

Property Information

Property ID: 67 301.1
 Location: 67 BLUEBERRY LN
 Owner: LOWELL NATHANIEL E & RYDER ANDREA



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

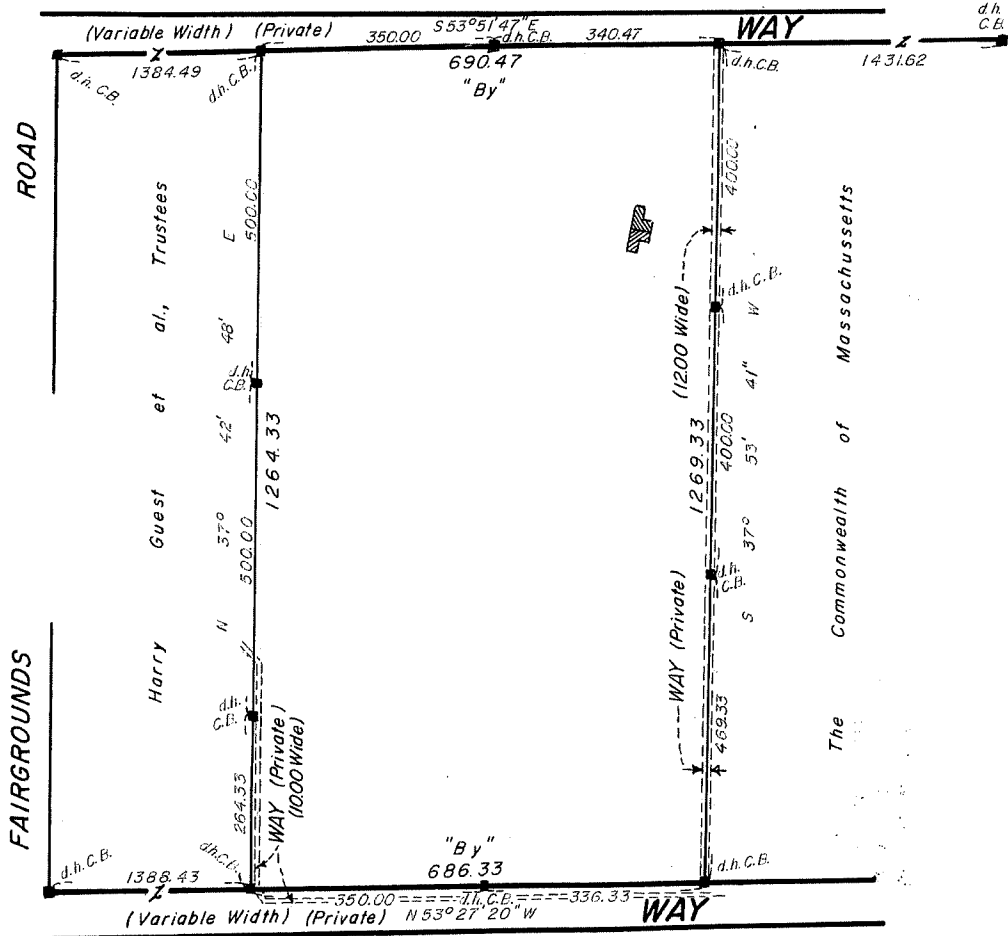
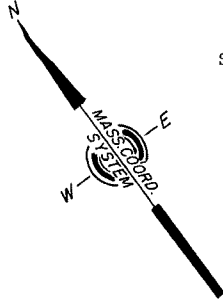
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

Support
 Not Dividable
 Oppose
 SP or
 Prelim Plan filed

36712^A

PLAN OF LAND IN NANTUCKET
Schofield Brothers Inc., Surveyors
June 5, 1970

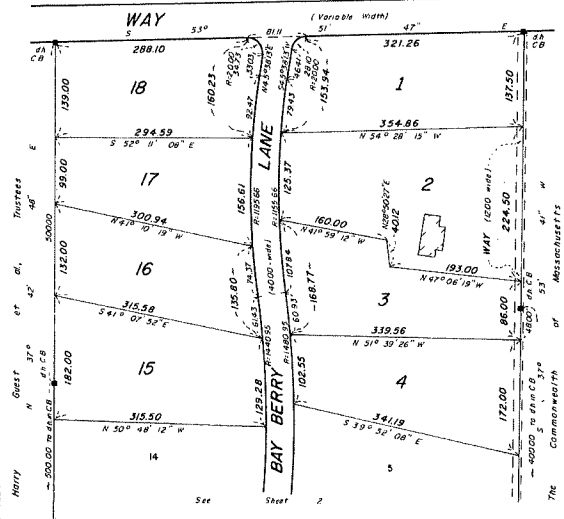
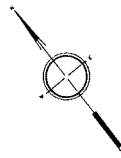


This Plan Book was Certificate No. 6720

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
AUG. 12, 1970
Scale of this plan 200 feet to an inch
R.L. Woodbury, Engineer for Court

SUBDIVISION PLAN OF LAND IN NANTUCKET
 Schofield Prothera, Inc.
 John J. Shugrus, Surveyor
 January 7, 1971

36712^B
 SHEET 1 OF 2



Subdivision of Land
 Shown on Plan 36712A
 Filed with Cert. of Title No. 6720
 Registry District of Nantucket, County

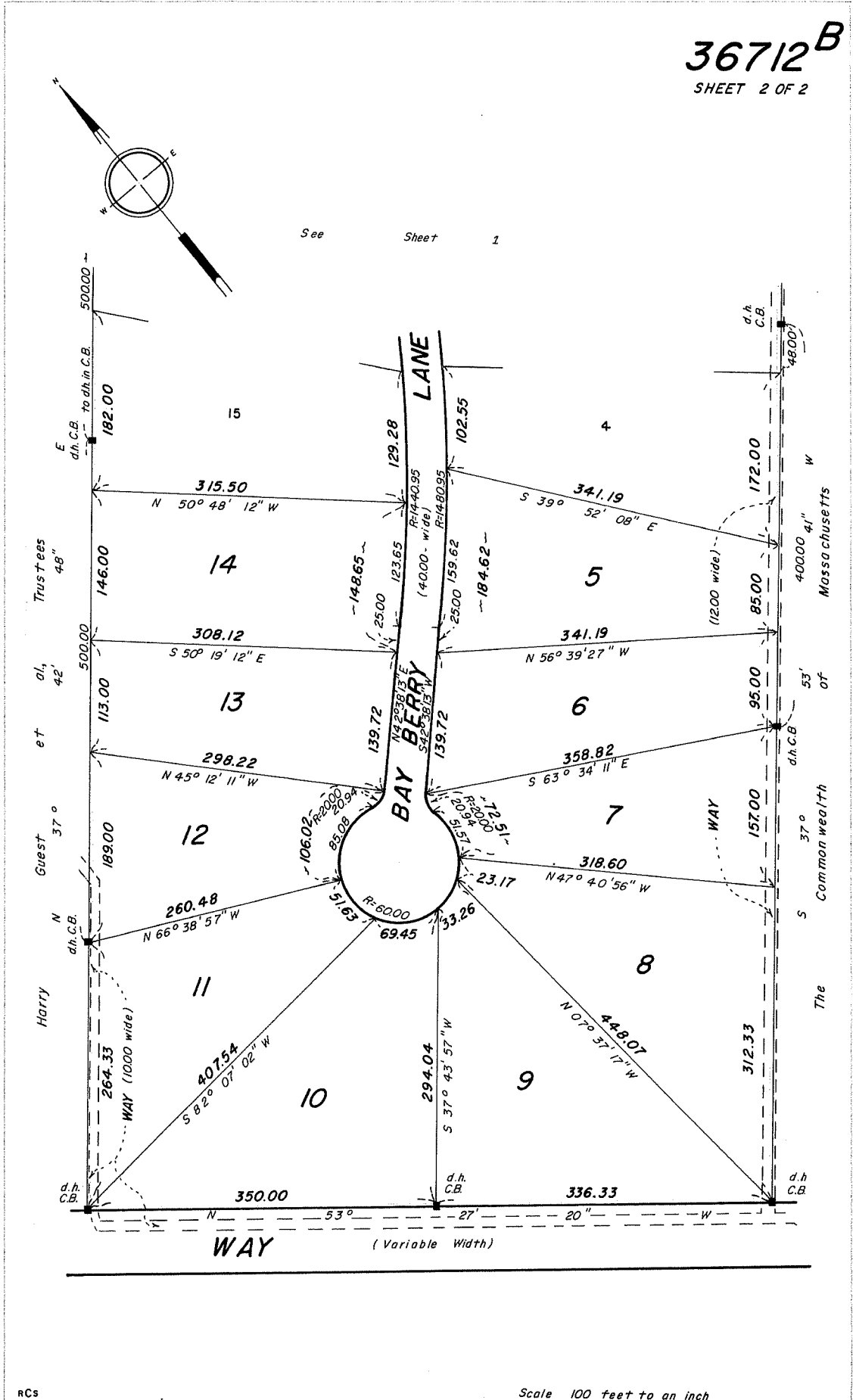
Separate certificates of title may be issued for land
 shown hereon as follows: _____
 By the Court.

Case of part of plan
 No. 17
 LAND REGISTRATION OFFICE
 APRIL 4, 1973
 Scale of this plan 100 feet to an inch
 R.L. Woodbury, Engineer for Court

APRIL 2, 1973
 Recorder.

7235

See Sheet 1



RCs

Scale 100 feet to an inch

7235

This plan filed with Certificate No.

The S Commonwealth of Massachusetts

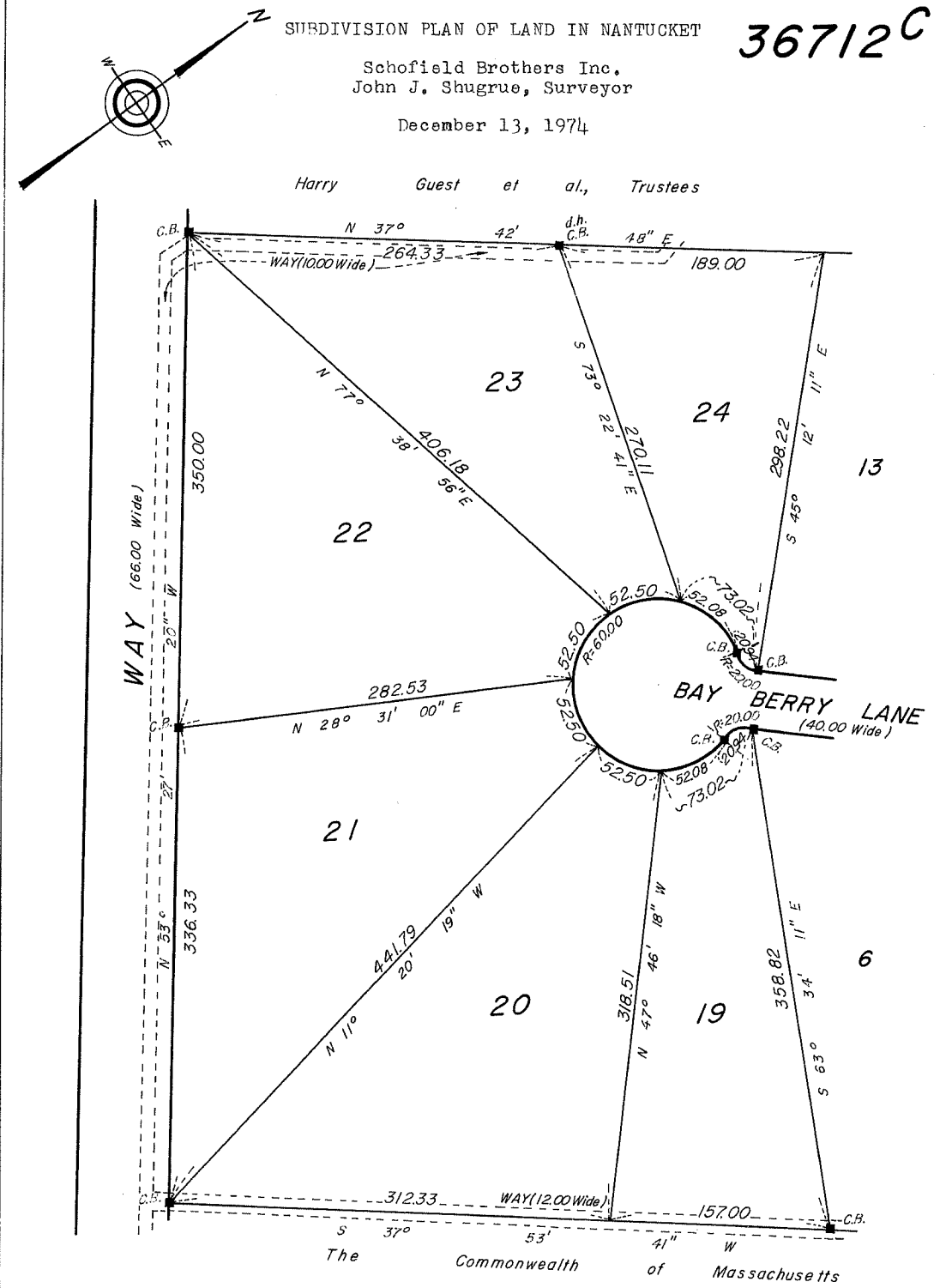
SUBDIVISION PLAN OF LAND IN NANTUCKET

36712^C

Schofield Brothers Inc.
John J. Shugrue, Surveyor

December 13, 1974

Harry Guest et al., Trustees



8003

This plan filed with Certificate No.

Subdivision of Lots 7, 8, 9, 10, 11 & 12
Shown on Plan 36712^B sheet 2
Filed with Cert. of Title No. 7235
Registry District of Nantucket County

Separate certificates of title may be issued for land
shown hereon as Lots 19 thru 24
By the Court.

JAN. 2, 1975
Margaret M. Daly
Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JAN. 2, 1975
Scale of this plan 80 feet to an inch
R.L. Woodbury, Engineer for Court



Bk: Pg: 0 Page: 0
 Doc: PLAN 08/28/2013 12:38 PM

08/26/2013
 12:38 PM
 Jennifer J. Fenwick

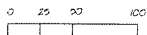
Sheet 1 of 1

FOR READER USE ONLY

ZONING LUG-2
 MIN LOT 50,000 sq ft
 FRONT YSE 150 ft
 OCC: 4X
 FRONT SETBACK 35 ft
 SIDE/REAR SETBACK 15 ft

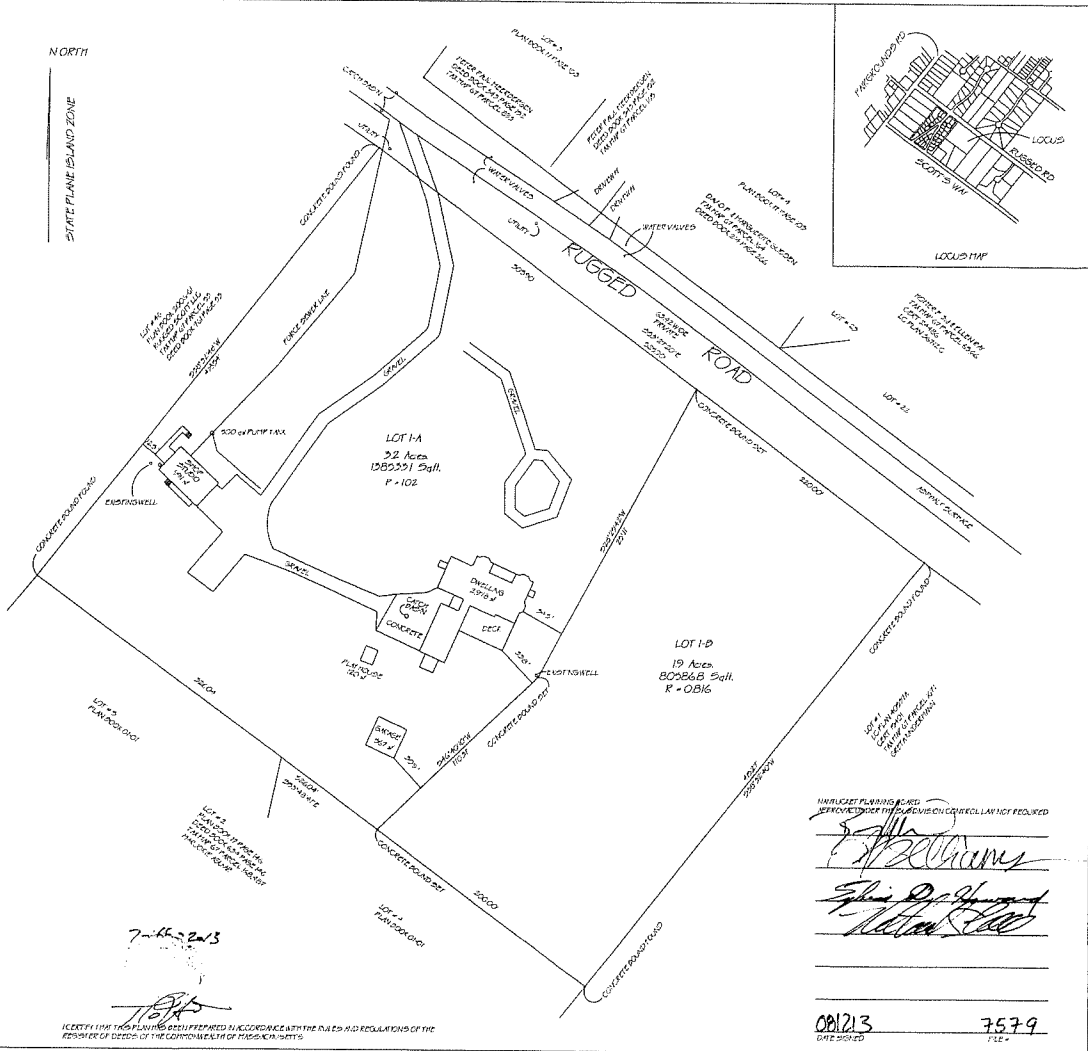
THE PLANNING BOARD DETERMINES THAT LOT #1 IS AN ISLAND ZONE SUBJECT TO PROTECTION UNDER THE MASS LAND USE PROTECTION ACT WHICH IS REQUIRED TO BE FILED FOR PROTECTION UNDER THE MASS LAND USE PROTECTION ACT. LOT #1 WILL BE SUBJECT TO PROTECTION UNDER STATE REGULATION 801 CMR 21.00. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

SUBMISSION PLAN OF LOT # 1
 PLAN BOOK 17 PAGE 146
 DEED BOOK 1375 PAGE 44
 KENNETH F. & LISA P. DIAS
 25 RUGGED ROAD, NANTUCKET, MASS
 SCALE 1" = 50' 7-10-2013
 FRANK O. HOLDGATE
 95 WESTCHESTER STREET
 NANTUCKET, MASS



1" = 50' 67/FCEL 166

NORTH
 STATE PLANE ISLAND ZONE



UNLESS SET PLUMBING IS REQUIRED, REMOVAL OF THE EXISTING CEILING IS NOT REQUIRED

Handwritten signatures and initials

08/21/13
 DATE PLOTTED

7579
 FILE #

ACCEPTED FOR RECORD BY THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

139,382

LUG 1 = 100' FRONTAGE
 40,000 ACRA

Catherine Ancero

From: Andrew Vorce
Sent: Saturday, January 25, 2020 11:59 AM
To: Catherine Ancero; Leslie Snell
Subject: Fwd: Bayberry Lane letter of support R-40

For packet.

Sent from my iPhone

Begin forwarded message:

From: Angela Raynor <pearlcuvee@gmail.com>
Date: January 25, 2020 at 10:51:54 AM EST
To: Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: Bayberry Lane letter of support R-40

Hello Andrew,

We are off island and unable to attend upcoming meetings- we have spoken with many of the neighbors who feel strongly in support of the R-40 amendment.

I was not sure where to send the letter below.

Thank you for your consideration,

Angela & Seth

To Planning Board-

Thank you for your consideration of the proposed zoning amendment for Bayberry Lane from R-20 to R-40. We are fully in support of this amendment.

When we purchased 4 Bayberry Lane- 25 years ago the deed restriction and the combination of privacy and ratio of open space drew us to the neighborhood.

We feel it is imperative to preserve the nature of our neighborhood and to be cautious about potential impact of 6 kitchens per property R-20 could create. Traffic, parking noise and clearing of the buffer to the forest will all be negative impacts on our quiet year round neighborhood.

R-40 and the ability to have covenant housing will still allow for our families to have future stakes in the neighborhood without dramatically altering and congesting the resources / aesthetic and quality of life.

Thank you for your consideration

Angela & Seth Raynor

4 Bayberry Lane