Nantucket Energy, 25 Bunker Road** – Engineering Review Report

Dear Mrs. Snell

Pesce Engineering & Associates is pleased to provide you this review of the project application for a proposed amendment to a previously granted Special Permit for the project located at 25 Bunker Road. As with our previous reviews, we have evaluated the existing plans for consistency with the Town's Zoning Bylaw, general conformance with the Massachusetts Stormwater Management Regulations, and good engineering practice.

We have reviewed the following information to prepare this letter report:

- Application for an Amendment to a Previously Granted Special Permit, with attachments, including site plan, dated May 20, 2020.

- Project site plan entitled "Site Plan to Accompany an MCD Modification Request," 1 sheet, prepared by Blackwell & Associates, dated May 19, 2020.

- Project architectural Plans entitled "Design Development Nantucket Energy 25 Bunker Road, Nantucket, MA," prepared by S.M. Roethke Design, Inc., 4 sheets, dated May 6, 2020.

The proposed development is located on a 1.82-acre parcel (2 lease parcels) owned by the Nantucket Airport Commission at 25 Bunker Road, adjacent to the Nantucket Airport runway area. This site is entirely upland area and is located in the Commercial Industrial (CI) Zoning District. Municipal water service is available on the site.

The site is an industrial/commercial yard, which contains multiple trailers, propane tanks (for Nantucket Energy), boats, vehicles/trucks, steel and related construction materials. According to the plans reviewed, the following are the highlights of the proposed construction:

- Construction of a new 60' X 100' building with a new septic system

- Construction of 2 new 40" X 40' pre-engineered steel buildings

- Proposed new gate at the northeast end of the site

The following are our review comments:

1. We recommend that a floor plan and elevations for the proposed 60' x 100' building be provided to the Board for review.

2. We have the following comments on the Site Plan prepared by Blackwell & Associates:

    a. The plan should show the new parking spaces for the proposed office space (presumably in the 60' X 100' building) and a table or note indicating compliance with the zoning parking requirements.

    b. The proposed water line location for the 60' x 100' building should be shown on the plan.

    c. The building setbacks should be added to the plan. Note: The proposed two 40' X 40' buildings located along Bunker Road do not appear to comply with the required 20 ft. front setback for the CI District.

    d. The plan shows a proposed gate at the northeast end of the site. However, no driveway entrance apron from Bunder Road is shown. A construction detail should be added to the plan for this entrance apron.

    e. The septic system reserve area should be relocated out of the footprint of the proposed 40' x 40' building.

    f. No new details for stormwater drainage systems have been indicated on the plans. We recommend that at least roof drain drywells be provided for the 3 new buildings to reduce uncontrolled runoff on the site.

3. Previous Comments. This site was previously reviewed by Pesce Engineering in 2018, under a different application. However, none our of previous comments were addressed, nor were the plans revised. We recommend that this be resolved prior to approval or final endorsement of a Decision for this project. Below are the previous 2018 comments:

    1. *We recommend that all site access drives be repaired to provide asphalt aprons from the fence line to the existing edge of pavement at Bunker Road. This should include the new access apron for the new gate on the north side of the site to access the boat storage area (this new access apron should also be added to the plan). These aprons should be as wide as the gates, and have a 15-ft. radius (min.) at the edge on bunker road.*

    2. *We recommend that a driveway apron detail be added to the plans showing a minimum of 8-inch thickness of crushed stone base material with a specified sieve design for the crushed stone base (MassDOT M2.01.7 or equal). The asphalt cross-section should include at a minimum, a 2-inch binder course with a 1.5-inch finish course.*

    3. *We recommend that the existing vegetation on the north side of the present northern gate shown on the plans (near the existing flagpole), be cut/trimmed to improve safe sight distance at this driveway access.*

    4. *There is a low spot at the existing northern gate access driveway, as described above, which creates a puddle area during rain events. This will create failure problems at the edge of the asphalt on Bunker Road if not corrected. We recommend that this low spot be filled and regraded as part of the construction of the new asphalt apron at this location.*

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

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

cc:
Megan Trudel, Nantucket PLUS Dept.
Jeffrey Blackwell, Blackwell & Associates, Inc.
Mike Day, Atlantic Aeolis

PLSP-2020-02-0035
Special Permit-Second Driveway Access
4 Hanabea Lane
ACK Laundro LLC
Map 69 Parcel 15

SITE DESIGN ENGINEERING, LLC.
11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

June 12, 2020 SDE No. 19036

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Subject: 4 Hanabea Lane
Definitive Subdivision Modification
Assessors Map 69 Parcel 15

Dear Members of the Board:

The owners of property located at 4 Hanabea Lane (Assessors map 69 parcels 15) are requesting to amend the definitive subdivision approval for Hanabea Lane to allow one additional driveway access. The original subdivision approval from 2003 states 4 of the 5 lots must utilize shared driveways and one lot may contain an independent driveway. This results in 3 driveway accesses allowed over 5 lots. The Board approved a modification to the subdivision approval in 2017 that moved the locations of the shared driveways but did not change the number of driveways. The modification states that 4 Hanabea Lane shall utilize a shared driveway with 6 Hanabea Lane.

The applicant is proposing to construct a building at 4 Hanabea Lane that would utilize the approved shared driveway with 6 Hanabea Lane as a main access driveway however the building use would require in-frequent access by trailers. The trailer access is proposed to use a second driveway in front of the building which would allow access into the building via a garage door. This second driveway access is not intended to be used on a frequent basis and would not create any adverse traffic or safety issues.

The applicant is also proposing to adjust the curb line adjacent to the second driveway entrance in order to create one additional on-street parking space. The parking space would be constructed in a similar fashion as those constructed on Hanabea Lane to the west. This new parking space would also require relocating a fire hydrant to a new location within the landscape island between the two driveways.

We ask that this application be heard at the Boards next available public meeting, tentatively July 20. The applicant also has a Special Permit under review by the Board for a second driveway on the same property that we would continue to review with the Board. Please call me with any questions at (508) 503-3500 or email dmulloy@sde-ldec.com.

Respectfully,
Site Design Engineering, LLC.

Daniel C. Mulloy, PE.

Enclosures:

Form B1 Definitive Plan Modification Application, dated 6/12/20
4 Hanabea Lane Building Site Plan, revision date 3/13/20
4 Hanabea Lane certified abutters list and mailing labels
4 Hanabea Lane subdivision modification fee of $250.00
4 Hanabea Lane abutter certified mailing fee $394.40

NANTUCKET
TOWN CLERK
2020 JUN 18 PM 4:51

Nantucket Planning Board

Form B1
Application for Approval of a Definitive Subdivision Modification

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

Date: June 12, 2020 File #:_____

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision *modification* shown on a plan entitled Proposed Building Site Plan designed by Site Design Engineering LLC dated 3/31/20, and described as follows: located on 4 Hanabea Lane _____, number of lots proposed 0, total acreage of tract 0.17, hereby submits said plan as a **definitive plan modification** in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said modification.

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 26710 and shown on Nantucket Assessor's Map # 69, Parcel 15, and said land is free of encumbrances except for the following: _____

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

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

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

of a trust or partners of a partnership)

ACK Laundro, LLC

19 Center Street, Nantucket, MA 02554

Contact Phone #: 508-360-6517 Contact Fax #: _____

Name of owner(s): ACK Laundro, LLC

Address of owner(s): 19 Center Street, Nantucket, MA 02554

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

Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File #:

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88..
3. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

ZONING REQUIREMENTS

THE SITE IS ZONED COMMERCIAL–MID–ISLAND (CMI)

	REQUIRED	PROPOSED
LOT AREA	5,000 S.F.	7,509 S.F.
LOT FRONTAGE	50 FT.	72.7 FT.
FRONT YARD SETBACK	0 FT.	2.7 FT.
REAR YARD SETBACK	0 FT.	46.9 FT.
SIDE YARD SETBACK	0 FT.	13.3 FT.
MAX. GROUND COVER RATIO	50%	28.4%
OPEN SPACE RATIO	20%	23.9%

OVERLAY DISTRICT APPLICABILITY

TOWN OVERLAY
MULTI–FAMILY OVERLAY
CORE TOWN SEWER
ZONE II WELLHEAD PROTECTION AREA
WELLHEAD PROTECTION

PARKING TABLE

REGULATION	REQUIREMENT
WAREHOUSE 1 SPACE / 900 GFS	4,290 GSF / 900 GSF = 5 SPACES (PROVIDED)

CURRENT OWNER:

ACK LAUNDRO, LLC.
19 CENTER STREET
NANTUCKET, MA 02554

TITLE REFERENCE:
L.C. CERT. 26710

PLAN REFERENCE:
L.C. PLAN #16514–114 (LOT 910)

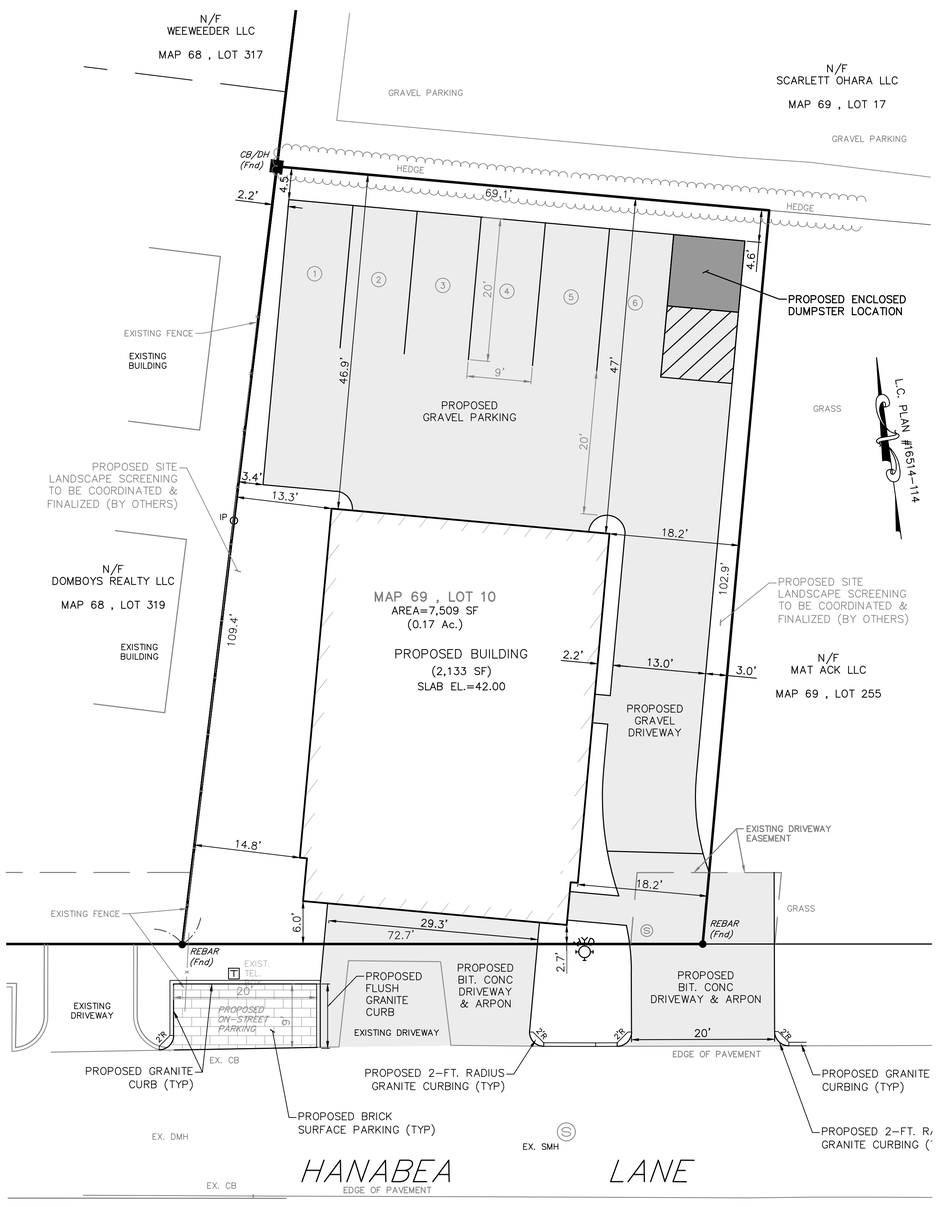
SITE LOCATION:
4 HANABEA LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 69, PARCELS 15

LOCUS NOT TO SCALE

LEGEND

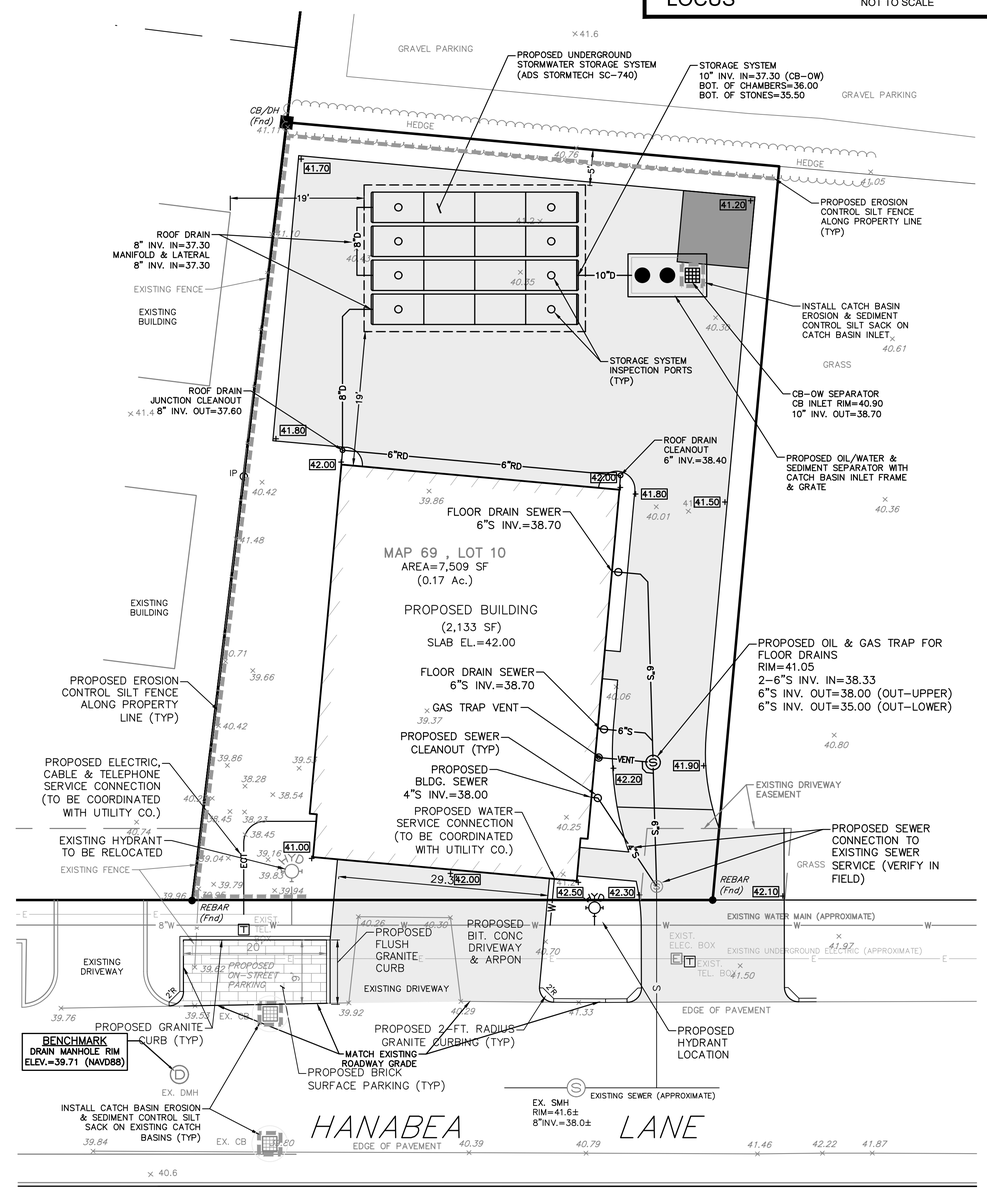
	PROPERTY LINE
40.72×	SPOT ELEVATION
x x	FENCE
	TREE LINE
	TREE
	BRUSH LINE
W	WATER SERVICE
WC	WATER SHUTOFF
	HYDRANT
	CATCH BASIN
	DRAIN MANHOLE
D	DRAIN PIPE
UP	UTILITY POLE
	MAIL BOX
	TEST PIT



SCALE: 1 INCH = 10 FEET

SITE LAYOUT PLAN

SCALE: 1" = 10'



GRADING , DRAINAGE & UTILITY PLAN

SCALE: 1" = 10'

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
1	3/13/2020	REVISED PER STREET PARKING LAYOUT CHANGE	DCM

PLAN REVISIONS

DATE: FEBRUARY 7, 2020

DRAWN BY:	DESIGN BY:	CHECK BY:
RT/SJE	RT/SJE	DCM

PROJECT NO. 19036

ISSUED FOR: PERMITTING

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. MULLOY
CIVIL
No. 41757
REGISTERED PROFESSIONAL ENGINEER

PROPOSED BUILDING SITE PLAN

4 HANABEA LANE
ASSESSOR'S MAP 69, PARCEL 15
NANTUCKET, MASSACHUSETTS

PREPARED FOR ACK LAUNDRO, LLC.

DRAWING TITLE: SITE PLAN

SCALE: 1" = 10'

SHEET NO. 1 OF 2

PLSP-2020-02-0035

NANTUCKET
TOWN CLERK

2020 FEB 10 PM 2:57

Nantucket Planning Board

CHK # 1099 $250-
PLANNING OFFICE
FEB 10 REC'D
RECEIVED

Application for a Special Permit

Date: February 7, 2020 Planning Board File #:_____

Name of development: Laundro ACK

Owner(s) name(s): ACK Laundro, LLC.

Mailing address: 19 Center St., Nantucket MA 02554
Phone number: (508) 360-6517 Fax number:_____ E-mail: dfrazier@jpfco.com

Applicant's name: ACK Laundro, LLC.

Mailing address: 19 Center St., Nantucket MA 02554
Phone number: (508) 360-6517 Fax number:_____ E-mail: dfrazier@jpfco.com

Engineer / surveyor's name: Site Design Engineering, LLC.

Mailing address: 11 Cushman St. Middleboro, M.A. 02346
Phone number: (508) 503-3500 Fax number: (508) 967-0674 E-mail: dmulloy@sde-ldec.com

Location of lot(s):

- ☐ Street address 4 Hanabea Ln.
- ☐ Tax Assessors Map 69 Parcel 15
- ☐ Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

  Plan File #_____ **OR** Land Court Plan # #16514-114 at Certificate # 26710

Size of parcel: 7,509 sf (0.17 acres) sq. ft. Zoning District: Commercial-Mid-Island (CMI)

Special Permit sought: (check one)

- ○ Cluster subdivision
- ○ Commercial WECS
- ☑ Driveway Access/Curb Cut Special Permit
- ○ Harbor Overlay District (HOD)
- ○ Major Commercial Development (MCD)

- ❍ Multi-family Special Permit
- ❍ Moorlands Management District Subdivision or Construction (MMD)
- ❍ NEHOD (Neighborhood Employee Housing Overlay District)
- ❍ MRD (Major Residential Development)
- ❍ MIPOD (Mid-Island Planned Overlay District)
- ❍ Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description

Specify all associated Zoning Code relief sought:

Section	Description
139-20.1 B-(1)	Seeking a waiver to allow two driveway access points.

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: $ 250.00

Engineering Inspection Escrow Deposit due: $_____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Owner(s)' Signature(s)

Applicant's Signature

I/we Dalton Frazier, the undersigned, hereby authorize Darrel C Mulloy to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' signature(s)

Check List:

- ☑ Should your request be approved by the Board, please check HERE if you would like STAFF to draft the required Special Permit decision. *IF THIS IS **NOT** CHECKED, STAFF WILL ASSUME YOU HAVE LEGAL COUSEL TO DRAFT THE DECISION FOR YOU.*
- ☑ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ☑ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ☑ Application fee of $250.00 payable to Town of Nantucket
- ☑ Abutters fee of $6.80 per abutters payable to Pitney Bowes Reserved Funds
- ☑ Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- ☑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)
- ☑ A "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov .

Revised 10/2018

PLSP-2020-02-0035

GENERAL NOTES:

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3. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0089 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

ZONING REQUIREMENTS

THE SITE IS ZONED COMMERCIAL-MID-ISLAND (CMI)

	REQUIRED	PROPOSED
LOT AREA	5,000 S.F.	7,509 S.F.
LOT FRONTAGE	50 FT.	72.7 FT.
FRONT YARD SETBACK	0 FT.	2.7 FT.
REAR YARD SETBACK	0 FT.	46.9 FT.
SIDE YARD SETBACK	0 FT.	13.3 FT.
MAX. GROUND COVER RATIO	50%	28.4%
OPEN SPACE RATIO	20%	23.9%

OVERLAY DISTRICT APPLICABILITY

TOWN OVERLAY
MULTI-FAMILY OVERLAY
CORE TOWN SEWER
ZONE II WELLHEAD PROTECTION AREA
WELLHEAD PROTECTION

PARKING TABLE

REGULATION	REQUIREMENT
WAREHOUSE 1 SPACE / 900 GFS	4,290 GSF / 900 GSF = 5 SPACES (PROVIDED)

CURRENT OWNER:

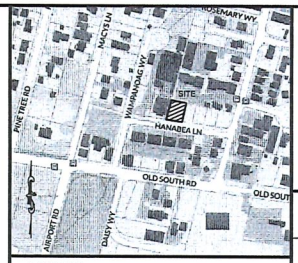
ACK LAUNDRO, LLC.
19 CENTER STREET
NANTUCKET, MA 02554

TITLE REFERENCE:
L.C. CERT. 26710

PLAN REFERENCE:
L.C. PLAN #16514-114 (LOT 910)

SITE LOCATION:
4 HANABEA LANE
NANTUCKET, MASSACHUSETTS

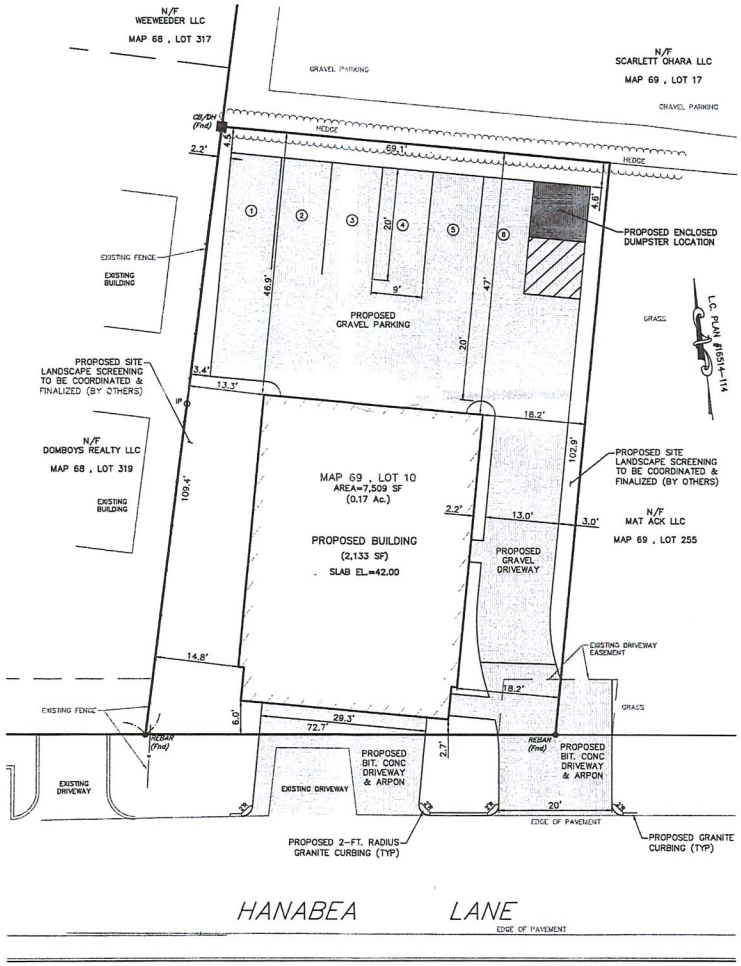
ASSESSORS REFERENCE:
MAP 69, PARCELS 15



LOCUS NOT TO SCALE

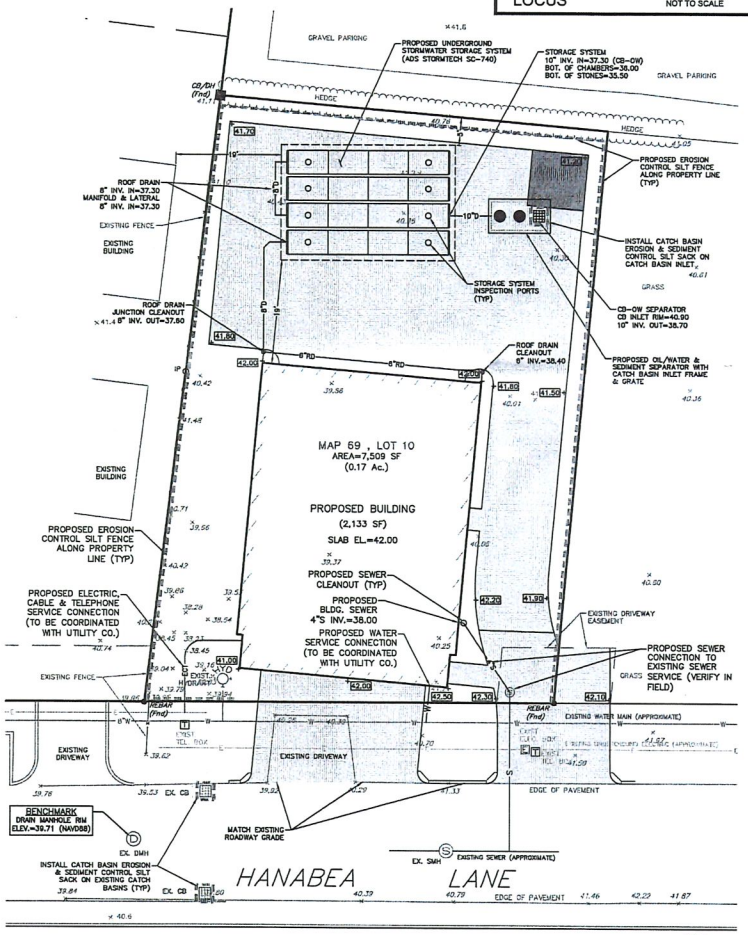
LEGEND

PROPERTY LINE
SPOT ELEVATION
FENCE
TREE LINE
TREE
BRUSH LINE
WATER SERVICE
WATER SHUTOFF
HYDRANT
CATCH BASIN
DRAIN MANHOLE
DRAIN PIPE
UTILITY POLE
MAIL BOX
TEST PIT



SCALE: 1 INCH = 10 FEET

SITE LAYOUT PLAN
SCALE: 1" = 10'



GRADING , DRAINAGE & UTILITY PLAN
SCALE: 1" = 10'

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0670 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: FEBRUARY 7, 2020

DRAWN BY:	DESIGN BY:	CHECK BY:
RTI/SJE	RTI/SJE	DCM

PROJECT NO. 19036

ISSUED FOR: PERMITTING

DANIEL C. MULLOY CIVIL No. 41757

PROPOSED BUILDING SITE PLAN

4 HANABEA LANE
ASSESSOR'S MAP 69, PARCEL 15
NANTUCKET, MASSACHUSETTS

PREPARED FOR ACK LAUNDRO, LLC.

PLANNING OFFICE
FEB 10 2020
RECEIVED

DRAWING TITLE: SITE PLAN

SCALE: 1" = 10'

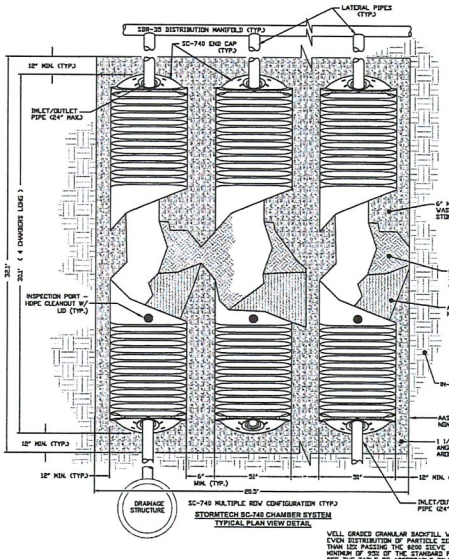
SHEET NO. 1 OF 2

CONSTRUCTION NOTES:

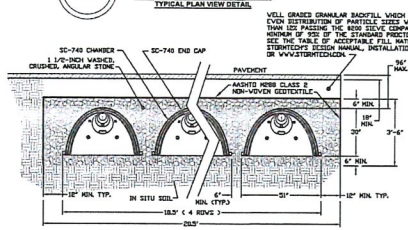
1. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
2. ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE TOWN OF NANTUCKET STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE TOWN OF NANTUCKET HIGHWAY & UTILITY DEPARTMENTS.
5. THE APPLICANT WILL HAVE TO APPLY FOR A BUILDING PERMITS WITH THE DEPARTMENT OF INSPECTIONAL SERVICE PRIOR TO ANY CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE, AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW. BACKFILLING SHALL ONLY TAKE PLACE WHEN THE TOWN'S INSPECTOR HAS GIVEN THEIR APPROVAL.
7. THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, SIDEWALK CROSSING, AND UTILITIES CONNECTING PERMITS WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
9. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF NANTUCKET WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS DIRECTED OTHERWISE, ALL WATER PIPES SHALL BE INSTALLED 5' – 0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
10. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF NANTUCKET SEWER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
11. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
12. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
13. THE REMOVAL OR EVIDENCE OF EXISTING UNDERGROUND OIL OR FUEL TANKS THE TOWN OF NANTUCKET FIRE DEPARTMENT AND BOARD OF HEALTH SHALL BE INFORMED AND NOTIFIED.
14. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
15. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
17. THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS.
19. ALL TREE REMOVAL SHALL COMPLY WITH THE TOWN OF NANTUCKET TREE ORDINANCE.
20. THE STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE PLAN UPON ADOPTION BY THE APPLICANT AND OWNER MUST BE INCORPORATED IN THE DEEDS AND RECORDED AT THE NANTUCKET REGISTRY OF DEEDS. A COPY OF THE RECORDING INSTRUMENT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.
21. PRIOR TO OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND IN HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND FINAL GRADES, ANY EASEMENTS AND FINAL GRADING.
22. ALL SITE WORK BEING COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
23. THE CONTRACTOR SHALL GIVE SEVEN (7) DAYS' NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING WORK IN THE FIELD.

STORMWATER FACILITY OPERATION AND MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES UNTIL SUCH TIME AS THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
2. ALL STORMWATER FACILITIES SHOULD BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT FOR THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL INSPECT AND CLEAN ALL FACILITIES OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
4. ACCUMULATED SILT AND SEDIMENT SHOULD BE REMOVED FROM ALL FACILITIES AT LEAST ONCE A YEAR OR MORE FREQUENTLY IF ACCUMULATED DEPTH OF SEDIMENT EXCEEDS THREE INCHES.
5. ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH, TRANSPORTATION AND DISPOSAL OF SEDIMENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
6. ANY DEFICIENCIES NOTED DURING MAINTENANCE SHALL BE REPORTED TO THE OWNER AND CORRECTED IMMEDIATELY.
7. CONNECTION TO THE MUNICIPAL DRAINAGE SYSTEM REQUIRES A CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION AND WITNESSED BY THE ENGINEERING DIVISION PRIOR TO APPROVAL OF THE BUILDING PERMIT. POST-CONSTRUCTION CCTV INSPECTION SHALL ALSO BE PERFORMED AND WITNESSED.
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
9. THE STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE PLAN UPON ADOPTION BY THE APPLICANT AND OWNER MUST BE INCORPORATED IN THE DEEDS AND RECORDED AT THE NANTUCKET REGISTRY OF DEEDS. A COPY OF THE RECORDING INSTRUMENT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.



STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL PLAN VIEW DETAIL

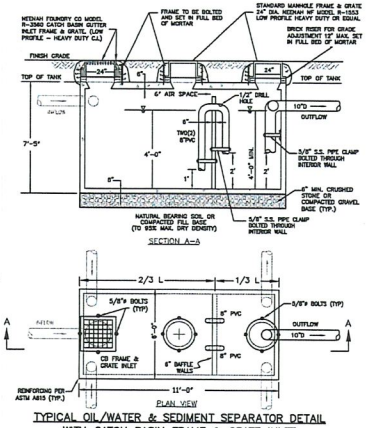


STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL

WELL GRADED GRANULAR BACKFILL WHICH CONTAIN AN EVEN DISTRIBUTION OF PARTICLE SIZES WITH NO MORE THAN 15% PASSING THE #200 SIEVE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS IN STORMTECH'S DESIGN MANUAL, INSTALLATION MANUAL, OR WWW.STORMTECH.COM.

HDPE STORAGE & INFILTRATION SYSTEM

NOT TO SCALE



TYPICAL OIL/WATER & SEDIMENT SEPARATOR DETAIL WITH CATCH BASIN FRAME & GRATE INLET

NOT TO SCALE

NOTES:
1. USE 2,000 GAL. COMMERCIAL H-20 TWO COMPARTMENT TANK AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.

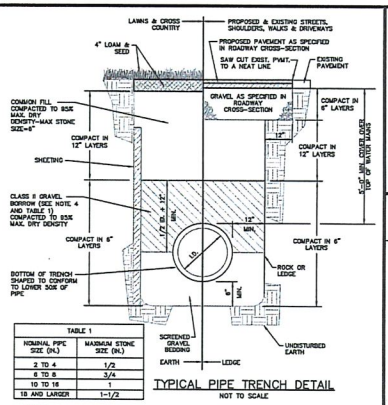
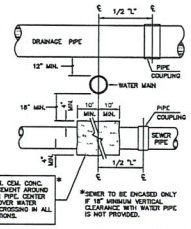


TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

TYPICAL PIPE TRENCH DETAIL

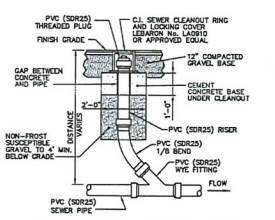
NOT TO SCALE

NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 85% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL–SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



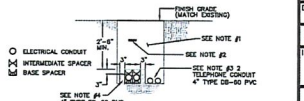
SEWER, WATER & DRAIN CROSSING DETAIL

NOT TO SCALE



TYPICAL SEWER CLEANOUT DETAIL

NOT TO SCALE



ELECTRIC & TELEPHONE PRIMARY SERVICE DETAIL

NOT TO SCALE

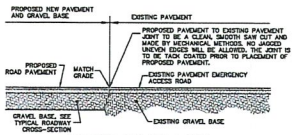
NOTES:
(1) BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL, OR FROZEN MATERIAL.
(2) WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
(3) MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:

COMMUNICATION – 3" OF CONCRETE ENCASEMENT

WATER, GAS, SEWER – 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.

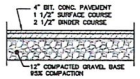
24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.

(4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3" TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 0211.



PAVEMENT SAW CUT & SEAL

NOT TO SCALE



TYPICAL BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

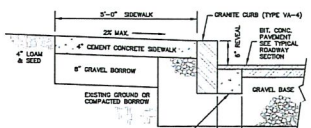
TYPICAL ROADWAY CONSTRUCTION MATERIAL NOTES

1. BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
2. GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING
1/2 IN	50–85
NO. 4	40–75
NO. 50	8–28
NO. 200	0–10

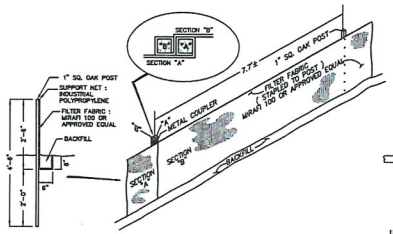
MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION



VERTICAL GRANITE CURB & CONCRETE SIDEWALK DETAIL

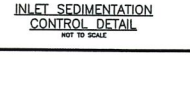
NOT TO SCALE

NOTES:
1. SHALL BE IN ACCORDANCE WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITES ACT RULES AND REGULATIONS.
2. CEMENT CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY STANDARDS AND SPECIFICATIONS FOR CEMENT CONCRETE SIDEWALK CONSTRUCTION.



SEDIMENTATION CONTROL FENCE DETAIL

NOT TO SCALE



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INLET SEDIMENTATION CONTROL DETAIL

NOT TO SCALE

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-987-0673 F: 508-987-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: FEBRUARY 7, 2020

DRAWN BY:	DESIGN BY:	CHECK BY:
RTS/JE	RTS/JE	DCM

PROJECT NO. 19036

ISSUED FOR: PERMITTING

COMMONWEALTH OF MASSACHUSETTS DANIEL C. MULLOY CIVIL No. 41737 REGISTERED PROFESSIONAL ENGINEER

PROPOSED BUILDING SITE PLAN

4 HANABEA LANE
ASSESSOR'S MAP 69, PARCEL 15
NANTUCKET, MASSACHUSETTS

PREPARED FOR ACK LAUNDRO, LLC.

DRAWING TITLE: CONSTRUCTION DETAILS

SCALE: NOT TO SCALE

SHEET NO. 2 OF 2

- OLD -

12. Lhota, Joe	6 South Miacomet Avenue	Secondary dwelling	82-356	BPC
13. Sullivan-Krueger Trust	6 New Lane	Move/demo	41-294	BPC
14. Sullivan-Krueger Trust	6 New Lane	New dwelling	41-294	BPC
15. Sullivan-Krueger Trust	2 Ackermuck Way	New 2nd dwelling	41-294	BPC

Voting: Oliver, Watterson
Alternates: None
Recused: None
Documentation: None
Representing: **Joe Paul**, BPC – Asked this be held without opening.
Public: None
Concerns (5:57): Not opened at this time.
Motion: **Motion to Hold Items 12-15 at applicant's request. (Camp)**
Vote: Carried unanimously Certificate #

16. Jemison, Steve	9 West Chester Street	Window/dormer revisions	42.4.3-12	JB Studio

Voting: Coombs, McLaughlin, Camp, Oliver, Welch
Alternates: Watterson
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.
Representing: **Juraj Bencat**, JB Studio – Reviewed changes made per previous concerns; the basement windows aren't changing.
Public: None
Concerns (5:58): **Coombs** – Read HSAB comments from April 8, 2019.
Camp – South elevation far left, the 15-light door should have a kick panel; the "C" window above should be a 9-over-9.
Watterson – Agrees about the French door.
McLaughlin – North elevation, the double dormer "D" windows should be 3-over-3 or fixed.
Oliver – All the new windows should be true divided lights (TDL)
Welch – Agrees about the south elevation French door; about the window above it, there are windows like it on that addition on the east elevation.
Motion: **Motion to Approve through staff with the south elevation side door to be a 12-light with a kick panel and the "C" window above to be a 9-over-6; the north elevation "D" windows to be fixed. (Camp)**
Vote: Carried 5-0 Certificate # **72358**

17. Hills & Valleys, LLC	14A Greglen Avenue	New dwelling	68-182	Emeritus

Voting: Coombs, Camp, Oliver, Welch
Alternates: None
Recused: Watterson
Documentation: Architectural elevation plans, site plan, and photos.
Representing: **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.
Public: None
Concerns (6:11): **Welch** – It's appropriate and an improvement over a lot of existing structures.
Oliver – No concerns.
Camp – It still seems vertical to her.
Coombs – This has never been a traditional neighborhood.
Motion: **Motion to Approve as submitted. (Welch)**
Vote: Carried 4-0 Certificate # **72359**

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By

18. Laundro ACK, LLC	4 Hanabea Lane	Commercial building	69-15	Emeritus

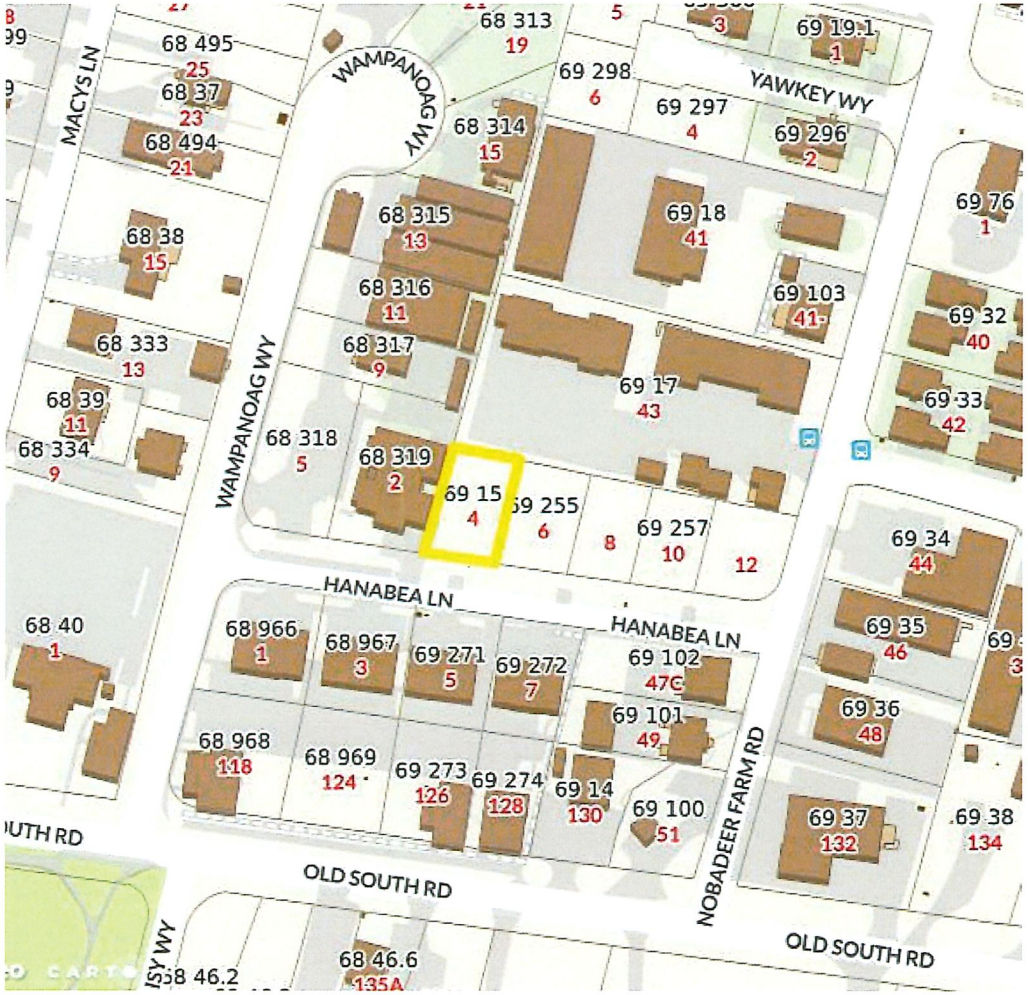
Voting: Coombs, Camp, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.
Public: None
Concerns (6:18): Discussion about the main ridge height, which scales up at 33'8".
Oliver – This is still out of scale for the area. The bump on the front doesn't bring the perceived height down and the cupola adds to that as well. Shouldn't have such large windows on the 2nd floor.
Welch – Agrees with what's been said; the 2nd-floor fenestration is oversized. Believes that if the height comes down to 30', the cupola would be more acceptable. The east elevation will have the strongest perception of a very large building.
Coombs – It should be no more than 30' to the ridge; if we approve this taller, more and more structures will inch up as well.
Motion: **Motion to Hold for revisions. (Welch)**
Vote: Carried 4-0 Certificate #

PROPOSED

Laundro ACK Commercial Structure

4 Hanabea Ln,
Nantucket, MA 02554

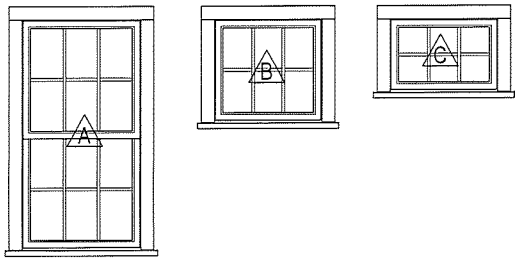
05.09.19



1 Locus
3/4" = 1'-0"

PRC
STRU

mission



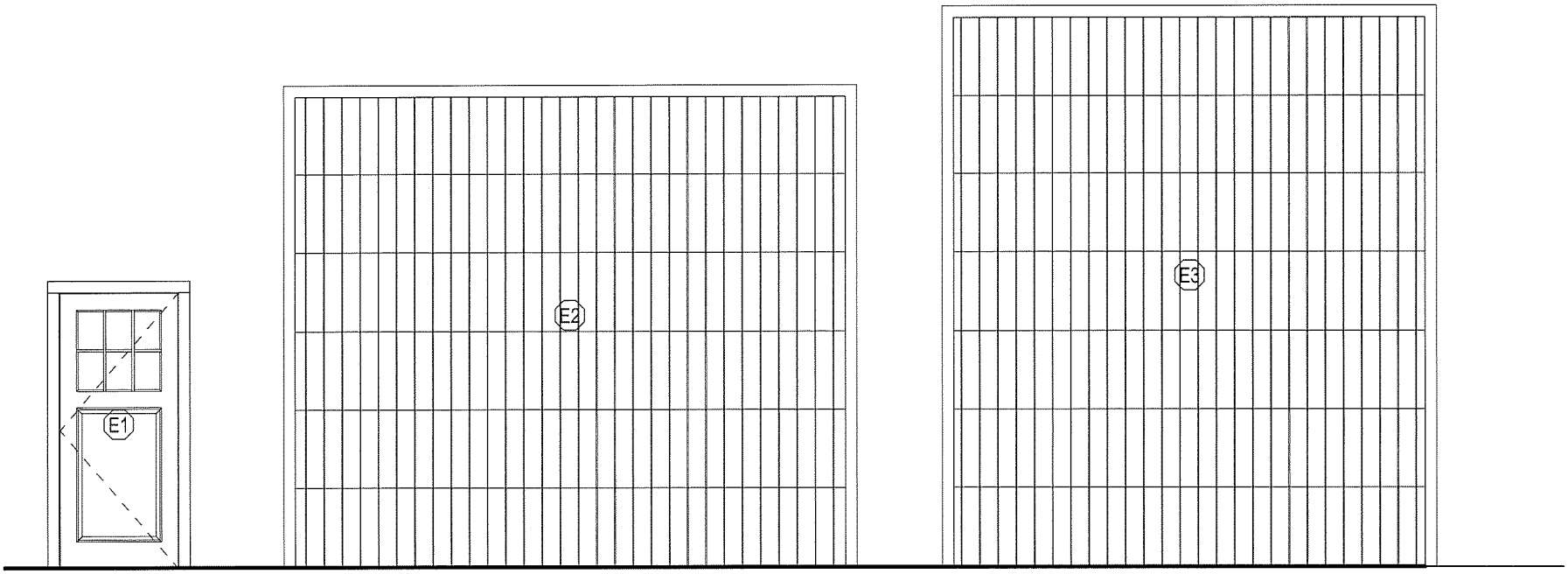
Double Hung
6/6 SDL

Awning
6 Lite SDL

Fixed
6 Lite

3 Window Legend

1/4" = 1'-0"



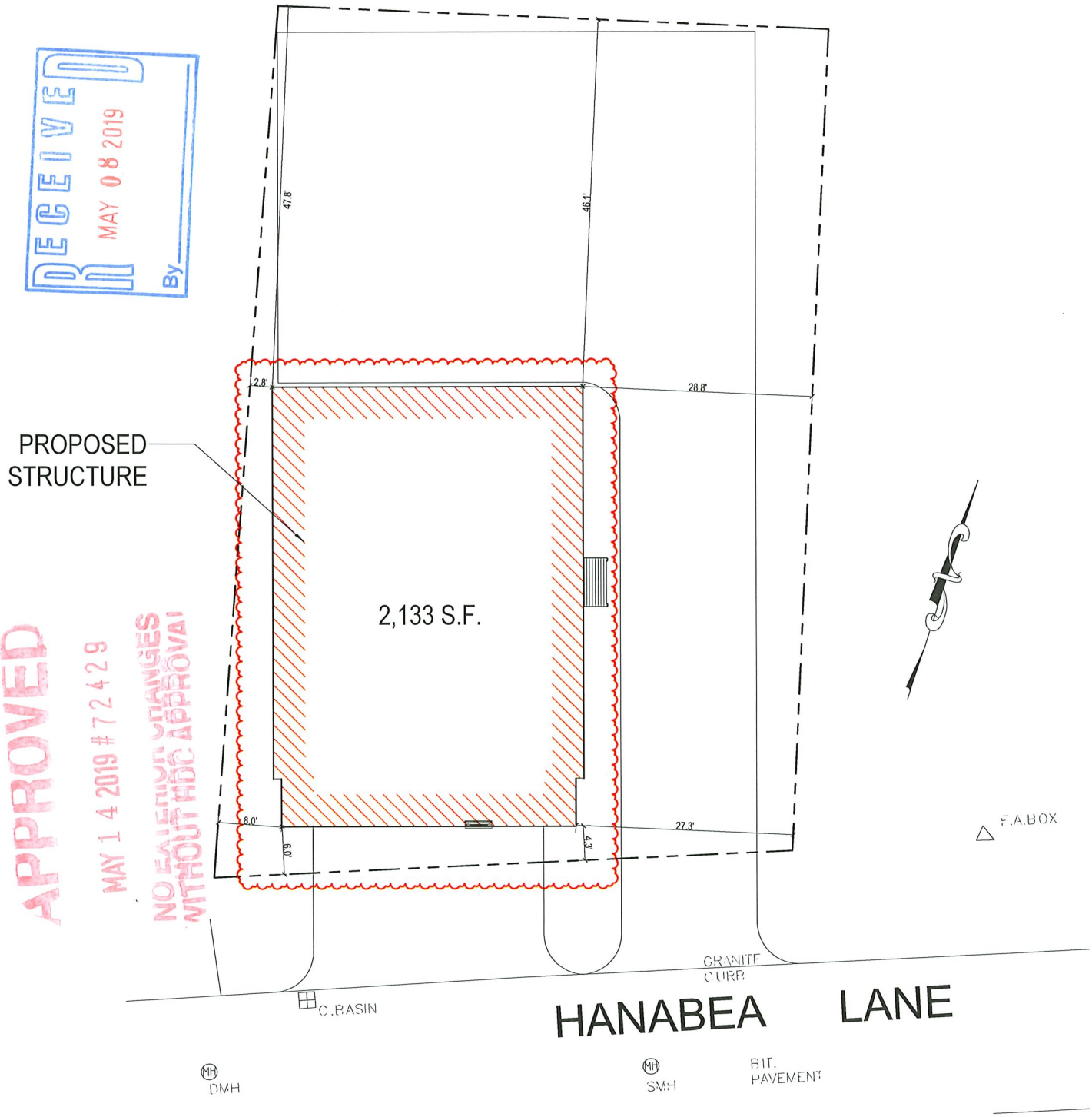
9 Lite 1 Panel Door

V-Groove Overhead Door

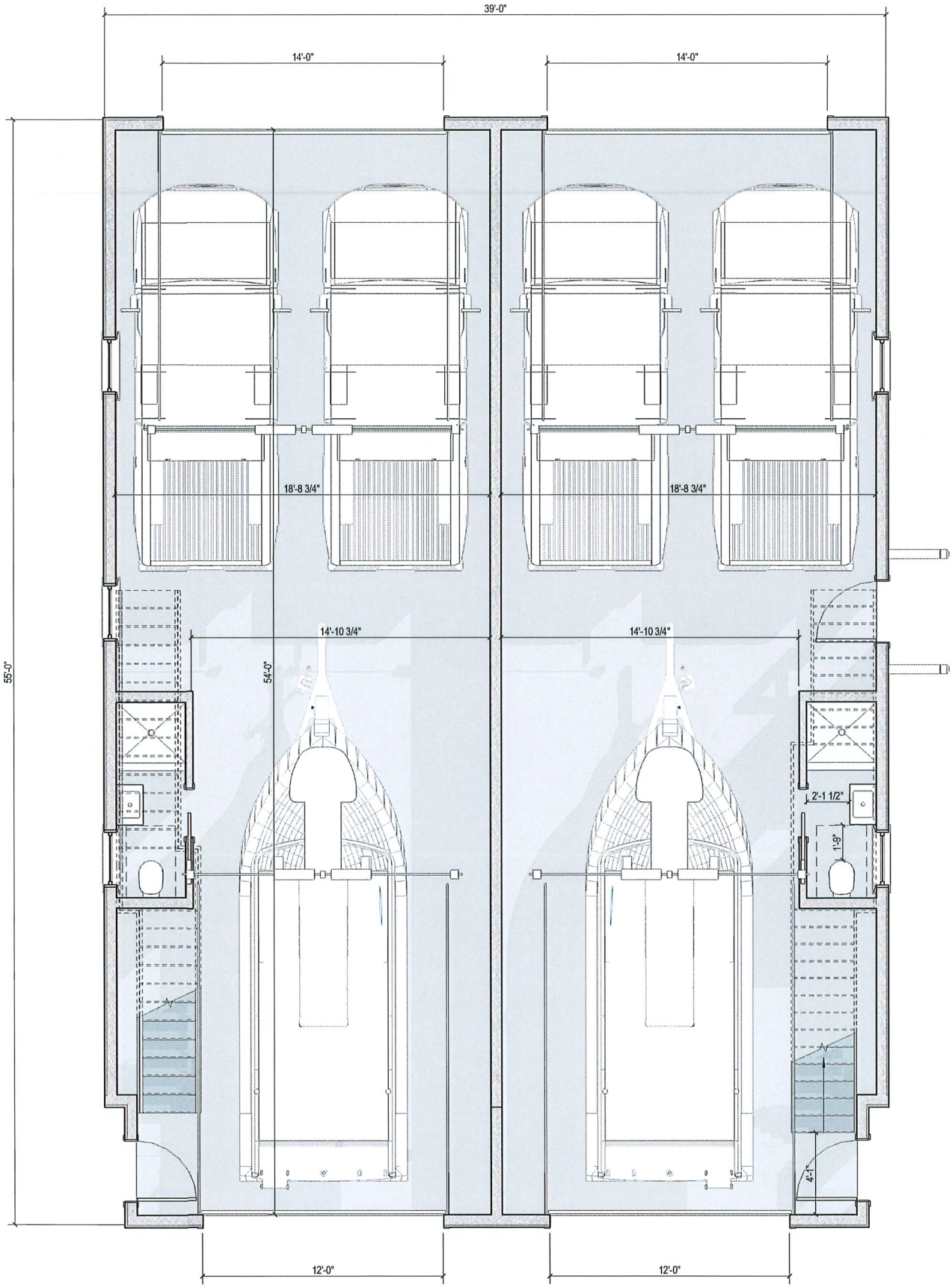
V-Groove Overhead Door

4 Door Legend

1/4" = 1'-0"

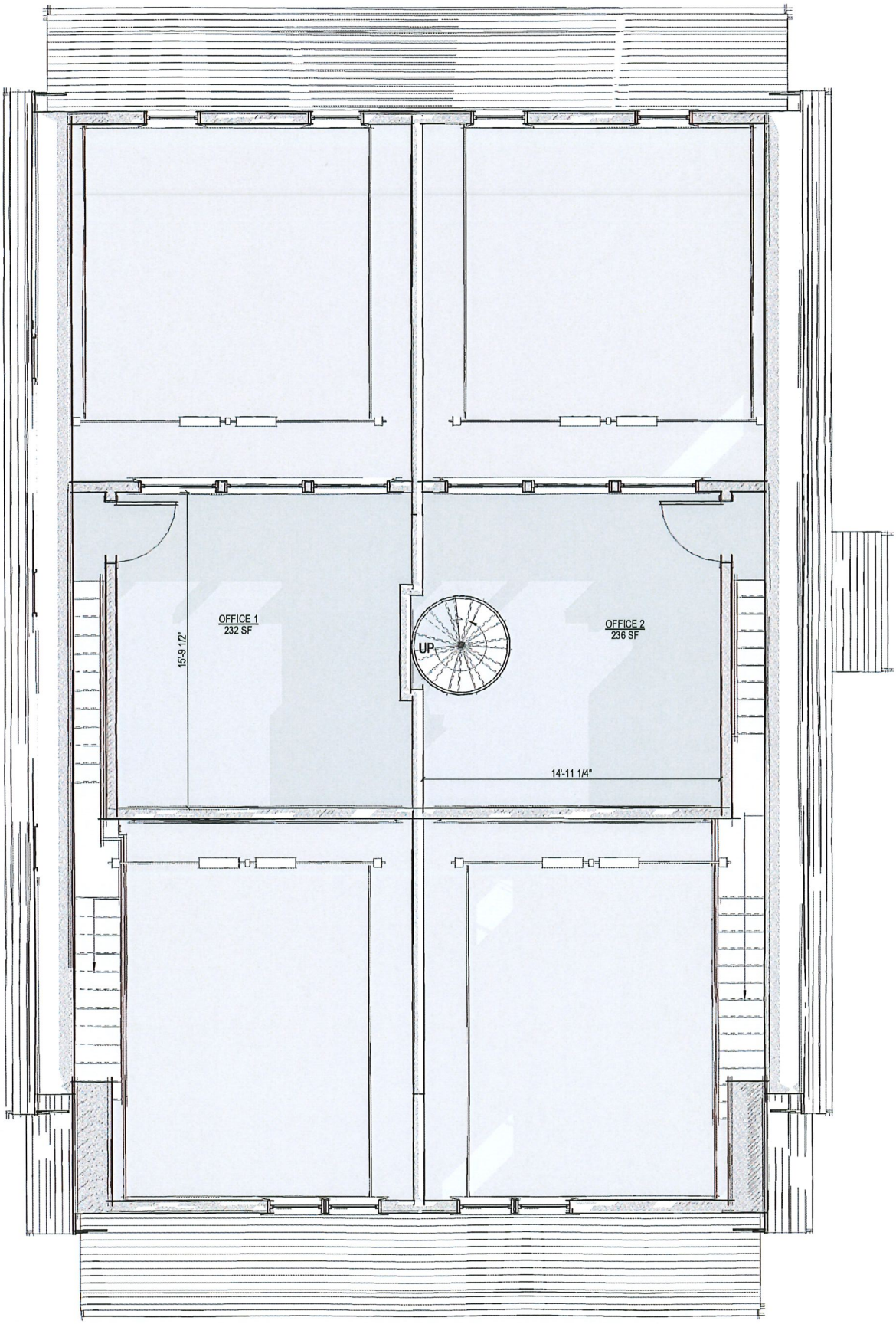


2 Site Plan
1" = 10'-0"



1 First Floor Plan

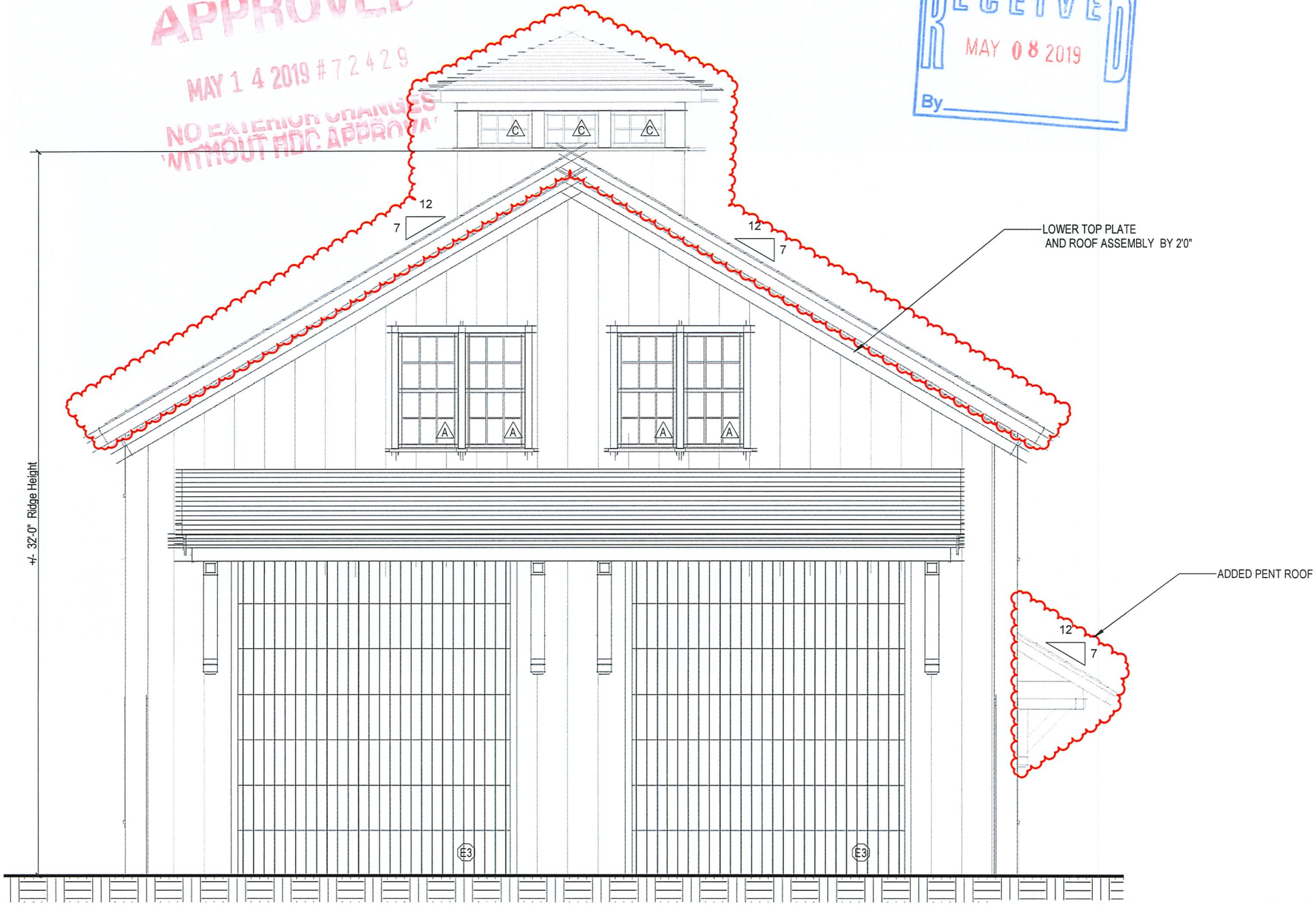
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

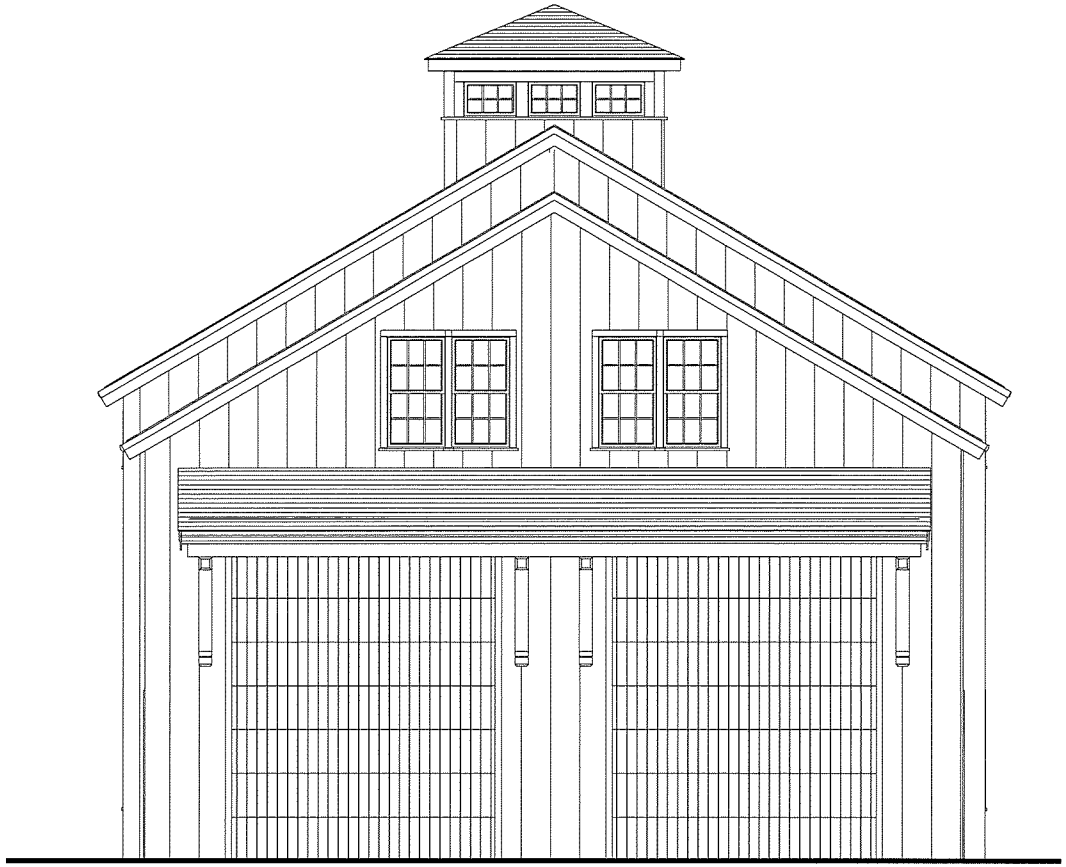
APPROVED
MAY 14 2019 #72429
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
MAY 08 2019
By



1 South Elevation

1/4" = 1'-0"

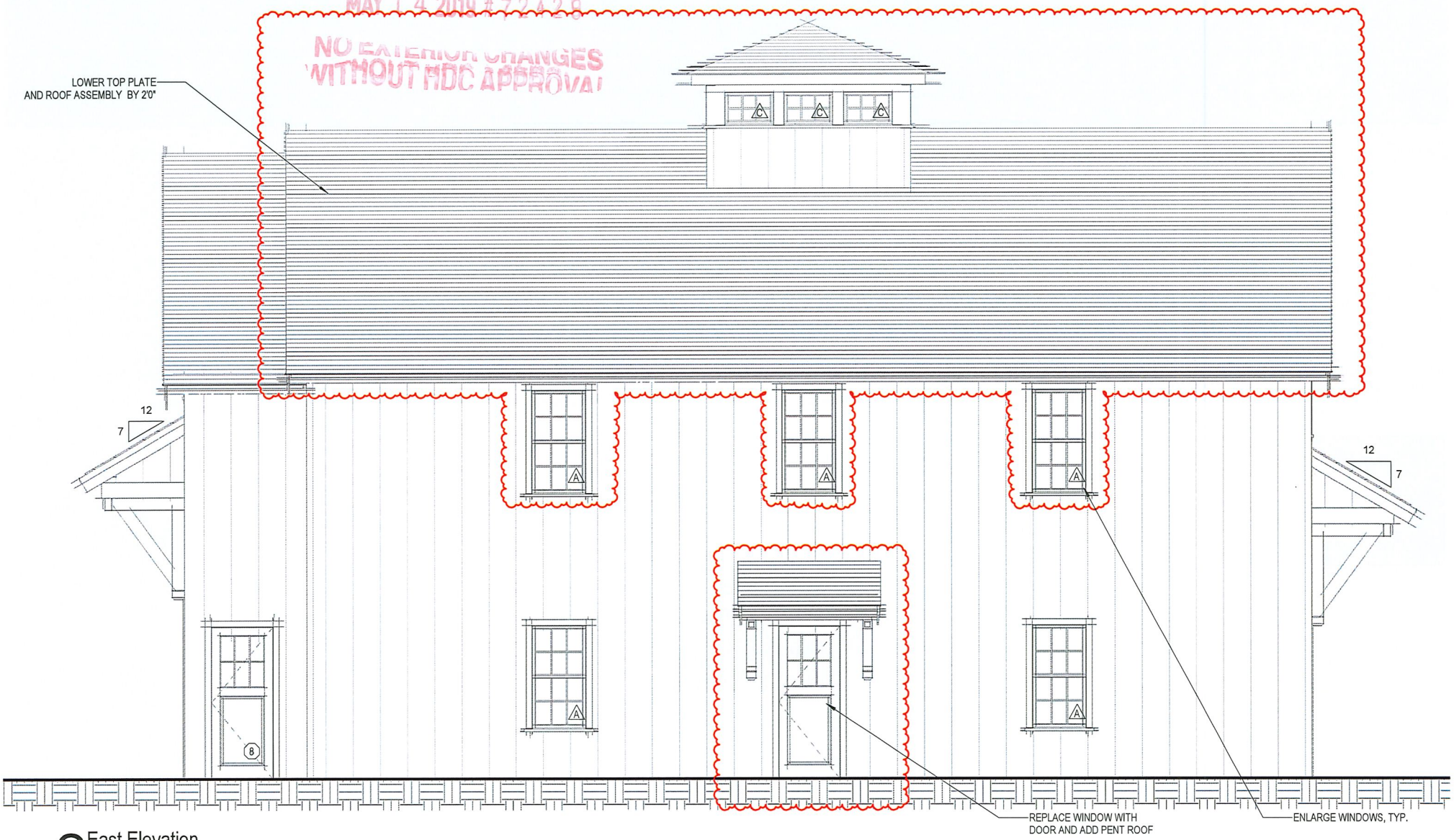


South Elevation, Previous HDC

1/8" = 1'-0"

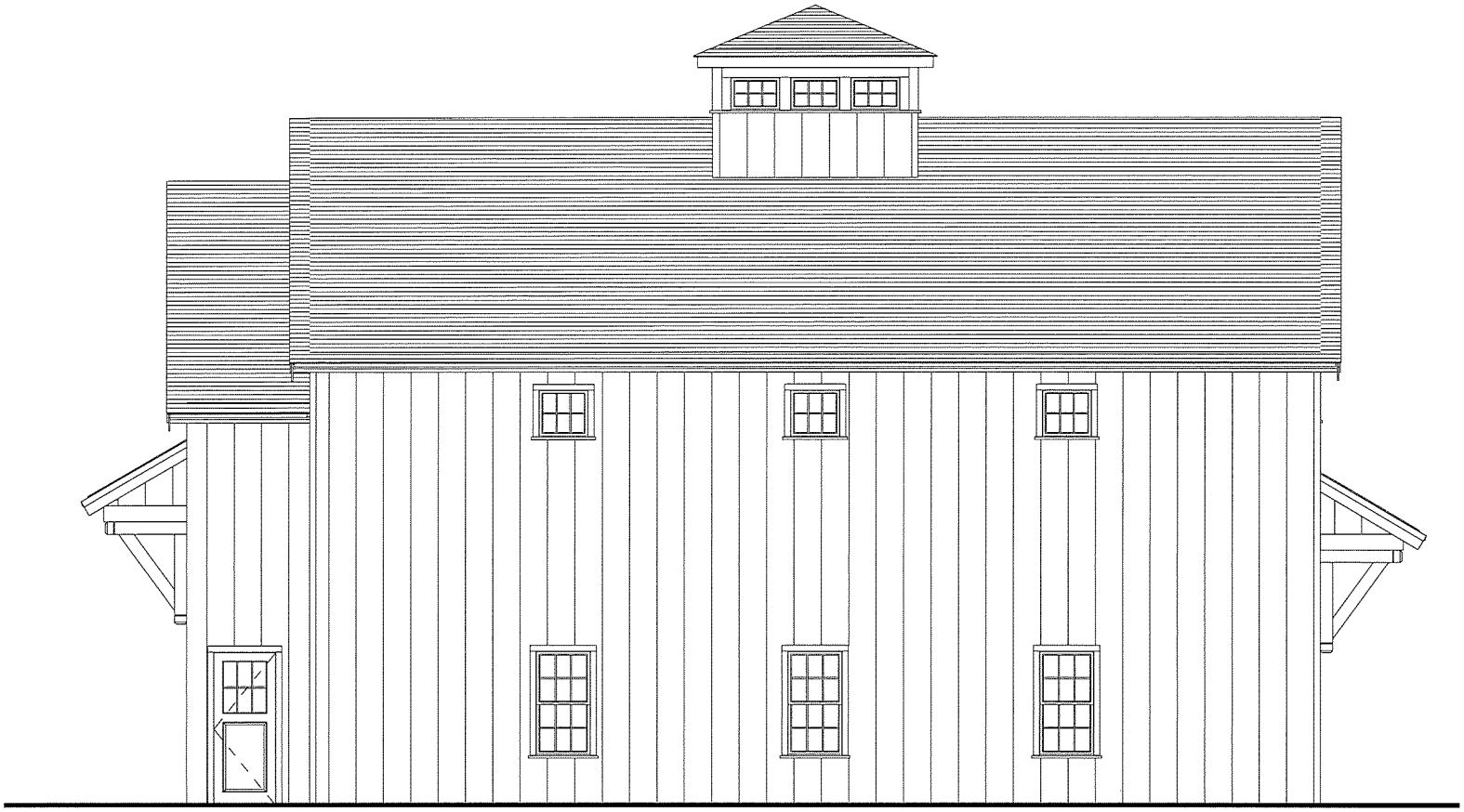
RECEIVED
MAY 08 2019
By

APPROVED
MAY 14 2019 # 72428
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2 East Elevation
1/4" = 1'-0"

HDC Submission



East Elevation, Previous HDC

1/8" = 1'-0"

APPROVED

MAY 14 2019 #72429

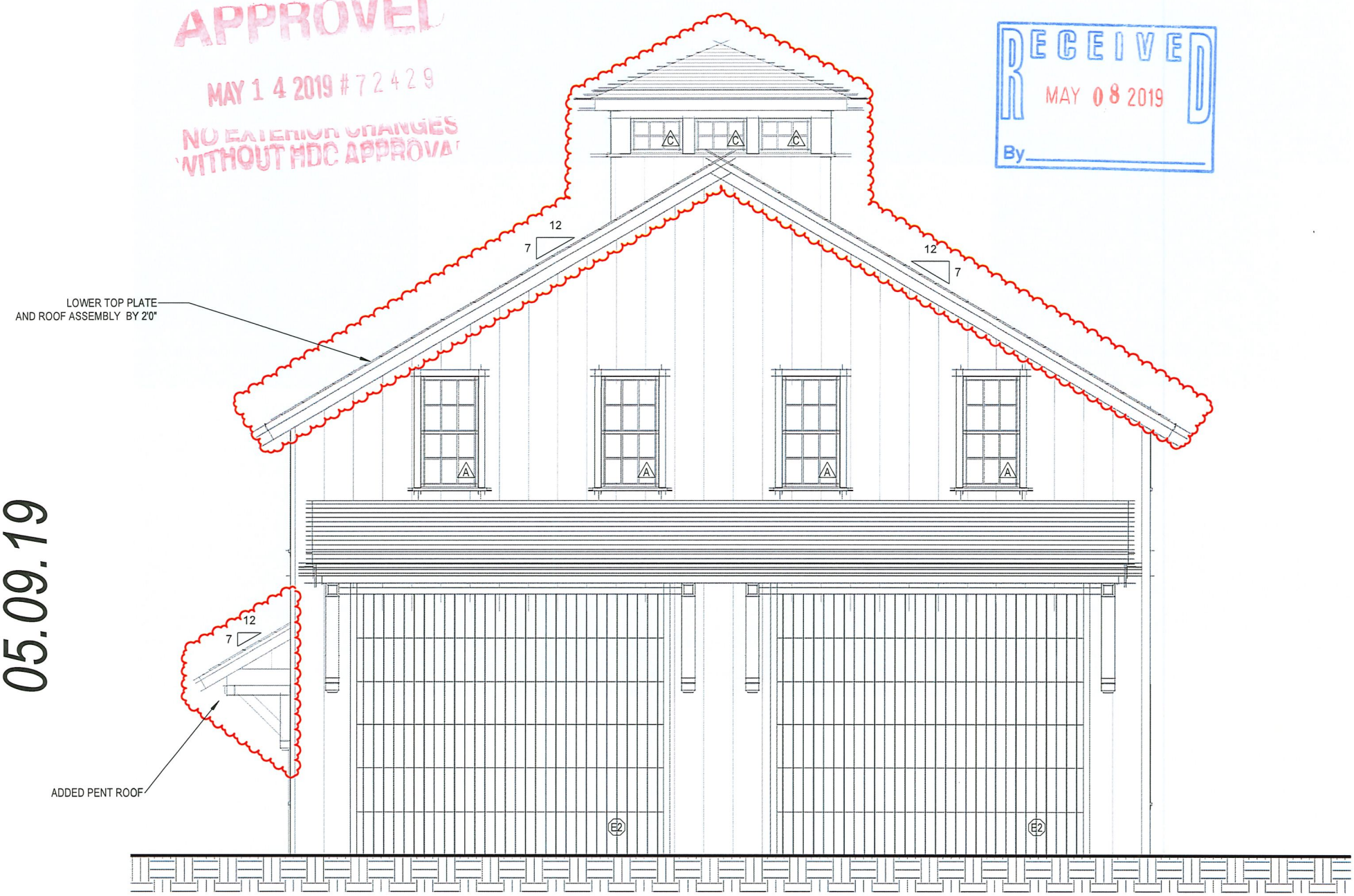
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED

MAY 08 2019

By

05.09.19



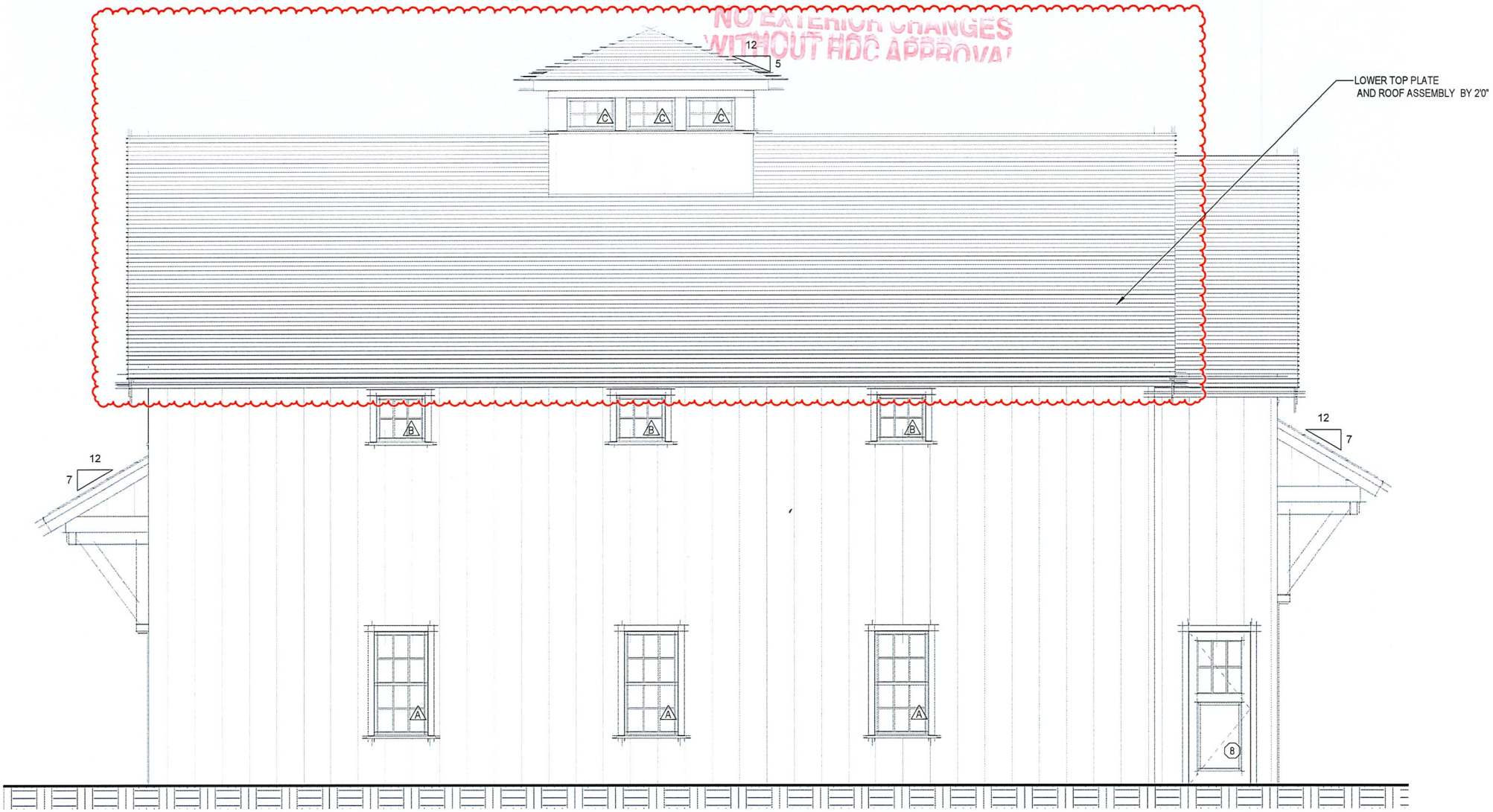
1 North Elevation

North Elevation, Previous HDC

1/8" = 1'-0"

APPROVED
MAY 14 2019 #72429
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

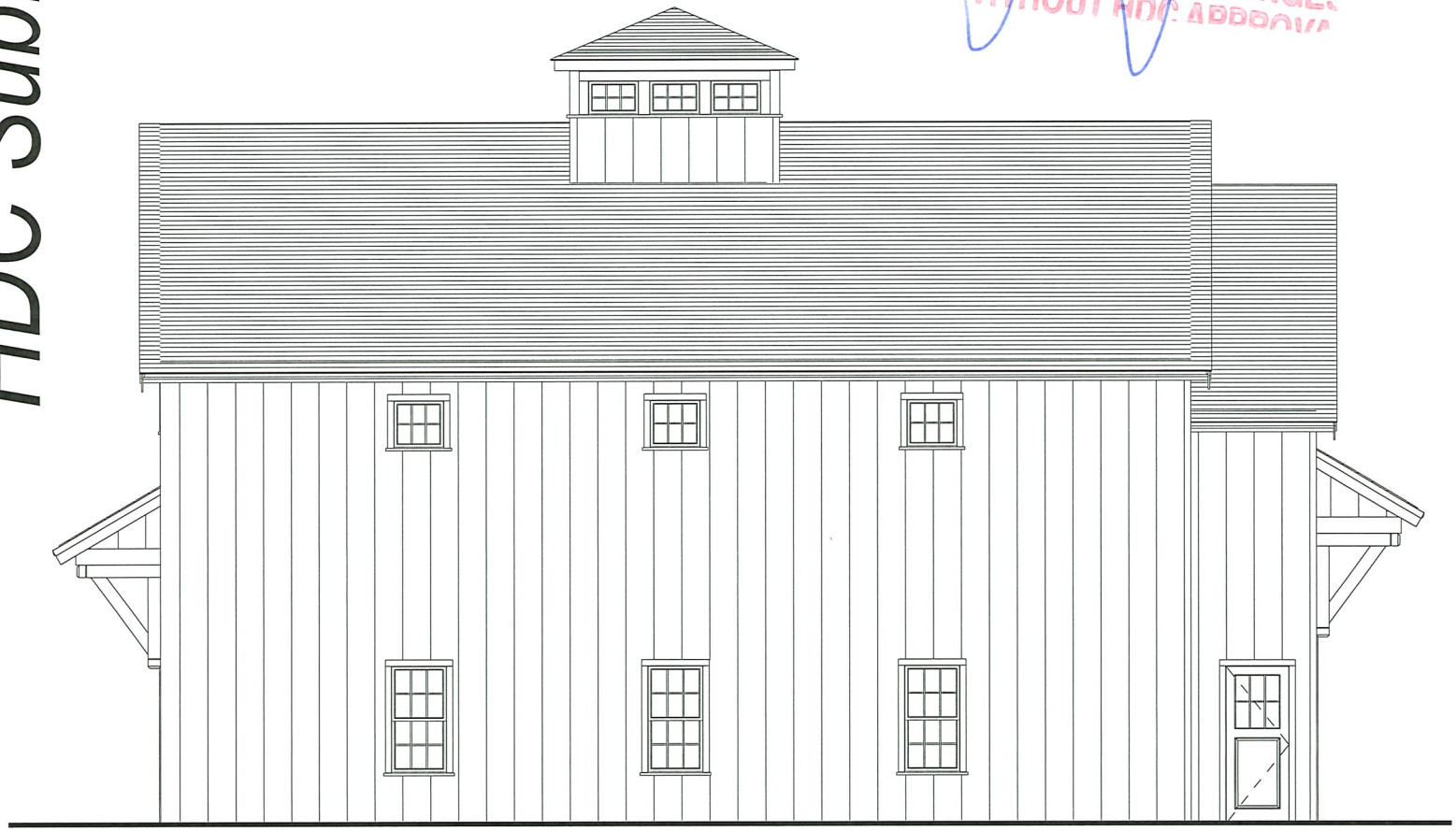
RECEIVED
MAY 08 2019
By



2 West Elevation
1/4" = 1'-0"

HDC Submission

APPROVED
MAY 14 2019 #72429
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



West Elevation, Previous HDC

1/8" = 1'-0"

PLSUB-2019-12-0018 – Definitive Subdivision
Skinner Way
320R Milestone Road
Robert Coffin & Brenda Williams
Map 73 Parcels 55

Island Surveyors, LLC

Edward F. King Jr., PLS
Post Office Box 1197
Nantucket, MA 02554
(508)-228-2720
e-mail: acksurvey@hotmail.com

PLANNING OFFICE
JAN 06 2020
RECEIVED

K-59

January 6, 2020

Mrs. Leslie Snell
Senior Planner
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Ma 02554

Re: Subdivision application by Robert L. Coffin & Brenda M. Williams

Dear Leslie,

Herewith we are submitting a "Form B" application form; six (6) copies of the plan; an abutter's list provided by the Board of Assessors and the proper checks for filing fees for the review of a five lot subdivision plan for the property known as 320R Milestone Road on behalf of Robert L. Coffin & Brenda M. Williams. We are submitting a definitive plan and the plan shows five lots, one of which (lot 14) is dedicated for road purposes.

We are proposing 3 new lots that are double the current zoning and will use wells and septic. We would like the existing 10'-12' gravel/sand driveway serving 320R Milestone Road to be used as Roadway for access of 3 new lots and the existing lot. The driveway has been used for the existing lot for many years and we believe it is adequate for all four lots eventually. We would add apron at Milestone Road and make the travelled way 16' wide with a turn a round at the end. The homeowner association will update road as needed with more used. It is our hope is that our plan would be considered as a "modified" Form B, we respectfully request the following waivers from many items specified in "Rules and Regulations Governing the Subdivision of Land" section 2.06:

Definitive Plan of a Subdivision:

Section 2.06a Submission requirements

Item (2) A street network plan - not necessary due to the scale and location of the subdivision.

Item (5) A master plan showing possible street & lot layout of adjacent land - not necessary due to the scale and location of the subdivision.

Item (10) Storm drainage runoff flow calculations - not necessary due to the scale and location of the subdivision.

Item (11) Site Analysis Report and Map - not necessary due to the scale and location of the subdivision.

Item (12) Traffic study - not necessary due to the scale and location of the subdivision.

Section 2.06b Contents of the Definitive Plan

Items (6) translation into the Massachusetts Coordinate System, Island Zone - not necessary due to the scale and location of the subdivision.

Item (10) Topographic plan of the land - not necessary due to the scale and location of the subdivision.

Item (13) Municipal services are not necessary for the subdivision – on site wells and septic systems

Item (14) Landscape Plan - not necessary due to the scale and location of the subdivision.

Item (16) Location of curbs and gutters - not necessary due to the scale and location of the subdivision.

Item (17) Typical cross sections of road - not necessary due to the scale and location of the subdivision.

Item (18) Location of on-site disposal of brush and trees - not necessary due to the scale and location of the subdivision.

Item (19) Proposed storm drainage system - not necessary due to the scale and location of the subdivision.

Item (20) Profiles of proposed driveway

Item (21) Erosion and airborne dust control plan - not necessary due to the scale and location of the subdivision.

Item (22) Reference to covenants - not necessary due to the scale and location of the subdivision.

Thank you for your consideration. If you have any questions or require more information please call at any time.

Sincerely,

Edward F. King Jr. P.L.S.

From:	Ed Pesce
To:	Megan Trudel
Cc:	Holly Backus; Leslie Snell; acksurvey@hotmail.com
Subject:	RE: Skinner"s Subdivision
Date:	Tuesday, January 7, 2020 10:09:40 AM
Attachments:	image003.png

Hi Megan,

Wow – a John Shugrue Plan from Jan 2005! This is an old project for sure.

Thanks for the heads-up. Just briefly looking over the plans, I can see that I need the following information:

- Grading & Drainage design and drainage calculations
- Utilities Plan (water, sewer & electric. Gas if available)
- Landscaping & Lighting Plan
- Erosions Control details, and or, Erosion Control Plan
- Construction Detail Sheet – including a roadway cross-section/pavement design detail
- Review comments from the Fire Dept. for adequacy of emergency vehicle access & egress
- List of any waivers

I have included Teddy King on this e-mail for his awareness of the above.

Thanks,

ED

Edward L. Pesce, P.E., LEED® AP
Pesce Engineering & Associates, Inc.
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206
Cell: 508-333-7630
epesce@comcast.net

From: Megan Trudel <mtrudel@nantucket-ma.gov>
Sent: Friday, January 3, 2020 10:59 AM
To: Ed Pesce <epesce@comcast.net>
Cc: Holly Backus <hbackus@nantucket-ma.gov>; Leslie Snell <LSnell@nantucket-ma.gov>
Subject: Skinner's Subdivision

Hey Ed,

We've received the attached application for your review. I've requested a $5,000 check for escrow (which has not yet been received).
As of today, we do not have any storm water/drainage info, or any feedback from Water/Sewer/DPW. I will keep you posted as information trickles in, but wanted to get this onto your radar!

Thanks!

Megan Trudel
Town of Nantucket
PLUS-Land Use Specialist
2 Fairgrounds Rd, Nantucket MA 02554
Phone (508) 325-7587 ext. 7053

Nantucket Fire Department

4 Fairgrounds Road
Nantucket, MA 02554
508-228-2324

January 10, 2020

Megan Trudel
Town of Nantucket
PLUS-Land Use Specialist
2 Fairgrounds Road
Nantucket, MA 02554

RE: 320R Milestone Road Subdivision

Megan,

After reviewing the documents for the proposed subdivision the Nantucket Fire Department has the following comments:

Fire Department Access

1. The access road shall be capable of supporting the imposed loads of fire apparatus and shall be provided with an all-weather driving surface, and shall be maintained.

2. The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analyses and turn simulation software, including provisions for the apparatus to turn around.

3. The proposed 16 ft. width is adequate. The road should also have an unobstructed vertical clearance of not less than 13 ft. 6 in.

Fire Department Water Supply

1. Due to the distance from the closest water source, a fire hydrant shall be installed at the end of the proposed roadway.

Please call me anytime should you have any questions.

Sincerely,

Sean Mitchell

Sean Mitchell
Fire Prevention Officer
Nantucket Fire Department
smitchell@fire.nantucket-ma.gov

From:	Mark Willett
To:	David Gray; Megan Trudel; Lora Kebbati
Cc:	Sheahan, Daniel
Subject:	RE: Skinner"s Subdivision Application
Date:	Monday, January 6, 2020 3:10:50 PM
Attachments:	image001.png image002.png

This is in the well head protection zone, but there are provisions in the by-law for the use of I/A septic systems just like Hydrangea. Ultimately it would be best if Hydrangea and this subdivision were both on Town Sewer. At a minimum I/A septic systems would have to be used. I understand David is doing a lot of work in Sconset developing a comprehensive sewer plan. I will hook up with David tomorrow and discuss this with him.

Mark
Wannacomet Water

From: David Gray
Sent: Monday, January 6, 2020 8:46 AM
To: Megan Trudel <mtrudel@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; Lora Kebbati <lkebbati@nantucket-ma.gov>
Cc: Sheahan, Daniel <sheahand@wseinc.com>
Subject: RE: Skinner's Subdivision Application

Happy New Year Megan, some of this property is in the sewer district some is outside. This is within the Well Head protection zone so I think Mark Willett needs to weight in on this.
We are currently performing a Comprehensive Wastewater Management Plan for Sconset and I don't believe we included this parcel in any of our plans or counts. The subdivision to the West on Hydrangea Ln has a community septic system that I am not sure is being properly serviced. We are also working to have sewer installed in this area to protect the Wells.
I will forward the email to Mark and my consultant now.
I do this we need to look at this more closely before it goes for approval.
Thank you

David C Gray Sr.
Sewer Director
Nantucket Sewer Department
81 S.Shore Rd
Nantucket, MA 02554
Telephone 508.228-7200 EXT 7801
Cell 401-413-8370
dgray@nantucket-ma.gov

From: Megan Trudel
Sent: Friday, January 03, 2020 10:55 AM
To: David Gray <dgray@nantucket-ma.gov>
Subject: Skinner's Subdivision Application

Hi David,

We received the attached application for an AR Subdivision at 320R Milestone Road. This is scheduled to be on the Planning Board's January 13th agenda. Please let me know if you have any feedback you would like for me to send along to the Board for their consideration. Thanks!

Best,

Megan Trudel
Town of Nantucket
PLUS-Land Use Specialist
2 Fairgrounds Rd, Nantucket MA 02554
Phone (508) 325-7587 ext. 7053

From:	David Gray
To:	Megan Trudel; Mark Willett; Lora Kebbati
Cc:	Sheahan, Daniel
Subject:	RE: Skinner"s Subdivision Application
Date:	Monday, January 6, 2020 8:46:10 AM
Attachments:	image002.png image003.png

Happy New Year Megan, some of this property is in the sewer district some is outside. This is within the Well Head protection zone so I think Mark Willett needs to weight in on this.
We are currently performing a Comprehensive Wastewater Management Plan for Sconset and I don't believe we included this parcel in any of our plans or counts. The subdivision to the West on Hydrangea Ln has a community septic system that I am not sure is being properly serviced. We are also working to have sewer installed in this area to protect the Wells.
I will forward the email to Mark and my consultant now.
I do this we need to look at this more closely before it goes for approval.
Thank you

David C Gray Sr.
Sewer Director
Nantucket Sewer Department
81 S.Shore Rd
Nantucket, MA 02554
Telephone 508.228-7200 EXT 7801
Cell 401-413-8370
dgray@nantucket-ma.gov

From: Megan Trudel
Sent: Friday, January 03, 2020 10:55 AM
To: David Gray <dgray@nantucket-ma.gov>
Subject: Skinner's Subdivision Application

Hi David,

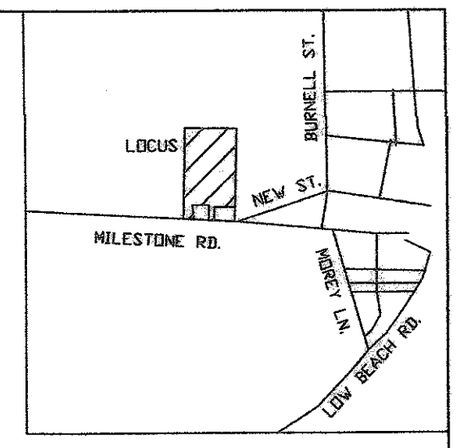
We received the attached application for an AR Subdivision at 320R Milestone Road. This is scheduled to be on the Planning Board's January 13th agenda. Please let me know if you have any feedback you would like for me to send along to the Board for their consideration. Thanks!

Best,

Megan Trudel
Town of Nantucket

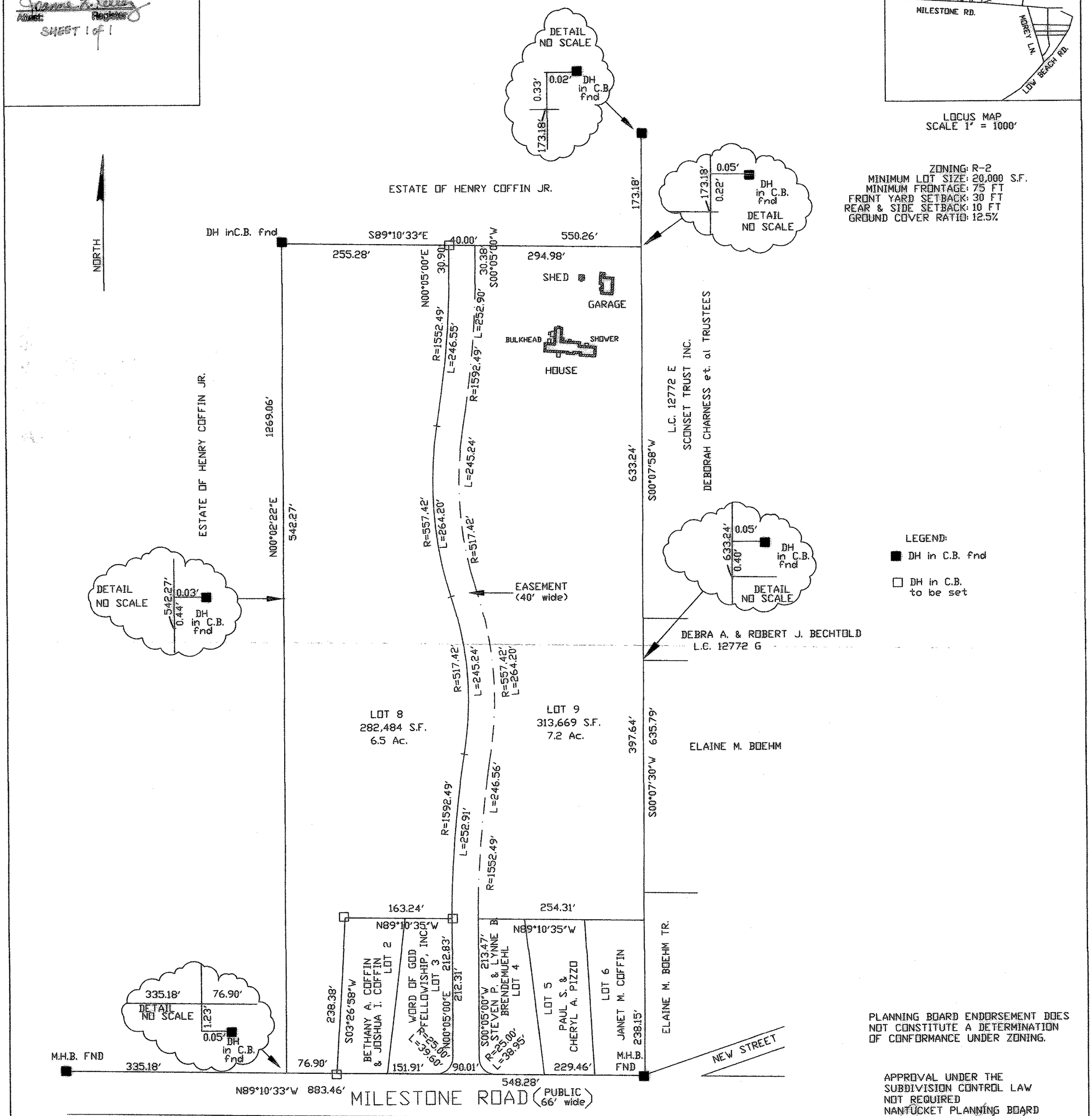
PLUS-Land Use Specialist
2 Fairgrounds Rd, Nantucket MA 02554
Phone (508) 325-7587 ext. 7053

NANTUCKET REGISTRY OF DEEDS
Date: 01-18-2005
Time: 3:45
Plan No. 05-21
Attest: James L. Kelley Register
SHEET 1 of 1



LOCUS MAP
SCALE 1" = 1000'

ZONING: R-2
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT
FRONT YARD SETBACK: 30 FT
REAR & SIDE SETBACK: 10 FT
GROUND COVER RATIO: 12.5%



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

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

1-10-05

DATE: 1/10/05

FILE NUMBER: 6818

LOT(S) 8 & 9 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAW. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE No. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

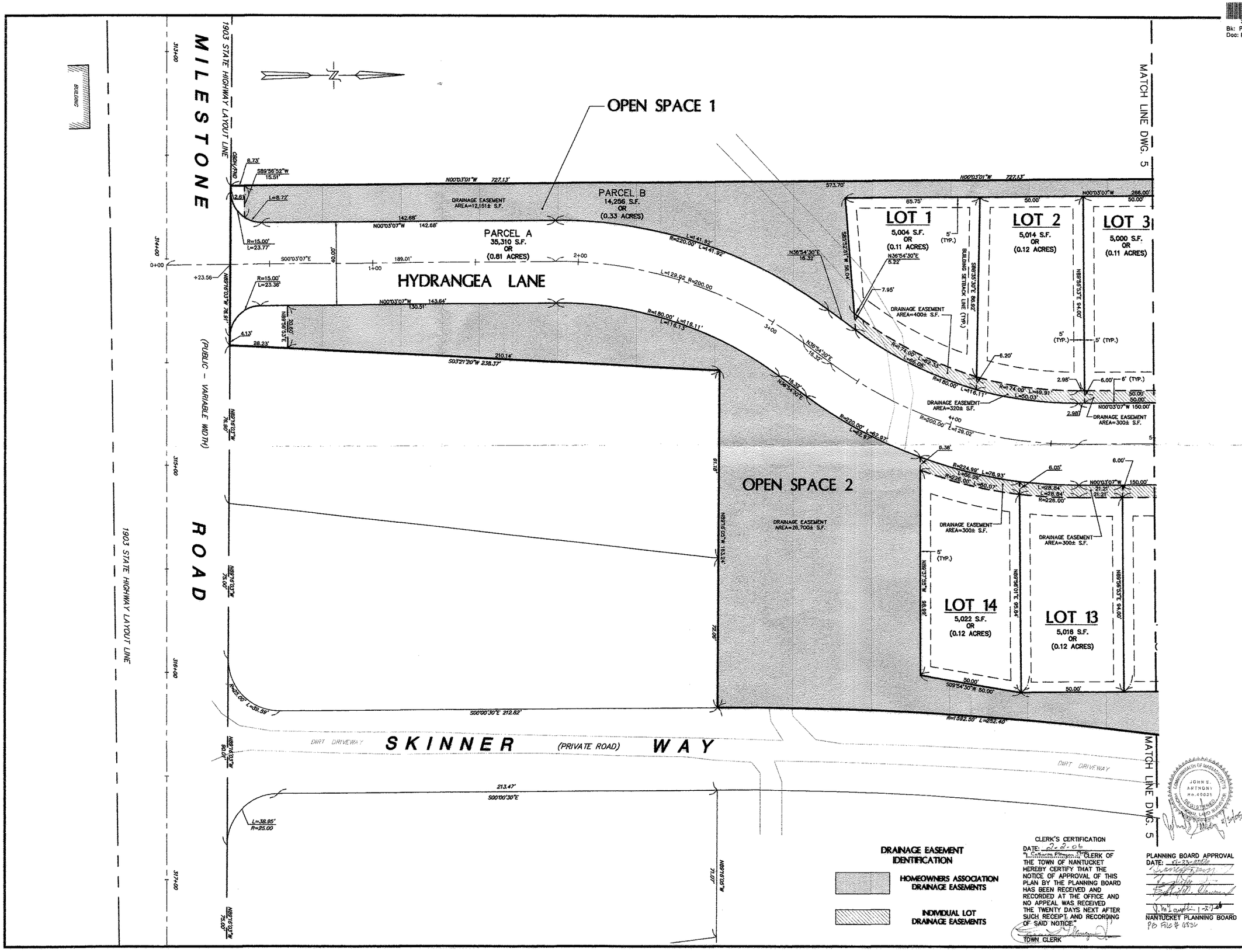
PLAN OF LAND in NANTUCKET, MASS.
SCALE: 1" = 100'
DATE: JANUARY 5, 2005
JOHN J. SHUGRUE INC.
POST OFFICE BOX 1811
57 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-4480
FOR: ROBERT L. COFFIN

0 100 200
scale in feet

ASSESSORS MAP 73 PARCEL NO. 55

#5231REG3

2005 00000010
Bk: Pg: 0 Page: 0
Doc: PLAN 02/08/2006 02:08 PM



DRAINAGE EASEMENT IDENTIFICATION

- HOMEOWNERS ASSOCIATION DRAINAGE EASEMENTS
- INDIVIDUAL LOT DRAINAGE EASEMENTS

CLERK'S CERTIFICATION
DATE: 2-8-06
"I, Catherine Flynn, CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO APPEAL WAS RECEIVED THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."
TOWN CLERK

PLANNING BOARD APPROVAL
DATE: 12-22-05
NANTUCKET PLANNING BOARD
PB FILE # 0836

COMMONWEALTH OF MASSACHUSETTS
JOHN S. ARTINONI
No. 40035
REGISTERED
PROFESSIONAL LAND SURVEYOR

NANTUCKET REGISTRY OF DEEDS
Date: 02-08-2006
Time: 2:08
Plan No: 2006-10
Joanne L. Kelley
Assistant Registrar
SHEET 1 of 3

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Revisions

3/23/05 WATER MAIN REVISIONS PER SCONSET WATER COMMISSION
05/11/05 REVISIONS PER REVIEW CONSULTANT
06/14/05 REVISIONS PER REVIEW CONSULTANT
11/30/05 EASEMENT IDENTIFICATION

Project Title

DEFINITIVE SUBDIVISION PLAN MILESTONE ROAD IN (Siasconset) Nantucket Massachusetts

Prepared For

SCONSET HYDRANGEAS, LLC
35 MAIN STREET
NANTUCKET, MA 02554

Daylor Consulting Group Inc.
Ten Forbes Road
Braintree, MA 02184
781-849-7070
FAX 781-849-0096

Drawing Title

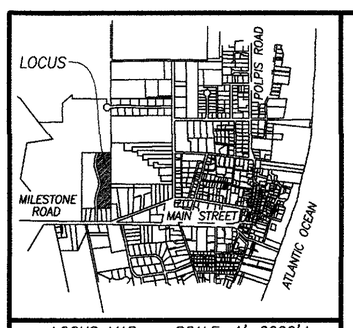
LOTTING PLAN

Scale: 1"=20'
0 10 20 40 50 FEET

Date	FEB. 22, 2005
Proj. Mgr.	WSW
Calc	CMI
Check	RA
Drawn	DCG
Job. No.	1-2434.00
Last Rev.	11/30/05

Drawing No. 4 of 19

2434 BASE.DWG



LOCUS MAP SCALE: 1'=2000'±

CURRENT ZONING CLASSIFICATION:
Residential 20 (SR-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%

RESERVED FOR REGISTRY USE

73-49
N/F
SCONSET TRUST, INC.
PLAN 2012-16; LOT A
DEED BOOK 1325-96

S89°10'33"E 294.98
S00°07'58"W 173.20
dhCB FND.
N00°05'00"E 30.39
39.5±
44.4±
EXISTING 1 STY W/F BUILDING 64± S.F.
EXISTING 1 STY W/F BUILDING 587± S.F.
EXISTING 1 STY W/F BUILDING 1,800± S.F.
EXISTING 1 STY W/F BUILDING 1,607± S.F.
70.6±
47.4±
R=1552.49 L=246.55
73-103
N/F
SCONSET HYDRANGEAS LLC
2006-10; PARCEL G
DEED BOOK 935-330
S00°07'58"W
528.24
73-2.2
N/F
SCONSET TRUST, INC.
L.C. 12772-E; LOT 11
CERTIFICATE 16049
40' EASEMENT PER PLAN 2005-4
LOT 13
157,596± S.F.
R=557.42 L=264.20
L=194.51
73-102
N/F
SCONSET HYDRANGEAS LLC
2006-10; PARCEL F
DEED BOOK 935-330
633.24
N79°11'22"E 76.25
S17°58'25"E 40.00
R=20.00 L=31.42
20.00 S72°01'35"W
PROPOSED TURN AROUND
SKINNER'S WAY
LOT 14
34,371± S.F.
L=69.69
S88°12'37"E 255.69
105.00
73-54
N/F
DEBRA A. & ROBERT J. BECHTOLD
L.C. 12772-L; LOT 34
CERTIFICATE 17875
R=557.42 L=177.43
LOT 12
40,478± S.F.
HYDRANGEA LANE
2006-10; PARCEL A
DEED BOOK 935-330
2006-10; PARCEL A-2
DEED BOOK 935-330
R=517.42 L=245.24
dhCB FND.
62.64
RADIAL S89°44'09"E 227.99
R=557.42 L=86.77
LOT 11
40,420± S.F.
S00°07'30"W
185.00
73-3
N/F
HOWARD W. BOEHM IRREVOCABLE TRUST
PLAN FILE 40-Y; LOT 2
DEED BOOK 1645-242
73-84
N/F
SCONSET HYDRANGEAS LLC
2006-10; PARCEL C
DEED BOOK 935-330
R=1552.50 L=72.44
RADIAL S83°29'27"E 246.19
R=1592.50 L=252.91
EXISTING 10' WIDE GRAVEL ROAD
397.64
R=1552.50 L=174.63
LOT 10
40,809± S.F.
SKINNER'S WAY
LOT 14
34,371± S.F.
150.00
73-3.1
N/F
ELAINE M. BOEHM
PLAN FILE 40-Y; LOT 1
DEED BOOK 374-201
N89°10'35"W 254.31
212.82
213.47
73-55.6
N/F
JANET M. COFFIN IRREVOCABLE TRUST
LYNN COFFIN BRENDEMUEHL, TRUSTEE
PLAN BOOK 21 PAGE 34; LOT 6
DEED BOOK 1413-295
73-55.3
N/F
BETHANY A. COFFIN
JOSHUA I. COFFIN
PLAN BOOK 21 PAGE 34; LOT 3
DEED BOOK 822-255
73-55.5
N/F
LANDRY FAMILY LIVING TRUST
TERESA E. LANDRY, TRUSTEE
PLAN BOOK 21 PAGE 34; LOT 5
DEED BOOK 1664-160
N00°05'00"E
S00°05'00"W
73-55.4
N/F
STEVEN P. BRENDEMUEHL
LYNN COFFIN BRENDEMUEHL
PLAN BOOK 21 PAGE 34; LOT 4
DEED BOOK 468-138
DETAIL NOT TO SCALE
.16
.12
M.H.B. FND.
R=25.00 L=39.59
R=25.00 L=38.95
563.99
N89°10'33"W
90.01
229.46
M.H.B. FND.
N89°10'33"W
883.46
1903 STATE HIGHWAY LAYOUT
MILESTONE ROAD

LEGEND

- dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- M.H.B. FND. DENOTES MASS HIGHWAY BOUND FOUND

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 12/16/2019 DATE

EDWARD J. MAYO, JR. No. 45711 PROFESSIONAL LAND SURVEYOR

DEFINITIVE PLAN OF LAND IN NANTUCKET, MASS.

PREPARED FOR

ROBERT L. COFFIN & BRENDA M. WILLIAMS

DEED BOOK 1199 PAGE 221
PLAN 2005-4; LOT 9
320R MILESTONE ROAD

SCALE: 1"= 40' DATE: DECEMBER 16, 2019

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

GRAPHIC SCALE

40 0 20 40 80 160

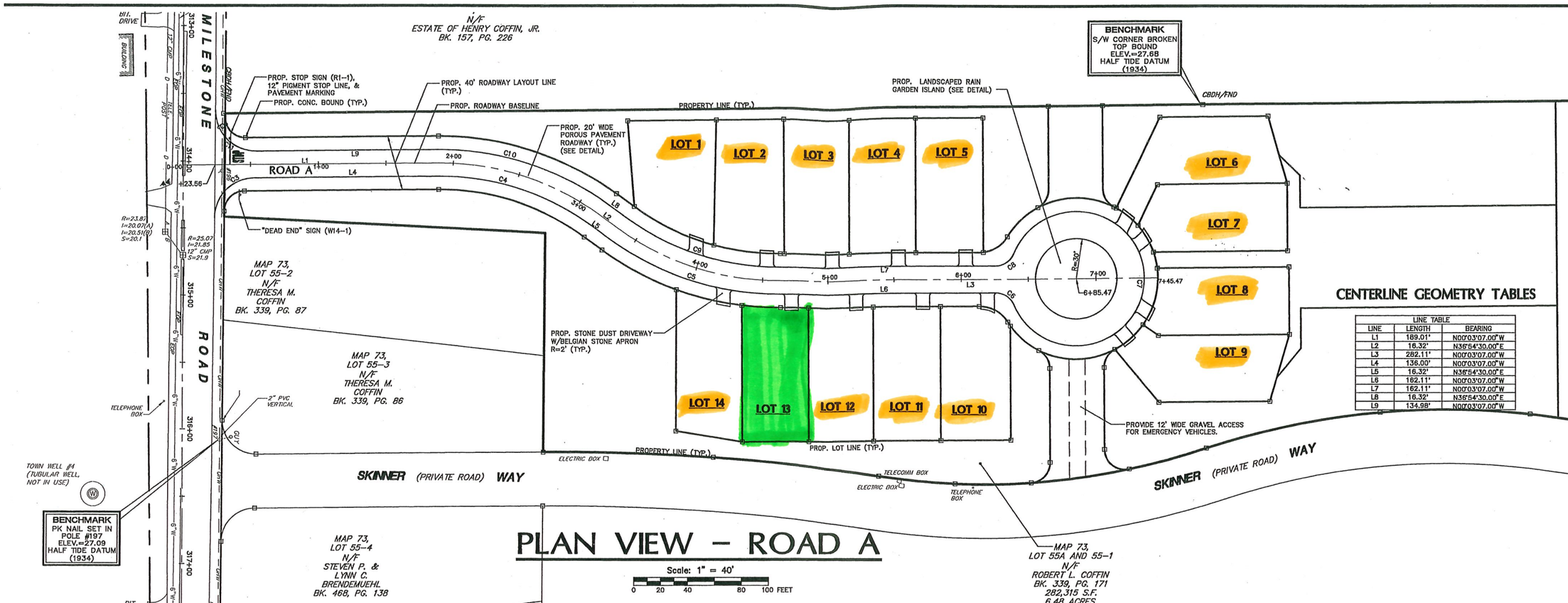
(IN FEET)
1 inch = 40 ft.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No. _____

ASSESSORS MAP 73 PARCEL 55

K-59



PLAN VIEW – ROAD A

Scale: 1" = 40'

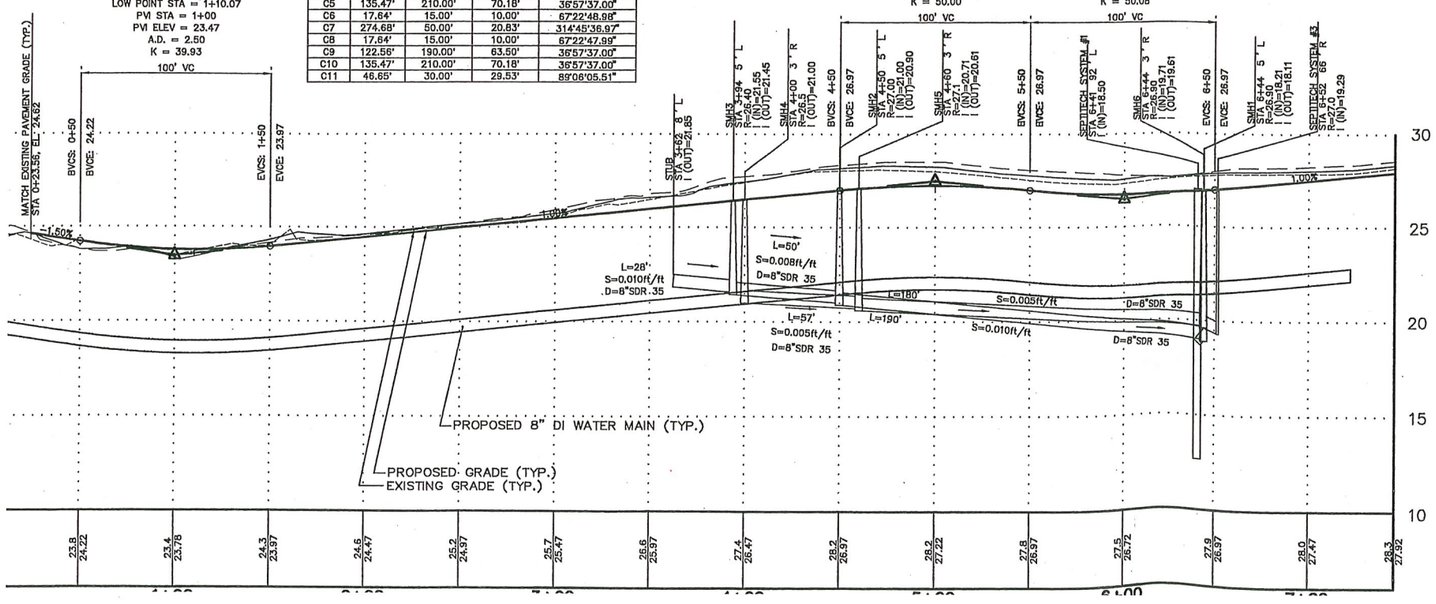
0 20 40 80 100 FEET

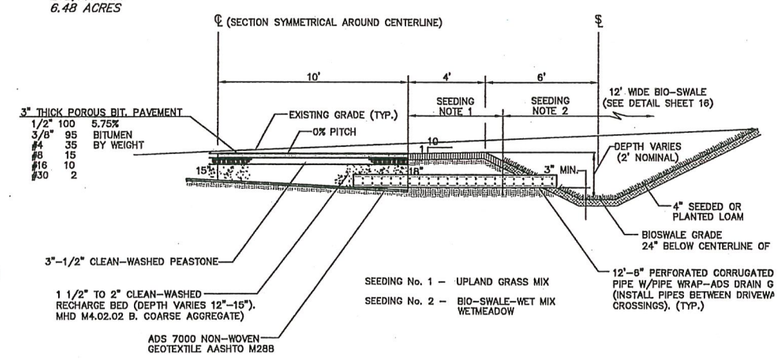
CENTERLINE GEOMETRY TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	169.01'	N00°03'07.00"W
L2	16.32'	N36°54'30.00"E
L3	282.11'	N00°03'07.00"W
L4	136.00'	N00°03'07.00"W
L5	16.32'	N36°54'30.00"E
L6	162.11'	N00°03'07.00"W
L7	162.11'	N00°03'07.00"W
L8	16.32'	N36°54'30.00"E
L9	134.98'	N00°03'07.00"W

CURBLINE GEOMETRY TABLES

CURVE TABLE				
CURVE	LENGTH	RADIUS	TAN	DELTA
C1	129.02'	200.00'	66.84'	36°57'37.00"
C2	129.02'	200.00'	66.84'	36°57'37.00"
C3	47.59'	30.00'	30.47'	90°53'06.45"
C4	122.56'	190.00'	63.50'	36°57'37.00"
C5	135.47'	210.00'	70.18'	36°57'37.00"
C6	17.64'	15.00'	10.00'	67°22'48.98"
C7	274.68'	50.00'	20.83'	314°45'36.97"
C8	17.64'	15.00'	10.00'	67°22'47.99"
C9	122.56'	190.00'	63.50'	36°57'37.00"
C10	135.47'	210.00'	70.18'	36°57'37.00"
C11	46.65'	30.00'	29.53'	89°08'05.51"





ECO-ROAD SECTION

NOT TO SCALE

CLERK'S CERTIFICATION

DATE: _____

"I,....., CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE

PLANNING BOARD APPROVAL

Revisions

Project Title

DEFINITIVE SUBDIVISION PLAN MILESTONE ROAD IN (Siasconset) Nantucket Massachusetts

Prepared For

SCONSET HYDRANGEAS, LLC
35 MAIN STREET
NANTUCKET, MA 02554

Daylor Consulting Group Inc.

Ten Forbes Road
Braintree, MA 02184
781·849·7070
FAX 781·849·0096

Drawing Title

ROADWAY PLAN & PROFILE

Scale: 1"=40'

0 20 40 80 100 FEET

PLSP- 2020-02-0038
Special Permit-Storage Containers
Christopher Loftus
4 Flint Road
Map 69 Parcel 377

PLANNING OFFICE
JAN 15 REC'D
RECEIVED

2020 JAN 15 AM 10:38
NANTUCKET TOWN CLERK

Nantucket Planning Board

Application for a Special Permit

Date: _____ Planning Board File #: _____

Name of development: _____

Owner(s) name(s): Christopher J. Loftus

Mailing address: P. O. Box 3243, Nantucket, Massachusetts 02584
Phone number: 508-404-6534 Fax number: _____ E-mail: Loftusack2@gmail.com

Applicant's name: Christopher J. Loftus

Mailing address: c/o Reade, Gullicksen, Hanley & Gifford LLP; PO Box 2669; Nantucket, Massachusetts 02584
Phone number: 508-228-3128 Fax number: 508-228-5630 E-mail: KAG@readelaw.com

Engineer / surveyor's name: _____

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

Location of lot(s):

- ☐ Street address 4 Flint Road
- ☐ Tax Assessors Map 69 Parcel 377
- ☐ Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

  Plan File # _____ **OR** Land Court Plan # 26984-8 at Certificate # 11,346

Size of parcel: 5003 sq. ft. Zoning District: CI

Special Permit sought: (check one)

- ○ Cluster subdivision
- ○ Commercial WECS
- ○ Driveway Access/Curb Cut Special Permit
- ○ Harbor Overlay District (HOD)
- ○ Major Commercial Development (MCD)

- ○ Multi-family Special Permit
- ○ Moorlands Management District Subdivision or Construction (MMD)
- ○ NEHOD (Neighborhood Employee Housing Overlay District)
- ○ MRD (Major Residential Development)
- ○ MIPOD (Mid-Island Planned Overlay District)
- ☒ Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-7A	storage containers

Specify all associated Zoning Code relief sought:

Section	Description
139-7A	Storage containers to be placed upon locus for storage purposes.
	Remaining land to be used for exterior storage (of vehicles, trailers and
	materials), a use permitted by right in CI.

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

_____

_____

Planning Board filing fee due: $_____

Engineering Inspection Escrow Deposit due: $_____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Owner(s)' Signature(s)

Applicant's Signature

I/we Christopher J. Loftus, the undersigned, hereby authorize Kenneth A. Gullicksen to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' signature(s)

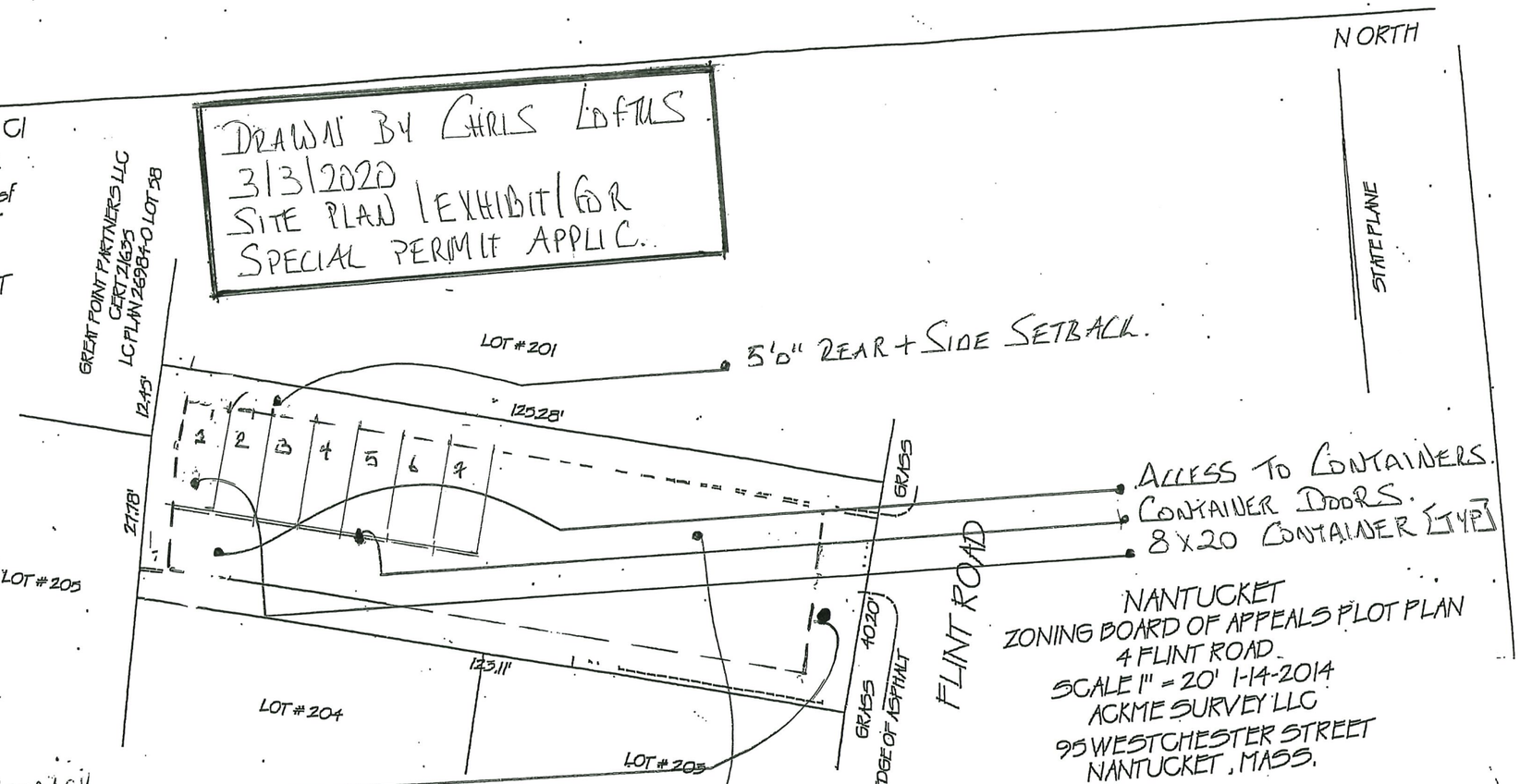
Check List:

- ❑ Should your request be approved by the Board, please check HERE if you would like STAFF to draft the required Special Permit decision. *IF THIS IS **NOT** CHECKED, STAFF WILL ASSUME YOU HAVE LEGAL COUSEL TO DRAFT THE DECISION FOR YOU.*
- ❑ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ❑ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ❑ Application fee of $250.00 payable to Town of Nantucket
- ❑ Abutters fee of $6.80 per abutters payable to Pitney Bowes Reserved Funds
- ❑ Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- ❑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)
- ❑ A "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov .

Revised 10/2018

CURRENT ZONING IS: CI
FROZEN ZONE: RC-2
MIN LOT SIZE: 5000sf
MIN FRONTAGE: 40FT
FRONT YARD: 10FT
SIDE/REAR YARD: 5FT
G/C: 50%

DRAWN BY CHRIS LOFTUS
3/3/2020
SITE PLAN | EXHIBIT | FOR
SPECIAL PERMIT APPLIC.



NANTUCKET
ZONING BOARD OF APPEALS PLOT PLAN
4 FLINT ROAD
SCALE 1" = 20' 1-14-2014
ACKME SURVEY LLC
95 WESTCHESTER STREET
NANTUCKET, MASS.

APPLICANT:
CHRIS LOFTUS
4 FLINT ROAD NOMINEE TRUST

LOT 202
LC PLAN 26984-8
CERT. 11346.
TAX MAP 69 PARCEL 10.

1-31-2014
COMMONWEALTH OF MASSACHUSETTS
FRANK G. HOLDGATE
No. 33694
PROFESSIONAL LAND SURVEYOR

PLANNING OFFICE
MAR 04 2020
RECEIVED

RECEIVED
FEB 28 2014
BY: _____

06/15/2020

Spearhead Dr
Nantucket, Massachusetts
Google
Street View
Hide imagery

Nantucket, Massachusetts
Google
Street View
Hide imagery

06/15/2020

Arrowhead Dr
Spearhead Dr
Spearhead Dr
Tomahawk Rd
Tomahawk Rd
Map
Water Works
Google
Automotive
Imagery ©2020 MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, Map data ©2020
100 ft

PLSP-2020-05-0050
Modification to a Major Commercial Development
5 North Water Street
Map 42.4.2 Parcel 88

PB

WHITE
HERON
Theatre Company

White Heron Theatre Company
5 North Water Street
Nantucket, MA 02554

PLANNING OFFICE
CHK# 2707
JUN 11 2020
$250—
RECEIVED

2020 JUN 15 PM 1:08
NANTUCKET
TOWN CLERK

June 11, 2020

Nantucket Planning Board
2 Fairgrounds Rd.
Nantucket, MA 02554

RE: Amendment to Special Permit

Dear Nantucket Planning Board,

White Heron Theatre was granted a Special Permit in December 2014 to operate a theatre at 5 North Water Street (attached).

In light of current conditions, we are seeking an amendment to our permit. We are unlikely to be able to produce live entertainment inside of our theatre building this season. We are proposing to have live entertainment that can be viewed from outdoors on our existing courtyard. We would have tables and chairs set out, pursuant to regulations regarding spacing and social distancing. Performers would consist of a single musical accompanist and a single vocal performer, in the style of a cabaret. We would stage the performers inside of the theatre and open the barn doors to the courtyard for viewing. In compliance with our existing licenses, we would provide drinks and pre-packaged snacks to patrons. Admission would be by ticketed admission only, not open to general walk-in trade.

The nature of this type of entertainment would likely require some level of amplified music, though we would endeavor to keep the sound contained as much as possible. This would require a change to condition #4 in our original permit, which currently prohibits amplified sound outside of the theatre.

We would be pleased to discuss any conditions regarding frequency of performances, hours, etc.

Thank you for your consideration,

Michael Kopko
Producing Director
WHITE HERON THEATRE COMPANY

PLANNING OFFICE
CHK# 2707 $250 –
JUN 11 2020
RECEIVED

Nantucket Planning Board

NANTUCKET TOWN CLERK
2020 JUN 15 PM 1:08

Application for a Special Permit

Date: 11 May 2020 Planning Board File #:_____

Name of development: White Heron Theatre

Owner(s) name(s): White Heron Theatre Company/Nantucket Theatre Project

Mailing address: 5 North Water Street, Nantucket, MA 02554

Phone number: 508-228-2156 Fax number:_____ E-mail: michael@whiteherontheatre.org

Applicant's name: Michael Kopko

Mailing address: 5 North Water Street, Nantucket, MA 02554

Phone number: 508-325-2174 Fax number:_____ E-mail: same

Engineer / surveyor's name: _____

Mailing address: _____

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

Location of lot(s):

☐ Street address 5 North Water Street

☐ Tax Assessors Map 42.4.2 Parcel 88

☐ Nantucket Registry of Deed: Plan Book 10 and Page 49 **OR**

Plan File #_____ **OR** Land Court Plan #_____ at Certificate # _____

Size of parcel: 7613 sq. ft. Zoning District: CDT

Special Permit sought: (check one)

- ○ Cluster subdivision
- ○ Commercial WECS
- ○ Driveway Access/Curb Cut Special Permit
- ○ Harbor Overlay District (HOD)
- ☒ Major Commercial Development (MCD) amendment

- ❍ Multi-family Special Permit
- ❍ Moorlands Management District Subdivision or Construction (MMD)
- ❍ NEHOD (Neighborhood Employee Housing Overlay District)
- ❍ MRD (Major Residential Development)
- ❍ MIPOD (Mid-Island Planned Overlay District)
- ❍ Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description

Specify all associated Zoning Code relief sought:

Section	Description
NONE	

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

_____

_____

Planning Board filing fee due: $ 250.00

Engineering Inspection Escrow Deposit due: $_____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Owner(s)' Signature(s)

Applicant's Signature

I/we Lynne Bolton/ Nantucket Theatre Project LLC, the undersigned, hereby authorize Michael Kopko to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' signature(s)

Check List:

- ☒ Should your request be approved by the Board, please check HERE if you would like STAFF to draft the required Special Permit decision. *IF THIS IS **NOT** CHECKED, STAFF WILL ASSUME YOU HAVE LEGAL COUSEL TO DRAFT THE DECISION FOR YOU.*
- ☒ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ☒ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ☒ Application fee of $250.00 payable to Town of Nantucket
- ☒ Abutters fee of $6.80 per abutters payable to Pitney Bowes Reserved Funds 49 x $6.80 = 333.20
- ☒ Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- ☒ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)
- ☒ A "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov .

Revised 10/2018

Nantucket Planning Board

RECEIVED
2014 DEC 19 PM 1:23
NANTUCKET TOWN CLERK

MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT DECISION
NANTUCKET THEATRE INSTITUTE, INC.

December 8, 2014

Special Permit #10-14

Applicant / Owner:
The Nantucket Theatre Institute, Inc. / Lynne M. Bolton
c/o Cohen & Cohen Law PC
PO Box 786
Nantucket, MA 02554

for property at
5 North Water Street

Assessor Map 42.4.2 Parcel 88
Plan Book 10, Page 49

GENERAL DESCRIPTION

At public hearings on May 12, 2014, November 10, 2014, and December 08, 2014, the Nantucket Planning Board, considered the application of The Nantucket Theatre Institute, Inc. (hereafter the Applicant) for a Major Commercial Development (MCD) Special Permit under the following sections of the Nantucket Zoning Bylaw: Major Commercial Development (139-11), Open Space (139-11); Inclusionary Housing (139-11J); Height (139-17); and Site Plan Review and Traffic Study (139-23):

LOCUS

The locus, 5 North Water Street, Nantucket, Massachusetts is a lot of approximately 8,070 SF in the Commercial Downtown zoning district (CDT) where a minimum lot size of 3,750 SF is required. A two story structure and a pre-existing nonconforming one story structure exist on the lot. The rear of the single story structure is as close as 2.6 +/- feet from the lot line where a 5 foot setback is required. The locus and structures thereon are conforming in all other respects.

Street Lighting
The site is located in a moderately lighted area of the downtown, and therefore a substantial amount of lighting is not necessary. Applicant proposed that any exterior lighting would be limited and would be compliant with the Town Code.

Utilities
The existing and proposed structures will be serviced by municipal sewer and water, by existing power and cable lines, and similar. No new overheard lines are planned.

Site Plan
Applicant seeks a waiver for the Site Plan, Drainage, Storm Water Runoff, Landscaping, and other reviews and requirement of Section 139-23. Applicant proposes to recharge roofwater runoff on site and to discharge additional stormwater runoff into the public sewer system, according to the site plan provided. Applicant also notes that although the CDT zoning district provides for zero foot front and side yard setbacks, the proposed structures will maintain access around the property and will provide for open site lines at the corner of Whalers Lane and North Beach Street, as per the site plan.

Traffic
The Applicant seeks a waiver of a traffic analysis and report under Section 139-23, as other reports are available for use. Recent changes to the zoning code have eliminated the requirements for off-street parking and loading zones for the CDT district, so no relief is needed. However, Applicant notes that most access is expected to be by pedestrian traffic and the property is accessible by sidewalk from nearby hotels and restaurants. Further, the locus is close to on-street parking and to the Broad Street drop-off station for the Town's valet parking program. Applicant proposes to provide NRTA bus passes to its on-site employees and to provide a bicycle rack for general use. Applicant proposes to eliminate the existing driveway and to improve the public sidewalk abutting the premises.

Housing:
Applicant proposes to meet the intent of Section 139-11(J) for inclusionary housing by providing a 2 bedroom apartment for its employees in the existing main building. The employee apartment will be not restricted to meet the standards contained within the definition of inclusionary housing.

BASIS OF THE FINDINGS
The Planning Board's findings and decision refer to the following:

- An application to the Planning Board for a Special Permit received December 18, 2013, with its Addendum and site plan;
- The prior special permit(s) and variance relief granted by the Planning Board and the Board of Appeals.
- Representations and testimony received in connection with the public hearings held May 12, 2014, November 10, 2014, and December 8, 2014; and
- Other documents on file with the Planning Board.

- A height of greater than thirty (30) feet is complementary and appropriate for the scale of the structures in the area, as has been approved by the Historic District Commission, and is not detrimental to the adjoining properties.

DECISION

The Planning Board renders this decision based on compliance with the following sections of the Nantucket Zoning Bylaw: Commercial Downtown (CDT) zoning district (139-9), Major Commercial Development (139-11), and Major Site Plan Review (139-23).

The Planning Board grants special permits for waivers from the following sections of the Nantucket Zoning Bylaw:

- 139-11 GOpen space requirement
  Special Permit pursuant to Section 139-11 G. (3) to reduce the required open space to an amount less than 30% of the land
  WAIVER GRANTED – approximately 26.6% open space will be provided. The proposed landscaping is consistent with the character of other commercially developed properties in the area.

- 139-11 J Inclusionary Units
  WAIVER GRANTED – a 2 bedroom apartment for use by staff and/or actors will be located on the second floor of the main structure. This apartment will not be restricted to the standards contained within the definition.

- 139-17 C Height
  Special Permit for a height of greater than 30 feet.
  WAIVER GRANTED – the proposed structure height of 34 feet is complementary and appropriate for the scale of the structures in the area, as has been approved by the Historic District Commission, and is not detrimental to the adjoining properties.

- 139-23 F Site Plan Review and Traffic Study
  Waiver pursuant to 139-23 G. (1) to reduce the information required for site plan review
  WAIVER GRANTED – Site plan information provided was sufficient for the Board's review requirements in this location.

Based on the aforementioned findings and waivers, a motion was made and duly seconded and voted 4-0 (with one abstention) to **APPROVE** this Major Commercial Development special permit based on the following conditions:

1) That all commercial operations on the site shall not begin before 8 am and shall end by 12 am.
2) That patrons shall not queue on the public sidewalk. If queuing on the public sidewalk becomes an issue and the Planning Board determines that action is warranted, the applicant

agrees, upon notification from the Planning Board, to make staff available to direct patrons to an area within the boundary of the site for queuing. A cell phone shall be dedicated to the manager on duty and the number shall be provided to the Planning Board;

3) That the concessions on the locus shall only be ancillary to the use of the site for performances and functions on the locus and there shall be no independent restaurant or take-out food on site.
4) That there shall be no amplification of any sounds outside of the theater.
5) That all garbage shall be stored in closed containers, and removed from the site daily.
6) That the residential apartment shall not be rented to parties unrelated to the theater operations and performances.
7) That the Applicant shall annually provide Nantucket Regional Transit Authority (NRTA) passes for all on-site employees.
8) That the applicant agreed to install a minimum of one (1) bike rack on the site, the location of which shall be shown on the site plan.
9) That the new structure shall not be greater than 34 feet in height.
10) There shall be no exterior construction on the premises between June 15 and September 15;
11) That the final plan set shall include a corner rounding easement at the corner of North Water Street and Whalers Lane. The final plans shall be endorsed by the Planning Board prior to the issuance of any building permits;
12) That the applicant shall replace in like-kind the sidewalks, curbing, roadway pavement, or other public infrastructure that is damaged during construction;
13) That in the event the Town/County of Nantucket does not accept the easement or any infrastructure "gifts" associated with conditions 11 and 12, above, the applicant shall not be held responsible and the condition shall be deemed to be fulfilled;
14) That a pre-construction meeting shall take place prior to the issuance of any building permits; and
15) That the applicant agreed to contribute $5000.00 to the Town or County of Nantucket for the future maintenance of the stormwater system servicing the site.

NOTATION: The Applicant noted to the Board that its construction process may require use of a partially constructed facility or use of a temporary structure during the 2015 season. The Board approves this request, the following additional conditions:

1) The temporary use shall not be for longer than from June 16, 2015 until September 14, 2015.
2) If a tent is used, no activities shall take place before noon, evening performances shall end by 9:30 pm and all operations on the site shall end by 10:30 pm. Except for entrances/exits, all flaps of the tent remain installed and stay down during performances. Except for background music and sound effects, no electronic sound amplification shall be used for actors or otherwise. Any use of a tent for longer than 30 days shall be pursuant to a variance by the Zoning Board of Appeals.
3) The facility shall not have more than 150 seats or be larger or taller than the approved facility.

RECORD OF VOTE

On December 8, 2014, the Planning Board voted 5-0 to **CLOSE** the public hearing and voted **5-0**, to **APPROVE** this application and to **ENDORSE** this decision.

Barry G. Rector

Joseph Marcklinger

Nathaniel Lowell

Linda F. Williams

Carl Bochert

COMMONWEALTH OF MASSACHUSETTS

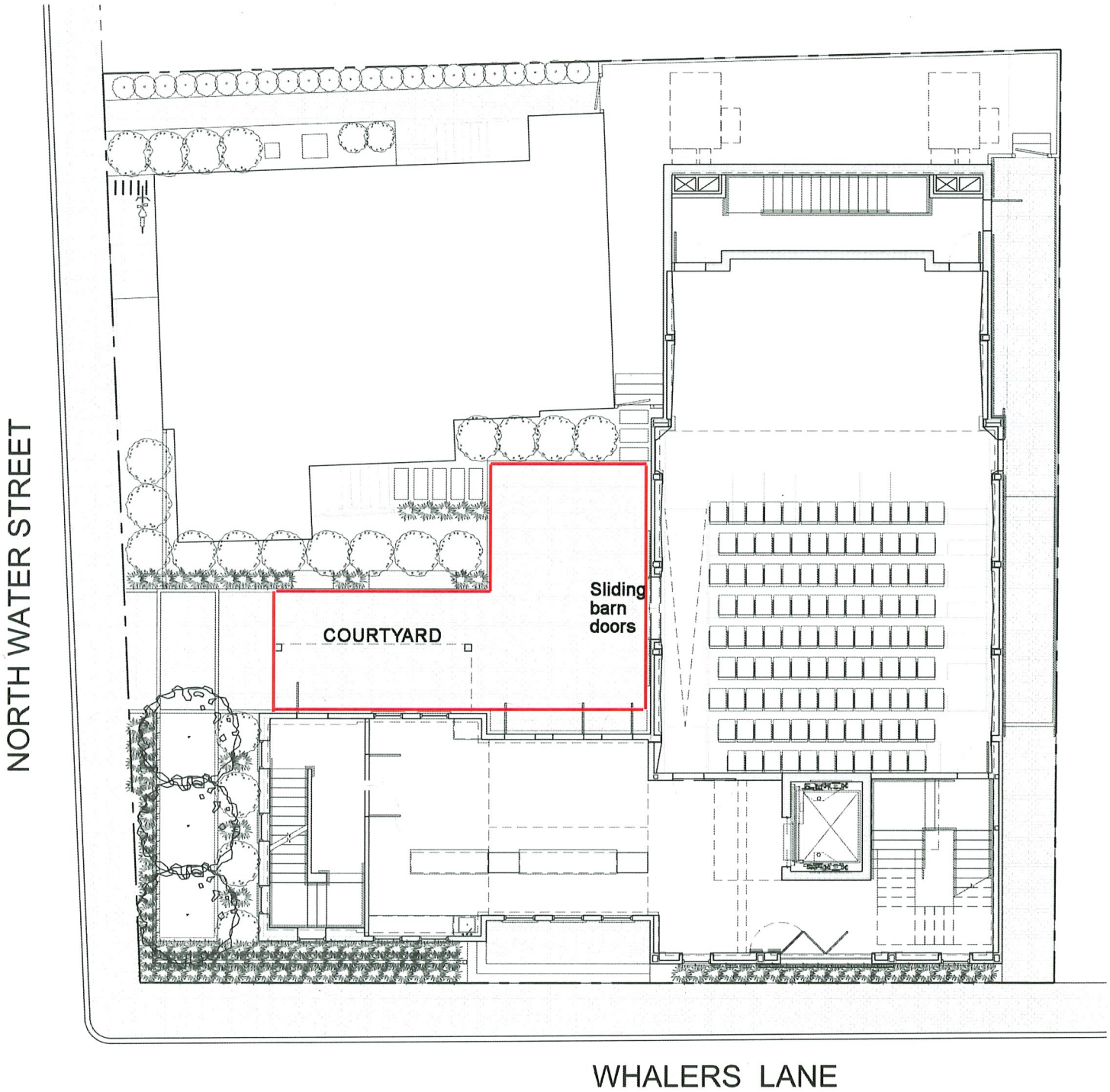
Nantucket, SS December 10, 2014

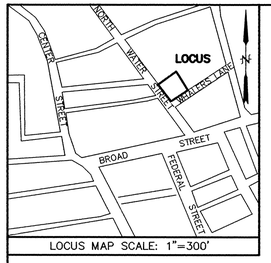
On the 10th day of December, 2014, before me, the undersigned notary public,
personally appeared Barry G. Rector, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/~~she~~ signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

12/18/2020
My Commission Expires

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


NORTH WATER STREET
COURTYARD
Sliding barn doors
WHALERS LANE



LOCUS MAP SCALE: 1"=300'

RECORD LOT AREA=8,070± S.F.

REFERENCES:
OWNER: LYNNE M. BOLTON
ASSESSORS REFERENCE:
MAP: 42.4.2 PARCEL: 88
DEED REFERENCE: DEED BOOK 1359, PAGE 96
PLAN REFERENCE: PLAN BOOK 10, PAGE 49

NOTES:
1. PROPERTY IS SUBJECT TO SPECIAL PERMIT ZBA FILE #073-86 RECORDED AT BK. 260, PG. 336, RE: USES AND STRUCTURES.
2. SEE SPECIAL PERMIT, FILE #025-92 RECORDED AT BK. 387, PG. 113, RE: PROPOSED ADDITION, PARKING REQUIREMENT ETC. (ADDITION HAS NOT BEEN CONSTRUCTED AT THIS TIME.)
3. SEE MCD SPECIAL PERMIT, FILE #05-13 RECORDED AT BK. 1388, PG. 342 "NANTUCKET THEATRE INSTITUTE, INC."

FLOOD NOTE:

THE PREMISES SHOWN ON THIS PLAN IS LOCATED WITHIN THE AE (EL.8) (1988 DATUM) ZONE AS DELINEATED ON THE "FIRM" MAP PANEL 86 OF 177 MAP NUMBER 25019C0086G. EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
DESIGN FLOOD ZONE ELEVATION =8.9 1934 HTL DATUM
SEE FLOOD INSURANCE STUDY (TRANSECT #26)

ZONING CLASSIFICATION:
DISTRICT: CDT

MINIMUM LOT SIZE =3,750 S.F.
MINIMUM FRONTAGE =35'
FRONT YARD SETBACK =NONE'
SIDE & REAR LINE SETBACK =0'/5'
MAXIMUM GROUND COVER RATIO =75%
EXISTING GROUND COVER RATIO =20.4%±
PROPOSED GROUND COVER RATIO =56.8%±
EXISTING OPEN SPACE =42%±
MINIMIUM OPEN SPACE REQUIRED =30% (SECT. 139-11G)
MINIMIUM OPEN SPACE PROPOSED =26.6%

OVERLAY DISTRICTS:
1. FORMULA BUSINESS EXCLUSION DISTRICT
2. TOWN OVERLAY DISTRICT
3. CORE AND RESIDENT PARKING PERMIT DISTRICT

UTILITY PERMITS REQUIRED:
1. APPLICATION FOR CONNECTION/DISCHARGE TO STORMATER COLLECTION SYSTEM (TEMPORARY/PERMANENT)-DPW.
2. SEWER APPLICATION AND PERMIT-DPW.
3. APPLICATION FOR FIRE SERVICE-WWC.
4. CONTRACTOR TO COORDINATE SERVICES WITH NATIONAL GRID, COMCAST AND VERIZON.

UTILITY NOTE:

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.

LANDSCAPE NOTE:

SEE PLAN BY AHERN LLC/LANDSCAPE DESIGN STUDIO DATED DECEMBER 1, 2014 REVISED THROUGH JANUARY 5, 2015

LIGHTING NOTE:

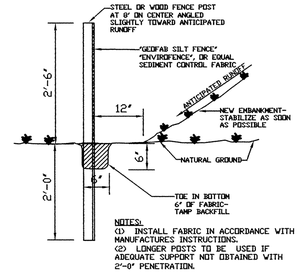
LIGHTING PLAN BY OTHERS TO BE IN COMPLIANCE WITH TOWN BY-LAW CHAPTER 102 "DARK SKY" COMPLIANT DESIGN

MAJOR COMMERCIAL DEVELOPMENT
#5 NORTH WATER STREET
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: DECEMBER 1, 2014
REV. JANUARY 5, 2015 PLAN UPDATE FOR P.B. ENDORSEMENT
PREPARED FOR:
LYNNE M. BOLTON
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=10'
0 10 20 30 40

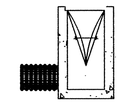
COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
DATE
No. 34575
PROFESSIONAL LAND SURVEYOR
1/5/2015

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL ENGINEER
1/5/15

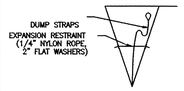


NOTES:
(1) INSTALL FABRIC IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
(2) LONGER POSTS TO BE USED IF ADEQUATE SUPPORT NOT OBTAINED WITH 2'-0" PENETRATION.

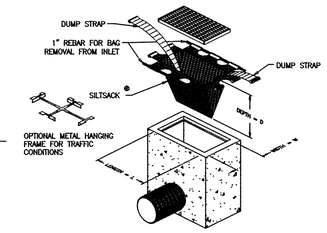
SEDIMENT CONTROL FENCE
NOT TO SCALE



INSTALLATION DETAIL



BAG DETAIL



"SILT SACK" DETAIL
NOT TO SCALE

SOIL EROSION SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. CATCH BASINS WILL BE PROTECTED WITH PRODUCT KNOWN AS "SILT SACK" THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
7. LYNNE M. BOLTON, (508) 228-2156, AS THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE NANTUCKET PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

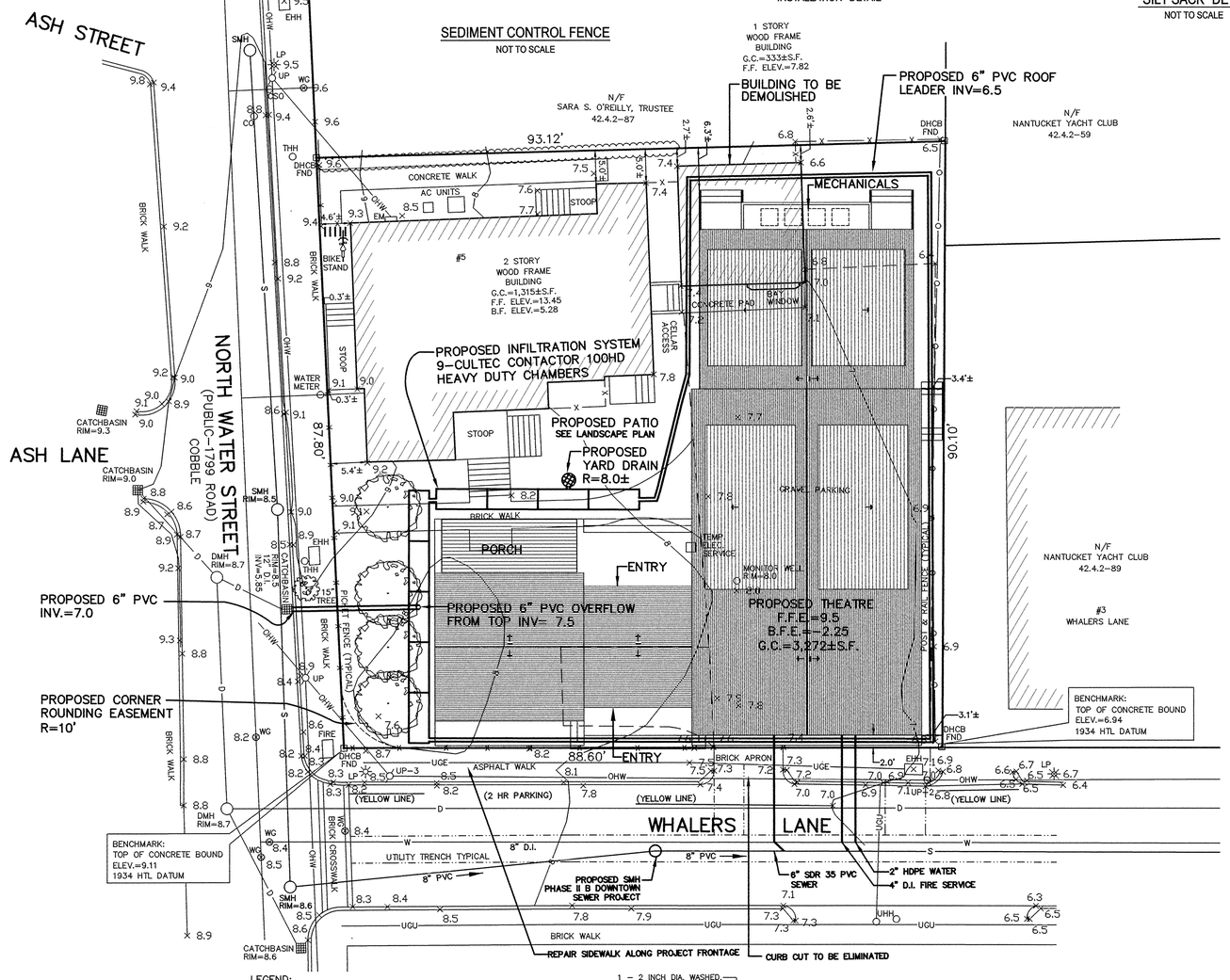
CONSTRUCTION AND STABILIZATION SEQUENCE NARRATIVE

PRE-CONSTRUCTION MEETING WITH TOWN DEPARTMENTS, APPLICANT, CONTRACTOR AND SITE ENGINEER.

PHASE I SITE CLEARING, BUILDING DEMOLITION/RELOCATION
1. INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCES.
2. INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
3. DEMO EXISTING 1 STORY WOOD FRAME BUILDING.

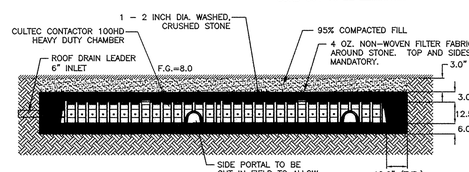
PHASE II SITE CONSTRUCTION
1. PROCEED WITH EXCAVATION FOR FOUNDATION.
2. PLACE FOOTING.
3. INSTALL FOUNDATION DRAIN SYSTEM.
4. POUR FOUNDATION WALL.
5. INSTALL UTILITIES, AND SITE DRAINAGE.
6. BACKFILL SITE, GRADE AS REQUIRED.

PHASE III SITE STABILIZATION
1. REMOVE ALL CONSTRUCTION DEBRIS.
2. MAINTAIN ALL EROSION CONTROL UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH NEW GROWTH FOR A PERIOD OF 60 DAYS.
3. REMOVE ALL EROSION CONTROL AND CLEAN UP SITE.



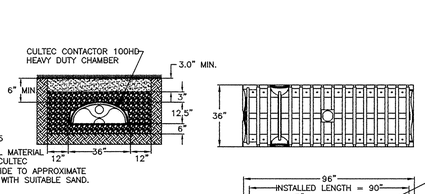
LEGEND:

BIT.	BITUMINOUS CONCRETE
Dd. Bk.	DEED BOOK
FND	FOUND
GC	GROUND COVER
N/F	NOW OR FORMERLY
Pl. Bk.	PLAN BOOK
S.F.	SQUARE FEET
SSM	STEEL SURVEYORS MARKER
—X—	WOODEN FENCE
—D—	DRAIN LINE
—S—	SEWER LINE
—W—	WATER LINE
—·—·—	UTILITY TRENCH
WS	WATER SERVICE
×8.0	EXISTING SPOT ELEVATION
13.0	PROPOSED SPOT ELEVATION
—8—	EXISTING CONTOUR
—8—	PROPOSED CONTOUR



GROUND ELEV= 8.0
TOP STONE= 7.75
TOP CHAMBER= 7.5
BOT. CHAMBER= 6.5±
BOT. STONE= 6.0
EST. GROUND WATER=4.5

REMOVE UNSUITABLE FILL MATERIAL UNDER THE PROPOSED CULTEC CHAMBERS AND 1' OUTSIDE TO APPROXIMATE ELEV 2.0 AND REPLACE WITH SUITABLE SAND.



GENERAL NOTES
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 3.84 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE CONTACTOR 100HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC ROOF DRAINAGE LEACHING SYSTEM DETAILS

WHITE HERON Theatre Company
NANTUCKET THEATRE INSTITUTE

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN

DATE APPROVED 12-08-14
DATE SIGNED 01-05-15
FILE NO. #10-14

N-10453

July 13, 2020

Ash Street 2 Realty Trust
Richard P. Beaudette, Trustee
C/O VDHBS
2 Whalers Lane
Nantucket MA 02554

Via electronic mail

Nantucket Planning Board
Judith Wegner, Chair
2 Fairgrounds Road
Nantucket MA 02554

Re: White Heron Theatre Company Application
5 North Water Street

Dear Chairwoman Wegner:

I am the trustee of the Ash Street 2 Realty Trust, which owns 2 Ash Street, across the street from 5 North Water Street. I do not represent the owners in opposition but as trustee I am writing to inform you that the owners oppose the expansion of the Special Permit for the White Heron Theatre to use amplification for performances at their property. The owners feel this is an unfair burden on neighbors during the most important time with our families. There are no limits on hours, duration, noise levels or how long with special permission can occur. The prohibition on outdoor performance was an explicit condition of the Special Permit and they think that it should be upheld. There are alternatives around Town where outdoor performance are allowed, why make a new one in our quiet neighborhood? They have no choice but to hear what happens at the Theatre. They feel that adding amplification will make staying outside during performance times unpleasant and distracting. There is a time for theatre; outdoors in a residential neighborhood is not fair despite the issues around COVID-19.

I believe the owners will be present for the July 20, 2020 zoom meeting to voice their concerns directly to the Board.

Sincerely,

Ash Street 2 Realty Trust
Richard P. Beaudette, Trustee

Opposition to White Heron Special Permit Exemption July 13, 2020

I am a neighbor with serious concerns about the exemption proposed to the Special Permit under which the White Heron Theatre operates. It is understandable that the Theatre should want to get back to work, as we all do, but certain changes and accommodations should not be made at the expense of the neighbors who have the right to enjoy peaceful and quiet environment without amplified music and noise for an extended period of time. This noise will do irreparable harm to our environment, were never contemplated when we moved to the area, and are an unfair burden on us as homeowners.

We ask the Board to maintain its requirements imposed when the massive theatre building was approved. No amplified outside sound. No outdoor food and beverage service and no surreptitious permitting of an outdoor restaurant under the guise of a self-described "cabaret" (Oxford Dictionary: "entertainment held in a nightclub or restaurant while the audience eats or drinks at tables" or Merriam-Webster "a restaurant serving liquor and providing entertainment").

As it stands, the daily noise from the theatre each summer has taken getting used to. The hammering and sawing around the making of sets disrupts the calm. Cars and trucks are parked in the courtyard and double parked for deliveries. This noise and disruption that we have been forced to accept doesn't go away with the completion of a project but repeats each time a new production happens. The noise around intermission of shows also encroaches on our enjoyment of our patios and yards but we have learned to live with this as well. We are good neighbors and understand that the theatre has a role to play in Nantucket. This permit, however, is a step too far. It would allow amplification of music and performance and food and drink service like a restaurant every night of a performance with no limits, other than the Theatre's own judgement. Their patrons can choose to listen or attend a show, we neighbors have not such option. We will hear the shows every night. These will take place exactly when dinner and relaxing outside is most often used by residents. This will damage the image of Nantucket as a quiet and inviting Town.

Performances by most theatres are happening now, over the internet. If live outdoor venues are desired, music can be amplified at more appropriate venues on the island like Children's Beach pavilion or stages organized elsewhere. This should not be a solution for the residential area the theatre abuts. Other theatres like Dreamland and the Community Theatre at the First Congregational Church are not requesting outdoor venues in their lawns or parking lots, why will our neighborhood be subjected to an outdoor restaurant? This is a step too far and will damage the peace and tranquility and draw of our property. Intermittent noise is one thing. Constant performances from 7 to nine pm are unfair and unreasonable and an unwelcome change.

As for this application, the process has not been an open one. The theatre management seems to be trying to sneak this expansion through without the knowledge of its neighbors. We have seen and chatted with management, Michael Kopko, many times this summer and no mention has been made. In addition, the letter to the Planning Board is dated June 11, 2020. We received notification by mail to our winter residence on Thursday July 9th with comments due only two business days later. Why this delay in sharing the request with neighbors and why no notice to the homes on Nantucket where most

of us are living during July? This seems unfair and certainly could limit the voice of the neighbors you are hearing from by this unreasonable deadline. This is a pattern. The Theatre did not consult with neighbors on its design. The Courtyard they built faces our private homes. It could have been designed to face Whaler's Lane or the Yacht Club dormitories – places empty at night when performances happen. Instead, without consultation for the previous special permit issued, the courtyard was built facing our homes.

Second, design of the Courtyard with plantings along the interior north side of the area (shown on page 10 of the application) was never finished and so it remains larger and more open than shown on the plans (allowing for more outdoor seating than shown in the plans) and it is used for parking, construction and breakdown of sets. Uses like this are not specified or described in the Special Permit. We request the Planning Board require the plantings be made as reflected in the original application and limit outdoor use of the patio to the original specifications granted in the Special Permit.

Third, the applicant refers to serving food and drinks "in compliance with our existing license." This seems disingenuous because condition 3 of the special permit says concessions shall be ancillary to the performances and "no independent restaurant" shall exist on site. That is the definition and attraction of "a cabaret".

Finally, how will the noise be monitored and be seen as reasonable or unreasonable going forward? The applicant says they will "endeavor to keep the sounds contained as much as possible." And yet they want amplification. Is one woken baby contained? One disturbed dinner? What are we to do as neighbors in real time? Call the Zoning Board members? This is unrealistic. What are reasonable hours to be unable to use one's porch or garden without hearing a performance? This is an unfair and inappropriate burden to place on all the abutting neighbors. The noises of a town are expected and intermittent. The noises of an outdoor performance next door are constant while underway, repeated and unwanted.

Please reject this unfair and unwanted expansion of the Special Permit for the White Heron Theatre. Other support and alternatives for responses to COVID can be devised by the Theatre and as the Commonwealth responds it is likely that indoor performances will be allowed in Phase IV in the coming weeks. This is a burden on residents with little long-term benefit to the Theatre, it is being rushed through with many neighbors in the dark and it is a next step to turning the Theatre into an outdoor venue that was not contemplated by the original application.

Sincerely,

James Frates

5 Ash Street, Nantucket

jmfrates@gmail.com

From:	Kevin Davidson
To:	Megan Trudel
Subject:	White Heron theatre
Date:	Monday, July 13, 2020 3:35:07 PM

Megan,
I live at 4 Step Lane. As an abutter, I recently received notice of the application from the White Heron Theatre for live, outside entertainment.

As a year round resident, I am very much concerned about the noise level that it would create. The neighborhood is insulated from the downtown noise by three blocks. We lose that cushion if live entertainment is introduced at the White Heron. It's a quiet neighborhood, which enhances our quality of life as well as benefits our property values. I'd hate to see either one diminished.
Additionally,as we are entering Phase 3 of Covid recovery, it's my understanding that theatres can re-open. It begs the question of how critical live outdoor entertainment is at this juncture..

Thank you,
Kevin Davidson

This email was scanned by Bitdefender

From:	Anne Davis
To:	Megan Trudel
Subject:	Opposition to White Heron Theatre Amendment
Date:	Sunday, July 12, 2020 5:57:08 PM

Dear Members of the Nantucket Planning Board,
It is with great concern that we write to oppose the request for amplified music at the White Heron Theatre. The area and streets abutting the theatre are residential. This is an encroachment and we feel that the noise pollution from the theatre's amplified music will negatively impact the residents who cherish their gardens and outdoor spaces. This neighborhood is made up principally of families and long time older residents who would like to keep things calm and peaceful. Amplified music will degrade the neighborhood and property values. We are strongly opposed to the request. -Anne and Chuck Davis

Sent from my iPad

This email was scanned by Bitdefender

From:	Beth Frates
To:	Megan Trudel
Subject:	Objection to White Heron Theater
Date:	Monday, July 13, 2020 3:37:02 PM

C/O Megan Trudel--Please confirm receipt.

To the Nantucket Planning Board,

10 North Water is the house where I spent my childhood summers. We still own this house that I love filled with wonderful childhood memories of family time. I was raised there in the summers and raised my two boys there during the summer months. North Water Street was a quiet residential neighborhood, full of families and fun times. Times have changed. We have witnessed more traffic through the street due to the restaurants on Broad Street and lived through all that construction as well as the change to outside dining.

Two Inns in the neighborhood are now residential homes, Whaler Inn and Cobblestone Inn. And the Periwinkle is also going through transition with a family buying 7 North Water. There are many families with young children and elderly people on North Water Street and Ash Street. Our evenings are filled with home cooked meals, dinner around the outdoor picnic table, quiet board games, family discussions, reading books, and enjoying our own music in the evenings. Much family bonding happens in the dinner hour and in the evening (5pm-9pm) especially with young children. And, moreover 7pm is often bedtime for children. For the elderly, they are often winding down around 8 and asleep by 9pm.

My concern about the outdoor theater is the noise and the disruption of family routines in the neighborhood. This is not listed as a temporary fix, and even if it were noted to be a temporary fix, I worry about the noise and the decibel level for this summer. It would be especially disturbing if this were to continue beyond COVID times.

Please do consider the families that have enjoyed their quiet street for over 50 years. We on North Water have seen a lot of changes. Please let us enjoy our quiet afternoon and evening family time for this summer and future summers. Thank you for your consideration.

Beth Pegg Frates
617 966 8757

Elizabeth Pegg Frates, MD
Lifestyle Medicine Specialist
Health and Wellness Coach
Wellness Synergy, LLC
http://wellness-synergy.com

Assistant Professor, Part Time
Harvard Medical School

Creator/Faculty Psych E 1037
Introduction to Lifestyle Medicine
Harvard Extension School
Lecture 1:
https://matterhorn.dce.harvard.edu/engage/player/watch.html?id=d470eb42-880d-416c-a7ca-1901b478f9a5
Course Website:
https://www.extension.harvard.edu/academics/courses/introduction-lifestyle-medicine/14505

Connect with me on social media:

This email was scanned by Bitdefender

From: charles Graeber
To: Megan Trudel
Subject: request for documentation re: PLSP-2020-06-0050 White Heron Theatre Amendment- 5 North Water Street
Date: Wednesday, July 15, 2020 2:37:40 PM

Hello-

I'm writing to request information regarding the amendment to the White Heron Theater's addition to its special permit, in order to have amplified music outdoors.

Sorry not to have written sooner; this amendment request wasn't brought to the attention of the neighbors of The White Heron, many of whom would be profoundly negatively effected by this amendment. I'm not sure many know about it still; some are away, displaced by the pandemic, and others rent their homes in the summer months, to help pay expenses. They may not have seen the notice in the I&M.

For context: The theater was only build a few years ago, replacing a quiet real estate office in a converted home. Neighborhood concerns about light and noise were countered with the promise that the live theater would take place inside an acoustically insulated building. Soon after, a two story advertisement was put up in the outdoor courtyard, and then lit with spotlights year round, 24-7. Requests by neighbors that the lights be dimmed, or turned off during off-hours, were dismissed. We've bought blackout shades against the lights, but we will not be able to escape amplified outdoor music.

The White Heron Theatre's brick courtyard faces homes and streets (Ash Lane) in a quiet neighborhood of the historic district, where houses are close, and noise carries. Over the previous decades that I've been a resident here, I've learned how to be sure not to bother my neighbors- it's the deal you make in such tight quarters, a neighborhood courtesy. It's not a place to have live amplified music, or a bar.

The White Heron is built with an open courtyard. It is close enough that you could have a conversation between there and the yards and windows of our homes (and our children's- bedrooms). If I call my dog on North Water Street, everyone on Ash Street and Lane knows about it. Allowing this indoor playhouse to become an electrically amplified outdoor brewery-type musical venue (they can serve alcohol) would have a dramatic negative impact on the daily lives of everyone who lives here. It would also fundamentally degrade the spirit of this historic Nantucket neighborhood- in fact, it's exactly what you'd hope a planning board would protect against. It would, in a word, be a significant bummer, impacting many residents at the expense of one man's profit. We'd be hostage to the venue. And, as we've learned when asking about the excessive lighting, an inch given to the theater's ownership is likely to be a mile taken.

I see that I'm too late to ask that these written comments be provided to the board beforehand, but I remain hopeful that the members of the Planning Board will recognize how profoundly this proposal would impact our daily lives and degrade an important historic district of the island we love, and thusly

vote against allowing this startling proposal; at the very least, I'm certain that the neighbors here would appreciate the time and opportunity to consider such a request directly and in detail, and weigh in on the measure personally.

Meanwhile, I'd appreciate any specifics of this application that might help me understand it better.

Thanks for your time and consideration on this important matter, and please stay safe;

Yours,

Charlie Graeber
4 Ash

Charles Graeber
www.charlesgraeber.com
Skype: charlesgraeber
encrypted) Charlesgraeber@protonmail.com

This email was scanned by Bitdefender

From: Sue Lingeman
To: Megan Trudel
Subject: Amplified Music at White Heron
Date: Sunday, July 12, 2020 3:08:58 PM

I am writing to OPPOSE the misguided plan for amplified music at the White Heron Theatre. Their location in a residential area would make for sleepless nights and depreciation of house values. Not fair! Sue Lingeman. 10 Ash St.

Sent from my iPad

This email was scanned by Bitdefender

From: Carter Mills
To: Megan Trudel
Subject: PLSP-2020-06-0050 White Heron Theatre Amendment - 5 North Water Street
Date: Monday, July 13, 2020 2:16:05 PM

I am writing on behalf of the owners of 8A North Water Street. The owners (my wife's family) enjoy The White Heron Theatre and generally like live entertainment but are concerned about the hours of live entertainment and the volume. The Theatre is directly across from our home and very close. What are the hours of permitted live entertainment? Is there an amplification/volume limit? Is the amendment temporary (only for this year)? Please provide me with digital copies of all documents related to this amendment request as we are interested in the details. Also, we request that our concerns (comments) as expressed in this writing are provided to the Planning Board in advance of the meeting scheduled for 4:00 p.m., Monday, July 20, 2020. Lastly, also please provide instructions for how we may attend and participate in the meeting via Zoom.

Thank you,

Carter Mills
cartermills@squirecreek.net
318.791.1057 (mobile)

This email was scanned by Bitdefender

From: 7 Northwater
To: Megan Trudel
Subject: Re: White Heron Special Permit Application
Date: Monday, July 13, 2020 10:28:39 AM
Attachments: image001.png

Hi Megan,
My home is directly next door at 7 north water st. I am writing to you in response to the Nantucket Planning Board White heron Theatre Amendment. Here are my main concerns for the live music. I totally understand that people are suffering from loss of revenue due to covid as I am with renting my home so I am def pro business but I really need to understand more. I do not want to live next to a bar/night club. How many people can sit in the courtyard?What is capacity? If people don't buy tickets, can they just stand on the sidewalk and listen? As we know sound does travel. Has anyone tested how the sound will travel in a sample setting? Will someone be monitoring sound from the town or is it up to the local community? Is this permit just a temporary permit for this 2020 summer or until Covid restrictions are lifted? Is the permit going to be done on a trial basis if so what is the time frame? My opinion covid is going to be with us for a long time. My biggest fear is that if this permit is issued, the theater still struggles and decides that a live music venue and alcohol is more profitable than running a theatre and that's the direction they go or ultimately they sell the property and the next person that buys this property has a liquor license and live music license. Will the license transfer if property is sold. Please confirm receipt of this email and i can be reached anytime at 917 676 4714.

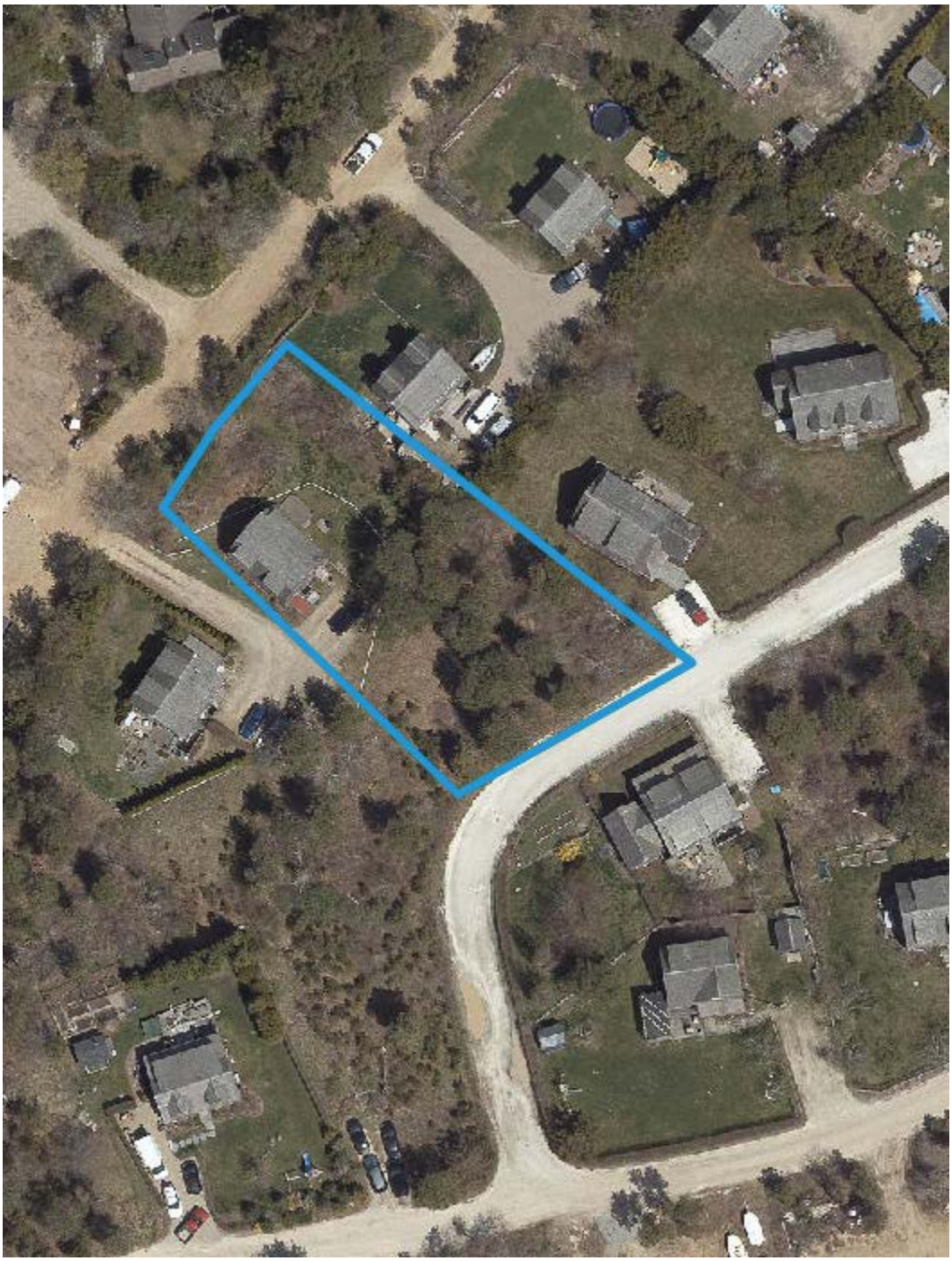
Dana Pascucci

On Mon, Jul 6, 2020 at 2:44 PM Megan Trudel <mtrudel@nantucket-ma.gov> wrote:

> Hi Dana,
>
> See attached application before the Planning Board. Please let me know if you have any questions.
>
> Best,
>
> **Megan Trudel**
>
> Town of Nantucket
>
> PLUS-Land Use Specialist
>
> 2 Fairgrounds Rd, Nantucket MA 02554
>
> Phone (508) 325-7587 ext. 7053

This email was scanned by Bitdefender

PLSP-2020-06-0051
Secondary Residential Lot
Kevin T. Dugan, Trustee of the Kevin T. Dugan Revocable Trust, Dawn L. Dugan, Trustee of the Dawn L. Dugan Revocable Trust, & Jessie M. Brescher, Trustee of the 6 Sleepy Hollow Realty Trust
80 Somerset Road & 6 Sleepy Hollow Road
Map 66 Parcels 453&453.2



Nantucket Planning Board

Application for a Special Permit

Date: June 18, 2020 Planning Board File #:_____

Name of development: _____

Owner(s) name(s): Unit 2: Kevin T. Dugan, Trustee of the Kevin T. Dugan Revocable Trust; Dawn L. Dugan, Trustee of the Dawn L. Dugan Revocable Trust; Unit 1: Jessie M. Bresolin, Trustee of 6 Sleepy Hollow Realty Trust

Mailing address: PO Box 2024, Nantucket, MA 02584

Phone number: 8-0771 Fax number:_____ E-mail: jaime@jillbo@gbla.com

Applicant's name: - Same -

Mailing address: _____

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

Engineer / surveyor's name: Richard K. Earle

Mailing address: 6 Yanigs Way, Nantucket, MA 02554

Phone number: 508-332-4801 Fax number:_____ E-mail:_____

Location of lot(s):

- ☐ Street address 80 Somerset Road; 6 Sleepy Hollow
- ☐ Tax Assessors Map 66 Parcel 453; 453.1
- ☐ Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File # 2004-03 **OR** Land Court Plan #_____ at Certificate # _____

2014-42 (cont. site plan)

Size of parcel: 20,004 +/- sq. ft. Zoning District: R-20

Special Permit sought: (check one)

- ❍ Cluster subdivision
- ❍ Commercial WECS
- ❍ Driveway Access/Curb Cut Special Permit
- ❍ Harbor Overlay District (HOD)
- ❍ Major Commercial Development (MCD)

- ○ Multi-family Special Permit
- ○ Moorlands Management District Subdivision or Construction (MMD)
- ○ NEHOD (Neighborhood Employee Housing Overlay District)
- ○ MRD (Major Residential Development)
- ○ MIPOD (Mid-Island Planned Overlay District)
- ⊗ Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-8.C	Special Permit to create secondary residential lot

Specify all associated Zoning Code relief sought:

Section	Description
	See Attached

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: $_____

Engineering Inspection Escrow Deposit due: $_____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

DocuSign Envelope ID: DED7124A-9F81-4473-8899-A974A5973A14

DocuSigned by:
Kevin Dugan
3158B7441AD34A6...
Dawn L. Dugan
Owner(s)' Signature(s)

Applicant's Signature

I/we Kevin & Dawn Dugan & John M. Brescher, the undersigned, hereby authorize John Brescher of Glidden & Brescher to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

DocuSigned by:
Kevin Dugan
3158B7441AD34A6...
Dawn L. Dugan
Owner(s)' signature(s)

Check List:

- ☐ Should your request be approved by the Board, please check HERE if you would like STAFF to draft the required Special Permit decision. *IF THIS IS **NOT** CHECKED, STAFF WILL ASSUME YOU HAVE LEGAL COUSEL TO DRAFT THE DECISION FOR YOU.*
- ☐ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ☐ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ☐ Application fee of $250.00 payable to Town of Nantucket
- ☐ Abutters fee of $6.80 per abutters payable to Pitney Bowes Reserved Funds
- ☐ Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- ☐ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)
- ☐ A "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov .

Revised 10/2018

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

June 19, 2020

Ms. Leslie Snell
Deputy Director of Planning
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Special Permit Request

Unit 2 of the Eighty Somerset Road Condominium:
Kevin T. Dugan, Trustee of the Kevin T. Dugan Revocable Trust
Dawn L. Dugan, Trustee of the Dawn L. Dugan Revocable Trust
PO Box 2026, Nantucket, MA 02584

Unit 1 of the Eighty Somerset Road Condominium:
Jessie M. Brescher, Trustee of the 6 Sleepy Hollow Realty Trust
PO Box 2026, Nantucket, MA 02584

Dear Leslie,

Enclosed on behalf Kevin T. Dugan, Trustee of the Kevin T. Dugan Revocable Trust and Dawn L. Dugan, Trustee of the Dawn L. Dugan Revocable Trust, the owners of Unit 2 of the Eighty Somerset Road Condominium as evidenced by Unit Deed recorded in Book 1477, Page 234 at the Nantucket Registry of Deeds ("Dugan") and Jessie M. Brescher, Trustee of the 6 Sleepy Hollow Realty Trust, the owner of Unit 1 of the Eighty q Somerset Road Condominium as evidenced by a Unit Deed recorded in Book 1417, Page 336 at said Registry ("Brescher"), the owners and the Applicants of the land and structures situated at 80 Somerset Road and 6 Sleepy Hollow Road is a request for a Special Permit relief from the Planning Board.

The Applicants hereby request Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-30 for uses allowed by Special Permit (139-8.C.) in order to create a secondary residential lot for year-round residents. Specifically, the Applicant is requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-8.C.

to create a secondary residential lot on the property and further Special Permit relief pursuant to Section 139-8.C.(h) to waive the requirement that the lots share a single driveway access.

The Applicants are currently the Unit owners of the Eighty Somerset Road Condominium, which Condominium is the subject of a Nantucket Housing Needs Covenant recorded in Book 915, Page 102. The Owners of Unit 2 are subject to an affordability covenant; the Owner of Unit 1 is the "market rate" Unit. Per the site plan, entitled, "Plot Plan to Accompany a Special Permit Application for Secondary Residential Lot at #80 Somerset Road in Nantucket, Massachusetts," dated March 10, 2020, enclosed herewith, Unit 2 is improved with a single-family dwelling; however, Unit 1 is vacant. When the property was deeded to Dugan in 2004, there was no secondary residential lot covenant program – the only covenant program available was a condominium form of ownership. To this end, the Applicants now wish to convert the condominium form of ownership to fee simple ownership pursuant to Nantucket Zoning Bylaw Section 139-8.C. Furthermore, as the Premises is serviced by access from, Somerset Road and by Sleepy Hollow Road, the Applicants request Special Permit requirement that both lots share a single driveway.

In this instance, the "Market-Rate Lot" (Lot 109C on the attached site plan) hereby requests to retain the right to have a tertiary dwelling in the future.

For reference, I have also enclosed the various Unit Deeds, the Housing Needs Covenant for the condominium, and the condominium plans.

I have also enclosed the filing fee of $250.00 made payable to the Town of Nantucket and two (2) copies of the application and supporting documentation.

Please prepare public notice for public hearing on the application at the Planning Board's July 20, 2020 meeting.

Also please note that I reserve the right to supplement this application with further materials at a later time.

If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,

John B. Brescher, Esq.

Enclosure(s)

PLOT PLAN TO ACCOMPANY A SPECIAL PERMIT APPLICATION FOR SECONDARY RESIDENTIAL LOT AT #80 SOMERSET ROAD IN NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' | DATE: MAR. 10, 2020

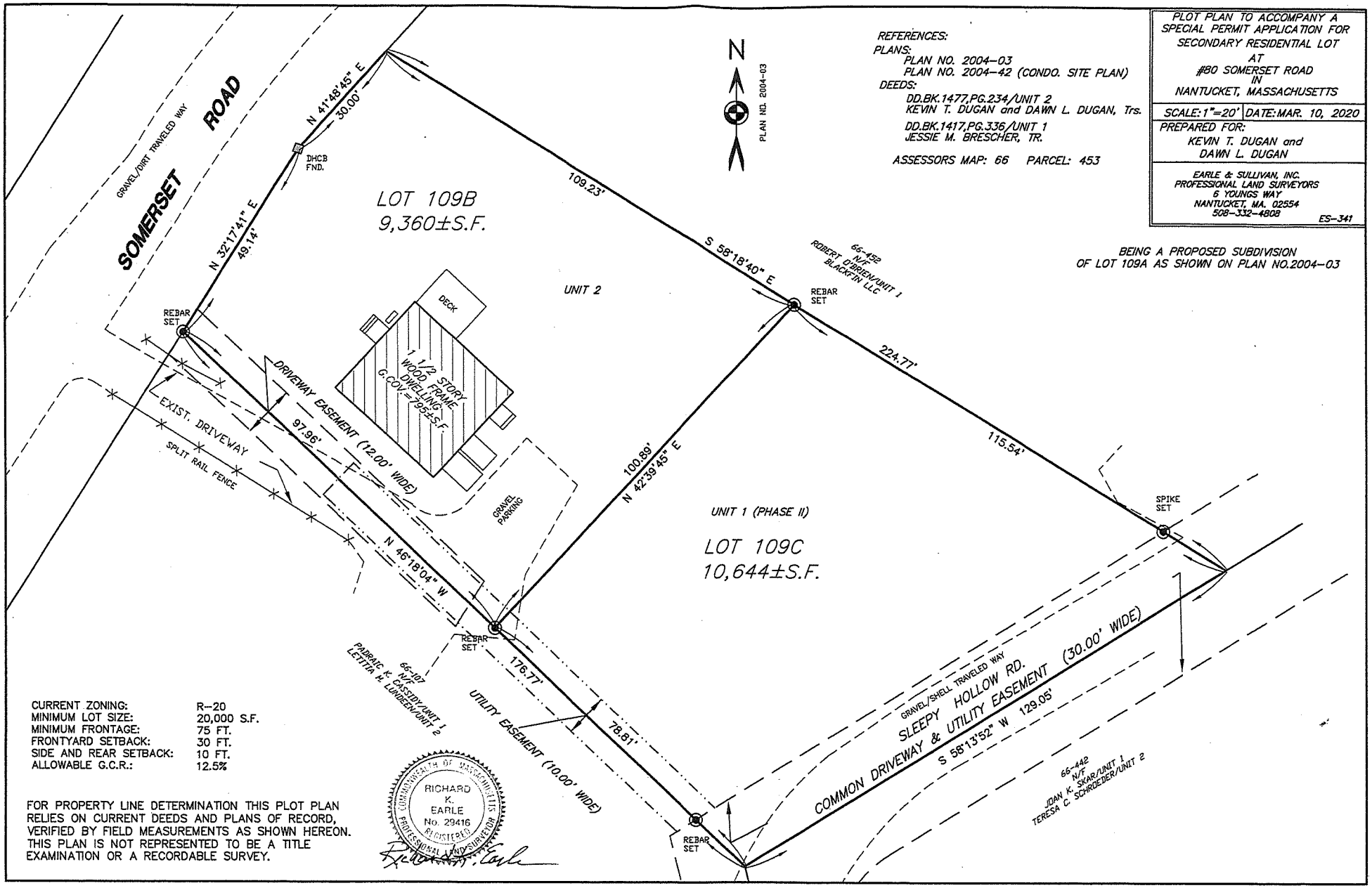
PREPARED FOR:
KEVIN T. DUGAN and DAWN L. DUGAN

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808
ES-341

REFERENCES:
PLANS:
PLAN NO. 2004-03
PLAN NO. 2004-42 (CONDO. SITE PLAN)
DEEDS:
DD.BK.1477,PG.234/UNIT 2
KEVIN T. DUGAN and DAWN L. DUGAN, Trs.
DD.BK.1417,PG.336/UNIT 1
JESSIE M. BRESCHER, TR.

ASSESSORS MAP: 66 PARCEL: 453

BEING A PROPOSED SUBDIVISION OF LOT 109A AS SHOWN ON PLAN NO.2004-03



CURRENT ZONING:	R-20
MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONTYARD SETBACK:	30 FT.
SIDE AND REAR SETBACK:	10 FT.
ALLOWABLE G.C.R.:	12.5%

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

COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED PROFESSIONAL LAND SURVEYOR

2015 00000883
Bk: 1477 Pg: 234 Page: 1 of 2
Doc: UDD 04/02/2015 02:01 PM

UNIT DEED
PROPERTY ADDRESS: 80 SOMERSET ROAD, UNIT 2, NANTUCKET, MA

KEVIN T. DUGAN and DAWN L. DUGAN, with a mailing address of P. O. Box 2026, Nantucket, MA 02584,

for consideration paid in the amount of ONE AND 00/100 ($1.00) – Transfer to Trust

Grant a fifty percent (50%) undivided interest as a tenant in common to KEVIN T. DUGAN, TRUSTEE OF THE KEVIN T. DUGAN REVOCABLE TRUST, u/d/t dated April 1, 2015, for which a Trust Instrument Pursuant to M.G.L.c 184 §35 is recorded herewith in Book 1477, Page 236; and

Grant a fifty percent (50%) undivided interest as a tenant in common to DAWN L. DUGAN, TRUSTEE OF THE DAWN L. DUGAN REVOCABLE TRUST, u/d/t dated April 1, 2015, for which a Trust Instrument Pursuant to M.G.L.c 184 §35 is recorded herewith in Book 1477, Page 243;

both with a mailing address of P. O. Box 2026, Nantucket, MA 02584,

That certain condominium unit situated in Nantucket, Nantucket County, Massachusetts, located at 80 Somerset Road, being Unit No. 2 of EIGHTY SOMERSET ROAD CONDOMINIUM, created pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated September 28, 2004 and recorded with Nantucket Registry of Deeds at Book 915 Page 122 together with an undivided 100% interest in the common areas and facilities of said Condominium, as provided for in said Master Deed.

The Condominium and each of the Units is intended for the uses permitted by the applicable zoning by-law and as set forth in the Master Deed.

Said Unit is conveyed subject to the following matters:

a. All terms, provisions, covenants, conditions, restrictions, easements, reservations, rights of access to units, charges and assessments, all as set forth in said Master Deed, together with any By-Laws promulgated thereunder.

b. Massachusetts General Laws chapter 183A, as amended.

c. Provisions of the Declaration of Trust of Eighty Somerset Road Condominium Trust, dated September 16, 2004 and recorded with Nantucket Registry of Deeds at Book 915 Page 143.

For Grantors' title see deed recorded with Nantucket Registry of Deeds at Book 915 Page 194.

Witness our hands and seals this 1st day of April, 2015.

KEVIN T. DUGAN

DAWN L. DUGAN

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 1st day of April, 2015, before me, the undersigned notary public, personally appeared Kevin T. Dugan and Dawn L. Dugan, proved to me through satisfactory evidence of identification, which were *personal knowledge* to be the persons whose names are signed on the preceding or attached document, and acknowledged to me ~~that they~~ signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

JESSIE M. BRESCHER
MY COMM. EXPIRES SEPTEMBER 24, 2021
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

NANTUCKET LAND BANK
CERTIFICATE
☐ Paid $
☒ Exempt D
☐ Non-applicable
36185 4/2/15
No. Date
Authorization MW

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

2013 00003972
Bk: 1417 Pg: 336 Page: 1 of 3
Doc: UDD 12/23/2013 03:47 PM

UNIT DEED

I, CATHERINE E. CONTE, of Kesmon Farm, 6478 Gordonsville Road, Keswick, VA 22947

for consideration paid in the amount of TWO HUNDRED NINETY-FIVE THOUSAND and 00/100 ($295,000.00) DOLLARS

grants to JESSIE M. BRESCHER, TRUSTEE of 6 SLEEPY HOLLOW REALTY TRUST, of PO Box 2026, Nantucket, MA 02584, as joint tenants with rights of survivorship

WITH QUITCLAIM COVENANTS:

The vacant land known and numbered as 6 Sleepy Hollow Road, more particularly described as Unit 1 of the Eighty Somerset Road Condominium, created pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated September 28, 2004 and recorded at the Nantucket Registry of Deeds in Book 915, Page 122, together with an undivided 65% interest in the common areas and facilities of said Condominium, as provided for in said Master Deed and the organization of unit owners through which the Condominium is managed and regulated and such other rights and easements appurtenant to the Unit as may be set forth in any document governing the operation of the Condominium, including without limitation the Master Deed, the Condominium Trust, the By-Laws of the organization of unit owners, and any administrative rules and regulations adopted pursuant thereto (all of which are hereinafter referred to as the "Condominium Documents").

The provisions of the Master Deed, Condominium Plans recorded with said Registry of Deeds as Plan No. 2004-42 (shown as "Phase II" thereon) and as part of the Master Deed, as the same may be amended from time to time by instrument recorded in Nantucket Registry of Deeds, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit.

The Condominium and each of the units is intended for the uses permitted by the applicable zoning by-law and as set forth in the Master Deed.

Said Unit is conveyed subject to the following matters:

(a) Declaration of Restrictions and Easements dated March 30, 2004 recorded in Book 881, Page 258.

(b) Somerset Homeowners Association Trust dated March 30, 2003 recorded in Book 881, Page 236.

(c) Grant of Easement to Nantucket Electric Company dated March 9, 2004 recorded in Book 878, Page 323.

(d) Grant of Easement to Verizon New England, Inc. dated March 1, 2004 recorded in Book 877, Page 300.

(e) Provisions of an Easement Grant to Nantucket Electric Company recorded in Book 144, Page 216.

(f) Provisions of Nantucket Housing Needs Covenant dated September 16, 2004 and recorded with Nantucket Registry of Deeds in Book 915, Page 102.

(g) All terms, provisions, covenants, conditions, restrictions, easements, reservations, rights of access to units, charges, and assessments , all as set forth in the Master Deed of the Eighty Somerset Road Condominium, dated September 28, 2004, recorded with said Registry of Deeds in Book 915, Page 122, together with any By-Laws promulgated thereunder;

(h) MGLc183A, as amended; and

(i) Declaration of Trust of the Eighty Somerset Road Condominium Trust, u/d/t dated September 16, 2004, recorded with said Registry of Deeds in Book 915, Page 143.

For Grantor's title see Deed recorded in Book 1315, Page 161 at Nantucket Registry of Deeds.

Catherine E. Conte

Catherine E. Conte

Commonwealth of Virginia

County of Orange

On this 19 day of December, 2013, before me, the undersigned notary public, personally appeared Catherine E. Conte (a) ____ personally known to me, or (b) ✓ proved to me through satisfactory evidence of identification, which was License (type of identification), 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.

Official Signature and Seal of Notary Public
My Commission expires:

OLGA WASHINGTON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #289367
My Commission Expires Sept. 30, 2016

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 12/23/2013 03:47 PM
Ctrl# 460947 17283 Doc# 00003972
Fee: $1,345.20 Cons: $295,000.00

NANTUCKET LAND BANK
CERTIFICATE
☑ Paid $ 5900
☐ Exempt
☐ Non-applicable
34814 12/23/13
No. Date
Authorization dcs

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Register of Deeds

NANTUCKET HOUSING NEEDS COVENANT
Condominium Form

Premises: 80 Somerset Road, Nantucket, MA

Grantor: The Cassidy Family Trust, Catherine Conte, Trustee

Grantor's Title Reference: Book 885 Page 345

Assessor's Map/Parcel: 66/453

Date: September 16, 2004

WHEREAS, the Town of Nantucket, Massachusetts wishes to facilitate the development of affordable housing in the Town of Nantucket and to restrict the ownership of such housing to parties meeting applicable requirements;

WHEREAS, as one means of facilitating the development of such housing, the Town of Nantucket has approved the Nantucket Housing Needs Program, pursuant to Article 36 of the Town Meeting warrant of 2001, which is currently codified in Chapter 139, Section 7(A)(2)(f) and Chapter 139, Section 7(G) of the Code of the Town of Nantucket;

WHEREAS, the provisions appearing in Chapter 139, Sec. 7(A)(2)(f) and Chapter 139, Sec. 7(G) of the Code of the Town of Nantucket, as amended from time to time, are hereby incorporated, and made part of this Covenant, by reference;

WHEREAS, to strengthen the administration and enforcement of the Nantucket Housing Needs Program, the Town of Nantucket has approved a home rule petition, pursuant to Article 49 of the Town Meeting warrant of 2001;

WHEREAS, the General Court has approved this home rule petition as Chapter 301 of the Acts of 2002;

WHEREAS, the Town of Nantucket has designated the Nantucket Housing Authority as its designee for purposes of administering and enforcing the Nantucket Housing Needs Program, pursuant to Section 2 of Chapter 301 of the Acts of 2002 and Chapter 139, Section 7(A)(2)(f) and Section 7(G) of the Code of the Town of Nantucket;

WHEREAS, to efficiently implement and administer the Nantucket Housing Needs Program, the Town of Nantucket, pursuant to Article 55 of the Town Meeting warrant of 2003, has duly adopted Chapter 100 of the Code of the Town of Nantucket, as amended from time to time, which is hereby incorporated, and made part of this Covenant, by reference;

Condo Plan 04-42

WHEREAS, pursuant to Chapter 100 of the Code of the Town of Nantucket, the Town of Nantucket has duly adopted and ratified certain regulations for the purpose of efficiently implementing and administering the Nantucket Housing Needs Program also known as the Nantucket Housing Needs Covenant Program, some of said regulations appearing in Chapter 100 of the Code of the Town of Nantucket and additional regulations being on file with the Town Clerk of the Town of Nantucket;

WHEREAS, this Covenant, and all of the agreements, restrictions, rights and covenants contained herein, is intended to be and is a "Nantucket Housing Needs Covenant" as that term is defined in Section 2 of Chapter 301 of the Acts of 2002 and Chapter 139, Section 7(G) of the Code of the Town of Nantucket;

WHEREAS, the Grantor is the owner of the NHNC Unit or of Development Rights for such a unit, a residential dwelling unit which is qualified in accordance with the Nantucket Housing Needs Program, as codified at Chapter 139, Section 7(A)(2)(f) and Chapter 139, Section 7(G) of the Code of the Town of Nantucket;

WHEREAS, the Premises shall be organized as a condominium in accordance with Chapter 183A of the General Laws of Massachusetts; and

WHEREAS, as a condition of selling the NHNC Unit or the Development Rights, pursuant to the Nantucket Housing Needs Program, the Grantor has agreed to execute this Covenant and to comply with all its terms and conditions, which Covenant shall run with title to the Premises.

NOW, THEREFORE, the Grantor for consideration paid, including without limitation the ability of the Grantor to convey into separate ownership the NHNC Unit and the Market Rate Unit, subject to this Covenant, notwithstanding the otherwise applicable provisions of the Town of Nantucket Zoning Code, the receipt and sufficiency of which consideration are hereby acknowledged by the parties to this Covenant, grants to the Nantucket Housing Authority, a duly organized body politic pursuant to M.G.L. Chapter 121B, having a usual place of business at 3 Manta Drive, Nantucket, Massachusetts 02554, this Covenant and the agreements, restrictions, rights and covenants contained herein for the benefit of the Authority and its successors, assigns, agents and designees and the perpetual right by the same to enforce this Covenant and the agreements, restrictions, rights and covenants contained herein.

1. Definitions. In this Covenant, the following words and phrases shall have the meanings indicated:

"Authority" means the Nantucket Housing Authority, its successors, assigns, agents and designees.

"Authority Mortgage" means the performance mortgage, in a form acceptable to the Authority, attaching to the NHNC Unit, granted to the Authority by the Owner, and all successor Owners of the NHNC Unit, securing the Owner's compliance with this Covenant.

"Authority Option" means the Authority's right and option to purchase set forth in Sections 9 through 13 , and Section 17, of this Covenant.

"Authority Option Price" means the price at which the Authority may purchase the NHNC Unit upon exercise of the Authority Option, as set forth in Section 11 of this Covenant.

"Authority Option Price Certificate" means a certificate evidencing the Authority Option Price as set forth in Section 11 of this Covenant.

"Certificate of Compliance" means a certificate evidencing compliance with certain material terms of this Covenant, as set forth in Section 5 of this Covenant.

"Condominium Documents" means the documents pertaining to the Premises as described and required by Chapter 183A of the General Laws of Massachusetts and Section 16 of this Covenant, including without limitation a master deed and a site plan, as set forth in Section 16 of this Covenant.

"Covenant" means this document and all of its provisions including, without limitation, all affirmative covenants, restrictive covenants, rights and options contained herein.

"Development Rights" means the right granted, and/or limited, by law, by the Condominium Documents and by this Covenant and the Regulations to construct an NHNC Unit on the Premises in accordance with this Covenant, the Regulations and all applicable rules, regulations, statutes and laws.

"Development Rights Sales Price" means the price permitted for the sale or resale of the Development Rights, as set forth in Section 3(c).

"Grantor" means the Cassidy Family Trust, Catherine Conte, Trustee,

who are all of the current owners of record of the Premises (including the holders of all mortgages).

"Household" means all persons who reside or intend to reside together at the NHNC Unit, regardless of their legal status.

"Market Rate Unit" means the unit of the condominium on the Premises that is not the NHNC Unit, and which is intended to be less restricted by this Covenant than is the NHNC Unit.

"Maximum Resale Price" means the maximum price permitted for the resale of the NHNC Unit, as set forth in Section 3(b).

"Maximum Sale Price" means the maximum price permitted for the sale of the NHNC Unit, as set forth in Section 3(a).

"NHNC Unit" is a single residential dwelling unit within the Premises ownership of which is intended to be restricted by this Covenant, together with any improvements now or hereafter made to such NHNC Unit, and which NHNC Unit is qualified in accordance with the Nantucket Housing Needs Program, as codified in Chapter 100 and Chapter 139 of the Code of the Town of Nantucket. The NHNC Unit is comprised of <describe NHNC Unit particularly>. Unit 2 of 80 Somerset Road Condominium Trust

"Owner" means the Grantor and any subsequent legal owner or any current or subsequent beneficial owner of the Premises, the NHNC Unit, the Development Rights, or the Market Rate Unit, as the case may be. Except for the owner of the Development Rights prior to the construction of the NHNC Unit, all NHNC Unit Owners shall be individuals.

"Owner Occupancy" means the personal obligation of the Owner of the NHNC Unit to physically reside in the NHNC Unit for a minimum of ten (10) months within each consecutive twelve (12) month period.

"Premises" means the land with the buildings and improvements thereon commonly known as 80 Somerset Road, Nantucket, MA, more particularly described in the deed recorded in Nantucket Registry of Deed Book 915 Page 122

- or -

Nantucket registered land Owner's Certificate of Title No. _____,

the legal description appears as Exhibit A to this Covenant. The Premises contains 2 residential dwelling units, one of which is the NHNC Unit.

"Program" means the Nantucket Housing Needs Program, as authorized by Chapter 301 of the Acts of 2002 of the General Court, as currently codified at Chapter 139, Section 7(A)(2)(f) of the Code of the Town of Nantucket, Chapter 139, Section 7(G) of the Code of the Town of Nantucket, Chapter 100 of the Code of the Town of Nantucket, and the Regulations attendant thereto, all as amended from time-to-time.

"Qualified Purchaser" means a person or a household, who agrees to ownership of the NHNC Unit subject to this Covenant, having gross household income of not more than 150% of the Nantucket County median household income, as reported from time to time by the United States Department of Housing and Urban Development, who is qualified in accordance with the Program's requirements to purchase the NHNC Unit or another NHNC Unit within the Program, who agrees to execute this Covenant and consents to its recordation with the Nantucket Registry of Deeds and/or Land Court, who agrees to take title subject to the terms and conditions of this Covenant, who agrees to Owner Occupancy, and who agrees to grant an Authority Mortgage in connection with the purchase of the NHNC Unit.

"Qualified Purchaser Certificate" means a certificate issued by the Authority evidencing that its holder meets the applicable Qualified Purchaser requirements.

"Qualified Seller" means a legal person or entity that agrees to be bound by the Maximum Sale Price and the Maximum Resale Price, as defined and used in this Covenant; except as otherwise provided in Section 7.e. of this Covenant, that agrees to pay to the Authority an administrative fee for the issuance of the Certificate of Compliance, equal to one-half percent (0.5%) of the sale price of the NHNC Unit, as provided in Section 5 of this Covenant, and that holds a valid Qualified Seller's Certificate.

"Qualified Seller's Certificate" means a certificate issued by the Authority evidencing that its holder, and the Premises, meet, respectively, the criteria applicable to a Qualified Seller, and the Program and Regulations regarding the creation or maintenance of the NHNC Unit, and stating the applicable Maximum Sale Price or Maximum Resale Price, as the case may be.

"Regulations" means those regulations duly adopted by the Town of Nantucket appearing in Chapter 100 of the Code of the Town of Nantucket and those regulations adopted pursuant to Chapter 100 of the Code of the Town of Nantucket being on file with the Town Clerk of the Town of Nantucket and those appearing in Chapter 139, Sec. 7(A)(2)(f) and Chapter 139, Sec. 7(G) of the Code of the Town of Nantucket, all hereby incorporated, and made part of this Covenant, by reference.

"Special Review Committee" means that body created and authorized by the Regulations to grant waivers from the strict application of the Regulations, provided the Special Review Committee makes certain findings as set forth and required under the Regulations.

2. Ownership – NHNC Unit/Development Rights - Occupancy of the NHNC Unit. The NHNC Unit shall be occupied only by an Owner, or by an Owner and a Household of which the Owner is a member, in accordance with the residential occupancy requirements of the Regulations. The Grantor, or any Owner, may sell the NHNC Unit only to the Authority pursuant to Section 9 herein, or to a Qualified Purchaser. Any sale of the NHNC Unit by the Grantor or Owner, other than to the Authority or to a Qualified Purchaser, shall entitle the Authority to avail itself of the remedies described in Section 22 herein. The Grantor or the Owner may sell the Development Rights to any entity that may legally hold an interest in real estate in the Commonwealth of Massachusetts, provided that if the Development Rights are sold to an individual that will occupy the NHNC Unit once developed, the Development Rights must be sold to a Qualified Purchaser or to the Authority.

3. (a) Maximum Sale Price. On the first disposition of the NHNC Unit, the Grantor shall not sell, convey, assign or otherwise dispose of, the NHNC Unit for consideration in excess of the Maximum Sale Price as defined below. (Consideration shall include the aggregate value of all money, property and services of every kind given or paid by, or on behalf of, a Qualified Purchaser to or for the benefit of the Grantor in connection with the conveyance of the NHNC Unit including any consideration paid for any other real property or personal property conveyed by the Grantor to the Qualified Purchaser.)

The Maximum Sale Price for the NHNC Unit shall be a sum calculated by assuming a 10% down payment plus the principal value of a mortgage on which the annual principal and interest payments (with principal amortized over 30 years at prevailing 30-year fixed interest rates) that

total 30% of the gross annual income of a household earning 125% of the current median family income for Nantucket County, as published from time to time by the U.S. Department of Housing and Urban Development.

(b) **Maximum Resale Price.** On any sale of the NHNC Unit subsequent to its first disposition, any Owner of the NHNC Unit, including the Grantor, shall not sell, convey, assign or otherwise dispose of, the Premises for consideration in excess of the Maximum Resale Price as defined below. The Maximum Resale Price for the NHNC Unit shall be the greater of the Maximum Sale Price, calculated at the time of the Owner's intention to sell, or the price that the current Owner paid for the NHNC Unit. (Consideration shall include the aggregate value of all money, property and services of every kind given or paid by, or on behalf or, a Qualified Purchaser to or for the benefit of the Grantor in connection with the conveyance of the NHNC Unit including any consideration paid for any other real property or personal property conveyed by the Grantor to the Qualified Purchaser.)

(c) **Development Rights Sales Price.** On the first sale, the Development Rights shall not be sold, conveyed, assigned or other otherwise transferred for consideration in excess of the Maximum Sales Price. On any other sale of the Development Rights, the Development Rights shall not be sold, conveyed, assigned or other otherwise transferred for consideration in excess of the purchase price for those Development Rights plus customary, reasonable closing costs associated with the resale of those Development Rights.

4. **Certificate of Maximum Sale Price or Maximum Resale Price**. Upon the Owner submitting such written application and evidence as the Authority may require, the Authority shall furnish to any Owner, mortgagee or person having a security interest in the NHNC Unit a certificate in recordable form stating the Maximum Sale Price or the Maximum Resale Price, as the case may be, for the NHNC Unit. Such certificate shall be valid for the period stated in the certificate. Any person, including a mortgagee of the NHNC Unit, may conclusively rely upon such certificate as to the Maximum Sale Price or the Maximum Resale Price of the NHNC Unit, provided that such Maximum Sale Price or Maximum Resale Price is not exceeded by the consideration paid for the NHNC Unit stated in the recorded deed to the mortgagor and further provided that such certificate of Maximum Sale Price or Maximum Resale Price is recorded in the Nantucket County Registry of Deeds.

5. **Certificate of Compliance**. No conveyance, sale or transfer of the NHNC Unit shall be valid or deemed in accordance with Covenant unless a certificate in recordable form is signed and acknowledged by the Authority and recorded which refers to the NHNC Unit, the Owner thereof, the Qualified Purchaser, and the Maximum Sale Price or the Maximum Resale Price, as the case may be, the recording reference for the Authority Mortgage, and which certifies that the conveyance, sale or transfer complies with this Covenant. A fee shall be paid to the Authority for the issuance of such certificate, except when the conveyance is to an institutional lender (or the nominee of an institutional lender) as a result of a foreclosure or a deed in lieu of foreclosure. Said fee shall be an amount equal to one-half percent (0.5%) of the sales price received by the seller upon sale or resale of the NHNC Unit. This fee shall be paid by each Owner, including the Grantor, as a closing cost at the time of closing of the NHNC Unit, and payment of this fee shall be a condition to delivery and recording of a Certificate of Compliance.

6. **Compliance**. The Owner shall furnish such information about the NHNC Unit as the Authority may request from time to time regarding the identity of the Owner, the identity of any mortgagee or other person having an interest in the NHNC Unit, the consideration paid for the NHNC Unit, the condition of the NHNC Unit, the identity of the occupants, and any other information which the Authority deems relevant, all for the purpose of assuring compliance with this Covenant and the Program. The Authority shall have access to inspect the NHNC Unit at reasonable times and upon reasonable notice.

7. **Rights of Mortgagees**. The other provisions of this Covenant notwithstanding, all mortgages or security interests in the NHNC Unit shall be subject and subordinate to the covenants and restrictions contained in this Covenant, and to the Authority Mortgage, provided that the Authority Mortgage, and any lien or claim the Authority may duly place on the NHNC Unit, shall be automatically subordinate to all institutional mortgages (mortgages held by banks, trust companies, insurance companies, or the like, regulated by State or Federal law) and any refinancing thereof with regard to the payment of all sums due to the mortgagee under the terms of any such mortgage and the note secured thereby. . In the event of a change of ownership of the NHNC Unit due to foreclosure or a deed in lieu of foreclosure, any mortgagee and successor Owner shall comply with all the provisions of this Covenant, and shall be entitled to hold title to the NHNC Unit prior to its resale, which resale shall be in accordance with this Covenant. Institutional mortgagees (banks, trust companies and insurance companies regulated under State or Federal law) shall have the following additional rights:

a. To hold title to the NHNC Unit and to exercise all incidents of ownership, subject to this Covenant.

b. To exercise all rights of foreclosure not inconsistent with this Covenant.

c. To rent the NHNC Unit for no greater amount than the then current Fair Market Rent established for Nantucket County by the United States Department of Housing and Community Development as published in the Federal Register, and amended from time to time.

d. To appear before the Special Review Committee for the purpose of seeking such relief as the Special Review Committee may grant.

e. To sell the NHNC Unit, at a statutory foreclosure sale for a bid price which may exceed the Maximum Resale Price, provided that any excess sum over the greater of (i) the amount due to the mortgagee under the mortgage being foreclosed and the note secured thereby, including without limitation the balance of principal and interest thereunder, costs of foreclosure including legal and auctioneer's fees, late charges, and items advanced by the mortgagee for the benefit of the mortgagor such as taxes and insurance premiums, and (ii) the Maximum Resale Price, shall be paid to the Authority. For the purpose of such a foreclosure sale, the institutional mortgagee shall be deemed a Qualified Seller.

8. Effect of Foreclosure Sale. The Maximum Sale Price and the Maximum Resale Price as defined in this Covenant shall not be affected in the event the price paid for the NHNC Unit pursuant to a foreclosure sale under Section 7.e. herein exceeds the Maximum Resale Price, and the Maximum Sale Price and the Maximum Resale Price shall remain in full force and effect as provided under this Covenant as if said foreclosure sale had never occurred; however, notwithstanding any other provision of this Covenant, an institutional mortgagee holding title to the NHNC Unit by reason of foreclosure or a deed in lieu of foreclosure may sell the NHNC Unit for an amount not exceeding the amount due to the mortgagee under the mortgage being foreclosed and the note secured thereby, including without limitation the balance of principal and interest thereunder, costs of foreclosure including legal and auctioneer's fees, late charges and items advanced by the mortgagee for the benefit of the mortgagor such as taxes and insurance premiums, together with reasonable and necessary costs incurred by mortgagee while in ownership of the NHNC Unit (reduced by the net income realized by the mortgagee from the NHNC Unit during its ownership thereof).

9. Authority Option. The Authority reserves and the Grantor grants to the Authority, the option to purchase the NHNC Unit upon one or more of the following events:

a. The Grantor or any subsequent Owner has delivered to the Authority a written notice of intent to sell, or a mortgagee has delivered to the Authority a written notice of intent to foreclose. Such notice is a requirement of this Covenant and shall be a condition precedent to any conveyance of the NHNC Unit or any interest therein, provided, however, that if the Authority determines that an Owner has executed an agreement to sell the NHNC Unit to a Qualified Purchaser for a price not in excess of the Maximum Resale Price, the Authority shall waive the Authority Option.

b. Any legal or beneficial interest in the NHNC Unit is conveyed without notice to the Authority as provided above, unless the Authority shall have waived the Authority Option with respect to a particular sale, and unless such conveyance is made in accordance with the Regulations relative to an inheritance or a donation of the NHNC Unit.

c. Any legal or beneficial interest in the NHNC Unit is conveyed for consideration in excess of the Maximum Sale Price or the Maximum Resale Price.

d. The NHNC Unit is rented or leased, unless otherwise expressly permitted under this Covenant.

e. The Owner of the NHNC Unit fails to maintain eligibility in accordance with the Regulations.

f. Receipt by the Authority of notice in any form (including, without limitation, notice by newspaper publication) of an impending foreclosure against the NHNC Unit or of the taking of the NHNC Unit for unpaid municipal taxes, provided that the right to exercise the Authority Option by reason of such event shall terminate as of the time of a foreclosure sale by an institutional first mortgagee pursuant to such notice.

g. Receipt by the Authority of notice in any form (including notice by newspaper publication) that ownership of the NHNC Unit was obtained through substantial misrepresentations made to the Authority.

h. Possession of the NHNC Unit by any non-institutional mortgagee.

i. Breach of any other term, condition or provision of this Covenant, including, without limitation, Section 17 of this Covenant.

In lieu of exercising the Authority Option to purchase the NHNC Unit, the Authority may assign the Authority Option to purchase the NHNC Unit to a Qualified Purchaser. The exercise of the Authority Option to purchase the NHNC Unit, whether exercised by the Authority or by the assignee Qualified Purchaser will be subject to the provisions of Sections 9 through 12 of this Covenant.

10. Duration of the Authority Option. The right of the Authority to exercise or assign the Authority Option shall be enforceable in perpetuity or for the maximum time period allowable by law, applicable to each and every transaction or event enumerated in Section 9 which occurs during the term of this Covenant. The term of each option which arises shall be limited as stated in Sections 11 through 13.

11. Authority Option Price. Whenever the Authority Option may be exercised, the Authority Option Price shall be established hereunder. The Owner and the Authority shall each select a Massachusetts Certified General Real Estate Appraiser, to determine the value of the NHNC Unit ("Unit Value") in accordance with prevailing appraisal methodology for establishing fair market value of the NHNC Unit, accounting for the affect on value of this Covenant, if any (the "Authority Appraiser" and the "Owner Appraiser"). Each party shall pay the costs of its appraiser and each party shall require its appraiser to provide an appraisal report within twenty-one (21) days of appointment. If the Authority Appraiser and the Owner Appraiser agree on the Unit Value, then the Unit Value shall be the Authority Option Price and shall be binding on the Owner and the Authority. If the Authority Appraiser and the Owner Appraiser disagree on the Unit Value in accordance with prevailing appraisal methodology. The Unit Value as determined by the Review Appraiser shall be the Authority Option Price, and shall be binding on the Owner and the Authority. The Owner and the Authority shall each pay one-half of the costs of the Review Appraiser. If the Owner is not cooperative in the selection of the Owner Appraiser, the Authority shall have the right to select the Authority Appraiser, whose determination of the Unit Value shall be binding on the parties as the Authority Option Price. In all cases, the Authority shall only be required to pay the lesser of the Authority Option Price determined under this Section 11 or the price at which the Owner purchased the NHNC Unit. Within ten (10) days of the establishment of the Authority Option Price under this Section 11, the Authority and the Owner shall execute and issue the Certificate of Agreement reflecting the Authority Option Price determined hereunder. If the Owner refuses to timely execute the Certificate of Agreement, the Authority may do so unilaterally.

12. **Exercise of Authority Option**. In the event that the Authority elects to exercise or assign the Authority Option arising from the Owner's notice of intent to sell pursuant to Section 9(a) of this Covenant, then the Authority's notice of its intent to exercise or assign the Authority Option shall be given within thirty (30) days after both parties have executed the Certificate of Agreement. In that case, within thirty (30) days after such notice by the Authority, the Authority, or its assignee, and the Owner shall execute a Purchase and Sale Agreement consistent with the terms in this Section 12.

In the event that the Authority Option arises pursuant to Sections 9(b) through 9(i) of this Covenant, then the Authority, or its assignee, shall notify the Owner of the NHNC Unit and any institutional mortgagees thereof that an event triggering the Authority Option has occurred. Upon the giving of such notice, the Owner, or the mortgagee in possession, and the Authority, or its assignee, shall in good faith cooperate to determine the applicable Authority Option Price pursuant to Section 3(b) and Section 11 of this Covenant, and to execute a Certificate of Agreement. In the event the Owner is not cooperative in that regard, the Authority shall establish the Authority Option Price pursuant to this Section 11 and Section 3(b) of this Covenant, and shall execute the Authority Option Price Certificate. The Authority's notice of its intent to exercise or assign the Authority Option shall be given within thirty (30) days after the parties have executed the Certificate of Agreement or the Authority has issued the Authority Option Price Certificate. Further, within thirty (30) days after such notice by the Authority, the Authority and the Owner, or the institutional mortgagee, shall execute a Purchase and Sale Agreement consistent with the terms in this Section 12 , unless the Owner is uncooperative in this regard, in which case the terms of the purchase of the NHNC Unit shall be consistent with this Section 12 .

The terms of the Purchase and Sale Agreement (the "P&S") to be executed by the Owner, or the institutional mortgagee and the Authority or its assignee, or the terms of the purchase of the NHNC Unit by the Authority, shall contain the following terms and conditions, as well as any additional terms and conditions upon which the parties may agree which are not contrary to the purposes of the Program:

A. The purchaser shall pay a five (5%) percent deposit at the signing of the P&S. Such deposit shall be held in escrow by counsel for the Authority.
B. The performance of the P&S shall be at a time and place mutually agreeable to the parties, but in all cases within a reasonable time following the execution of the P&S.
C. The NHNC Unit shall be conveyed by a good and sufficient quitclaim deed running to the Authority or its assignee, conveying a good and clear record and marketable title thereto, free from encumbrances, except such taxes for the then current year as are not due and payable on the date for the delivery of such deed; and such encumbrances as to which the Authority may have given its express written consent.
D. The NHNC Unit shall be delivered in the same condition as at the time the Authority exercises or assigns the Right of First Refusal, free of all tenants and occupants. The Authority shall be entitled to an inspection of the NHNC Unit prior to delivery of the deed in order to determine whether the condition thereof complies with the terms of this paragraph.

E. Fuel, common condominium charges, and water and sewer use charges, if applicable, and current real estate taxes shall be adjusted as of the date of delivery of the deed. If the amount of such real estate taxes is not known at the time of delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

F. If the Owner shall be unable on the closing date to give title or to make conveyance or to deliver possession of the NHNC Unit, all in accordance with the terms hereof, or if on the closing date, the NHNC Unit does not conform with the requirements hereof, then the date of the closing hereunder shall be postponed for a period of thirty (30) days, during which period the Owner shall use reasonable good faith efforts to remove any defects in title or to make conveyance or deliver possession of the NHNC Unit, all in accordance with the terms hereof or to make the NHNC Unit conform with the requirements hereof, as the case may be.

G. If after the expiration of the aforesaid time for the closing, any title defects shall not have been removed and conveyance not made and possession delivered, or the NHNC Unit does not conform, all as required hereunder, then the Authority may without waiving any claims against the Owner, either (a) terminate its obligation to purchase the NHNC Unit pursuant to its exercise of the Authority Option; or (b) accept such title as the Owner can deliver to the NHNC Unit in its then condition and to pay therefore the purchase price; provided that in the event of such conveyance in accordance with this paragraph, if the NHNC Unit or the Premises of which it is a part shall have been damaged by fire or casualty insured against, or taken in whole or in part by eminent domain, then Owner shall, unless Owner has previously restored the NHNC Unit and/or Premises to their former condition either: (1) pay over or assign to the Authority, upon delivery of the deed, all amounts recovered or recoverable on account of such insurance or award for taking, less any amounts reasonably expended by Owner for any partial restoration; or (2) if a holder of a mortgage on the NHNC Unit (to the extent such holder has an interest in the proceeds or award) shall not permit the insurance proceeds or award or any part thereof to be used to restore the NHNC Unit or Premises to their former condition or to be so paid over or assigned, give the Authority a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by Owner for any partial restoration.

Nothing contained in the terms of the Authority Option or the P&S as to an Owner's obligation to remove defects in title or to make conveyance or to deliver possession of the NHNC Unit in accordance with the terms hereof, as to use of proceeds to clear title or as to the Authority's election to take title, nor anything else in this Covenant, shall be deemed to waive, impair or otherwise affect the priority of the Authority Option over matters appearing of record, or occurring at any time after the recording of this Covenant, all such matters so appearing or occurring being subject and subordinate in all events to the Authority Option.

13. <u>Failure to Exercise the Authority Option</u>. In the event that the Authority shall (a) fail to give such notice of election to exercise or assign the Authority Option within the time above specified, (b) give notice that it has elected not to exercise or assign the Authority Option or, (c) after giving notice that it has elected to exercise or assign the Authority Option, fails to complete

such purchase as hereinabove provided, then the Owner shall be free thereafter to sell and convey the Premises to a Qualified Purchaser, subject to the other restrictions set forth in this Covenant.

Furthermore, the Owner shall be entitled to a certificate, in recordable form and on demand, executed by the Authority, that it elects not to exercise or assign the Authority Option. If the Authority provides such a certificate, it shall be recorded with the deed from the Owner, and such certificate shall be conclusive evidence of compliance with the requirements of this Covenant with respect to Sections 9 through 13 ..

14. Proceeds from Casualty or Taking or Abandonment of Condominium Regime. If the NHNC Unit or the Premises of which it is a part is destroyed by fire or other casualty and not rebuilt, or if it is taken by eminent domain or because of failure to pay real estate taxes, or if the NHNC Unit ceases to be a separate ownership NHNC Unit by reason of abandonment of a condominium regime followed by a sale of the Premises, with the proceeds of the sale being distributed to the former NHNC Unit owners, then, subject to the prior rights of all mortgagees, all proceeds of insurance or condemnation award or sale in excess of the Maximum Sale Price or the Maximum Resale Price shall be the property of the Authority as compensation for the loss of the benefit of this Covenant.

15. Notice. Any notices or other communications required or permitted to be given under this Covenant must be in writing and shall be effective when received by the party to whom it is addressed or four (4) business days after mailing by registered or certified mail, return receipt requested, whichever first occurs. Notices and communications to the Authority shall be sent to: Nantucket Housing Authority, 3 Manta Drive, Nantucket, MA 02554, Attention: Executive Director. Notices and other communications to the Owner shall be sent to the address of the NHNC Unit. Either party by written notice to the other may designate a different address to which notices shall thereafter be sent.

16. Condominium Form. The Premises shall be in the form of a condominium in accordance with Chapter 183A of the General Laws of Massachusetts. In addition to the requirements of Chapter 183A of the General Laws of Massachusetts, the documents creating said condominium form on the Premises shall include a recordable plan of land depicting the Premises, the location of the NHNC Unit, the Market Rate Unit, other structures on the Premises, and all common areas, bearing the verified statement of a registered land surveyor certifying that the plan fully and accurately depicts the bounds of the Premises, the layout, location and dimensions of the NHNC Unit, the Market Rate Unit, and the other structures on the Premises, and the common areas of the Premises. The master deed for the Premises shall include the following provisions, and the master deed shall provide that said provisions cannot be altered or amended without the affirmative vote of one-hundred percent (100%) in beneficial interest of the unit owners of the condominium.

a. The NHNC Unit's proportionate beneficial interest in the condominium and in the common areas and facilities of the condominium shall not be less than twenty-six percent (26%).

b. A unanimous vote of the condominium unit owners is required to make any substantial changes to, or expend substantial sums on, the common areas and facilities of the condominium.

c. The NHNC Unit shall be, or have been, constructed in a good and workmanlike manner.

d. The organization of unit owners of the condominium shall have no right of first refusal with regard to any units of the condominium.

e. Development Rights, with rights and obligations appurtenant thereto, must be addressed in accordance with this Covenant.

f. A provision to the effect that this Covenant, which is to be recorded with the master deed, will attach to the unit to be known as the NHNC Unit.

Prior to their recording, and after their approval by the Nantucket Zoning Enforcement Officer, the Condominium Documents and plan shall be submitted to the Authority, for review and approval, to ensure compliance with this Section 16 of this Covenant. The Authority shall conclude its review and approval within thirty (30) days of receipt of the complete Condominium Documents and plan. In the event the Condominium Documents and/or plan submitted to the Authority are incomplete, the Authority shall request revised and completed Condominium Documents and/or plan, and the thirty (30) day review period shall commence upon the Authority's receipt of the revised and completed Condominium Documents and/or plan. The parties shall work in good faith to correct any deficiencies in the Condominium Documents and plan identified by the Authority in its review under this Section 16 . The Authority shall not issue a Qualified Seller's Certificate prior to review and approval of the Condominium Documents and plan under this Section 16.

17. Compliance with Laws. The NHNC Unit, the Market Rate Unit, and the Premises shall at all times comply with the Condominium Documents, and with all applicable building, health, zoning and other land-use regulations and with all other applicable statutes, laws ordinances, rules and regulations. A failure to comply with this Section 17 shall subject the NHNC Unit to the provisions of Section 9 of this Covenant and the Market Rate Unit to available legal and equitable remedies, if such failure continues for thirty (30) calendar days, unless such failure is not susceptible of cure within that thirty (30) day period, in which case action to cure shall have begun within said thirty (30) days and shall be pursued diligently until completion, provided however, that there shall be no cure period if such failure poses an immediate risk to the public health and safety or an immediate risk to the NHNC Unit, the Market Rate Unit, the Premises, or abutting lands.

18. Covenants to Run with the Land. The Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and assigns to the Authority or its designee the right to enforce the rights, covenants and agreements set forth in this Covenant. The Grantor hereby grants to the Authority the right to enter upon the Premises and the NHNC Unit for the purpose of enforcing any and all of the restrictions, covenants and

agreements contained herein and of taking all actions with respect to the NHNC Unit which the Authority or its designee may determine to be necessary or appropriate, with or without court order, to prevent, remedy or abate any violation of the restrictions, covenants and agreements set forth herein. The rights hereby granted to the Authority or its designee shall be in addition to and not in limitation of any other rights and remedies available to the Authority or its designee for enforcement of the restrictions, rights, covenants and agreements set forth herein.

The Grantor and the Authority intend, declare and covenant on behalf of themselves and their respective successors and assigns that the agreements, covenants and restrictions set forth in this Covenant shall run with the land constituting the Premises and shall be binding upon any Owner, including the Grantor, and his/her successors and assigns in perpetuity and shall be enforceable by the Authority and its successors, assigns, and designees in perpetuity for the maximum time period allowable by law. It is further agreed that the reservation or grant of the agreements, covenants and restrictions contained herein are for public and charitable purposes. By accepting title to the NHNC Unit subject to this Covenant any Owner, including the Grantor, hereby acknowledges and agrees that any and all requirements of the law of the Commonwealth of Massachusetts to be satisfied in order for the provisions of this Covenant to constitute restrictions and covenants running with the land shall be deemed to be satisfied in full and that any requirements of privity of estate are also deemed to be satisfied in full.

The Grantor and any Owner shall include a reference to this Covenant in any and all deeds or other instruments conveying an interest in the Premises, the Market Rate Unit, or the NHNC Unit.

19. Perpetuities. It is the intention of the parties that all of the rights and obligations created by this Covenant shall be perpetual and run with title to the Premises. In the event that it should be adjudicated by final unappealable order of a court having jurisdiction over such issue that the Rule Against Perpetuities applies to any right or obligation granted hereby, then, and only then, the right so limited, shall terminate twenty-one (21) years following the death of the last to die of the class consisting of the following members of the British Royal Family; Prince William Arthur Philip Louis of Wales, Prince Henry Charles Albert David of Wales, Princess Beatrice Elizabeth Mary of York, and Princess Eugenie Victoria Helena of York.

20. Appointment of Agent – Authority of Agent. The Authority may from time to time appoint and revoke the appointment of one or more agents or designees who shall have the power to issue certificates as provided herein and to exercise and enforce the rights of the Authority as provided herein. Such appointments shall be made and revoked only by instrument in writing recorded in the Nantucket County Registry of Deeds and each such action shall be effective only upon recording. No such instrument of appointment or revocation of appointment shall be effective unless it expressly refers to the Program. Any agent or designee appointed hereunder shall have all the legal rights and powers possessed by the Authority, except that any instrument to be recorded under this Covenant, or required to be recorded by law, shall be duly executed by the Authority or by any assignee of the Authority pursuant to Section 26 of this Covenant.

21. Power of Attorney. The Grantor, for himself and for each successor as Owner of a NHNC Unit or a Market Rate Unit, hereby appoints the Authority as its attorney in fact irrevocable to do all acts and things which the Grantor or Grantor's successors may be required to do under this Covenant or which the Authority may reasonably deem necessary to preserve the interests created by this Covenant. This power, being coupled with an interest, is irrevocable as long as this Covenant is in force. The Grantor or Grantor's successors will at the request of the Authority execute and deliver any and all documents and instruments and take any and all action as the Authority may reasonably require more completely to vest in and assure to the Authority its rights hereunder or in the NHNC Unit.

22. Enforcement. Without limitation on any other rights or remedies of the Authority, its successors, assigns, and designees, in the event of any violation of the provisions of this Covenant, the Authority shall be entitled to the following remedies, which shall be cumulative and not mutually exclusive:

a. specific performance of the provisions of this Covenant;

b. voiding of the rental arrangement that violates this Covenant;

c. money damages for charges in excess of Maximum S ale or Resale prices or for disgogement of rents;

d. money damages for the cost of creating or obtaining other comparable dwelling NHNC Units to fulfill the need for affordable housing by low income and moderate income households;

e. if the violation is a sale of the NHNC Unit at a price greater than the Maximum Sale or Resale Price as provided herein, the Authority shall have the right to purchase the NHNC Unit, or to assign its right, on the same terms and conditions as provided herein for the exercise of the Authority Option t to purchase, except that the purchase price shall be the price which complies with the provisions of this Covenant;

f. any contract for sale or any sale or other transfer or conveyance of the NHNC Unit in violation of the provisions of this Covenant in the absence of a certificate from the Authority approving such sale, transfer or conveyance as provided in Section 5, to the maximum extent permitted by law, shall be voidable by the Authority by suit in equity to enforce such agreements, covenants and restrictions; and

g. foreclosure of the Authority Mortgage.

If the Authority initiates legal or administrative action to enforce this Covenant, the Authority shall be entitled to award of attorneys fees and other costs of bringing the action, in addition to any other relief or remedy to which it may be entitled, should it be the prevailing party.

The Owner hereby grants to the Authority the right to enter upon the Premises and the NHNC Unit for the purpose of enforcing the restrictions herein contained, or of taking all actions with respect to the NHNC Unit which the Authority may determine to be necessary or appropriate, with or without court order, to prevent, remedy or abate any violation of the agreements, covenants and restrictions.

23. Third Party Beneficiaries. The provisions of the Covenant, including without limitation the requirement that the purchase price shall not exceed the Maximum Sale Price or the Maximum Resale Price, and the requirement of Owner Occupancy, may be enforced by any Owner and/or Qualified Purchaser of the NHNC Unit.

24. Waiver. Nothing contained herein shall limit the rights of the Authority to release or waive, from time to time, in whole or in part, any of the restrictions contained herein with respect to the NHNC Unit. No waiver or release shall be effective unless it is in writing and executed by the Authority, and no waiver or release in one instance shall bind the Authority to give a waiver or release in another similar instance.

25. Severability. If any provision of this Covenant or the application thereof to any person or circumstance is held to be invalid or unenforceable by any decision of any court of competent jurisdiction in an action in which the Authority is a party, such decision shall not impair or otherwise affect any other provision of this Covenant, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable.

26. Assignment. The Authority may elect to assign its interest in this Covenant to the Town of Nantucket or to any agency or authority of the Town of Nantucket.

27. Liability. The Authority shall not be held liable for any action taken or omitted under this Covenant so long as it shall have acted in good faith and without gross negligence.

28. Indemnification. The Owner of the NHNC Unit from time to time, including the Grantor, and its successors, hereby indemnifies and holds harmless the Authority against all damages, costs and liabilities, including reasonable attorney's fees, asserted against the Authority or any of its agents or representatives by reason of its relationship with the Program pursuant to this Covenant.

29. Estoppel Certificate. Upon request of the Owner of the NHNC Unit, the owner of the Market Rate Unit, or any mortgagee of record with respect to those units, the Authority shall provide an estoppel certificate, in a form reasonably acceptable to the Authority, certifying, if applicable, the respective owner's compliance with any obligation of this Covenant. .

LEGAL DESCRIPTION

80 Somerset Road, Unit 2
Nantucket, MA 02554
Ref. Nantucket Registry of Deeds Plan 04-03, Lot 109A

That certain condominium unit situated in Nantucket, Nantucket County, Massachusetts, located at 80 Somerset Road, being Unit No. 2 of EIGHTY SOMERSET ROAD CONDOMINIUM, created pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated 09-28-2004, 2004 and recorded with Nantucket Registry of Deeds at Book 915 Page 122 together with an undivided 100% interest in the common areas and facilities of said Condominium, as provided for in said Master Deed.

Executed as a sealed instrument this 16 day of SEPTEMBER, 2004.

Grantor: <include all owners and all mortgages>

Catherine Conde Trustee
Name:

Name:

Name:

Name:

Name:

Nantucket Housing Authority:
By its Board of Commissioners

Chairman

Joshua O'Neill

9/21/04 Linda F. Williams, V.C. & Chr.

EXHIBIT A: Legal Description

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this 16th day of September, 2004, before me, the undersigned notary public, personally appeared CATHERINE CONTE, _____, grantor, personally known to me 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.

Joan Kirsten Skar
Notary Public
My commission expires: March 12, 2010

JOAN KIRSTEN SKAR, Notary Public
My Commission Expires March 12, 2010

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this 17 day of Sept, 2004, before me, the undersigned notary public, personally appeared Betty V Johnson, ~~grantor~~, personally known to me 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: NOV 3, 06

LEEDARA ZOLA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 3, 2006

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this 21 day of Sept, 2004, before me, the undersigned notary public, personally appeared John J. O'Neill, ~~grantor~~, personally known to me 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: NOV 3, 2006

LEEDARA ZOLA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 3, 2006

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this 21 day of Sept, 20 04, before me, the undersigned notary public, personally appeared Linda F. Williams, Nantucket Housing Authority Commissioner, personally known to me 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.

LEEDARA ZOLA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 3, 2006

Notary Public
My commission expires: Nov 3, 2006

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this ____ day of _____, 20_____, before me, the undersigned notary public, personally appeared _____, Nantucket Housing Authority Commissioner, personally known to me 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:

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this ____ day of _____, 20_____, before me, the undersigned notary public, personally appeared _____, Nantucket Housing Authority Commissioner, personally known to me 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:

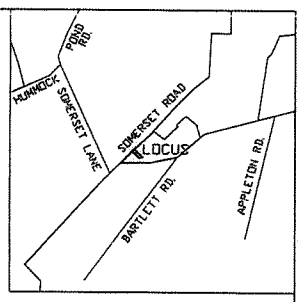
Nantucket County Received & Entered
Date: SEP 29 2004 Time: 2:10pm
Attest: Joanne L. Kelley Register of Deeds

End of
Instrument

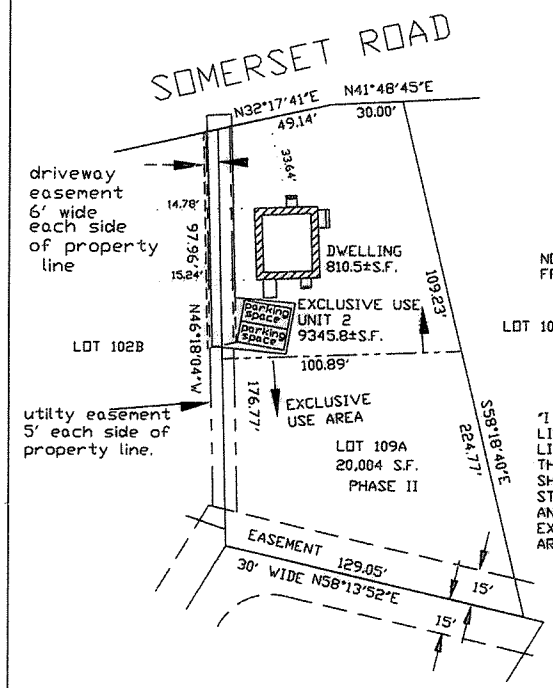
NANTUCKET REGISTRY OF DEEDS
Date: 09-29-2004
Time: 2:16pm
Plan No: 04-42
Attest: Register

SHEET 1 of 4

NORTH



LOCUS MAP
SCALE 1"=2000'



ZONING: R-2
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT
FRONT YARD SETBACK: 30 FT
REAR & SIDE SETBACK: 10 FT
GROUND COVER RATIO: 12.5%

NOTE: OFFSETS AT 90° TO PROPERTY LINE FROM CORNER BOARDS 4' UP.

LOT 10A

THE SITE IS SITUATED IN ZONE 'X' OF THE F.E.M.A. MAP SHEET #0014 E COMMUNITY #250230

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

DATE: SEPTEMBER 17, 2004

PROFESSIONAL LAND SURVEYOR

I JOHN J. SHUGRUE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, AND DIMENSIONS OF "NHNC UNIT # 2" AND PHASE II OF 80 SOMERSET ROAD CONDOMINIUM ASBUILT.

JOHN J. SHUGRUE PLS
DATE: SEPTEMBER 17, 2004

COMMONWEALTH OF MASSACHUSETTS JOHN J. SHUGRUE No. 29820 REGISTERED PROFESSIONAL LAND SURVEYOR

CONDOMINIUM SITE PLAN
80 SOMERSET ROAD
CONDOMINIUM
in
NANTUCKET, MASS.
SCALE: 1' = 40'
DATE: SEPTEMBER 17, 2004
JOHN J. SHUGRUE INC.
57 OLD SOUTH ROAD
NANTUCKET, MA.
FOR: BLACKFIN LLC

0 40 80
scale in feet

SHEET 1 OF 4 SHEETS

ASSESSORS MAP 66 PARCEL NO. 453 6675SP_UNIT2_80 SOMERSET

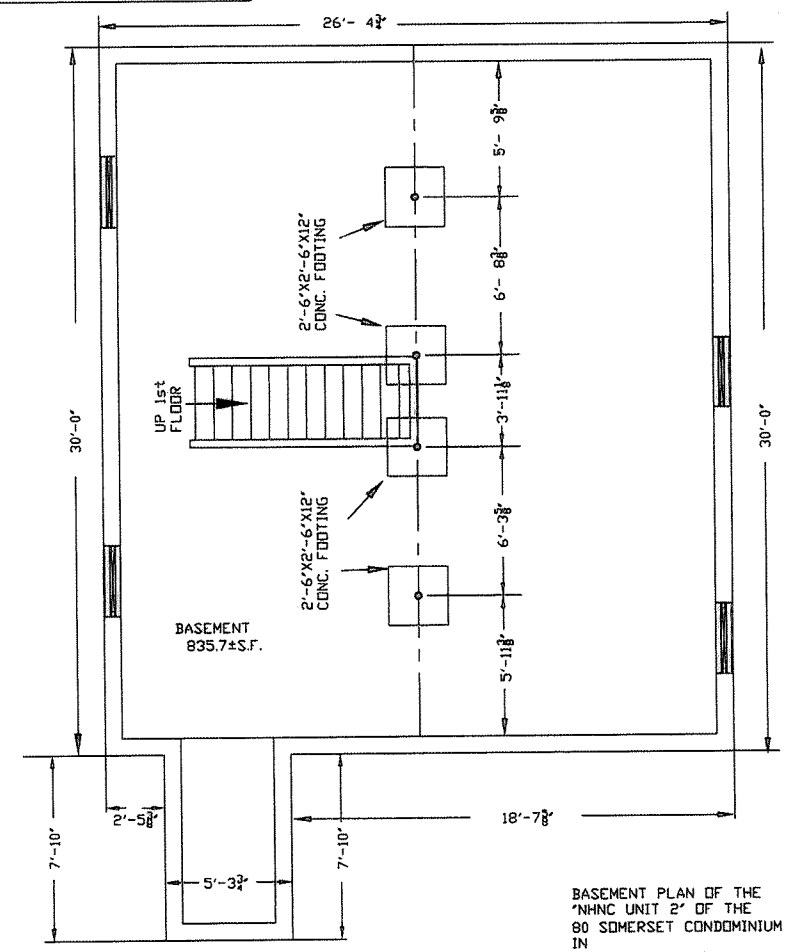
NANTUCKET REGISTRY
OF DEEDS
Date: 09-29-2004
Time: 2:10pm
Plan No: 04-42
Attest: Registrar

SHEET 2 of 4

LEGEND:

WINDOW

3 1/2' LALLY COLUMN
CONCRETE FILLED



I, JOHN J. SHUGRUE, PROFESSIONAL LAND SURVEYOR, HEREBY CERYTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPLICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF 'NHNC UNIT 2', BASEMENT FLOOR, OF THE 80 SOMERSET ROAD CONDOMINIUM, AS BUILT.

JOHN J. SHUGRUE
PROFESSIONAL LAND SURVEYOR
SHEET 2 OF 4 SHEETS

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 29995
REGISTERED PROFESSIONAL LAND SURVEYOR

BASEMENT PLAN OF THE
'NHNC UNIT 2' OF THE
80 SOMERSET CONDOMINIUM
IN
NANTUCKET, MASS.
SCALE: 1"=4'
DATE: SEPTEMBER 17, 2004
JOHN J. SHUGRUE INC.
57 OLD SOUTH ROAD
NANTUCKET, MA.
FOR: BLACKFIN LLC

0 4 8
scale in feet

#6675CONDO_BASEMENT_UNIT 2_80 SOMERSET

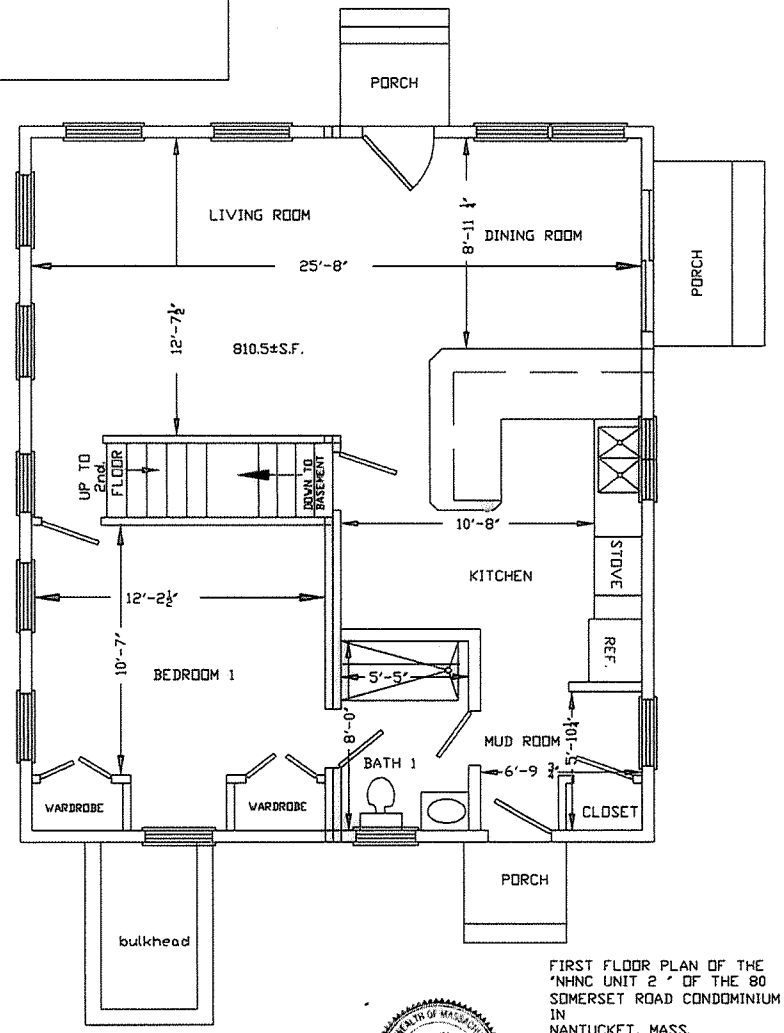
NANTUCKET REGISTRY
OF DEEDS
Date: 09.29.2004
Time: 2:10 pm
Plan No: 04-42
Attest: Register

SHEET 3 of 4

LEGEND:

WINDOW

REF. REFRIGERATOR



I, JOHN J. SHUGRUE, PROFESSIONAL LAND SURVEYOR, HEREBY CERYTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPLICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF 'NHNC UNIT 2', FIRST FLOOR OF THE 80 SOMERSET ROAD CONDOMINUM, AS BUILT.

JOHN J. SHUGRUE
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 29529
REGISTERED PROFESSIONAL LAND SURVEYOR

FIRST FLOOR PLAN OF THE
'NHNC UNIT 2 ' OF THE 80
SOMERSET ROAD CONDOMINIUM
IN
NANTUCKET, MASS.
SCALE: 1"=4'
DATE: SEPTEMBER 17, 2004
JOHN J. SHUGRUE INC.
57 OLD SOUTH ROAD
NANTUCKET, MA.
FOR: BLACKFIN LLC

0 4 8
scale in feet

SHEET 3 OF 4 SHEETS

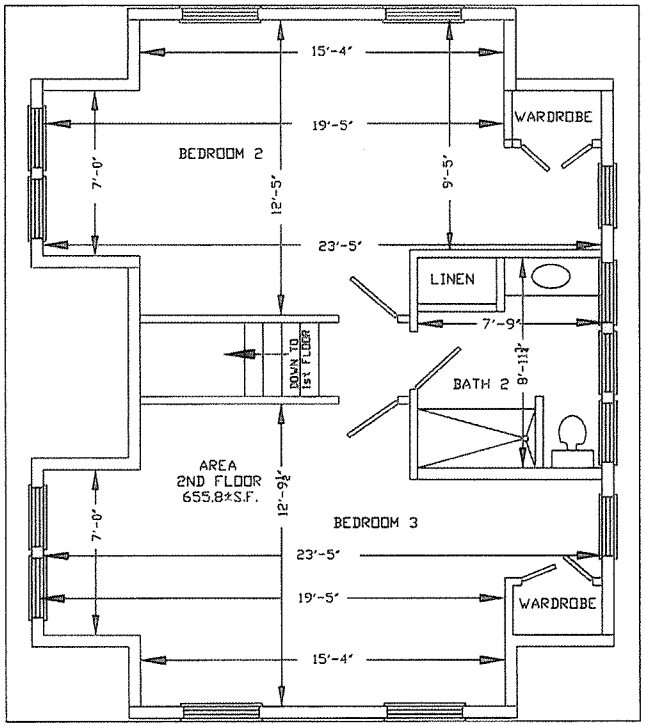
#6675CONDO_1 ST FLOOR_80 SOMERSET

NANTUCKET REGISTRY
OF DEEDS
Date: 09-29-2004
Time: 2:19 pm
Plan No: 2004-69
Joanne L. Kelley
Attest: Register

SHEET 4 of 4

LEGEND:

WINDOW



I, JOHN J. SHUGRUE, PROFESSIONAL LAND SURVEYOR, HEREBY CERYTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPLICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF 'NHNC UNIT 2', SECOND FLOOR OF THE 80 SOMERSET ROAD CONDOMINUM, AS BUILT.

JOHN J. SHUGRUE
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
NO. 23529
REGISTERED
PROFESSIONAL LAND SURVEYOR

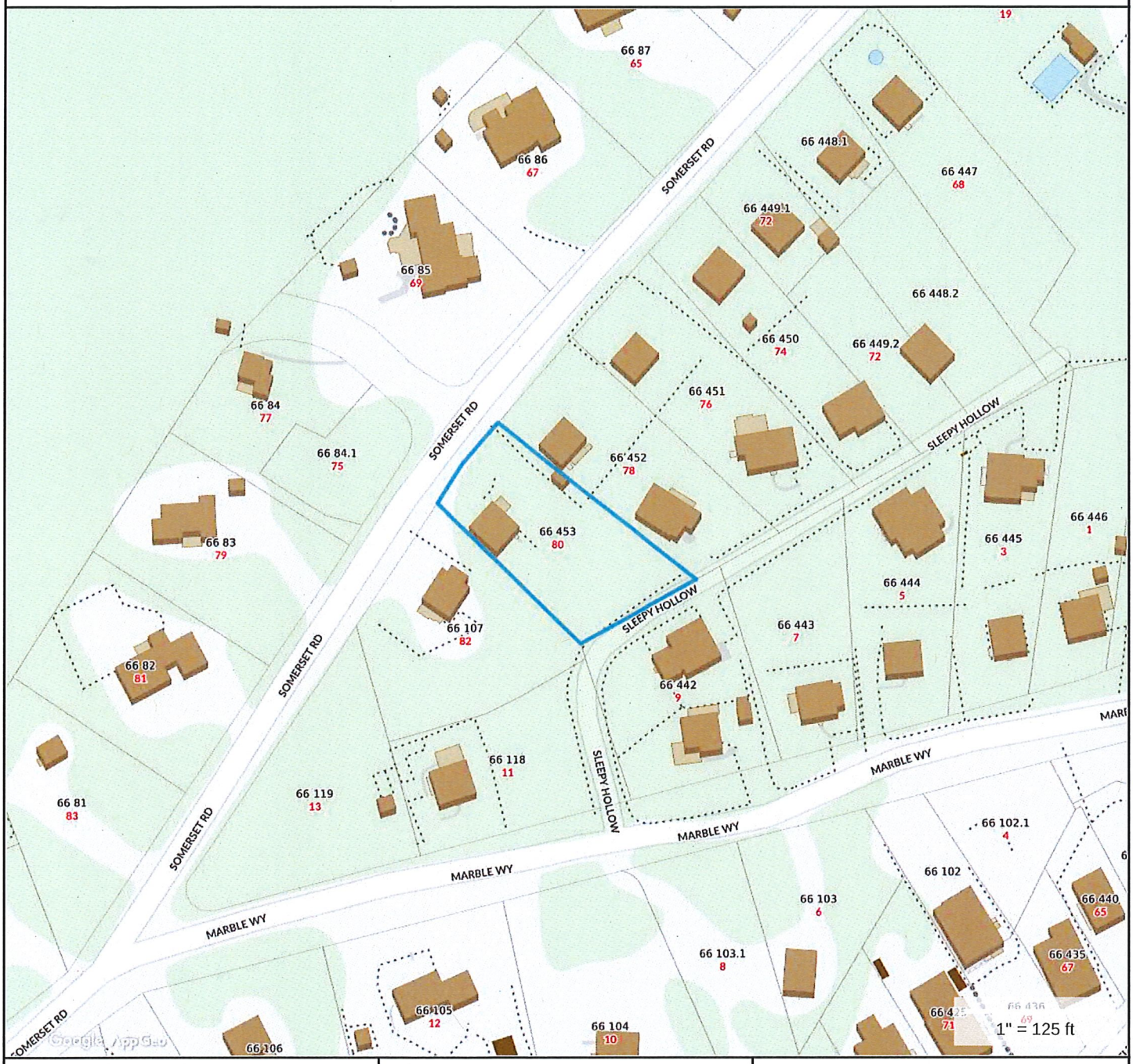
SECOND FLOOR PLAN OF THE
'NHNC UNIT 2' OF THE 80
SOMERSET ROAD CONDOMINIUM
IN
NANTUCKET, MASS.
SCALE: 1"=4'
DATE: SEPTEMBER 17, 2004
JOHN J. SHUGRUE INC.
57 OLD SOUTH ROAD
NANTUCKET, MA.
FOR: BLACKFIN LLC

0 4 8
scale in feet

SHEET 4 OF 4 SHEETS

#6675CONDO_UNIT 2_2 ND FLOOR_80SOMERSET ROAD

80 Somerset



Property Information

Property ID	66 453.1
Location	80 SOMERSET RD #2
Owner	DUGAN KEVIN T & DAWN L TRST

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

TOWN OF NANTUCKET

PLANNING BOARD

(Special Permit)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Dawn + Kevin Dugan Trustees of Kevin T. Dugan Revocable Tr + Dawn L. Dugan Revocable Trust

MAILING ADDRESS.....PO Box 2001, Nantucket, MA 02584

PROPERTY LOCATION.....80 Somerset Rd

ASSESSOR MAP/PARCEL.....66/453 + 66/453.1

SUBMITTED BY.....Glick + Bresciani, PC

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2020.06.09 14:30:58 -04'00'

6-9-2020

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
66	11		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	49 SOMERSET RD
66	83		KINDJES LLC		136 MAILANDS ROAD	FAIRFIELD	CT	06824	79 SOMERSET RD
66	84		WULFFLEFF JAMES M & ANDREA H		77 SOMERSET RD	NANTUCKET	MA	02554	77 SOMERSET RD
66	84	1	FIELD RACHEL		PO BOX 1003	NANTUCKET	MA	02554	75 SOMERSET RD
66	85		BROWNING BETTY & ALLEN JEFFREY		PO BOX 352	NANTUCKET	MA	02554	69 SOMERSET RD
66	86		CARY SUSAN Y		PO BOX 1255	NANTUCKET	MA	02554	67 SOMERSET RD
66	87		ALENCE KAREN		PO BOX 2939	NANTUCKET	MA	02584	65 SOMERSET RD
66	101		RICHROD MARY L TR	RICHROD MARY L REV TRUST	PO BOX 2487	NANTUCKET	MA	02584	2 MARBLE WY
66	102		FORAY MARBLE LLC		144 WARREN AVE UNIT 2	BOSTON	MA	02116	4 A MARBLE WY
66	104		GIOIOSO TOMMASO		25 ANGELA RD	BRAINTREE	MA	02184	10 MARBLE WY
66	105		WEBER JOHN		BOX 1447	NANTUCKET	MA	02554	12 MARBLE WY
66	107		CONTE CATHERINE E TRST	CASSIDY FAMILY TRUST	PO BOX 23	NANTUCKET	MA	02554	82 SOMERSET RD
66	118		CONTE CATHERINE E TRUST	CASSIDY FAMILY TRUST	PO BOX 223	NANTUCKET	MA	02554	11 MARBLE WY
66	119		CASSIDY PADRAIC K ETAL	C/O KANE SUZANNE	P O BOX 68	TENANTS HARBOR	ME	04860	13 MARBLE WY
66	442		CASSIDY WILLIAM P JR		PO BOX 23	NANTUCKET	MA	02554	9 MARBLE WY
66	443		CONTE CATHERINE E TRST	CASSDIY FAMILY TRUST	PO BOX 378	GRAFTON	MA	01519	3 SLEEPY HOLLOW RD
66	444		BLACKFIN LLC		PO BOX 23	NANTUCKET	MA	02554	5 MARBLE WY
66	445		BLACKFIN LLC	C/O CATHERINE CONTE	PO BOX 1008	BREWSTER	MA	02554	3 MARBLE WY
66	446		BLACKFIN LLC		P O BOX 378	GRAFTON	MA	01519	1 MARBLE WY
66	448	1	VALERO ERICA L		PO BOX 2426	NANTUCKET	MA	02584	70 SOMERSET RD
66	448	2	CULLINANE TRACY A		1 NORTH BEACH ST	NANTUCKET	MA	02554	16 SLEEPY HOLLOW RD
66	449		BLACKFIN LLC		61 KEITH HILL RD	GRAFTON	MA	01519	72 SOMERSET RD
66	449	2	MYERS JOHN JR		14 SLEEPY HOLLOW RD	NANTUCKET	MA	02554	14 SLEEPY HOLLOW RD
66	450		BLACKFIN LLC		PO BOX 378	NANTUCKET	MA	02554	74 SOMERSET RD
66	451		BLACKFIN LLC		PO BOX 378	GRAFTON	MA	01519	76 SOMERSET RD
66	452		BLACKFIN LLC		P O BOX 378	GRAFTON	MA	01519	78 SOMERSET RD
66	453		BLACKFIN LLC		PO BOX 378	GRAFTON	MA	01519	80 SOMERSET RD
Count:	**27**								

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

KINDJES LLC
136 MAILANDS ROAD
FAIRFIELD, CT 06824

WULFFLEFF JAMES M & ANDREA H
77 SOMERSET RD
NANTUCKET, MA 02554

FIELD RACHEL
PO BOX 1003
NANTUCKET, MA 02554

BROWNING BETTY & ALLEN JEFFREY
PO BOX 352
NANTUCKET, MA 02554

CARY SUSAN Y
PO BOX 1255
NANTUCKET, MA 02554

ALENCE KAREN
PO BOX 2939
NANTUCKET, MA 02584

RICHROD MARY L TR
RICHROD MARY L REV TRUST
PO BOX 2487
NANTUCKET, MA 02584

FORAY MARBLE LLC
144 WARREN AVE UNIT 2
BOSTON, MA 02116

GIOIOSO TOMMASO
25 ANGELA RD
BRAINTREE, MA 02184

WEBER JOHN
BOX 1447
NANTUCKET, MA 02554

CONTE CATHERINE E TRST
CASSIDY FAMILY TRUST
PO BOX 23
NANTUCKET, MA 02554

CONTE CATHERINE E TRUST
CASSIDY FAMILY TRUST
PO BOX 223
NANTUCKET, MA 02554

CASSIDY PADRAIC K ETAL
C/O KANE SUZANNE
P O BOX 68
TENANTS HARBOR, ME 04860

CASSIDY WILLIAM P JR
PO BOX 23
NANTUCKET, MA 02554

CONTE CATHERINE E TRST
CASSDIY FAMILY TRUST
PO BOX 378
GRAFTON, MA 01519

BLACKFIN LLC
PO BOX 23
NANTUCKET, MA 02554

BLACKFIN LLC
C/O CATHERINE CONTE
PO BOX 1008
BREWSTER, MA 02554

BLACKFIN LLC
P O BOX 378
GRAFTON, MA 01519

VALERO ERICA L
PO BOX 2426
NANTUCKET, MA 02584

CULLINANE TRACY A
1 NORTH BEACH ST
NANTUCKET, MA 02554

BLACKFIN LLC
61 KEITH HILL RD
GRAFTON, MA 01519

MYERS JOHN JR
14 SLEEPY HOLLOW RD
NANTUCKET, MA 02554

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PO BOX 378
NANTUCKET, MA 02554

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GRAFTON, MA 01519

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GRAFTON, MA 01519

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BOSTON, MA 02116

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P O BOX 68
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CASSDIY FAMILY TRUST
PO BOX 378
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PO BOX 1008
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NANTUCKET, MA 02584

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1 NORTH BEACH ST
NANTUCKET, MA 02554

BLACKFIN LLC
61 KEITH HILL RD
GRAFTON, MA 01519

MYERS JOHN JR
14 SLEEPY HOLLOW RD
NANTUCKET, MA 02554

BLACKFIN LLC
PO BOX 378
NANTUCKET, MA 02554

BLACKFIN LLC
PO BOX 378
GRAFTON, MA 01519

BLACKFIN LLC
P O BOX 378
GRAFTON, MA 01519

BLACKFIN LLC
PO BOX 378
GRAFTON, MA 01519

PLSUB-2020-06-00039 & PLSP-2020-06-0052
Flex Subdivision
Coffin Family Nominee Trust, Shirley Louise Coffin Spencer, Trustee,
31 Fairgrounds Road
Map 67 Parcels 149

Residential Flex Development
Per Bylaw Chapter 139-8

31 Fairgrounds Road
Map 67 Parcel 149

Owner:
Coffin Family Nominee Trust

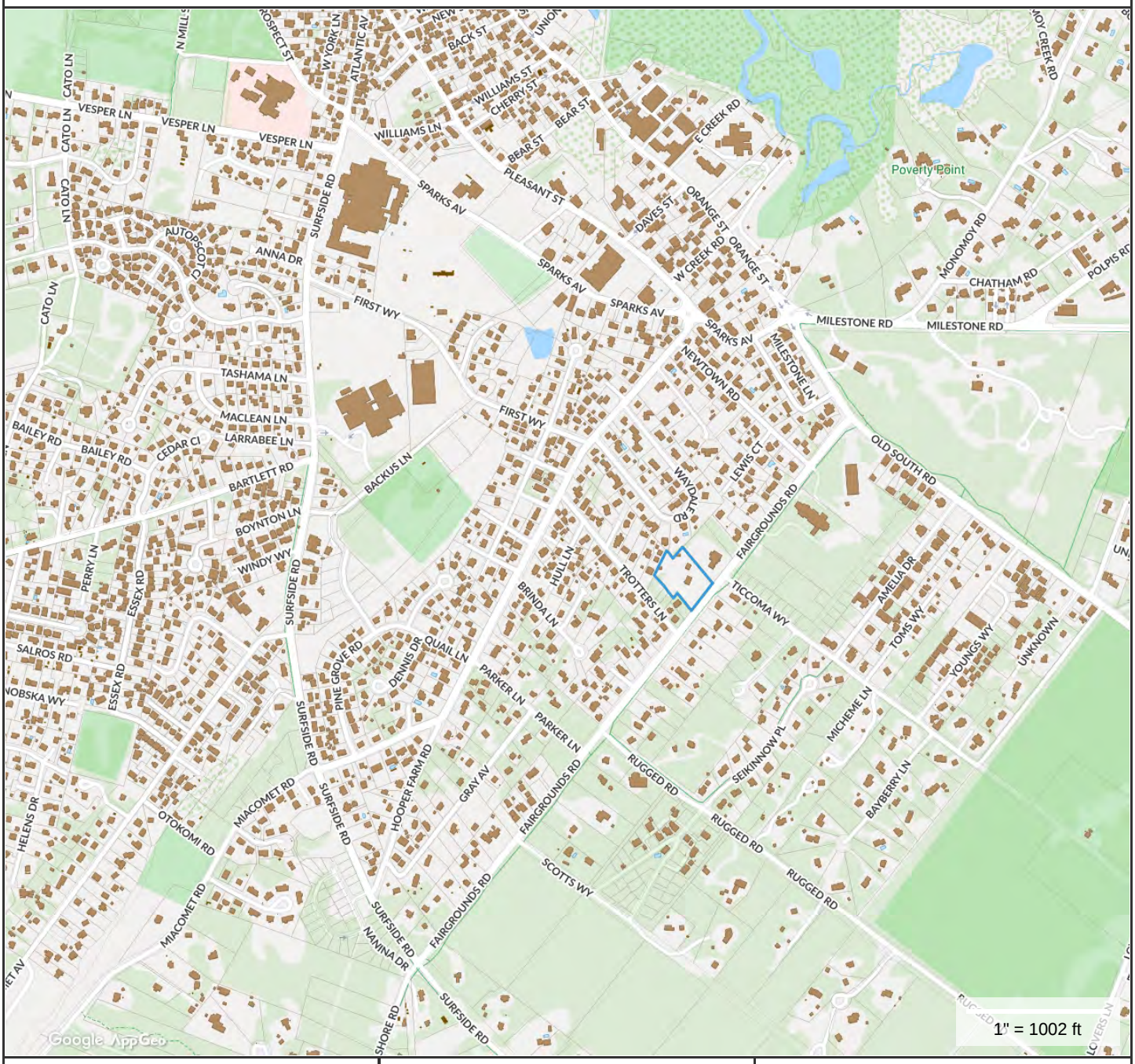
Applicant:
Fairgrounds Common, LLC
c/o Reade, Gullicksen, Hanley & Gifford, LLP
6 Youngs Way
Nantucket, MA 02554

Prepared By:
Nantucket Engineering & Survey, PC
Arthur D. Gasbarro, PE, PLS

June 22, 2020

20 Mary Ann Drive • Nantucket, MA 02554
508-825-5053 • www.NantucketEngineer.com

Locus Map



Property Information

Property ID	67 149
Location	31 FAIRGROUNDS RD
Owner	COFFIN FREDERICK C JR TRST

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

June 22, 2020

Judith Wegner, Chair
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554
By Hand Delivery

RE: Special Permit & A.R. Subdivision
Fairgounds Common, LLC
31 Fairgrounds Rd
Map 67 Parcel 149

Dear Ms. Wegner:

On behalf of the Trustee of Coffin Family Nominee Trust and Fairgrounds Common LLC, attached are applications for a Special Permit & Approval Required (A.R.) Subdivision. Also included are a certified abutters list, four sets of mailing labels and required filing fees.

These plans have been developed based on studies and input received from the Board as part of a Sketch Plan review at the March 2020 meeting. The concept is to utilize the so-called Flex Development provision of the Bylaw - § 139-8 Residential development options. The attached Plan depicts the proposed development of the property per the aforementioned Bylaw that provides a large continuous regularly-shaped Open Space lot and eight building lots. Also attached is a proof plan depicting a possible 7-lot conventional subdivision.

This concept may be allowed by the Planning Board per the issuance of a Special Permit as the property is located within the Town Overlay District (TOD), subject to the provisions of the chapter. A waiver would be required for the required minimum tract area as the subject parcel is approximately 85,298 square-feet where 87,120 is required. The Board may grant this waiver as the proposed flex development is more in keeping with the surrounding area, promotes a more efficient use of land, and that it will promote the purposes and intent of this section.

The lots would be served by a one-way driveway and a full suite of infrastructure. This would include subsurface utilities, drainage, water and sewer service. A sidewalk to Fairgrounds Road bordering the open space, and a bus stop are also being proposed, in harmony with the intent of

the Bylaw. A detailed drainage analysis, stormwater report and subsurface infrastructure design is included for your review.

Also attached are residential design drawings of multi-unit structures which are pending before the Historic District Commission for review. The lots have been arranged so as to have no more than three dwelling units per lot. The current concept is for a total of 22-dwelling units with 39-bedrooms, combined with the large open space area. Full buildout per the Flex Development Option of the Bylaw allows for 8-lots with up to 24 dwelling units. The conventional subdivision option not being pursued would have the potential for 21-dwelling units, with no designated open space.

A common driveway and shared parking area are proposed as encouraged by the Bylaw. A total of 51 parking spaces have been provided, plus two loading zones, trash receptacle areas and designated bike parking areas. Landscaping features utilizing natural and man-made materials have been provided which includes effective screening, planting of street trees, and preservation of a large open space parcel along Fairgrounds Road.

A traffic assessment has been performed by Bristol Traffic & Transportation Consulting, LLC, along with a swept path analysis for the movement the Nantucket Fire Department ladder truck through the site. The resulting report and site plan are included herewith for your review, which demonstrate compliance with the performance criteria in the Bylaw. The quality of the site design, building design, and landscaping enhances the area in comparison with other development options. Further, the provision of open land and any associated landscaping is appropriate for the scale and location of this development.

We look forward to discussing this matter with the Board at your next scheduled July 22nd meeting.

Sincerely,
Nantucket Engineering & Survey, P.C.
By: Arthur D. Gasbarro, PE, PLS

Cc: Arthur I. Reade, Jr.
Shirley Louise Coffin Spencer, Trustee of Coffin Family Nominee Trust

Nantucket Planning Board

Form B
Application for Approval of a Definitive Subdivision Plan
(AR)

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

Date: June 22, 2020

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Plan of Land designed by Nantucket Engineering & Survey PC dated 6/22/20, and described as follows: located on 31 Fairgrounds Road, number of lots proposed 11 (8 Buildable), total acreage of tract 85,298 +/- s.f., hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Sandra Lee Coffin Reith, Shirley Louise Coffin Spencer, Sheryl Lynn Geraghty, Stephanie Lorraine Coffine Seguin & Sarah F. Coffin Pietrzykowski by deed dated November 6, 2006 and recorded in the Nantucket Registry of Deeds Book 1057, Page 80, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # 67, Parcel 149, and said land is free of encumbrances except for the following: _____

Said plan ❍ has ☒ has not evolved from a preliminary plan submitted to the Board on _____(date) and ❍ approved ❍ disapproved on _____ (date).

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

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

31 Fairgrounds Common, LLC c/o Reade, Gullickson, Hanley & Gifford, LLP 6 Youngs Way Nantucket, MA 02554

Contact Phone #: (508)228-3128 Fax #: (____)_____ E-mail: air@readelaw.com

Name of owner(s): Coffin Family Nominee Trust; Shirley Louise Coffin Spencer , Trustee

Address of owner(s): c/o Didi Spencer P.O. Box 285 Nantucket, MA 02554

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

Agent

Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File #_____

Nantucket Planning Board

Application for a Special Permit

Date: 6/22/20 Planning Board File #:_____

Name of development: Fairgrounds Common

Owner(s) name(s): Coffin Family Nominee Trust, Shirley Louise Coffin Spencer, Trustee

Mailing address: c/o Didi Spencer P.O. Box 285 Nantucket, MA 02554

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

Applicant's name: Fairgrounds Common, LLC

Mailing address: c/o Reade, Gullicksen, Hanley, & Gifford, LLP 6 Youngs Way, Nantucket, MA 02554

Phone number: 508-228-9026 Fax number:_____ E-mail: air@readelaw.com

Engineer / surveyor's name: Arthur Gasbarro, PE, PLS - Nantucket Engineering & Survey, PC

Mailing address: 20 Mary Ann Drive Nantucket, MA 02554

Phone number: 508-825-5053 Fax number:_____ E-mail: art@nantucketengineer.com

Location of lot(s):

- ☐ Street address 31 Fairgrounds Road Nantucket, MA 02554
- ☐ Tax Assessors Map 67 Parcel 149
- ☐ Nantucket Registry of Deed: Plan Book 875 & 1057 and Page 172 & 80 **OR**

  Plan File # 2017-72 **OR** Land Court Plan #_____ at Certificate # _____

Size of parcel: 85,929 sq. ft. Zoning District: R-10

Special Permit sought: (check one)

- ❍ Cluster subdivision
- ❍ Commercial WECS
- ❍ Driveway Access/Curb Cut Special Permit
- ❍ Harbor Overlay District (HOD)
- ❍ Major Commercial Development (MCD)

- ❍ Multi-family Special Permit
- ❍ Moorlands Management District Subdivision or Construction (MMD)
- ❍ NEHOD (Neighborhood Employee Housing Overlay District)
- ❍ MRD (Major Residential Development)
- ❍ MIPOD (Mid-Island Planned Overlay District)
- ☒ Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-8.A	Residential Flex Development Options

Specify all associated Zoning Code relief sought:

Section	Description
139-8.A.3	Reduce minimum tract area from 2-acres to 85,929 s.f. as may be allowed per 139-8.A.6
139-16.A.	Reduce minimum setbacks as may be allowed per 139-8.A.4
139-16.A.	Reduce minimum frontage as may be allowed per 139-8.A.6

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: $ 250

Engineering Inspection Escrow Deposit due: $ $5,000

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Agent

Owner(s)' Signature(s)

Agent

Applicant's Signature

I/we Shirley Louise Coffin Spencer, Trustee, the undersigned, hereby authorize Arthur Gasbarro, PE, PLS to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Agent

Owner(s)' signature(s)

Check List:

- ❑ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ❑ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ❑ Application fee of $250.00 payable to Town of Nantucket
- ❑ Abutters fee of $6.74 per abutters payable to Pitney Bowes Reserved Funds
- ❑ Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- ❑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)
- ❑ A "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov .

31 FAIRGROUNDS COMMON, LLC

FLEX DEVELOPMENT OPTION PER BYLAW §139-8.A

C/O READE, GULLICKSEN, HANLEY & GIFFORD, LLP
6 YOUNGS WAY NANTUCKET, MA 02554

SHEET INDEX

1 COVER PAGE

2 EXISTING CONDITIONS

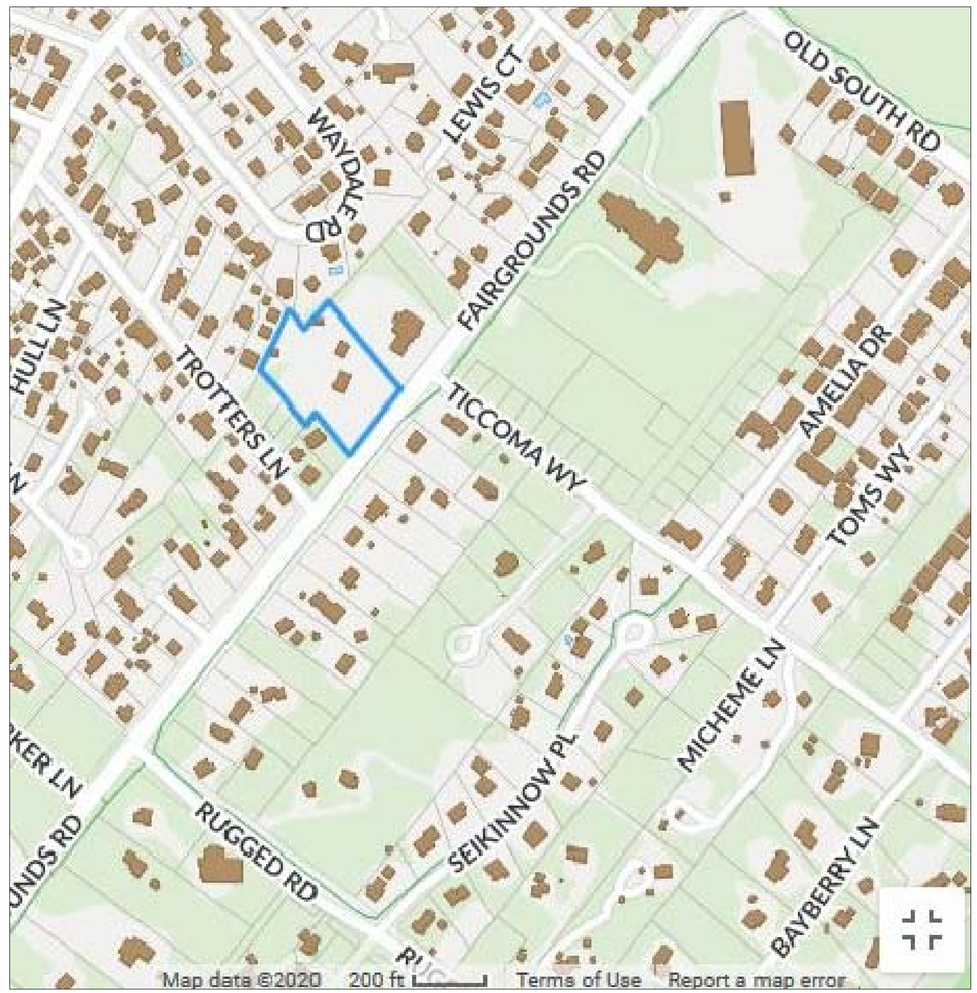
3 DEFINITIVE PLAN

4 INFRASTRUCTURE PLAN

5 FIRE TRUCK SWEPT PATH PLAN

6 LANDSCAPE & LAYOUT PLAN

7 DETAIL SHEET



LOCUS MAP – 1"=250'±

JUNE 22, 2020

COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO CIVIL No. 45051 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO, III No. 47149 PROFESSIONAL LAND SURVEYOR
6-22-20

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TRUSTEE
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017-72; LOT 22

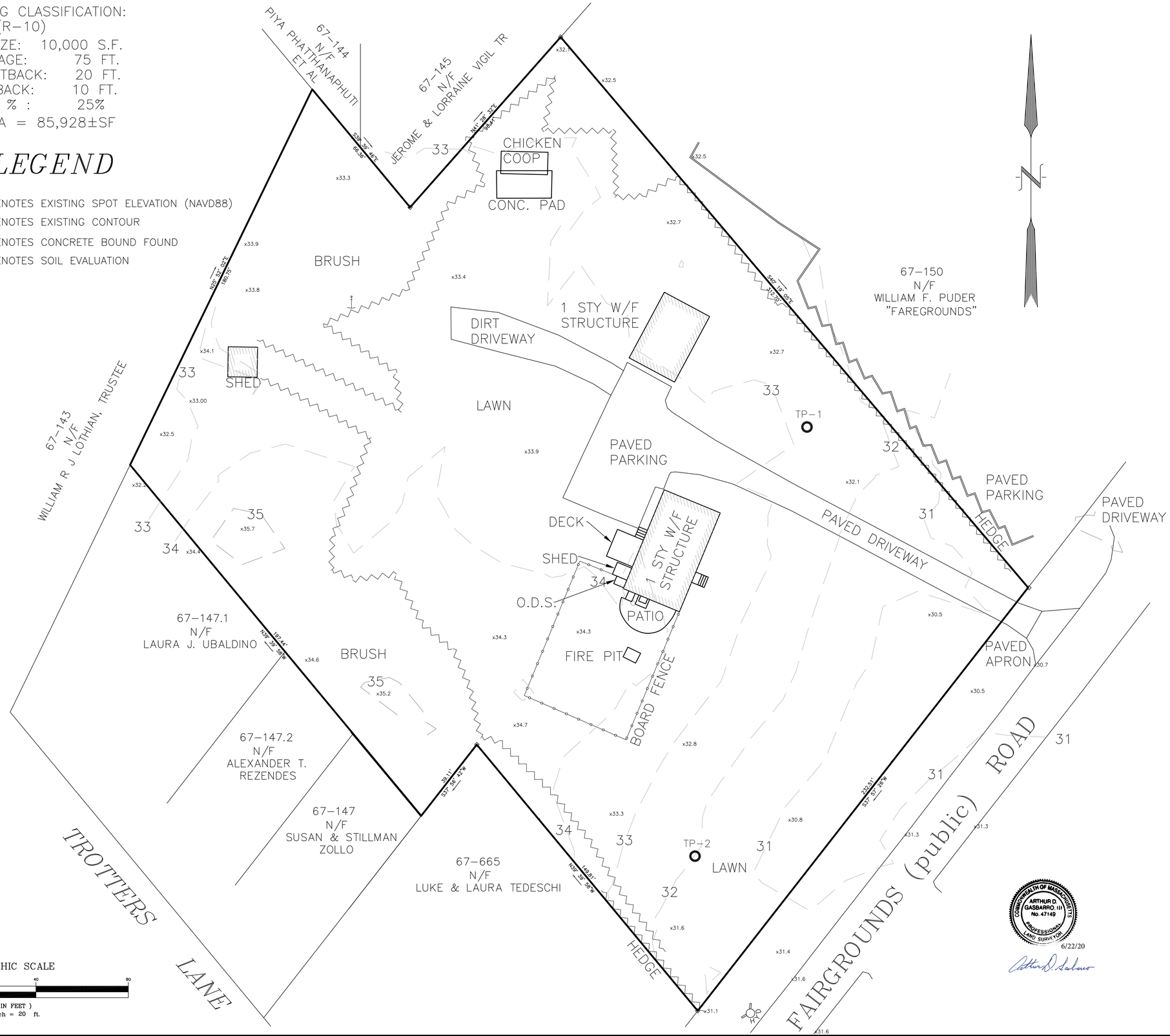
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

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%
TOTAL LOT AREA = 85,928±SF

LEGEND

x31.6 DENOTES EXISTING SPOT ELEVATION (NAVD88)
32 DENOTES EXISTING CONTOUR
DENOTES CONCRETE BOUND FOUND
TP–1 DENOTES SOIL EVALUATION



SOIL LOGS

DEEP OBS. HOLE # 1 EL.= 32.9

DEPTH	HORIZON	TEXTURE	COLOR
0"to 10"	A	LOAMY SAND	10YR3/2
10"to 22"	B	LOAMY SAND	10YR6/8
22"to 132"	C	MED. SAND	2.5Y7/4

11'

NO REDOX. FEATURES OBSERVED
NO GW. OBSERVED
NO REFUSAL – CAVING
EST. SEASONAL HIGH GW ELEV. <21.9
NO GW OBS.

DEEP OBS. HOLE # 2 EL.= 32.0

DEPTH	HORIZON	TEXTURE	COLOR
0"to 12"	A	LOAMY SAND	10YR3/2
12"to 20"	B	LOAMY SAND	10YR6/8
20"to 132"	C	MED. SAND	2.5Y7/4

11'

NO REDOX. FEATURES OBSERVED
NO GW. OBSERVED
NO REFUSAL – CAVING
EST. SEASONAL HIGH GW ELEV. <21.0
NO GW OBS.

SOIL EVALUATION BY: A.GASBARRO, PE, PLS
NANTUCKET ENGINEERING & SURVEY
DATE OF TESTING: 6/8/20
WITNESSED BY: A.CROWLEY, HEALTH DEPT.
PERCOLATION RESULTS:
RATE (TESTS 1&2) <2 MIN\INCH

EXISTING CONDITIONS PLAN OF LAND

IN NANTUCKET, MA

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TR.
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PLAN REFERENCE:
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COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR
6/22/20

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

CURRENT ZONING CLASSIFICATION:
Residential 10 (R–10)

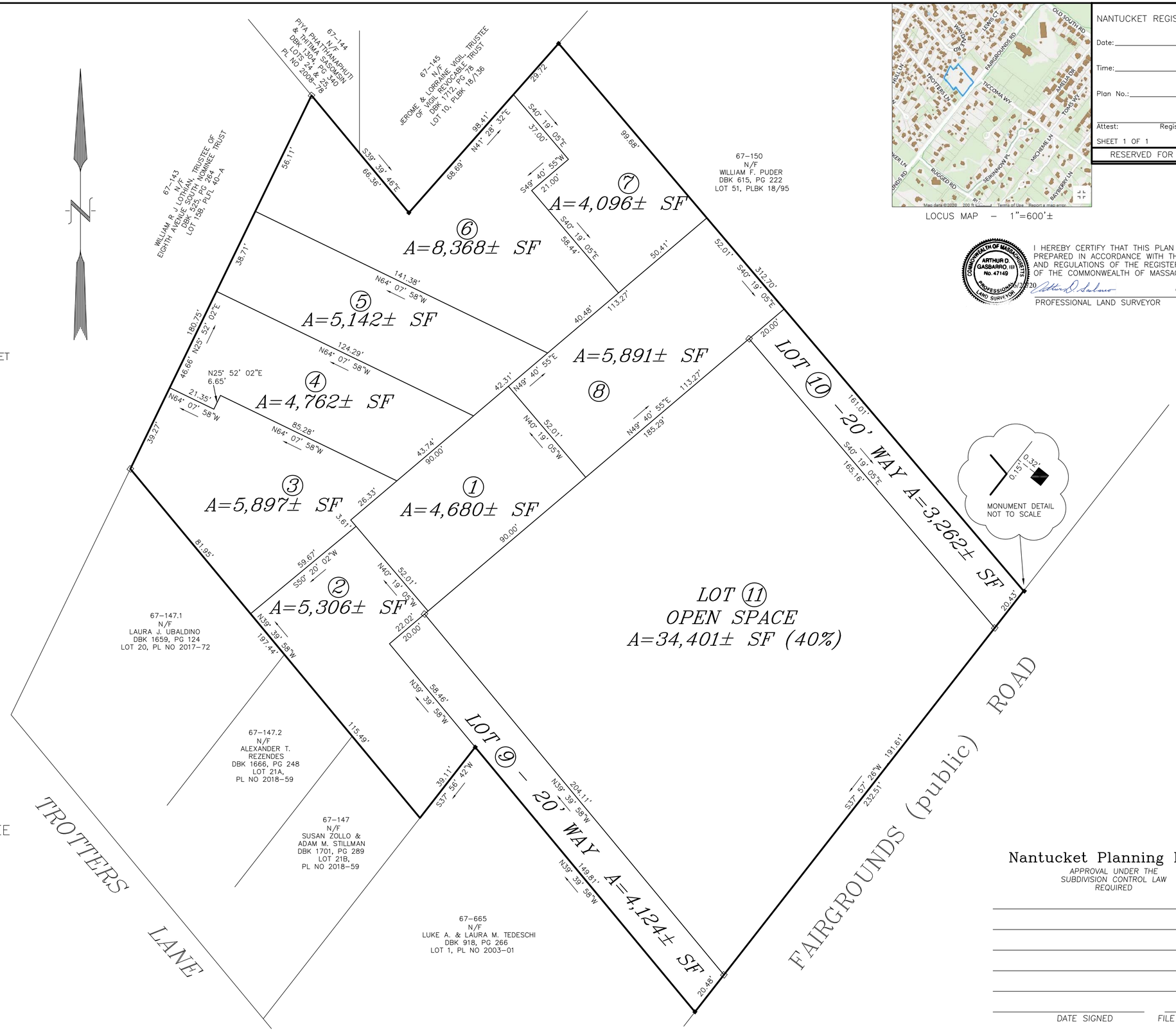
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 25%
TOTAL LOT AREA = 85,929±SF

REF. Ch.139–8.A(3)FLEX DEVELOPMENT

LEGEND

⊡ DENOTES CONCRETE BOUND FOUND

⊡ DENOTES CONCRETE BOUND TO BE SET



LOCUS MAP – 1"=600'±

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR

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.

6/22/20

PROFESSIONAL LAND SURVEYOR DATE

DEFINITIVE PLAN OF LAND

IN NANTUCKET, MA

PREPARED FOR

31 FAIRGROUNDS COMMON LLC

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TRUSTEE
DEED REFERENCES:
BOOK 875, PG 172 &
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PLAN REFERENCE:
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NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE SIGNED FILE #

NOTES:

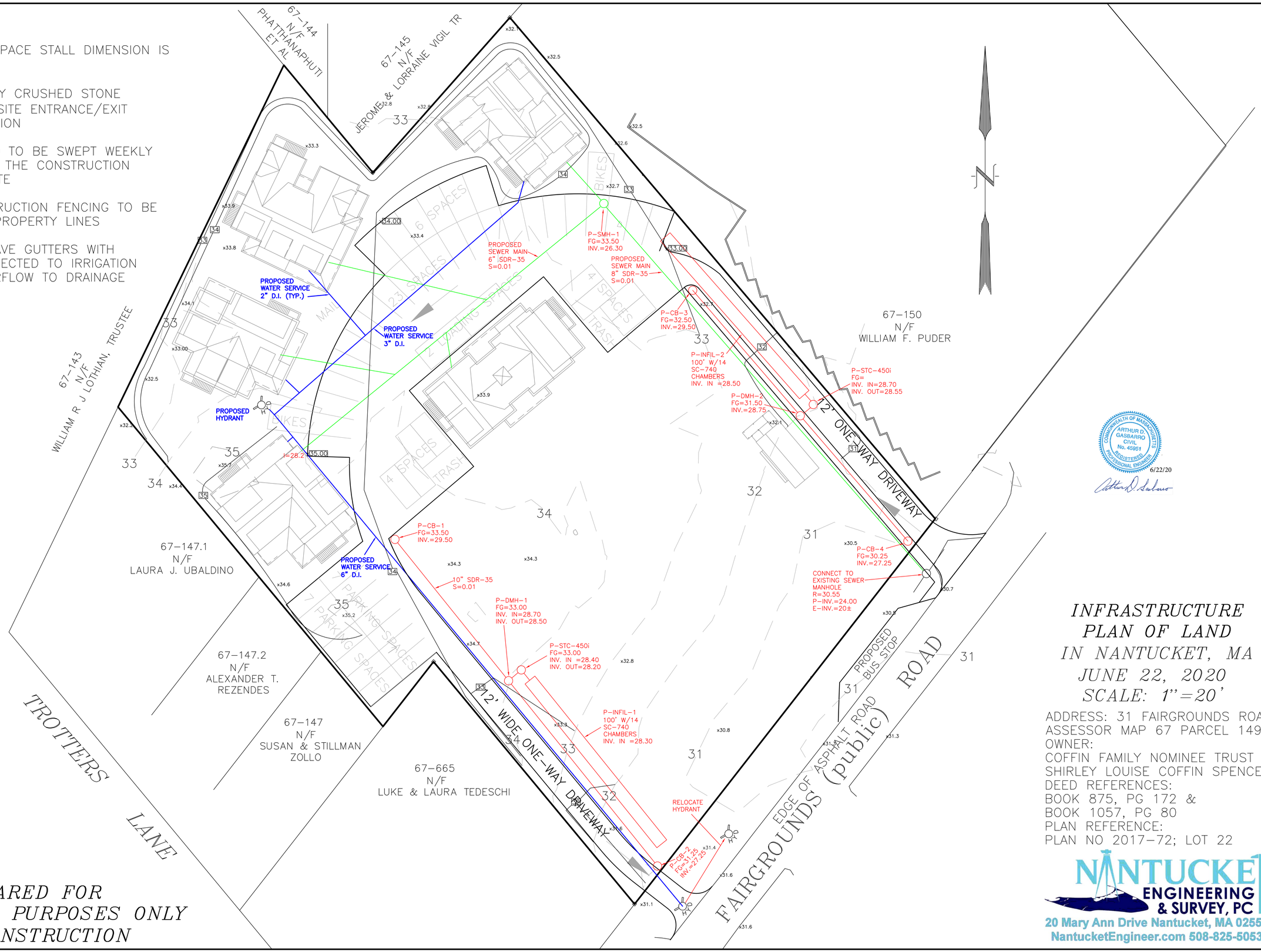
TYPICAL PARKING SPACE STALL DIMENSION IS 9'x20'

PROVIDE TEMPORARY CRUSHED STONE TRACKING PAD AT SITE ENTRANCE/EXIT DURING CONSTRUCTION

FAIRGROUNDS ROAD TO BE SWEPT WEEKLY IN THE VICINITY OF THE CONSTRUCTION ACCESS TO THE SITE

TEMPORARY CONSTRUCTION FENCING TO BE INSTALLED ALONG PROPERTY LINES

STRUCTURES TO HAVE GUTTERS WITH DOWNSPOUTS CONNECTED TO IRRIGATION CISTERN WITH OVERFLOW TO DRAINAGE SYSTEM.



COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER

6/22/20

INFRASTRUCTURE PLAN OF LAND
IN NANTUCKET, MA
JUNE 22, 2020
SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TR.
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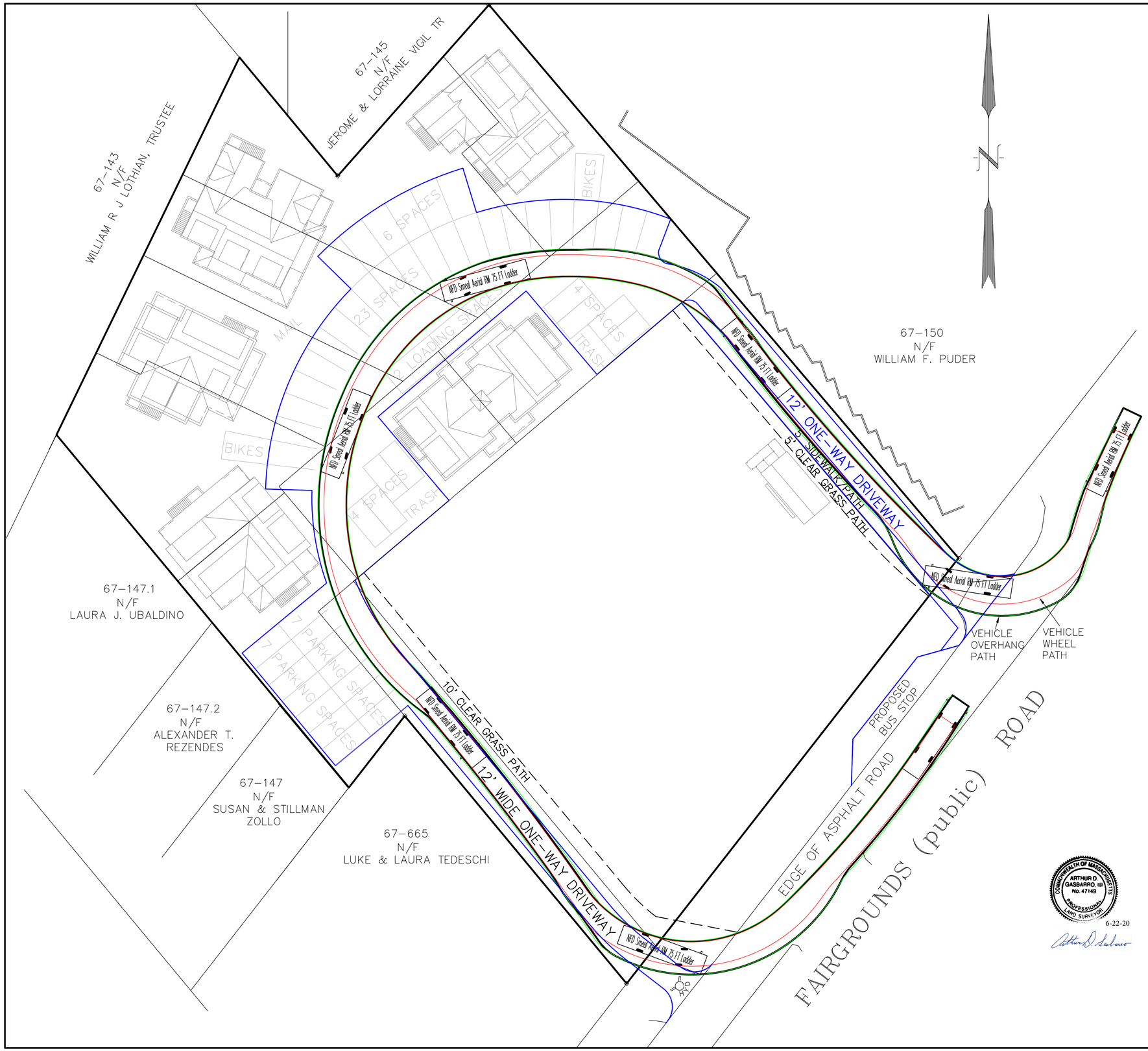
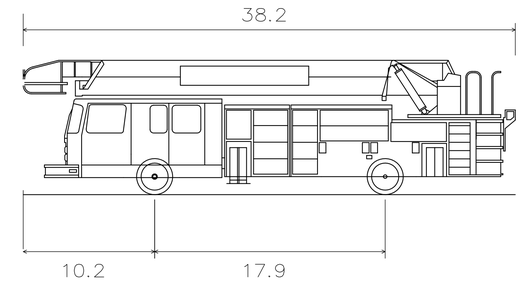
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

PLAN PREPARED FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



BRISTOL TRAFFIC & TRANSPORTATION CONSULTING LLC
BTTC
Traffic Studies, Roadway Design, Intersection Improvements, Site Designs
61 Hillsville Road
North Brookfield, MA 01535 *Ph/Fx: 508-867-9048*

FIRE TRUCK LADDER 1 TURNING ANALYSIS BY BTTC:



NFD Smeal Aerial RM 75 FT Ladder

Overall Length	38.200ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	45.000ft

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO III
No. 47149
PROFESSIONAL LAND SURVEYOR
6-22-20

SWEPT PATH
N.F.D. LADDER TRUCK
PLAN OF LAND
IN NANTUCKET, MA
JUNE 22, 2020
SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TRUSTEE
DEED REFERENCES:
BOOK 875, PG 172 &
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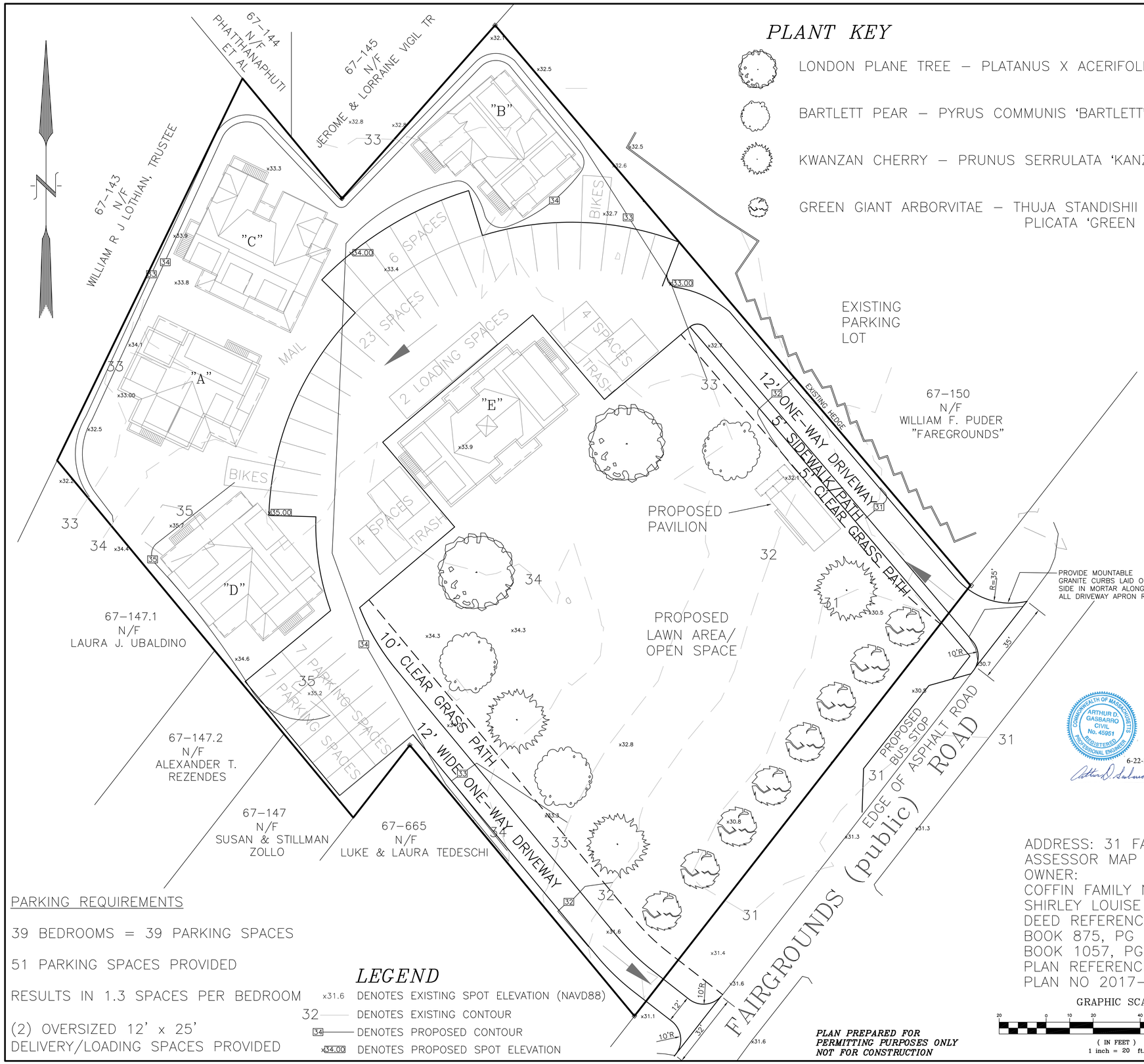
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



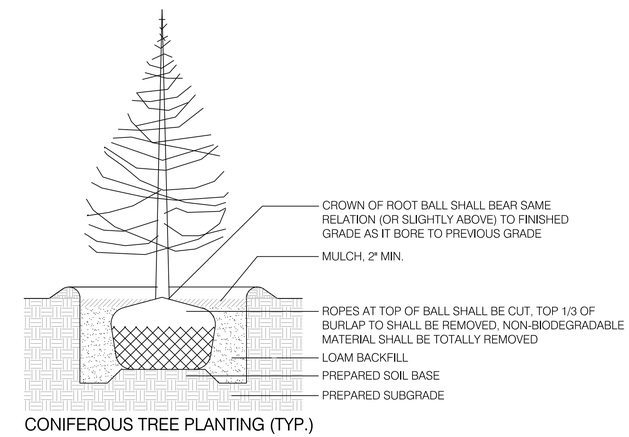
PLANT KEY

- LONDON PLANE TREE – PLATANUS X ACERIFOLIA
- BARTLETT PEAR – PYRUS COMMUNIS 'BARTLETT'
- KWANZAN CHERRY – PRUNUS SERRULATA 'KANZA
- GREEN GIANT ARBORVITAE – THUJA STANDISHII X PLICATA 'GREEN GIANT'

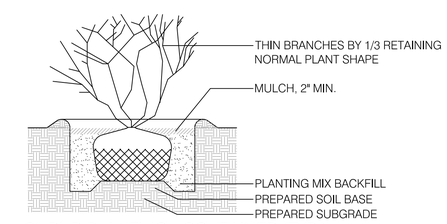
PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING FOR DETERMINING OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING THE WORK.
2. REMOVE ALL ROCKS AND DEBRIS LARGER THAN 2" DIAMETER FROM ALL PLANTING BEDS.
3. TOP SOIL PREPARATION- EXISTING ROOT MAT & STUMPS TO BE REMOVED PRIOR TO SOIL PREPARATION. SOIL PREPARED WITH LOAM AND INCORPORATED TO A MINIMUM DEPTH OF 24".
4. ROOTS SHALL BE SCORED PRIOR TO PLANTING TO PREVENT ROOT WRAP.
5. AFTER COMPLETION OF PLANTING, ALL SHRUB BEDS SHALL BE TOP DRESSED WITH 2" OF MULCH.
6. ALL PLANTING SHALL HAVE A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATED OF LANDSCAPE COMPLETION.
7. INSTALL SOAKER IRRIGATION TUBING AROUND ALL PLANTS WITH STUB FOR CONNECTION TO GARDEN HOSE.

PLANTING DETAILS:



CONIFEROUS TREE PLANTING (TYP.)



SHRUB PLANTING - CONTAINER (TYP.)

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER
6-22-20

PARKING REQUIREMENTS

39 BEDROOMS = 39 PARKING SPACES

51 PARKING SPACES PROVIDED

RESULTS IN 1.3 SPACES PER BEDROOM

(2) OVERSIZED 12' x 25' DELIVERY/LOADING SPACES PROVIDED

LEGEND

x31.6	DENOTES EXISTING SPOT ELEVATION (NAVD88)
32	DENOTES EXISTING CONTOUR
34	DENOTES PROPOSED CONTOUR
x34.00	DENOTES PROPOSED SPOT ELEVATION

PLAN PREPARED FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

ADDRESS: 31 FAIRGROUNDS ROAD
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SHIRLEY LOUISE COFFIN SPENCER, TR.
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017-72; LOT 22

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE & LAYOUT PLAN OF LAND

IN NANTUCKET, MA

JUNE 22, 2020

SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

GENERAL NOTES

1) All construction shall comply with specifications of the Nantucket Planning Board as printed in their Rules and Regulations as amended through Dec. 20, 1999. Contractor shall notify Planning Board for required inspections as per Section 6 (VI).

2) The contractor(s) shall notify the Design Engineer / Surveyor for proper location of proposed utilities and improvements prior to construction.

3) It is the responsibility of the contractor to place proposed structures in the required location as shown on the plans approved by the Nantucket Planning Board.

4) The contractor shall provide for the safe and orderly passage of traffic and pedestrians in areas under construction.

5) Areas outside limits of work disturbed by the contractor during construction will be restored to their original condition at the expense of the contractor.

6) Removal of trees and /or hedges in areas adjacent to the proposed travel way is to be done only upon direction of the engineer and after verification of the location of the back of proposed work, by the contractor.

7) The contractor shall be responsible for all disturbed areas until a suitable vegetative growth has been established.

8) Contractor shall review drainage structure requirements with design engineer prior to ordering materials. Structures shall comply with details approved on plans.

9) All streets shall be graded by removal of all existing brush, stumps, and topsoil below the finish grade, to a width occupied by the roadway plus an additional four (4) feet on each side or extending outward to the toe of the slope in fill areas, whichever is greater. Any loam, peat, or other material not considered suitable as a sub-base shall be excavated and replaced with a structural grade material.

10) Driveway aprons to be constructed with same specifications of roadway materials.

11) Electric transformer vaults to be Fruean #FE-1, #FE-2 or equal. Handholes to have RIM 28-4 connector blocks or equal. Contractor to supply all primary cable terminators.

12) It is the responsibility of the contractor to record in note form (preferably in a survey field notebook) the location of all utilities installed when surveyors are not at job site. These notes will be utilized for the preparation of required As-Builts.

13) The contractor must preserve all grade stakes set by surveyors, so that the surveyors and the Town of Nantucket roadway engineers may inspect final grading. The contractor will be responsible for payment to have these stakes placed again.

14) Under no circumstances shall the contractor remove any tree without approval of the surveyor and/or owner. The cost of replacing such trees shall be paid by the contractor.

15) No variation to these plans may be undertaken without written authorization by the Design Engineer. Design engineer must be notified if field revisions are required.

16) All inlets to the proposed drainage system shall be protected by filter fabric until such time that suitable vegetative growth has occurred.

17) Waterline to be 6" C.L.D.I. pipe. All materials and related structures must meet requirements of the Wannacomet Water Company. Prior to ordering materials, contractor must contact Mr. Robert Gardner or Chris Pykosz (228-0022) at the Water Company for materials and installation requirements in the Town of Nantucket Water District.

18) Contractor shall have completed waterline tested and disinfected prior to acceptance by Wannacomet Water Company. Proposed waterline shall be tested to a pressure of 150 psi and shall be maintained at this pressure for 2 hours. Pressure testing shall be done under the guidance of the Wannacomet Water Co. A leakage test shall also be performed on the completed waterline. The line shall be filled with water and held at the standard normal operating pressure of 50 psi. A properly installed line will normay show little or no leakage. Prior to said line being placed in service, all new and exposed portions of existing systems should be flushed and disinfected. Disinfection should comply, at a minimum, with AWWA Standard C601. Contractors not familiar with Wannacomet Water Company requirements should contact them prior to this phase of work.

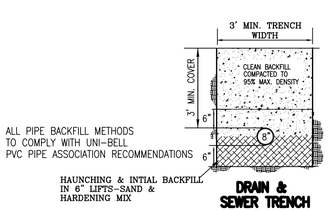
19) Existing conditions and topographic information from a survey by: NANTUCKET ENGINEERING & SURVEY, PC – APRIL 2020

20) The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agrees to be fully resposible for any and all damages which might be accasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

21) Where an existing utility is found to conflict with the proposed work, the location, elevation and size of the utility shall be accurately determined without delay by the contractor and the information furnished to the site engineer for resolution of the conflict.

22) The contractor shall make all arrangements for the alteration and adjustment of electric, telephone, cable TV, fire alarm and any other private utilities by the respective utility company.

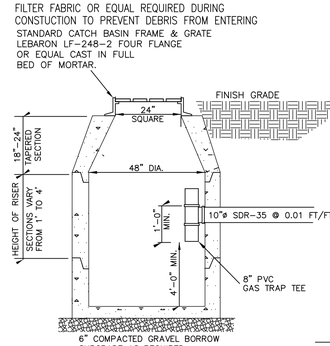
23) Contractor must comply with all standards and specifications for the installation of a sanitary sewer in the Town of Nantucket. These standards are available from the SEWER DEPT. Contractors work must meet or exceed these specifications or he/she will be responsible for any upgrades to the required standards.



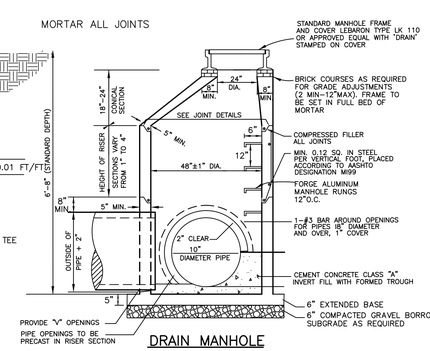
DRAIN & SEWER TRENCH DETAIL

SUBSURFACE DRAINAGE SYSTEM

N.T.S.

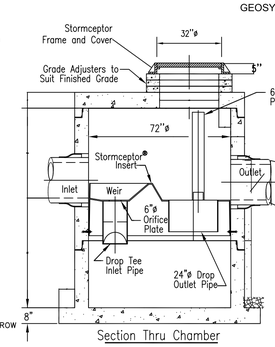


TYPICAL CATCH BASIN WITH OIL & GREASE TRAP



DRAIN MANHOLE

NOTES:
1. MANHOLE DESIGN TO CONFORM TO ASTM C478 LATEST REVISION.
2. CONCRETE SHALL BE WET CAST 4000 P.S.I. @ 28 DAYS.
3. FILL OUTSIDE FACE OF ALL CATCHBASIN JOINTS WITH NON-SHRINK MORTAR.
4. BASE SECTION TO BE MONOLITHIC.



Section Thru Chamber

STORMCEPTOR 450i PRECAST CONCRETE

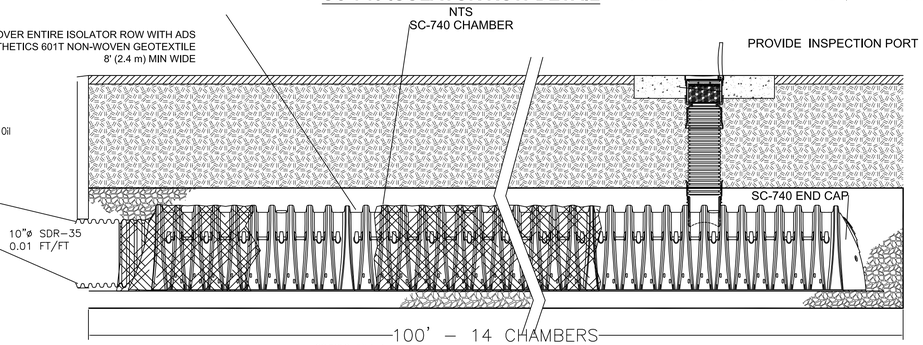
NOT TO SCALE

Notes:
1. The Use Of Flexible Connection is Recommended At The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #5753115, #5849181, #6088765, #6371690, #7582216, #7666303.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

SC-740 ISOLATOR ROW DETAIL

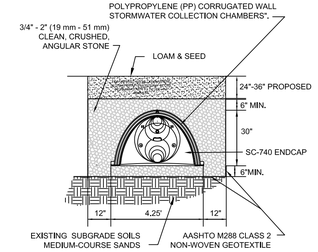
PROPOSED INFILTRATION SYSTEM 1 & 2 (P-INFI 1 & 2)

NTS

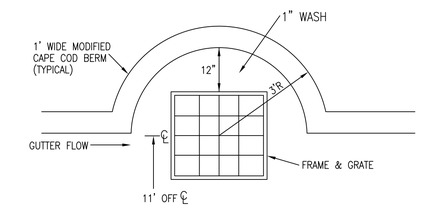


SC-740 CHAMBER
CHAMBERS SHALL MEET ASTM F 2418-09 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

TWO LAYERS OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 5' (1.5 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS



STORMTECH SC-740 STANDARD CROSS SECTION

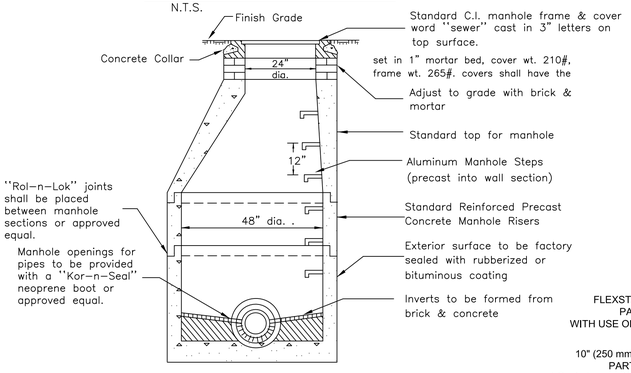


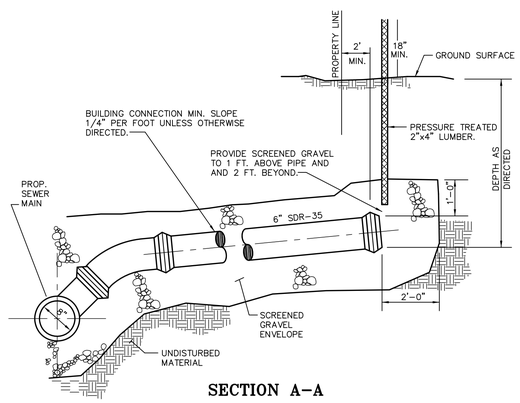
TYPICAL PAVED APRON FOR CB

NOT TO SCALE

TYPICAL SEWER MANHOLE

N.T.S.

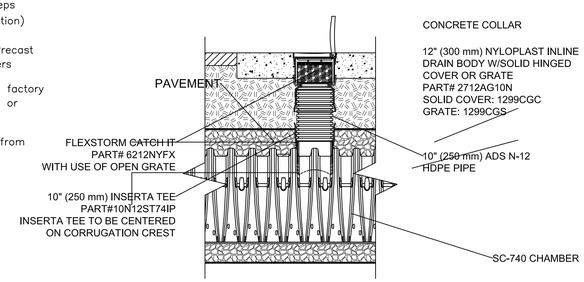




SECTION A-A

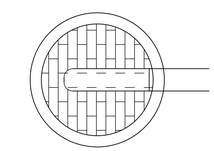
BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE

NOT TO SCALE



SC-740 INSPECTION PORT DETAIL

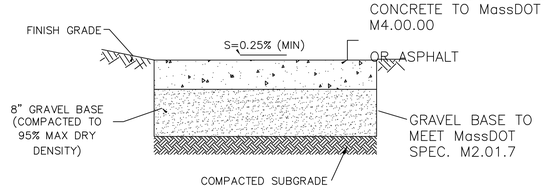
NTS



TYPICAL DETAIL OF BRICK INVERT

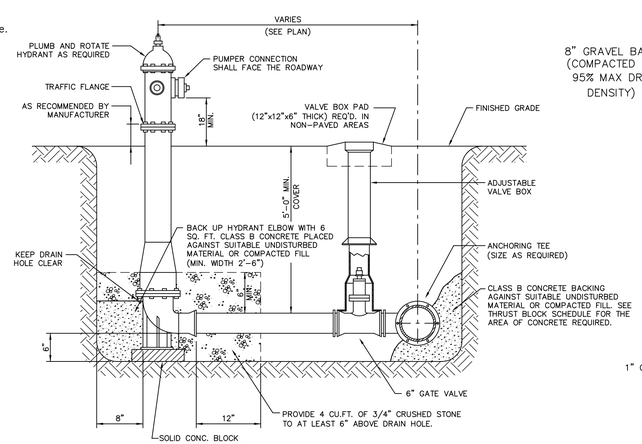
NO SCALE

SURFACE ELEMENTS:
DRIVEWAY AREAS 4" REINFORCED CONCRETE TO MassDOT SPEC. M4.00.00



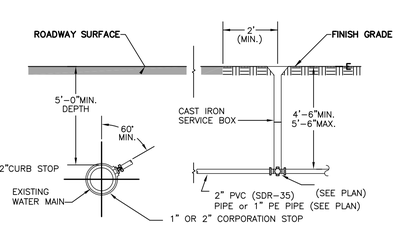
TYPICAL DRIVEWAY & PARKING LOT SECTION

(NOT TO SCALE)



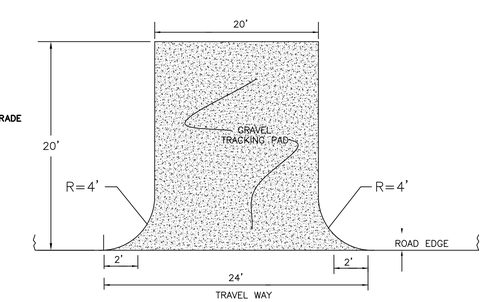
TYPICAL HYDRANT & VALVE DETAIL

NOT TO SCALE



WATER SERVICE DETAIL

NOT TO SCALE



TOP VIEW

TEMPORARY GRAVEL TRACKING PAD

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER
6-22-20

INFRASTRUCTURE DETAILS

IN NANTUCKET, MA

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TR.
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017-72; LOT 22

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

PREPARED FOR PERMITTING PURPOSES ONLY – NOT FOR CONSTRUCTION

Locus Map - Aerial

Property Information

Property ID	67 149
Location	31 FAIRGROUNDS RD
Owner	COFFIN FREDERICK C JR TRST

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

Aerial Photos – 31 Fairgrounds Way

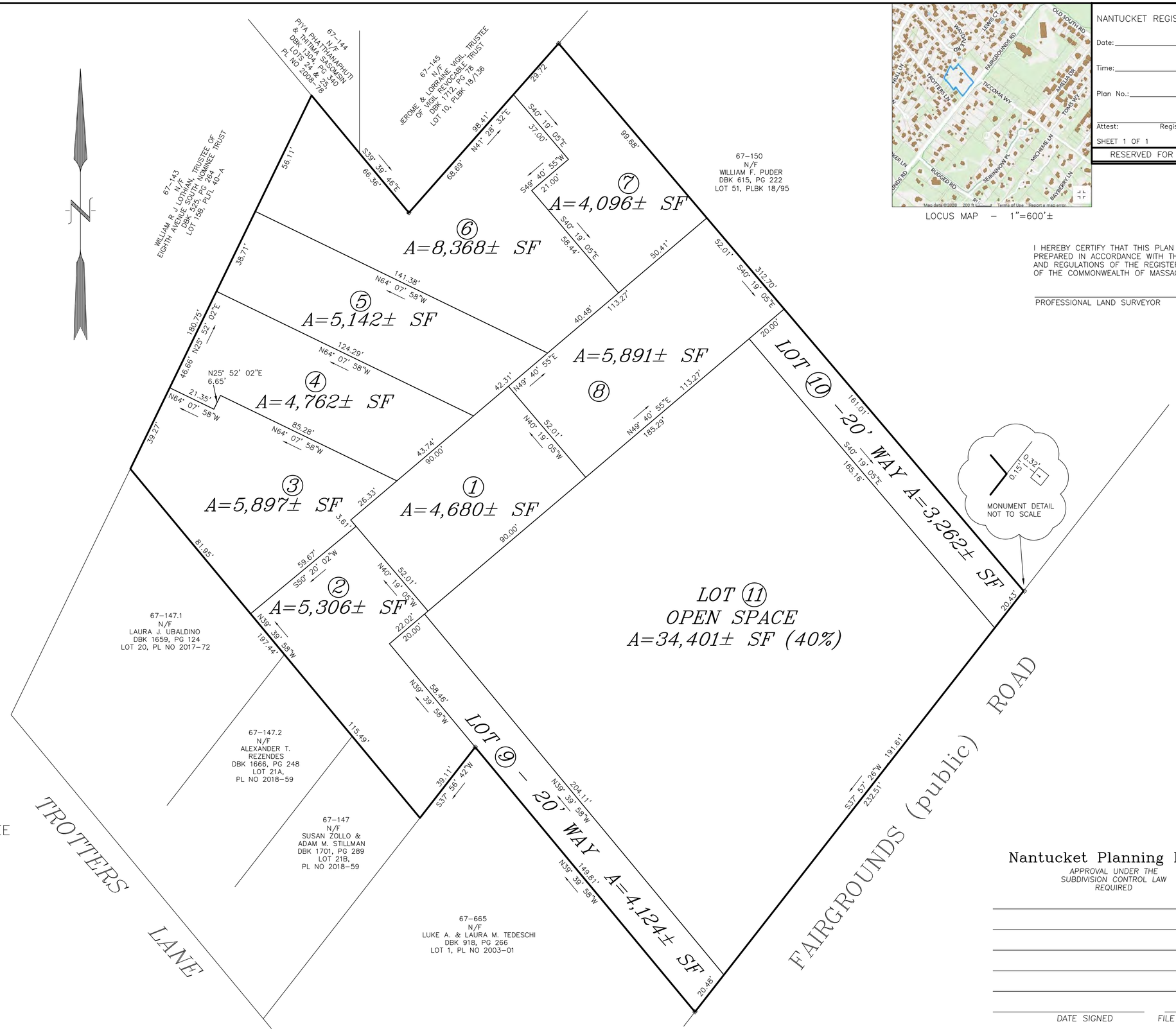
CURRENT ZONING CLASSIFICATION:
Residential 10 (R–10)

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 25%
TOTAL LOT AREA = 85,929±SF

REF. Ch.139–8.A(3)FLEX DEVELOPMENT

LEGEND

⊡ DENOTES CONCRETE BOUND FOUND



LOCUS MAP – 1"=600'±

NANTUCKET REGISTRY OF DEEDS

Date:

Time:

Plan No.:

Attest: Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

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

DEFINITIVE PLAN OF LAND

IN NANTUCKET, MA

PREPARED FOR

31 FAIRGROUNDS COMMON LLC

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TRUSTEE
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017–72; LOT 22

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE SIGNED FILE #

MULTI FAMILY STRUCTURES
PROPERTY LINE MODS
31 FAREGROUNDS ROAD - LOTS #1 - #8
SCALE: 1" = 50'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (A)
31 FAREGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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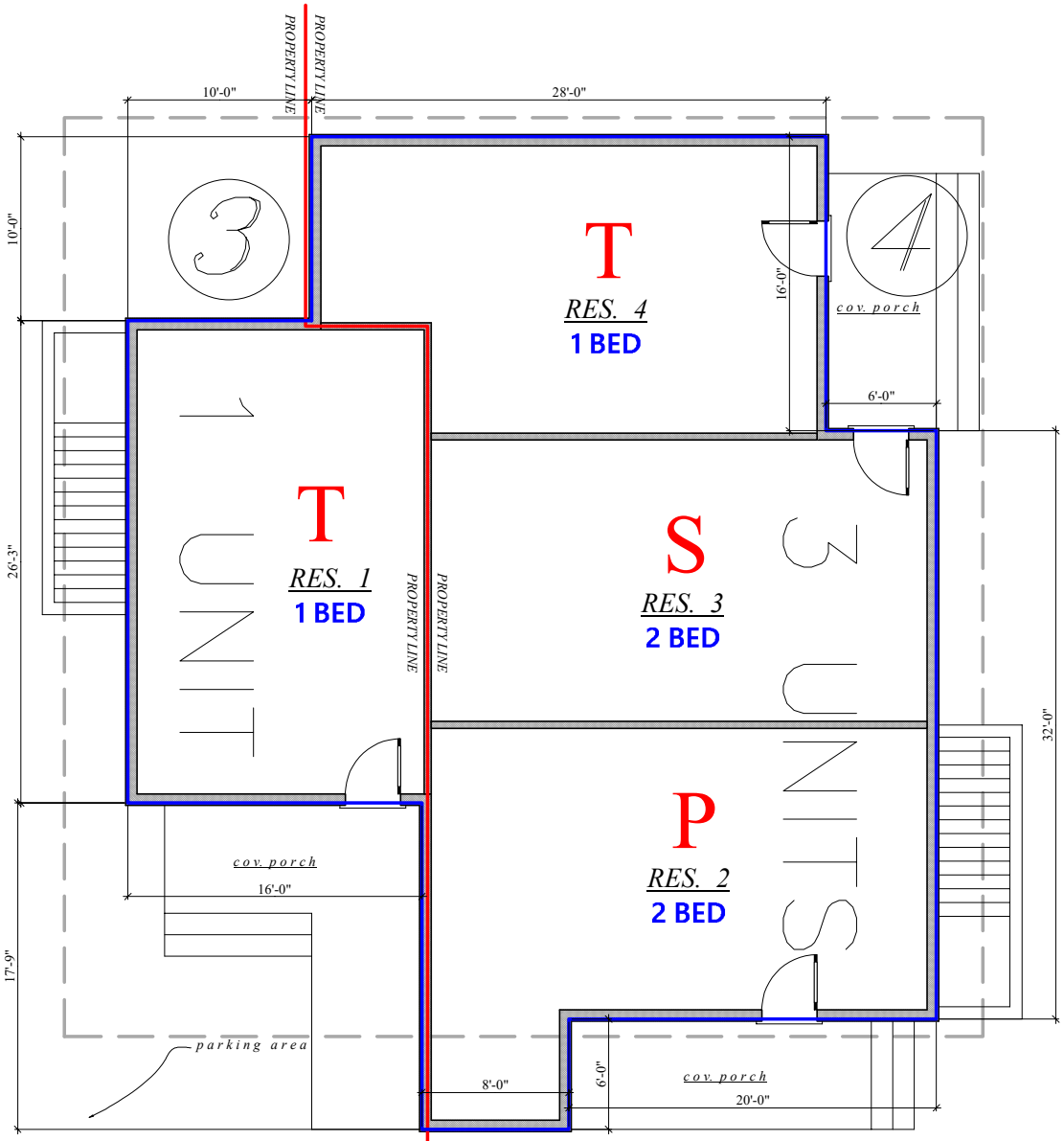

PERIMETER PLAN - UNIT A (ground floor)
g.c. => 1776
2nd flr => 1572

MEERBERGEN DESIGNS
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NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (A)
31 FAREGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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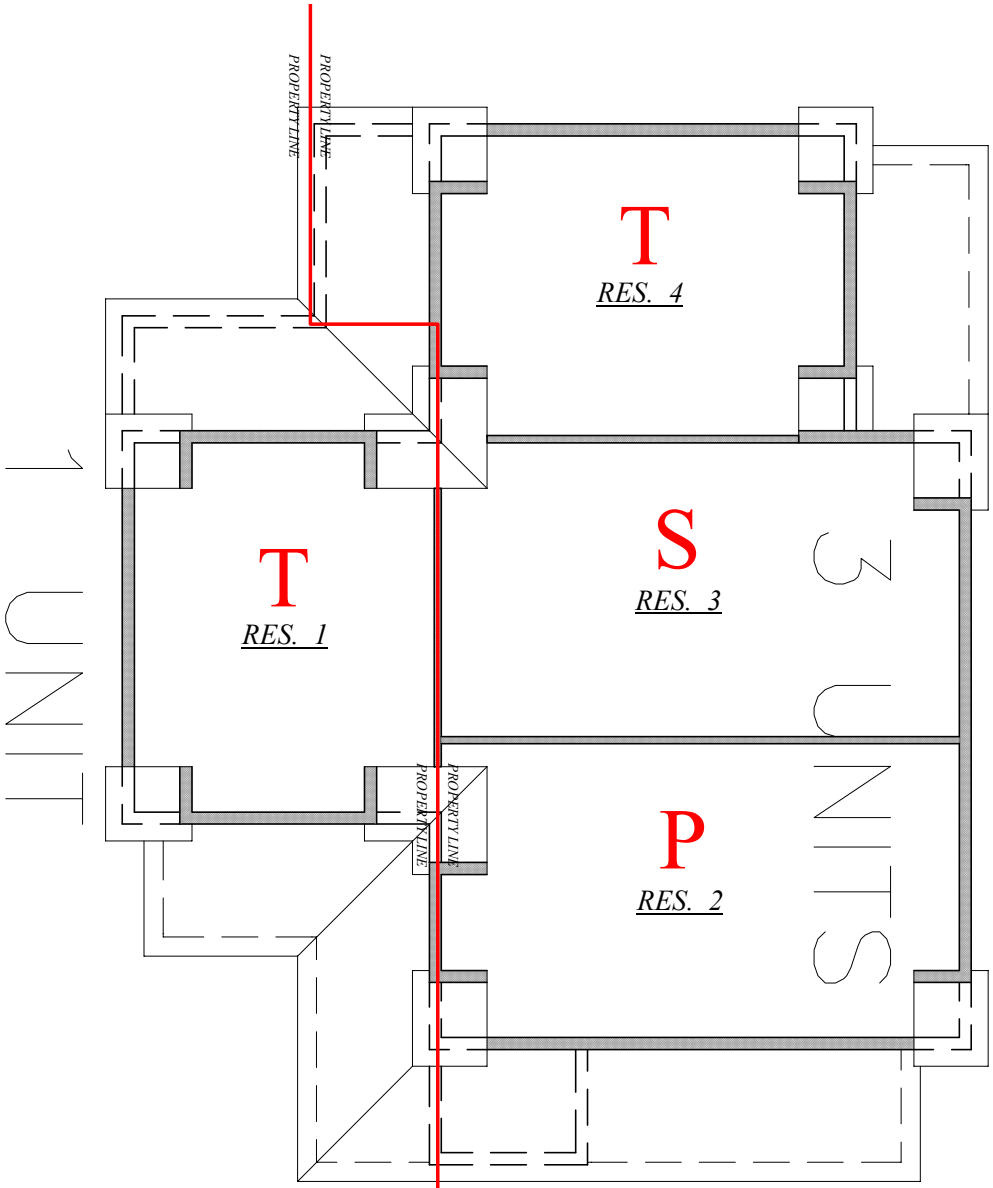

PERIMETER PLAN - UNIT A (second floor)
g.c. => 1776
2nd flr => 1572

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (B)
31 FAREGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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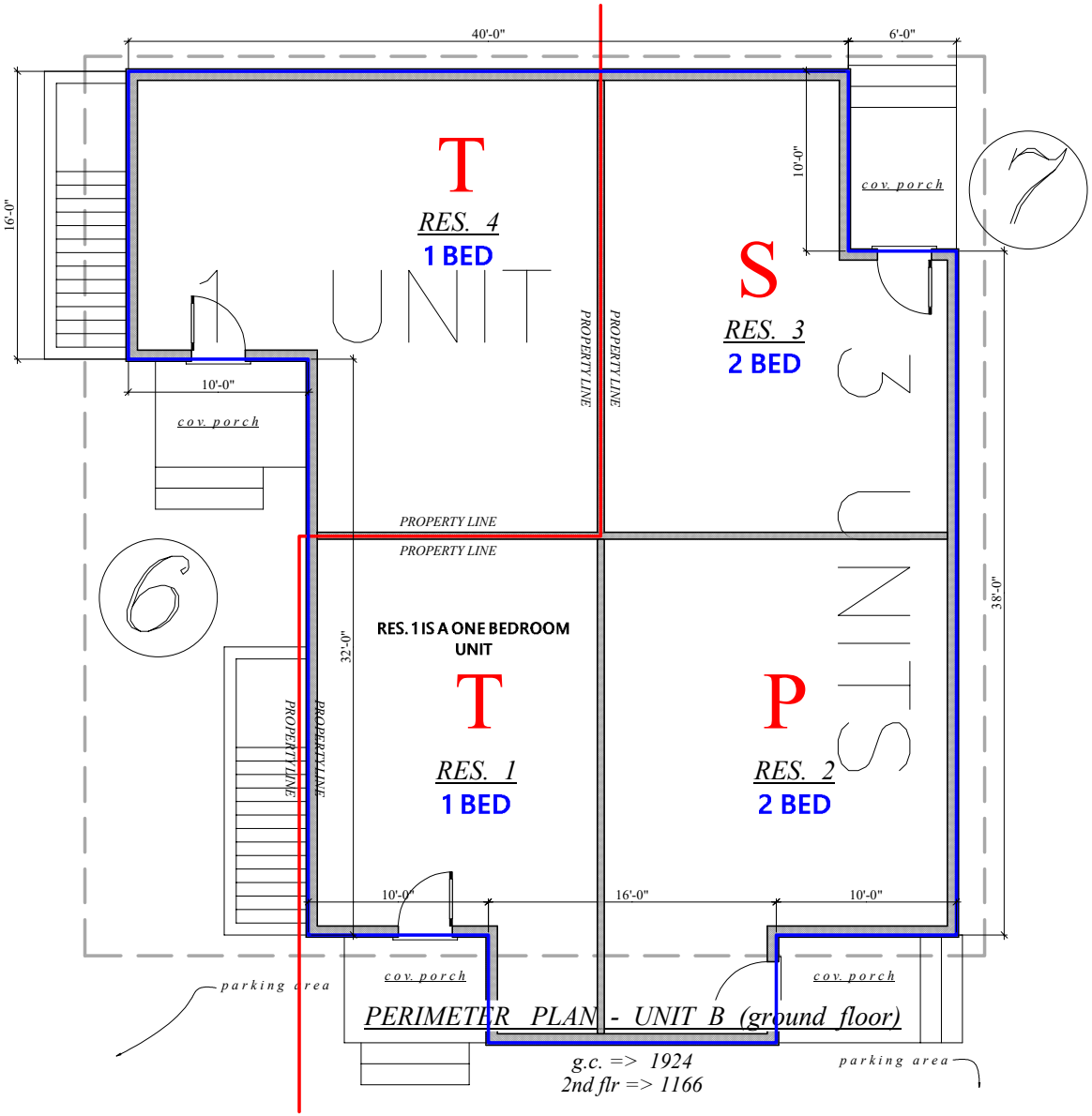

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (B)
31 FAREGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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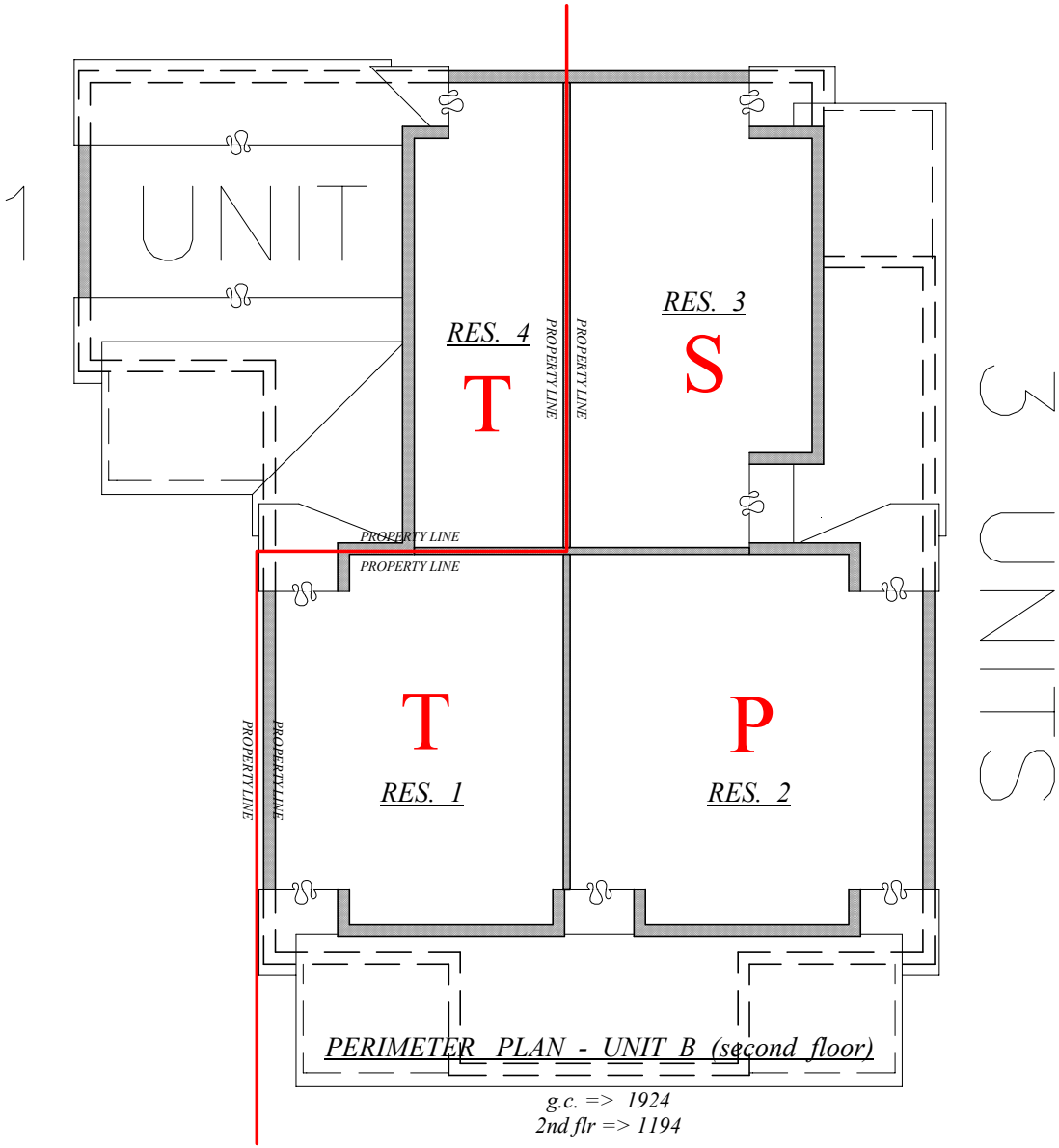

PERIMETER PLAN - UNIT B (second floor)

g.c. => 1924
2nd flr => 1194

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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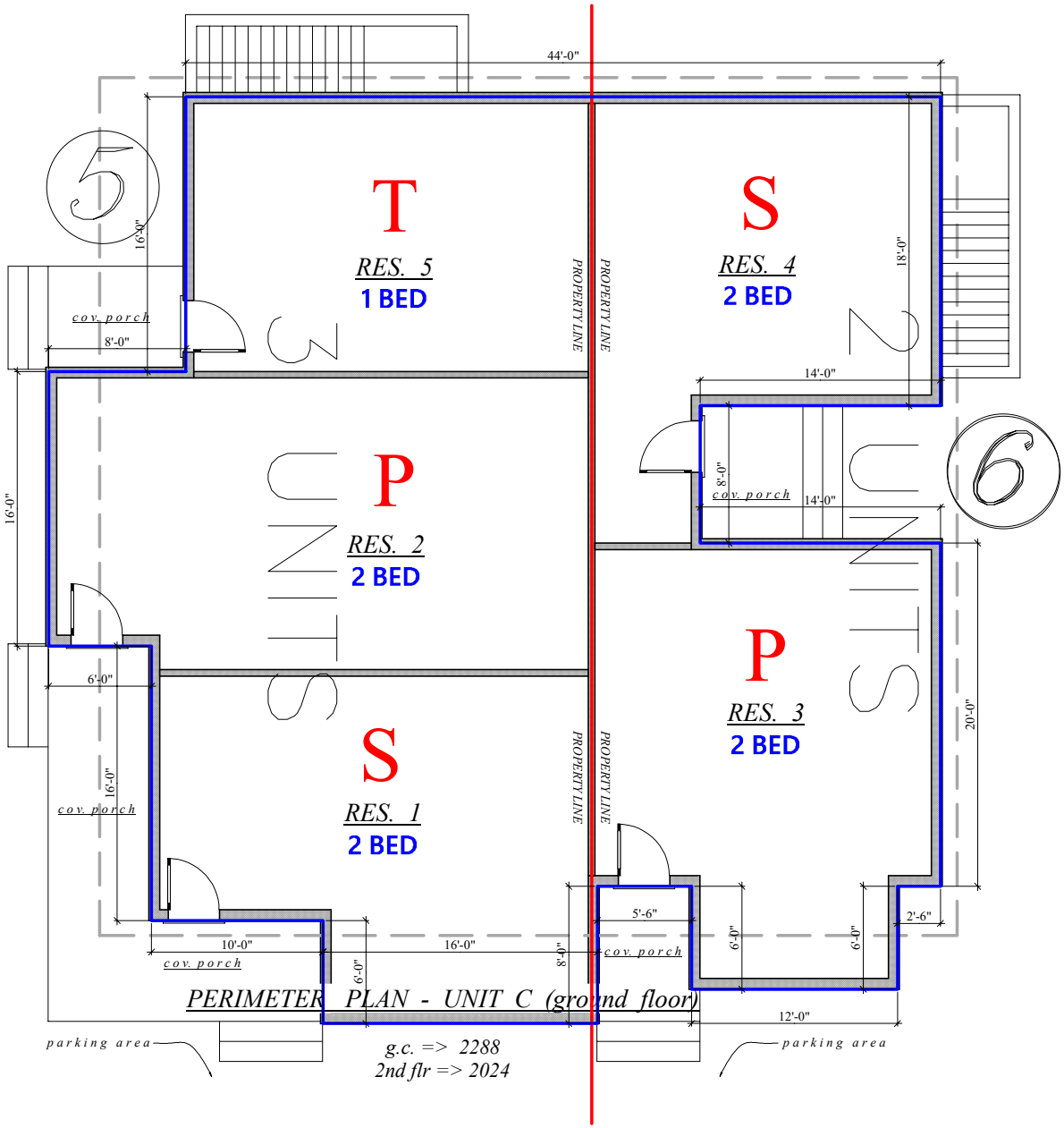

PERIMETER PLAN - UNIT C (ground floor)

g.c. => 2288
2nd flr => 2024

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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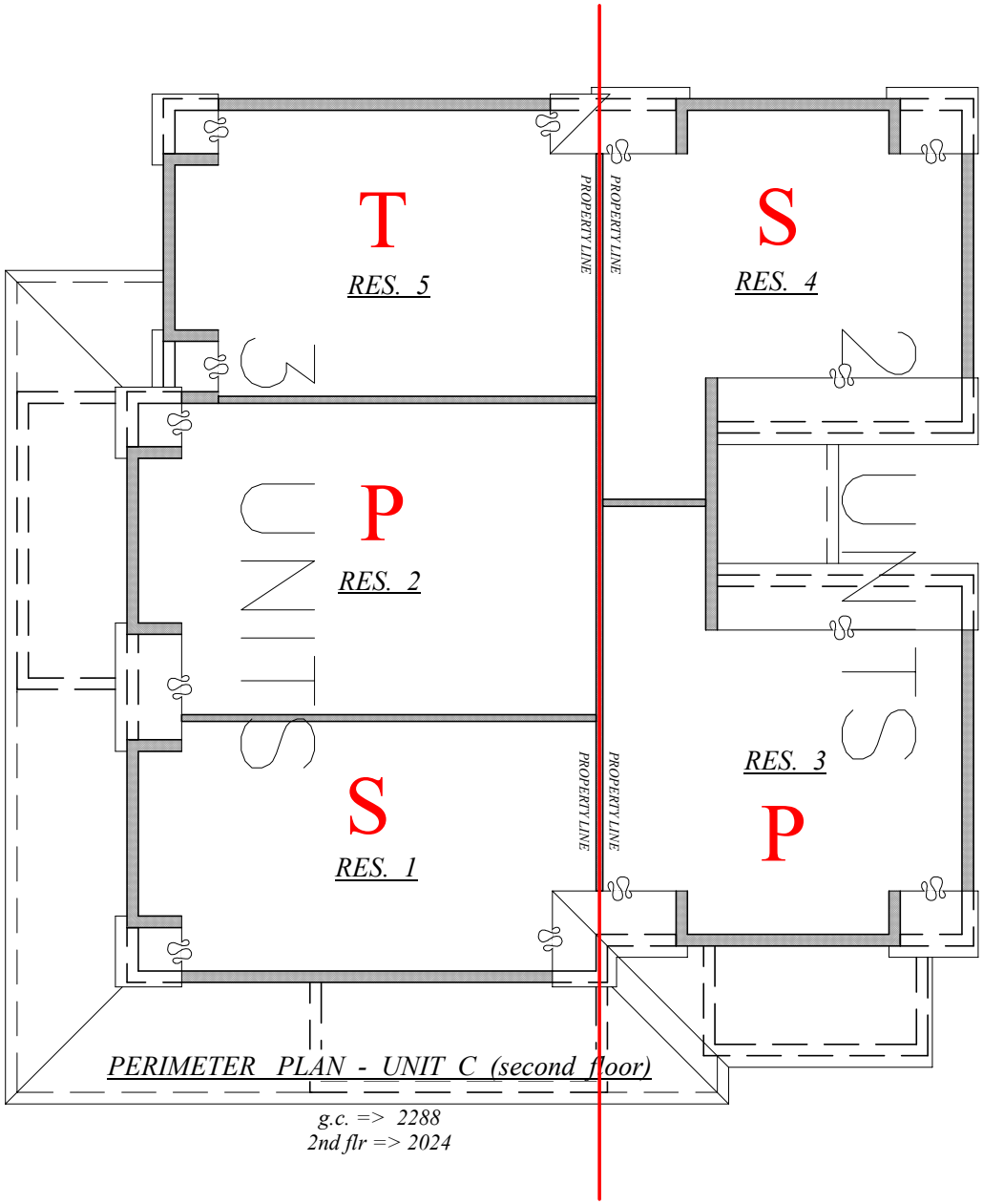

PERIMETER PLAN - UNIT C (second floor)

g.c. => 2288
2nd flr => 2024

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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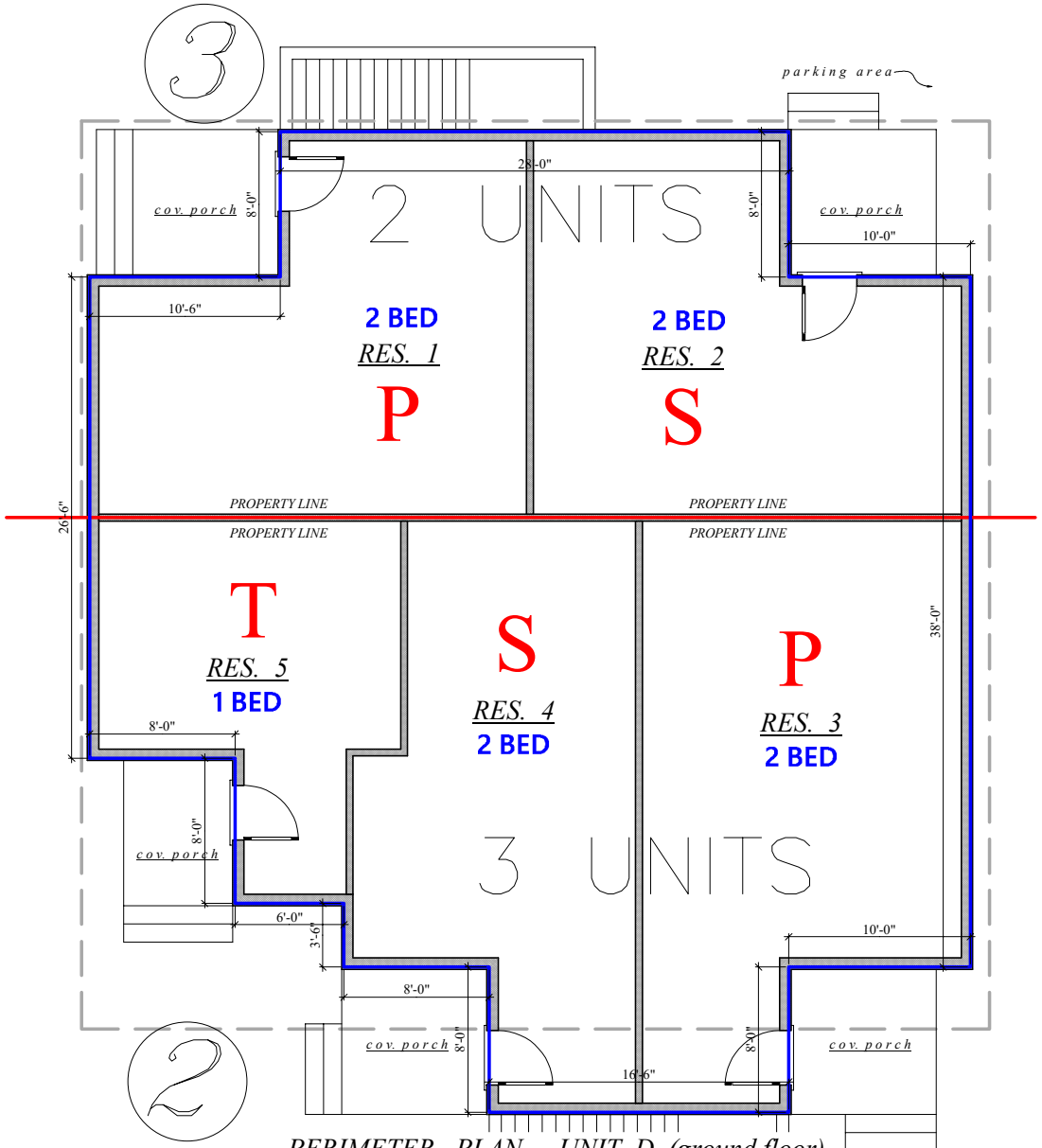

PERIMETER PLAN - UNIT D (ground floor)

g.c. => 2086
2nd flr => 1590

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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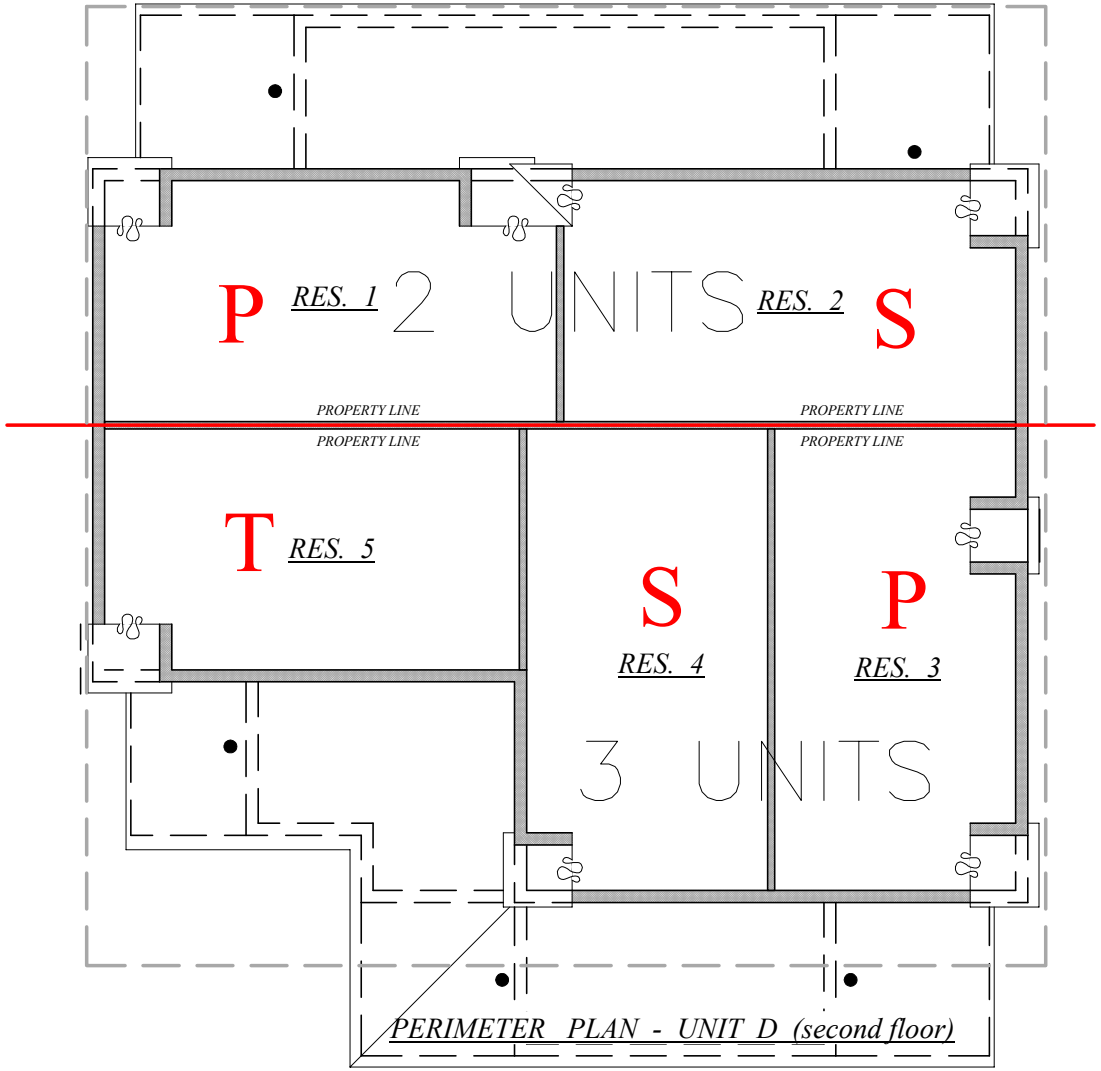

PERIMETER PLAN - UNIT D (second floor)

g.c. => 2086
2nd flr => 1590

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (E)
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

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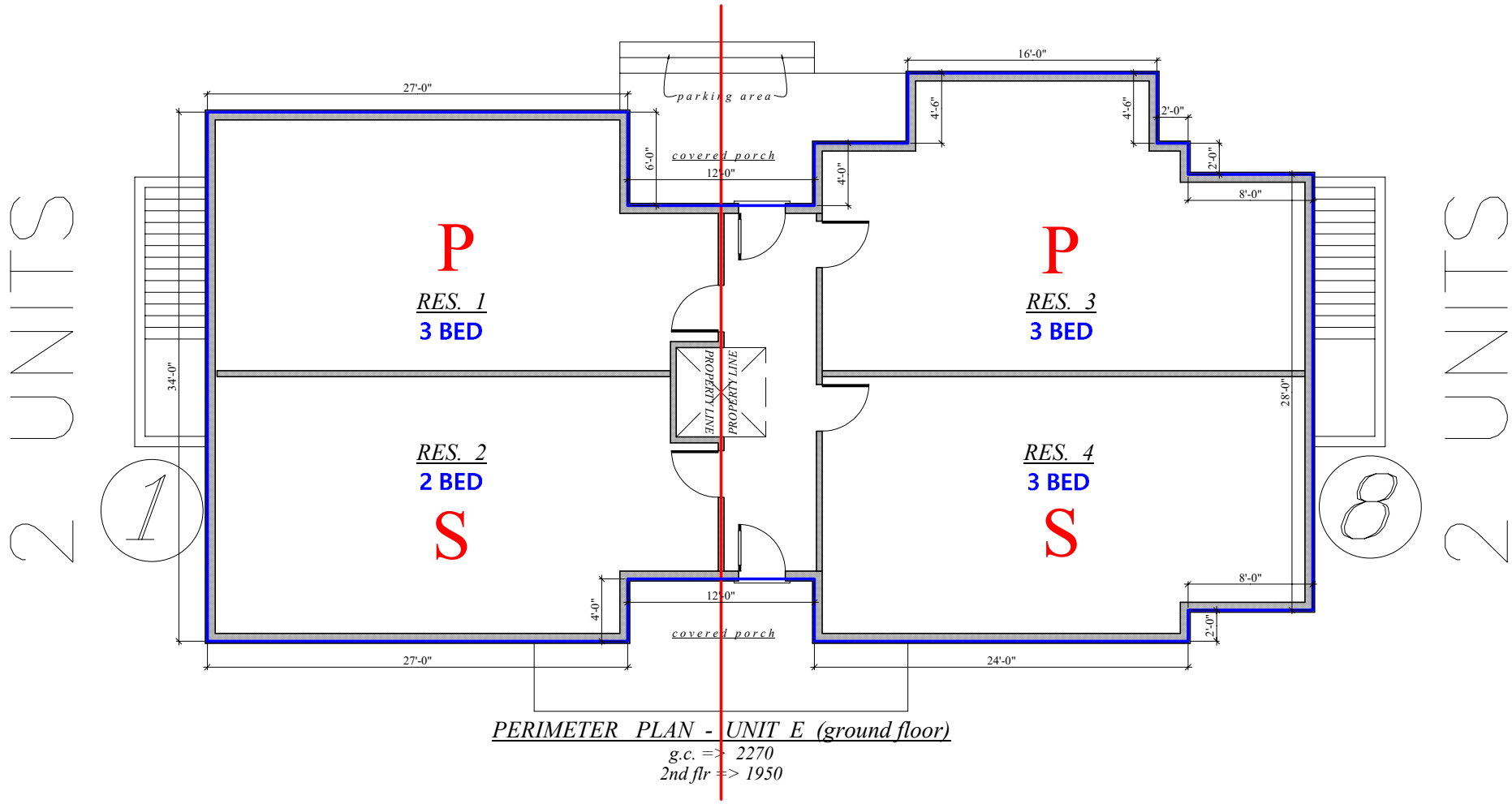

PERIMETER PLAN - UNIT E (ground floor)
g.c. => 2270
2nd flr => 1950

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (E)
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

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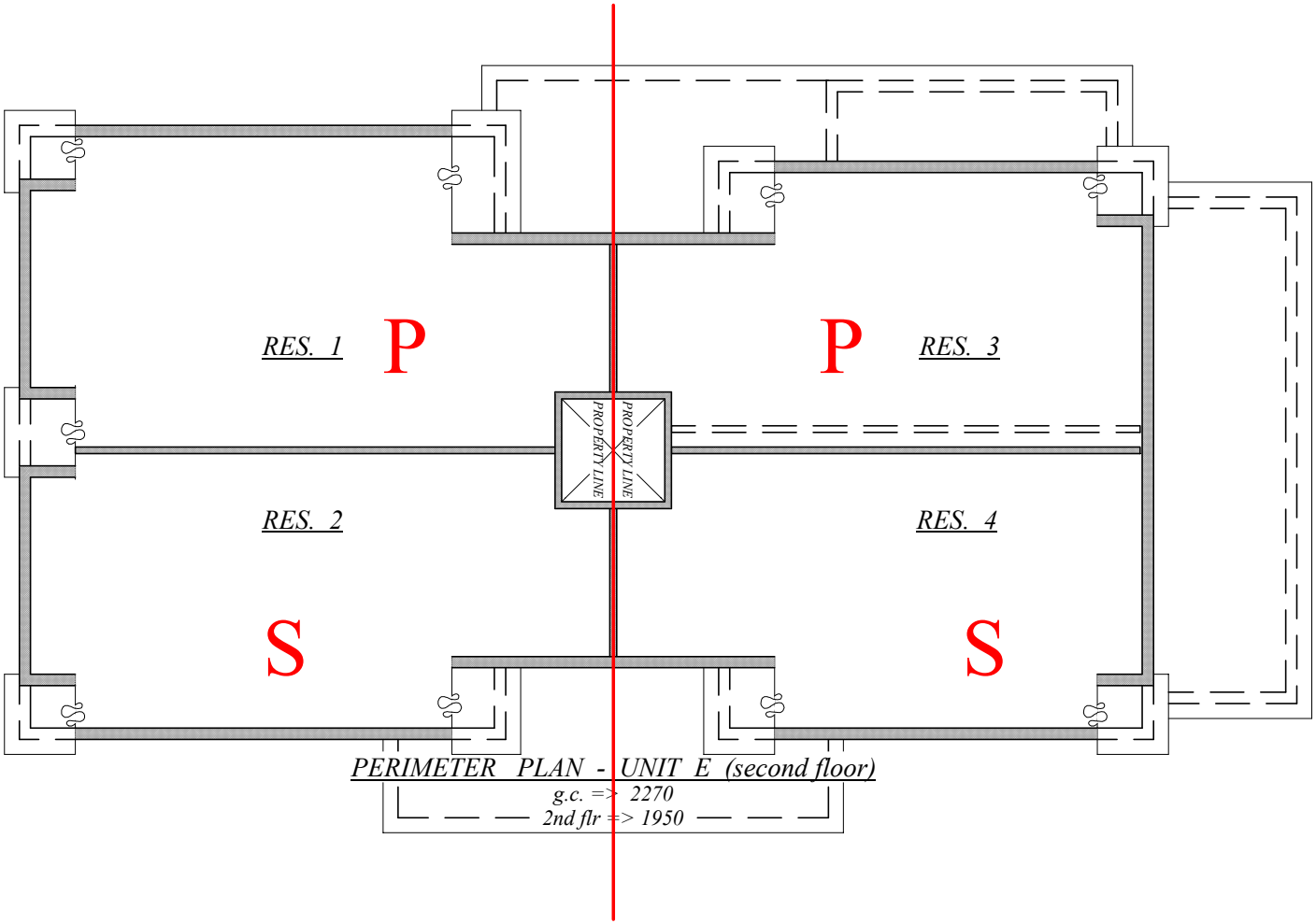


PERIMETER PLAN - UNIT E (second floor)
g.c. => 2270
2nd flr => 1950

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

Stormwater Report

Residential Flex Development
31 Fairgrounds Road
Map 67 Parcel 149

Owner:
Coffin Family Nominee Trust

Applicant:
Fairgrounds Common, LLC

Prepared By:

Nantucket Engineering & Survey, PC
Arthur D. Gasbarro, PE, PLS

June 2020

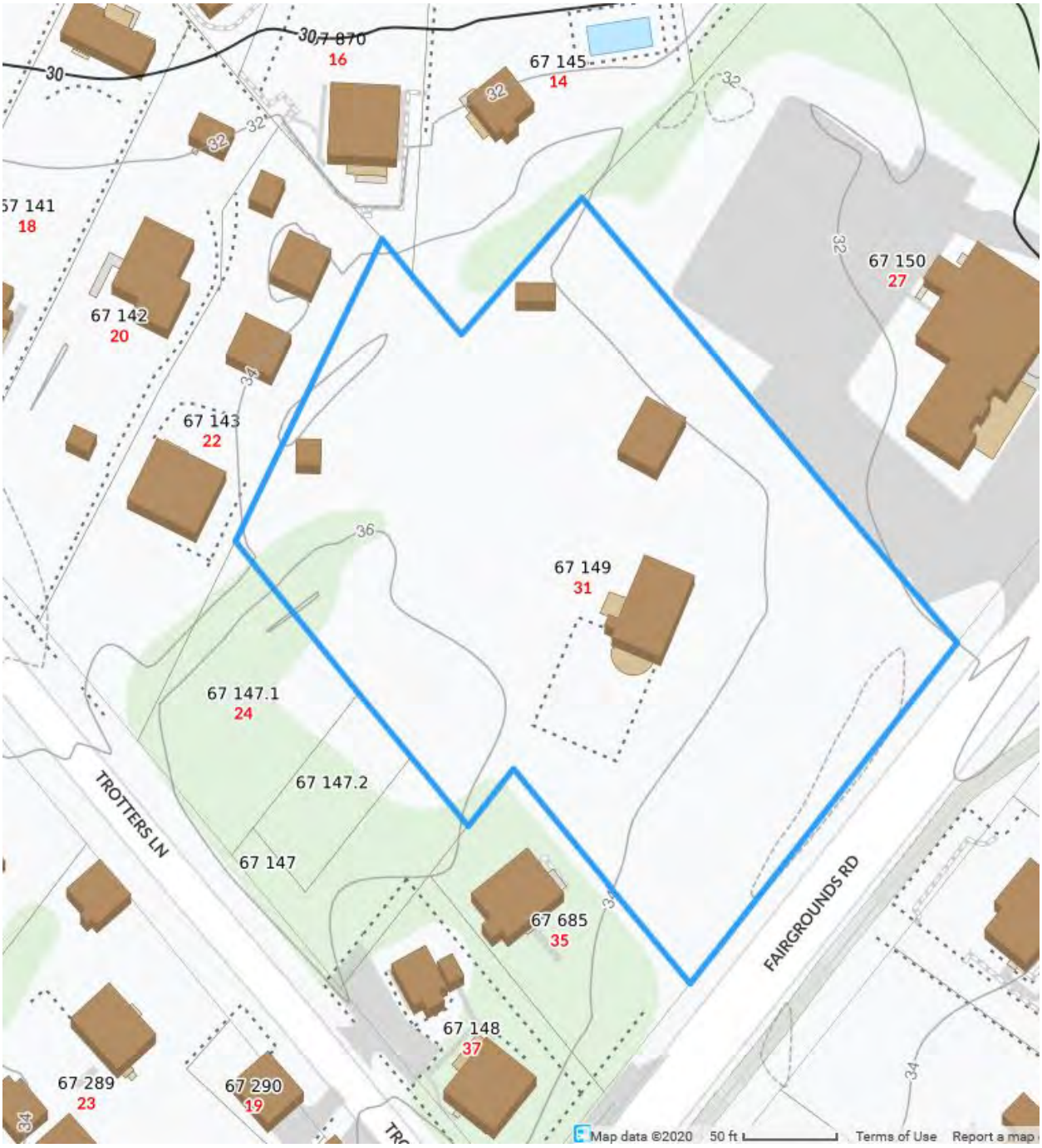
20 Mary Ann Drive • Nantucket, MA 02554
508-825-5053 • www.NantucketEngineer.com

Objective

To design a stormwater management system for the proposed residential development including parking and driveway areas.

Watershed

The subject parcel is located at a slightly higher elevation than the surrounding properties. The post-development site will be graded such that no stormwater runoff exits the property, and is directed to the proposed stormwater infiltration facilities.



Hydrologic Analysis

Stormwater runoff generated as a result of the proposed conditions was calculated using the Rational Method. The watershed for the project is coincident with the property lines as no surface water is entering the site from off-site, and no surface water will exit the site under proposed conditions. The system was analyzed using rainfall data for the twenty-five-year, 24-hour duration storm frequencies as required by the Nantucket Rules and Regulations Governing the Subdivision of Land. The precipitation was based on the attached rainfall graph for Barnstable County.

System Sizing

A soil evaluation performed in June 2019 found Class I, medium sand soils with a percolation rate of less than two-minutes per inch. An infiltration rate of four-minutes per inch was used for design purposes to accommodate long-term acceptance. The system has adequate infiltration capacity and storage volume for the design storm. The bottom of the infiltration facility is proposed greater than four-feet above the groundwater elevation.

Environmental Protection

All catchbasins will have deep sumps for the accumulation of sediment, where it can then be removed from. A Stormceptor 450i water quality inlet has been provided prior to infiltration of the stormwater. The patented design allows the Inline unit to maintain continuous positive treatment of stormwater for the removal of pollutants such as total suspended solids (TSS), free oils and nutrients year-round, regardless of the flow rate. Maintenance of the system will be per the attached Operations and Maintenance document.

Conclusion

The drainage system has been designed to adequately handle the 25-year storm event in accordance with the Town’s standards, and applicable rules, regulations and guidance documents. The system will promote public safety and minimize environmental impacts.

Fairgrounds Common, LLC Project
Stormwater Analysis & Infrastructure Design

Rational Method

Q=ciA

Rear Portion of Site
c= 0.70 Residential – Multifamily, Detached
i= 1.4 in/hr (Barnstable 25-year Storm)
A=1 acre

Q= 0.98 cfs

Front Portion of Site
c= 0.20 – Park
i= 1.4 in/hr (Barnstable 25-year Storm)
A=1 acre

Q= 0.28 cfs

Total Q=1.26 cfs

Sizing
Infiltration Rate < 2 mpi
Use 4 mpi for long-term acceptance

I = 4 min/in = .00006 cfs/sf/sec

Area Required

A = Q/I = 1.23 cfs / .00006 cfs/sf/sec = 2,100 s.f.

Provide

SC-740 Chambers in a leach trench configuration w/12" perimeter & bed of washed gravel. Use (2) 100-foot long rows of 14 chambers

100' x 13.25 sf/lf + (2)44 sf/end = 1,369 s.f. per trench

Total Leaching Area Provided: 2,738 s.f. > 2,100 s.f. Required

Storage Capacity: 28 Chambers x 81.7 c.f./chamber = 2,287 c.f.

Pre-treat each row with a Stormceptor STC-450i Water Quality Unit

Example 3: Sites on Gaged Streams (USGS)

Given: Site on Fish Brook
Drainage area = 0.75 sq. mi.
Storage = 0.0

Problem: Compute the peak discharge for a 50-year design.

Solution: The ratio of the drainage area of the ungaged site to the area of the gaged site must be about 0.6 to 1.4 to use the USGS method:

Au/Ag = .75/1.01 = 0.74

From Exhibit 8-7:

$Q_{t(u)} = (A_u/A_g)^x Q_{t(g)}$

$Q_{50(u)} = (0.75/1.01)^{0.75}(161) = 128$ cfs

8.3.2.2 Rational Method

The formula for the Rational Method is:

$Q = CiA$

Where:
- Q = peak discharge, cfs
- C = runoff coefficient
- i = average rainfall intensity, in./hr, for a storm duration equal to the time of concentration, T_c
- A = drainage area, acres

This method is a simplified model of the hydrologic process. Therefore, it should only be used for small drainage areas, and preferably for areas with the same general basin characteristics. It should be used to determine the peak discharge for pavement drainage design.

The following assumptions are inherent in the Rational Formula:

- The peak flow occurs when the entire watershed is contributing to the flow.
- The rainfall intensity is the same over the entire drainage area.
- The rainfall intensity is uniform over a time duration equal to the time of concentration, Tc. The time of concentration is the time

required for water to travel from the hydraulically most remote point of the basin to the point of interest.

- The frequency of the computed peak flow under the Rational Method is the same as that of the rainfall intensity, i.e., the 10-yr rainfall intensity is assumed to produce the 10-year peak flow under the Rational Method.
- The coefficient of runoff is the same for all storms of all recurrence probabilities.

Because of these inherent assumptions, the Rational Formula should only be applied to drainage areas smaller than 50 acres.

Runoff Coefficient (C)

The runoff coefficient is a general representation of the drainage basin characteristics. These include antecedent precipitation, soil moisture, infiltration, detention, evaporation, and ground slope and cover. The coefficient "C" can be determined in one of two ways. Exhibit 8-8 provides coefficients based on the overall character of the drainage area. The second method develops a composite coefficient based on the percentages of different surface types in the drainage area.

To determine C for a design frequency of 10 years or less, follow this procedure:

1. Document the predominant types of surfaces within the drainage area. Estimate the percentage each represents.
2. Select a C for each type of surface from Exhibit 8-9.
3. Calculate a weighted C value for the drainage area.

If a design frequency greater than 10 years is needed, use Exhibit 8-10 to determine a C_a. The modified Rational formula is:

$$Q = C_a CiA$$

Where: $C_a \times C$ must be less than or equal to 1.0.

Exhibit 8-8
Recommended Runoff Coefficients (C) for Rational Method
(By Overall Character of Area)

Description of Area	Runoff Coefficients
Business	
Downtown	0.70 to 0.95
Neighborhood	0.50 to 0.70
Residential	
Single-Family	0.30 to 0.50
Multi-Family, Detached	0.40 to 0.60
Multi-Family, Attached	0.60 to 0.75
Residential (Suburban)	0.25 to 0.40
Apartment	0.50 to 0.70
Industrial	
Light	0.50 to 0.80
Heavy	0.60 to 0.90
Parks, Cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.35
Railroad Yard	0.20 to 0.35
Unimproved	0.10 to 0.30
Woodland	0.15 to 0.25
Cultivated	0.40 to 0.60

Source: Design Manual for Storm Drainage, ASCE 1960

Exhibit 8-9
Recommended Runoff Coefficients (C) For Rational Method
(For Surface Type)

Character of Surface	Runoff Coefficients
Pavement	
Asphaltic and Concrete	0.70 to 0.95
Brick	0.70 to 0.85
Roofs	0.75 to 0.95
Lawns, Sandy Soil	
Flat, 2 Percent	0.05 to 0.10 0.
Average, 2 to 7 Percent	10 to 0.15
Steep, 7 Percent	0.15 to 0.20
Lawns, Heavy Soil	
Flat, 2 Percent	0.13 to 0.17
Average, 2 to 7 Percent	0.18 to 0.22
Steep, 7 Percent	0.25 to 0.35

Source: Design Manual for Storm Drainage, ASCE 1960

Exhibit 8-10
Recommended Ca Values (Rational Method)
(For Greater Than 10-year Design Runoff)

Recurrence Interval (Years)	C_a
2 to 10	1.0
25	1.1
50	1.2
100	1.25

Note: The product of C x Ca should not exceed 1.
Source: WPCF Manual of Practice No. 9, Design and Construction of Sanitary and Storm Sewers.

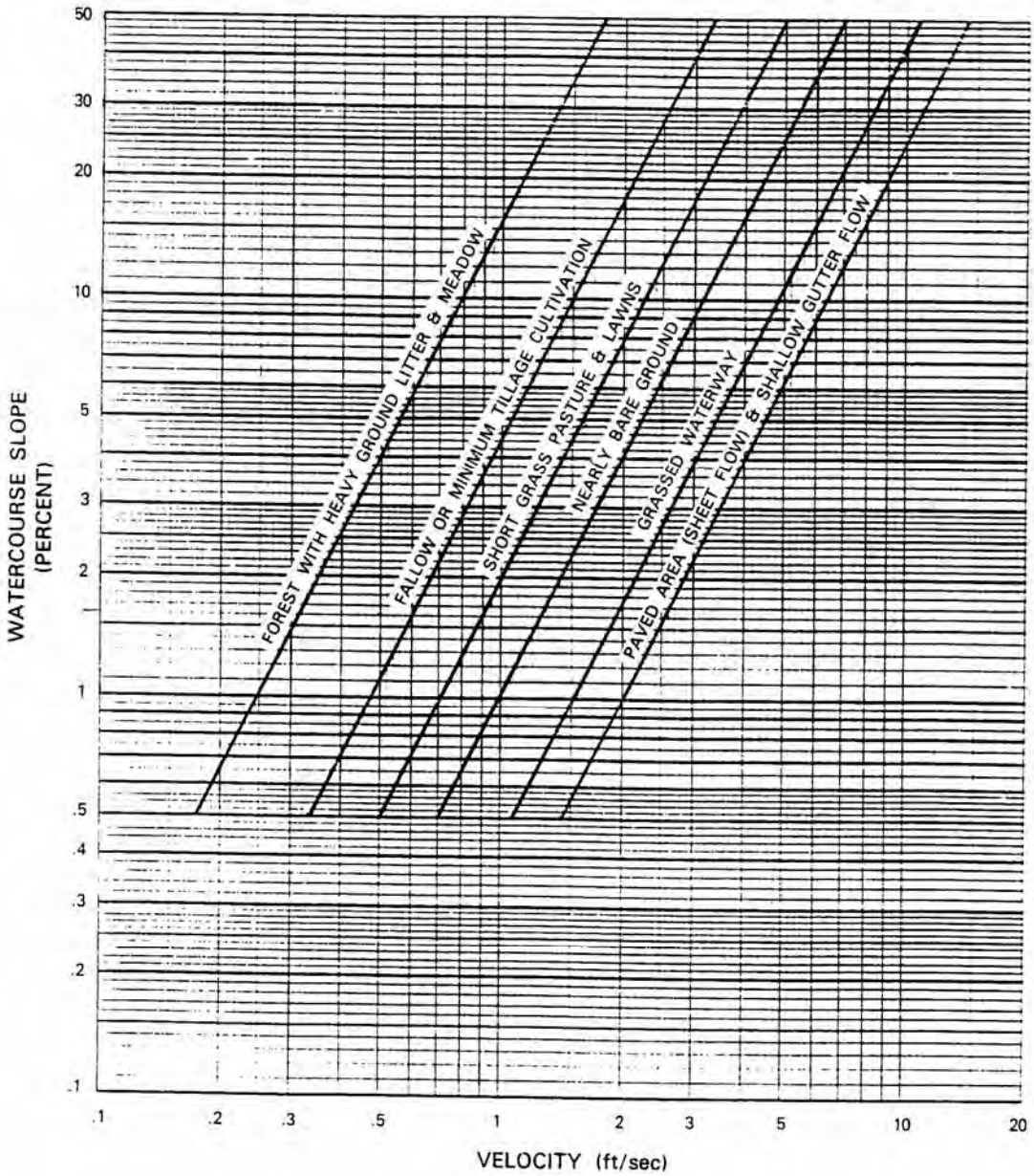
Rainfall Intensity (I; in inches/hour)

Rainfall intensity in the Rational Method is a function of: 1) selection of design flood frequency (see Exhibit 8-2) and 2) time of concentration (T_C), or the time required for the runoff to travel from the hydraulically most distant part of the watershed to the design site. It is usually computed by determining the water travel time through the watershed. The hydraulically most distant location will not necessarily be the linearly most distant site.

To determine i, follow this procedure:

- To calculate T_C, use Exhibit 8-11. For pavements T_C is normally assumed to be 5 minutes for the first inlet only. T_C is based on the slope of the water course and the type of surface cover. The designer should check several overland watercourses or flow routes to determine T_C. See the example for a T_C calculation. For an alternate method for computing T_C, the designer should refer to the procedure in FHWA-NHI-01-021 *Urban Drainage Design Manual* (HEC-22).
- Exhibits 8-12 to 8-16 provide intensity-duration-frequency (I-D-F) curves for Boston, Barnstable, Worcester, Springfield, and Pittsfield. The designer should select the station closest to the design site.
- Enter the selected I-D-F curve with the calculated T_C and turn at the selected design flood frequency. Read i from the vertical axis.

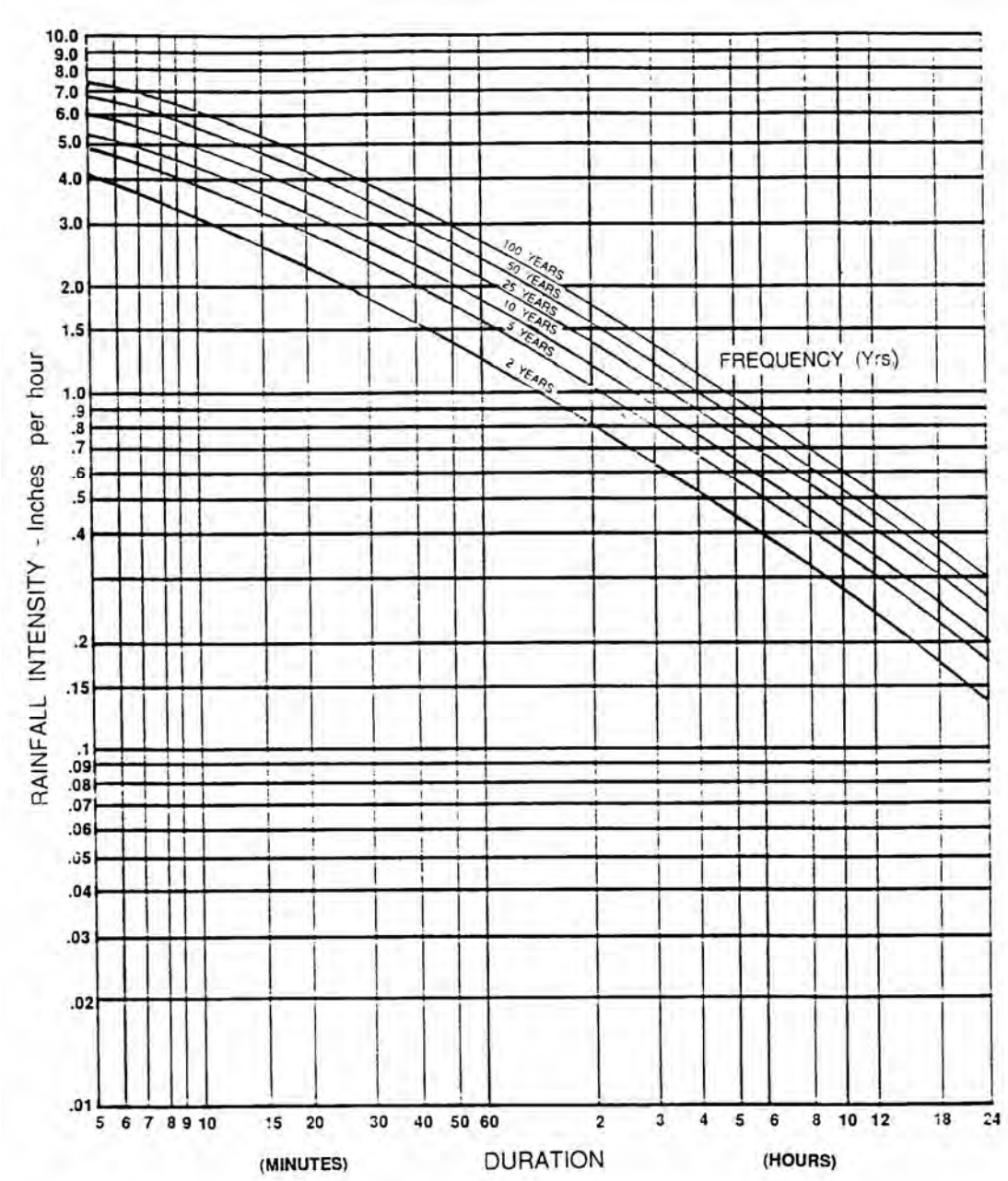
Exhibit 8-11
Average Velocities for Overland Flow



Source: TR55 - Urban Hydrology for Small Wetlands, NRCS

Exhibit 8-13

Intensity – Duration – Frequency Curve for Barnstable, MA



Source: TR55 - Urban Hydrology for Small Wetlands, NRCS

StormTech SC-740 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.

StormTech®
Detention • Retention • Recharge

Subsurface Stormwater Management℠

StormTech SC-740 Chamber
(not to scale)

Nominal Chamber Specifications

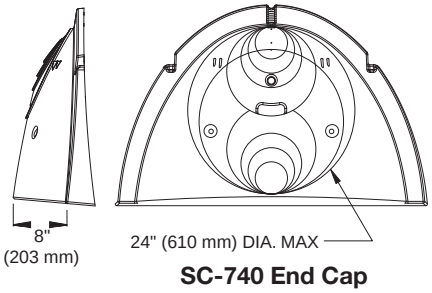
Size (L x W x H)
85.4" x 51.0" x 30.0"
(2170 x 1295 x 762 mm)

Chamber Storage
45.9 ft³ (1.30 m³)

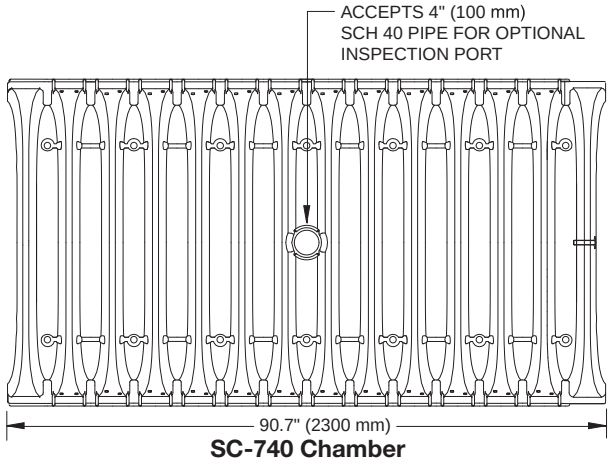
Minimum Installed Storage*
74.9 ft³ (2.12 m³)

Weight
74.0 lbs (33.6 kg)

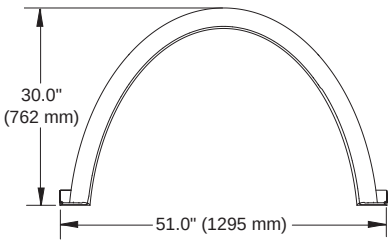
Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck

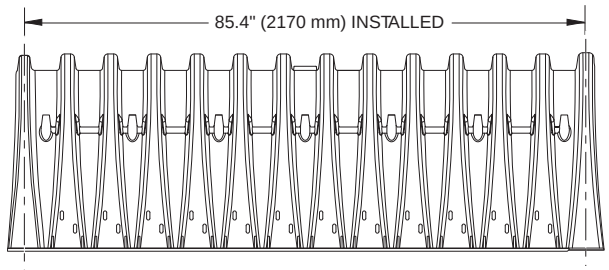


SC-740 End Cap

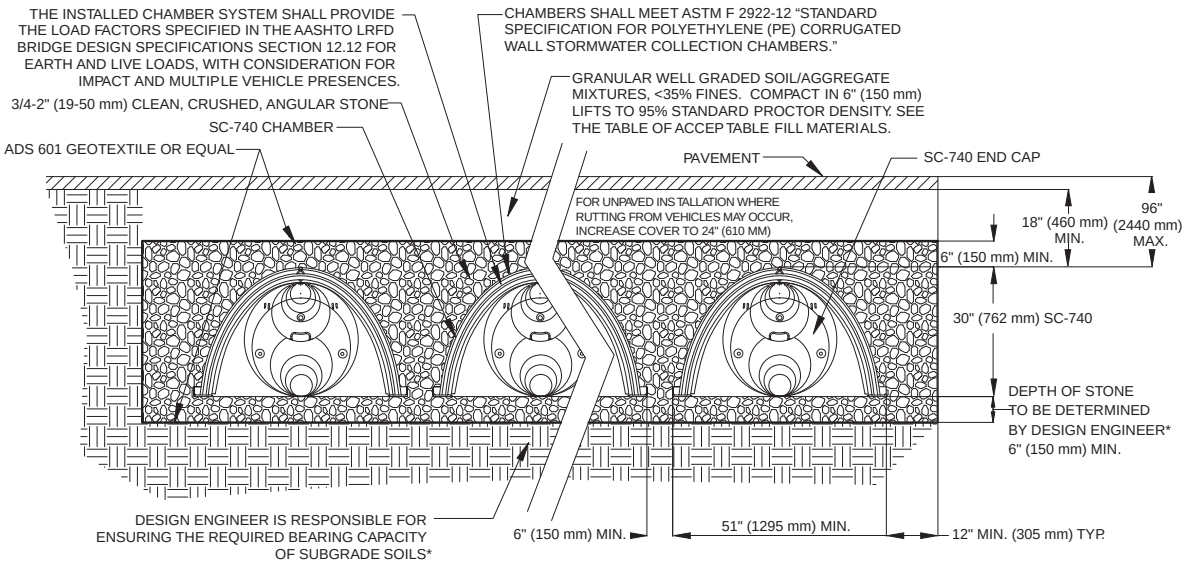


SC-740 Chamber





Typical Cross Section Detail
(not to scale)



THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

MADE IN THE U.S.A.

SC-740 Cumulative Storage Volumes Per Chamber

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (152 mm) Stone Base Under the Chambers.

Depth of Water in System Inches (mm)	Cumulative Chamber Storage Ft³ (m³)	Total System Cumulative Storage Ft³ (m³)
42 (1067)	45.90 (1.300)	74.90 (2.121)
41 (1041)	45.90 (1.300)	73.77 (2.089)
40 (1016)	Stone 45.90 (1.300)	72.64 (2.057)
39 (991)	Cover 45.90 (1.300)	71.52 (2.025)
38 (965)	45.90 (1.300)	70.39 (1.993)
37 (948)	45.90 (1.300)	69.26 (1.961)
36 (914)	45.90 (1.300)	68.14 (1.929)
35 (889)	45.85 (1.298)	66.98 (1.897)
34 (864)	45.69 (1.294)	65.75 (1.862)
33 (838)	45.41 (1.286)	64.46 (1.825)
32 (813)	44.81 (1.269)	62.97 (1.783)
31 (787)	44.01 (1.246)	61.36 (1.737)
30 (762)	43.06 (1.219)	59.66 (1.689)
29 (737)	41.98 (1.189)	57.89 (1.639)
28 (711)	40.80 (1.155)	56.05 (1.587)
27 (686)	39.54 (1.120)	54.17 (1.534)
26 (660)	38.18 (1.081)	52.23 (1.479)
25 (635)	36.74 (1.040)	50.23 (1.422)
24 (610)	35.22 (0.977)	48.19 (1.365)
23 (584)	33.64 (0.953)	46.11 (1.306)
22 (559)	31.99 (0.906)	44.00 (1.246)
21 (533)	30.29 (0.858)	41.85 (1.185)
20 (508)	28.54 (0.808)	39.67 (1.123)
19 (483)	26.74 (0.757)	37.47 (1.061)
18 (457)	24.89 (0.705)	35.23 (0.997)
17 (432)	23.00 (0.651)	32.96 (0.939)
16 (406)	21.06 (0.596)	30.68 (0.869)
15 (381)	19.09 (0.541)	28.36 (0.803)
14 (356)	17.08 (0.484)	26.03 (0.737)
13 (330)	15.04 (0.426)	23.68 (0.670)
12 (305)	12.97 (0.367)	21.31 (0.608)
11 (279)	10.87 (0.309)	18.92 (0.535)
10 (254)	8.74 (0.247)	16.51 (0.468)
9 (229)	6.58 (0.186)	14.09 (0.399)
8 (203)	4.41 (0.125)	11.66 (0.330)
7 (178)	2.21 (0.063)	9.21 (0.264)
6 (152)	0	6.76 (0.191)
5 (127)	0	5.63 (0.160)
4 (102)	Stone Foundation 0	4.51 (0.125)
3 (76)	0	3.38 (0.095)
2 (51)	0	2.25 (0.064)
1 (25)	0	1.13 (0.032)

Note: Add 1.13 cu. ft. (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

Storage Volume Per Chamber

	Bare Chamber Storage	Chamber and Stone Stone Foundation Depth in. (mm)		
	ft³ (m³)	6 (150)	12 (305)	18 (460)
StormTech SC-740	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)

Note: Storage volumes are in cubic feet per chamber. Assumes 40% porosity for the stone plus the chamber volume.

Amount of Stone Per Chamber

	Stone Foundation Depth		
ENGLISH TONS (CUBIC YARDS)	6"	12"	18"
StormTech SC-740	3.8 (2.8 yd³)	4.6 (3.3 yd³)	5.5 (3.9 yd³)
METRIC KILOGRAMS (METER³)	**150 mm**	**305 mm**	**460 mm**
StormTech SC-740	3450 (2.1 m³)	4170 (2.5 m³)	4490 (3.0 m³)

Note: Assumes 6" (150 mm) of stone above, and between chambers.

Volume of Excavation Per Chamber

	Stone Foundation Depth		
	6" (150 mm)	12" (305 mm)	18" (460 mm)
StormTech SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Volumes are in cubic yards (cubic meters) per chamber. Assumes 6" (150 mm) of separation between chamber rows and 18" (460 mm) of cover. The volume of excavation will vary as the depth of the cover increases.

STANDARD LIMITED WARRANTY OF STORMTECH LLC ("STORMTECH"): PRODUCTS

(A) This Limited Warranty applies solely to the StormTech chambers and endplates manufactured by StormTech and sold to the original purchaser (the "Purchaser"). The chambers and endplates are collectively referred to as the "Products."

(B) The structural integrity of the Products, when installed strictly in accordance with StormTech's written installation instructions at the time of installation, are warranted to the Purchaser against defective materials and workmanship for one (1) year from the date of purchase. Should a defect appear in the Limited Warranty period, the Purchaser shall provide StormTech with written notice of the alleged defect at StormTech's corporate headquarters within ten (10) days of the discovery of the defect. The notice shall describe the alleged defect in reasonable detail. StormTech agrees to supply replacements for those Products determined by StormTech to be defective and covered by this Limited Warranty. The supply of replacement products is the sole remedy of the Purchaser for breaches of this Limited Warranty. StormTech's liability specifically excludes the cost of removal and/or installation of the Products.

(C) **THIS LIMITED WARRANTY IS EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE PRODUCTS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANT-ABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.**

(D) This Limited Warranty only applies to the Products when the Products are installed in a single layer. **UNDER NO CIRCUMSTANCES, SHALL THE PRODUCTS BE INSTALLED IN A MULTI-LAYER CONFIGURATION.**

(E) No representative of StormTech has the authority to change this Limited Warranty in any manner or to extend this Limited Warranty. This Limited Warranty does not apply to any person other than to the Purchaser.

(F) Under no circumstances shall StormTech be liable to the Purchaser or to any third party for product liability claims; claims arising from the design, shipment, or installation of the Products, or the cost of other goods or services related to the purchase and installation of the Products. For this Limited Warranty to apply, the Products must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and StormTech's written installation instructions.

(G) **THE LIMITED WARRANTY DOES NOT EXTEND TO INCIDENTAL, CONSEQUENTIAL, SPECIAL OR INDIRECT DAMAGES. STORMTECH SHALL NOT BE LIABLE FOR PENALTIES OR LIQUIDATED DAMAGES, INCLUDING LOSS OF PRODUCTION AND PROFITS; LABOR AND MATERIALS; OVERHEAD COSTS; OR OTHER LOSS OR EXPENSE INCURRED BY THE PURCHASER OR ANY THIRD PARTY. SPECIFICALLY EXCLUDED FROM LIMITED WARRANTY COVERAGE ARE DAMAGE TO THE PRODUCTS ARISING FROM ORDINARY WEAR AND TEAR; ALTERATION, ACCIDENT, MISUSE, ABUSE OR NEGLECT; THE PRODUCTS BEING SUBJECTED TO VEHICLE TRAFFIC OR OTHER CONDITIONS WHICH ARE NOT PERMITTED BY STORMTECH'S WRITTEN SPECIFICATIONS OR INSTALLATION INSTRUCTIONS; FAILURE TO MAINTAIN THE MINIMUM GROUND COVERS SET FORTH IN THE INSTALLATION INSTRUCTIONS; THE PLACEMENT OF IMPROPER MATERIALS INTO THE PRODUCTS; FAILURE OF THE PRODUCTS DUE TO IMPROPER SITING OR IMPROPER SIZING; OR ANY OTHER EVENT NOT CAUSED BY STORMTECH. THIS LIMITED WARRANTY REPRESENTS STORMTECH'S SOLE LIABILITY TO THE PURCHASER FOR CLAIMS RELATED TO THE PRODUCTS, WHETHER THE CLAIM IS BASED UPON CONTRACT, TORT, OR OTHER LEGAL THEORY.**

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S16-090508

Stormceptor® STC

Stormceptor STC is the recognized leader in stormwater treatment, offering a range of versatile treatment systems that effectively remove pollutants from stormwater and snowmelt runoff. Stormceptor is flexibly designed to protect waterways from hazardous material spills and stormwater pollution, including suspended sediment, free oils, and other pollutants that attach to particles, no matter how fierce the storm.

Stormceptor's scour prevention technology ensures pollutants are captured and contained during all rainfall events.

Ideal uses

- Sediment (TSS) removal
- Spill control
- Debris and small floatables capture
- Pretreatment for filtration, detention/retention systems, ponds, wetlands, Low Impact Development (LID), green infrastructure, and water-sensitive urban design

Learn More:
www.ContechES.com/stormceptor

Proven performance

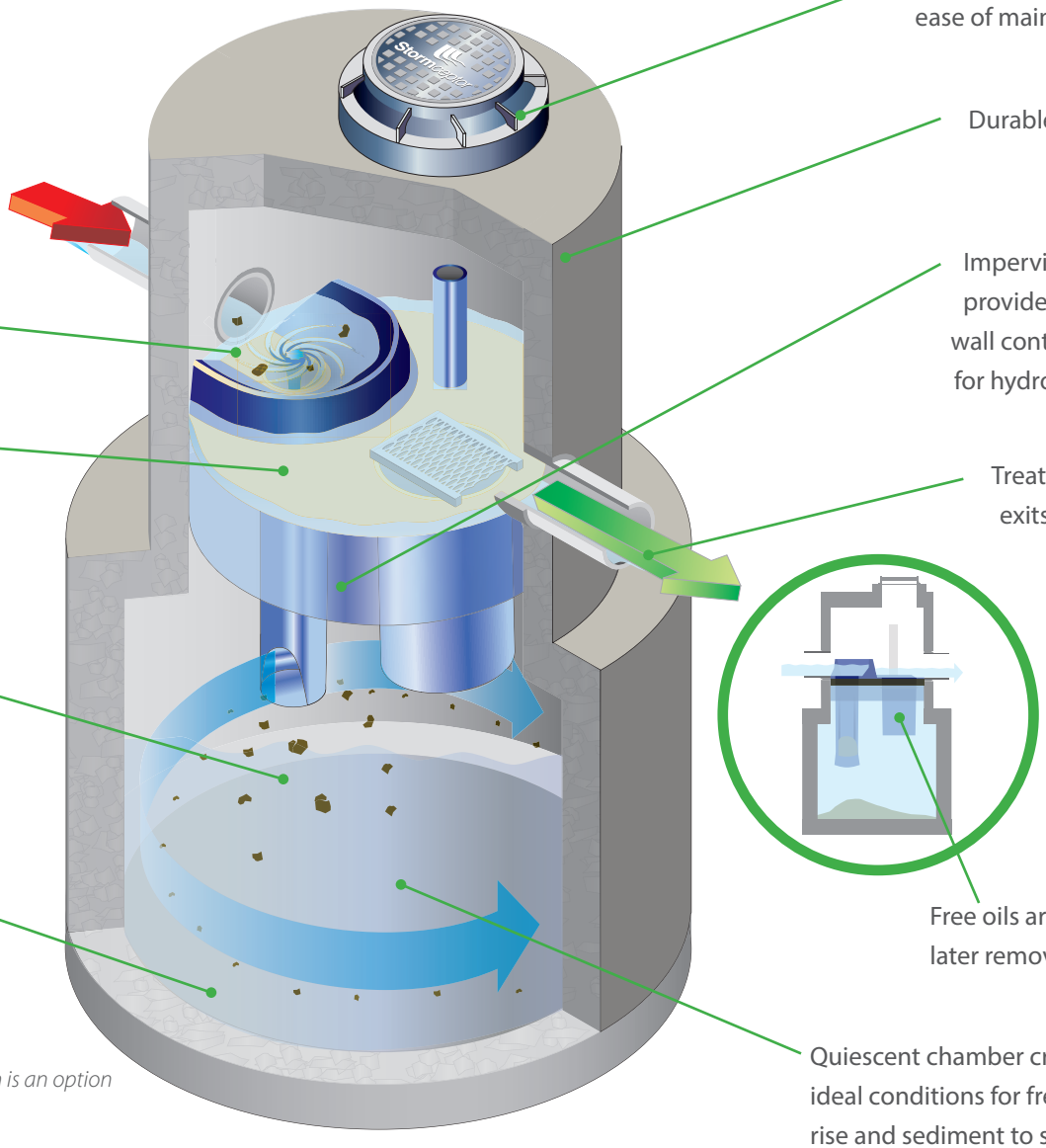
With more than 20 years of industry experience, Stormceptor has been performance tested and verified by some of the most stringent technology evaluation programs in North America.

- NJCAT
- Washington ECOLOGY
- EN858 Class 2

FEATURE	BENEFIT
Patented scour prevention technology	Superior pollutant removal and retention
Can take the place of a conventional junction or inlet structure	Eliminates the need for additional structures
Minimal drop between inlet and outlet	Site flexibility
Multiple inlets can connect to a single unit	Design flexibility
3rd party tested and verified performance (Sediment & Oil)	Eliminates the need for a separate bypass structure

With over 40,000 units operating worldwide, Stormceptor performs and protects every day, in every storm.

Stormceptor® STC



Surface access for ease of maintenance

Durable precast concrete

Impervious liner provides double wall containment for hydrocarbons

Treated water exits the unit

Weir directs water into lower chamber

Patented technology prevents captured pollutant from scouring

Captures and stores a wide range of particle sizes, from 20 to 2,000 microns, for later removal

Sediment lies dormant for later removal

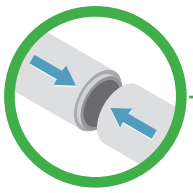
Free oils are trapped for later removal

Quiescent chamber creates ideal conditions for free oils to rise and sediment to settle

* *Fiberglass construction is an option*

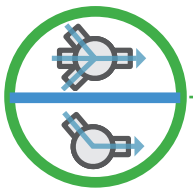
EASY TO INSTALL

Small footprint saves time and money with limited disruption to your site.



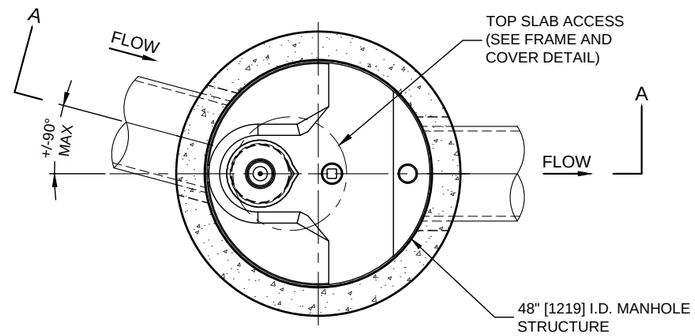
SEAMLESS

Minimal drop between inlet and outlet pipes makes Stormceptor ideal for retrofits and new development projects.

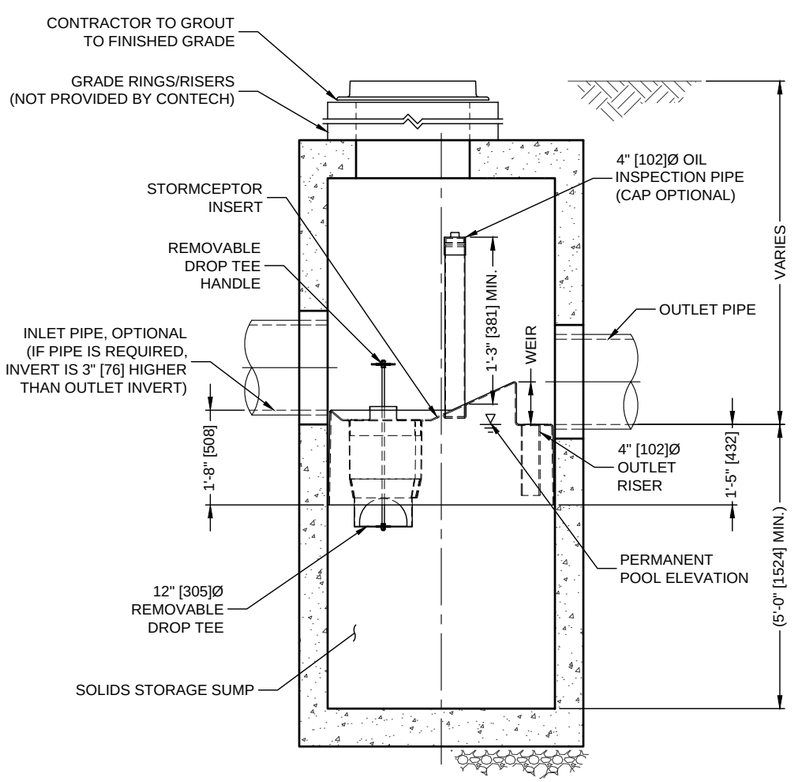


FLEXIBLE

Multiple inlets can connect to a single unit. Can be used as a bend structure.



PLAN VIEW
TOP SLAB NOT SHOWN



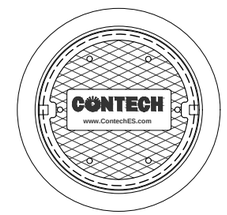
SECTION A-A

Stormceptor®
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

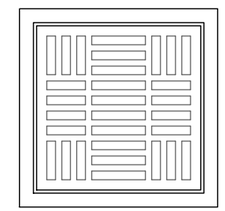
STORMCEPTOR DESIGN NOTES

THE STANDARD STC450I CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(MAY VARY)
NOT TO SCALE



FRAME AND GRATE
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
RIM ELEVATION	

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC450i
STORMCEPTOR
STANDARD DETAIL

I:\COMMON\CAD\TREATMENT\23 STORMCEPTOR\40 STANDARD DRAWINGS\IN PROCESS\STC450I-DTL.DWG 2/1/2019 3:12 PM

Proposed Multifamily Housing Site Access & Traffic Review

31 Fairgrounds Road
Nantucket, MA

Traffic Assessment

---

22 Unit Multifamily Housing Site Development

May 11, 2020

Prepared for:

Fairgrounds Common LLC
c/o
Attorney Arthur Reade
6 Youngs Way
Nantucket, MA 02554

Traffic Review Prepared by:

BRISTOL TRAFFIC
&
TRANSPORTATION CONSULTING LLC

Traffic Studies, Roadway Designs, Intersection Improvements, Site Designs

61 Hillsville Road
North Brookfield, MA 01535
Cell Ph: 774-757-7258 Office 508-867-9048

BTTC	**Fairgrounds Common LLC Multifamily Housing** **31 Fairgrounds Road** **NANTUCKET, MASSACHUSETTS**	**FIGURE 1** **LOCUS**
	BRISTOL TRAFFIC & TRANSPORTATION CONSULTING, LLC N. BROOKFIELD, MA	Not to Scale

See Figure 1 for location of site driveways, future bus stop, and existing Bike Path.

INTRODUCTION & DESCRIPTION OF PROJECT & SITE TRIP CALCULATIONS

This report documents the findings and conclusions of a traffic impact assessment and sight distance preliminary review conducted for a proposed multifamily residential development. The project consists of 22 proposed residential units varying from single to triple bedroom units, totaling 39 bedrooms in five buildings located at the rear f the parcel.

Peak hour local roadway traffic periods on weekdays and Saturdays for both AM and PM peak periods are normally studied in comparison to existing traffic to determine the level of impact the new traffic might have on local intersections. Since the Institute of Transportation Engineers (ITE) reference guide for anticipated new traffic from various developments, titled the ITE Trip Generation Manual–10th Edition, allows us to determine an appropriate scope of study based on many studies of similar developments, based on the number of housing units proposed on the new site. Traffic Engineers typically utilize this resource to determine the level of analysis needed for a reviewing agency to have a level of trust on a site developments future impact.

Based on the data from the ITE Trip Generation Manual, we have calculated future levels of new traffic expected from this site with 22 new multifamily housing units. We show the future site trip counts anticipated during the AM and PM peak hours of travel on local roads, as well as a general highest trip generation hour that may be perhaps outside of the typical 6-8 AM and 4-6 PM peak traffic periods. The anticipated trip numbers representing vehicles leaving the site and those entering the site are shown on figures that follow.

We would like to point out that the site will have a new bus stop cutout placed directly in front of the proposed site near the site driveway and also an existing bike path is located directly across the street from the proposed site development. These bus and bike facilities will allow a portion of the anticipated site vehicle trips to be eliminated when bus riders and bicyclists do not drive a vehicle from or to the site. However, we have no subtracted those potential vehicle trips from the ITE trips displayed in the figures that follow showing all the ITE calculated trips on the figures.

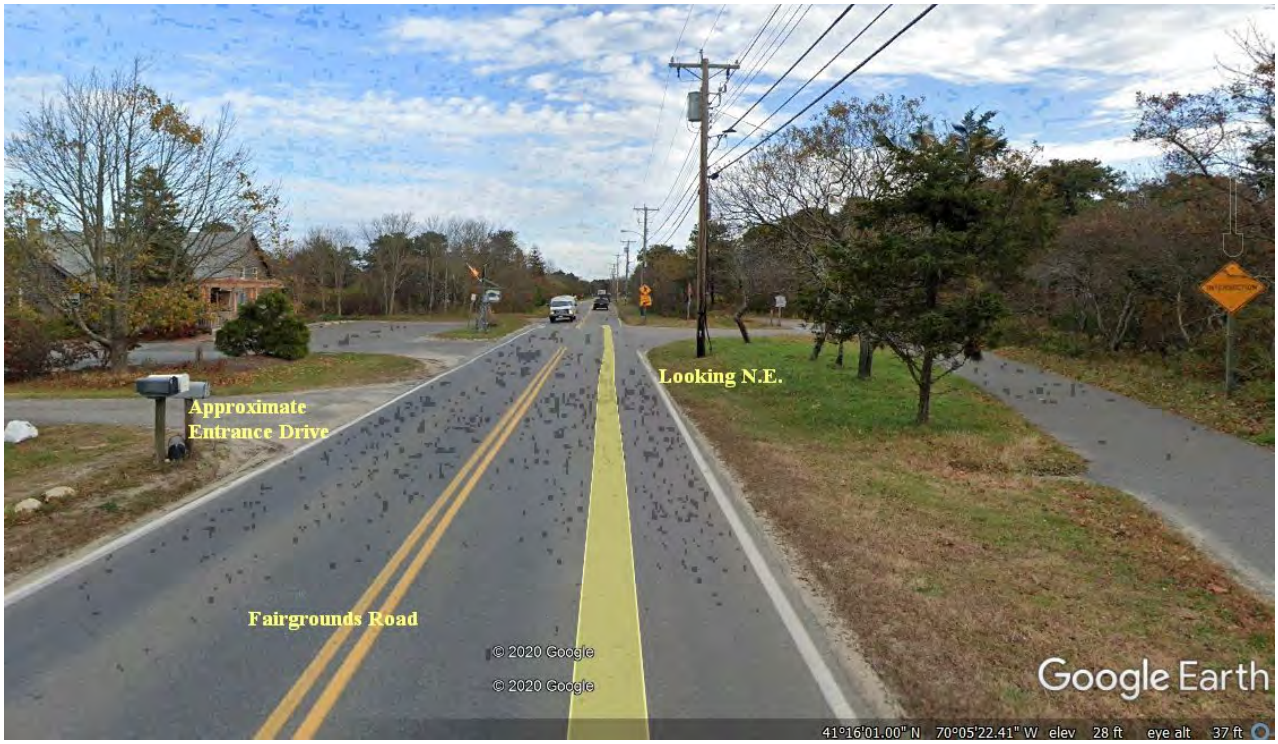
One other item that will likely reduce some vehicle trips is the fact that the development will create an open space area from the street into the site extending to the proposed five residential buildings as shown on the submitted design site plans. Again this type use can reduce some trips from the site when children and adults use the open space as opposed to driving to a nearby public open space recreational space. Again, no ITE traffic estimated trips have been subtracted from the vehicle trips shown on Figures 2 and 3 that follow.

Reviewing both Figures 2 and 3 for the peak hour estimated trips to and from the site, one can see what a low number of trips that this type of site typically generates. With single digit numbers of vehicles turning in or out of the driveways during each of peak periods, one can see how small of an impact is anticipated on Fairgrounds Road or at its surrounding intersections.

Sight Distance Measurement Discussion and Streetview Google Photos

Available vehicle sight distances available for the vehicles approaching the proposed site driveways and for vehicles exiting the proposed site driveways are more than adequate for drivers to avoid any accidents. A Street view image from Google Maps included in Figure 2 shows that the Fairgrounds Road in the site vicinity is almost flat and straight, not blocking drivers views by way of hills of curves in the road. Also the site driveway entrance and separate exit will not have any blockages to hinder drivers from seeing oncoming traffic in either direction for the required 250 feet of stopping sight distance at a 35 MPH speed of approaching vehicles.

(See Figure 2)



BTTC	**<u>Fairgrounds Common LLC Multifamily Housing</u>** **31 Fairgrounds Road** **NANTUCKET, MASSACHUSETTS**	**<u>FIGURE 2</u>** **Sight Distances**
	BRISTOL TRAFFIC & TRANSPORTATION CONSULTING, LLC N. BROOKFIELD, MA	

See Figures 3 and 4, Peak Hour Turning Movement Traffic Count Estimates

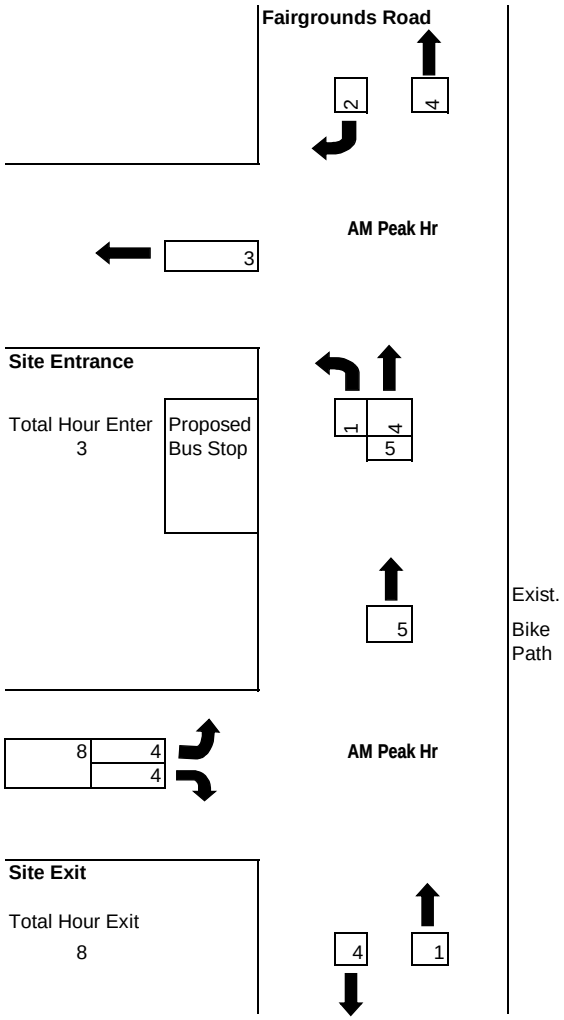
Peak Hour Turning Movement Count Estimate

Nantucket, MA - 31 Fairgrounds Road

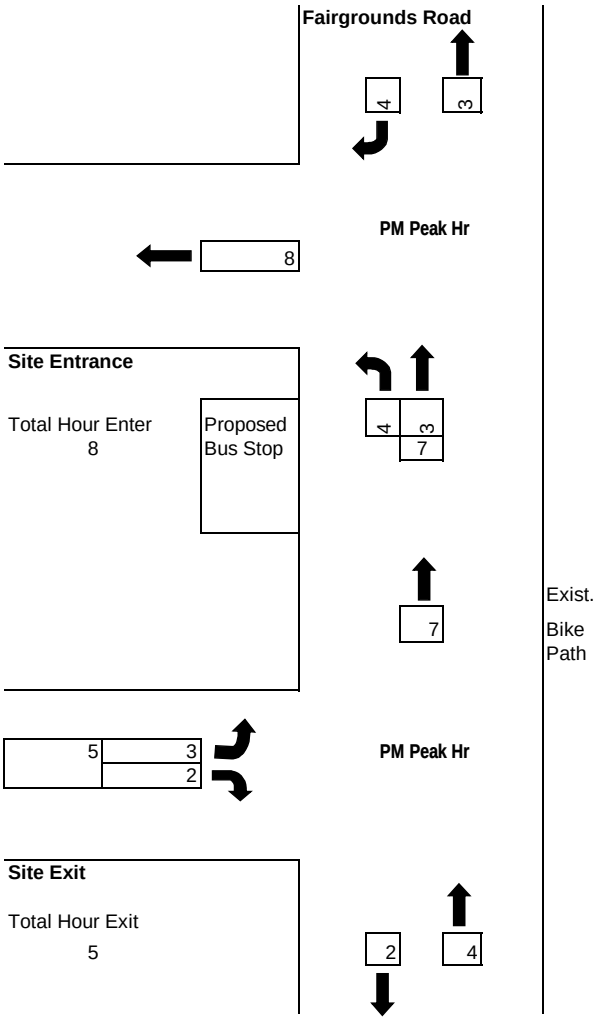
Figure 3

ITE Estimated SITE Driveways **WEEKDAY** **Peak Hour** Traffic Volumes

ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday AM **ONE** Peak Hour from 7:00-9:00 AM



ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday PM **ONE** Peak Hour 4:00-6:00 PM



NOTE: ITE estimate for SATURDAY Peak Hour of GENERATOR is same as WEEKDAY PM trip counts.

Reference: ITE Trip Generation Manual - 10th Edition
Site Type (220) Multifamily Housing (Low Rise) - 22 Units

Compiled By: Bristol Traffic + Transportation Consulting LLC

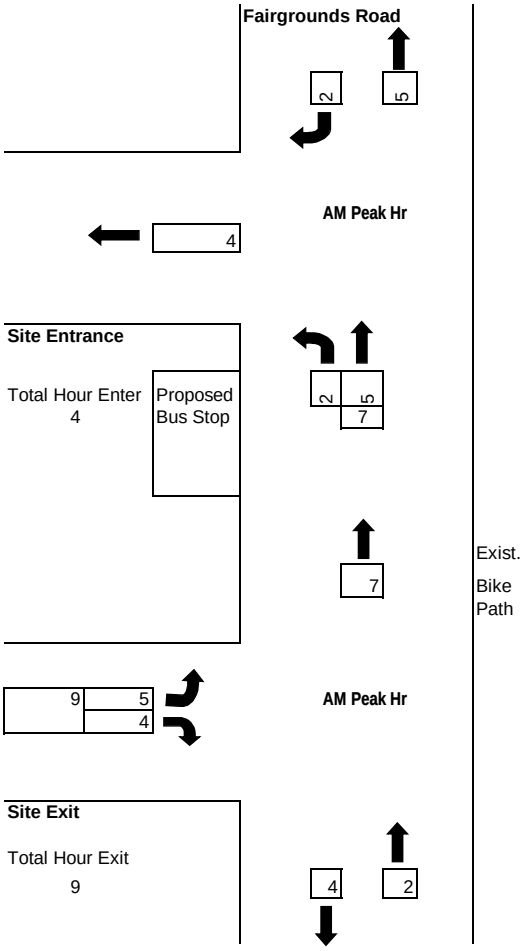
Peak Hour Turning Movement Count Estimate

Nantucket, MA - 31 Fairgrounds Road

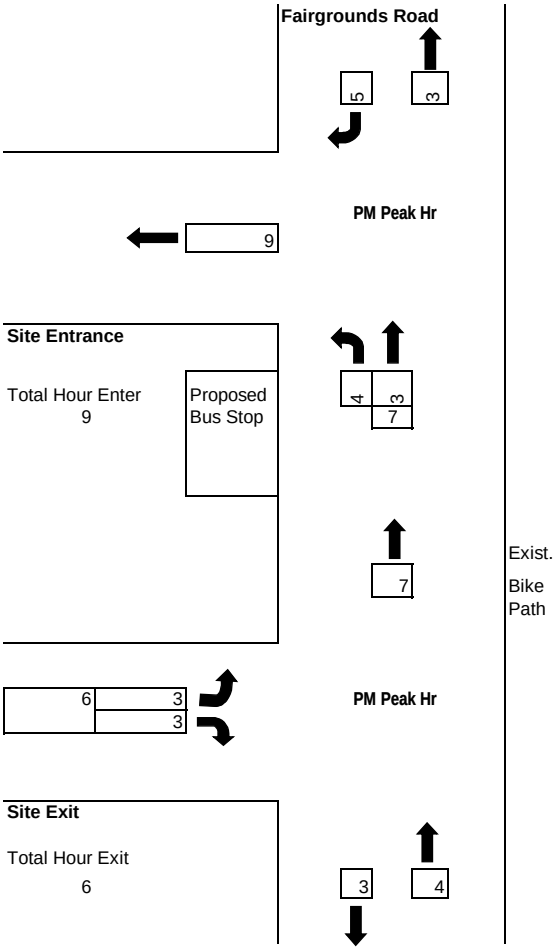
Figure 4

ITE Estimated SITE Driveways **WEEKDAY** **Peak Hour of Generator** Traffic Volumes

ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday AM **ONE** Peak Hour from 6:00AM-12:00PM



ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday PM ONE Peak Hour 12:00-8:00 PM



NOTE: ITE estimate for SATURDAY Peak Hour of GENERATOR 6AM-8PM is same as WEEKDAY PM trip counts.
(See other page for those PM trip counts)

Reference: ITE Trip Generation Manual - 10th Edition
Site Type (220) Multifamily Housing (Low Rise) - 22 Units

Compiled By: Bristol Traffic + Transportation Consulting LLC

STUDY CONCLUSIONS

The study indicates that the site traffic volumes shown on Figures 3 and 4 are so low, being single digits for either direction from the exit driveway or into the entrance driveway, that the site traffic will not cause a capacity problem on Fairgrounds Road or it'[s nearby intersections. Also, the straight geometry of the adjacent Fairgrounds Road, with almost a flat profile and a straight alignment with no curves near the site, provides sight distance for safe stopping and safe intersection sightlines at the exit driveway. With the in and out driveways separated by the open space parcel, there is a reduced potential for any sightline blockage due to site traffic or existing through traffic.

APPENDIX

SITE DESIGN PLANS – Overall entire project area driveway and building locations, and separate Entrance and Exit driveways engineering and survey plans are submitted independent to this report.

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL site trip statistics / graphs for both the weekday AM & PM local street peak hours and for the site generated peak periods not necessarily coinciding with the local road traffic peak periods are included here as Figures 5 - 8.

Multifamily Housing (Low-Rise)
(220)

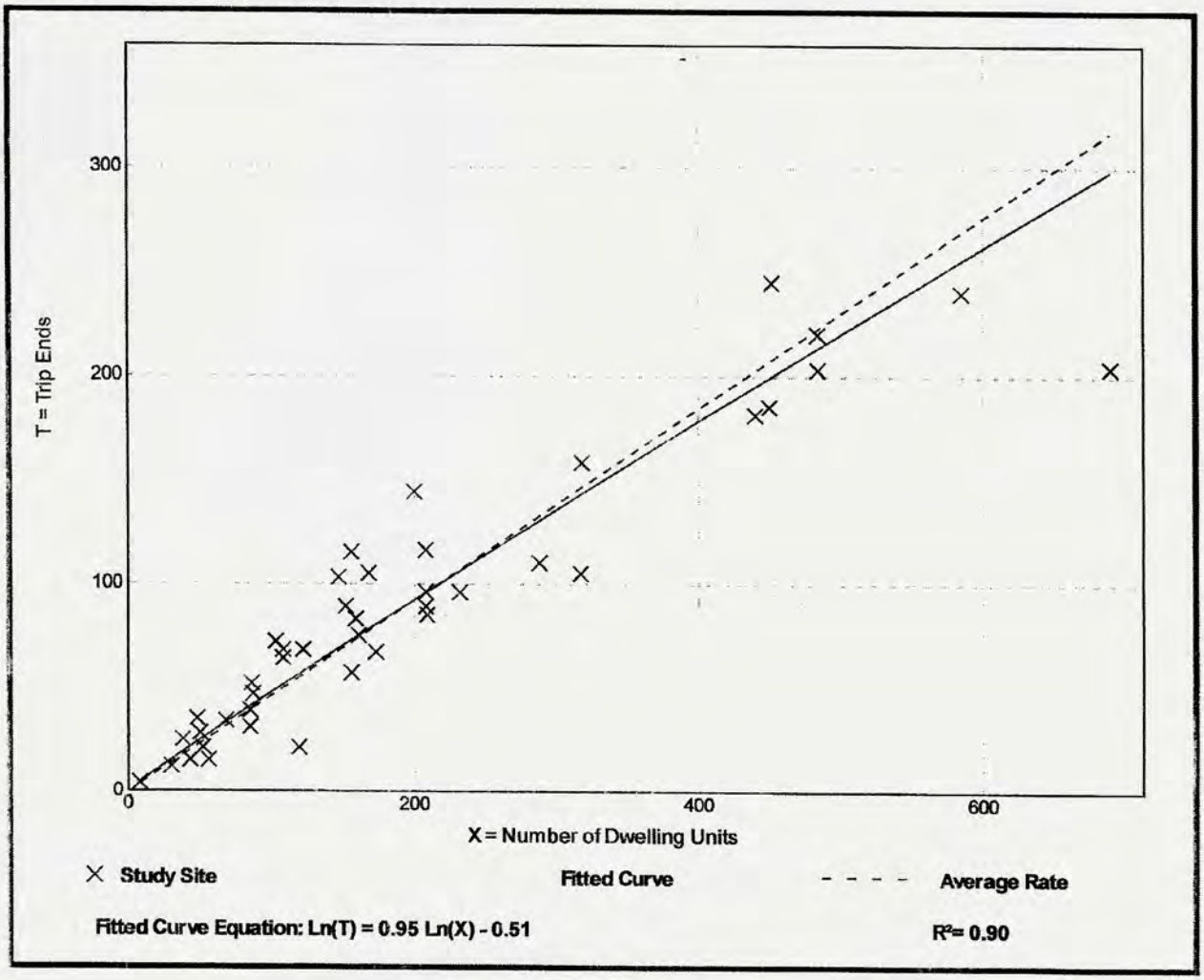
FIG 5

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	42
Avg. Num. of Dwelling Units:	199
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

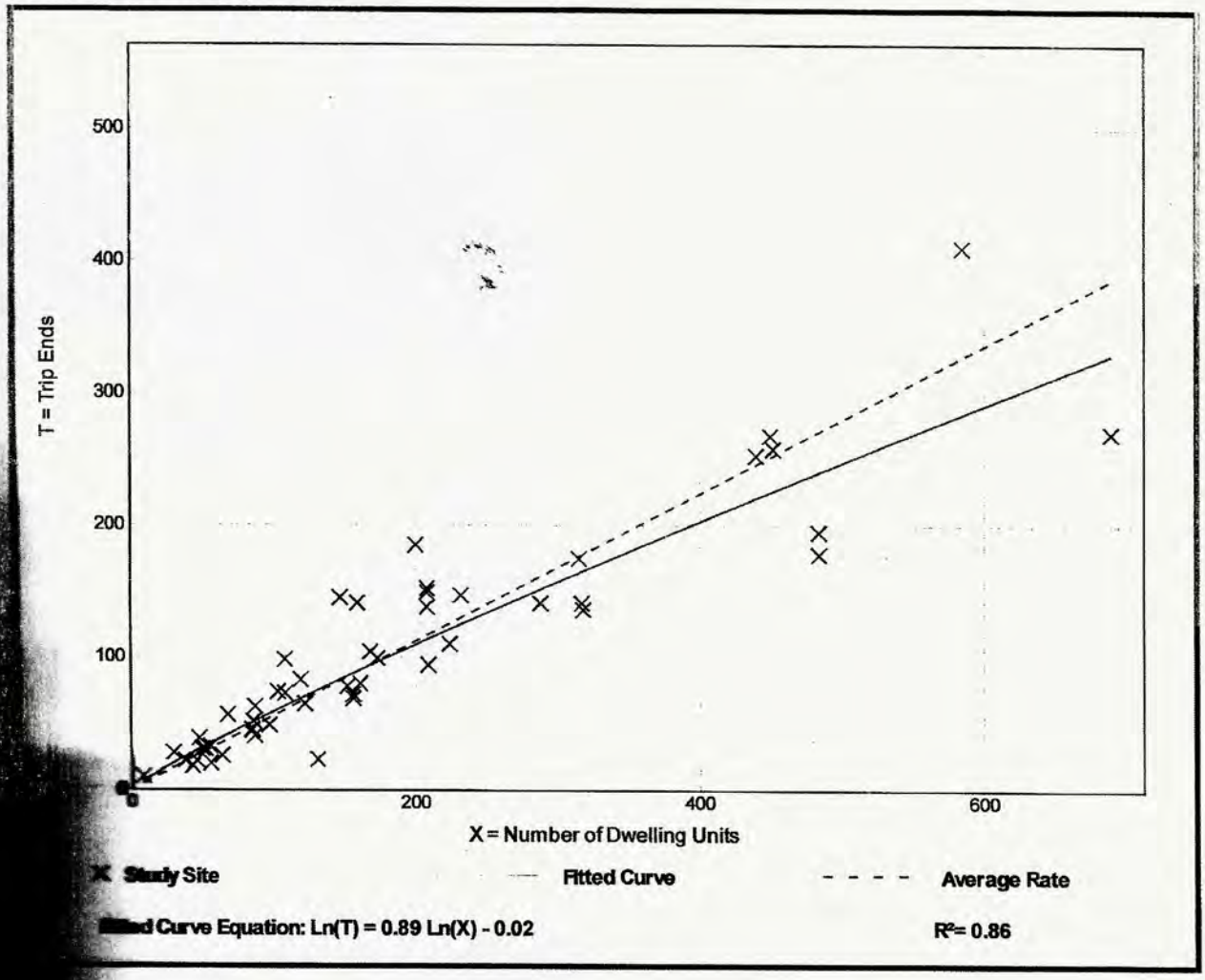
FIG 6

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

FIG 7

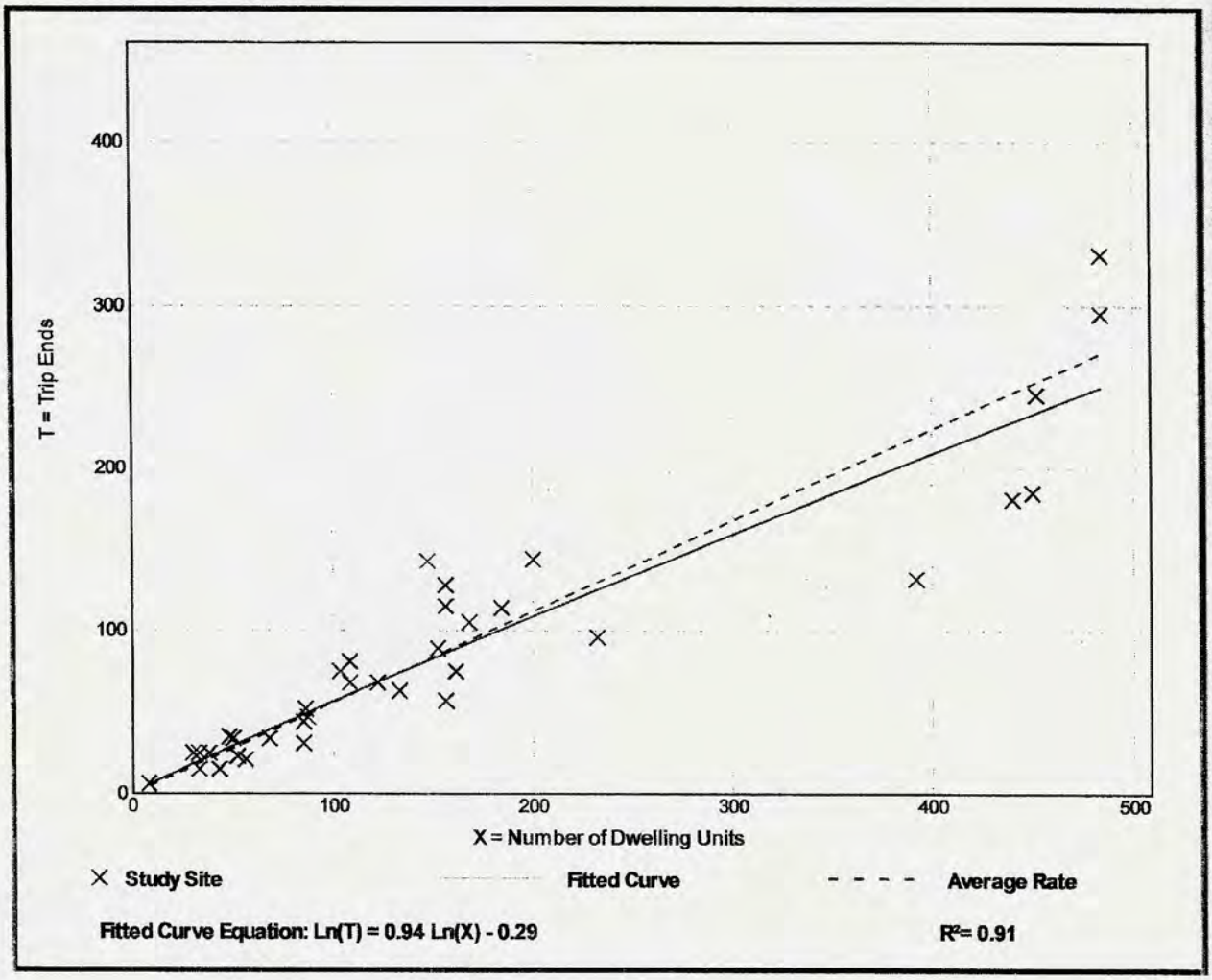
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 36
Avg. Num. of Dwelling Units: 161
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.34 - 0.97	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

FIG 8

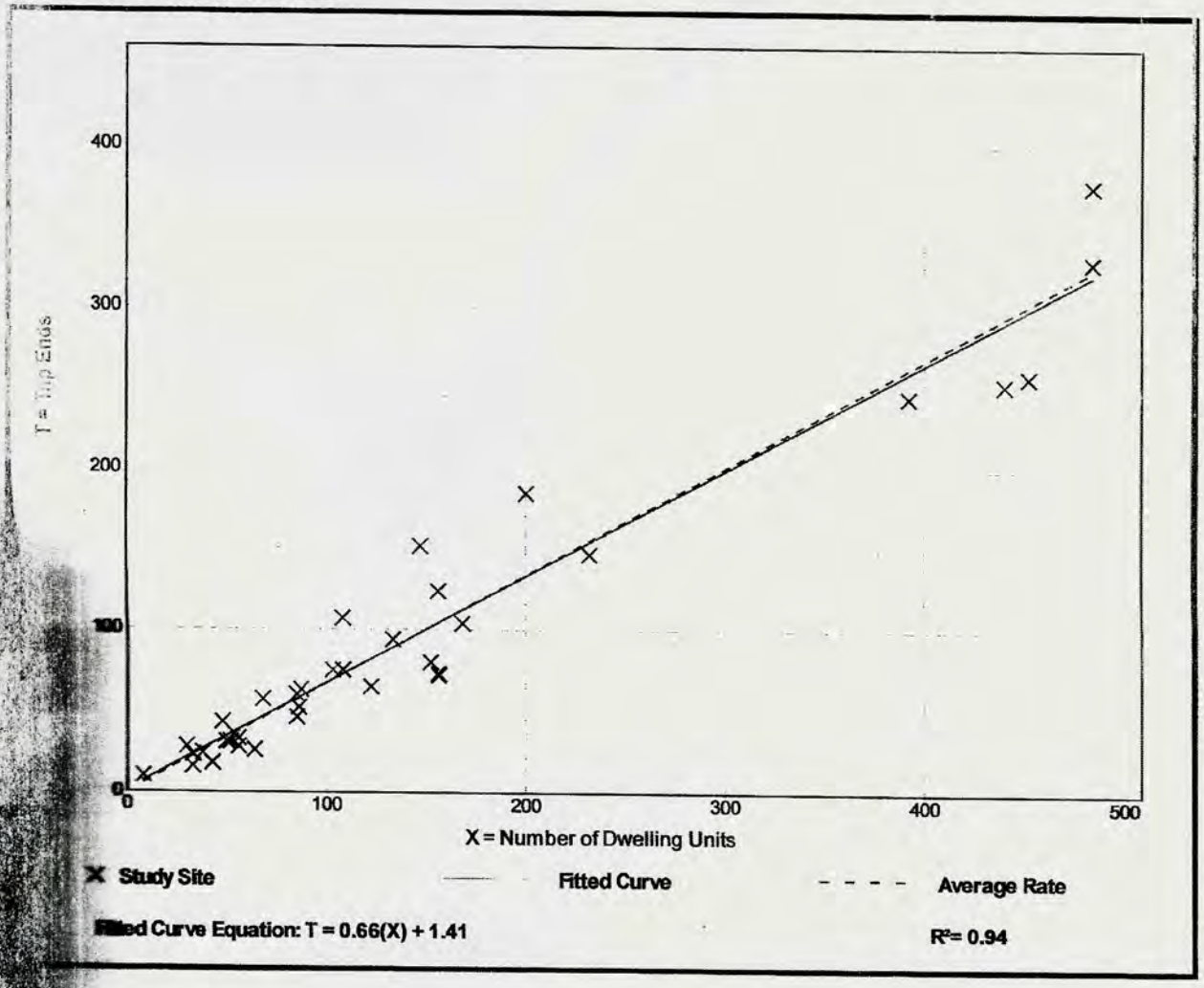
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 35
Avg. Num. of Dwelling Units: 146
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.67	0.41 - 1.25	0.14

Data Plot and Equation



Nantucket Fire Department
4 Fairgrounds Road
Nantucket, MA 02554

March 3, 2020

Nantucket Planning Board

RE: Sketch Plan

31 Fairgrounds Rd

After review of the Sketch plans of 31 Fairgrounds Road, the concerns of the Fire Dept. would be the following. These concerns have been discussed with the applicant.

Turning Radius- 527 CMR 1.00 Chapter 18

18.1.1.4 The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software. *The fire apparatus to be used is the Ladder truck at 37 feet in length.*

Grade- 527 CMR 1.00 Chapter 18

18.2.3.4.6.3 Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

Dimensions-527 CMR 1.00 Chapter 18

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20 feet but not less than 10 feet when they do not provide access to a building or structure.

Hydrant Location- 527 CMR 1.00 Chapter 18.

18.1.3.2 Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. *As discussed with the applicant 2 Fire Hydrants would be recommended. One on each side of the development.*

Signage- 527 CMR 1.00 Chapter 18

18.2.3.5.1 Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.

With my understanding of the Building Code these dwellings would fall under R-2 use and that would require an Automatic Sprinkler System in each building.

If these concerns were met, I do not see anything that would drastically change the Sketch Plan as is. I'm available for any questions regarding these concerns.

Sincerely,

Joseph Townsend
Joseph Townsend
Fire Prevention Officer
Nantucket Fire Department
(508) 228-2324 ext 5
jtownsend@fire.nantucket-ma.gov

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (3&4)

Owner of record: COFFIN FAM. NOM. TRS. UNIT (A)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 508.735.5159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 1776 Decks/Patio: Size: 328 ☒ 1st floor ☐ 2nd floor

Width: 44'-0" Sq. footage 2nd floor: 1572 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 24'-11" South 27'-2"/24'-2" East 27'-2"/24'-11" West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other 5/12 PORCH

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: BASEMENT RAILINGS TO BE
Length: POWDER COATED ALUM. PICKETS

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLASS GUTTER CO (G-60)

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 5/4x6 Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 6LT/2PANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE

Trim COBBLESTONE Sash BLACK Doors BLACK

Deck NTW MAHOG Foundation GREY Fence BLACK Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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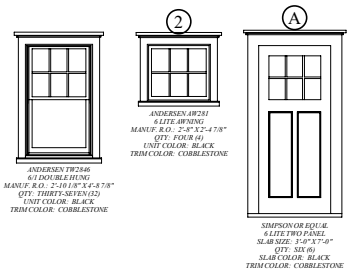

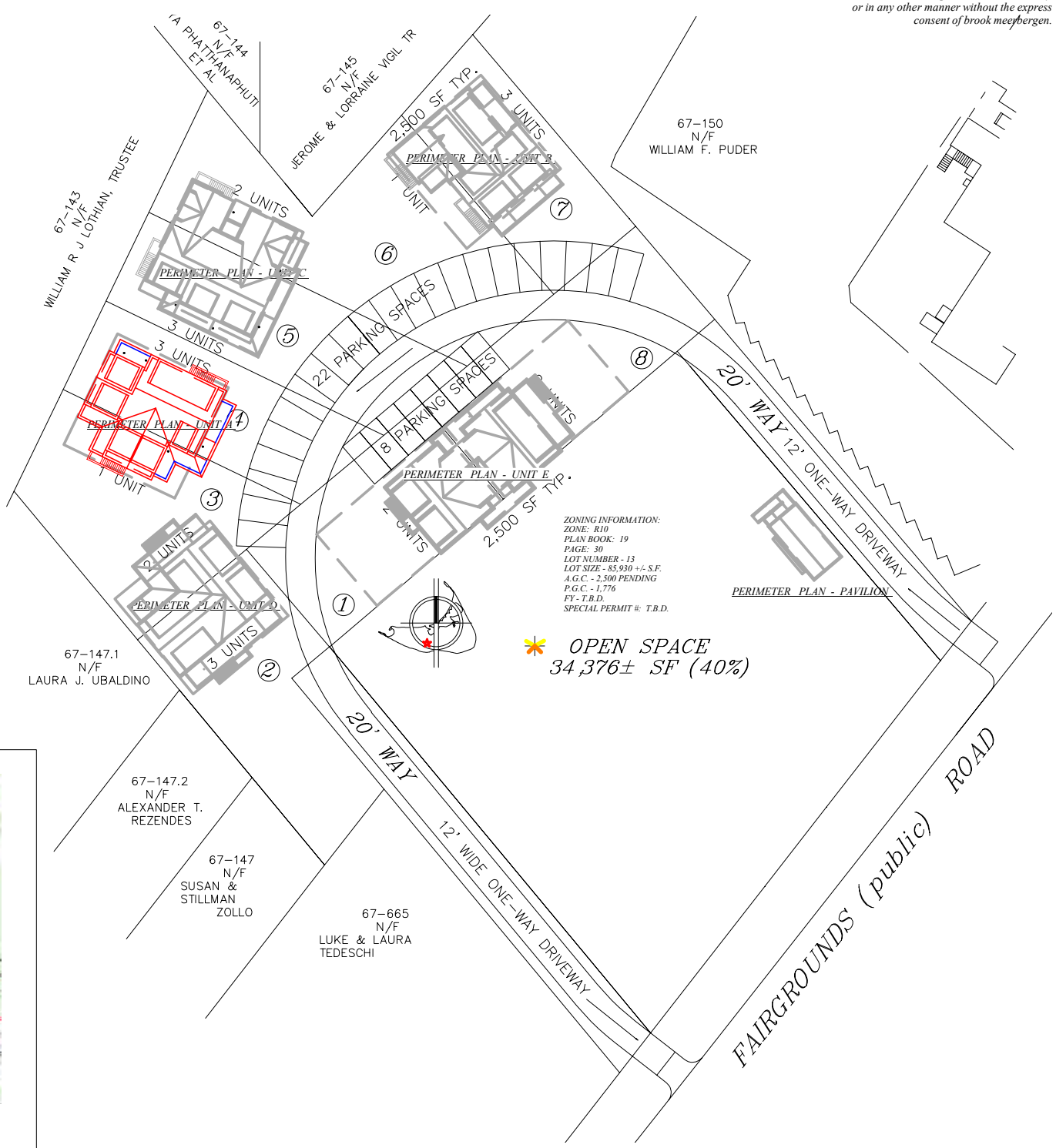

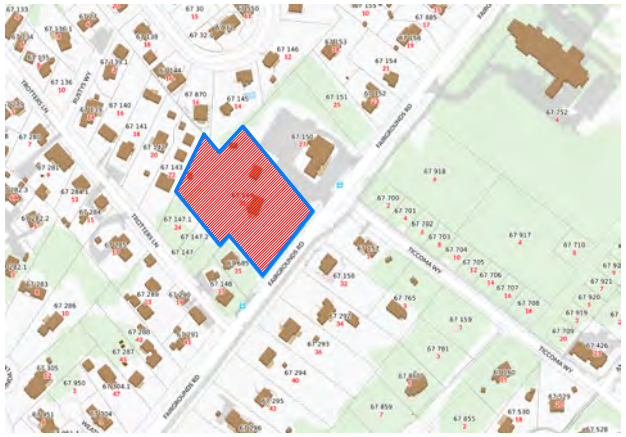

LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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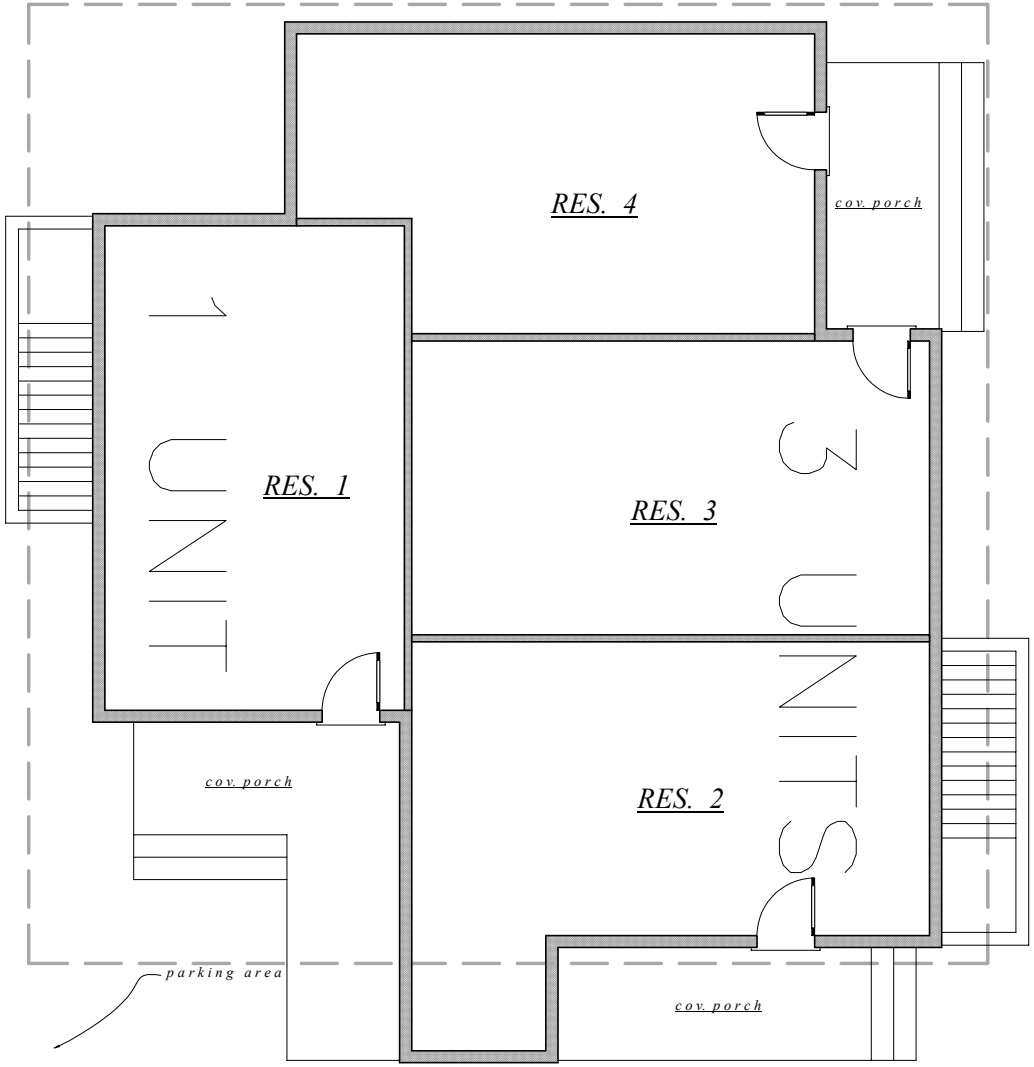

PERIMETER PLAN - UNIT A (ground floor)
g.c. => 1776
2nd flr => 1572

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MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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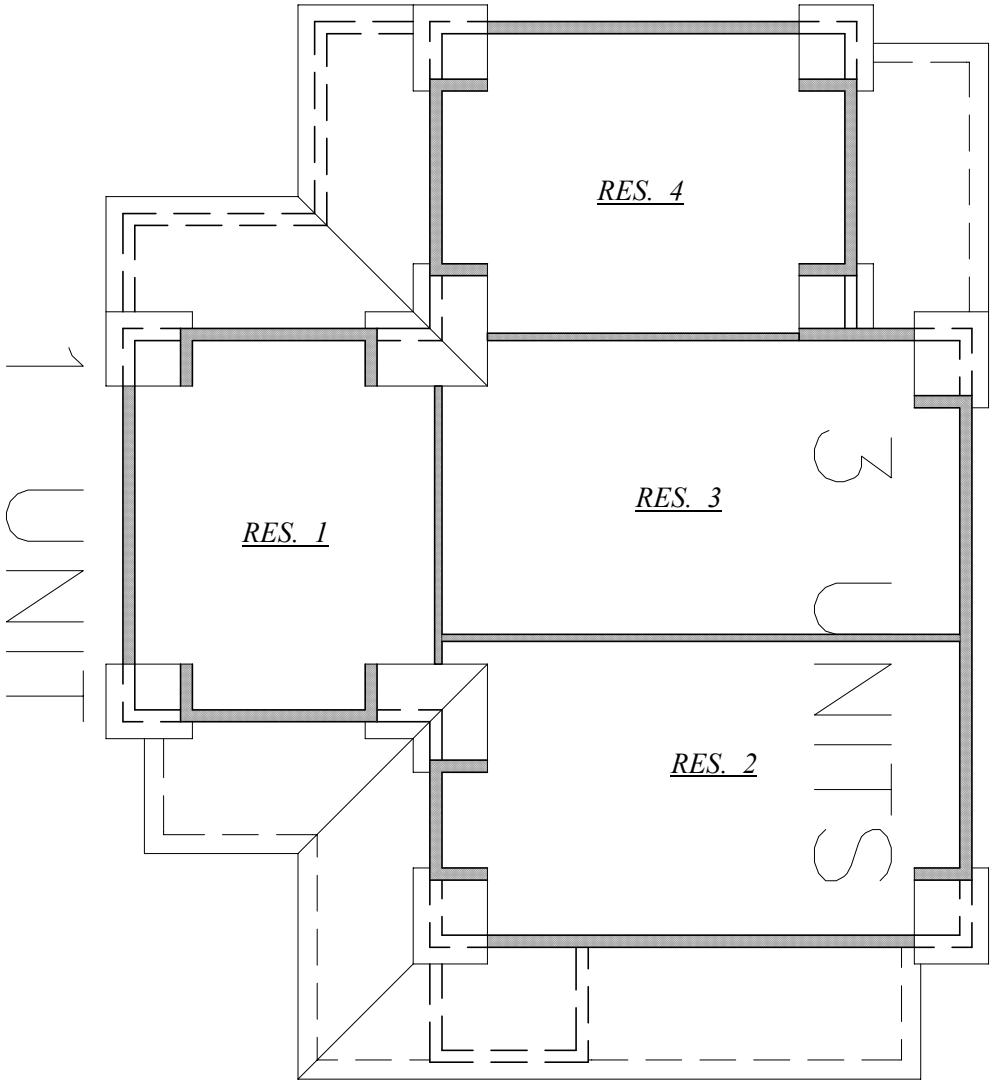

PERIMETER PLAN - UNIT A (second floor)
g.c. => 1776
2nd flr => 1572

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MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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SOUTH ELEVATION - UNIT A
facing faregrounds road

EAST ELEVATION - UNIT A

MEERBERGEN DESIGNS
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NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (A)
31 FAIRGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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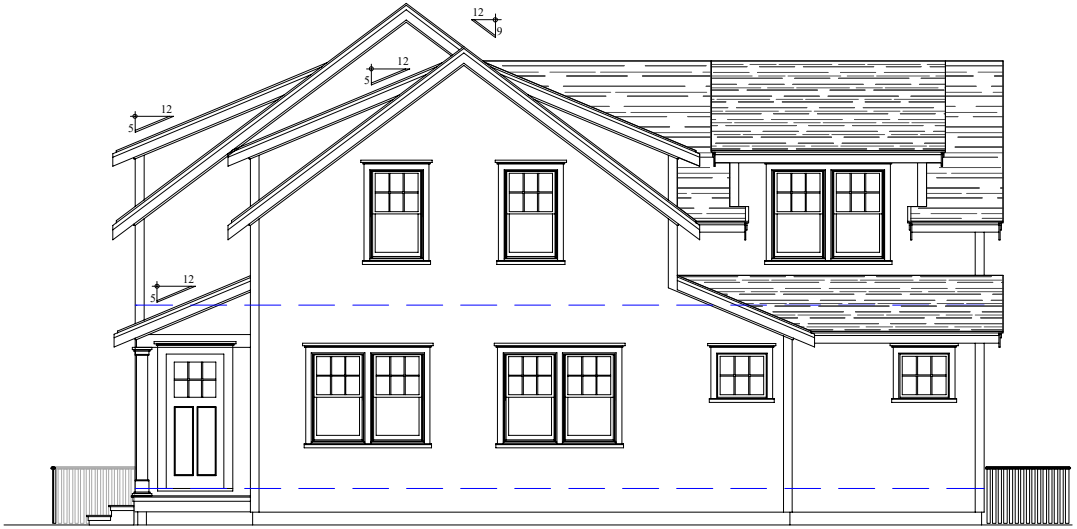

NORTH ELEVATION - UNIT A

WEST ELEVATION - UNIT A

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

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PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (6&7)

Owner of record: COFFIN FAM. NOM. TRS. (UNIT B)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 508.735.5159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 1924 Decks/Patio: Size: 192 ft ☒ 1st floor ☐ 2nd floor

3118 * .20 ⇒ $623.60

Width: 46'-0" Sq. footage 2nd floor: 1194 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ" South _____ East _____ West _____

Height of ridge above final finish grade: North 24'-2 1/2" South 24'-2 1/2" East 24'-2 1/2" West 20'-2 1/2"

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Additional Comments

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 5 /12 Other 5/12 PORCH

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: BASEMENT RAILINGS TO
Length: POWDER COATED ALUM. (PICKET)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLASS GUTTER CO (G.60)

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 2 LITE/1 PANEL Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE
Trim COBBLESTONE Sash BLACK Doors BLACK
Deck NTW MAHOG Foundation GREY Fence BLACK Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (B)
31 FAIREGROUNDS ROAD - #6 & #7
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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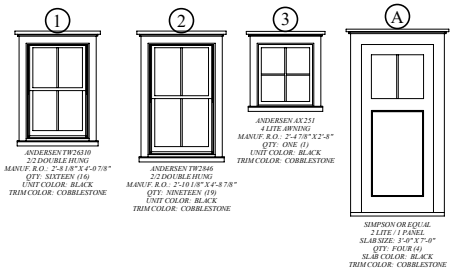

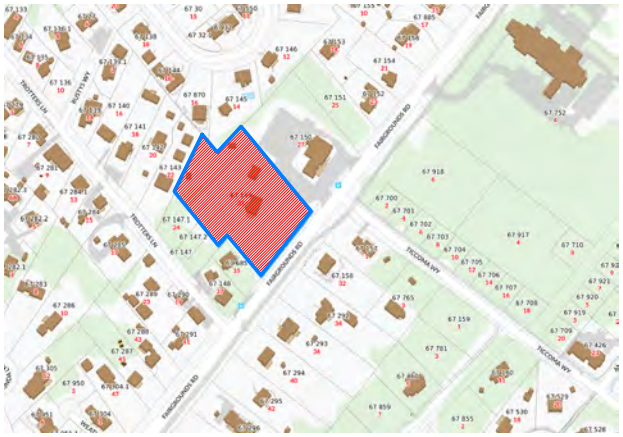

LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

67-144
N/F
PHATTHANAPHUTI
ET AL

67-145
N/F
JEROME & LORRAINE VIGIL TR

67-150
N/F
WILLIAM F. PUDER

67-143
N/F
WILLIAM R J LOTHIAN, TRUSTEE

67-147.1
N/F
LAURA J. UBALDINO

67-147.2
N/F
ALEXANDER T.
REZENDES

67-147
N/F
SUSAN &
STILLMAN
ZOLLO

67-665
N/F
LUKE & LAURA
TEDESCHI

2,500 SF TYP.
3 UNITS
PERIMETER PLAN - UNIT B
UNIT
7
6
2 UNITS
PERIMETER PLAN - UNIT C
3 UNITS
5
22 PARKING SPACES
8 PARKING SPACES
8
2 UNITS
PERIMETER PLAN - UNIT A
1 UNIT
4
3
2 UNITS
PERIMETER PLAN - UNIT D
3 UNITS
2
1
PERIMETER PLAN - UNIT E
2,500 SF TYP.
2 UNITS
20' WAY
12' ONE-WAY DRIVEWAY
PERIMETER PLAN - PAVILION
20' WAY
12' WIDE ONE-WAY DRIVEWAY
FAIRGROUNDS (public) ROAD

ZONING INFORMATION:
ZONE: R10
PLAN BOOK: 19
PAGE: 30
LOT NUMBER - 13
LOT SIZE - 85,930 +/- S.F.
A.G.C. - 2,500 PENDING
P.G.C. - 1,924
FY - T.B.D.
SPECIAL PERMIT #: T.B.D.

OPEN SPACE
34,376± SF (40%)

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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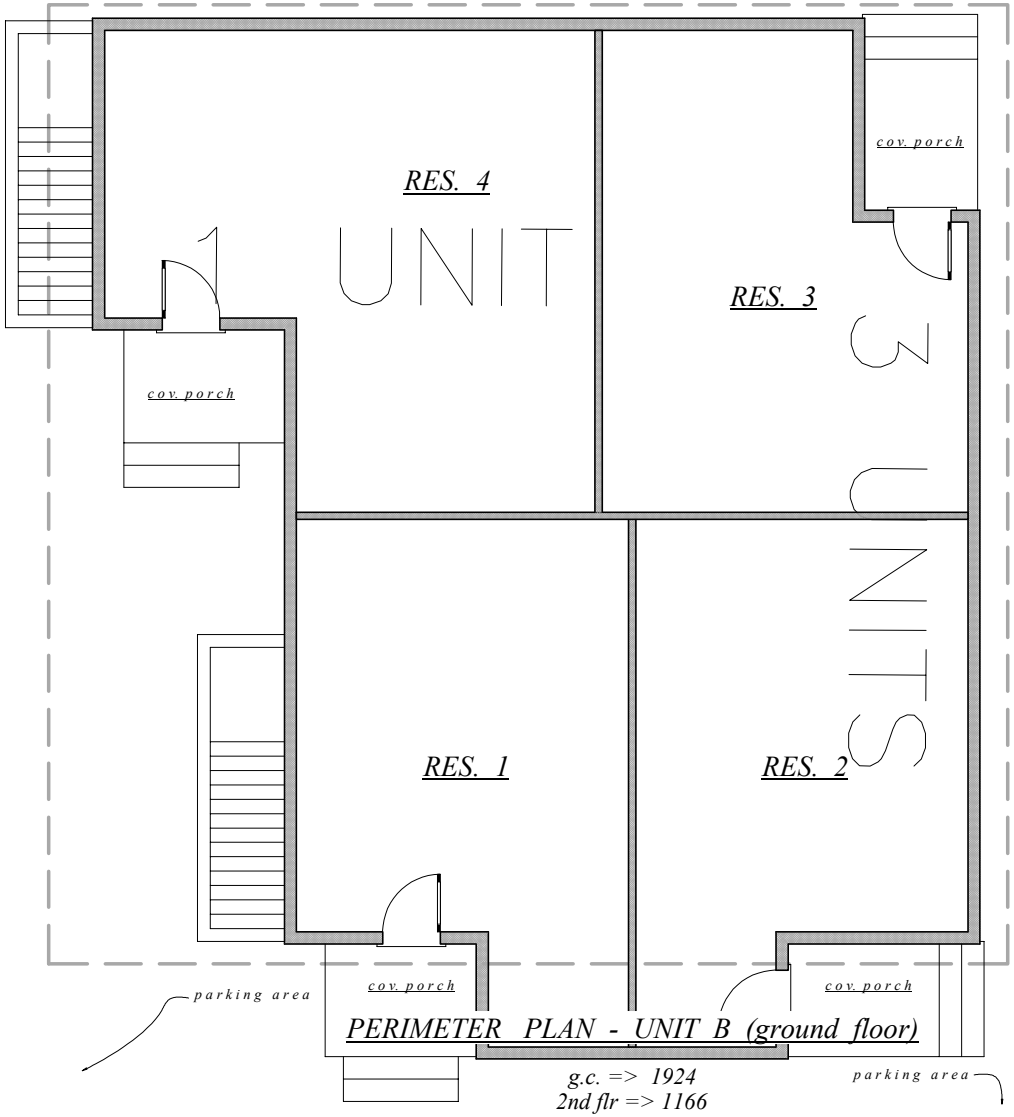

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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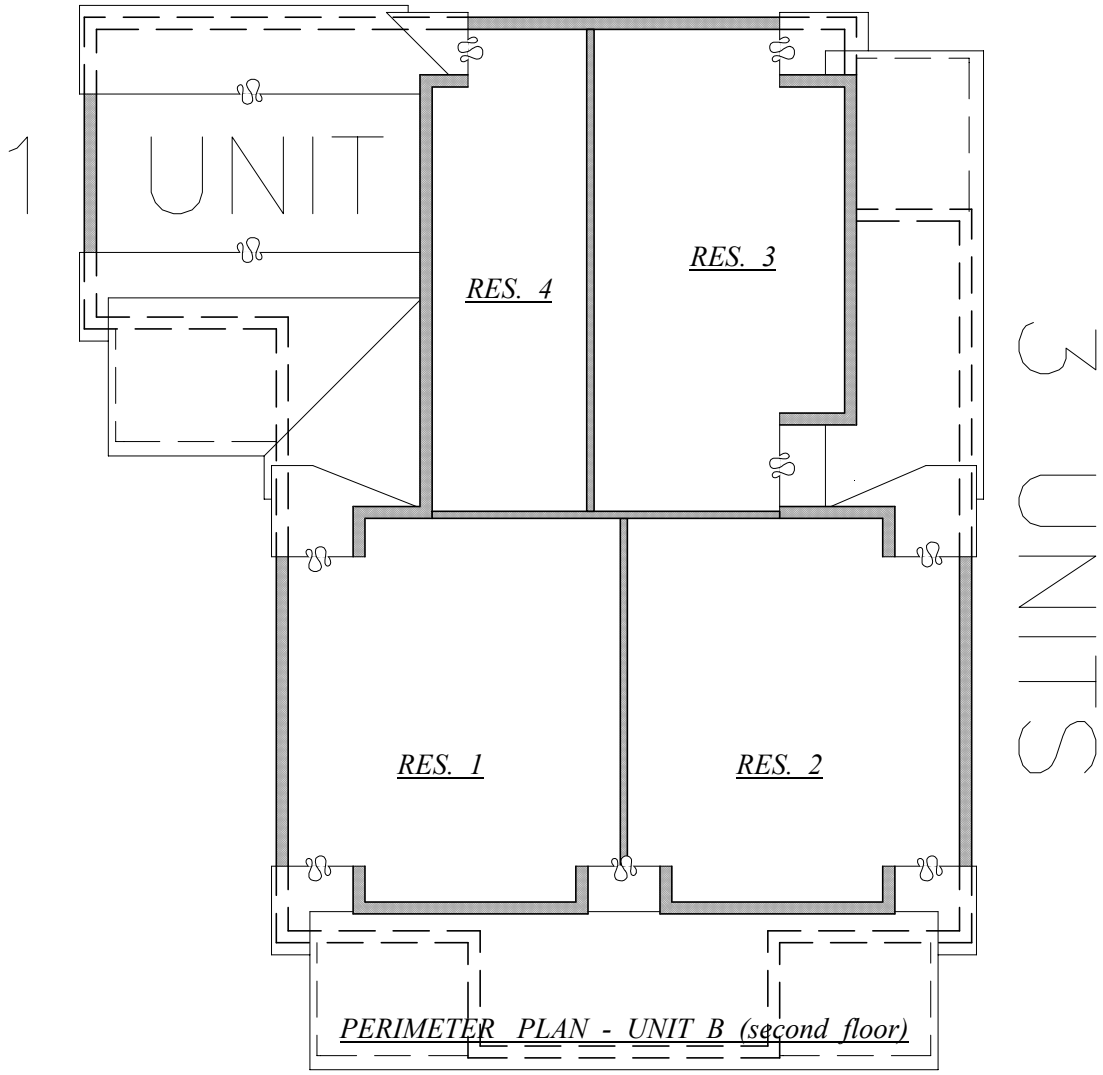

g.c. => 1924
2nd flr => 1194

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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SOUTH ELEVATION - UNIT B
facing faregrounds road

EAST ELEVATION - UNIT B

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (B)
31 FAIRGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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NORTH ELEVATION - UNIT B

WEST ELEVATION - UNIT B

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (586)

Owner of record: COFFIN FAM. NOM. TRS (UNIT C)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 2288 Decks/Patio: Size: 322 ☒ 1st floor ☐ 2nd floor

4312 * .20 ⇒ Width: 52'-0" Sq. footage 2nd floor: 2024 Size: _____ ☐ 1st floor ☐ 2nd floor

$862.40 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'S South _____ East _____ West _____

Height of ridge above final finish grade: North 23'-8 1/2" South 27'-0 1/2" East 24'-6 1/2" West 26'-2 1/2"

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 6 /12 Other 5/12 PORCH

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: powder coated aluminum
Length: pickets (black)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLASS GUTTER CO. (G-60)

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1x8 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 4LITE Rear 4 LITE Side 4 LITE
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE
Trim COBBLESTONE Sash BLACK Doors BLACK
Deck NTW MAHOG Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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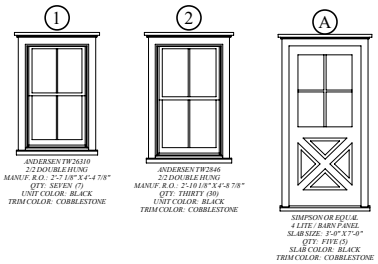

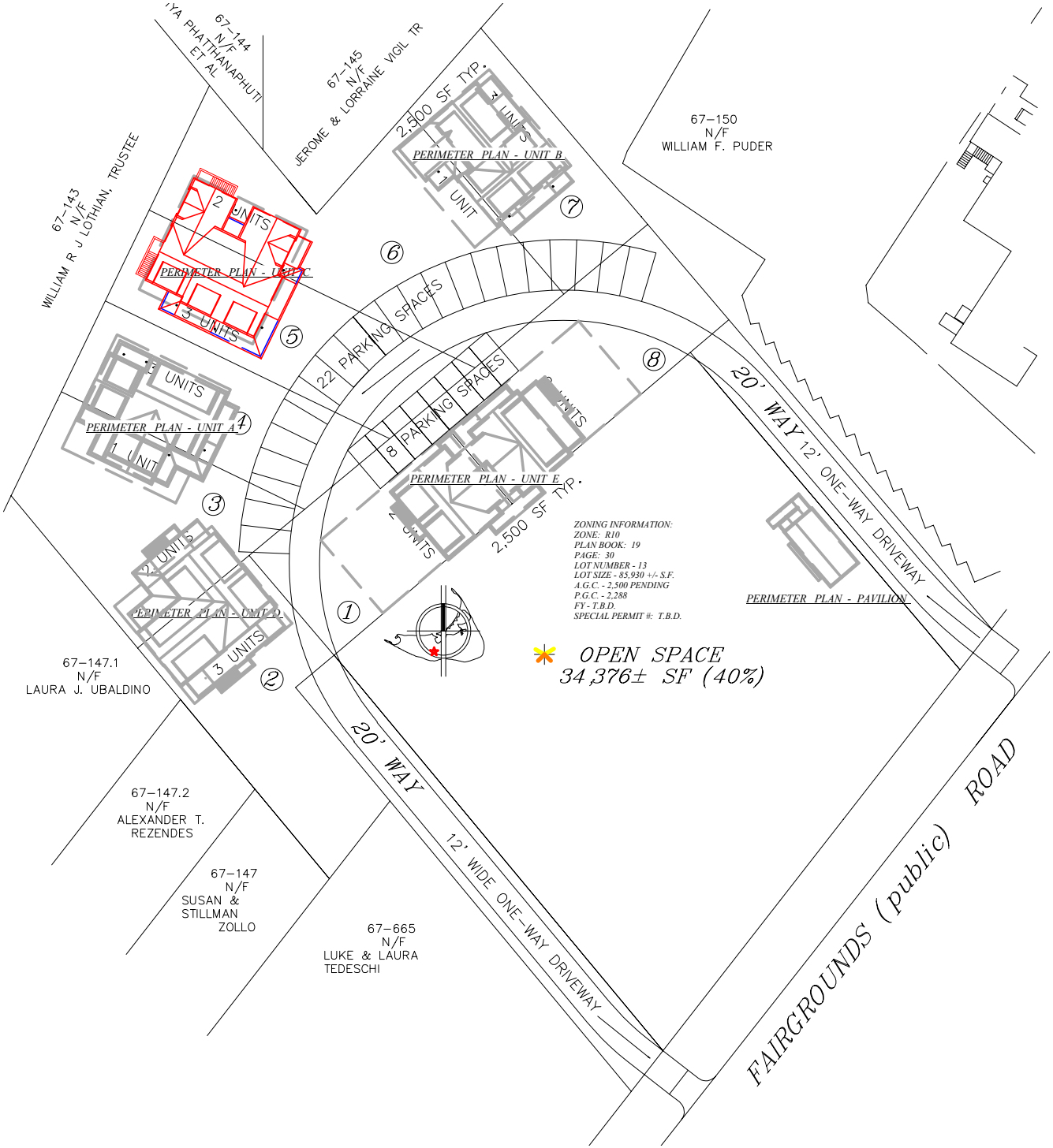

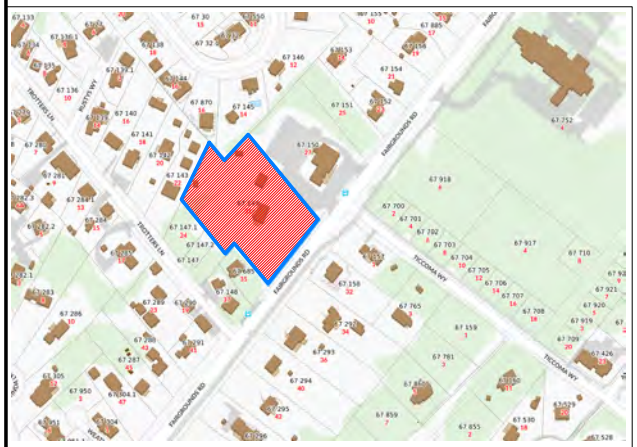

LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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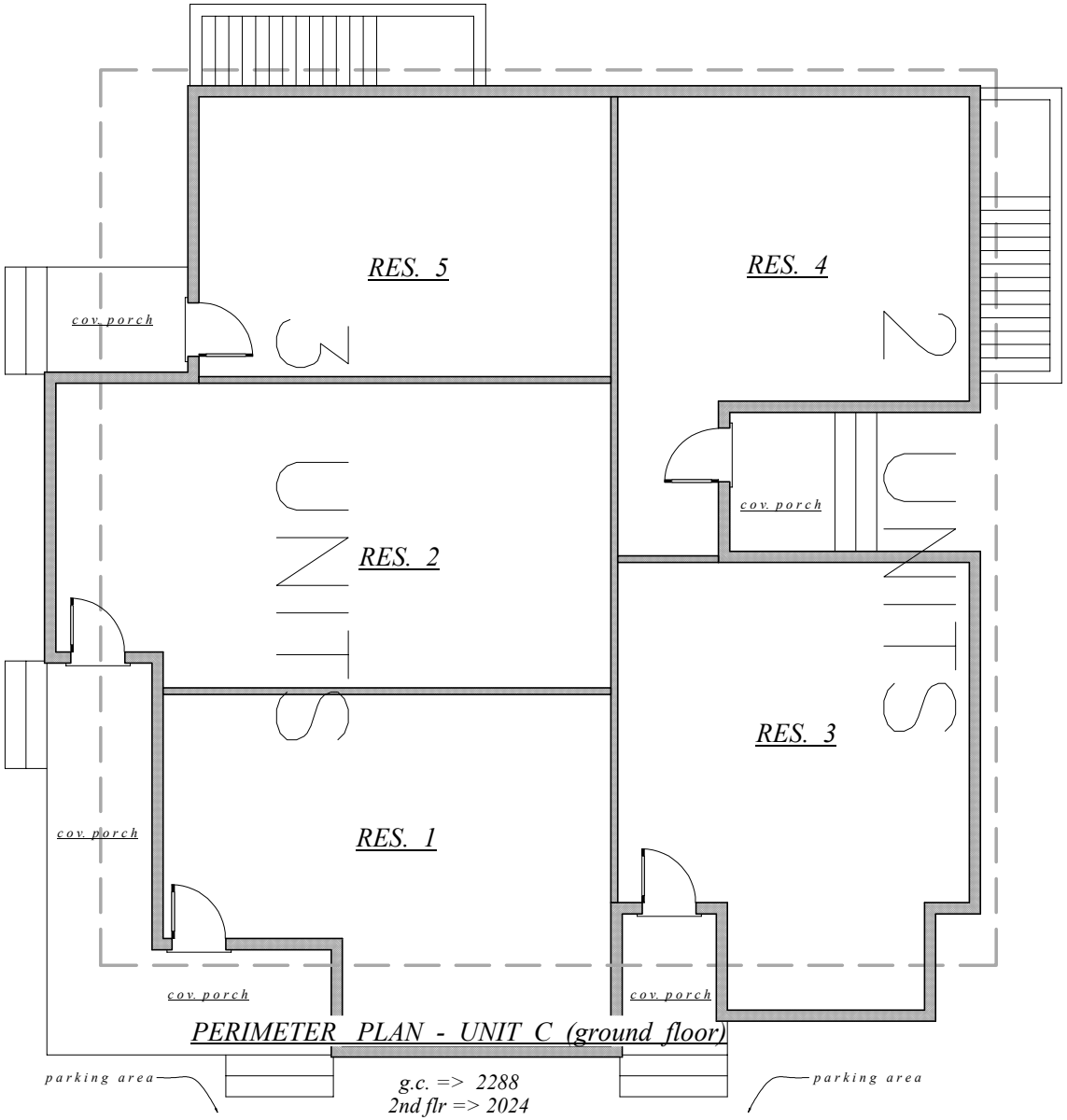

PERIMETER PLAN - UNIT C (ground floor)

g.c. => 2288
2nd flr => 2024

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
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MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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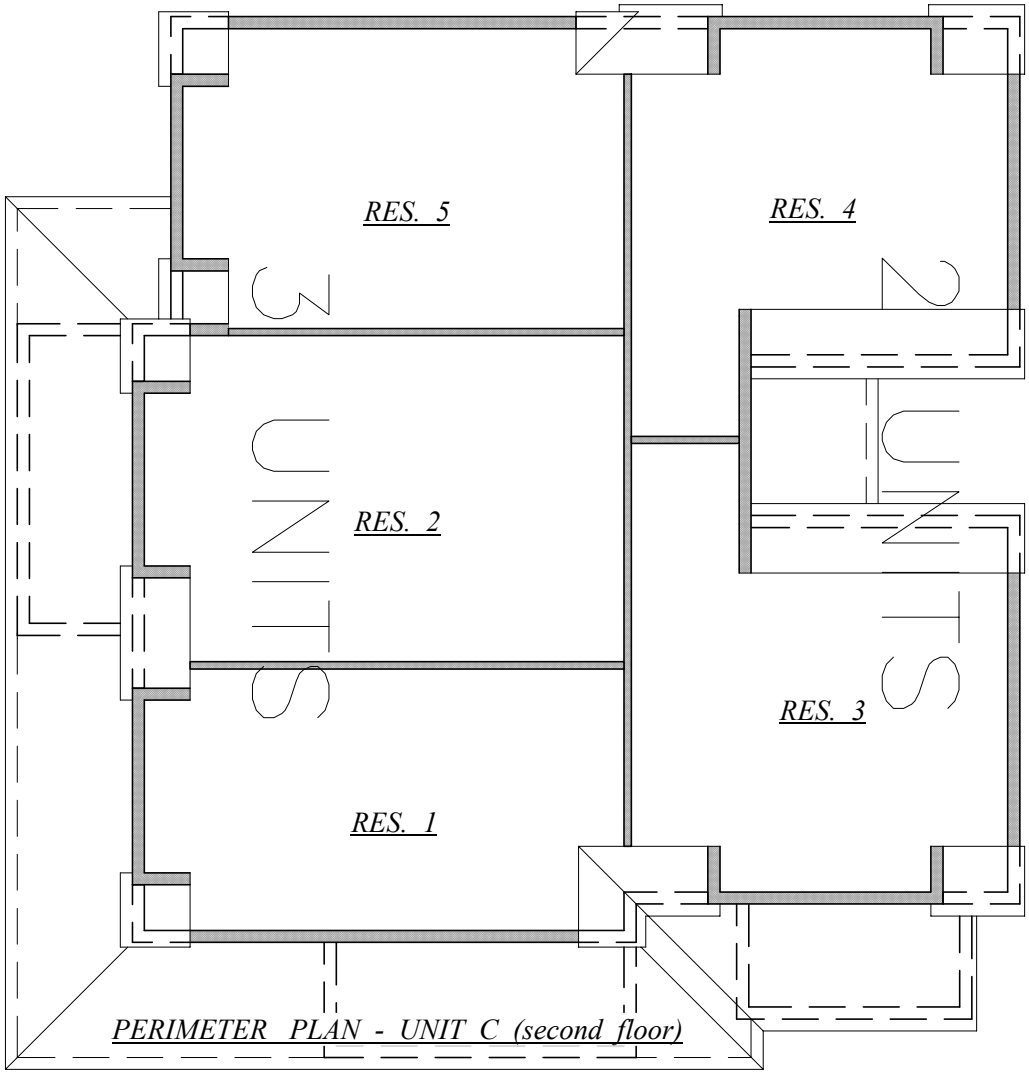

PERIMETER PLAN - UNIT C (second floor)

g.c. => 2288
2nd flr => 2024

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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SOUTH ELEVATION - UNIT C
facing faregrounds road

EAST ELEVATION - UNIT C

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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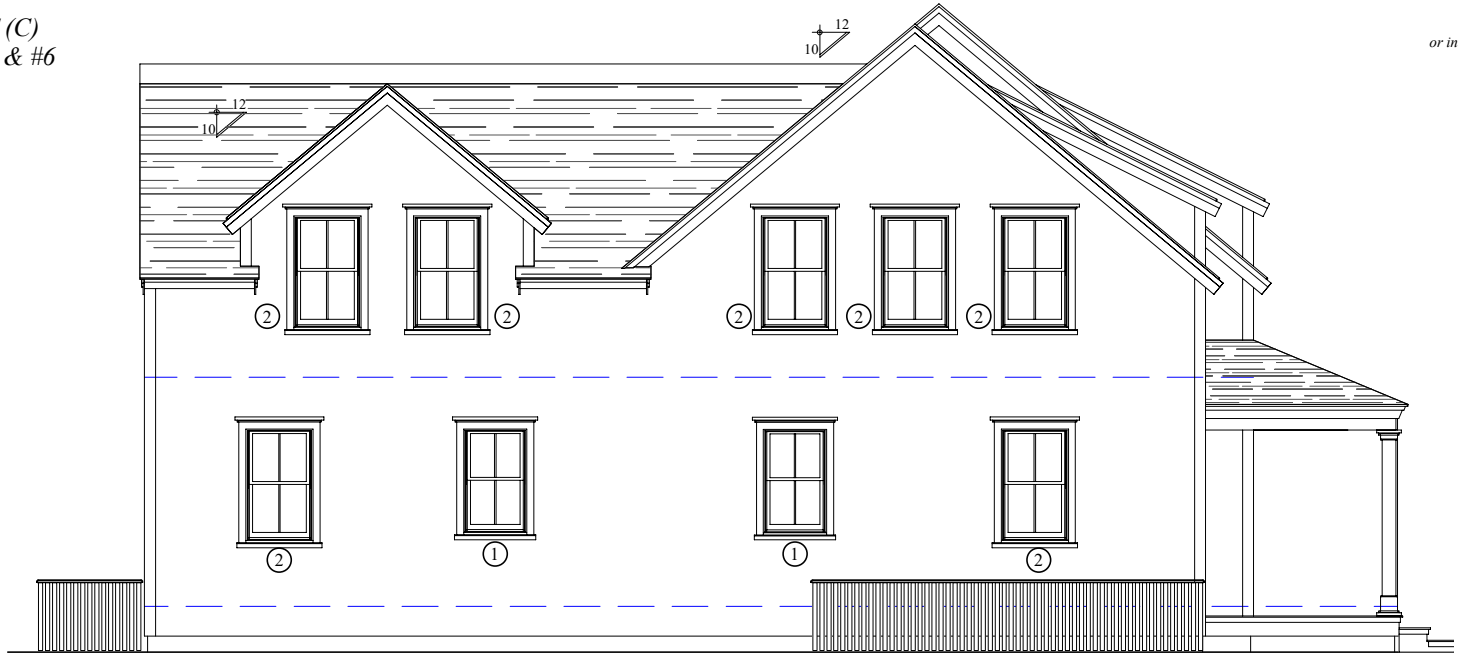

NORTH ELEVATION - UNIT C

WEST ELEVATION - UNIT C

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (263)

Owner of record: COFFIN FAM. NOM. TRS. **Unit D**

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 54'-0" Sq. Footage 1st floor: 2086 Decks/Patio: Size: 304 ☒ 1st floor ☐ 2nd floor

3676 * .20 ⇒ $735.20

Width: 48'-6" Sq. footage 2nd floor: 1590 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 27'-3" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

(describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 6 /12 Other 4/12 COV PORCH

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: powder coated aluminum
Length: pickets (black)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) FIBERGLAS GUTTER CO, (G60)

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 6 LT/2 PANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE
Trim COBBLESTONE Sash BLACK Doors BLACK
Deck NTW MAHOG Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
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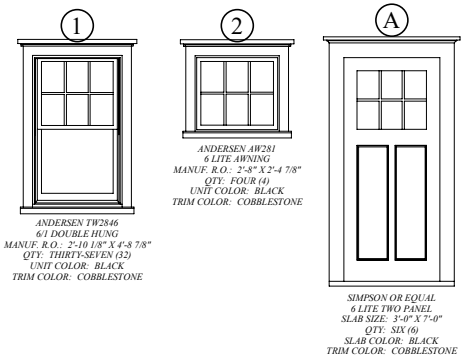

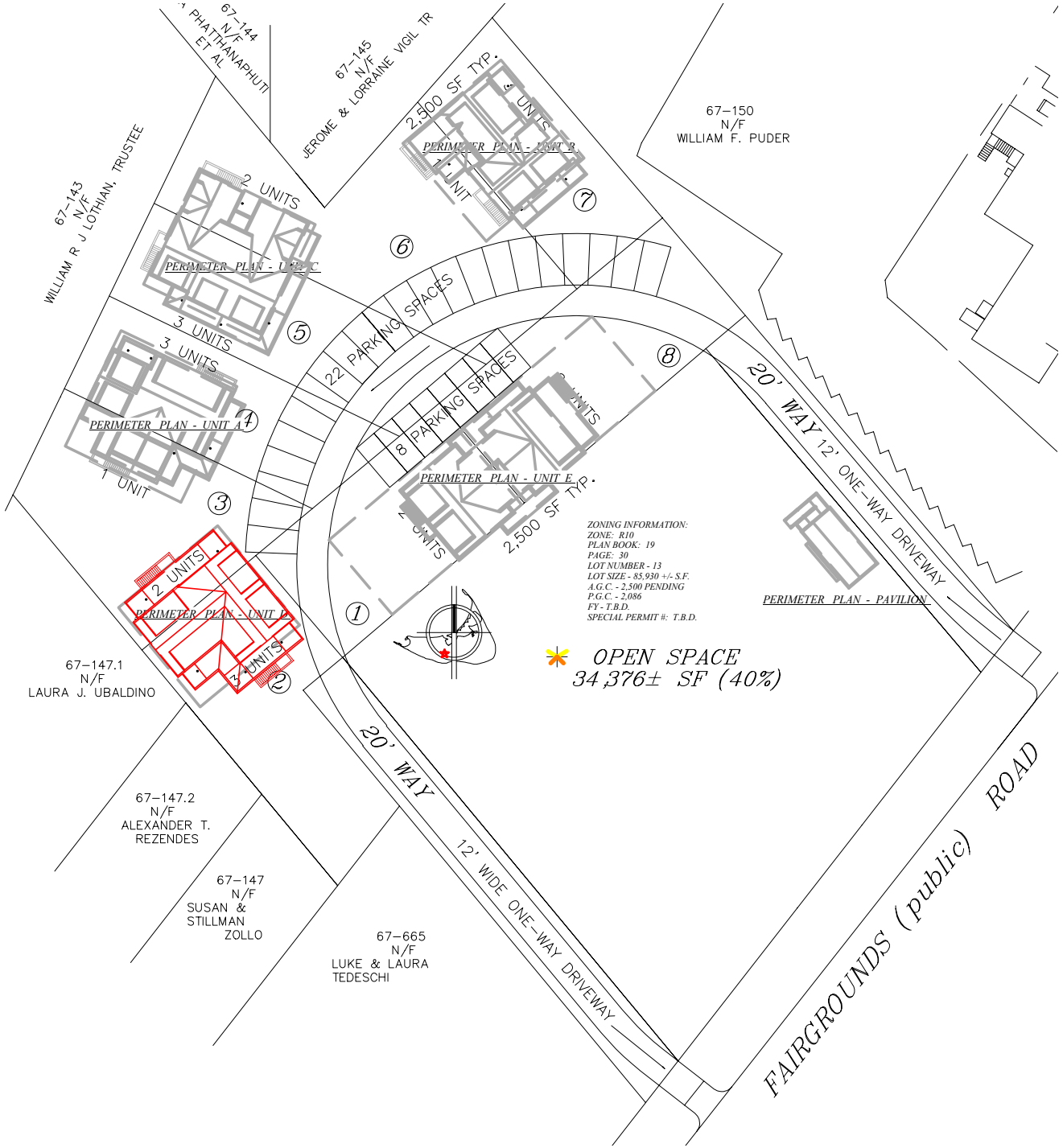

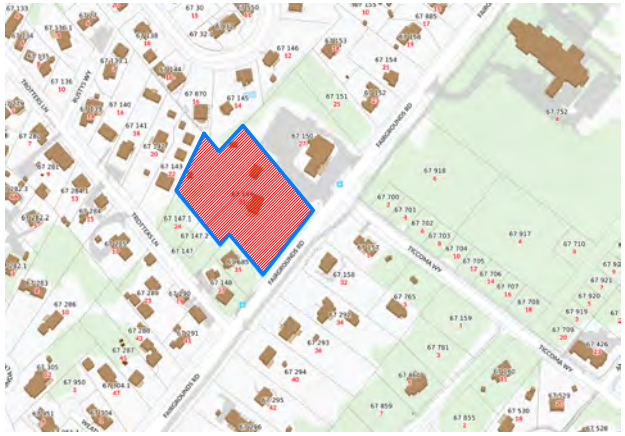

LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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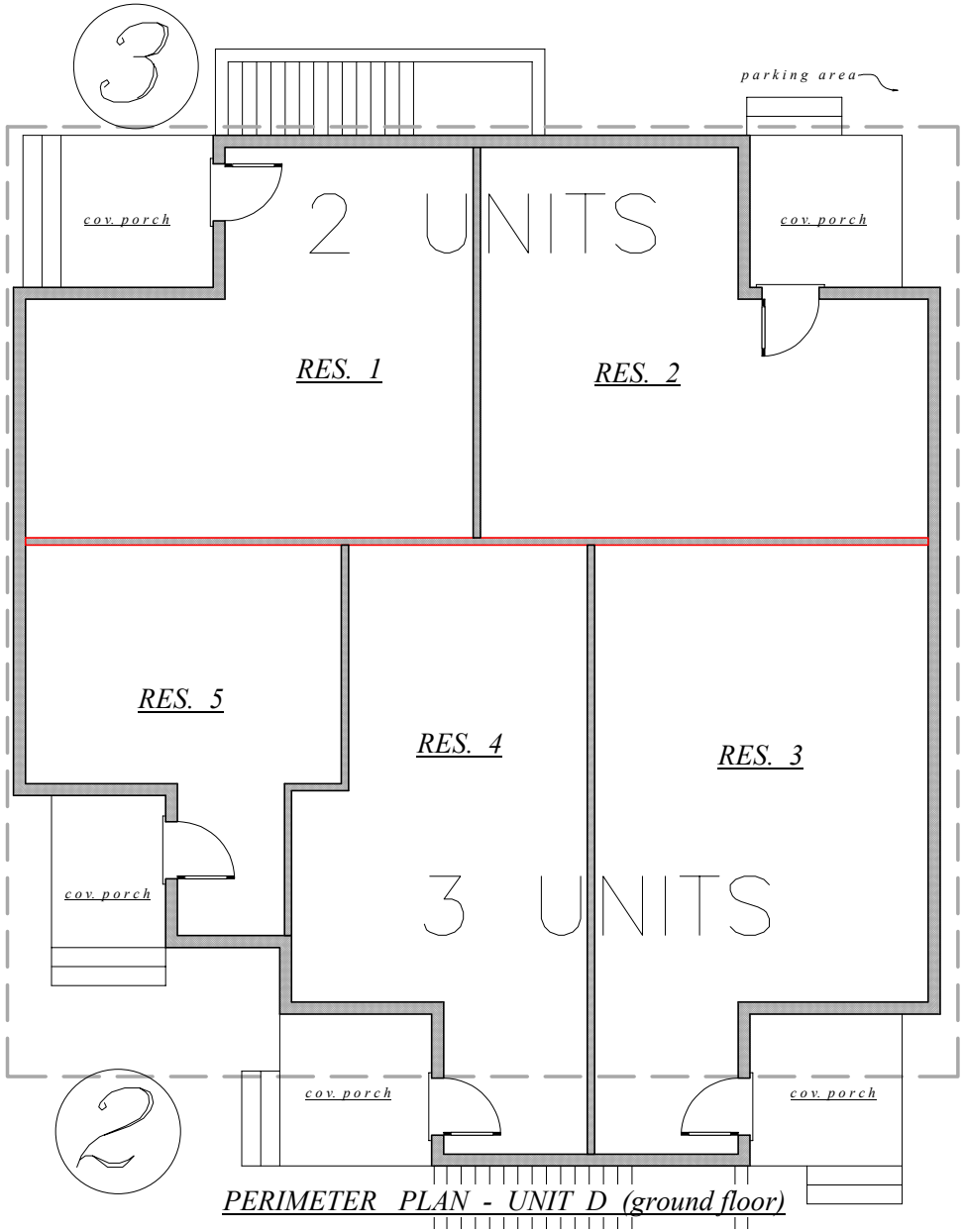

PERIMETER PLAN - UNIT D (ground floor)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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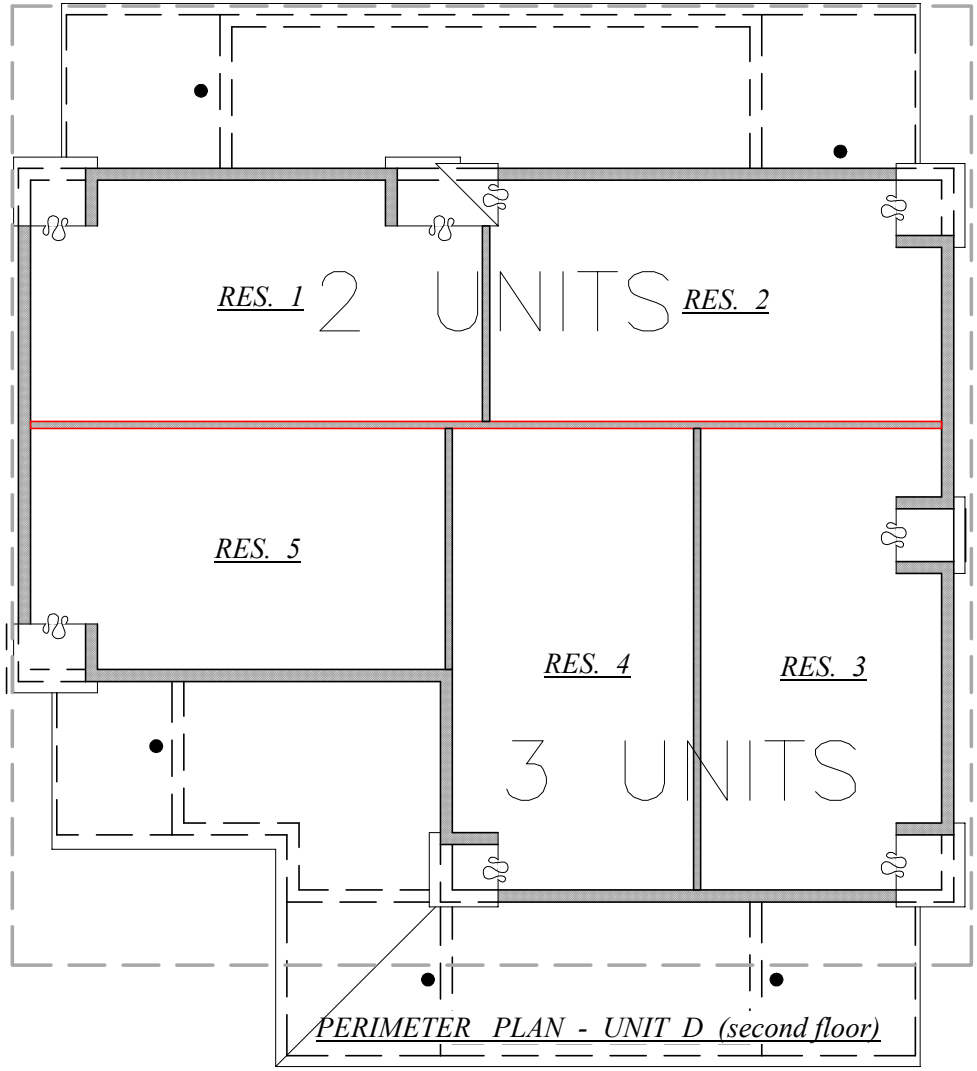

PERIMETER PLAN - UNIT D (second floor)

g.c. => 2086
2nd flr => 1590

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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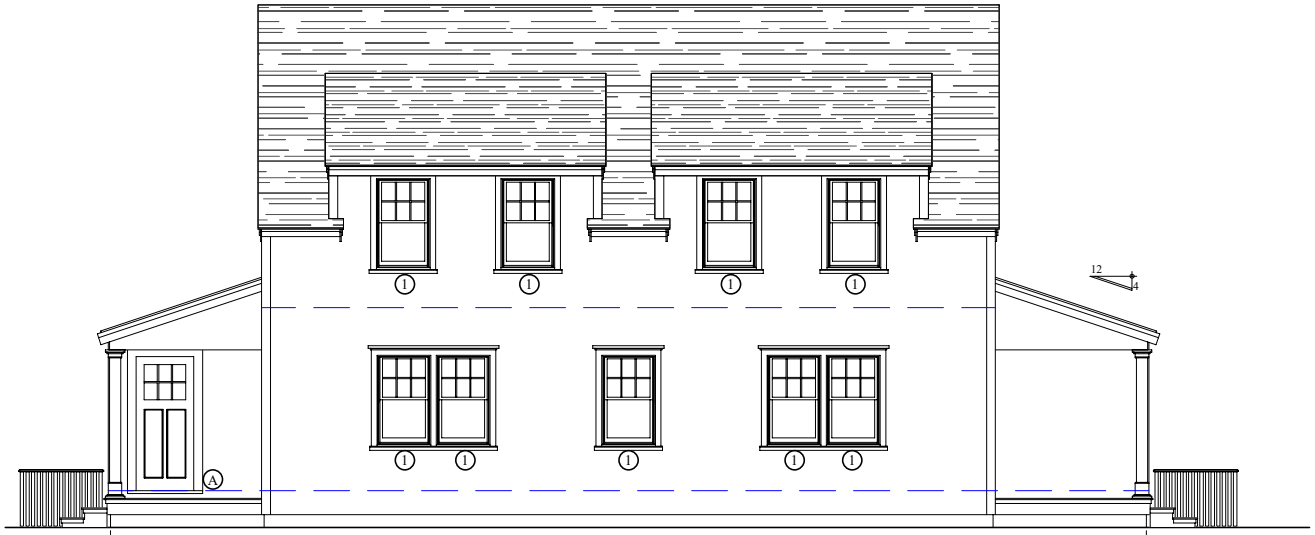
SOUTH ELEVATION - UNIT D
facing faregrounds road



EAST ELEVATION - UNIT D 54'-0"
facing access road

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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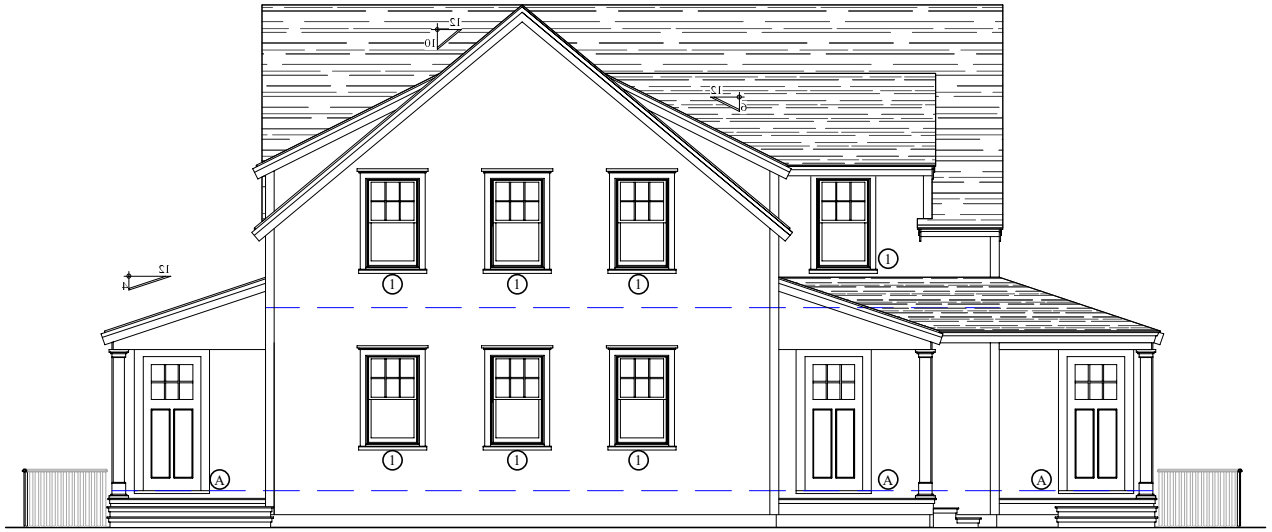
NORTH ELEVATION - UNIT D



WEST ELEVATION - UNIT D

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (188)

Owner of record: COFFIN FAM. NOM. TRS. (UNIT(E))

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 508.735.5159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 71'-0" Sq. Footage 1st floor: 2270 Decks/Patio: Size: 186 ☒ 1st floor ☐ 2nd floor

4220 * .20 ⇒ $844.00

Width: 36'-6" Sq. footage 2nd floor: 1950 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 26'9½" ⇒ 25'-8" South 26'-9½" ⇒ 25'-8" East 25'-8" West 26'-9½"

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other INFILL ROOF 6/12

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type: powder coated aluminum
Length: pickets (black)

Skylights (flat only): Manufacturer Rough Opening Size Location
Manufacturer Rough Opening Size Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) FIBERGLAS GUTTER CO. (G60)

Leaders (material and size):

Sidewall: ☒ White cedar shingles ☐ Clapboard (exposure: inches) Front ☐ Side ☐
☐ Other

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 5/4x6 Frieze 1x4
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round Square 7x7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 2LT/1 PANEL Rear Side 2LT/1 PANEL
Garage Door(s): Type Material

Hardscape materials: Driveways Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) Roof HARVARD SLATE
Trim COBBLESTONE Sash BLACK Doors BLACK
Deck NTW MAHOG Foundation GREY Fence Shutters

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of

MULTI FAMILY STRUCTURES
SITE CONCEPT - UNIT (E)
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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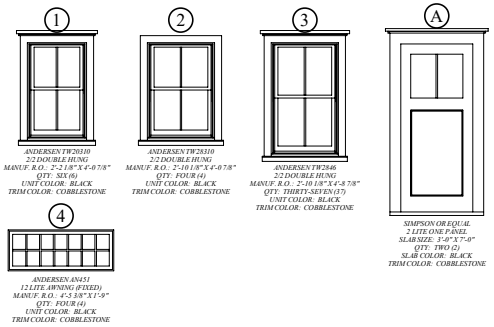
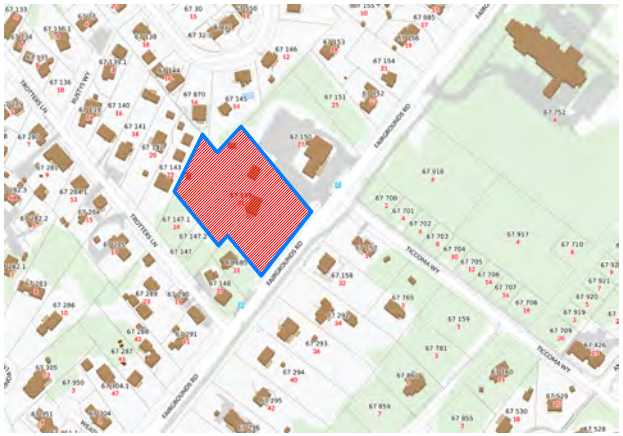
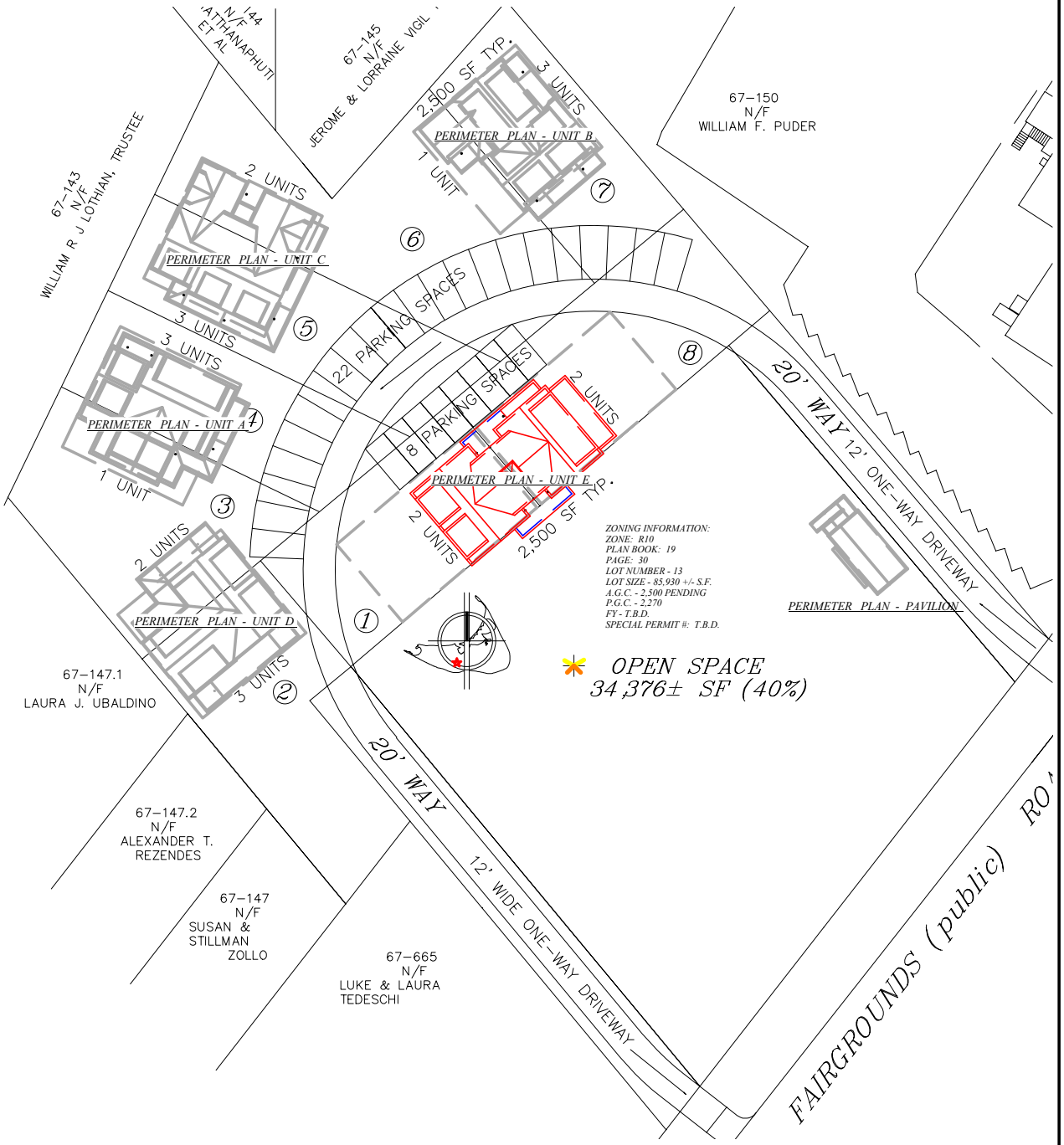




LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149



MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

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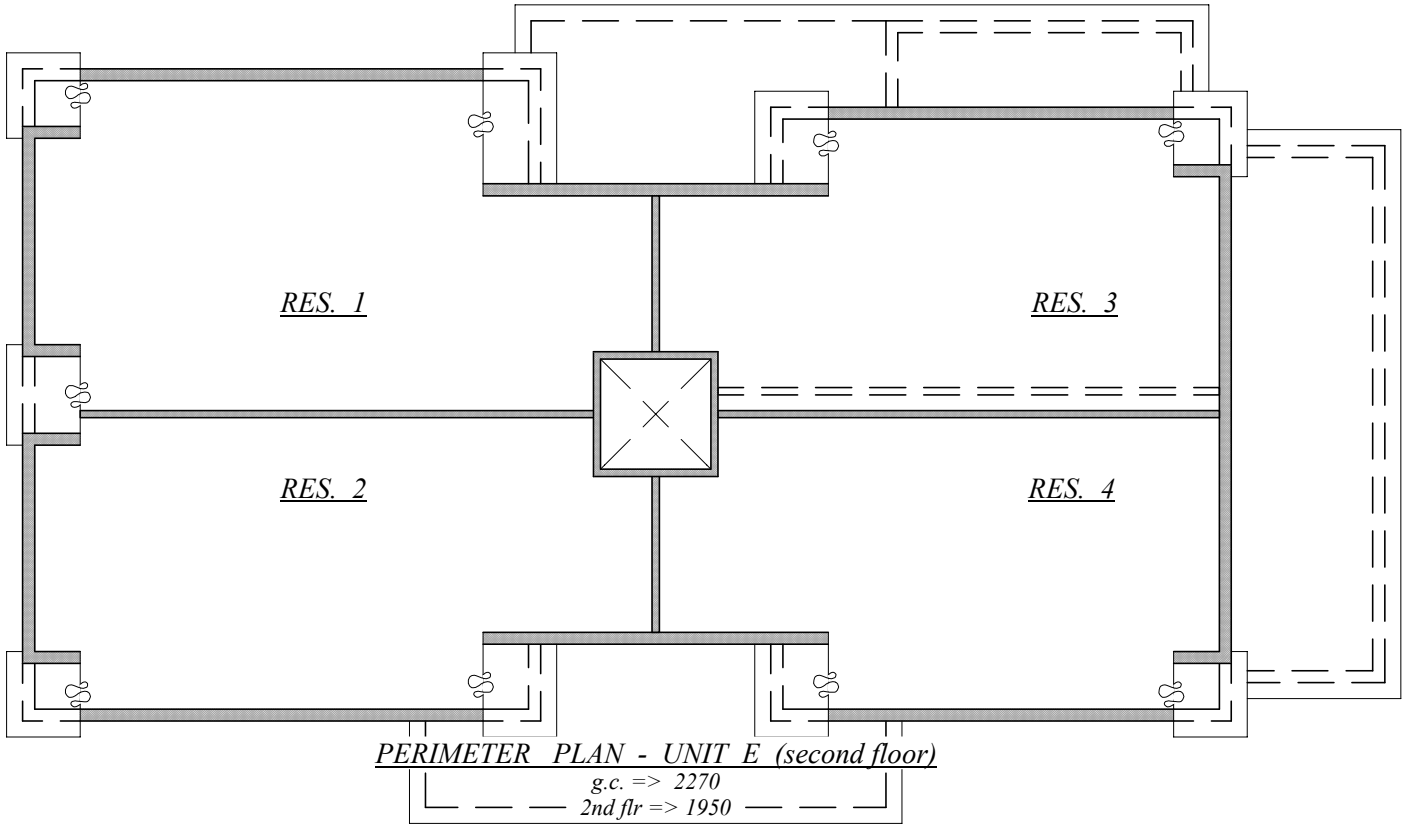

PERIMETER PLAN - UNIT E (second floor)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PERIMETER CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

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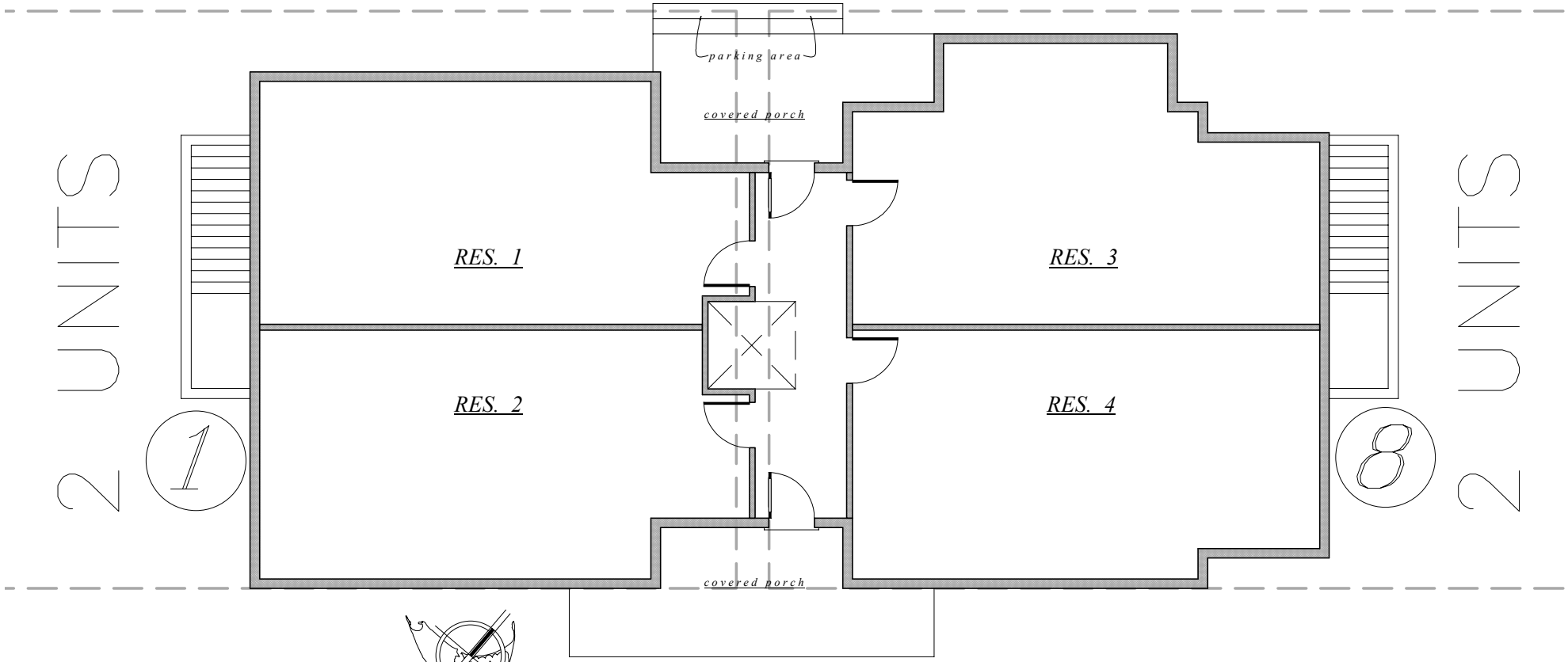
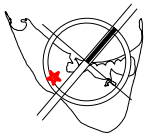
consent of brook meerbergen.





PERIMETER PLAN - UNIT E (ground floor)
g.c. => 2270
2nd flr => 1950

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

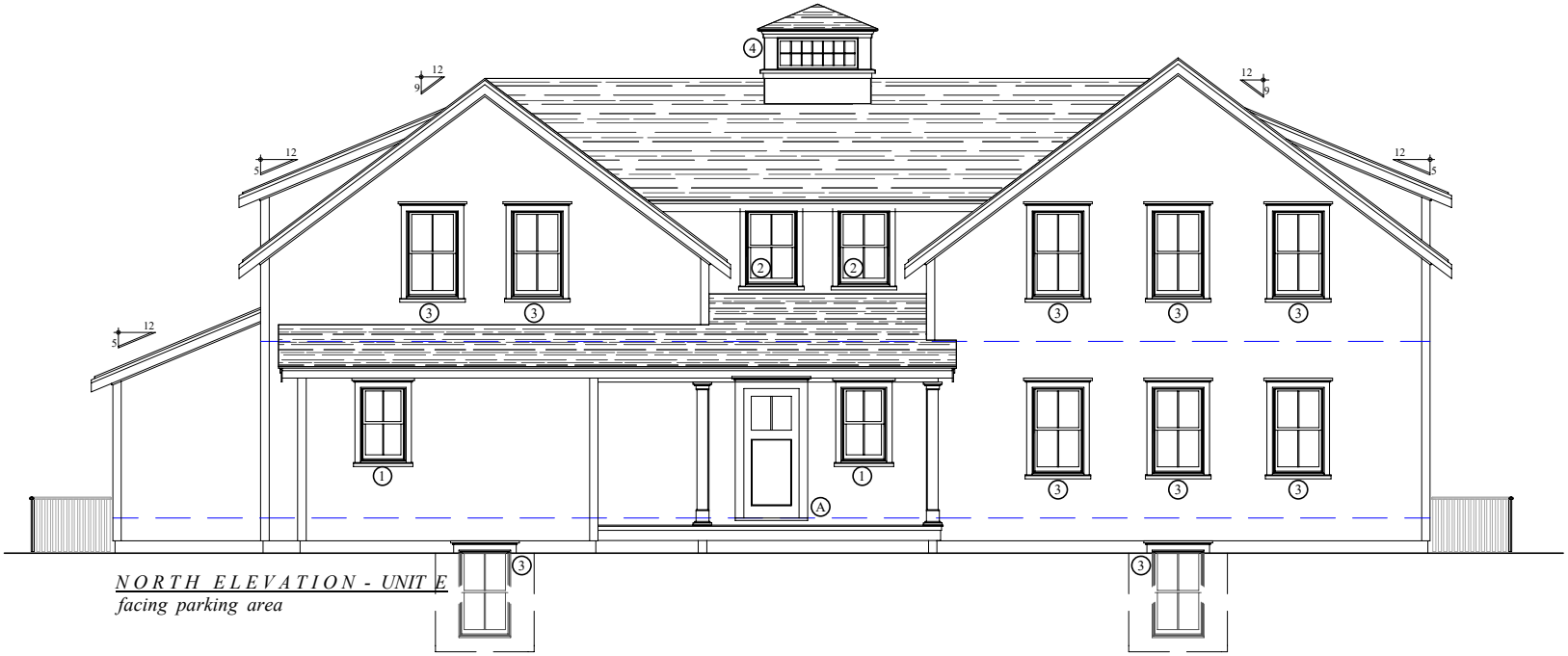
SOUTH ELEVATION - UNIT E
facing faregrounds road

EAST ELEVATION - UNIT E
facing unit F

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
ELEVATION CONCEPT - UNIT E
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



NORTH ELEVATION - UNIT E
facing parking area

WEST ELEVATION - UNIT E

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 149

Street & Number of Proposed Work: 31 FAIRGROUNDS (OPEN PARCEL)

Owner of record: COFFIN FAM. NOM. TRS (PAVILION)

Mailing Address: PO BOX 285
NANTUCKET, MA 02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81380 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other OPEN SIDED PAVILION

Size of Structure or Addition: Length: 28 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 15'-4½" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

REVISIONS* (describe)

1. East Elevation
2. South Elevation

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☒ Other 1X6 #2 CEDAR BOARD

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☒ Other _____

B. Treatment ☒ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) Ø Corner boards Ø Frieze 1X8

Window Casing Ø Door Frame Ø Columns/Posts: Round _____ Square 7X7

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof HARVARD SLATE

Trim WHITE Sash _____ Doors _____

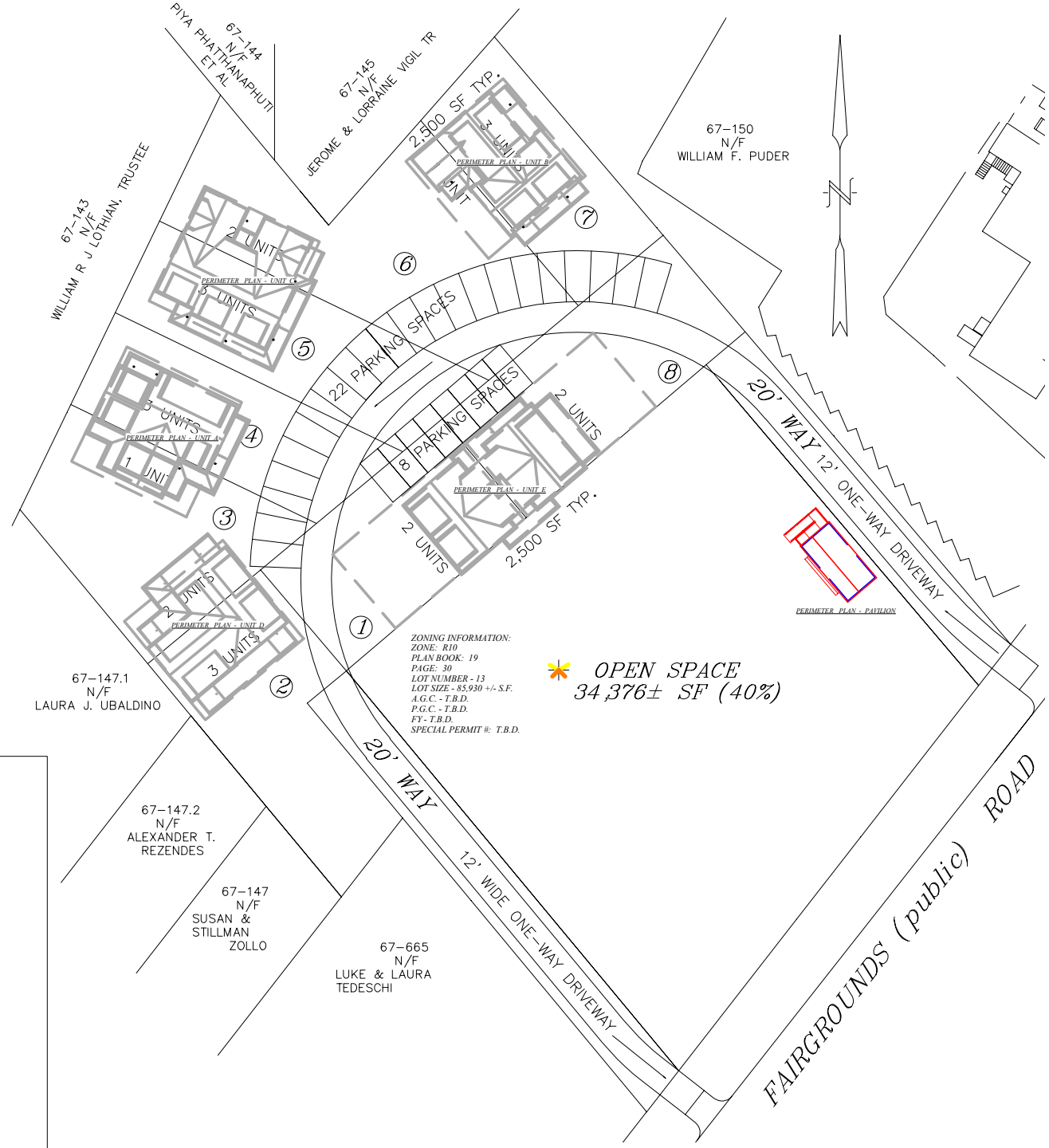
Deck NTW Foundation _____ Fence CEDAR RAILING NTW Shutters _____

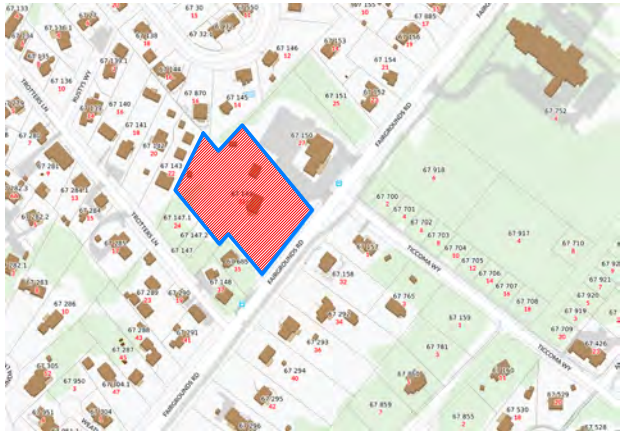
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty day review period.

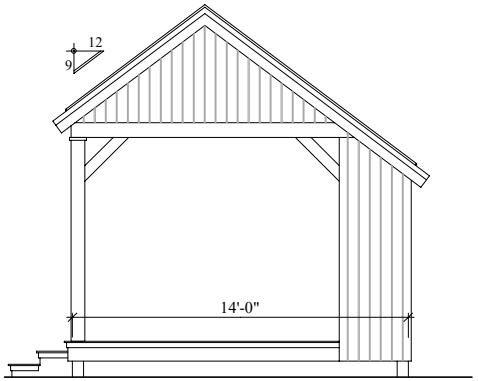
COFFIN FAMILY NOMINEE TRUST
PAVILION - OPEN SPACE PARCEL
SITE PLAN
31 FAREGROUNDS ROAD
SCALE: 1" = 60'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

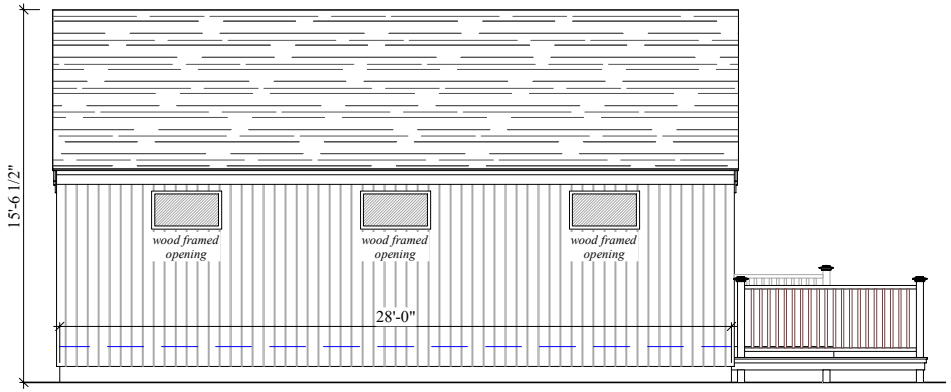




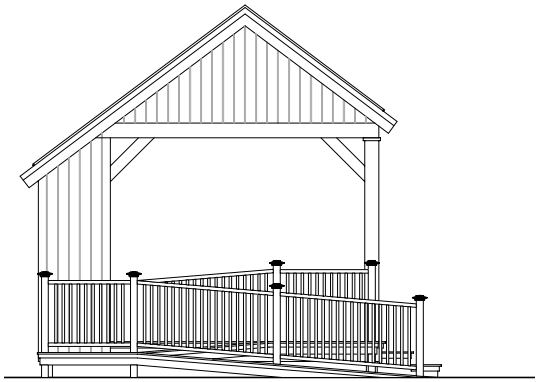
LOCUS MAP - NOT TO SCALE
COFFIN FAM. N.T. - MAP 67; PCL 149



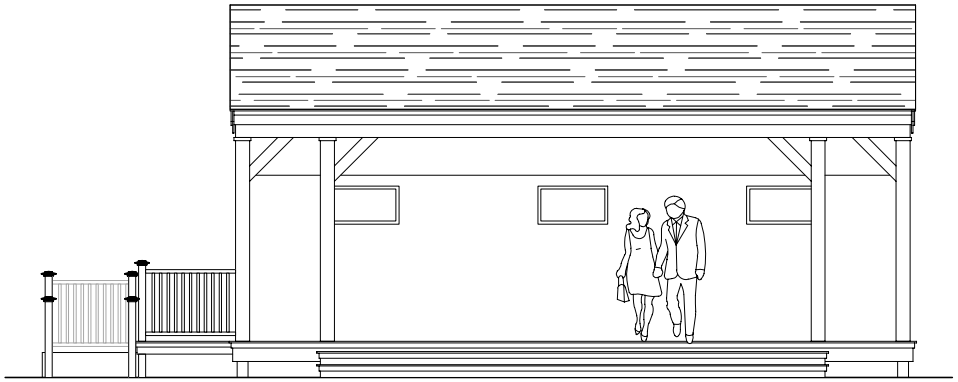
S O U T H E L E V A T I O N - PAVILION
facing faregrounds road



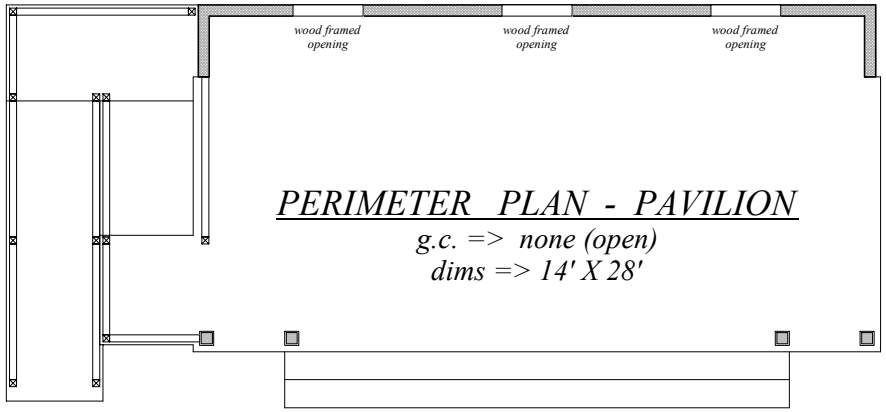
E A S T E L E V A T I O N - PAVILION
facing restaurant



N O R T H E L E V A T I O N - PAVILION



W E S T E L E V A T I O N - PAVILION
facing open space



PERIMETER PLAN - PAVILION
g.c. => none (open)
dims => 14' X 28'

COFFIN FAMILY NOMINEE TRUST
PAVILION - OPEN SPACE PARCEL
PERIMETER AND ELEVATIONS
31 FAREGROUNDS ROAD
SCALE: 1/8" = 1'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

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31 FAIRGROUNDS COMMON, LLC

FLEX DEVELOPMENT OPTION PER BYLAW §139-8.A

C/O READE, GULLICKSEN, HANLEY & GIFFORD, LLP
6 YOUNGS WAY NANTUCKET, MA 02554

SHEET INDEX

1 COVER PAGE

2 EXISTING CONDITIONS

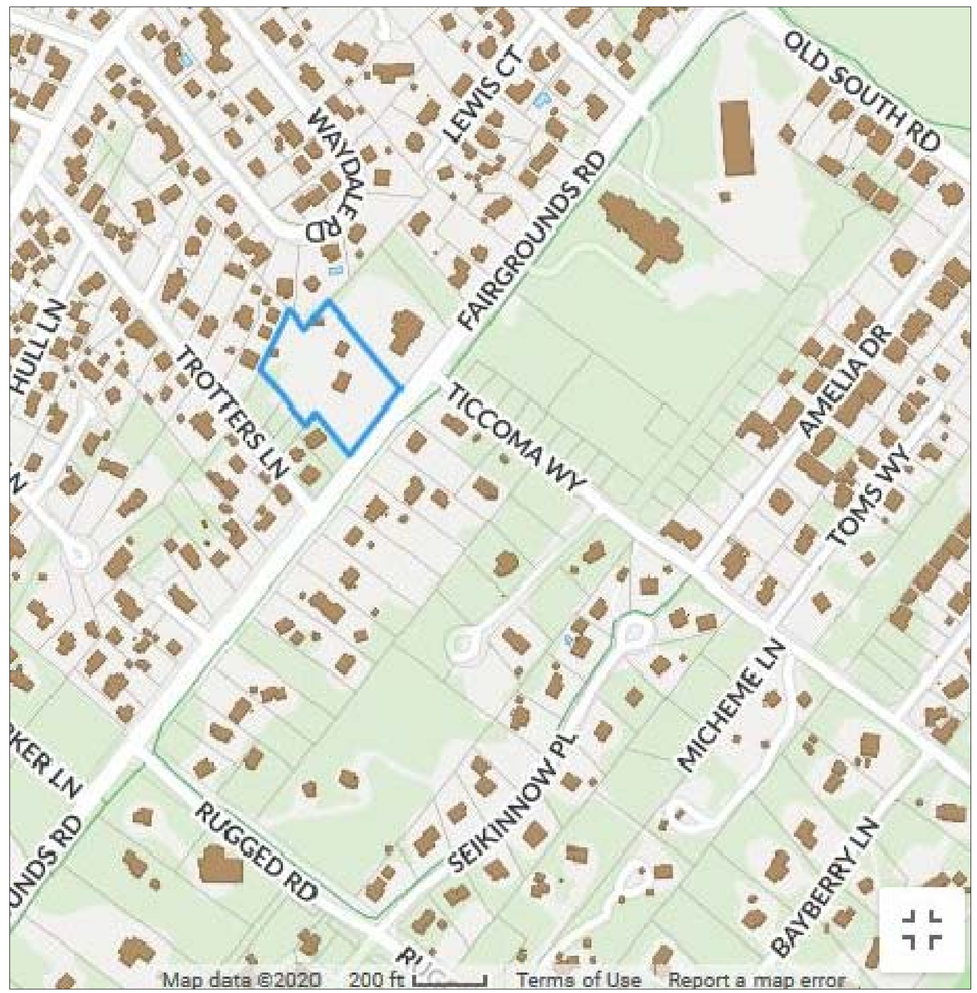
3 DEFINITIVE PLAN

4 INFRASTRUCTURE PLAN

5 FIRE TRUCK SWEPT PATH PLAN

6 LANDSCAPE & LAYOUT PLAN

7 DETAIL SHEET



LOCUS MAP – 1"=250'±

JUNE 22, 2020

COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO CIVIL No. 45051 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO, III No. 47149 PROFESSIONAL LAND SURVEYOR
6-22-20

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TRUSTEE
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017-72; LOT 22

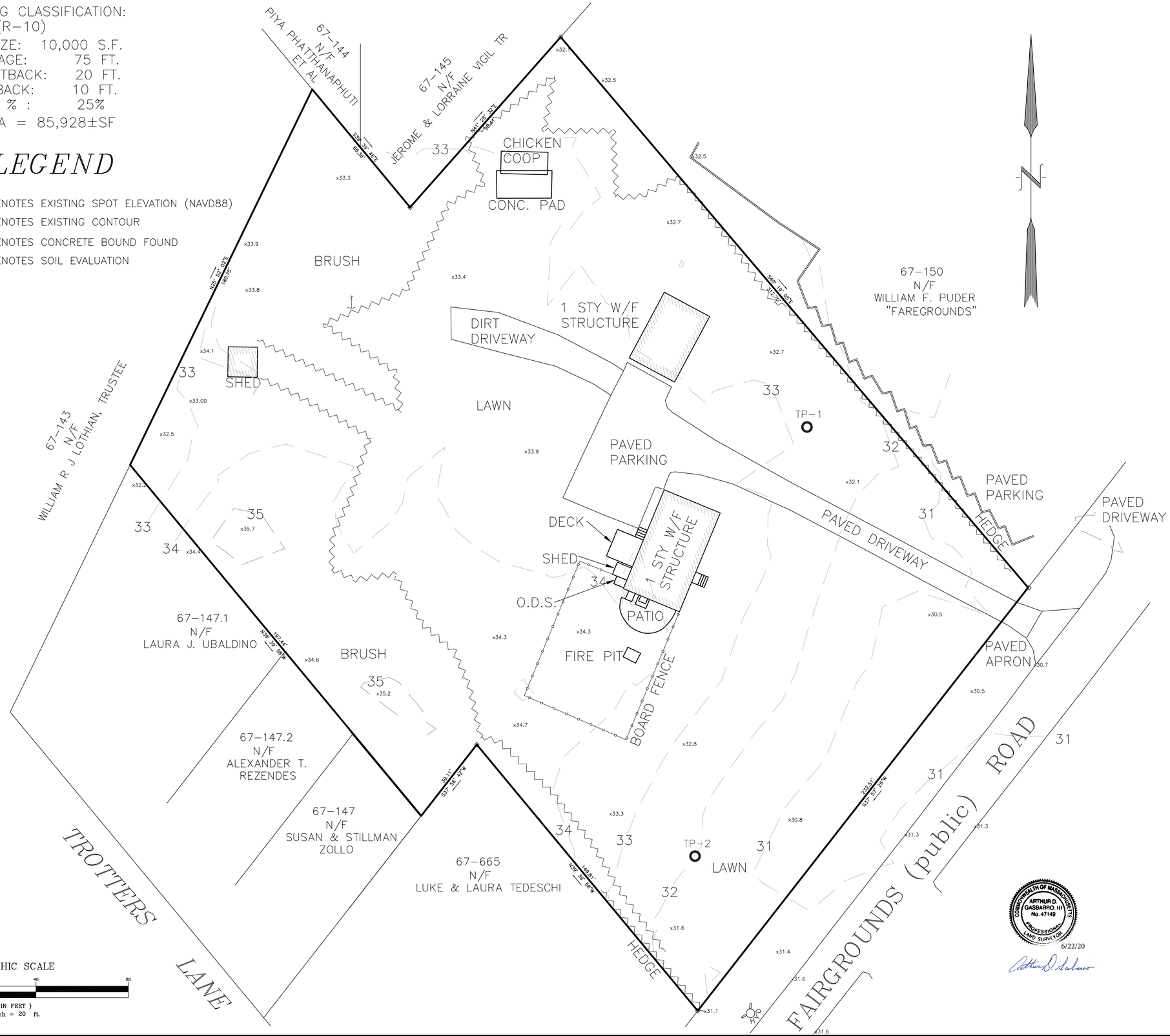
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

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%
TOTAL LOT AREA = 85,928±SF

LEGEND

x31.6 DENOTES EXISTING SPOT ELEVATION (NAVD88)
32 DENOTES EXISTING CONTOUR
DENOTES CONCRETE BOUND FOUND
TP–1 DENOTES SOIL EVALUATION



SOIL LOGS

DEEP OBS. HOLE # 1 EL.= 32.9

DEPTH	HORIZON	TEXTURE	COLOR
0"to 10"	A	LOAMY SAND	10YR3/2
10"to 22"	B	LOAMY SAND	10YR6/8
22"to 132"	C	MED. SAND	2.5Y7/4

11'

NO REDOX. FEATURES OBSERVED
NO GW. OBSERVED
NO REFUSAL – CAVING
EST. SEASONAL HIGH GW ELEV. <21.9
NO GW OBS.

DEEP OBS. HOLE # 2 EL.= 32.0

DEPTH	HORIZON	TEXTURE	COLOR
0"to 12"	A	LOAMY SAND	10YR3/2
12"to 20"	B	LOAMY SAND	10YR6/8
20"to 132"	C	MED. SAND	2.5Y7/4

11'

NO REDOX. FEATURES OBSERVED
NO GW. OBSERVED
NO REFUSAL – CAVING
EST. SEASONAL HIGH GW ELEV. <21.0
NO GW OBS.

SOIL EVALUATION BY: A.GASBARRO, PE, PLS
NANTUCKET ENGINEERING & SURVEY
DATE OF TESTING: 6/8/20
WITNESSED BY: A.CROWLEY, HEALTH DEPT.
PERCOLATION RESULTS:
RATE (TESTS 1&2) <2 MIN\INCH

EXISTING CONDITIONS PLAN OF LAND

IN NANTUCKET, MA

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TR.
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017–72; LOT 22

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR
6/22/20

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

CURRENT ZONING CLASSIFICATION:
Residential 10 (R–10)

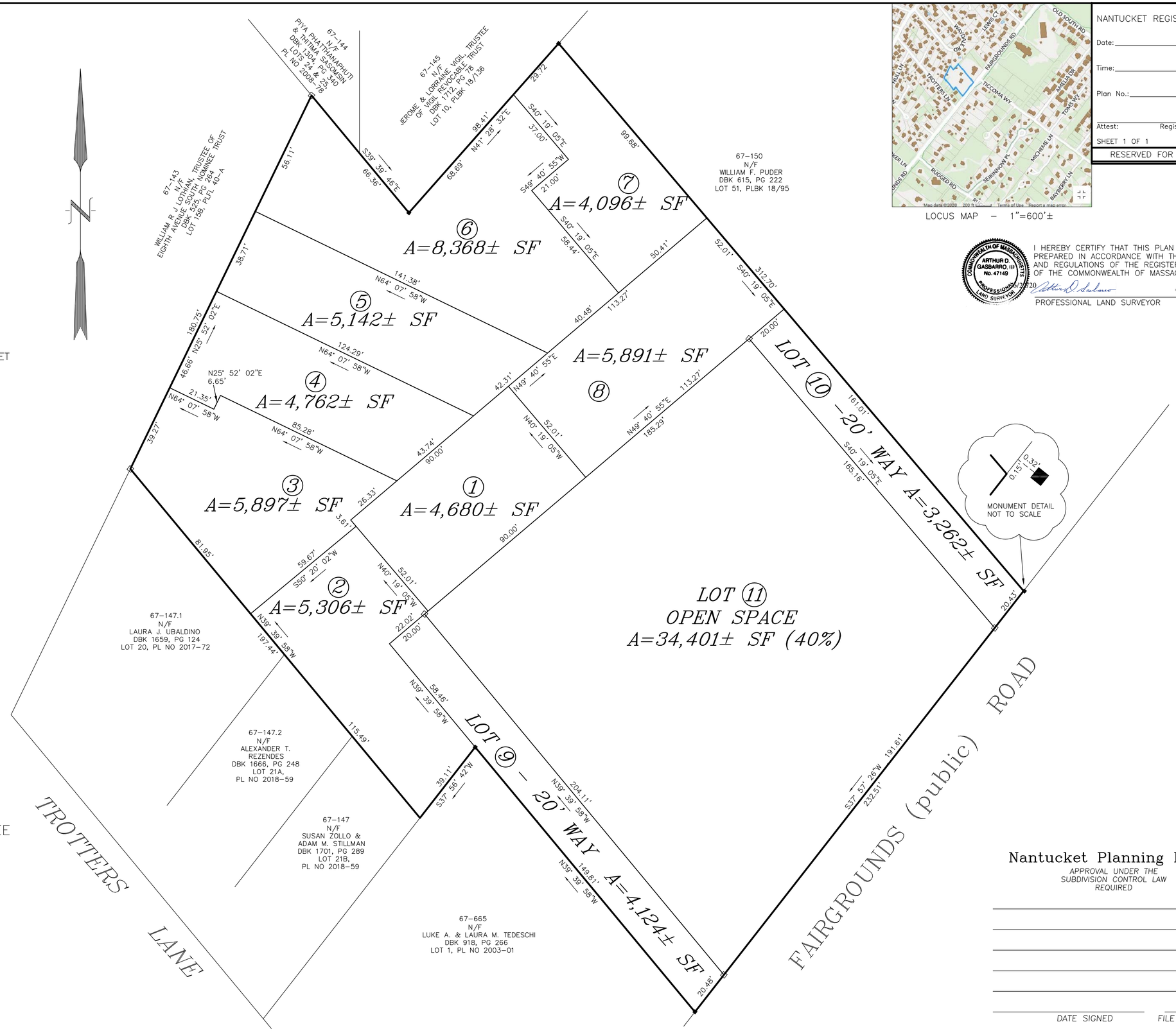
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 25%
TOTAL LOT AREA = 85,929±SF

REF. Ch.139–8.A(3)FLEX DEVELOPMENT

LEGEND

⊡ DENOTES CONCRETE BOUND FOUND

⊡ DENOTES CONCRETE BOUND TO BE SET



LOCUS MAP – 1"=600'±

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR

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.

6/22/20

PROFESSIONAL LAND SURVEYOR DATE

DEFINITIVE PLAN OF LAND

IN NANTUCKET, MA

PREPARED FOR

31 FAIRGROUNDS COMMON LLC

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TRUSTEE
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017–72; LOT 22

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE SIGNED FILE #

NOTES:

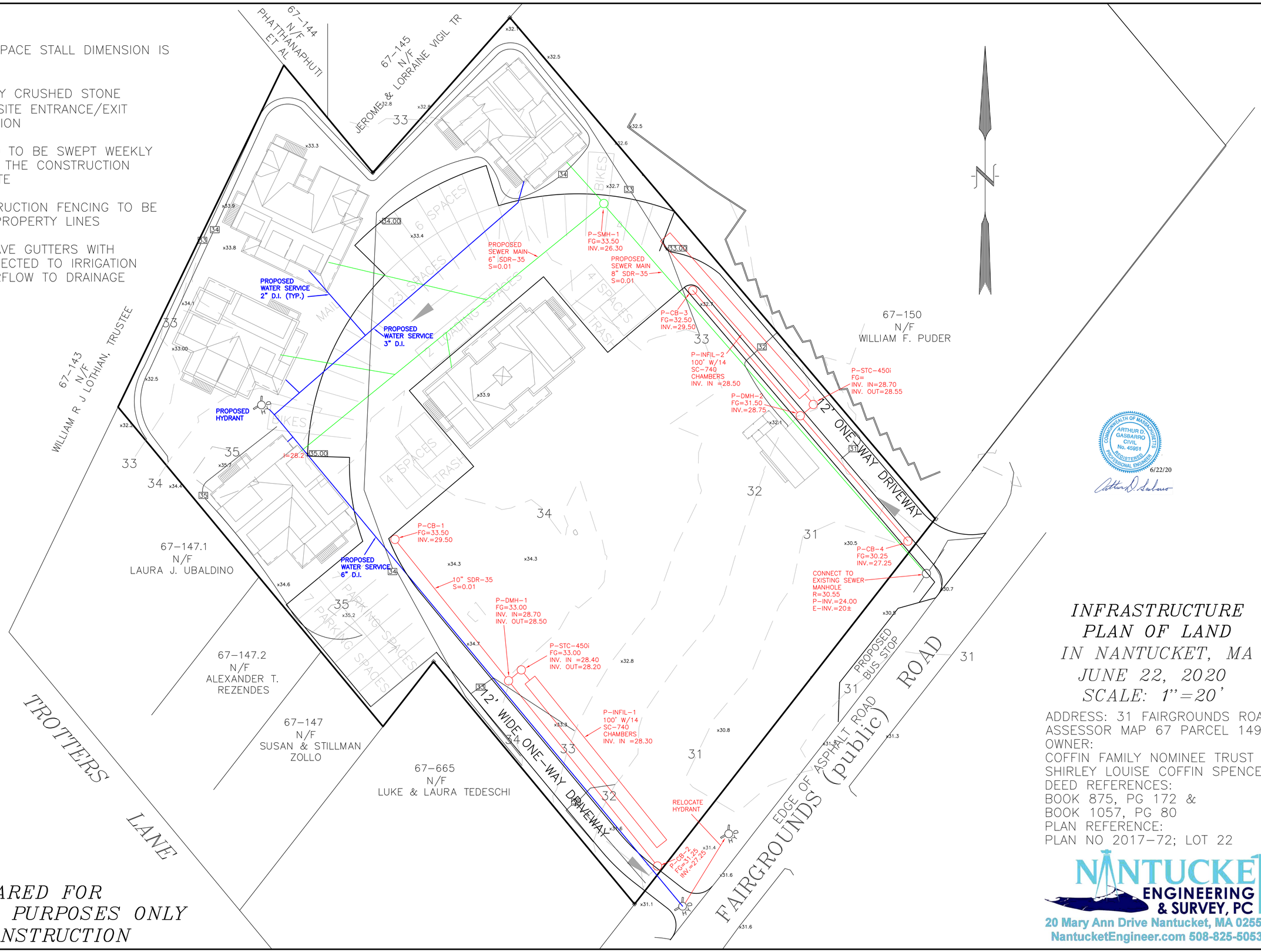
TYPICAL PARKING SPACE STALL DIMENSION IS 9'x20'

PROVIDE TEMPORARY CRUSHED STONE TRACKING PAD AT SITE ENTRANCE/EXIT DURING CONSTRUCTION

FAIRGROUNDS ROAD TO BE SWEPT WEEKLY IN THE VICINITY OF THE CONSTRUCTION ACCESS TO THE SITE

TEMPORARY CONSTRUCTION FENCING TO BE INSTALLED ALONG PROPERTY LINES

STRUCTURES TO HAVE GUTTERS WITH DOWNSPOUTS CONNECTED TO IRRIGATION CISTERN WITH OVERFLOW TO DRAINAGE SYSTEM.



COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER

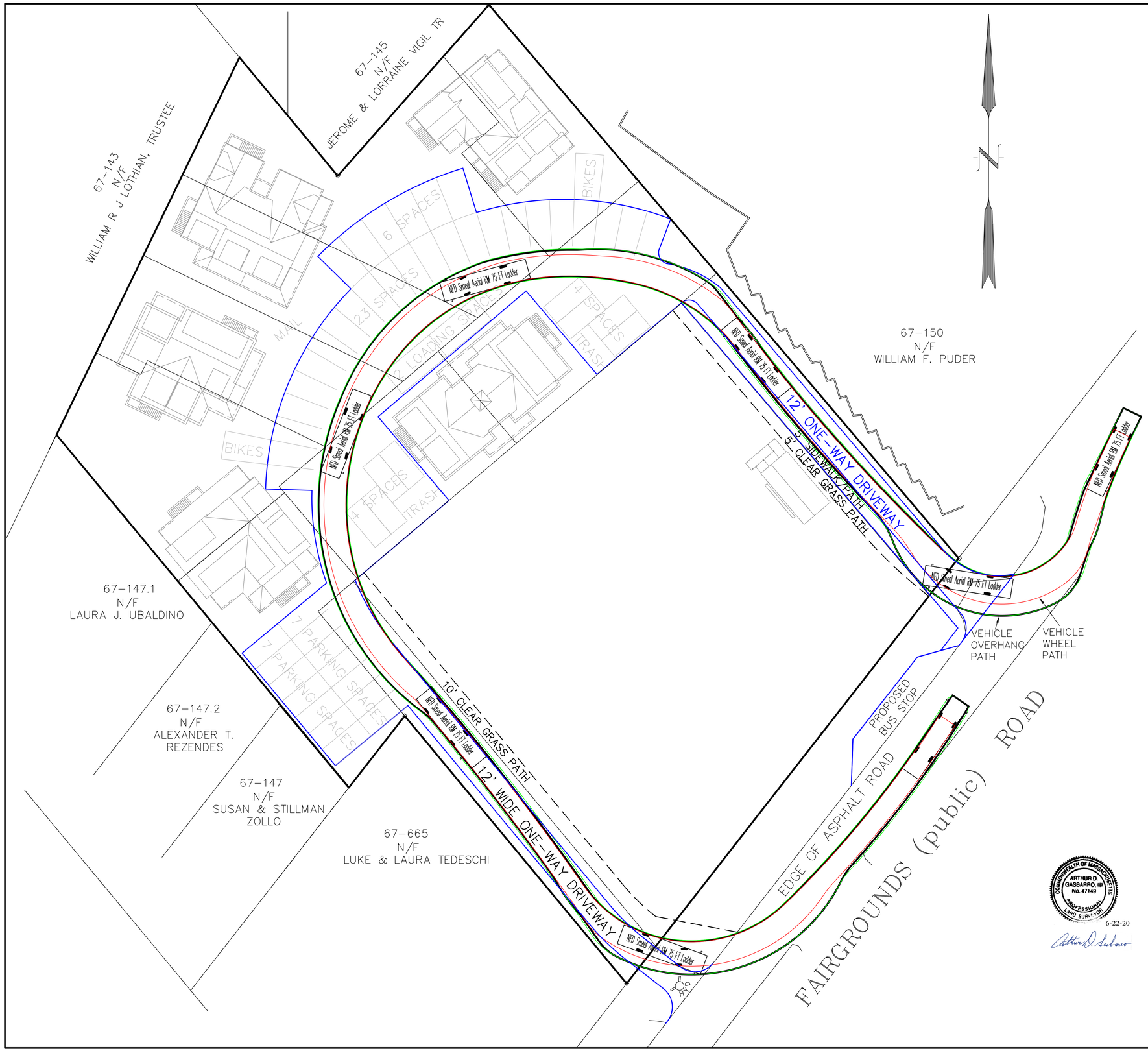
6/22/20

INFRASTRUCTURE PLAN OF LAND
IN NANTUCKET, MA
JUNE 22, 2020
SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TR.
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017-72; LOT 22

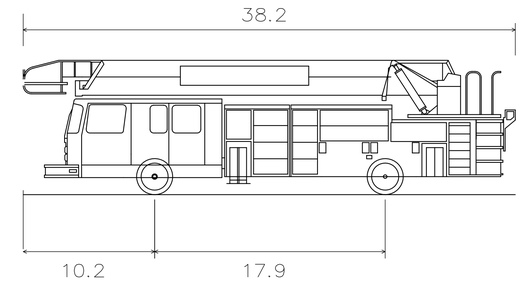
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

PLAN PREPARED FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



BRISTOL TRAFFIC & TRANSPORTATION CONSULTING LLC
BTTC
Traffic Studies, Roadway Design, Intersection Improvements, Site Designs
61 Hillsville Road
North Brookfield, MA 01535 *Ph/Fx: 508-867-9048*

FIRE TRUCK LADDER 1 TURNING ANALYSIS BY BTTC:



NFD Smeal Aerial RM 75 FT Ladder

Overall Length	38.200ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	45.000ft

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO III
No. 47149
PROFESSIONAL LAND SURVEYOR
6-22-20

SWEPT PATH
N.F.D. LADDER TRUCK
PLAN OF LAND
IN NANTUCKET, MA
JUNE 22, 2020
SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
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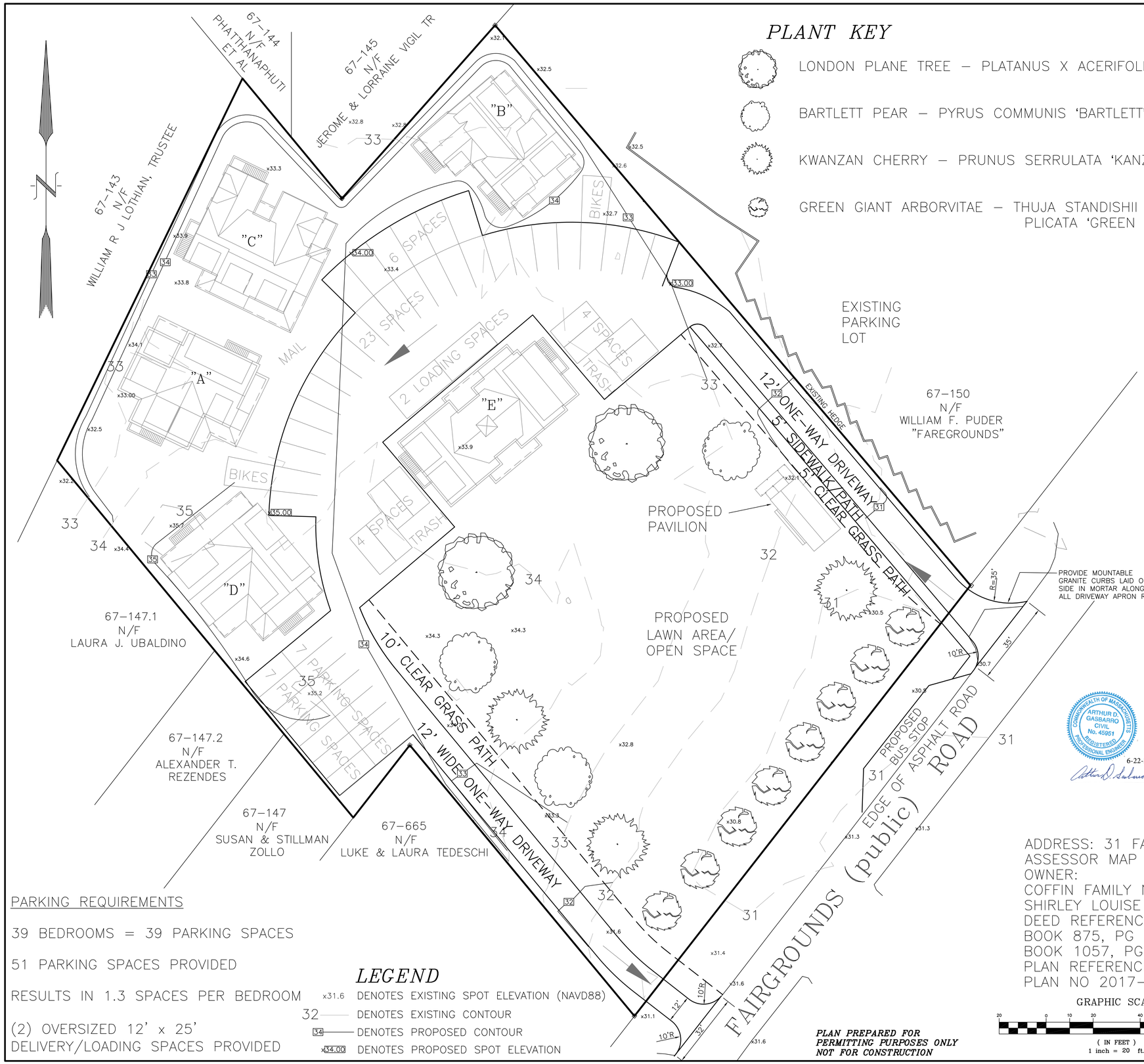


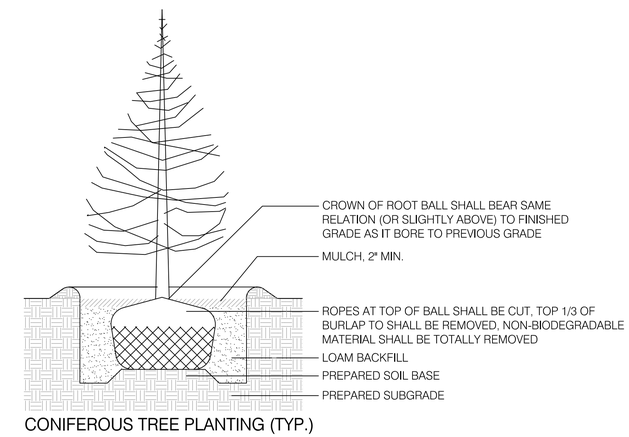
PLANT KEY

- LONDON PLANE TREE – PLATANUS X ACERIFOLIA
- BARTLETT PEAR – PYRUS COMMUNIS 'BARTLETT'
- KWANZAN CHERRY – PRUNUS SERRULATA 'KANZA
- GREEN GIANT ARBORVITAE – THUJA STANDISHII X PLICATA 'GREEN GIANT'

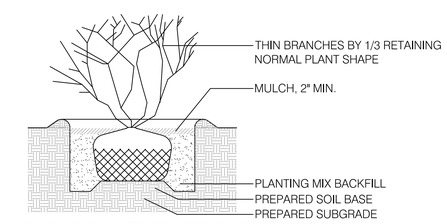
PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING FOR DETERMINING OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING THE WORK.
2. REMOVE ALL ROCKS AND DEBRIS LARGER THAN 2" DIAMETER FROM ALL PLANTING BEDS.
3. TOP SOIL PREPARATION- EXISTING ROOT MAT & STUMPS TO BE REMOVED PRIOR TO SOIL PREPARATION. SOIL PREPARED WITH LOAM AND INCORPORATED TO A MINIMUM DEPTH OF 24".
4. ROOTS SHALL BE SCORED PRIOR TO PLANTING TO PREVENT ROOT WRAP.
5. AFTER COMPLETION OF PLANTING, ALL SHRUB BEDS SHALL BE TOP DRESSED WITH 2" OF MULCH.
6. ALL PLANTING SHALL HAVE A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATED OF LANDSCAPE COMPLETION.
7. INSTALL SOAKER IRRIGATION TUBING AROUND ALL PLANTS WITH STUB FOR CONNECTION TO GARDEN HOSE.

PLANTING DETAILS:



CONIFEROUS TREE PLANTING (TYP.)



SHRUB PLANTING - CONTAINER (TYP.)

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER
6-22-20

PARKING REQUIREMENTS

39 BEDROOMS = 39 PARKING SPACES

51 PARKING SPACES PROVIDED

RESULTS IN 1.3 SPACES PER BEDROOM

(2) OVERSIZED 12' x 25' DELIVERY/LOADING SPACES PROVIDED

LEGEND

x31.6	DENOTES EXISTING SPOT ELEVATION (NAVD88)
32	DENOTES EXISTING CONTOUR
34	DENOTES PROPOSED CONTOUR
x34.00	DENOTES PROPOSED SPOT ELEVATION

PLAN PREPARED FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
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COFFIN FAMILY NOMINEE TRUST
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DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017-72; LOT 22

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE & LAYOUT PLAN OF LAND

IN NANTUCKET, MA

JUNE 22, 2020

SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

GENERAL NOTES

1) All construction shall comply with specifications of the Nantucket Planning Board as printed in their Rules and Regulations as amended through Dec. 20, 1999. Contractor shall notify Planning Board for required inspections as per Section 6 (VI).

2) The contractor(s) shall notify the Design Engineer / Surveyor for proper location of proposed utilities and improvements prior to construction.

3) It is the responsibility of the contractor to place proposed structures in the required location as shown on the plans approved by the Nantucket Planning Board.

4) The contractor shall provide for the safe and orderly passage of traffic and pedestrians in areas under construction.

5) Areas outside limits of work disturbed by the contractor during construction will be restored to their original condition at the expense of the contractor.

6) Removal of trees and /or hedges in areas adjacent to the proposed travel way is to be done only upon direction of the engineer and after verification of the location of the back of proposed work, by the contractor.

7) The contractor shall be responsible for all disturbed areas until a suitable vegetative growth has been established.

8) Contractor shall review drainage structure requirements with design engineer prior to ordering materials. Structures shall comply with details approved on plans.

9) All streets shall be graded by removal of all existing brush, stumps, and topsoil below the finish grade, to a width occupied by the roadway plus an additional four (4) feet on each side or extending outward to the toe of the slope in fill areas, whichever is greater. Any loam, peat, or other material not considered suitable as a sub-base shall be excavated and replaced with a structural grade material.

10) Driveway aprons to be constructed with same specifications of roadway materials.

11) Electric transformer vaults to be Fruean #FE-1, #FE-2 or equal. Handholes to have RIM 28-4 connector blocks or equal. Contractor to supply all primary cable terminators.

12) It is the responsibility of the contractor to record in note form (preferably in a survey field notebook) the location of all utilities installed when surveyors are not at job site. These notes will be utilized for the preparation of required As-Builts.

13) The contractor must preserve all grade stakes set by surveyors, so that the surveyors and the Town of Nantucket roadway engineers may inspect final grading. The contractor will be responsible for payment to have these stakes placed again.

14) Under no circumstances shall the contractor remove any tree without approval of the surveyor and/or owner. The cost of replacing such trees shall be paid by the contractor.

15) No variation to these plans may be undertaken without written authorization by the Design Engineer. Design engineer must be notified if field revisions are required.

16) All inlets to the proposed drainage system shall be protected by filter fabric until such time that suitable vegetative growth has occurred.

17) Waterline to be 6" C.L.D.I. pipe. All materials and related structures must meet requirements of the Wannacomet Water Company. Prior to ordering materials, contractor must contact Mr. Robert Gardner or Chris Pykosz (228-0022) at the Water Company for materials and installation requirements in the Town of Nantucket Water District.

18) Contractor shall have completed waterline tested and disinfected prior to acceptance by Wannacomet Water Company. Proposed waterline shall be tested to a pressure of 150 psi and shall be maintained at this pressure for 2 hours. Pressure testing shall be done under the guidance of the Wannacomet Water Co. A leakage test shall also be performed on the completed waterline. The line shall be filled with water and held at the standard normal operating pressure of 50 psi. A properly installed line will normay show little or no leakage. Prior to said line being placed in service, all new and exposed portions of existing systems should be flushed and disinfected. Disinfection should comply, at a minimum, with AWWA Standard C601. Contractors not familiar with Wannacomet Water Company requirements should contact them prior to this phase of work.

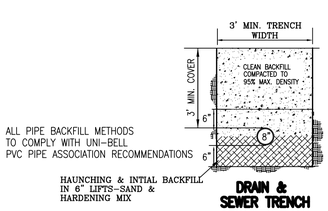
19) Existing conditions and topographic information from a survey by: NANTUCKET ENGINEERING & SURVEY, PC – APRIL 2020

20) The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agrees to be fully resposible for any and all damages which might be accasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

21) Where an existing utility is found to conflict with the proposed work, the location, elevation and size of the utility shall be accurately determined without delay by the contractor and the information furnished to the site engineer for resolution of the conflict.

22) The contractor shall make all arrangements for the alteration and adjustment of electric, telephone, cable TV, fire alarm and any other private utilities by the respective utility company.

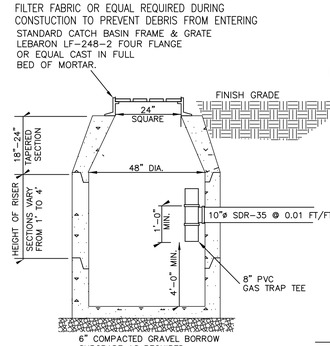
23) Contractor must comply with all standards and specifications for the installation of a sanitary sewer in the Town of Nantucket. These standards are available from the SEWER DEPT. Contractors work must meet or exceed these specifications or he/she will be responsible for any upgrades to the required standards.



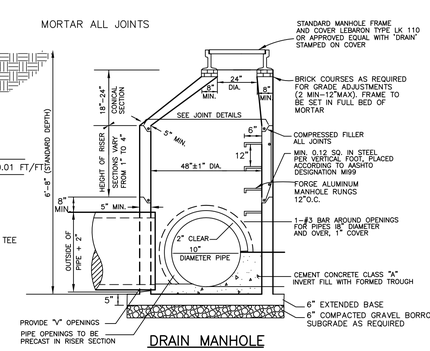
DRAIN & SEWER TRENCH DETAIL

SUBSURFACE DRAINAGE SYSTEM

N.T.S.

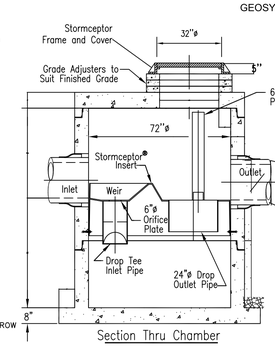


TYPICAL CATCH BASIN WITH OIL & GREASE TRAP



DRAIN MANHOLE

NOTES:
1. MANHOLE DESIGN TO CONFORM TO ASTM C478 LATEST REVISION.
2. CONCRETE SHALL BE WET CAST 4000 P.S.I. @ 28 DAYS.
3. FILL OUTSIDE FACE OF ALL CATCHBASIN JOINTS WITH NON-SHRINK MORTAR.
4. BASE SECTION TO BE MONOLITHIC.



Section Thru Chamber

STORMCEPTOR 450i PRECAST CONCRETE

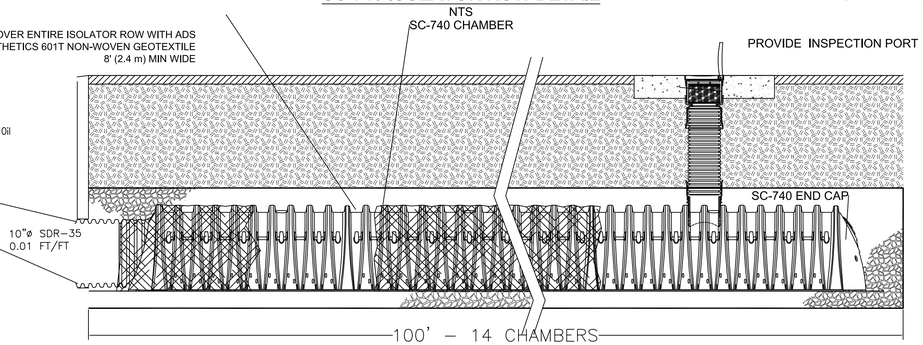
NOT TO SCALE

Notes:
1. The Use Of Flexible Connection is Recommended At The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #5753115, #5849181, #6088765, #6371690, #7582216, #7666303.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

SC-740 ISOLATOR ROW DETAIL

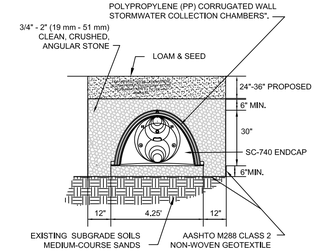
PROPOSED INFILTRATION SYSTEM 1 & 2 (P-INFI 1 & 2)

NTS

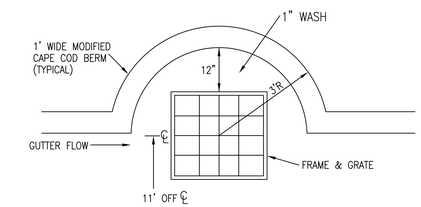


SC-740 CHAMBER
CHAMBERS SHALL MEET ASTM F 2418-09 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

TWO LAYERS OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 5' (1.5 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS



STORMTECH SC-740 STANDARD CROSS SECTION

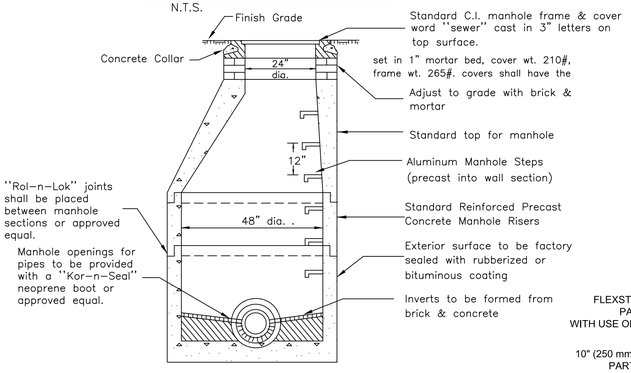


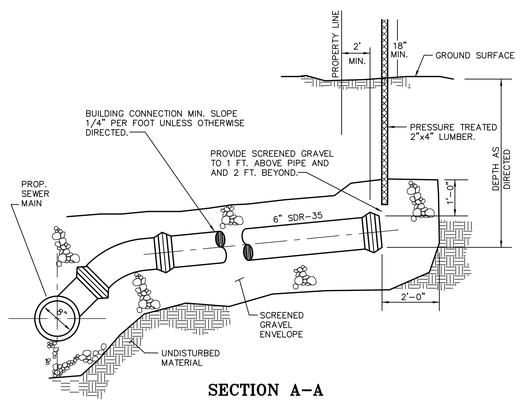
TYPICAL PAVED APRON FOR CB

NOT TO SCALE

TYPICAL SEWER MANHOLE

N.T.S.

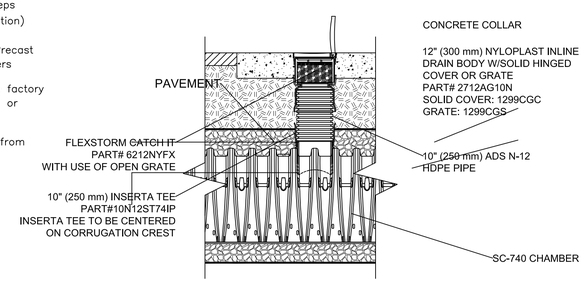




SECTION A-A

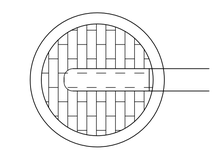
BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE

NOT TO SCALE



SC-740 INSPECTION PORT DETAIL

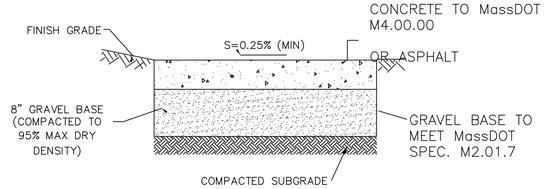
NTS



TYPICAL DETAIL OF BRICK INVERT

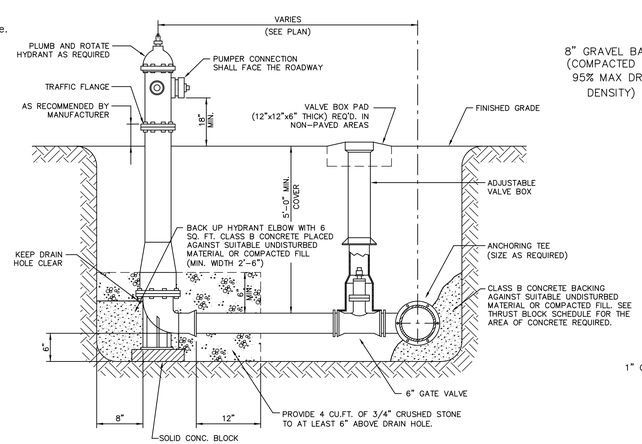
NO SCALE

SURFACE ELEMENTS:
DRIVEWAY AREAS 4" REINFORCED CONCRETE TO MassDOT SPEC. M4.00.00



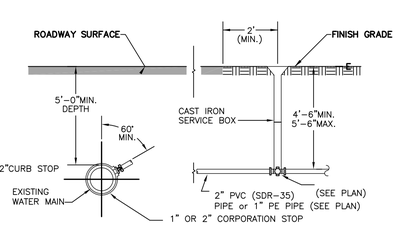
TYPICAL DRIVEWAY & PARKING LOT SECTION

(NOT TO SCALE)



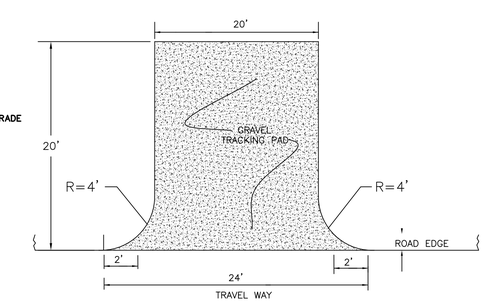
TYPICAL HYDRANT & VALVE DETAIL

NOT TO SCALE



WATER SERVICE DETAIL

NOT TO SCALE



TOP VIEW

TEMPORARY GRAVEL TRACKING PAD

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER
6-22-20

INFRASTRUCTURE DETAILS

IN NANTUCKET, MA

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
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20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

PREPARED FOR PERMITTING PURPOSES ONLY – NOT FOR CONSTRUCTION

Residential Flex Development
Per Bylaw Chapter 139-8

31 Fairgrounds Road
Map 67 Parcel 149

Owner:
Coffin Family Nominee Trust

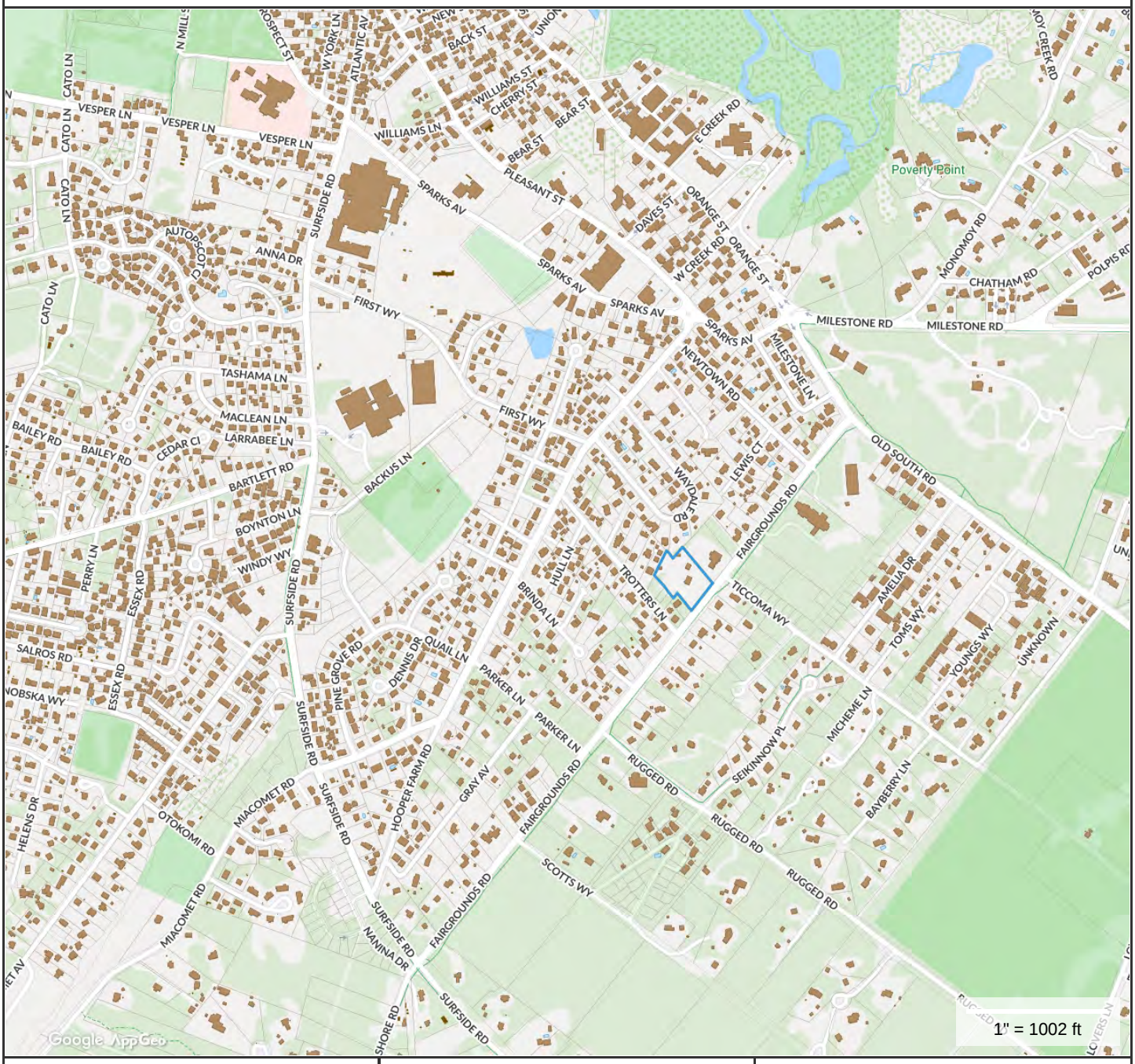
Applicant:
Fairgrounds Common, LLC
c/o Reade, Gullicksen, Hanley & Gifford, LLP
6 Youngs Way
Nantucket, MA 02554

Prepared By:
Nantucket Engineering & Survey, PC
Arthur D. Gasbarro, PE, PLS

June 22, 2020

20 Mary Ann Drive • Nantucket, MA 02554
508-825-5053 • www.NantucketEngineer.com

Locus Map



Property Information

Property ID	67 149
Location	31 FAIRGROUNDS RD
Owner	COFFIN FREDERICK C JR TRST

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

June 22, 2020

Judith Wegner, Chair
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554
By Hand Delivery

RE: Special Permit & A.R. Subdivision
Fairgounds Common, LLC
31 Fairgrounds Rd
Map 67 Parcel 149

Dear Ms. Wegner:

On behalf of the Trustee of Coffin Family Nominee Trust and Fairgrounds Common LLC, attached are applications for a Special Permit & Approval Required (A.R.) Subdivision. Also included are a certified abutters list, four sets of mailing labels and required filing fees.

These plans have been developed based on studies and input received from the Board as part of a Sketch Plan review at the March 2020 meeting. The concept is to utilize the so-called Flex Development provision of the Bylaw - § 139-8 Residential development options. The attached Plan depicts the proposed development of the property per the aforementioned Bylaw that provides a large continuous regularly-shaped Open Space lot and eight building lots. Also attached is a proof plan depicting a possible 7-lot conventional subdivision.

This concept may be allowed by the Planning Board per the issuance of a Special Permit as the property is located within the Town Overlay District (TOD), subject to the provisions of the chapter. A waiver would be required for the required minimum tract area as the subject parcel is approximately 85,298 square-feet where 87,120 is required. The Board may grant this waiver as the proposed flex development is more in keeping with the surrounding area, promotes a more efficient use of land, and that it will promote the purposes and intent of this section.

The lots would be served by a one-way driveway and a full suite of infrastructure. This would include subsurface utilities, drainage, water and sewer service. A sidewalk to Fairgrounds Road bordering the open space, and a bus stop are also being proposed, in harmony with the intent of

the Bylaw. A detailed drainage analysis, stormwater report and subsurface infrastructure design is included for your review.

Also attached are residential design drawings of multi-unit structures which are pending before the Historic District Commission for review. The lots have been arranged so as to have no more than three dwelling units per lot. The current concept is for a total of 22-dwelling units with 39-bedrooms, combined with the large open space area. Full buildout per the Flex Development Option of the Bylaw allows for 8-lots with up to 24 dwelling units. The conventional subdivision option not being pursued would have the potential for 21-dwelling units, with no designated open space.

A common driveway and shared parking area are proposed as encouraged by the Bylaw. A total of 51 parking spaces have been provided, plus two loading zones, trash receptacle areas and designated bike parking areas. Landscaping features utilizing natural and man-made materials have been provided which includes effective screening, planting of street trees, and preservation of a large open space parcel along Fairgrounds Road.

A traffic assessment has been performed by Bristol Traffic & Transportation Consulting, LLC, along with a swept path analysis for the movement the Nantucket Fire Department ladder truck through the site. The resulting report and site plan are included herewith for your review, which demonstrate compliance with the performance criteria in the Bylaw. The quality of the site design, building design, and landscaping enhances the area in comparison with other development options. Further, the provision of open land and any associated landscaping is appropriate for the scale and location of this development.

We look forward to discussing this matter with the Board at your next scheduled July 22nd meeting.

Sincerely,
Nantucket Engineering & Survey, P.C.
By: Arthur D. Gasbarro, PE, PLS

Cc: Arthur I. Reade, Jr.
Shirley Louise Coffin Spencer, Trustee of Coffin Family Nominee Trust

Nantucket Planning Board

Form B
Application for Approval of a Definitive Subdivision Plan
(AR)

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

Date: June 22, 2020

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Plan of Land designed by Nantucket Engineering & Survey PC dated 6/22/20, and described as follows: located on 31 Fairgrounds Road, number of lots proposed 11 (8 Buildable), total acreage of tract 85,298 +/- s.f., hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Sandra Lee Coffin Reith, Shirley Louise Coffin Spencer, Sheryl Lynn Geraghty, Stephanie Lorraine Coffine Seguin & Sarah F. Coffin Pietrzykowski by deed dated November 6, 2006 and recorded in the Nantucket Registry of Deeds Book 1057, Page 80, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # 67, Parcel 149, and said land is free of encumbrances except for the following: _____

Said plan ❍ has ☒ has not evolved from a preliminary plan submitted to the Board on _____(date) and ❍ approved ❍ disapproved on _____ (date).

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

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

31 Fairgrounds Common, LLC c/o Reade, Gullickson, Hanley & Gifford, LLP 6 Youngs Way Nantucket, MA 02554

Contact Phone #: (508)228-3128 Fax #: (____)_____ E-mail: air@readelaw.com

Name of owner(s): Coffin Family Nominee Trust; Shirley Louise Coffin Spencer , Trustee

Address of owner(s): c/o Didi Spencer P.O. Box 285 Nantucket, MA 02554

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

Agent

Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File #_____

Nantucket Planning Board

Application for a Special Permit

Date: 6/22/20 Planning Board File #:_____

Name of development: Fairgrounds Common

Owner(s) name(s): Coffin Family Nominee Trust, Shirley Louise Coffin Spencer, Trustee

Mailing address: c/o Didi Spencer P.O. Box 285 Nantucket, MA 02554

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

Applicant's name: Fairgrounds Common, LLC

Mailing address: c/o Reade, Gullicksen, Hanley, & Gifford, LLP 6 Youngs Way, Nantucket, MA 02554

Phone number: 508-228-9026 Fax number:_____ E-mail: air@readelaw.com

Engineer / surveyor's name: Arthur Gasbarro, PE, PLS - Nantucket Engineering & Survey, PC

Mailing address: 20 Mary Ann Drive Nantucket, MA 02554

Phone number: 508-825-5053 Fax number:_____ E-mail: art@nantucketengineer.com

Location of lot(s):

- ☐ Street address 31 Fairgrounds Road Nantucket, MA 02554
- ☐ Tax Assessors Map 67 Parcel 149
- ☐ Nantucket Registry of Deed: Plan Book 875 & 1057 and Page 172 & 80 **OR**

  Plan File # 2017-72 **OR** Land Court Plan #_____ at Certificate # _____

Size of parcel: 85,929 sq. ft. Zoning District: R-10

Special Permit sought: (check one)

- ❍ Cluster subdivision
- ❍ Commercial WECS
- ❍ Driveway Access/Curb Cut Special Permit
- ❍ Harbor Overlay District (HOD)
- ❍ Major Commercial Development (MCD)

- ❍ Multi-family Special Permit
- ❍ Moorlands Management District Subdivision or Construction (MMD)
- ❍ NEHOD (Neighborhood Employee Housing Overlay District)
- ❍ MRD (Major Residential Development)
- ❍ MIPOD (Mid-Island Planned Overlay District)
- ☒ Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-8.A	Residential Flex Development Options

Specify all associated Zoning Code relief sought:

Section	Description
139-8.A.3	Reduce minimum tract area from 2-acres to 85,929 s.f. as may be allowed per 139-8.A.6
139-16.A.	Reduce minimum setbacks as may be allowed per 139-8.A.4
139-16.A.	Reduce minimum frontage as may be allowed per 139-8.A.6

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: $ 250

Engineering Inspection Escrow Deposit due: $ $5,000

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Agent

Owner(s)' Signature(s)

Agent

Applicant's Signature

I/we Shirley Louise Coffin Spencer, Trustee, the undersigned, hereby authorize Arthur Gasbarro, PE, PLS to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Agent

Owner(s)' signature(s)

Check List:

- ❑ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ❑ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ❑ Application fee of $250.00 payable to Town of Nantucket
- ❑ Abutters fee of $6.74 per abutters payable to Pitney Bowes Reserved Funds
- ❑ Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- ❑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)
- ❑ A "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov .

TOWN OF NANTUCKET

PLANNING BOARD

(Subdivision)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Coffin Family Nominee Trust

MAILING ADDRESS PO Box 283 Nantucket, MA 02554

PROPERTY LOCATION 31 Fairgrounds Road

ASSESSOR MAP/PARCEL 67 - 149

SUBMITTED BY Arthur Gasbarro, Nantucket Engineering & Survey, PC

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners immediately abutting, landowners abutting the immediate abutters, and those landowners located directly across all streets and ways bordering the property line of owner's property as they appear on the most recent applicable tax list (pursuant to 2.06a (4) of the Planning Board Subdivision Requirements).

5-13-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2020.05.13 08:44:55 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
67	142		MCGRATH ANNETTE L LIFE EST	IVERSON TARA B TR	PO BOX 2717	NANTUCKET	MA	02584	20 TROTTERS LN
67	143		LOTHIAN WILLIAM R J TRUSTEE	EIGHTH AVE SOUTH NOMINEE TRUST	PO BOX 877	NANTUCKET	MA	02554	22 TROTTERS LN
67	144		16.5 WAYDALE LLC		16.5 WAYDALE RD	NANTUCKET	MA	02554	16- WAYDALE RD
67	145		VIGIL JEROME & LORRAINE TR		142 BAY LANE	CENTERVILLE	MA	02362	14 WAYDALE RD
67	146		GLIDDEN J CURTIS		12 WAYDALE ROAD	NANTUCKET	MA	02554	12 WAYDALE RD
67	147		ZOLLO SUSAN & STILLMAN ADAM M		35 FAY STREET # 102	BOSTON	MA	02118	26 TROTTERS LN
67	147	1	UBALDINO LAURA J		PO BOX 3123	NANTUCKET	MA	02554	24 TROTTERS LN
67	147	2	REZENDES ALEXANDER T		PO BOX 2015	NANTUCKET	MA	02554	26B TROTTERS LN
67	148		JOHNSON BRIAN B & FIONA		37 FAIRGROUNDS RD	NANTUCKET	MA	02554	37 FAIRGROUNDS RD
67	150		PUDER WILLIAM F TRUSTEE	WKP REALTY TRUST	PO BOX 2643	NANTUCKET	MA	02584	27 FAIRGROUNDS RD
67	151		DAVIS SUZANNE M TR	DAVIS REALTY TRUST	6 ENTERPRISE CIRCLE	NANTUCKET	MA	02554	25 FAIRGROUNDS RD
67	157		ARENA THOMAS W		PO BOX 1416	NANTUCKET	MA	02554	1 TICCOMA WY
67	158		WODYNSKI MICHAEL S & JUDITH A TR	LIFE ESTATE	PO BOX 854	NANTUCKET	MA	02554	32 FAIRGROUNDS RD
67	292		PERRY MARY JANE M		34 FAIRGROUNDS RD	NANTUCKET	MA	02554	34 FAIRGROUNDS RD
67	293		CLARK ROBERT D & BETTY		P O BOX 1307	NANTUCKET	MA	02554	36 FAIRGROUNDS RD
67	685		TEDESCHI LUKE & LAURA M		35 FAIRGROUNDS RD	NANTUCKET	MA	02554	35 FAIRGROUNDS RD
67	870		PHATTHANAPHUTI PIYA ETAL		16 WAYDALE RD	NANTUCKET	MA	02554	16 WAYDALE RD
Count:	**17**								

MCGRATH ANNETTE L LIFE EST
IVERSON TARA B TR
PO BOX 2717
NANTUCKET, MA 02584

LOTHIAN WILLIAM R J TRUSTEE
EIGHTH AVE SOUTH NOMINEE TRUST
PO BOX 877
NANTUCKET, MA 02554

16.5 WAYDALE LLC
16.5 WAYDALE RD
NANTUCKET, MA 02554

VIGIL JEROME & LORRAINE TR
142 BAY LANE
CENTERVILLE, MA 02362

GLIDDEN J CURTIS
12 WAYDALE ROAD
NANTUCKET, MA 02554

ZOLLO SUSAN & STILLMAN ADAM M
35 FAY STREET # 102
BOSTON, MA 02118

UBALDINO LAURA J
PO BOX 3123
NANTUCKET, MA 02554

REZENDES ALEXANDER T
PO BOX 2015
NANTUCKET, MA 02554

JOHNSON BRIAN B & FIONA
37 FAIRGROUNDS RD
NANTUCKET, MA 02554

PUDER WILLIAM F TRUSTEE
WKP REALTY TRUST
PO BOX 2643
NANTUCKET, MA 02584

DAVIS SUZANNE M TR
DAVIS REALTY TRUST
6 ENTERPRISE CIRCLE
NANTUCKET, MA 02554

ARENA THOMAS W
PO BOX 1416
NANTUCKET, MA 02554

WODYNSKI MICHAEL S & JUDITH A TR
LIFE ESTATE
PO BOX 854
NANTUCKET, MA 02554

PERRY MARY JANE M
34 FAIRGROUNDS RD
NANTUCKET, MA 02554

CLARK ROBERT D & BETTY
P O BOX 1307
NANTUCKET, MA 02554

TEDESCHI LUKE & LAURA M
35 FAIRGROUNDS RD
NANTUCKET, MA 02554

PHATTHANAPHUTI PIYA ETAL
16 WAYDALE RD
NANTUCKET, MA 02554

Locus Map - Aerial

Property Information

Property ID	67 149
Location	31 FAIRGROUNDS RD
Owner	COFFIN FREDERICK C JR TRST

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

Aerial Photos – 31 Fairgrounds Way

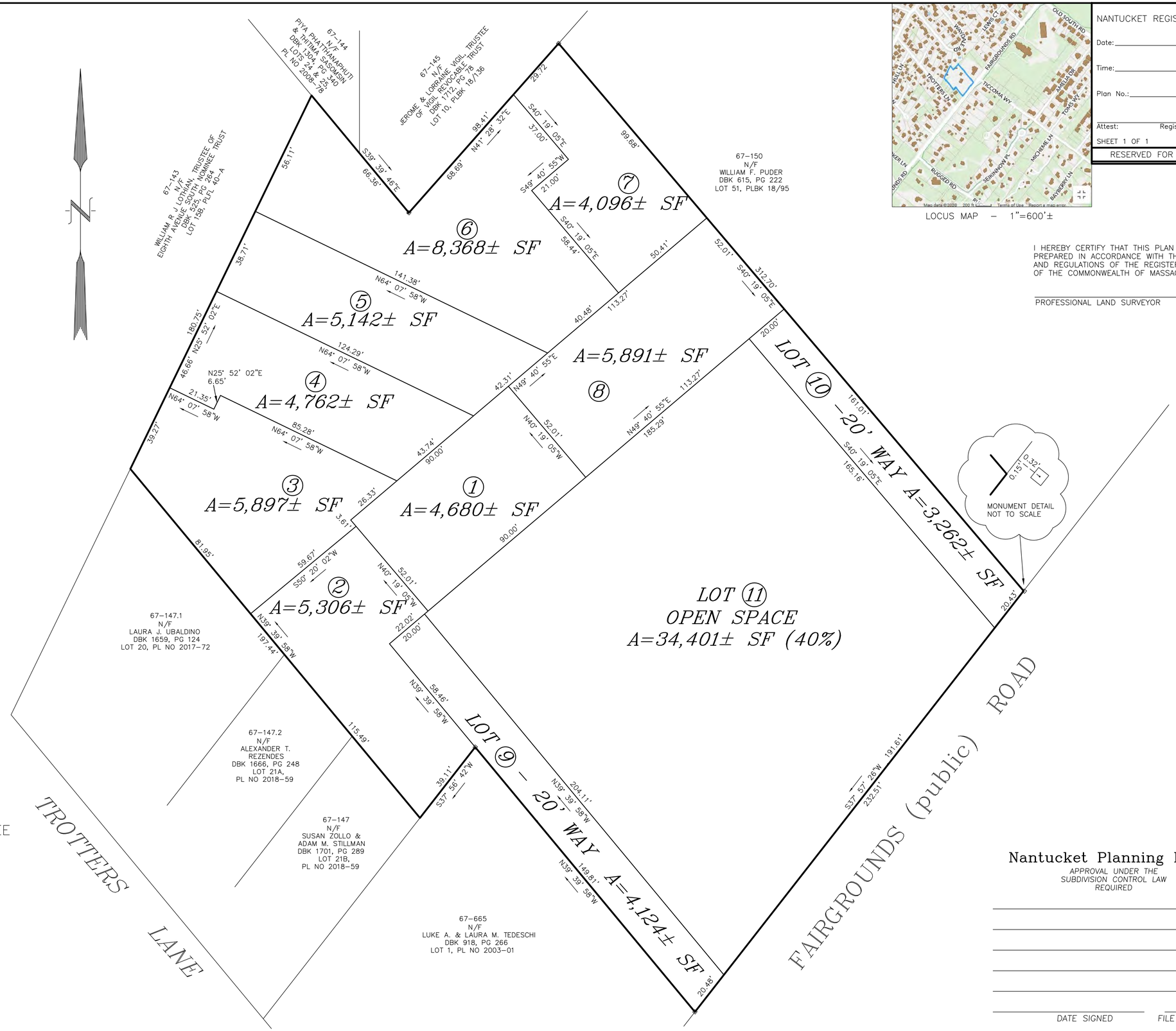
CURRENT ZONING CLASSIFICATION:
Residential 10 (R–10)

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 25%
TOTAL LOT AREA = 85,929±SF

REF. Ch.139–8.A(3)FLEX DEVELOPMENT

LEGEND

⊡ DENOTES CONCRETE BOUND FOUND



LOCUS MAP – 1"=600'±

NANTUCKET REGISTRY OF DEEDS

Date:

Time:

Plan No.:

Attest: Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

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

DEFINITIVE PLAN OF LAND

IN NANTUCKET, MA

PREPARED FOR

31 FAIRGROUNDS COMMON LLC

JUNE 22, 2020

SCALE: 1"=20'

ADDRESS: 31 FAIRGROUNDS ROAD
ASSESSOR MAP 67 PARCEL 149
OWNER:
COFFIN FAMILY NOMINEE TRUST
SHIRLEY LOUISE COFFIN SPENCER, TRUSTEE
DEED REFERENCES:
BOOK 875, PG 172 &
BOOK 1057, PG 80
PLAN REFERENCE:
PLAN NO 2017–72; LOT 22

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE SIGNED FILE #

MULTI FAMILY STRUCTURES
PROPERTY LINE MODS
31 FAREGROUNDS ROAD - LOTS #1 - #8
SCALE: 1" = 50'-0"

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (A)
31 FAREGROUNDS ROAD - #3 & #4
SCALE: 1" = 10'-0"

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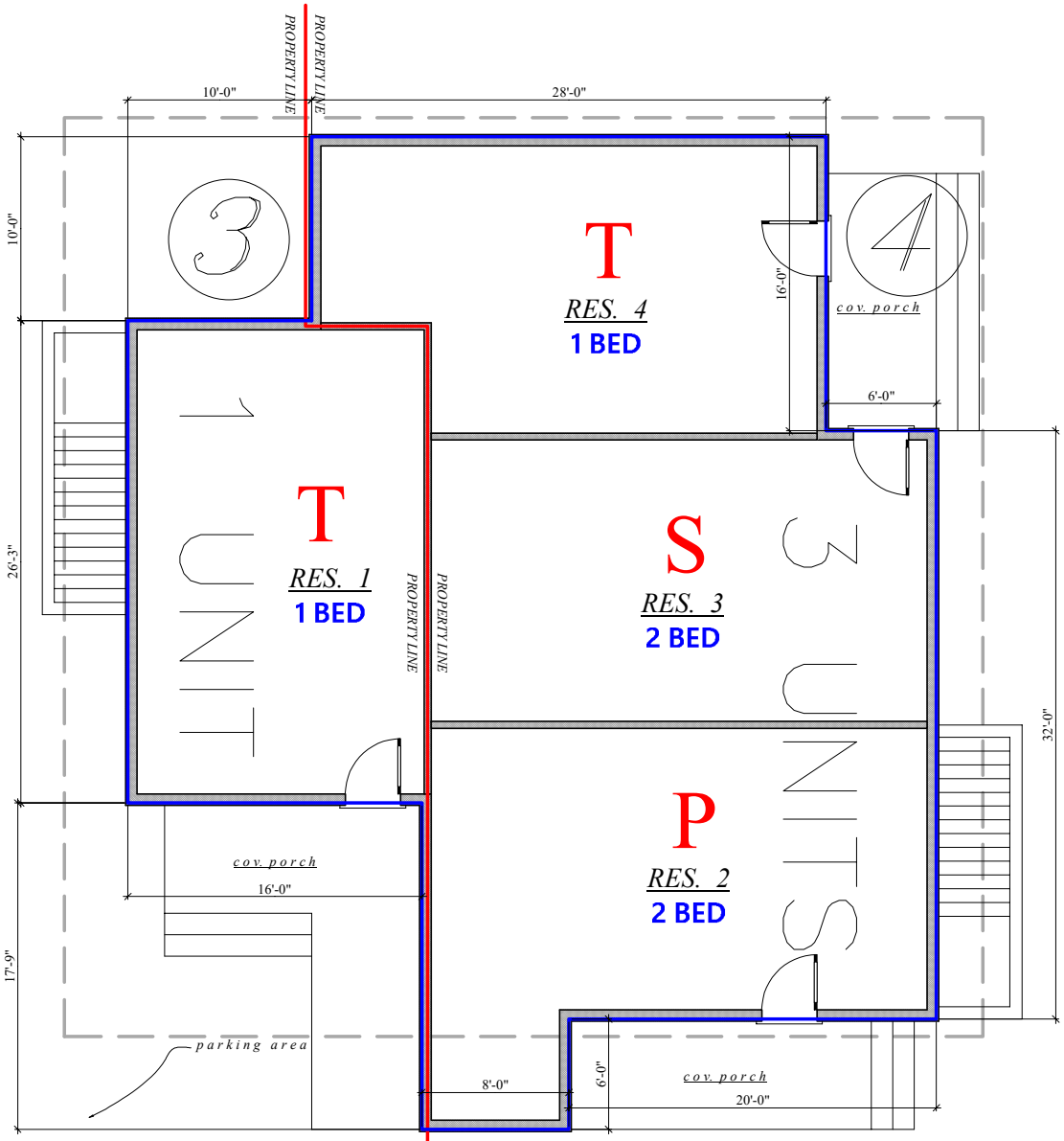

PERIMETER PLAN - UNIT A (ground floor)
g.c. => 1776
2nd flr => 1572

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (A)
31 FAREGROUNDS ROAD - #3 & #4
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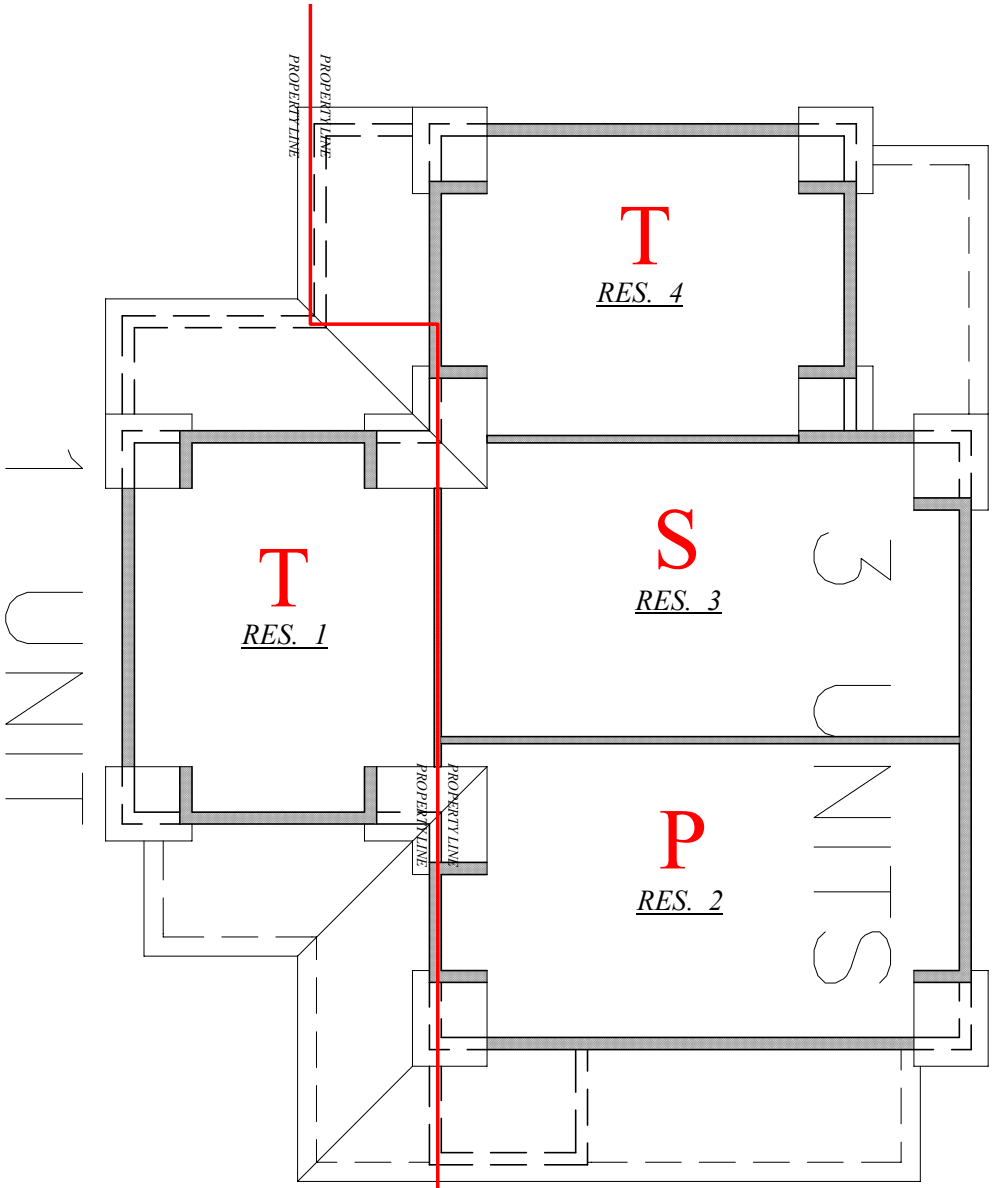

PERIMETER PLAN - UNIT A (second floor)
g.c. => 1776
2nd flr => 1572

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (B)
31 FAREGROUNDS ROAD - #6 & #7
SCALE: 1" = 10'-0"

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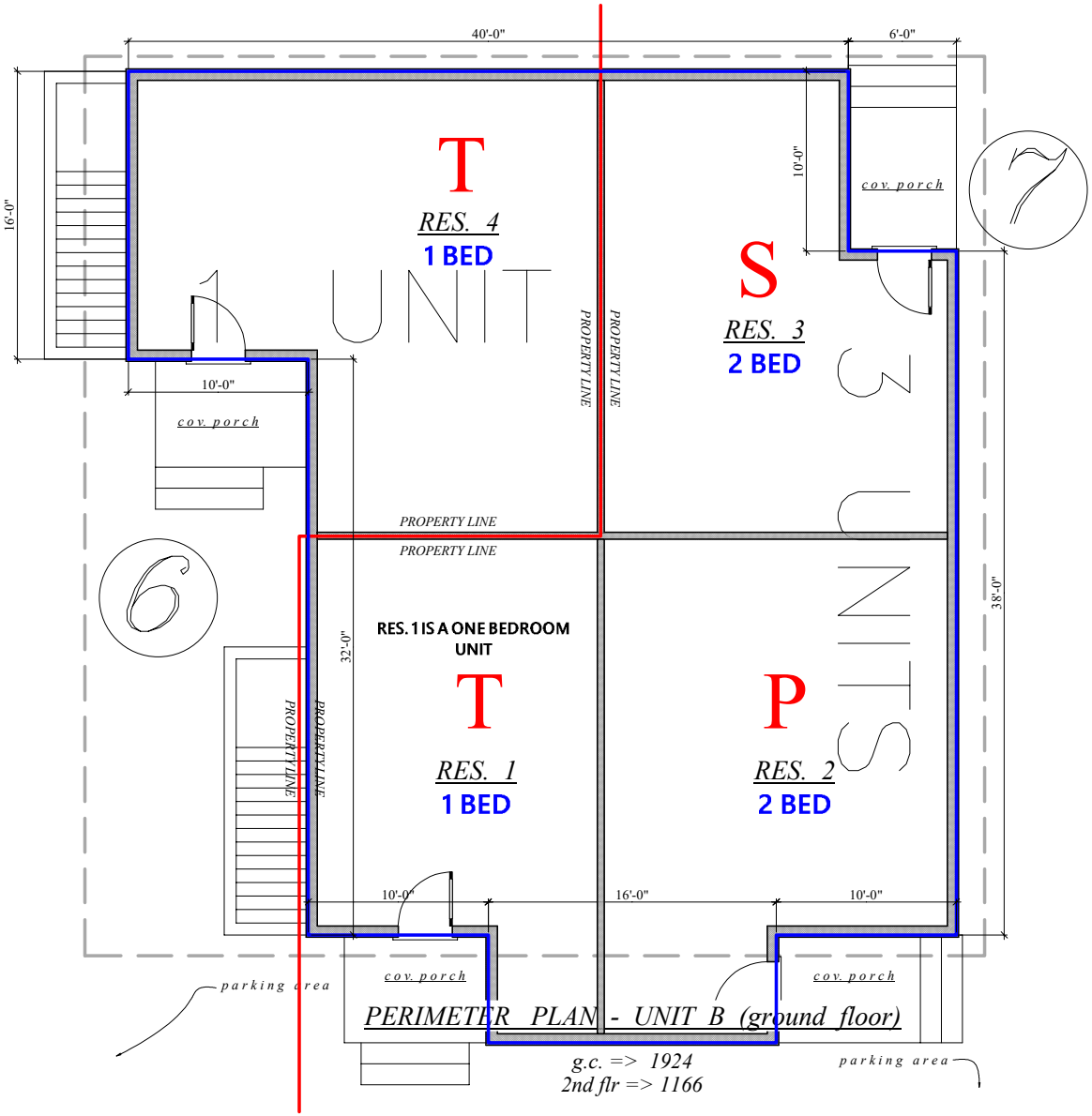

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (B)
31 FAREGROUNDS ROAD - #6 & #7
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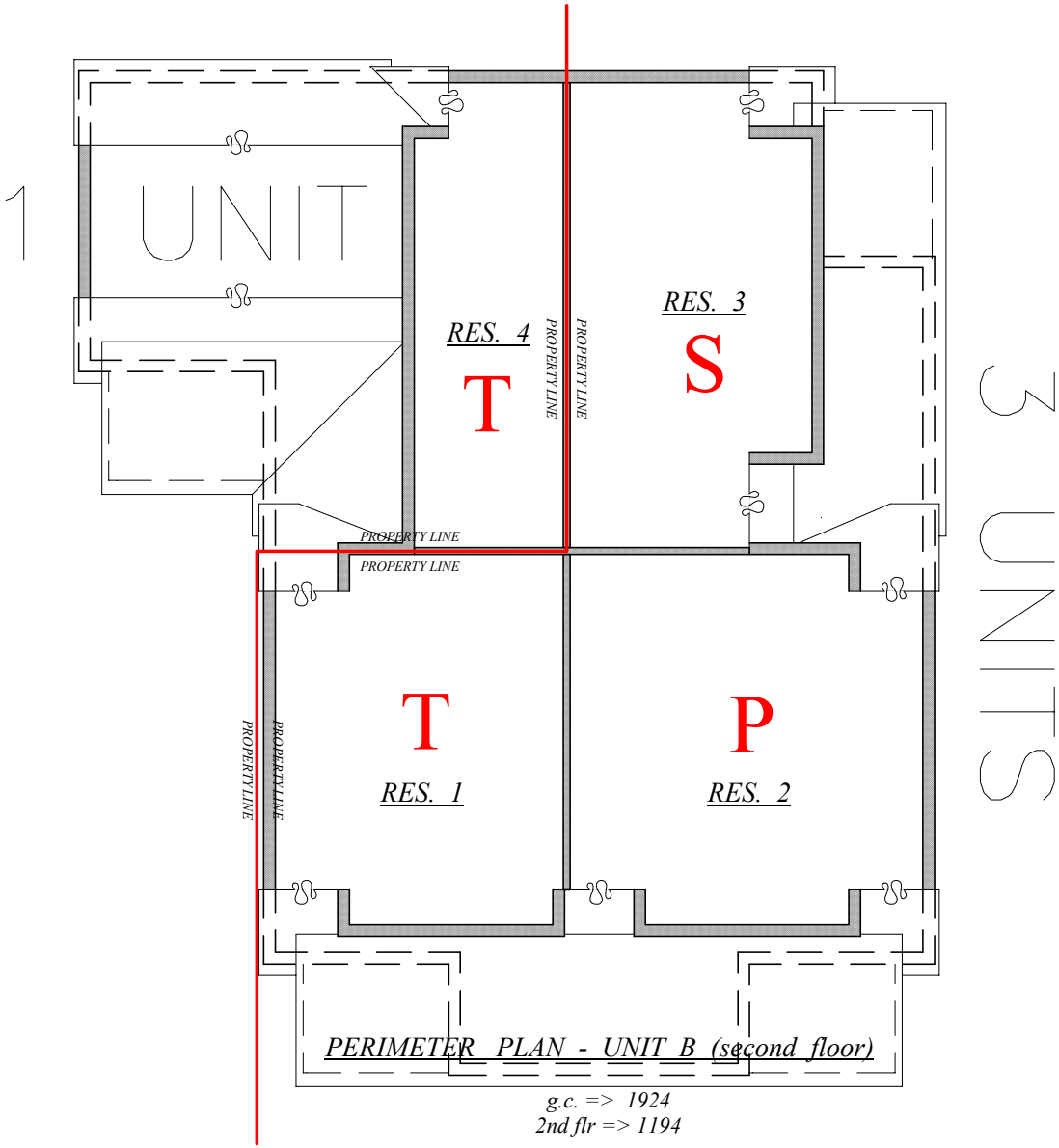

PERIMETER PLAN - UNIT B (second floor)

g.c. => 1924
2nd flr => 1194

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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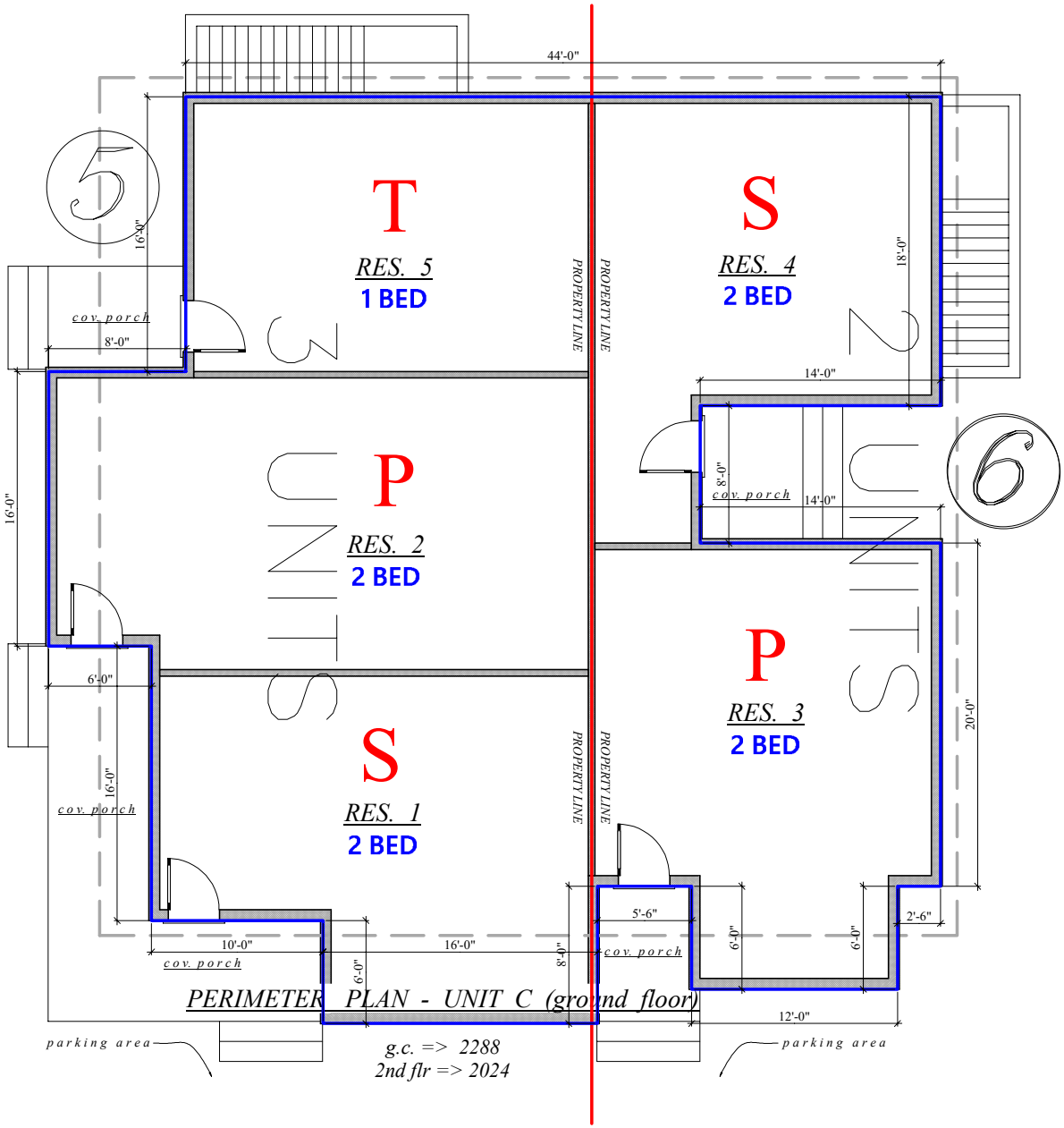

PERIMETER PLAN - UNIT C (ground floor)

g.c. => 2288
2nd flr => 2024

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (C)
31 FAREGROUNDS ROAD - #5 & #6
SCALE: 1" = 10'-0"

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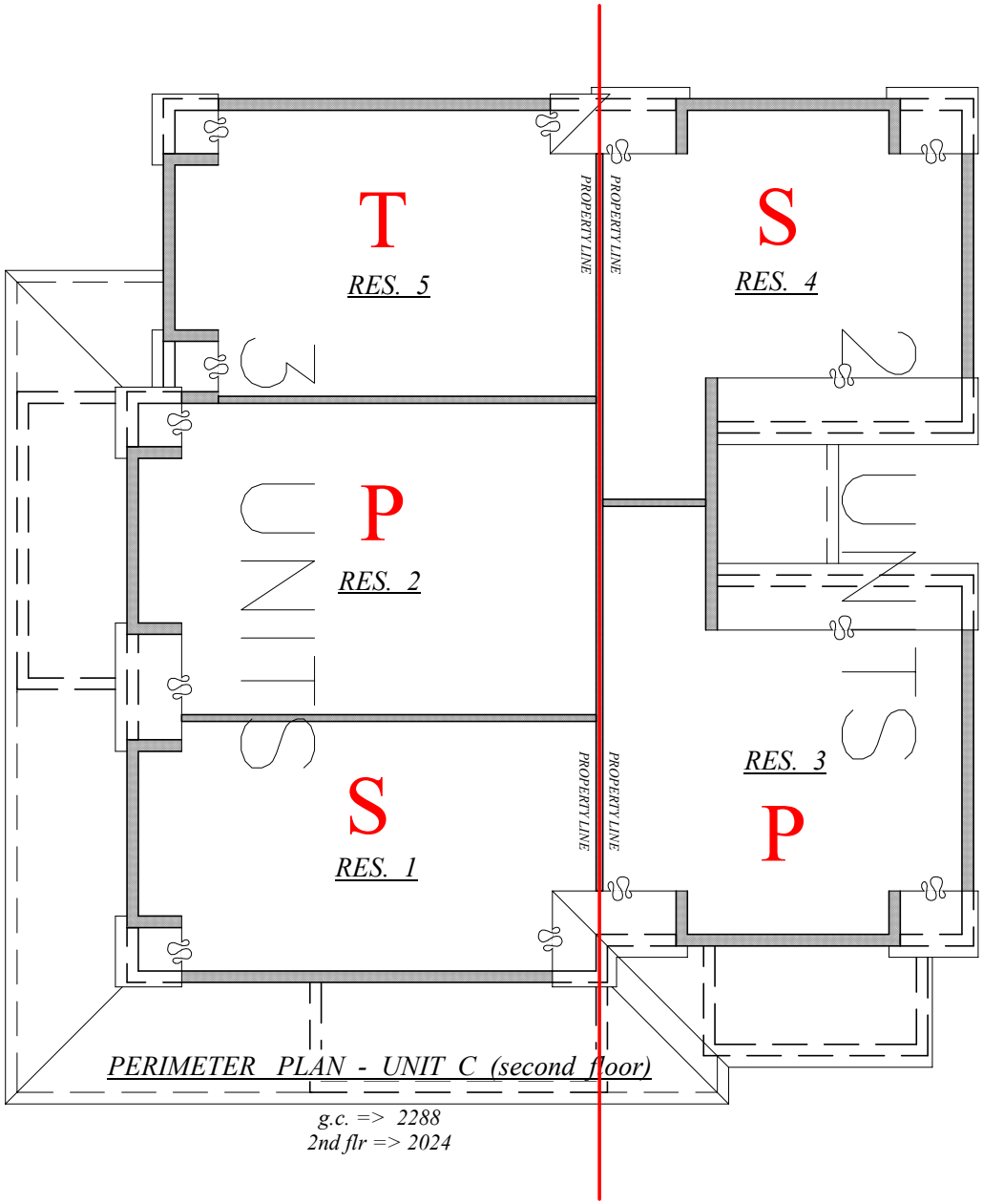

PERIMETER PLAN - UNIT C (second floor)

g.c. => 2288
2nd flr => 2024

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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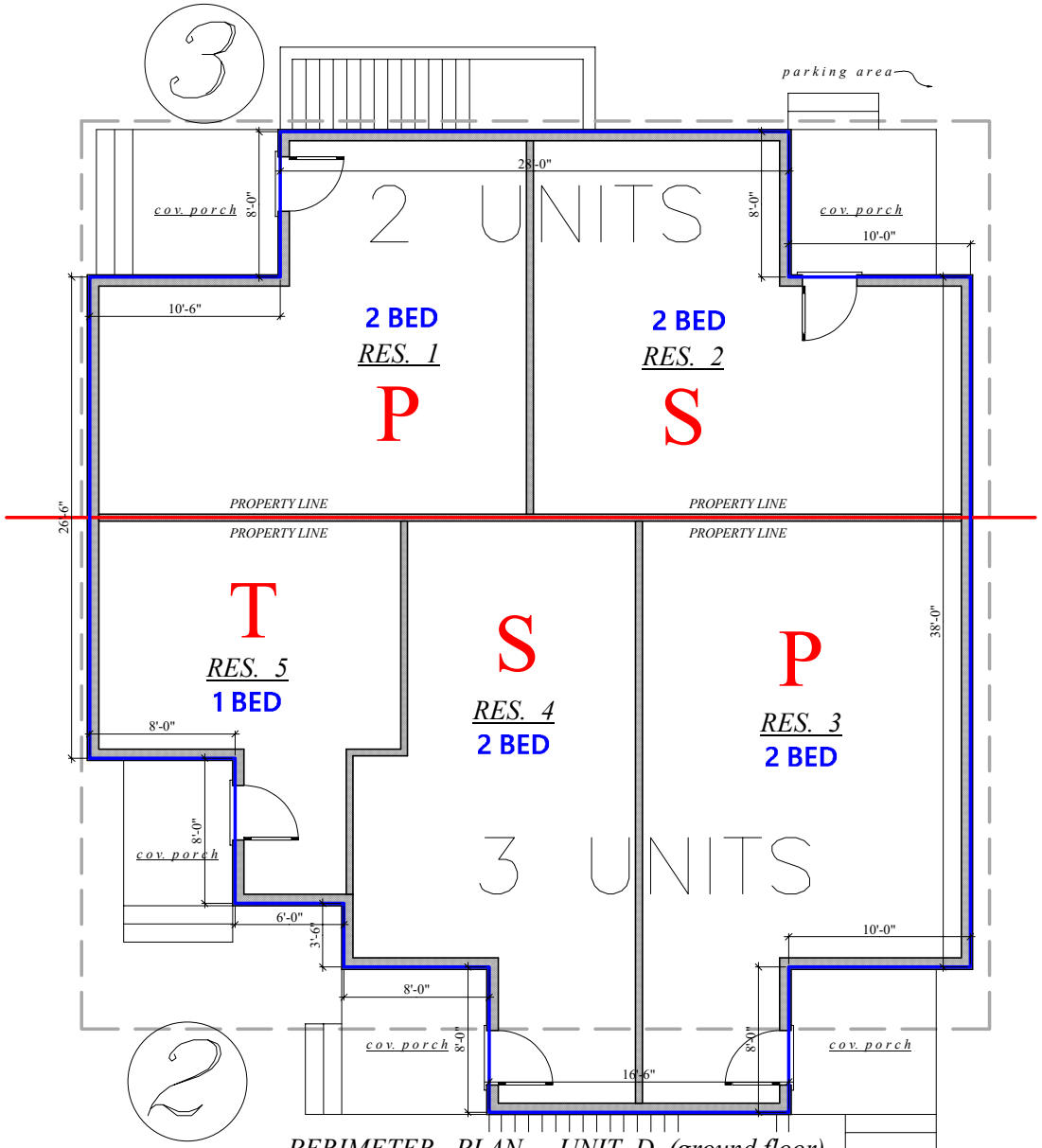

PERIMETER PLAN - UNIT D (ground floor)

g.c. => 2086
2nd flr => 1590

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (D)
31 FAREGROUNDS ROAD - #2 & #3
SCALE: 1" = 10'-0"

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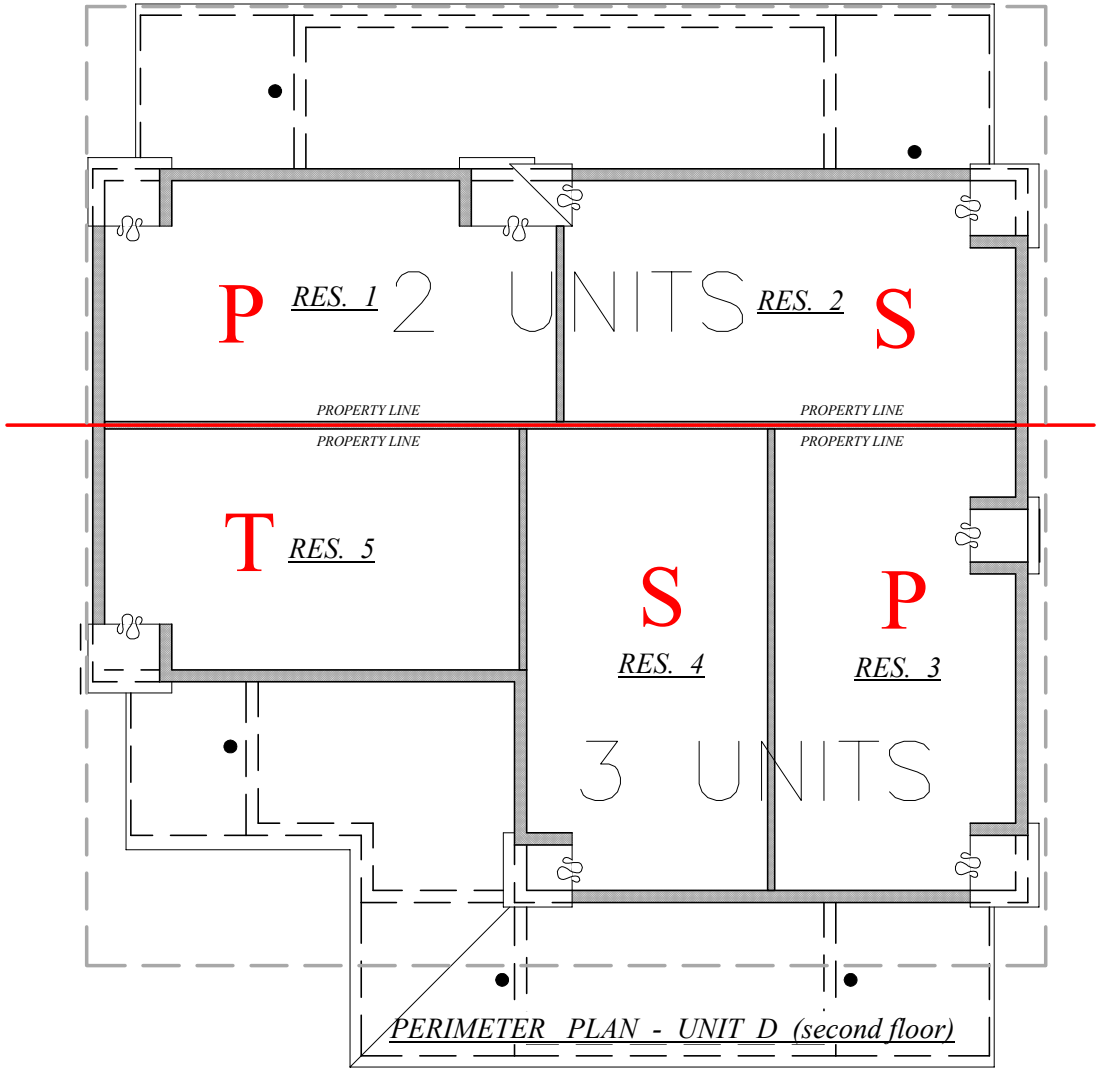

PERIMETER PLAN - UNIT D (second floor)

g.c. => 2086
2nd flr => 1590

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (E)
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

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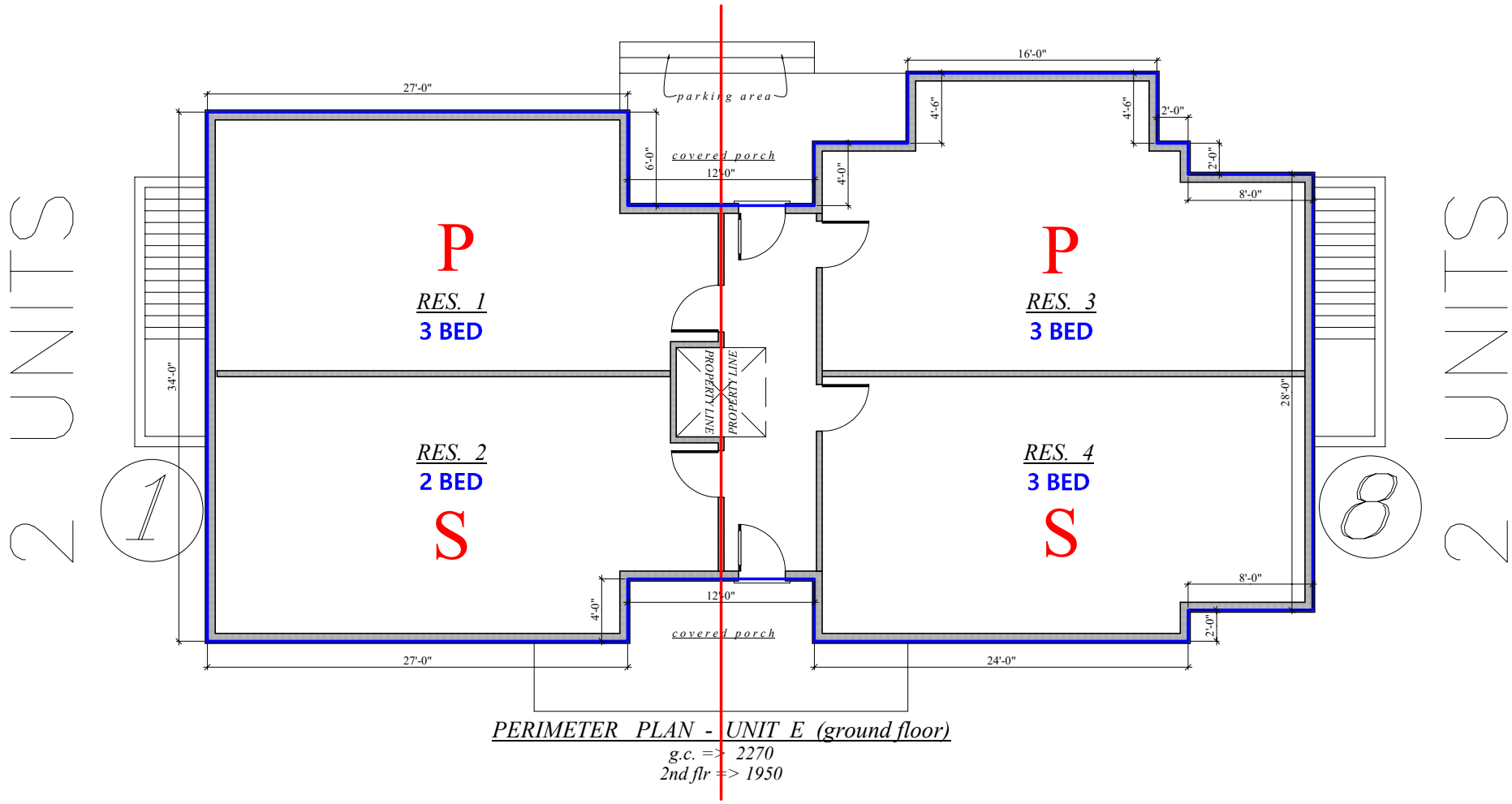

PERIMETER PLAN - UNIT E (ground floor)
g.c. => 2270
2nd flr => 1950

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

MULTI FAMILY STRUCTURE
PROPERTY LINE - UNIT (E)
31 FAREGROUNDS ROAD - #1 & #8
SCALE: 1" = 10'-0"

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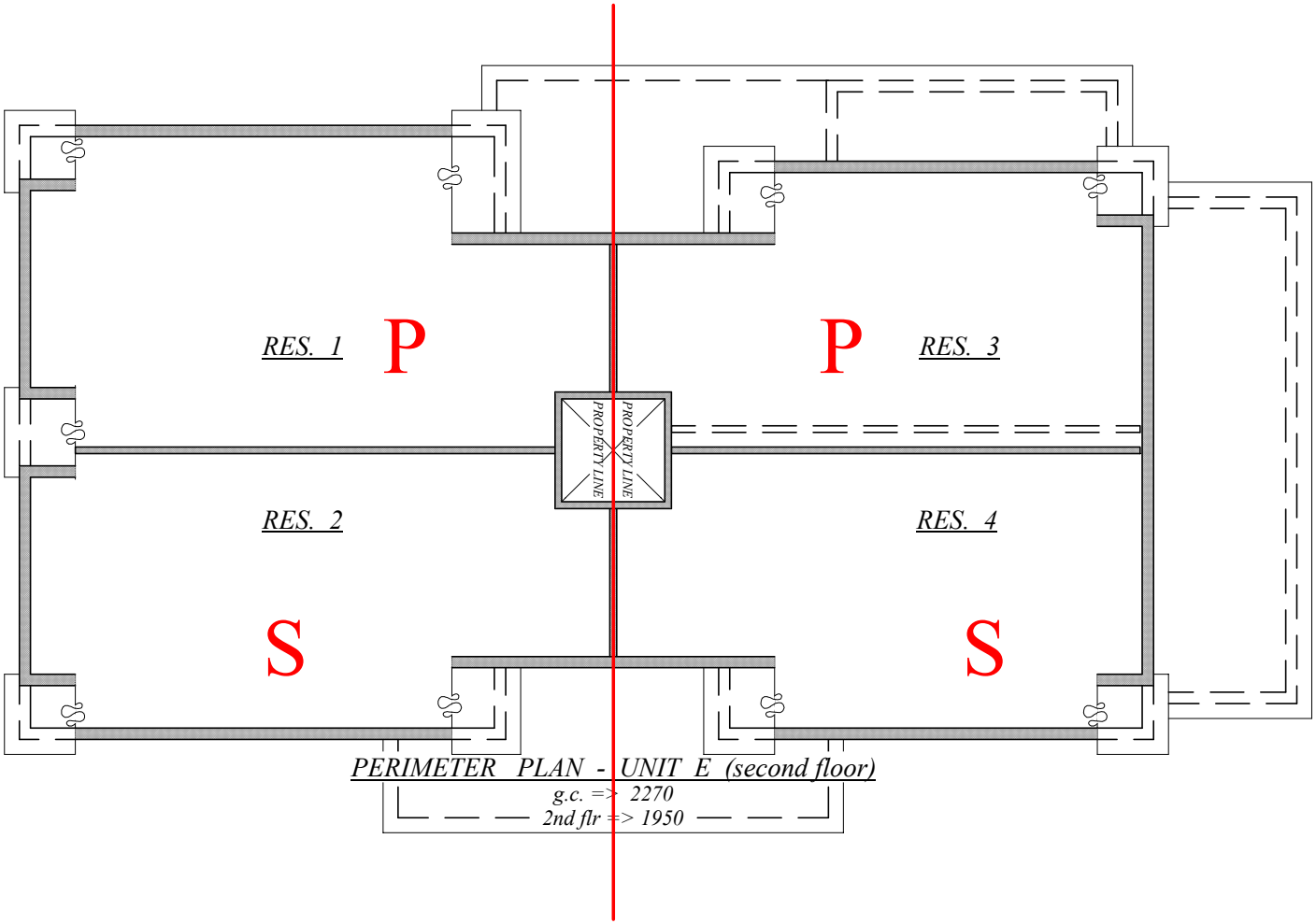
consent of brook meerbergen.



PERIMETER PLAN - UNIT E (second floor)
g.c. => 2270
2nd flr => 1950

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

Stormwater Report

Residential Flex Development
31 Fairgrounds Road
Map 67 Parcel 149

Owner:
Coffin Family Nominee Trust

Applicant:
Fairgrounds Common, LLC

Prepared By:

Nantucket Engineering & Survey, PC
Arthur D. Gasbarro, PE, PLS

June 2020

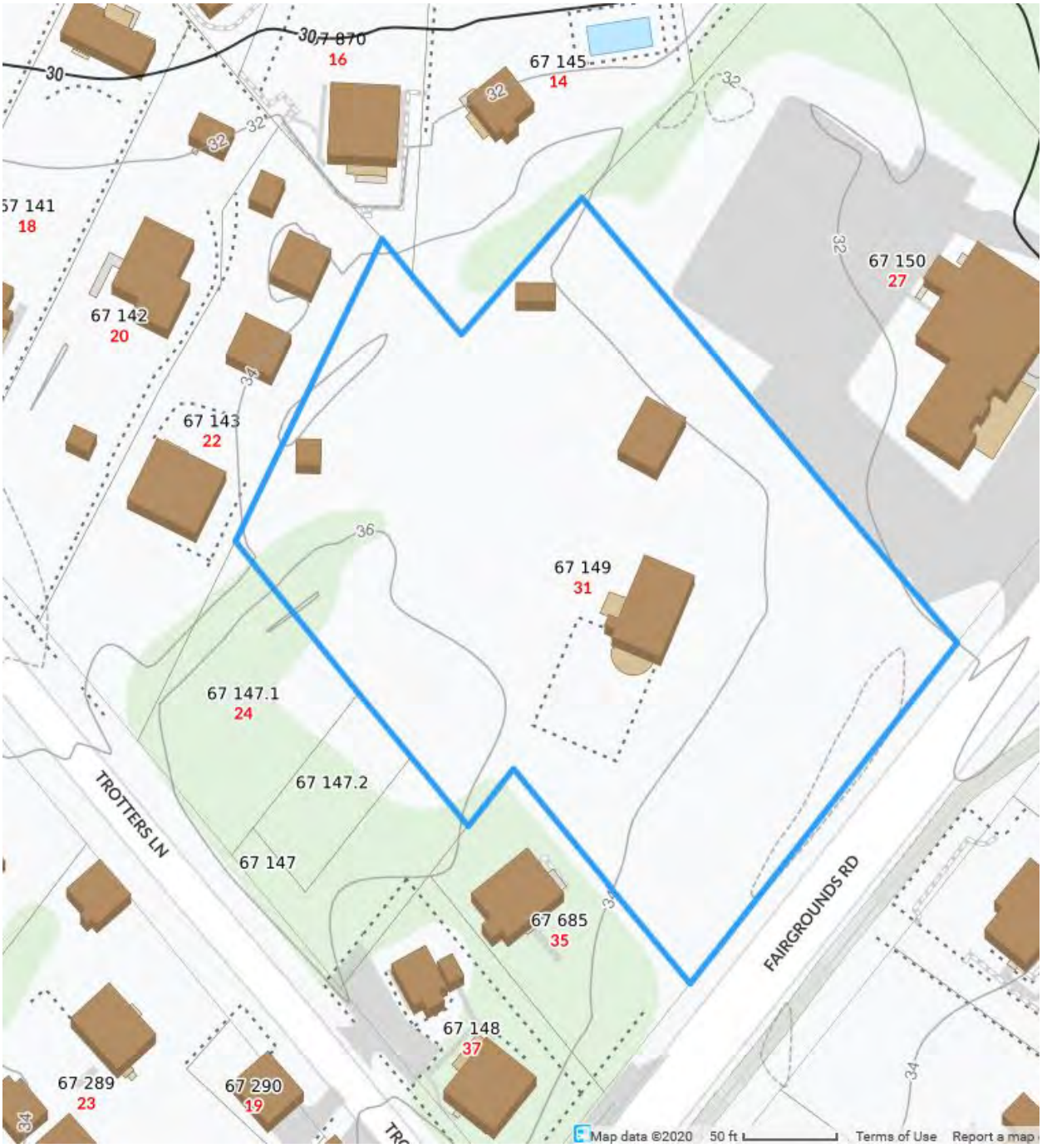
20 Mary Ann Drive • Nantucket, MA 02554
508-825-5053 • www.NantucketEngineer.com

Objective

To design a stormwater management system for the proposed residential development including parking and driveway areas.

Watershed

The subject parcel is located at a slightly higher elevation than the surrounding properties. The post-development site will be graded such that no stormwater runoff exits the property, and is directed to the proposed stormwater infiltration facilities.



Hydrologic Analysis

Stormwater runoff generated as a result of the proposed conditions was calculated using the Rational Method. The watershed for the project is coincident with the property lines as no surface water is entering the site from off-site, and no surface water will exit the site under proposed conditions. The system was analyzed using rainfall data for the twenty-five-year, 24-hour duration storm frequencies as required by the Nantucket Rules and Regulations Governing the Subdivision of Land. The precipitation was based on the attached rainfall graph for Barnstable County.

System Sizing

A soil evaluation performed in June 2019 found Class I, medium sand soils with a percolation rate of less than two-minutes per inch. An infiltration rate of four-minutes per inch was used for design purposes to accommodate long-term acceptance. The system has adequate infiltration capacity and storage volume for the design storm. The bottom of the infiltration facility is proposed greater than four-feet above the groundwater elevation.

Environmental Protection

All catchbasins will have deep sumps for the accumulation of sediment, where it can then be removed from. A Stormceptor 450i water quality inlet has been provided prior to infiltration of the stormwater. The patented design allows the Inline unit to maintain continuous positive treatment of stormwater for the removal of pollutants such as total suspended solids (TSS), free oils and nutrients year-round, regardless of the flow rate. Maintenance of the system will be per the attached Operations and Maintenance document.

Conclusion

The drainage system has been designed to adequately handle the 25-year storm event in accordance with the Town’s standards, and applicable rules, regulations and guidance documents. The system will promote public safety and minimize environmental impacts.

Special Permit & A.R. Subdivision
Fairgounds Common, LLC

31 Fairgrounds Rd
Map 67 Parcel 149
June 22, 2020

Itemized List of Improvements to be Waived or Modified

Planning Board Rules and Regulations of October 13, 1987
(As amended through December 20, 1999)

The land on the accompanying plan for FAIRGROUNDS COMMON shall comply with the rules and regulations of the Nantucket Planning Board which were in effect on October 13, 1987, and as amended, except for the following enumerated regulations which the Planning Board agrees to waive or alter in the manner specified:

SECTION III – SUBDIVISION LAYOUT DESIGN STANDARDS

(3.01)	Zoning -	RESIDENTIAL FLEX DEVELOPMENT
(3.02)	Public Open Space -	Not Applicable (N/A)
(3.03)	Protection of Wetlands -	Not Applicable (N/A)
(3.04)	Flood Prone Areas –	Not Applicable (N/A)
(3.05)	Protect Natural Features	See Plans
(3.06)	One Dwelling per Lot -	Applicant requests up to 3 dwellings on each lot
(3.07)	Further Subdivision -	Not Applicable (N/A)
(3.08)	Hazards -	Not Applicable (N/A)
(3.09)	Reverse Lot Frontage -	Not Applicable (N/A)
(3.10)	Street System -	See Plans

SECTION IV – DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

(4.02)	Monuments -	See Plans
(4.03)	Streets -	Not Applicable (N/A)
(4.05)	Street Construction -	Type 1 – Paved Surface or Concrete Reduce width from 12' – One Way
(4.06)	Storm Drainage -	See Plans
(4.06a)	Subdrains -	Not Applicable (N/A)
(4.06b)	Storm Drains -	See Plans
(4.06b)	1. Catchbasin pairs 300ft Maximum - 2. Manholes 500ft - 3. Leaching Basins Where Possible - 4. Roadway Drain line Specs -	See Plans See Plans See Plans See Plans
(4.07)	Easements – 20ft Water, Sewer & Drains; 10ft Electric, Telephone, CATV 15ft, Bike & Pedestrian, Possible Scenic Easements, Watercourse Easements -	See Plans
(4.08)	Adequate Access to Site -	See Plans
(4.09)	Shoulders -	See Plans
(4.10)	Guard Rails and Posts -	WAIVE
(4.11)	Street Signs -	See Plans
(4.12)	Water Pipes & Related Equipment -	See Plans
(4.13)	Dry Sewer Lines -	See Plans
(4.14)	Power Lines -	See Plans
(4.15)	Telephone Lines -	See Plans
(4.16)	Landscape Plan -	See Sheet 6
(4.17)	Fire Alarm Systems and Emergency Water supply-	See Plans
(4.18)	Sidewalks – 4ft Wide Concrete or Brick -	See Plans

(4.19)	Bicycle Paths	See Plans
(4.20)	Street Lights -	WAIVE
(4.21)	Bridges -	WAIVE
(4.22)	Curbing and Berms, precast or Granite 6ft beyond curves -	See Plans
(4.23)	Soils Surveys -	See Plans
(4.24)	Driveway Aprons-	See Plans

Fairgrounds Common, LLC Project
Stormwater Analysis & Infrastructure Design

Rational Method

Q=ciA

Rear Portion of Site
c= 0.70 Residential – Multifamily, Detached
i= 1.4 in/hr (Barnstable 25-year Storm)
A=1 acre

Q= 0.98 cfs

Front Portion of Site
c= 0.20 – Park
i= 1.4 in/hr (Barnstable 25-year Storm)
A=1 acre

Q= 0.28 cfs

Total Q=1.26 cfs

Sizing
Infiltration Rate < 2 mpi
Use 4 mpi for long-term acceptance

I = 4 min/in = .00006 cfs/sf/sec

Area Required

A = Q/I = 1.23 cfs / .00006 cfs/sf/sec = 2,100 s.f.

Provide

SC-740 Chambers in a leach trench configuration w/12" perimeter & bed of washed gravel. Use (2) 100-foot long rows of 14 chambers

100' x 13.25 sf/lf + (2)44 sf/end = 1,369 s.f. per trench

Total Leaching Area Provided: 2,738 s.f. > 2,100 s.f. Required

Storage Capacity: 28 Chambers x 81.7 c.f./chamber = 2,287 c.f.

Pre-treat each row with a Stormceptor STC-450i Water Quality Unit

Example 3: Sites on Gaged Streams (USGS)

Given: Site on Fish Brook
Drainage area = 0.75 sq. mi.
Storage = 0.0

Problem: Compute the peak discharge for a 50-year design.

Solution: The ratio of the drainage area of the ungaged site to the area of the gaged site must be about 0.6 to 1.4 to use the USGS method:

Au/Ag = .75/1.01 = 0.74

From Exhibit 8-7:

$Q_{t(u)} = (A_u/A_g)^x Q_{t(g)}$

$Q_{50(u)} = (0.75/1.01)^{0.75}(161) = 128$ cfs

8.3.2.2 Rational Method

The formula for the Rational Method is:

$Q = CiA$

Where:
- Q = peak discharge, cfs
- C = runoff coefficient
- i = average rainfall intensity, in./hr, for a storm duration equal to the time of concentration, T_c
- A = drainage area, acres

This method is a simplified model of the hydrologic process. Therefore, it should only be used for small drainage areas, and preferably for areas with the same general basin characteristics. It should be used to determine the peak discharge for pavement drainage design.

The following assumptions are inherent in the Rational Formula:

- The peak flow occurs when the entire watershed is contributing to the flow.
- The rainfall intensity is the same over the entire drainage area.
- The rainfall intensity is uniform over a time duration equal to the time of concentration, Tc. The time of concentration is the time

required for water to travel from the hydraulically most remote point of the basin to the point of interest.

- The frequency of the computed peak flow under the Rational Method is the same as that of the rainfall intensity, i.e., the 10-yr rainfall intensity is assumed to produce the 10-year peak flow under the Rational Method.
- The coefficient of runoff is the same for all storms of all recurrence probabilities.

Because of these inherent assumptions, the Rational Formula should only be applied to drainage areas smaller than 50 acres.

Runoff Coefficient (C)

The runoff coefficient is a general representation of the drainage basin characteristics. These include antecedent precipitation, soil moisture, infiltration, detention, evaporation, and ground slope and cover. The coefficient "C" can be determined in one of two ways. Exhibit 8-8 provides coefficients based on the overall character of the drainage area. The second method develops a composite coefficient based on the percentages of different surface types in the drainage area.

To determine C for a design frequency of 10 years or less, follow this procedure:

1. Document the predominant types of surfaces within the drainage area. Estimate the percentage each represents.
2. Select a C for each type of surface from Exhibit 8-9.
3. Calculate a weighted C value for the drainage area.

If a design frequency greater than 10 years is needed, use Exhibit 8-10 to determine a C_a. The modified Rational formula is:

$$Q = C_a CiA$$

Where: $C_a \times C$ must be less than or equal to 1.0.

Exhibit 8-8
Recommended Runoff Coefficients (C) for Rational Method
(By Overall Character of Area)

Description of Area	Runoff Coefficients
Business	
Downtown	0.70 to 0.95
Neighborhood	0.50 to 0.70
Residential	
Single-Family	0.30 to 0.50
Multi-Family, Detached	0.40 to 0.60
Multi-Family, Attached	0.60 to 0.75
Residential (Suburban)	0.25 to 0.40
Apartment	0.50 to 0.70
Industrial	
Light	0.50 to 0.80
Heavy	0.60 to 0.90
Parks, Cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.35
Railroad Yard	0.20 to 0.35
Unimproved	0.10 to 0.30
Woodland	0.15 to 0.25
Cultivated	0.40 to 0.60

Source: Design Manual for Storm Drainage, ASCE 1960

Exhibit 8-9
Recommended Runoff Coefficients (C) For Rational Method
(For Surface Type)

Character of Surface	Runoff Coefficients
Pavement	
Asphaltic and Concrete	0.70 to 0.95
Brick	0.70 to 0.85
Roofs	0.75 to 0.95
Lawns, Sandy Soil	
Flat, 2 Percent	0.05 to 0.10 0.
Average, 2 to 7 Percent	10 to 0.15
Steep, 7 Percent	0.15 to 0.20
Lawns, Heavy Soil	
Flat, 2 Percent	0.13 to 0.17
Average, 2 to 7 Percent	0.18 to 0.22
Steep, 7 Percent	0.25 to 0.35

Source: Design Manual for Storm Drainage, ASCE 1960

Exhibit 8-10
Recommended Ca Values (Rational Method)
(For Greater Than 10-year Design Runoff)

Recurrence Interval (Years)	C_a
2 to 10	1.0
25	1.1
50	1.2
100	1.25

Note: The product of C x Ca should not exceed 1.
Source: WPCF Manual of Practice No. 9, Design and Construction of Sanitary and Storm Sewers.

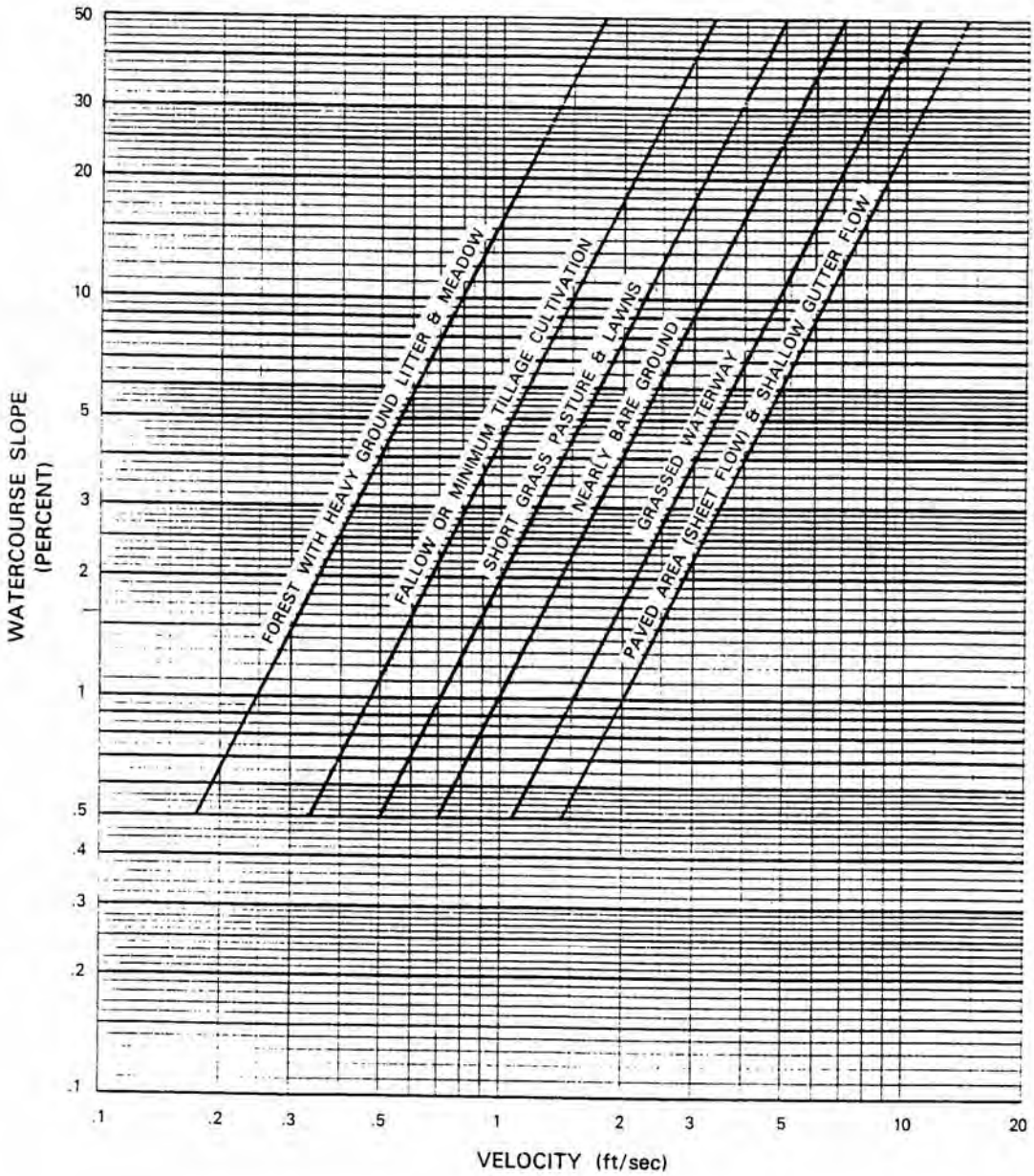
Rainfall Intensity (I; in inches/hour)

Rainfall intensity in the Rational Method is a function of: 1) selection of design flood frequency (see Exhibit 8-2) and 2) time of concentration (T_C), or the time required for the runoff to travel from the hydraulically most distant part of the watershed to the design site. It is usually computed by determining the water travel time through the watershed. The hydraulically most distant location will not necessarily be the linearly most distant site.

To determine i, follow this procedure:

- To calculate T_C, use Exhibit 8-11. For pavements T_C is normally assumed to be 5 minutes for the first inlet only. T_C is based on the slope of the water course and the type of surface cover. The designer should check several overland watercourses or flow routes to determine T_C. See the example for a T_C calculation. For an alternate method for computing T_C, the designer should refer to the procedure in FHWA-NHI-01-021 *Urban Drainage Design Manual* (HEC-22).
- Exhibits 8-12 to 8-16 provide intensity-duration-frequency (I-D-F) curves for Boston, Barnstable, Worcester, Springfield, and Pittsfield. The designer should select the station closest to the design site.
- Enter the selected I-D-F curve with the calculated T_C and turn at the selected design flood frequency. Read i from the vertical axis.

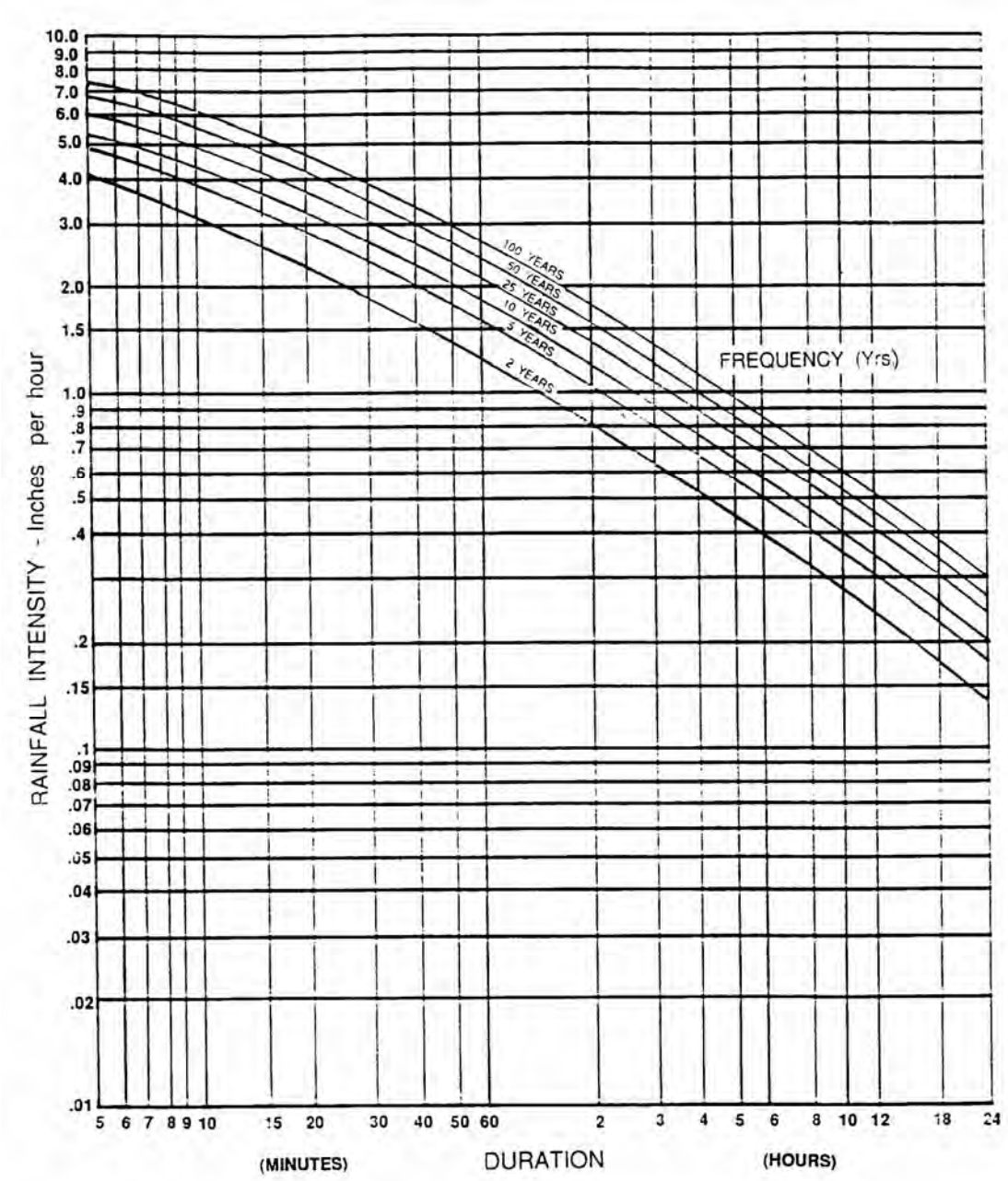
Exhibit 8-11
Average Velocities for Overland Flow



Source: TR55 - Urban Hydrology for Small Wetlands, NRCS

Exhibit 8-13

Intensity – Duration – Frequency Curve for Barnstable, MA



Source: TR55 - Urban Hydrology for Small Wetlands, NRCS

StormTech SC-740 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.

StormTech®
Detention • Retention • Recharge

Subsurface Stormwater Management℠

StormTech SC-740 Chamber
(not to scale)

Nominal Chamber Specifications

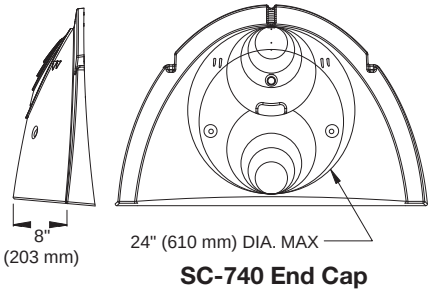
Size (L x W x H)
85.4" x 51.0" x 30.0"
(2170 x 1295 x 762 mm)

Chamber Storage
45.9 ft³ (1.30 m³)

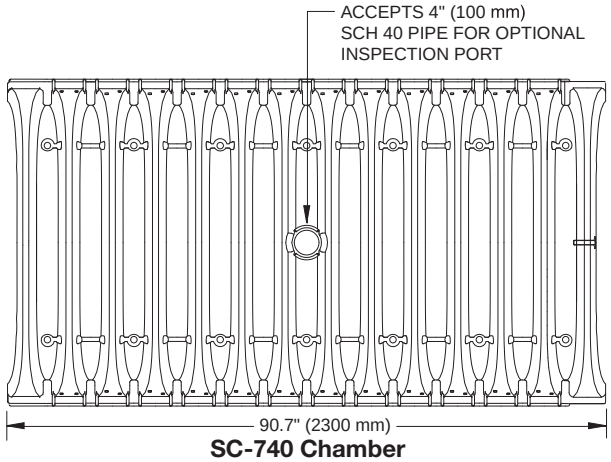
Minimum Installed Storage*
74.9 ft³ (2.12 m³)

Weight
74.0 lbs (33.6 kg)

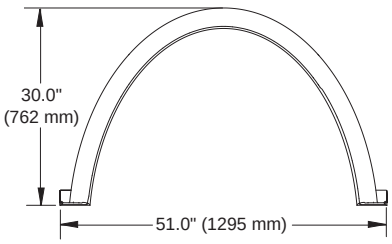
Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck

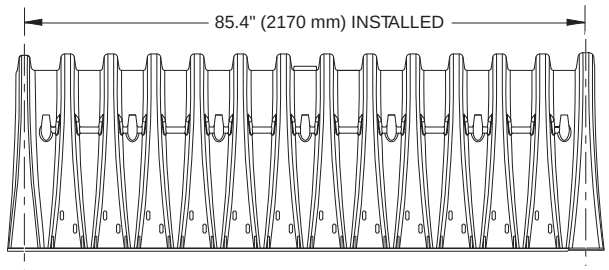


SC-740 End Cap

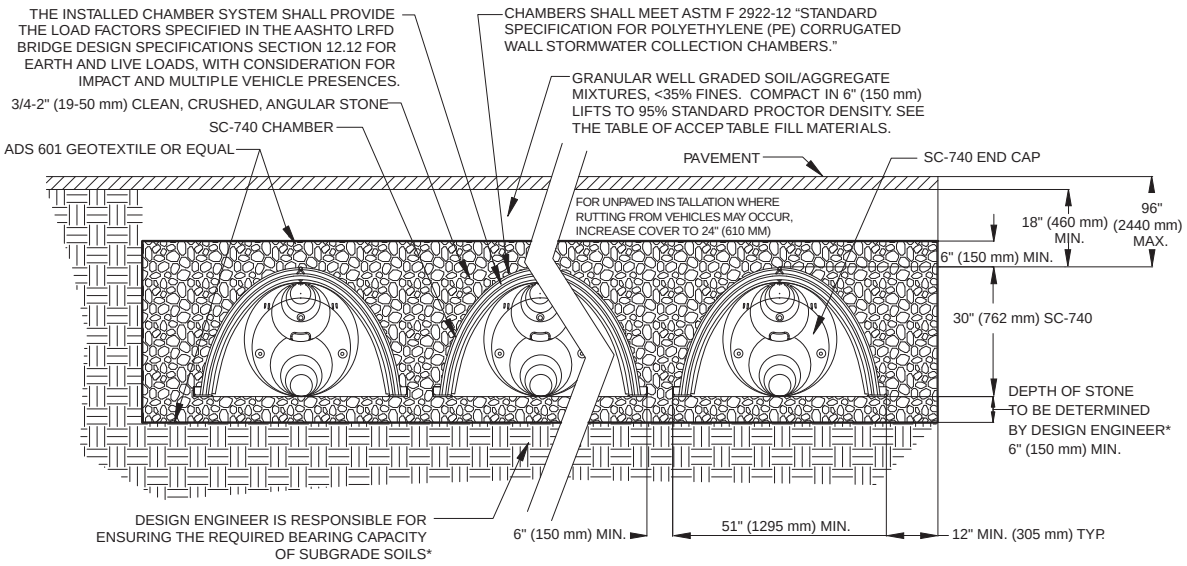


SC-740 Chamber





Typical Cross Section Detail
(not to scale)



THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

MADE IN THE U.S.A.

SC-740 Cumulative Storage Volumes Per Chamber

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (152 mm) Stone Base Under the Chambers.

Depth of Water in System Inches (mm)	Cumulative Chamber Storage Ft³ (m³)	Total System Cumulative Storage Ft³ (m³)
42 (1067)	45.90 (1.300)	74.90 (2.121)
41 (1041)	45.90 (1.300)	73.77 (2.089)
40 (1016)	Stone 45.90 (1.300)	72.64 (2.057)
39 (991)	Cover 45.90 (1.300)	71.52 (2.025)
38 (965)	45.90 (1.300)	70.39 (1.993)
37 (948)	45.90 (1.300)	69.26 (1.961)
36 (914)	45.90 (1.300)	68.14 (1.929)
35 (889)	45.85 (1.298)	66.98 (1.897)
34 (864)	45.69 (1.294)	65.75 (1.862)
33 (838)	45.41 (1.286)	64.46 (1.825)
32 (813)	44.81 (1.269)	62.97 (1.783)
31 (787)	44.01 (1.246)	61.36 (1.737)
30 (762)	43.06 (1.219)	59.66 (1.689)
29 (737)	41.98 (1.189)	57.89 (1.639)
28 (711)	40.80 (1.155)	56.05 (1.587)
27 (686)	39.54 (1.120)	54.17 (1.534)
26 (660)	38.18 (1.081)	52.23 (1.479)
25 (635)	36.74 (1.040)	50.23 (1.422)
24 (610)	35.22 (0.977)	48.19 (1.365)
23 (584)	33.64 (0.953)	46.11 (1.306)
22 (559)	31.99 (0.906)	44.00 (1.246)
21 (533)	30.29 (0.858)	41.85 (1.185)
20 (508)	28.54 (0.808)	39.67 (1.123)
19 (483)	26.74 (0.757)	37.47 (1.061)
18 (457)	24.89 (0.705)	35.23 (0.997)
17 (432)	23.00 (0.651)	32.96 (0.939)
16 (406)	21.06 (0.596)	30.68 (0.869)
15 (381)	19.09 (0.541)	28.36 (0.803)
14 (356)	17.08 (0.484)	26.03 (0.737)
13 (330)	15.04 (0.426)	23.68 (0.670)
12 (305)	12.97 (0.367)	21.31 (0.608)
11 (279)	10.87 (0.309)	18.92 (0.535)
10 (254)	8.74 (0.247)	16.51 (0.468)
9 (229)	6.58 (0.186)	14.09 (0.399)
8 (203)	4.41 (0.125)	11.66 (0.330)
7 (178)	2.21 (0.063)	9.21 (0.264)
6 (152)	0	6.76 (0.191)
5 (127)	0	5.63 (0.160)
4 (102)	Stone Foundation 0	4.51 (0.125)
3 (76)	0	3.38 (0.095)
2 (51)	0	2.25 (0.064)
1 (25)	0	1.13 (0.032)

Note: Add 1.13 cu. ft. (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

Storage Volume Per Chamber

	Bare Chamber Storage	Chamber and Stone Stone Foundation Depth in. (mm)		
	ft³ (m³)	6 (150)	12 (305)	18 (460)
StormTech SC-740	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)

Note: Storage volumes are in cubic feet per chamber. Assumes 40% porosity for the stone plus the chamber volume.

Amount of Stone Per Chamber

	Stone Foundation Depth		
ENGLISH TONS (CUBIC YARDS)	6"	12"	18"
StormTech SC-740	3.8 (2.8 yd³)	4.6 (3.3 yd³)	5.5 (3.9 yd³)
METRIC KILOGRAMS (METER³)	**150 mm**	**305 mm**	**460 mm**
StormTech SC-740	3450 (2.1 m³)	4170 (2.5 m³)	4490 (3.0 m³)

Note: Assumes 6" (150 mm) of stone above, and between chambers.

Volume of Excavation Per Chamber

	Stone Foundation Depth		
	6" (150 mm)	12" (305 mm)	18" (460 mm)
StormTech SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Volumes are in cubic yards (cubic meters) per chamber. Assumes 6" (150 mm) of separation between chamber rows and 18" (460 mm) of cover. The volume of excavation will vary as the depth of the cover increases.

STANDARD LIMITED WARRANTY OF STORMTECH LLC ("STORMTECH"): PRODUCTS

(A) This Limited Warranty applies solely to the StormTech chambers and endplates manufactured by StormTech and sold to the original purchaser (the "Purchaser"). The chambers and endplates are collectively referred to as the "Products."

(B) The structural integrity of the Products, when installed strictly in accordance with StormTech's written installation instructions at the time of installation, are warranted to the Purchaser against defective materials and workmanship for one (1) year from the date of purchase. Should a defect appear in the Limited Warranty period, the Purchaser shall provide StormTech with written notice of the alleged defect at StormTech's corporate headquarters within ten (10) days of the discovery of the defect. The notice shall describe the alleged defect in reasonable detail. StormTech agrees to supply replacements for those Products determined by StormTech to be defective and covered by this Limited Warranty. The supply of replacement products is the sole remedy of the Purchaser for breaches of this Limited Warranty. StormTech's liability specifically excludes the cost of removal and/or installation of the Products.

(C) **THIS LIMITED WARRANTY IS EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE PRODUCTS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANT-ABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.**

(D) This Limited Warranty only applies to the Products when the Products are installed in a single layer. **UNDER NO CIRCUMSTANCES, SHALL THE PRODUCTS BE INSTALLED IN A MULTI-LAYER CONFIGURATION.**

(E) No representative of StormTech has the authority to change this Limited Warranty in any manner or to extend this Limited Warranty. This Limited Warranty does not apply to any person other than to the Purchaser.

(F) Under no circumstances shall StormTech be liable to the Purchaser or to any third party for product liability claims; claims arising from the design, shipment, or installation of the Products, or the cost of other goods or services related to the purchase and installation of the Products. For this Limited Warranty to apply, the Products must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and StormTech's written installation instructions.

(G) **THE LIMITED WARRANTY DOES NOT EXTEND TO INCIDENTAL, CONSEQUENTIAL, SPECIAL OR INDIRECT DAMAGES. STORMTECH SHALL NOT BE LIABLE FOR PENALTIES OR LIQUIDATED DAMAGES, INCLUDING LOSS OF PRODUCTION AND PROFITS; LABOR AND MATERIALS; OVERHEAD COSTS; OR OTHER LOSS OR EXPENSE INCURRED BY THE PURCHASER OR ANY THIRD PARTY. SPECIFICALLY EXCLUDED FROM LIMITED WARRANTY COVERAGE ARE DAMAGE TO THE PRODUCTS ARISING FROM ORDINARY WEAR AND TEAR; ALTERATION, ACCIDENT, MISUSE, ABUSE OR NEGLECT; THE PRODUCTS BEING SUBJECTED TO VEHICLE TRAFFIC OR OTHER CONDITIONS WHICH ARE NOT PERMITTED BY STORMTECH'S WRITTEN SPECIFICATIONS OR INSTALLATION INSTRUCTIONS; FAILURE TO MAINTAIN THE MINIMUM GROUND COVERS SET FORTH IN THE INSTALLATION INSTRUCTIONS; THE PLACEMENT OF IMPROPER MATERIALS INTO THE PRODUCTS; FAILURE OF THE PRODUCTS DUE TO IMPROPER SITING OR IMPROPER SIZING; OR ANY OTHER EVENT NOT CAUSED BY STORMTECH. THIS LIMITED WARRANTY REPRESENTS STORMTECH'S SOLE LIABILITY TO THE PURCHASER FOR CLAIMS RELATED TO THE PRODUCTS, WHETHER THE CLAIM IS BASED UPON CONTRACT, TORT, OR OTHER LEGAL THEORY.**

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Printed on recycled paper

S16-090508

Stormceptor® STC

Stormceptor STC is the recognized leader in stormwater treatment, offering a range of versatile treatment systems that effectively remove pollutants from stormwater and snowmelt runoff. Stormceptor is flexibly designed to protect waterways from hazardous material spills and stormwater pollution, including suspended sediment, free oils, and other pollutants that attach to particles, no matter how fierce the storm.

Stormceptor's scour prevention technology ensures pollutants are captured and contained during all rainfall events.

Ideal uses

- Sediment (TSS) removal
- Spill control
- Debris and small floatables capture
- Pretreatment for filtration, detention/retention systems, ponds, wetlands, Low Impact Development (LID), green infrastructure, and water-sensitive urban design

Learn More:
www.ContechES.com/stormceptor

Proven performance

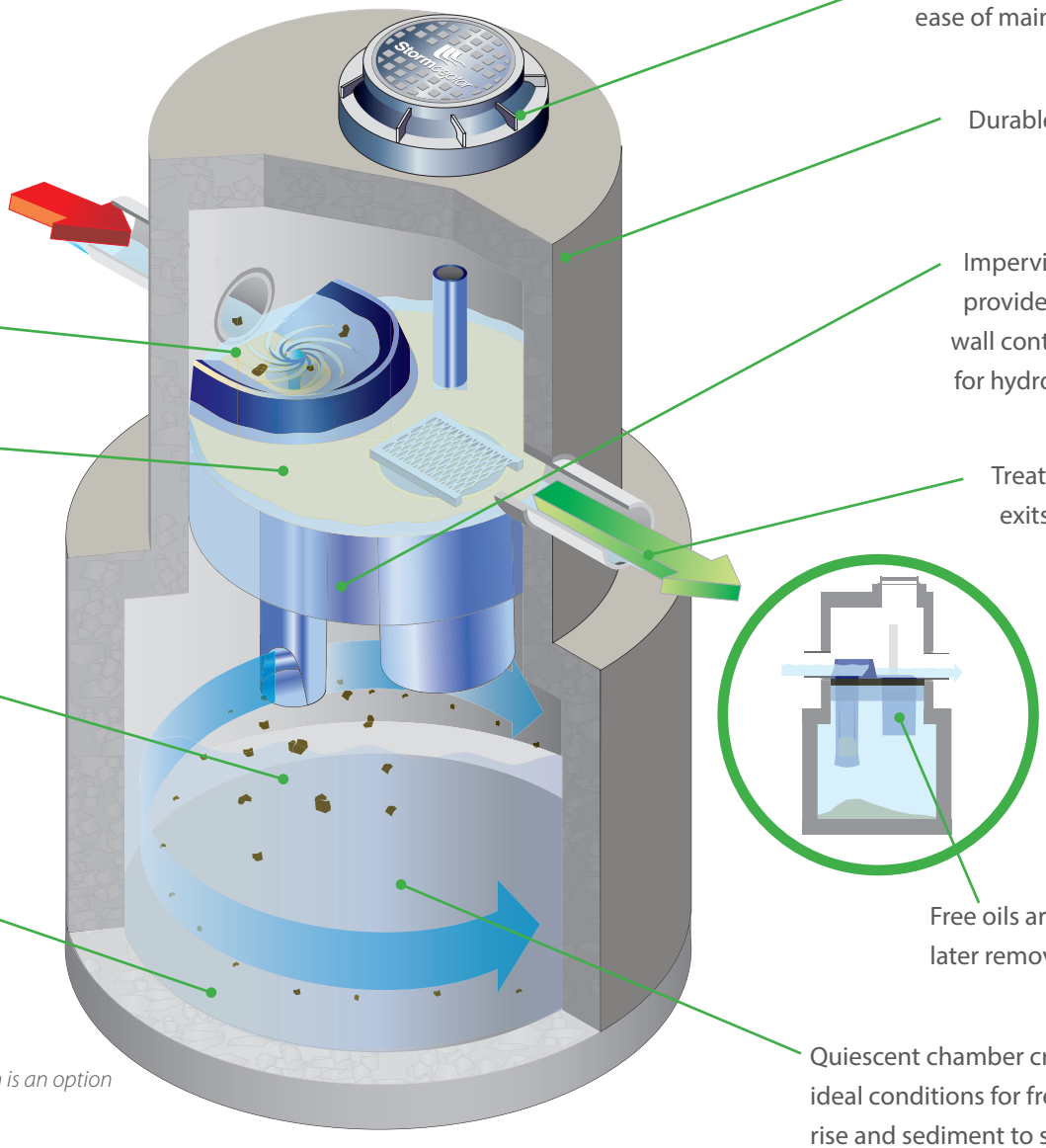
With more than 20 years of industry experience, Stormceptor has been performance tested and verified by some of the most stringent technology evaluation programs in North America.

- NJCAT
- Washington ECOLOGY
- EN858 Class 2

FEATURE	BENEFIT
Patented scour prevention technology	Superior pollutant removal and retention
Can take the place of a conventional junction or inlet structure	Eliminates the need for additional structures
Minimal drop between inlet and outlet	Site flexibility
Multiple inlets can connect to a single unit	Design flexibility
3rd party tested and verified performance (Sediment & Oil)	Eliminates the need for a separate bypass structure

With over 40,000 units operating worldwide, Stormceptor performs and protects every day, in every storm.

Stormceptor® STC



Surface access for ease of maintenance

Durable precast concrete

Impervious liner provides double wall containment for hydrocarbons

Treated water exits the unit

Weir directs water into lower chamber

Patented technology prevents captured pollutant from scouring

Captures and stores a wide range of particle sizes, from 20 to 2,000 microns, for later removal

Sediment lies dormant for later removal

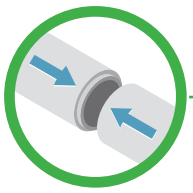
Free oils are trapped for later removal

Quiescent chamber creates ideal conditions for free oils to rise and sediment to settle

* *Fiberglass construction is an option*

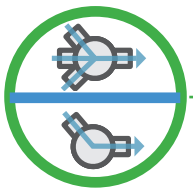
EASY TO INSTALL

Small footprint saves time and money with limited disruption to your site.



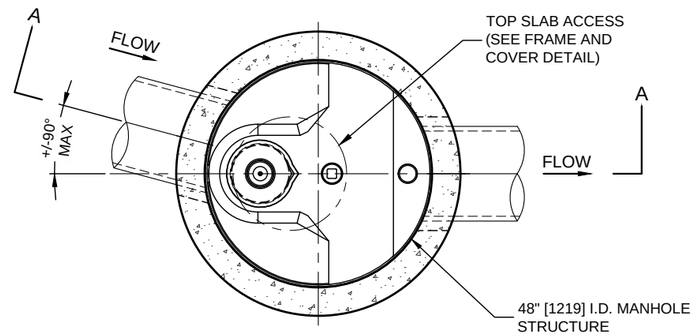
SEAMLESS

Minimal drop between inlet and outlet pipes makes Stormceptor ideal for retrofits and new development projects.

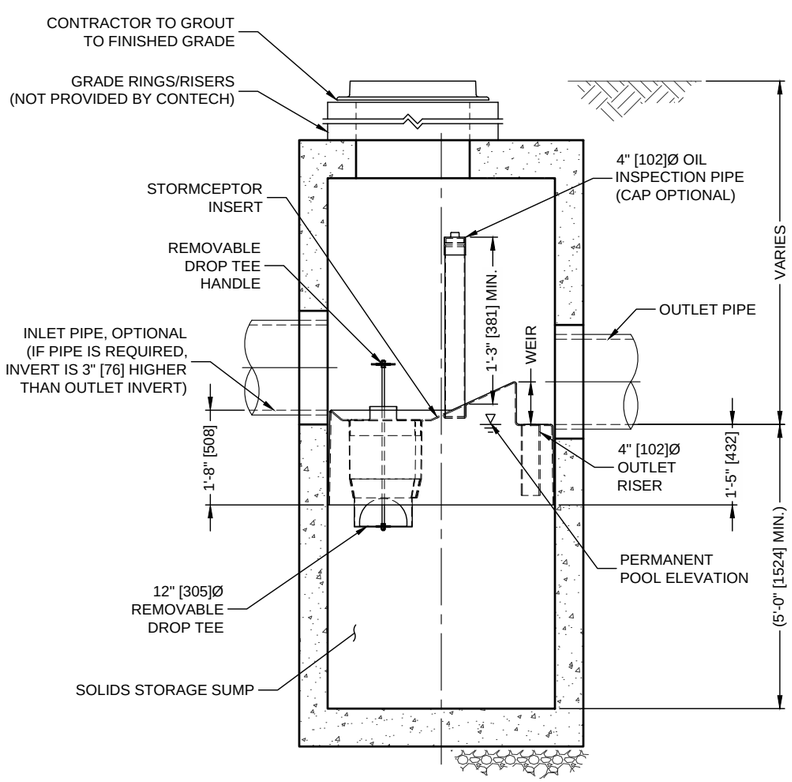


FLEXIBLE

Multiple inlets can connect to a single unit. Can be used as a bend structure.



PLAN VIEW
TOP SLAB NOT SHOWN



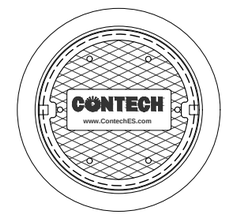
SECTION A-A

Stormceptor®
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

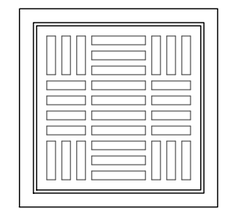
STORMCEPTOR DESIGN NOTES

THE STANDARD STC450I CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(MAY VARY)
NOT TO SCALE



FRAME AND GRATE
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
RIM ELEVATION	

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC450i
STORMCEPTOR
STANDARD DETAIL

I:\COMMON\CAD\TREATMENT\23 STORMCEPTOR\40 STANDARD DRAWINGS\IN PROCESS\STC450I-DTL.DWG 2/1/2019 3:12 PM

FAIRGROUNDS COMMON, LLC

STORMWATER MANAGEMENT
OPERATION AND MAINTENANCE PLAN

- The proposed stormwater management system will be owned by the Homeowners Association, who will be responsible for the operation and maintenance of the system.

- The paved area will be swept by hand or machine twice per year.

- The roadway shoulders will be raked and kept free from debris.

- The Stormceptor Water Quality units will be maintained in accordance with the attached manufacturer specifications.

- The catch basin sumps will be inspected and cleaned annually. When the depth of solids is greater than twelve inches in the bottom of the catchbasin, the structure shall be cleaned by removing the solids.

- The routine tasks to be undertaken are regular inspection and cleaning as described above. The non-routine tasks would include any necessary repairs to the system that may be discovered during the annual inspection. The Homeowners Association will be responsible for both routine and non-routine tasks associated with the stormwater management system.

- The Homeowners Association will maintain records of performed maintenance activities.

- This document will be provided by the Applicant to the representative of the Homeowner's Association once established.

Adjustment of the Stormceptor can be performed by lifting the upper sections free of the excavated area, re-leveling the base and re-installing the sections. Damaged sections and gaskets should be repaired or replaced as necessary. Once the Stormceptor has been constructed, any lift holes must be plugged with mortar.

12. Maintenance

12.1. Health and Safety

The Stormceptor System has been designed considering safety first. It is recommended that confined space entry protocols be followed if entry to the unit is required. In addition, the fiberglass insert has the following health and safety features:

- Designed to withstand the weight of personnel
- A safety grate is located over the 24 inch (600 mm) riser pipe opening
- Ladder rungs can be provided for entry into the unit, if required

12.2. Maintenance Procedures

Maintenance of the Stormceptor system is performed using vacuum trucks. No entry into the unit is required for maintenance (in most cases). The vacuum service industry is a well- established sector of the service industry that cleans underground tanks, sewers and catch basins. Costs to clean a Stormceptor will vary based on the size of unit and transportation distances.

The need for maintenance can be determined easily by inspecting the unit from the surface. The depth of oil in the unit can be determined by inserting a dipstick in the oil inspection/cleanout port.

Similarly, the depth of sediment can be measured from the surface without entry into the Stormceptor via a dipstick tube equipped with a ball valve. This tube would be inserted through the riser pipe. Maintenance should be performed once the sediment depth exceeds the guideline values provided in the Table 4.

Table 4. Sediment Depths Indicating Required Servicing*

Particle Size	Specific Gravity
Model	Sediment Depth inches (mm)
450i	8 (200)
900	8 (200)
1200	10 (250)
1800	15 (381)
2400	12 (300)
3600	17 (430)
4800	15 (380)
6000	18 (460)
7200	15 (381)
11000	17 (380)
13000	20 (500)
16000	17 (380)
* based on 15% of the Stormceptor unit's total storage	

Although annual servicing is recommended, the frequency of maintenance may need to be increased or reduced based on local conditions (i.e. if the unit is filling up with sediment more quickly than projected, maintenance may be required semi-annually; conversely once the site has stabilized maintenance may only be required every two or three years).

Oil is removed through the oil inspection/cleanout port and sediment is removed through the riser pipe. Alternatively oil could be removed from the 24 inches (600 mm) opening if water is removed from the lower chamber to lower the oil level below the drop pipes.

The following procedures should be taken when cleaning out Stormceptor:

1. Check for oil through the oil cleanout port
2. Remove any oil separately using a small portable pump
3. Decant the water from the unit to the sanitary sewer, if permitted by the local regulating authority, or into a separate containment tank
4. Remove the sludge from the bottom of the unit using the vacuum truck
5. Re-fill Stormceptor with water where required by the local jurisdiction

12.3. Submerged Stormceptor

Careful attention should be paid to maintenance of the Submerged Stormceptor System. In cases where the storm drain system is submerged, there is a requirement to plug both the inlet and outlet pipes to economically clean out the unit.

12.4. Hydrocarbon Spills

The Stormceptor is often installed in areas where the potential for spills is great. The Stormceptor System should be cleaned immediately after a spill occurs by a licensed liquid waste hauler.

12.5. Disposal

Requirements for the disposal of material from the Stormceptor System are similar to that of any other stormwater Best Management Practice (BMP) where permitted. Disposal options for the sediment may range from disposal in a sanitary trunk sewer upstream of a sewage treatment plant, to disposal in a sanitary landfill site. Petroleum waste products collected in the Stormceptor (free oil/chemical/fuel spills) should be removed by a licensed waste management company.

12.6. Oil Sheens

With a steady influx of water with high concentrations of oil, a sheen may be noticeable at the Stormceptor outlet. This may occur because a rainbow or sheen can be seen at very small oil concentrations (<10 mg/L). Stormceptor will remove over 98% of all free oil spills from storm sewer systems for dry weather or frequently occurring runoff events.

The appearance of a sheen at the outlet with high influent oil concentrations does not mean the unit is not working to this level of removal. In addition, if the influent oil is emulsified the Stormceptor will not be able to remove it. The Stormceptor is designed for free oil removal and not emulsified conditions.

SUPPORT

Drawings and specifications are available at www.ContechES.com.

Site-specific design support is available from our engineers.

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Proposed Multifamily Housing Site Access & Traffic Review

31 Fairgrounds Road
Nantucket, MA

Traffic Assessment

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22 Unit Multifamily Housing Site Development

May 11, 2020

Prepared for:

Fairgrounds Common LLC
c/o
Attorney Arthur Reade
6 Youngs Way
Nantucket, MA 02554

Traffic Review Prepared by:

BRISTOL TRAFFIC
&
TRANSPORTATION CONSULTING LLC

Traffic Studies, Roadway Designs, Intersection Improvements, Site Designs

61 Hillsville Road
North Brookfield, MA 01535
Cell Ph: 774-757-7258 Office 508-867-9048

BTTC	**Fairgrounds Common LLC Multifamily Housing** **31 Fairgrounds Road** **NANTUCKET, MASSACHUSETTS**	**FIGURE 1** **LOCUS**
	BRISTOL TRAFFIC & TRANSPORTATION CONSULTING, LLC N. BROOKFIELD, MA	Not to Scale

See Figure 1 for location of site driveways, future bus stop, and existing Bike Path.

INTRODUCTION & DESCRIPTION OF PROJECT & SITE TRIP CALCULATIONS

This report documents the findings and conclusions of a traffic impact assessment and sight distance preliminary review conducted for a proposed multifamily residential development. The project consists of 22 proposed residential units varying from single to triple bedroom units, totaling 39 bedrooms in five buildings located at the rear f the parcel.

Peak hour local roadway traffic periods on weekdays and Saturdays for both AM and PM peak periods are normally studied in comparison to existing traffic to determine the level of impact the new traffic might have on local intersections. Since the Institute of Transportation Engineers (ITE) reference guide for anticipated new traffic from various developments, titled the ITE Trip Generation Manual–10th Edition, allows us to determine an appropriate scope of study based on many studies of similar developments, based on the number of housing units proposed on the new site. Traffic Engineers typically utilize this resource to determine the level of analysis needed for a reviewing agency to have a level of trust on a site developments future impact.

Based on the data from the ITE Trip Generation Manual, we have calculated future levels of new traffic expected from this site with 22 new multifamily housing units. We show the future site trip counts anticipated during the AM and PM peak hours of travel on local roads, as well as a general highest trip generation hour that may be perhaps outside of the typical 6-8 AM and 4-6 PM peak traffic periods. The anticipated trip numbers representing vehicles leaving the site and those entering the site are shown on figures that follow.

We would like to point out that the site will have a new bus stop cutout placed directly in front of the proposed site near the site driveway and also an existing bike path is located directly across the street from the proposed site development. These bus and bike facilities will allow a portion of the anticipated site vehicle trips to be eliminated when bus riders and bicyclists do not drive a vehicle from or to the site. However, we have no subtracted those potential vehicle trips from the ITE trips displayed in the figures that follow showing all the ITE calculated trips on the figures.

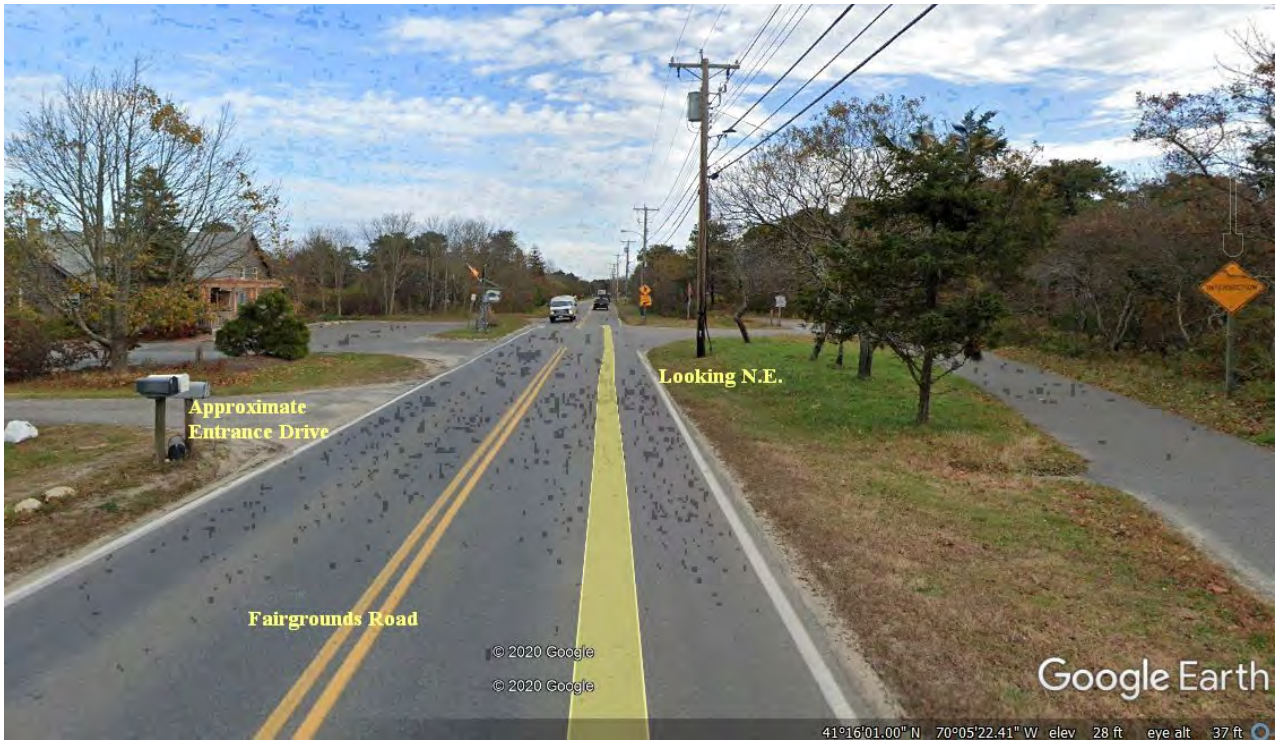
One other item that will likely reduce some vehicle trips is the fact that the development will create an open space area from the street into the site extending to the proposed five residential buildings as shown on the submitted design site plans. Again this type use can reduce some trips from the site when children and adults use the open space as opposed to driving to a nearby public open space recreational space. Again, no ITE traffic estimated trips have been subtracted from the vehicle trips shown on Figures 2 and 3 that follow.

Reviewing both Figures 2 and 3 for the peak hour estimated trips to and from the site, one can see what a low number of trips that this type of site typically generates. With single digit numbers of vehicles turning in or out of the driveways during each of peak periods, one can see how small of an impact is anticipated on Fairgrounds Road or at its surrounding intersections.

Sight Distance Measurement Discussion and Streetview Google Photos

Available vehicle sight distances available for the vehicles approaching the proposed site driveways and for vehicles exiting the proposed site driveways are more than adequate for drivers to avoid any accidents. A Street view image from Google Maps included in Figure 2 shows that the Fairgrounds Road in the site vicinity is almost flat and straight, not blocking drivers views by way of hills of curves in the road. Also the site driveway entrance and separate exit will not have any blockages to hinder drivers from seeing oncoming traffic in either direction for the required 250 feet of stopping sight distance at a 35 MPH speed of approaching vehicles.

(See Figure 2)



BTTC	**<u>Fairgrounds Common LLC Multifamily Housing</u>** **31 Fairgrounds Road** **NANTUCKET, MASSACHUSETTS**	**<u>FIGURE 2</u>** **Sight Distances**
	BRISTOL TRAFFIC & TRANSPORTATION CONSULTING, LLC N. BROOKFIELD, MA	

See Figures 3 and 4, Peak Hour Turning Movement Traffic Count Estimates

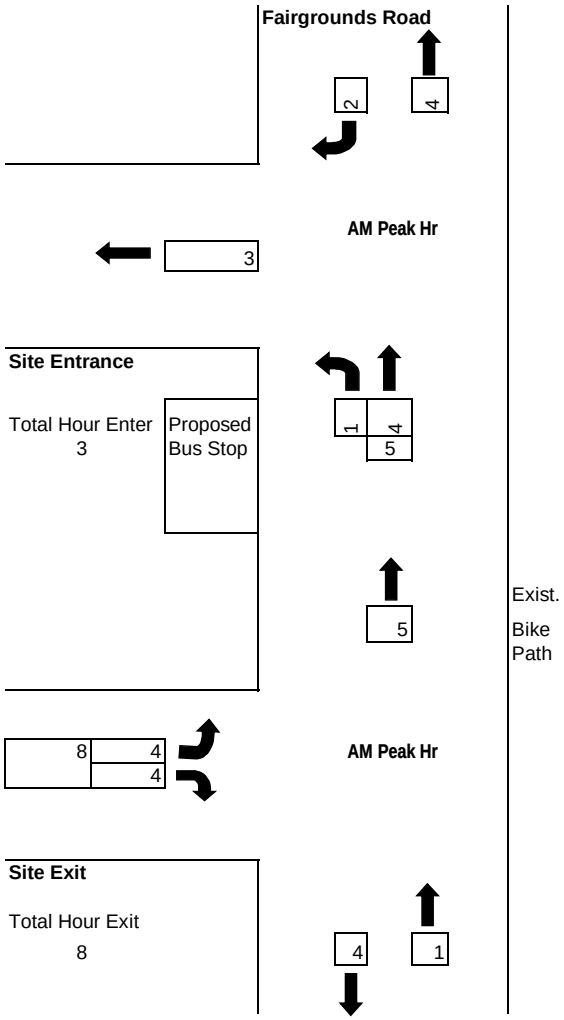
Peak Hour Turning Movement Count Estimate

Nantucket, MA - 31 Fairgrounds Road

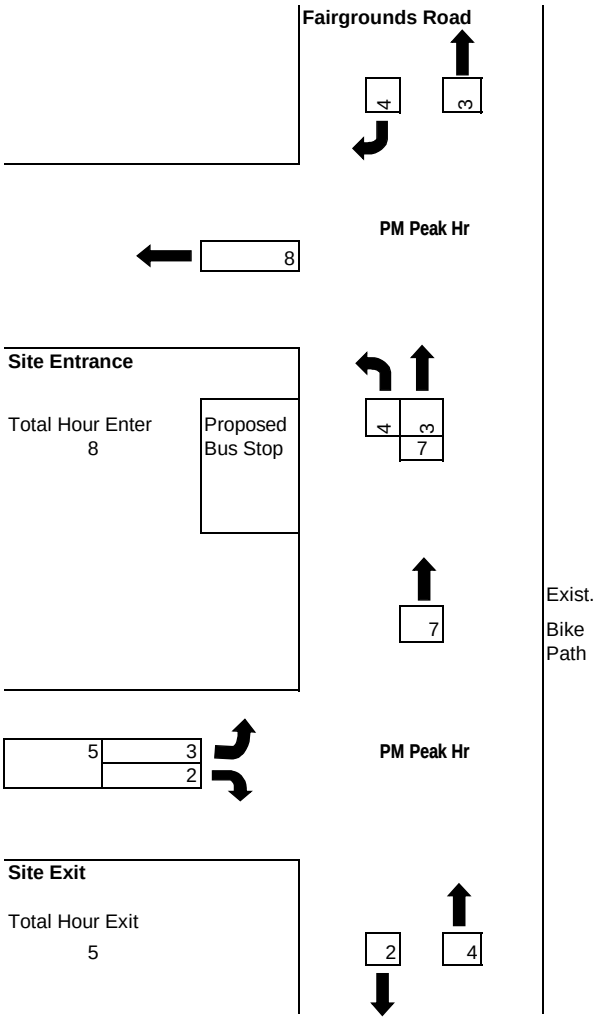
Figure 3

ITE Estimated SITE Driveways **WEEKDAY** **Peak Hour** Traffic Volumes

ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday AM **ONE** Peak Hour from 7:00-9:00 AM



ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday PM **ONE** Peak Hour 4:00-6:00 PM



NOTE: ITE estimate for SATURDAY Peak Hour of GENERATOR is same as WEEKDAY PM trip counts.

Reference: ITE Trip Generation Manual - 10th Edition
Site Type (220) Multifamily Housing (Low Rise) - 22 Units

Compiled By: Bristol Traffic + Transportation Consulting LLC

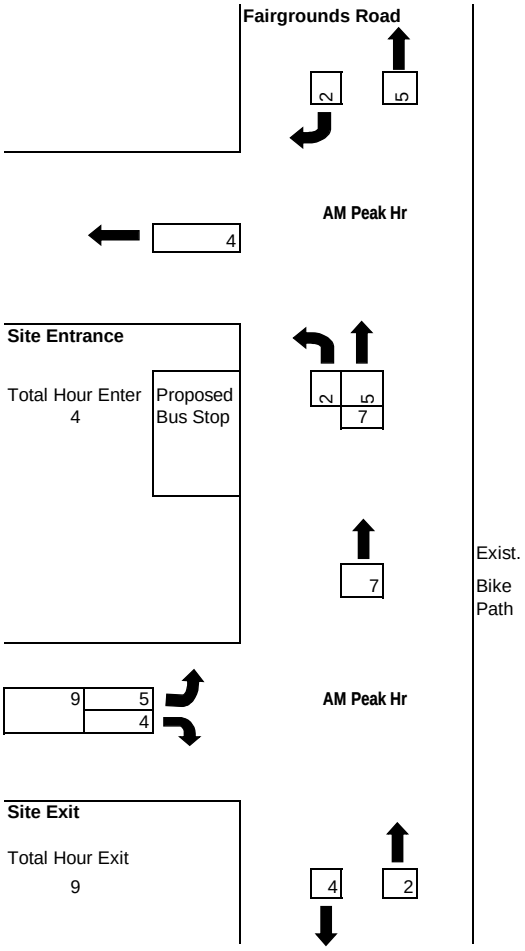
Peak Hour Turning Movement Count Estimate

Nantucket, MA - 31 Fairgrounds Road

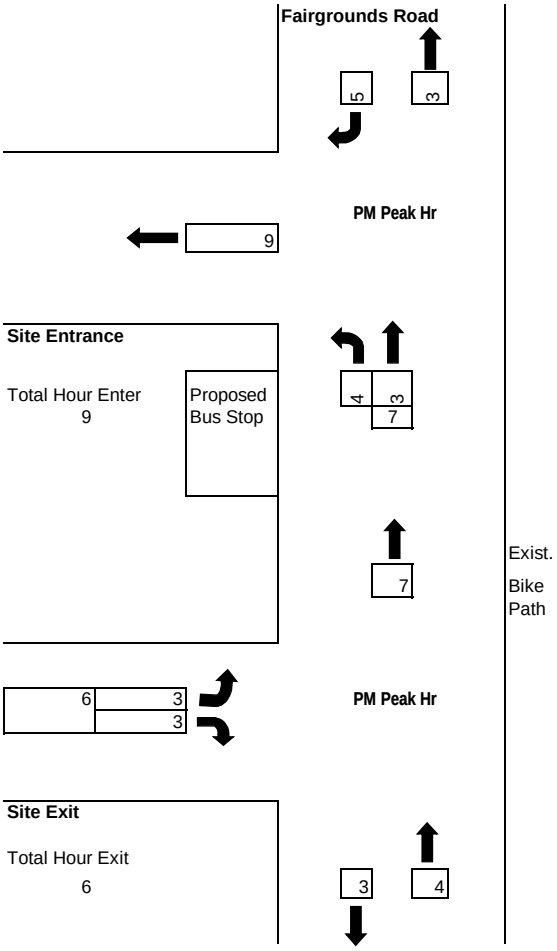
Figure 4

ITE Estimated SITE Driveways **WEEKDAY** **Peak Hour of Generator** Traffic Volumes

ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday AM **ONE** Peak Hour from 6:00AM-12:00PM



ITE Estimated SITE Turning Movements
Proposed SITE Entrance & Exit Driveways
Weekday PM ONE Peak Hour 12:00-8:00 PM



NOTE: ITE estimate for SATURDAY Peak Hour of GENERATOR 6AM-8PM is same as WEEKDAY PM trip counts.
(See other page for those PM trip counts)

Reference: ITE Trip Generation Manual - 10th Edition
Site Type (220) Multifamily Housing (Low Rise) - 22 Units

Compiled By: Bristol Traffic + Transportation Consulting LLC

STUDY CONCLUSIONS

The study indicates that the site traffic volumes shown on Figures 3 and 4 are so low, being single digits for either direction from the exit driveway or into the entrance driveway, that the site traffic will not cause a capacity problem on Fairgrounds Road or it'[s nearby intersections. Also, the straight geometry of the adjacent Fairgrounds Road, with almost a flat profile and a straight alignment with no curves near the site, provides sight distance for safe stopping and safe intersection sightlines at the exit driveway. With the in and out driveways separated by the open space parcel, there is a reduced potential for any sightline blockage due to site traffic or existing through traffic.

APPENDIX

SITE DESIGN PLANS – Overall entire project area driveway and building locations, and separate Entrance and Exit driveways engineering and survey plans are submitted independent to this report.

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL site trip statistics / graphs for both the weekday AM & PM local street peak hours and for the site generated peak periods not necessarily coinciding with the local road traffic peak periods are included here as Figures 5 - 8.

Multifamily Housing (Low-Rise)
(220)

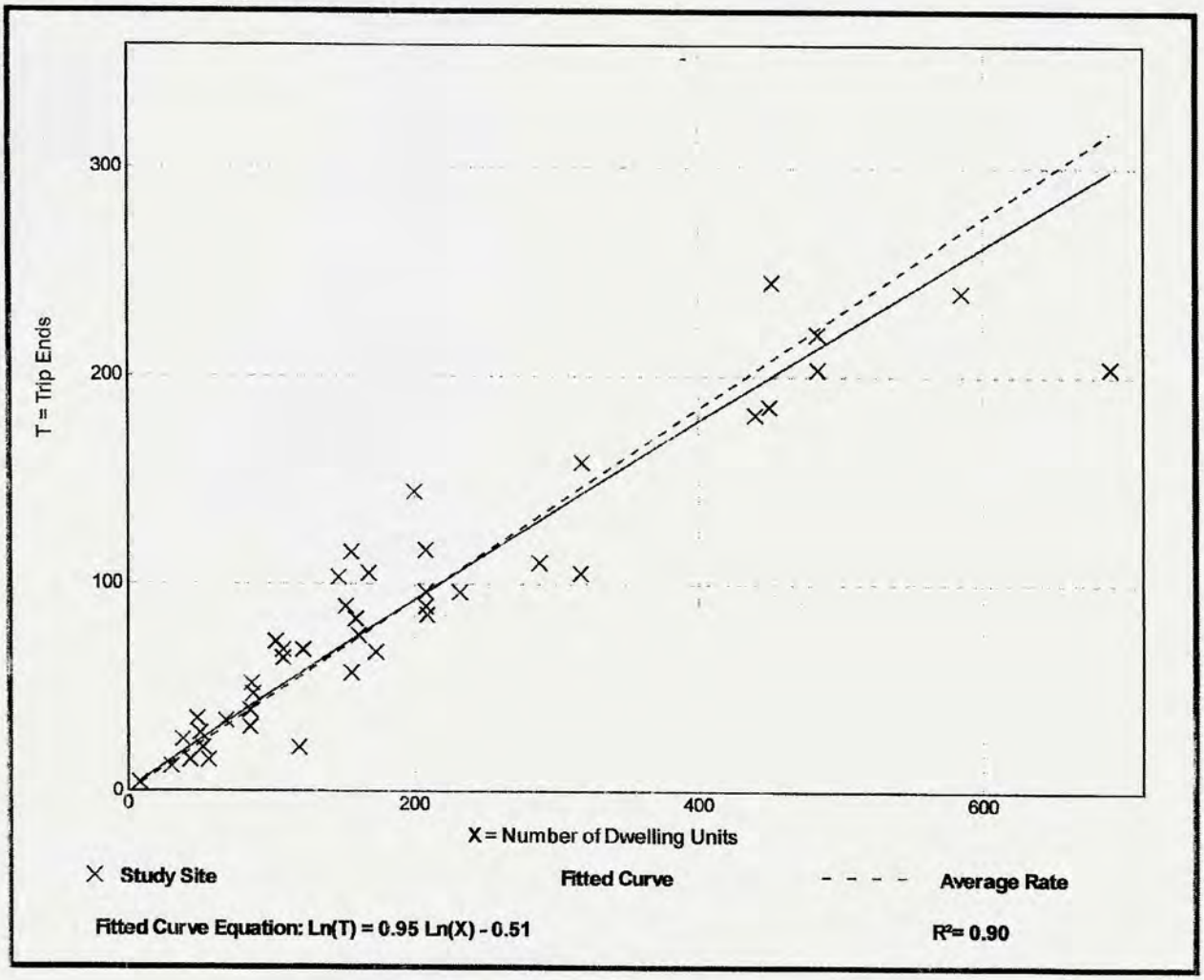
FIG 5

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	42
Avg. Num. of Dwelling Units:	199
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

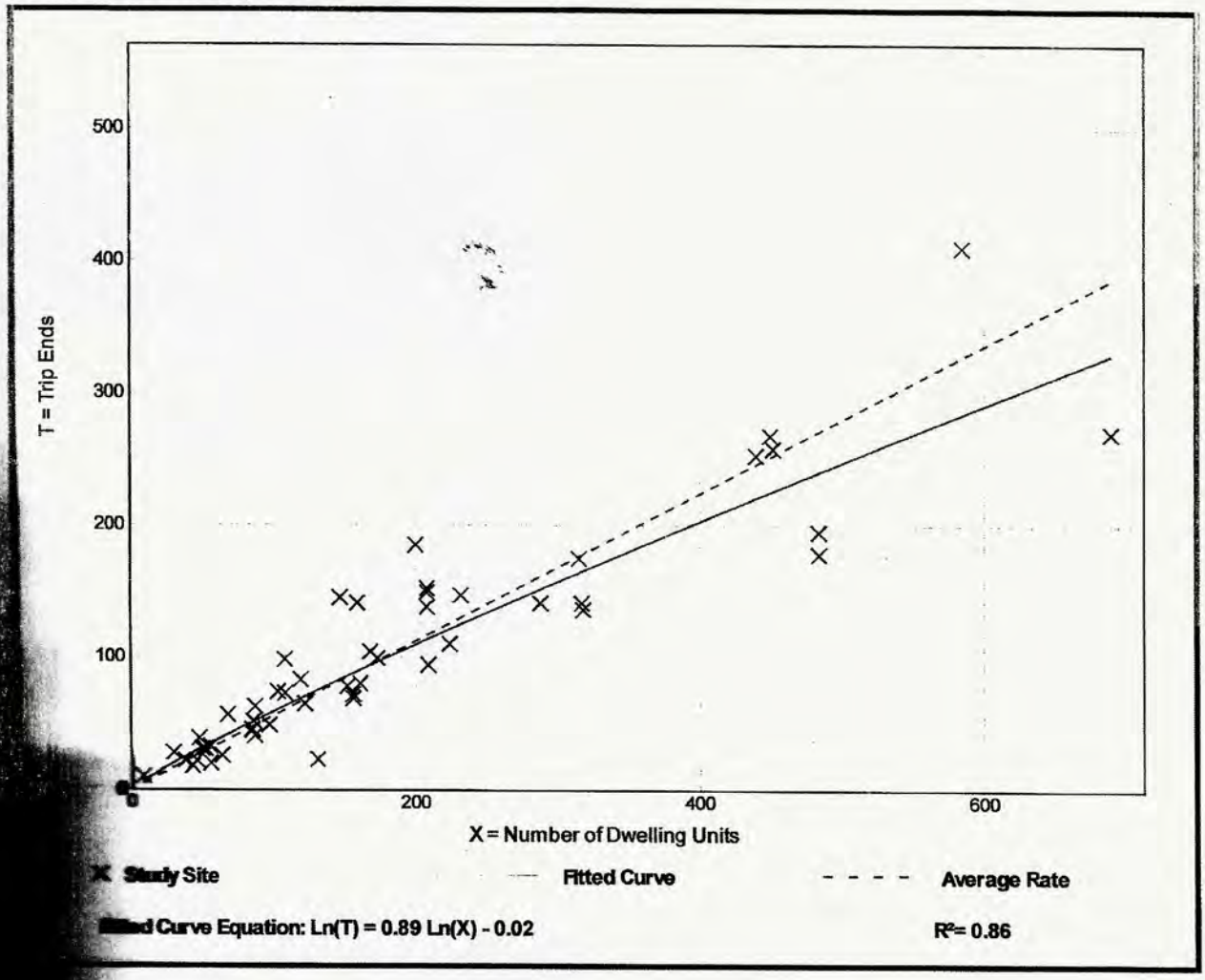
FIG 6

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

FIG 7

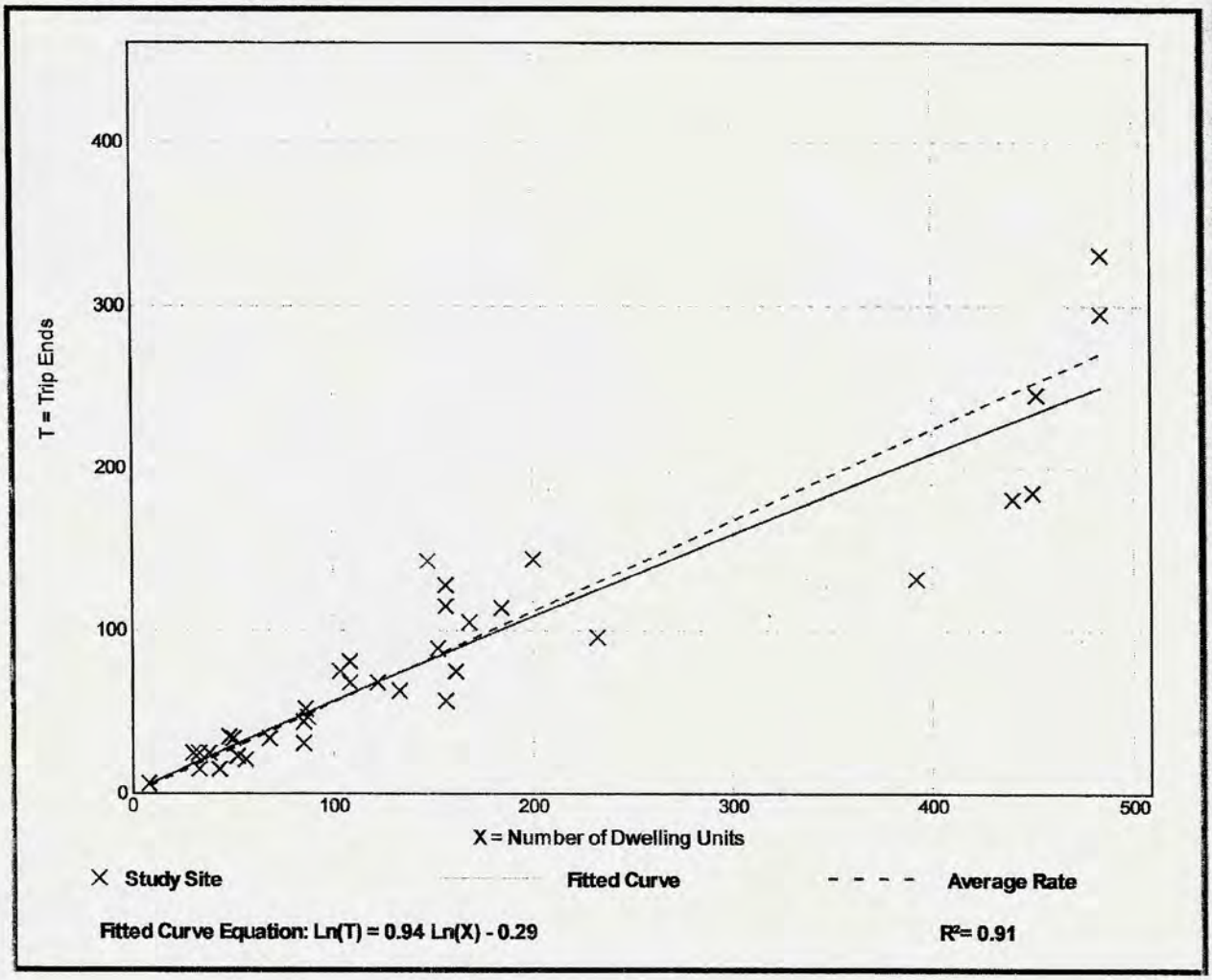
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 36
Avg. Num. of Dwelling Units: 161
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.34 - 0.97	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

FIG 8

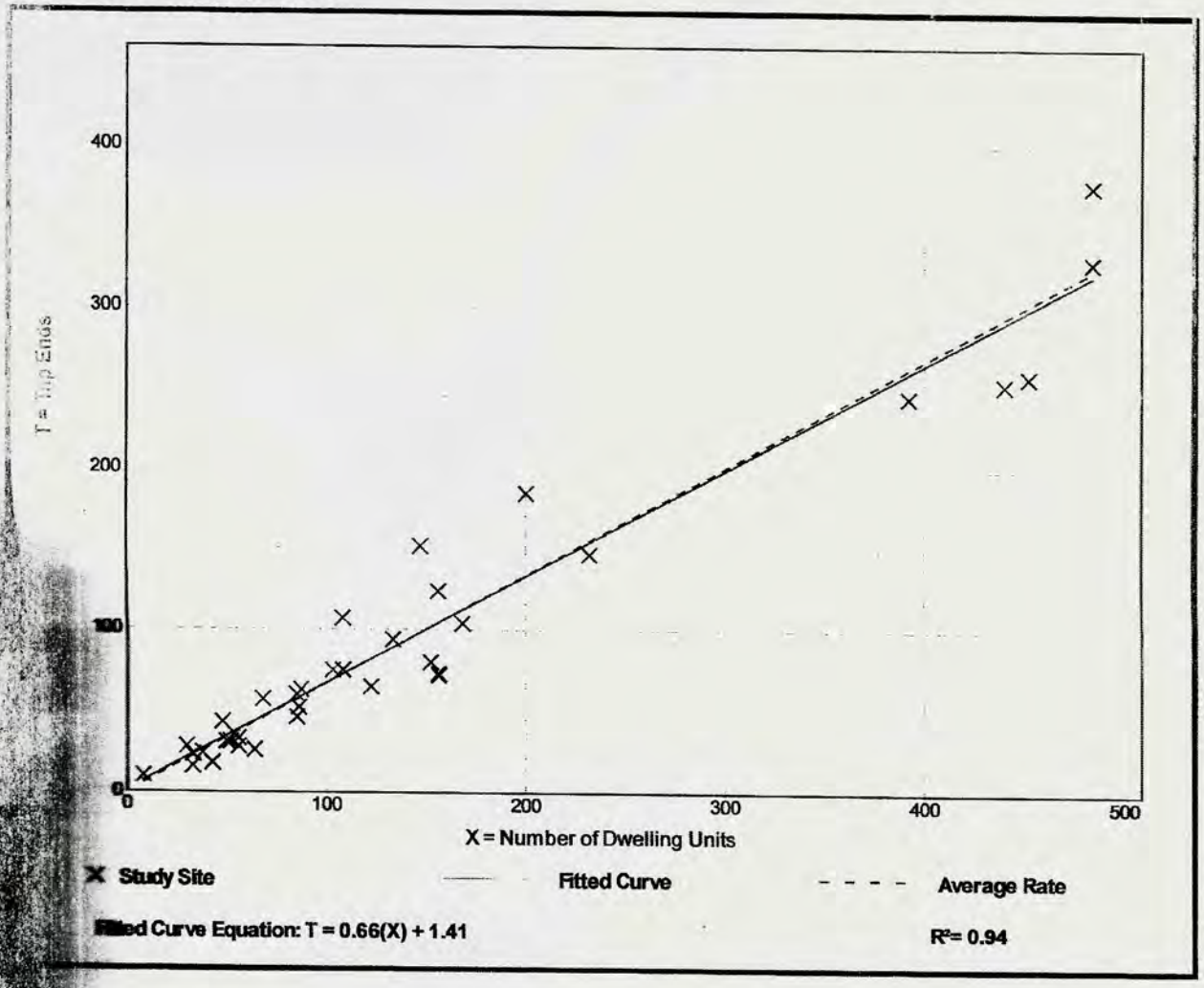
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 35
Avg. Num. of Dwelling Units: 146
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.67	0.41 - 1.25	0.14

Data Plot and Equation



Nantucket Fire Department
4 Fairgrounds Road
Nantucket, MA 02554

March 3, 2020

Nantucket Planning Board

RE: Sketch Plan

31 Fairgrounds Rd

After review of the Sketch plans of 31 Fairgrounds Road, the concerns of the Fire Dept. would be the following. These concerns have been discussed with the applicant.

Turning Radius- 527 CMR 1.00 Chapter 18

18.1.1.4 The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software. *The fire apparatus to be used is the Ladder truck at 37 feet in length.*

Grade- 527 CMR 1.00 Chapter 18

18.2.3.4.6.3 Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

Dimensions-527 CMR 1.00 Chapter 18

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20 feet but not less than 10 feet when they do not provide access to a building or structure.

Hydrant Location- 527 CMR 1.00 Chapter 18.

18.1.3.2 Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. *As discussed with the applicant 2 Fire Hydrants would be recommended. One on each side of the development.*

Signage- 527 CMR 1.00 Chapter 18

18.2.3.5.1 Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.

With my understanding of the Building Code these dwellings would fall under R-2 use and that would require an Automatic Sprinkler System in each building.

If these concerns were met, I do not see anything that would drastically change the Sketch Plan as is. I'm available for any questions regarding these concerns.

Sincerely,

Joseph Townsend
Joseph Townsend
Fire Prevention Officer
Nantucket Fire Department
(508) 228-2324 ext 5
jtownsend@fire.nantucket-ma.gov

PESCE ENGINEERING & ASSOCIATES, INC.
451 Raymond Road
Plymouth, MA 02360
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

July 13, 2020

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

RE: Engineering Review of the Proposed Flex Development located at **31 Fairgrounds Road**

Dear Ms. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed Flex Development located at 31 Fairgrounds Road, Nantucket, MA. We have evaluated the plans for consistency with the Town's Zoning Bylaw, the Nantucket Rules and Regulations Governing the Subdivision of Land (SR&R), and general conformance with the Massachusetts Stormwater Management Regulations.

In addition to a conference call conducted on June 26th with the Applicant's engineer, PLUS Staff and David Gray (Sewer Dept. Dir.), and a site visit on July 8th, we have reviewed the following new information to prepare this letter report:

- Letter from Nantucket Engineering & Surveying, PC, to Judith Wegner, Chair, Nantucket Planning Board, RE: Special Permit & A.R. Subdivision, 31 Fairgrounds Road, LLC, Map 67 Parcel 149, dated June 22, 2020, with Form B & Special Permit Applications, aerial photos, dwelling & pavilion floor plans & elevation plans (prepared by Meerbergen Designs, Inc.) and listing of items to be waived or modified.

- Site Development Plans entitled "31 Fairgrounds Common, LLC," prepared by Nantucket Engineering & Surveying, PC, 7 Sheets, dated June 22, 2020.

- Stormwater Report, for "Residential Flex Development, 31 Fairgrounds Road, Map 67 Parcel 149," prepared by Nantucket Engineering & Surveying, PC, dated June 2020.

- Traffic Assessment entitled "Proposed Multifamily Housing Site Access & Traffic Review," prepared by Bristol Traffic & Transportation Consulting LLC, dated May 11, 2020.

- Letter from Joseph Townsend, Fire Prevention Officer of the Nantucket Fire Department to the Nantucket Planning Board RE: Sketch Plan, 31 Fairgrounds Road, dated March 3, 2020.

The proposed development is located on a 1.96-acre parcel of land off Fairgrounds Road, shown as Parcel 149 on Assessor's Map 67. This parcel is entirely upland area, and contains an existing dwelling, and 2 other wood frame structures. The parcel is located in the Residential

– 10 (R-10) Zoning District, and the Town Overlay District. This proposed development is located within the Zone II of a public water supply, but is not located within the 100-yr. flood plain.

The proposed flex development is intended to comply with the provisions of Section 139-8 A.(3) of the Nantucket Zoning Bylaw. The applicant is requesting approval by Special Permit of the proposed development with the following highlights:

- 1 Open Space Lot (34,376 sf = 40%)
- 2 Roadway Lots (to allow for 1-way traffic circulation)
- 8 Building lots (with 2-3 dwellings on each lot)
- The Building lots would allow for a total of 22 Dwelling Units & 39 Bedrooms
- 51 parking spaces (shared) & 2 bike racks
- A 14' X 28' Pavilion located on the Open Space Lot
- A Sidewalk (on the north side entrance drive) to Fairgrounds Road
- 2 Trash areas and loading areas near the "E" multifamily building

Each lot will be serviced by municipal water and sewer systems. Several waivers have been requested in regard to roadway design and construction requirements (shoulders, street width, driveway aprons, bike paths, and streetlights, etc.).

The following are our review comments:

Site Plan, Layout & Utilities

We have the following site layout and utility comments:

1. We recommend that the applicant discuss with the Board the justification and explanation for the list of waivers requested. From our review of the waivers, we find that they generally do not present any major additional engineering issues or concerns (since adequate fire truck access appears to be provided).

2. We acknowledge that the Nantucket Fire Department has made some initial comments on this project. However, we recommend that the Nantucket Fire Dept. review the latest plans and provide comment to the Board on the adequacy of fire hydrant placement, and access for emergency vehicles. We further recommend that this discussion with the Fire Department include any possible requirement for a reinforced turf system (such as Grasspave2, or equal) for the required 20-ft. wide fire access.

   NOTE: We are aware that the Wannacomet Water Co. has also made some initial comments, which will change or modify the water main sizing and location (requested looping of the water main).

3. We recommend that the necessary easements for the access roads & circulation drive, parking spaces, trash and loading areas, and utilities (including the subsurface drainage systems) be shown on the plans.

4. We recommend that the dimensions of the parking spaces and proposed bus stop be shown on the plans, for clarity during construction.

5. We recommend that a table be added to the plans showing the calculations and compliance (or relief required) with Zoning Bylaw for the open space, setbacks, lot ground cover ratio, parking, etc.

6. We recommend that street signs be provided for the access drives, including the needed "1-Way" signs. We also recommend adding a "Stop" sign and painted stop line at the exit drive to improve safety, due the moderate number of residents and potential visitors that will use or visit the site.

7. We recommend that the proposed invert elevations for the sewers leaving all dwellings, and for the connections to the sewer main be added for clarity during construction. Additionally, all 3 inverts (in and out piping) for sewer manhole SMH-1 should be shown as well.

8. From our review of the Traffic Assessment, we agree with the conclusion there is adequate safe site distance at the site drives, and that this development does not represent a significant negative traffic impact to the area.

Stormwater Management

This project proposes to mitigate post-development runoff for the new roadways via the use of deep sump catch basins, piped to drain manholes flowing to water quality treatment units (Stormceptors®), which discharge to subsurface storage and infiltration systems (leaching chambers with crushed stone). The proposed stormwater management system is designed for the 25-yr. storm event, and will properly mitigate and treat total suspended solids in the stormwater. We have the following stormwater management comments:

1. We recommend that a Stormwater Operation & Maintenance include a line for a name, date and signature by the owners/HOA. This will ensure that the owners/applicant (or Home Owners Association) understand that the recommended maintenance & inspections are required.

2. The Infrastructure Plan shows catch basins CB-2 & CB-4 with outlet invert elevations that are lower than the inlet invert elevations of drainage manholes DMH-1 & DMH-2 respectively. Additionally, all 3 inverts (in and out piping) for sewer manhole DMH-2 should be shown as well.

3. We recommend that the proposed 8" PVC Gas Trap located in the catch basins be upsized to 10" to match the 10" outlet piping and prevent flow restrictions during storm events.

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

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

cc: Art Gasbarro, PE, PLS, Nantucket Engineering & Surveying, PC
Joseph Townsend, Fire Prevention Officer, Nantucket Fire Dept.
Attorney Arthur Reade, Jr.

PLSUB-2020-06-00059
AR Subdivision
Norris Family Trust
9 Bayberry Lane
Map 67 Parcels 62

Nantucket Planning Board

Form B
Application for Approval of a Definitive Subdivision Plan
(AR)

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

Date: June 24, 2020

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Definitive Subdivision Plan designed by Arthur Gasbarro, P.E. dated June 24, 2019, and described as follows: located on #9 Bayberry Lane _____, number of lots proposed 2, total acreage of tract 46,088 SF, hereby submits said plan as a **definitive** plan in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Randolph P. Norris by deed dated 9/13/2011 and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 23983 and shown on Nantucket Assessor's Map # 67, Parcel 62, and said land is free of encumbrances except for the following: _____

Said plan ◉ has ○ has not evolved from a preliminary plan submitted to the Board on Nov. 25, 2019 (date) and ◉ approved ○ disapproved on 12/09/2019 (date).

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

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

Randolph P. Norrie, Trustee of Norris Family Trust

Contact Phone #: (508) 292-2754 Fax #: (___) _____ E-mail: rpnorris777@yahoo.com

Name of owner(s): Norris Family Trust

Address of owner(s): 10645 S.E. 165th Terrace Rd. Ocklawaha, FL 32179

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

Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

NANTUCKET TOWN CLERK
2020 JUN 24 PM 1:35

Received by Board of Health:

Date: _____

Time: _____

HEALTH DEPARTMENT
JUN 24 2020
RECEIVED

Planning Board File #_____

BLACKWELL & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
FAX: (508) 228-5292
www.blackwellsurvey.com

B8690

June 24, 2020

Nancy L. Holmes, Town Clerk
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Re: Norris Family Trust. Definitive Subdivision Plan Submission. #9 Bayberry Lane, Assessor's Map: 67 Parcel: 62. Lot 14. Land Court Case: 36712-B.

Dear Ms. Holmes,

I am writing to inform you that Randolph Norris, Trustee of Norris Family Trust is filing a Definitive Subdivision Plan with the Planning Board today, a copy is attached.

Please sign and date in the spaces provided below to acknowledge receipt of the application.

Please call if you have any questions.

Sincerely,

Blackwell & Associates, Inc.
By Jeffrey L. Blackwell, P.L.S.

Nancy L. Holmes

Nancy L. Holmes, Town Clerk

June 24, 2020

Date

JLB/dmm

BLACKWELL & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
FAX: (508) 228-5292
www.blackwellsurvey.com

B8690

June 24, 2020

Stephen J. Visco, Chair
Nantucket Board of Health
3 East Chestnut Street
Nantucket, MA 02554

Re: Norris Family Trust. Definitive Subdivision Plan Submission. #9 Bayberry Lane, Assessor's Map: 67 Parcel: 62. Lot 14. Land Court Case: 36712-B.

Dear Mr. Visco,

I am writing to inform you that Randolph Norris, Trustee of Norris Family Trust is filing a Definitive Subdivision Plan with the Planning Board today, a copy is attached.

Please call if you have any questions.

Sincerely,

Blackwell & Associates, Inc.
By Jeffrey L. Blackwell, P.L.S.

JLB/dmm

DRAINAGE ANALYSIS
PINELANDS LANE SUBDIVISION
Nantucket, Mass.

Prepared for:
Randy Norris
B-8690

June 24, 2020

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle
Nantucket, Mass.
02554

BLACKWELL & ASSOCIATES, INC.
Professional Land Surveyors & Civil Engineers
20 Teasdale Circle
Nantucket, Massachusetts 02554
www.blackwellsurvey.com
(508) 228-9026

JOB: PINELANDS LANE SUBDIVISION
SHEET NO.: 1 OF:
CALCULATED BY: LCA DATE: 6/23/20
CHECKED BY: ADG DATE:
SCALE:

DUE TO THE SMALL WATERSHEDS, THE RATIONAL METHOD HAS BEEN EMPLOYED TO DETERMINE PEAK RUNOFF.

TO DETERMINE THE REQUIRED LEACHING AREA FOR THE DESIGN STORM (25 YR-24 HOURS) THE "BARNSTABLE METHOD" WAS UTILIZED AND USING THE RAWLS INFILTRATION RATE OF 8.27 IN./HOUR, WHICH CONVERTS TO 7.26 MIN./IN.

THE "BARNSTABLE" METHOD SHOWS THAT THE FOLLOWING INFILTRATION RATES ARE ALLOWED BETWEEN 2 MIN/IN TO 10 MIN./IN.

AVG. DROP (MIN./IN)	K'/MIN	K'/DAY	ALLOWABLE INFILTRATION RATE: GAL/SF/MIN.
≥ 2.0	0.047	60	0.50
4	0.0208	29	0.25
6	0.0139	20	0.17
RAWLS# 7.26 MIN/IN	→		(0.142 GAL/SF/MIN)
8	.0109	15	0.12
10	.0083	12	RECHARGE NOT ALLOWED

PRODUCT 904-1 (Single Sheets) 20F-1 (Padded)

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Professional Land Surveyors & Civil Engineers
20 Teasdale Circle
Nantucket, Massachusetts 02554
www.blackwellsurvey.com
(508) 228-9026

JOB: PINE LANDS DRIVE
SHEET NO. 2 OF
CALCULATED BY: LCA DATE: 6/24/20
CHECKED BY: DATE:
SCALE:

25 YR / 24 STORM IDF CURVE

DA-1

A = 0.08 Ac.
i = 0.25 IN./hr (FIG 10-5)
C = 0.90 GRAVEL

Q = C i A
= 0.90 (0.25) (0.08)
= 0.02 cfs

DA-2

A = (0.026 Ac)
i = 0.25 IN/HR
C = 0.95 (PAVED)

Q = C i A
= 0.95 X .25 X .026
= 0.01 cfs

DA-3

A = 0.17 Ac.
i = 0.25
C = 0.10 LAWNS

Q = 0.10 (.25) (0.17)
= 0.01 cfs.

COMBINED RUNOFF DA'S 1, 2 + 3 = 0.04 cfs

DETERMINE REQUIRED CAPACITY OF INFILTRATION TRENCH @ STA 1+0

PER BARNSTABLE METHOD – LOADING RATES INTERPOLATED FOR USE WITH "RAWLS" NUMBER

CONVERSION OF RAWLS RATE (8.27 IN/HR) TO MIN./IN SHOWS THAT AN INFILTRATION RATE OF APPROX 7.26 MIN/IN WOULD NEED TO BE ACCOMODATED. (SEE PAGE 1)

$$\frac{0.142 \text{ GAL/SF/MIN}}{7.48 \text{ GAL}} = 0.019 \text{ FT}^3/\text{MIN}$$

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Professional Land Surveyors & Civil Engineers
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Nantucket, Massachusetts 02554
www.blackwellsurvey.com
(508) 228-9026

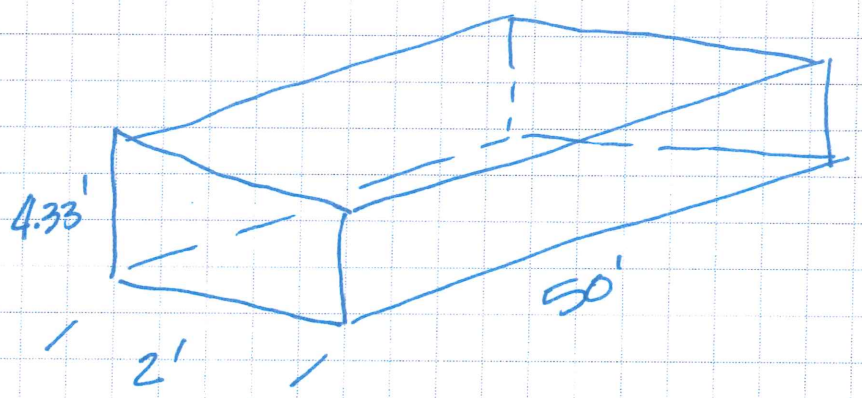
JOB: PINE LANDS DRIVE
SHEET NO. 3 OF
CALCULATED BY: LCA DATE: 6/24/20
CHECKED BY: DATE:
SCALE:

REQUIRED SURFACE AREA FOR INFILTRATION TRENCH @ STA 1+0±

: $0.04\ cfs \times 60 \frac{sec}{min} = \frac{2.4\ cfm}{.019}$

$= 126\ SF.$

TRENCH PROVIDED. :



ENDS : $2' \times 4.33' \times 2 = 17.3\ SF.$
SIDES : $4.33 \times 50 \times 2 = 433\ SF.$
BOTTOM : $50 \times 2 = 100\ SF.$

550.3 SF. PROVIDED / 126 SF. REQUIRED

REQUIRED SURFACE AREA FOR INFILTRATION TRENCH @ 2+77

DA-4

$A = .03\ Ac.$
$i = 0.25\ in/hr.$
$C = 0.90$ (GRAVEL)

$Q = CiA$
$= 0.90\ (.25)(.03)$
$= .01\ cfs$

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Professional Land Surveyors & Civil Engineers
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Nantucket, Massachusetts 02554
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(508) 228-9026

JOB Pines Lands Drive B8690
SHEET NO. 4 OF
CALCULATED BY LCA DATE 6/24/20
CHECKED BY DATE
SCALE

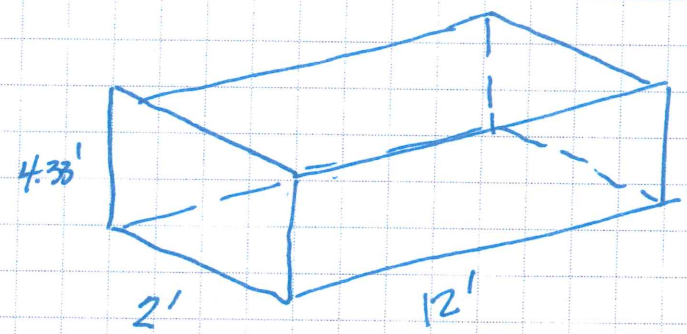
DA-5

A = .09 Ac
i = .25 in/hr (I-D-F curve)
C = 0.20 (Lawn/wooded/flat

Q = C i A
= 0.20 (0.25) (0.09)
= .01 cfs.

COMBINED DRAINAGE AREAS 4+5 = .02 cfs

PROPOSED INFILTRATION TRENCH @ 2+77



ENDS: 2' x 4.33' x 2 = 17.3 SF.
SIDES: 4.33 x 12' x 2 = 104 SF.
BOTTOM: 12' x 2 = 24
145 SF. PROVIDED.

REQUIRED AREA: 0.02 cfs x 60 SEC/MIN = 1.2 cfm / .019 = 63 SF. (REQ)

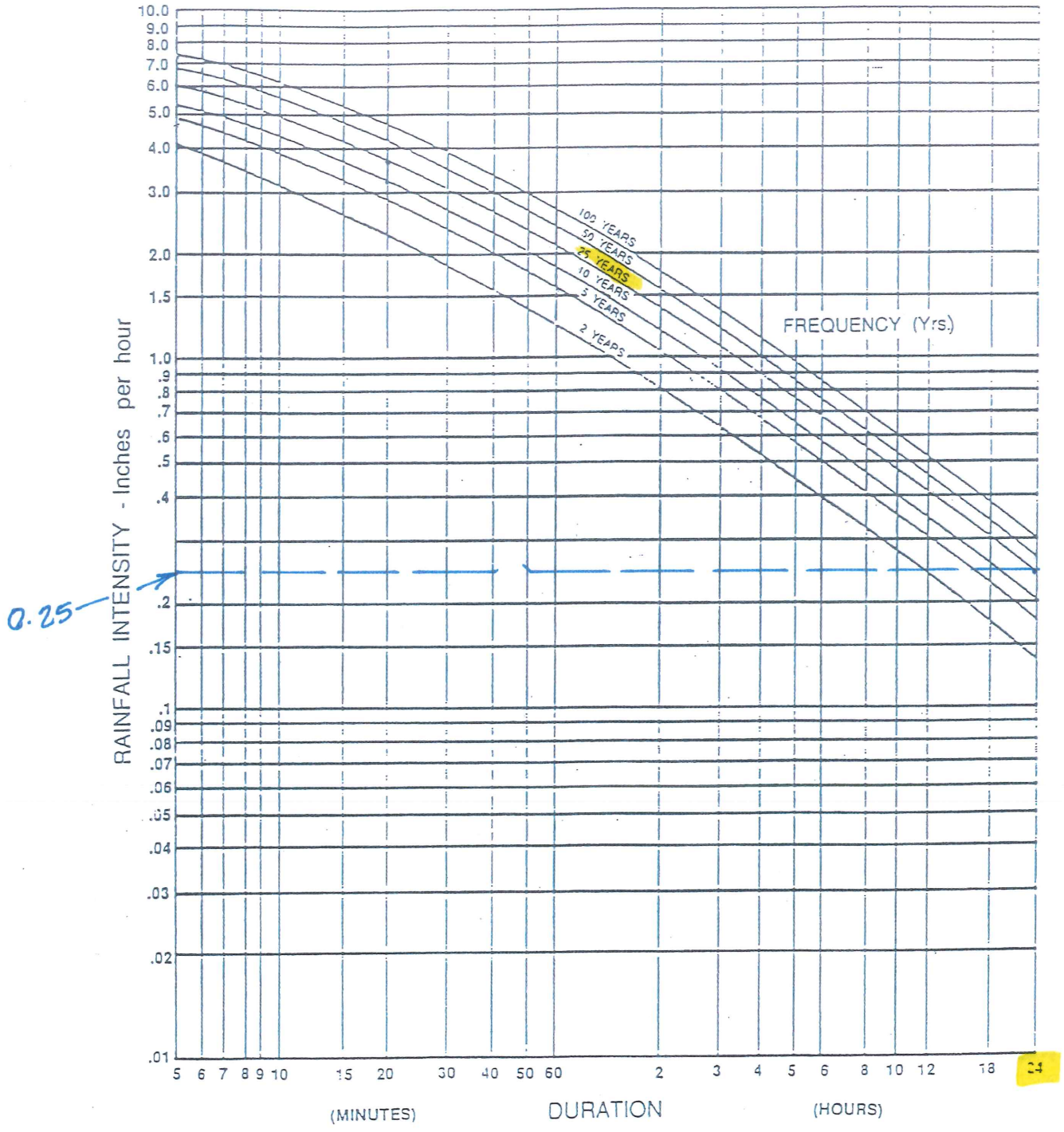
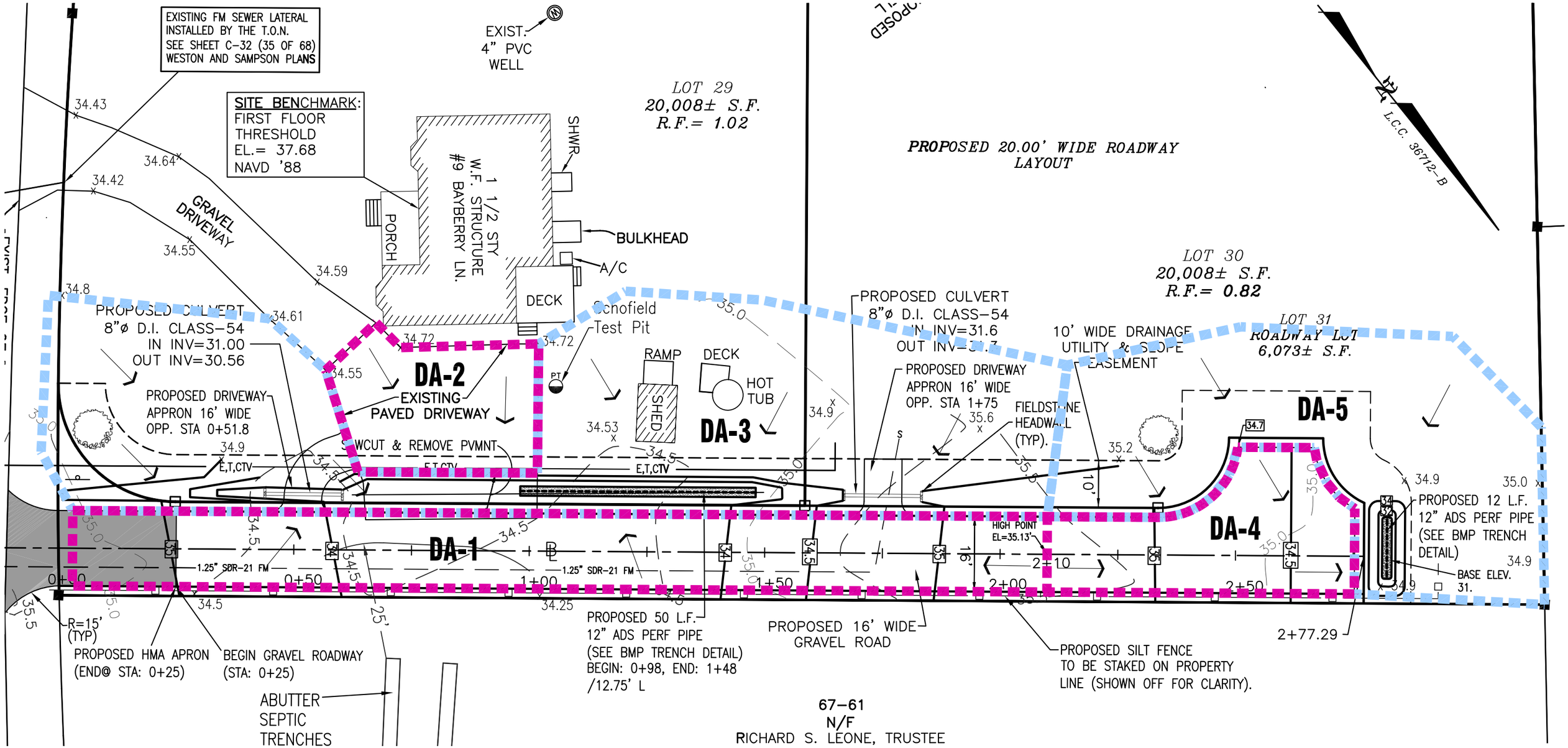


Figure 10-5. Intensity — Duration — Frequency Curve for Barnstable, MA



V:\DRAWFILES\B8690\AR-ROAD DESIGN.dwg, PLAN-PROFILE, 6/24/2020 3:24:35 PM, Adobe PDF-11x17-LS.pc3, 11 x 17, 1:1

June 24, 2020
B-8690 / R. Norris

PINELANDS LANE

DEFINITIVE SUBDIVISION

EXHIBIT A

Itemized list of improvements requested to be waived or modified:

The land on the accompanying plans, Definitive Subdivision Plans of PINELANDS LANE, shall comply with the rules and regulations of the Nantucket Planning Board Rules and Regulations Governing the Subdivision of Land as amended through December 20, 1999, except for the following enumerated regulations which the applicant requests the Planning Board waive or alter in the manner specified:

SECTION 4.03a(1) - STREETS

Request that the Board waive the requirement of 20-foot minimum roadway width. The applicant is proposing to construct the roadway under the requirements of the Rural Road Alternative, section 4.05a. The subdivision is located in a rural area and will service only abutting lots.

SECTION 4.03e - STREETS

Request that the Board waive the requirement of 20-foot minimum roadway width. The applicant is proposing to construct the roadway under the requirements of the Rural Road Alternative, section 4.05a. The subdivision is located in a rural area and will service only abutting lots.

SECTION 4.04b - DEAD-END STREETS

Request that the Board waive the requirements for vertical granite curbing around the cul-de-sac island. The proposed roadway drainage system is designed to intercept runoff from the roadway with the use of sand and gravel lined swales. The use of curbing will hinder the use of the proposed natural drainage system.

SECTION 4.05a – RURAL ROAD ALTERNATIVE

Waiver to allow the construction of the roadway as a Rural Road Alternative in place of the requirements of section 4.03a and 4.03e, streets, width of roadway.

SECTION 4.10 – GUARD RAILS and POSTS

Request Waiver.

SECTION 4.12 – WATER PIPES and RELATED EQUIPMENT

Request waiver. Public water supply is not available in Bayberry Lane. Lots will be served by water wells.

SECTION 4.17 FIRE ALARM SYSTEMS & EMERGENCY WATER SUPPLY SYSTEMS

Waiver requested.

SECTION 4.18 - SIDEWALKS

Request that the Board waive the requirements for sidewalks. The volume of pedestrian traffic generated from a 2-lot residential subdivision does not justify the need for sidewalks.

SECTION 4.19 – BICYCLE PATHS

Request that the Board waive the requirements for bicycle paths. The volume of bicycle traffic generated from a 2-lot residential subdivision does not justify the need for a bicycle path. Also, the construction of a bicycle path within a 20-foot right-of-way along with the proposed use of a natural drainage system is not feasible. The proposed road is of sufficient width to carry bicycle traffic to the bicycle path adjacent to Fairgrounds Road.

SECTION 4.20 – STREET LIGHTS

Request that the Board waive the requirement for street lights. The site is rural in nature and street lights would attract undue attention to the development. Also, there will not be large amounts of traffic on the road to justify the need for street lights.

SECTION 4.22 – CURBING AND BERMS

Request that the Board waive the requirement for curbing and berms for the proposed road. The proposed roadway drainage system relies on natural drainage ways to handle stormwater runoff. The proposed drainage system will not function properly if curbing and berms are constructed.

SITE ANALYSIS REPORT

PINELANDS LANE SUBDIVISION

APPLICANT: Norris Family Trust

ENGINEER: Arthur G. Gasbarro, P.E., P.L.S.

SURVEYOR: Christopher J. Andrews, P.L.S.

June 24, 2020

The Norris Family Trust property is located at #9 Bayberry Lane. The property area is 46,088 square feet in size and is located within the Bayberry Lane subdivision off Ticcoma Way. Ticcoma Way and Bayberry Lane are paved roads leading to Fairgrounds Road.

1. WETLANDS: no wetland resource areas exist on or within 1,000 feet of locus.

2. AREAS OF SPECIAL FLOOD HAZARD: the property appears within Zone X, above the 500 year flood zone on F.E.M.A. maps

3. SOIL CONDITIONS RELATING TO SEPTIC SYSTEMS: The U.S.D.A Soil Conservation Service designate soils in the bayberry Lane area as Evesboro Sands deposited as glacial outwash. The Evesboro sands are classified as excessively drained, presenting no limitation for on-site septic systems. However, Town sewer is available in Bayberry Lane.

4. LIMITATIONS DUE TO SEASONAL HIGH WATER TABLE: The reginal ground water table is approximately 27' below the ground surface.

5. AREAS WHERE SPECIAL DRAINAGE, EROSION AND SEDIMENTATION MEASURES: See Sheet 3 of 3 for drainage and erosion measures.

6. PREDOMINANT VEGETATIVE COVER TYPE: The predominant type of cover is native pine trees and light brush, except for a fringe of lawn around the house.

7. PROTECTED AREAS: No areas are designated for protective

8. TRAFFIC SAFETY AND CONVENIENCE: the 277 foot long roadway provides adequate circulation for both lots regarding vehicular, pedestrian, bicycle and emergency vehicle circulation.

9. DEVELOPMENT PHASING: Roadway improvements will be completed within 5 years.

10. COMMON OPEN SPACES: none proposed.

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Nantucket County, Massachusetts

294A—Evesboro sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 996v
Elevation: 10 to 450 feet
Mean annual precipitation: 41 to 48 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 175 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Evesboro and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Evesboro

Setting

Landform: Outwash plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loose sandy glaciofluvial deposits

Typical profile

H1 - 0 to 6 inches: sand
H2 - 6 to 20 inches: loamy sand
H3 - 20 to 60 inches: stratified sand to sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Udipsamments

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Klej

Percent of map unit: 5 percent
Hydric soil rating: No

Riverhead

Percent of map unit: 3 percent
Hydric soil rating: No

Katama

Percent of map unit: 2 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Nantucket County, Massachusetts
Survey Area Data: Version 16, Sep 12, 2019

National Flood Hazard Layer FIRMette

FEMA

70°5'28"W 41°15'59"N

70°4'51"W 41°15'32"N

250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

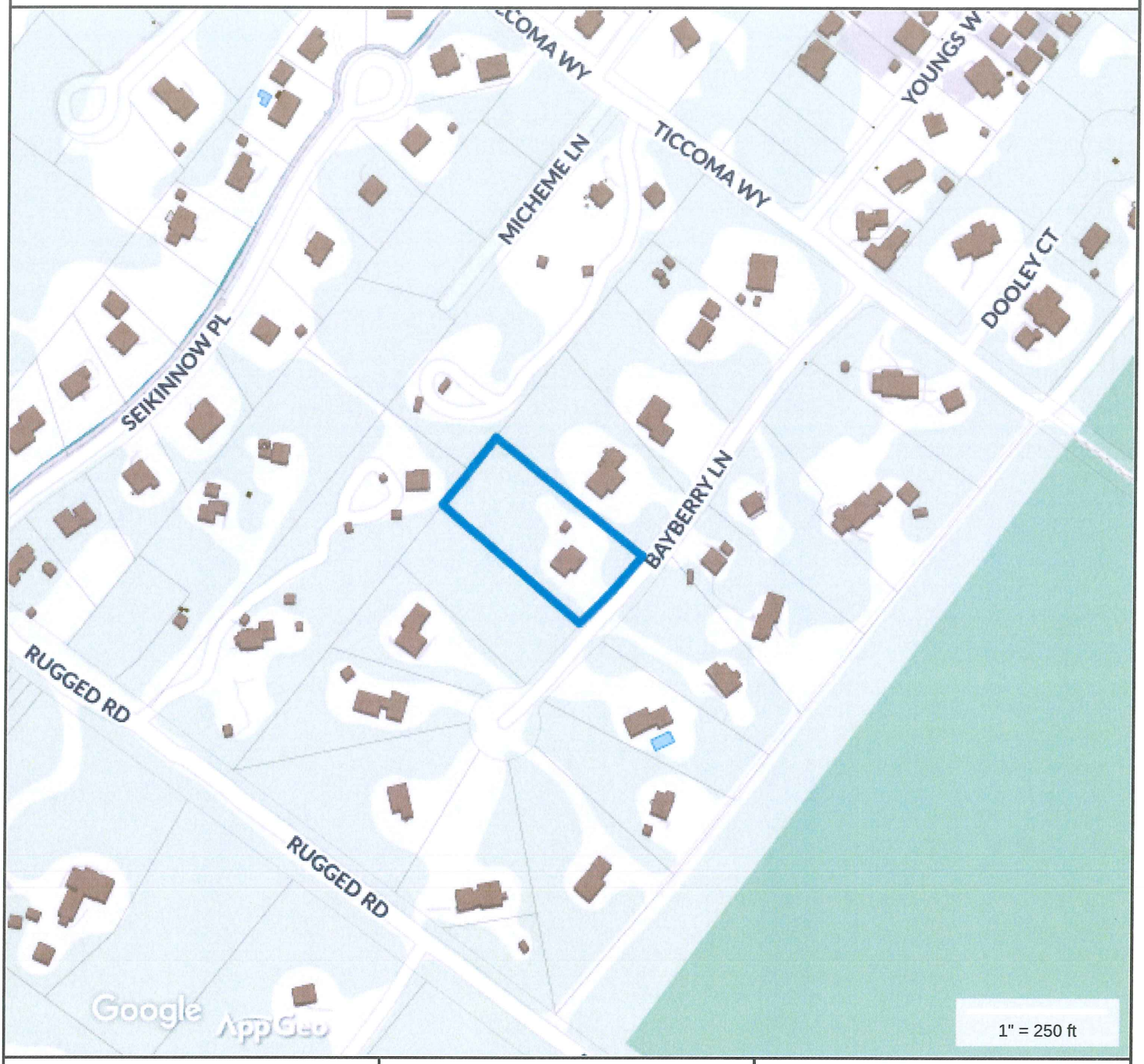
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/23/2020 at 11:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Property Information

Property ID	67 62
Location	9 BAYBERRY LN
Owner	NORRIS RANDOLPH P TRST

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.

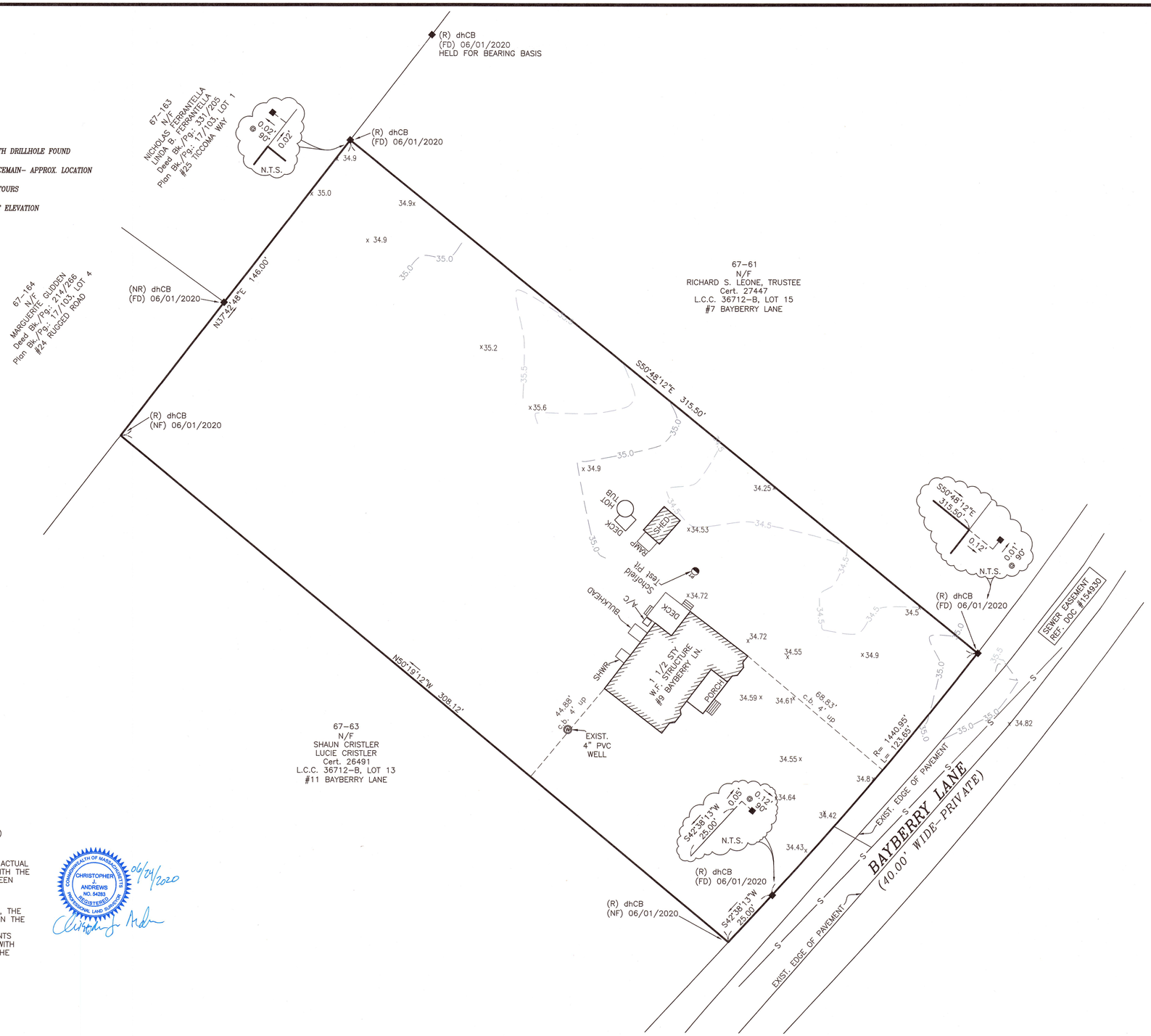
Geometry updated 11/13/2018
Data updated 11/19/2018

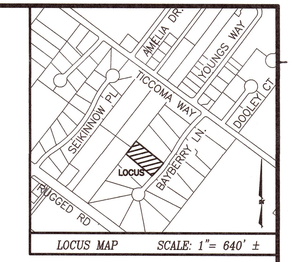
CURRENT ZONING CLASSIFICATION:
Residential 20 (R–20)

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

LEGEND

dhCB (FD) ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
—S———S—	DENOTES EXISTING SEWER FORCEMAIN– APPROX. LOCATION
– – –34.5– –	DENOTES EXISTING GRADE CONTOURS
x34.0	DENOTES EXISTING GRADE SPOT ELEVATION





LOCUS MAP SCALE: 1"= 640' ±

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED:_____ AND RECORDED ON LAND COURT DOCUMENT NO._____.

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

_____
TOWN CLERK

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

_____
_____
_____
_____
_____

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No.: _____

UNADJUSTED TRAVERSE DATA

SURVEY PRECISION	: 1:26,700
LINEAR ERROR OF CLOSURE	: 0.0715
DIRECTIONAL ERROR OF SURVEY	: N44°33'27.1"W
EDM ACCURACY LEICA TS16	: ±(2mm+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 06–01–2020 AND 06–09–2020."

"I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE 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."

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER J. ANDREWS
NO. 54283
REGISTERED PROFESSIONAL LAND SURVEYOR
06/24/2020

DATE: 06/24/2020

REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY

OWNER INFORMATION
RANDOLPH P. NORRIS, TRUSTEE
NORRIS FAMILY TRUST
CERT. OF TITLE #23983
L.C.C. 36712–B, LOT 14
ASSESSOR'S MAP 67, PARCEL 62
#9 BAYBERRY LANE

T:\JACK 25 JOB 17
V:\DRAWFILES\B8690\AR–ROAD DESIGN.dwg 6/24/2020 2:53:25 PM EDT

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

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228–9026
www.blackwellsurvey.com

EXISTING CONDITIONS PLAN
OF LAND
in Nantucket, MA
Prepared for
NORRIS FAMILY TRUST

Scale: 1"=20' Date: June 09, 2020

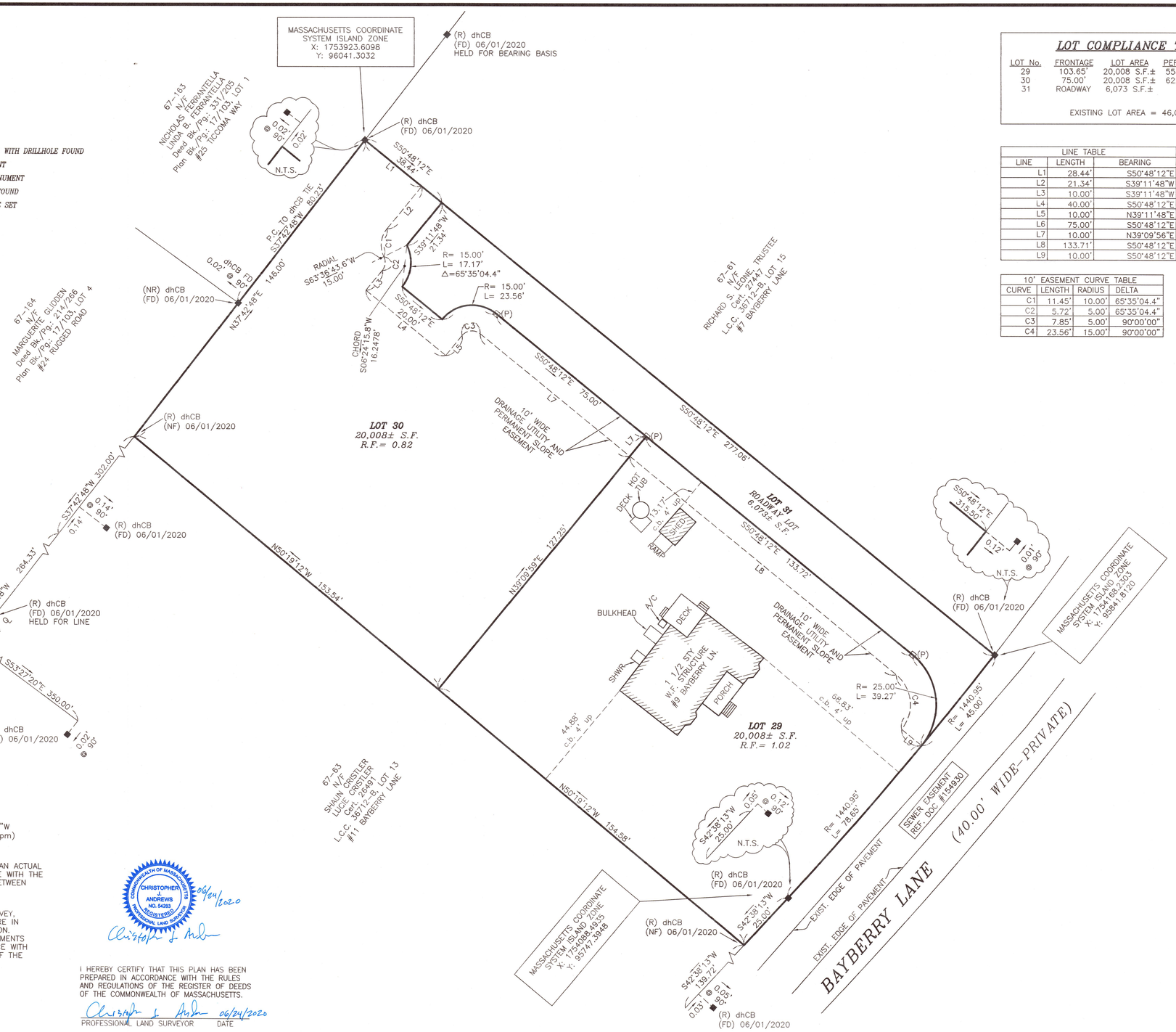
SHEET 1 OF 3 B8690

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

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

LEGEND

dhCB (FD) ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
(R)	DENOTES RECORD MONUMENT
(NR)	DENOTES NON-RECORD MONUMENT
(NF)	DENOTES MONUMENT NOT FOUND
(P) ⊡	DENOTES MONUMENT TO BE SET



LOT COMPLIANCE TABLE

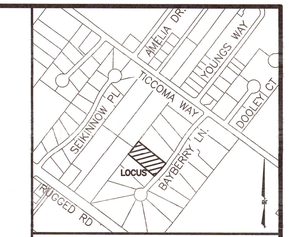
LOT No.	FRONTAGE	LOT AREA	PERIMETER	REG. FACTOR
29	103.65'	20,008 S.F.±	558.47'±	1.02
30	75.00'	20,008 S.F.±	622.30'±	0.82
31	ROADWAY	6,073 S.F.±		

EXISTING LOT AREA = 46,088 S.F.±

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.44'	S50°48'12"E
L2	21.34'	S39°11'48"W
L3	10.00'	S39°11'48"W
L4	40.00'	S50°48'12"E
L5	10.00'	N39°11'48"E
L6	75.00'	S50°48'12"E
L7	10.00'	N39°09'56"E
L8	133.71'	S50°48'12"E
L9	10.00'	S50°48'12"E

10' EASEMENT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	11.45'	10.00'	65°35'04.4"
C2	5.72'	5.00'	65°35'04.4"
C3	7.85'	5.00'	90°00'00"
C4	23.56'	15.00'	90°00'00"

L.C.C. 36712-B



LOCUS MAP SCALE: 1"= 640' ±

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED:_____ AND RECORDED ON LAND COURT DOCUMENT NO._____.

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 29, 30, & 31 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

DATE: _____

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

_____
TOWN CLERK

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE No.: _____

UNADJUSTED TRAVERSE DATA

SURVEY PRECISION	: 1:26,700
LINEAR ERROR OF CLOSURE	: 0.0715
DIRECTIONAL ERROR OF SURVEY	: N44°33'27.1"W
EDM ACCURACY LEICA TS16	: ±(2mm+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 06-01-2020 AND 06-09-2020."

"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."

DATE: 06/24/2020

Christopher J. Andrews
REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS CHRISTOPHER J. ANDREWS NO. 54281 REGISTERED PROFESSIONAL LAND SURVEYOR 06/24/2020

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.

Christopher J. Andrews 06/24/2020
PROFESSIONAL LAND SURVEYOR DATE

BEING A SUBDIVISION OF LOT 14 SHOWN ON L.C.C. 36712-B

NO.	DATE	DESCRIPTION	BY

OWNER INFORMATION
RANDOLPH P. NORRIS, TRUSTEE
NORRIS FAMILY TRUST
CERT. OF TITLE #23983
L.C.C. 36712-B, LOT 14
ASSESSOR'S MAP 67, PARCEL 62
#9 BAYBERRY LANE

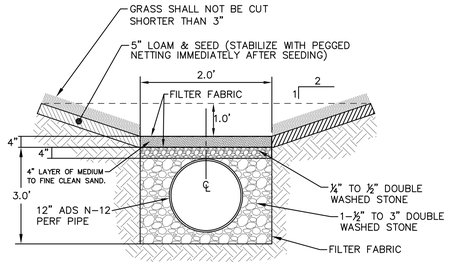
T:\JACK 25 JOB 17
V:\DRAWFILES\B8690\AR.dwg 6/24/2020 2:12:16 PM EDT

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

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

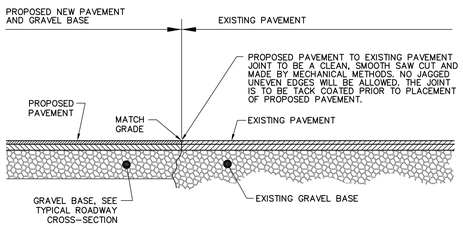
DEFINITIVE SUBDIVISION PLAN
OF LAND
in Nantucket, MA
Prepared for
NORRIS FAMILY TRUST

Scale: 1"=20' Date: June 24, 2020
Design/Drawn by: JLB/CJA
Approved by: JLB
SHEET 2 OF 3 B8690



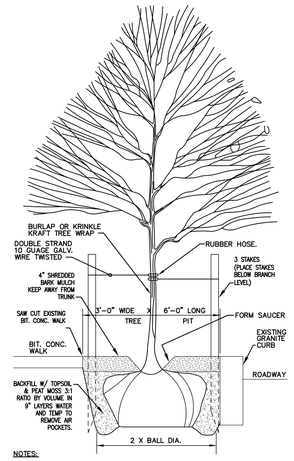
BMP
INFILTRATION SWALE/TRENCH SECTION

NOT TO SCALE



PAVEMENT SAW CUT & SEAL

NOT TO SCALE

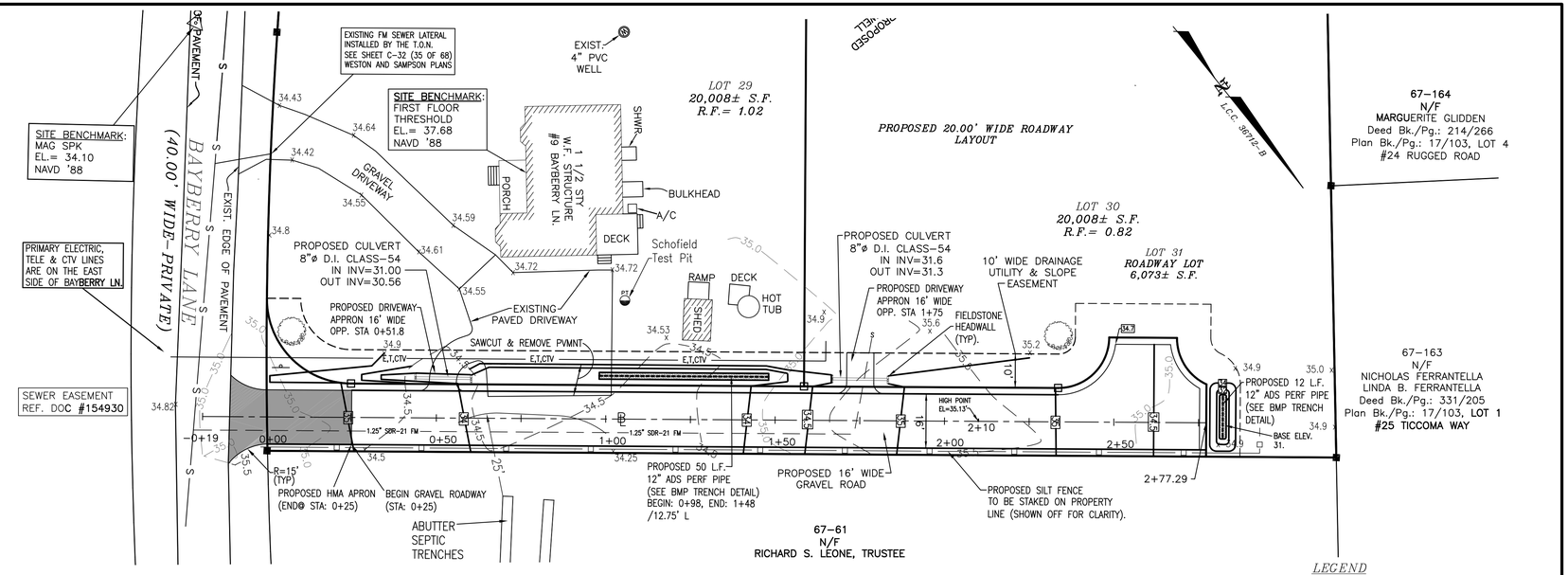


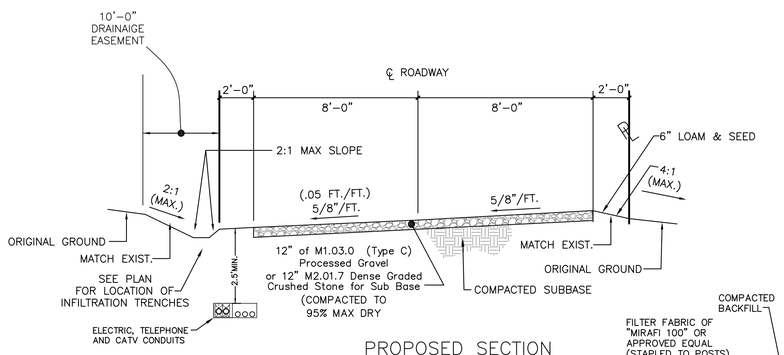
NOTES:

1. REMOVE ALL CONTAINERS, BASKETS, BURLAP, ETC., FROM ROOT BALL.
2. STAKING AND FLAGGING AS REQUIRED
3. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
4. LARGE-GROWING 4" TRUNK DIAMETER, CALIPER 1" ABOVE GROUND
5. TREE SPECIES ARE TO COMPLY WITH THOSE LISTED IN THE NANTUCKET PLANNING BOARD REGULATIONS.

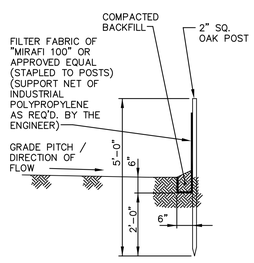
TREE PLANTING – GUYING DETAIL

NOT TO SCALE





PROPOSED SECTION
STABILIZED GRAVEL ROAD
(NTS)



SILT FENCE DETAIL

N.T.S.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

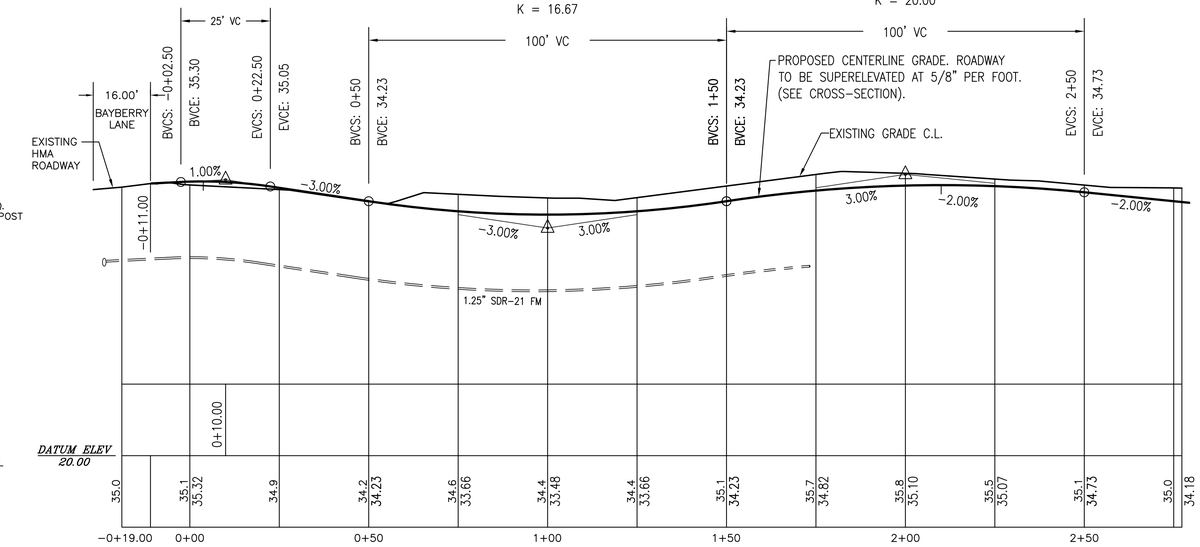
1. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
4. DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (6) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED NETTING OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
5. TEMPORARY SWALES, STRUCTURES AND SEDIMENTATION BASINS CONSTRUCTED, AS NECESSITATED BY FIELD CONDITIONS, SHALL BE SIZED UTILIZING SOIL CONSERVATION SERVICE GUIDELINES TO ACCOMMODATE RUNOFF FROM DISTURBED AREAS. THESE FACILITIES SHALL BE LEFT IN PLACE UNTIL THE AREA HAS BEEN STABILIZED.
6. THE FUNCTIONING OF TEMPORARY CULVERTS, DITCHES, SWALES OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENTATION PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
7. THE CONTRACTOR SHALL BE PREPARED TO ALLOW WORK TO WAIT 24 OR 48 HOURS AFTER RAIN EVENTS. THIS WORK DELAY WILL ALLOW SURFACE SOILS TO DRY.

THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.

HIGH POINT ELEV = 35.33
HIGH POINT STA = 0+03.75
PVI STA = 0+10
PVI ELEV = 35.43
A.D. = -4.00
K = 6.25

LOW POINT ELEV = 33.48
LOW POINT STA = 1+00
PVI STA = 1+00
PVI ELEV = 32.73
A.D. = 6.00
K = 16.67

HIGH POINT ELEV = 35.13
HIGH POINT STA = 2+10
PVI STA = 2+00
PVI ELEV = 35.73
A.D. = -5.00
K = 20.00



PROPOSED ROAD
(H:1"=20' V:1"=4')

LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
— S——S—	DENOTES EXISTING SEWER FORCEMAIN
— PS——PS—	DENOTES PROPOSED SEWER FORCEMAIN
x 35.61	DENOTES EXISTING GRADE
○	DENOTES PROPOSED STREET TREE
—o—	DENOTES PROPOSED STREET SIGN (0+04 / 15'L)

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED:_____ AND RECORDED ON LAND COURT DOCUMENT NO._____.

DATE: _____

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

_____
TOWN CLERK

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE No.: _____

NO.	DATE	DESCRIPTION	BY

OWNER INFORMATION

RANDOLPH P. NORRIS, TRUSTEE
NORRIS FAMILY TRUST
CERT. OF TITLE #23983
L.C.C. 36712-B, LOT 14
ASSESSOR'S MAP 67, PARCEL 62
#9 BAYBERRY LANE

T:\JACK 25 JOB 17
V:\DRAWFILES\B8690\AR-ROAD DESIGN.dwg 6/23/2020 5:36:03 PM EDT

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

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO CIVIL No. 45951 REGISTERED PROFESSIONAL ENGINEER
6/24/20

ROADWAY
PLAN AND PROFILE/DETAILS
in Nantucket, MA
Prepared for
NORRIS FAMILY TRUST

Scale: 1"=20'
Date: June 24, 2020
Design/Drawn by: LCA
Reviewed by: ADG
SHEET 3 OF 3
B8690

V:\DRAWFILES\B8690\AR-ROAD DESIGN.dwg, PLAN-PROFILE, 6/23/2020 5:37:44 PM, Adobe PDF-24x36-LS.pc3, ARCH D, 1:1

Nantucket Planning Board

December 9, 2019

Norris Family Trust
Randolph Norris, Trustee
9 Bayberry Lane
Nantucket, MA 02554

RE: PLSUB-2019-11-00011 Preliminary Plan Application, 9 Bayberry Lane (Map 67, Parcel 62)

Dear Mr. Norris:

Please be advised that the Planning Board, at its meeting on December 9, 2019 voted 5-0 to APPROVE the preliminary subdivision plan entitled "Preliminary Definitive Subdivision Plan of Land in Nantucket, Massachusetts," prepared for Norris Family Trust by Nantucket Engineering & Survey P.C. on November 25, 2019. The plan is for a three (3) lot subdivision (two (2) buildable lots) located at 9 Bayberry Lane shown on Nantucket Tax Assessor's Map 67 Parcel 62 and located within the R-20 (Residential-20) zoning district.

Although the plan referenced in this letter is for a three (3) lot subdivision, the Board notes that the zoning freeze will only be in place if followed by a definitive plan within the statutory timeframe. The Board further notes that the zoning freeze runs with the land, not with the plan, and the Board will consider that during their review of the definitive plan.

All definitive subdivision plan submission must comply with the most current edition of the Board's *Rules and Regulations Governing the Subdivision of Land.* As part of this preliminary approval. The Planning Board has restricted future development of these lots to a primary dwelling and a secondary dwelling only. Tertiary dwellings will not be allowed on the lots.

Please contact the planning staff at 508-325-7587 or mtrudel@nantucket-ma.gov with any questions regarding this decision.

Sincerely,

Judith Wegner,
Nantucket Planning Board Chair

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

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

OWNER INFORMATION

RANDOLPH P. HORRIS, TRUSTEE
NORRIS FAMILY TRUST
CERT. OF TITLE #23983
L.C.C. 36712-B, LOT 14
ASSESSOR'S MAP 67, PARCEL 62
#9 BAYBERRY LANE

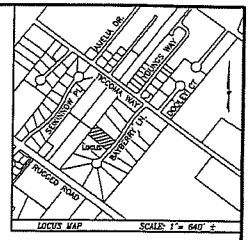
LEGEND

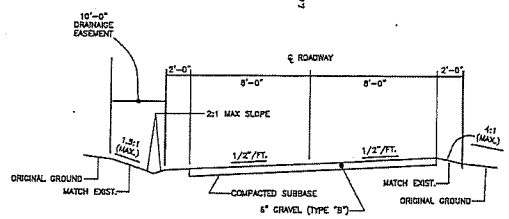
dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
—S——S— DENOTES EXISTING SEWER FORCEMAIN
—PS——PS— DENOTES PROPOSED LOW PRESSURE SEWER LINE

LOT COMPLIANCE TABLE

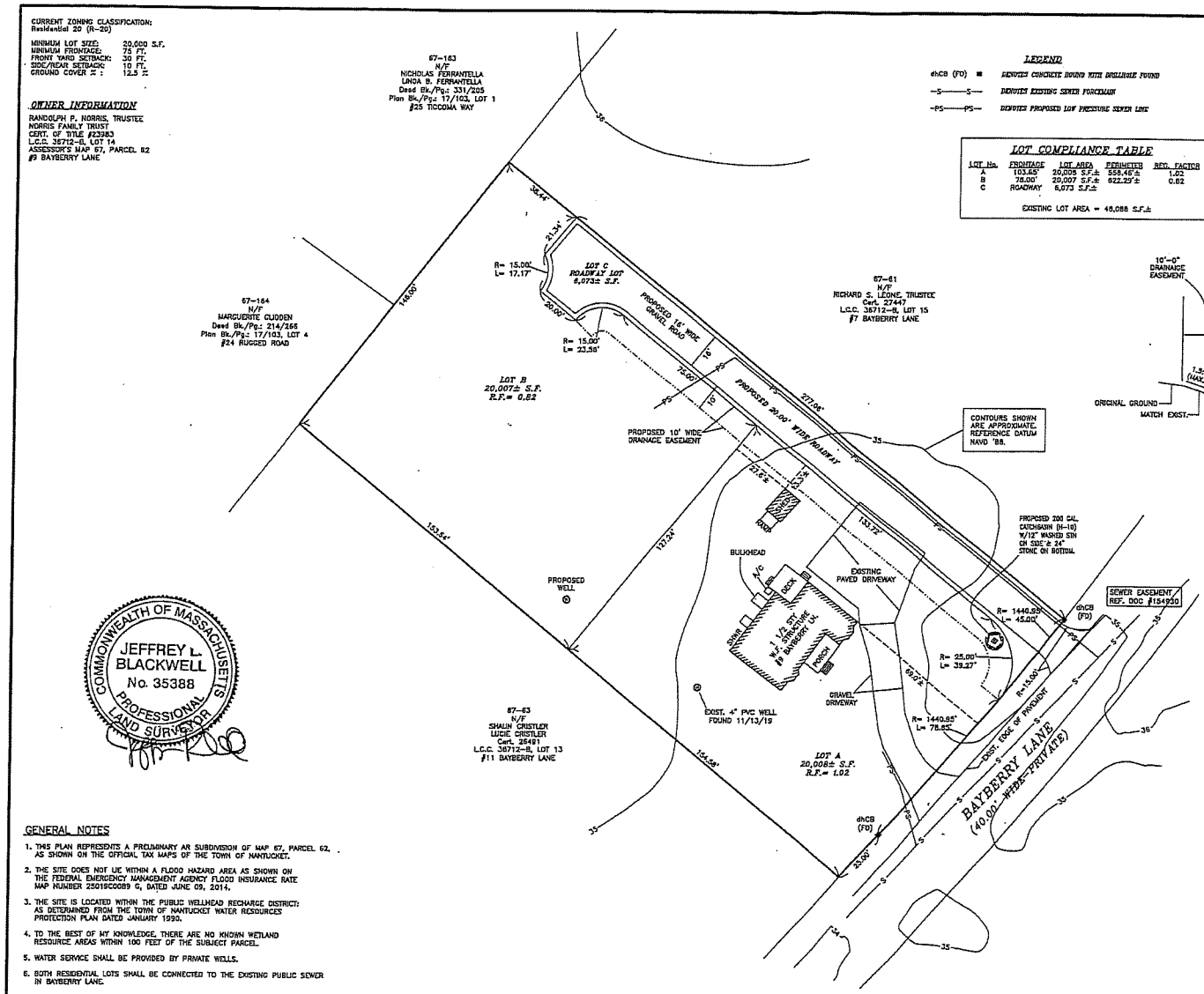
LOT No.	FRONTAGE	LOT AREA	PERIMETER	REQ. FACTOR
A	103.65'	20,005 S.F.±	558.46'±	1.02
B	78.00'	20,007 S.F.±	522.25'±	0.82
C	ROADWAY	6,073 S.F.±		

EXISTING LOT AREA = 46,088 S.F.±





TYPICAL SECTION
STABILIZED GRAVEL ROAD
(NTS)



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

PRELIMINARY DEFINITIVE SUBDIVISION PLAN of LAND

in
Nantucket, Mass.
prepared for
NORRIS FAMILY TRUST
9 BAYBERRY LANE
ASSESSOR'S MAP 67, PARCEL 62
Cert. of Title #23983

Scale: 1"= 20' November 25, 2019

NANTUCKET ENGINEERING & SURVEY, P.C.
Professional Engineer
20 MARY ANN DRIVE
NANTUCKET, MASS. 02554
(508) 825-5053

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

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

B8690

GENERAL NOTES

1. THIS PLAN REPRESENTS A PRELIMINARY AR SUBDIVISION OF MAP 67, PARCEL 62, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25019C0089 G, DATED JUNE 09, 2014.
3. THE SITE IS LOCATED WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT: AS DETERMINED FROM THE TOWN OF NANTUCKET WATER RESOURCES PROTECTION PLAN DATED JANUARY 1990.
4. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN WETLAND RESOURCE AREAS WITHIN 100 FEET OF THE SUBJECT PARCEL.
5. WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELLS.
6. BOTH RESIDENTIAL LOTS SHALL BE CONNECTED TO THE EXISTING PUBLIC SEWER IN BAYBERRY LANE.

T:\JACK 25 JOB 17
V:\DRAWFILES\B8690\Division.dwg 11/25/2019 3:27:23 PM EST

PLSUB-2019-11-00011

BLACKWELL & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
FAX: (508) 228-5292
www.blackwellsurvey.com

B8690

November 25, 2019

Judith Wegner, Chair
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: #9 Bayberry Lane, Preliminary Subdivision Application of Norris Family Trust, Randy Norris Trustee. Map 67, Parcel 62.

Dear Ms. Wegner,

I am submitting a two lot subdivision Preliminary Plan for Randy Norris this day. Both lots will be connected to the recently installed sewer force main in Bayberry Lane per attached plan.

If you have any questions, please call. Thank you.

Sincerely,

Blackwell & Associates, Inc.
By Jeffrey L. Blackwell, P.L.S.

Enclosures
JLB/dmm

HEALTH DEPARTMENT

NOV 26 2019

RECEIVED

NANTUCKET TOWN CLERK

2019 NOV 26 AM 9:49

Nantucket Planning Board

Form C
Preliminary Plan Application

CHKS# 24880 $50 –
24887 $50 –

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

Date: Nov. 25, 2019

To the Planning Board of Nantucket:

I (We) the undersigned, hereby submit in accordance with Chapter 41, Section 81-S, an application for a preliminary plan subdivision shown on a plan entitled Preliminary Definitive Subdivision, designed by Blackwell & Assoc., Inc.,Nantucket Eng. dated Nov. 25, 2019.

The proposed preliminary plan subdivision is located on 9 Bayberry Lane, the total number of lots proposed is: 2 (buildable: 2), and the total acreage of the tract is 1.06 acres.

The tract is also identified as Nantucket Assessor's Map # 67, Parcel(s) 62.

X Residential subdivision ☐ Non-residential subdivision

Name of owner(s) (to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees of a trust or partners of a partnership): Norris Family Trust, Randolph Norris, Tr.

Address of owner(s): 9 Bayberry Ln.
Phone number: 508-292-2754 Fax number: _____ E-mail: rpnorris@777@yahoo.com

Name of applicant (if other than owner): _____
Address of applicant: _____
Phone number: _____ Fax number: _____ E-mail: _____

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

Randolph P. Norris

Owner's signature

Planning Board File #_____ Received by Town Clerk: _____

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

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

OWNER INFORMATION

RANDOLPH P. NORRIS, TRUSTEE
NORRIS FAMILY TRUST
CERT. OF TITLE #23983
L.C.C. 36712-B, LOT 14
ASSESSOR'S MAP 67, PARCEL 62
#9 BAYBERRY LANE

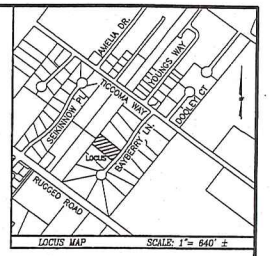
LEGEND

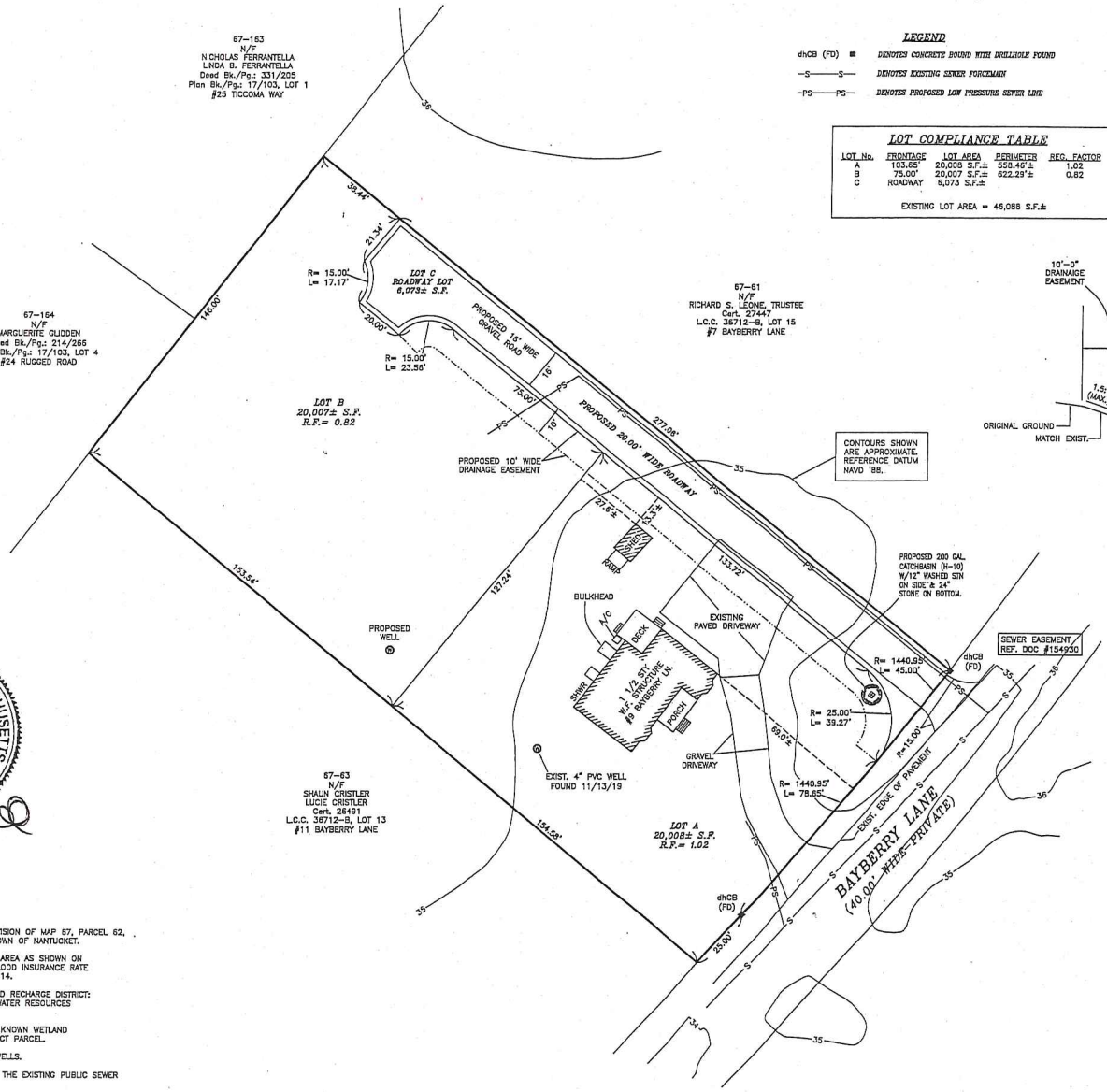
dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
—S——S— DENOTES EXISTING SEWER FORCEMAIN
—PS——PS— DENOTES PROPOSED LOW PRESSURE SEWER LINE

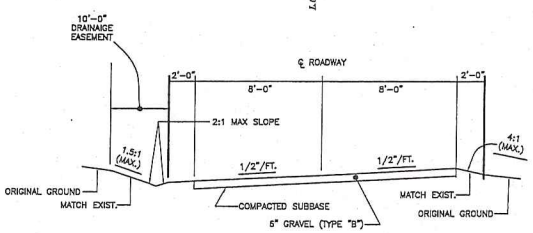
LOT COMPLIANCE TABLE

LOT No.	FRONTAGE	LOT AREA	PERIMETER	REG. FACTOR
A	103.65'	20,008 S.F.±	558.45'±	1.02
B	75.00'	20,007 S.F.±	622.29'±	0.82
C	ROADWAY	6,073 S.F.±		

EXISTING LOT AREA = 46,088 S.F.±







TYPICAL SECTION
STABILIZED GRAVEL ROAD
(NTS)

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

PRELIMINARY DEFINITIVE SUBDIVISION PLAN of LAND

in
Nantucket, Mass.
prepared for
NORRIS FAMILY TRUST
9 BAYBERRY LANE
ASSESSOR'S MAP 67, PARCEL 62
Cert. of Title #23983

Scale: 1"= 20' November 25, 2019

NANTUCKET ENGINEERING & SURVEY, P.C.
Professional Engineer
20 MARY ANN DRIVE
NANTUCKET, MASS. 02554
(508) 825-5053

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

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

GENERAL NOTES

1. THIS PLAN REPRESENTS A PRELIMINARY AR SUBDIVISION OF MAP 67, PARCEL 62, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 25019C0089 G, DATED JUNE 09, 2014.
3. THE SITE IS LOCATED WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT: AS DETERMINED FROM THE TOWN OF NANTUCKET WATER RESOURCES PROTECTION PLAN DATED JANUARY 1990.
4. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN WETLAND RESOURCE AREAS WITHIN 100 FEET OF THE SUBJECT PARCEL.
5. WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELLS.
6. BOTH RESIDENTIAL LOTS SHALL BE CONNECTED TO THE EXISTING PUBLIC SEWER IN BAYBERRY LANE.

T:\JACK 25 JOB 17
V:\DRAWFILES\B8690\Division.dwg 11/25/2019 3:27:23 PM EST

B8690

PESCE ENGINEERING & ASSOCIATES, INC.
451 Raymond Road
Plymouth, MA 02360
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

July 13, 2020

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

RE: Engineering Review of the Proposed Rear Lot Subdivision located at **9 Bayberry Lane**

Dear Ms. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed Rear Lot Subdivision located at 9 Bayberry Lane, Nantucket, MA. We have evaluated the plans for consistency with the Town's Zoning Bylaw, the Nantucket Rules and Regulations Governing the Subdivision of Land (SR&R), and general conformance with the Massachusetts Stormwater Management Regulations.

In addition to a site visit on July 8th, we have reviewed the following information to prepare this letter report:

- Form B Application, dated June 24, 2020, with list of waivers for the Pinelands Lane Definitive Subdivision and Site Analysis Report.
- Site Development Plans prepared by Blackwell & Associates, Inc. 3 sheets, dated June 9 & 24, 2020.
- Drainage Analysis, Pinelands Lane Subdivision prepared by Blackwell & Associates, Inc. 3 Sheets, dated June 24, 2020.

The proposed development is located on a 1.06-acre parcel of land at 9 Bayberry Lane off Ticcoma Way, shown as Parcel 62 on Assessor's Map 67. This parcel is entirely upland area, and contains an existing dwelling, and shed structure. The parcel is located in the Residential – 20 (R-20) Zoning District, and the Town Overlay District. This proposed development is located within the Zone II of a public water supply, but is not located within the 100-yr. flood plain.

The applicant is proposing to develop the parcel into 2 buildable lots (1 new) and 1 roadway lot. The proposed new lot (Lot #30) will be serviced by municipal sewer, but will have a private well for water supply. The design has been submitted as a Rural Road Alternative, along with a request for several waivers from the provisions of the Subdivision Rules & Regs. regarding roadway design and construction requirements (shoulders, street width, sidewalks, bike paths, and streetlights, etc.).

The following are our review comments:

1. We recommend that the applicant discuss with the Board the justification and explanation for the list of waivers requested. From our review of the waivers, we find that they generally do not present any major additional engineering issues or concerns.

2. We recommend that the Nantucket Fire Dept. review the plans and provide comment to the Board on the adequacy of access for emergency vehicles. We further recommend that this discussion with the Fire Department include any possible requirement for a reinforced turf system (such as Grasspave2, or equal) for the required 20-ft. wide fire access.

   Also, from our review of the "L" turning area at the end of the subdivision road, it does not appear to be adequate for the turnaround of some emergency vehicles.

3. We recommend that a street sign be provided for the subdivision road.

4. We recommend that a cross section of the proposed asphalt apron be added to the plans for clarity during construction (showing the proposed base & finish course thicknesses).

5. We recommend that a Stormwater Operation & Maintenance Plan be prepared, and include a line for a name, date, and signature by the owners/HOA. This will ensure that the owners/applicant (or Home Owners Association) understand that the recommended maintenance & inspections are required.

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

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

Edward L. Pesce

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

cc: Jeff Blackwell, Blackwell & Associates, Inc.
Joseph Townsend, Fire Prevention Officer, Nantucket Fire Dept.

Nantucket Planning Board

UPDATED ON JULY 10, 2020

2020 Planning Board Meeting Schedule

~~at 4 Fairgrounds Road~~

~~Public Safety Facility Community Room 1st Floor (Subject to change)~~

Meetings will be held remotely via Zoom/YouTube until further notice

******Note Regarding non-public agenda items (such as ANRs, 2nd dwellings, tertiary dwellings, Form J…etc.) are due two weeks before meeting.**

- **Monday, January 13, 2020**
  Public hearing applications due Monday, December 16, 2019
  Applications that do not require a public hearing and all other correspondence due Monday, December 30, 2019
- **Monday, February 10, 2019**
  Public hearing applications due Monday, January 13, 2020
  Applications that do not require a public hearing and all other correspondence due Monday, January 27, 2020
- **Monday, March 9, 2020**
  Public hearing applications due Monday, February 10, 2020
  Applications that do not require a public hearing and all other correspondence due Monday, February 24, 2020
- **Monday, April 13, 2020**
  Public hearing applications due Monday, March 16, 2020
  Applications that do not require a public hearing and all other correspondence due Monday, March 30, 2020
- **Monday, May 11, 2020**
  Public hearing applications due Tuesday, April 13, 2020
  Applications that do not require a public hearing and all other correspondence due Monday, April 27, 2020
- **~~Monday, June 8, 2020~~ now Monday, June 15, 2020 at 4pm**
  Public hearing applications due ~~Monday, May 11, 2020~~, now Monday, May 18, 2020
  Applications that do not require a public hearing and all other correspondence due ~~Tuesday, May 28, 2020~~ now Monday, June 1, 2020
- **~~Monday, July 13, 2020~~ now Monday, July 20, 2020 at 4pm**
  Public hearing applications due ~~Monday, June 15, 2020~~ now Monday, June 22, 2020
  Applications that do not require a public hearing and all other correspondence due ~~Monday, June 29, 2020~~ now Monday, July 6, 2020
- **~~Monday, August 10, 2020~~ now Monday, August 17, 2020 at 4pm**
  Public hearing applications due ~~Monday, July 13, 2020~~ now Monday, July 20, 2020
  Applications that do not require a public hearing and all other correspondence due ~~Monday, July 27, 2020~~ now Monday, August 3, 2020
- **Monday, September 14, 2020 at 4pm MEETING DATE AND DEADLINES REMAIN THE SAME**
  Public hearing applications due Monday, August 17, 2020

Applications that do not require a public hearing and all other correspondence due Monday, August 31, 2020

- ~~**Thursday, October 15, 2019 (Due to Monday, Columbus Day holiday)**~~ **now Monday, October 26, 2020 at 4pm**
  ~~Public hearing applications due Monday, September 21, 2020~~ now Monday, October 5, 2020
  ~~Applications that do not require a public hearing and all other correspondence due Monday, September 28, 2020~~ now Tuesday, October 13, 2020
- **Monday, November 9, 2020 now Monday, November 23, 2020 at 4pm**
  ~~Public hearing applications due Tuesday, October 13, 2020~~ ~~**(Due to Monday, Columbus Day holiday)**~~ now Monday, October 26, 2020
  ~~Applications that do not require a public hearing and all other correspondence due Monday, October 26, 2020~~ now Monday, November 9, 2020
- **Monday, December 14, 2020 at 4 pm MEETING DATE AND DEADLINES REMAIN THE SAME**
  Public hearing applications due Tuesday, November 16, 2020
  Applications that do not require a public hearing and all other correspondence due Monday, November 30, 2020

*******Meeting time, dates and location are subject to change, if you have any questions please contact the Planning and Land Use Services (PLUS) at 508.325.7587 or mtrudel@nantucket-ma.gov***

*******Viewing Planning Board meeting postings please visit Town Calendar website www.nantucket-ma.gov***