

ALLAN LA FRANCE

General Contracting
Construction Management

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Planning and Land Use Services

Town Of Nantucket
Nantucket, Ma. 02554

Memo:

Planning Board File # 28-19, 12 Gray Avenue and Vote detail
Project Address: 12 Gray Avenue Map 67, Parcel 179 Pertinent Lot # 2

Dear Chairman & Board,

I am the owner of Lot 2, 12 Gray Avenue. The project consists of a 6 bedroom house and 14 x 28 ft swimming pool.

I was about to submit for the Certificate Of Occupancy, and at the same time assist the subdivision owner, Robert Garrabrant, in completing the driveway and apron when I saw the conditions attached.

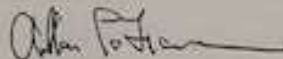
The only one onerous point for myself is # 7, which ties my completion to the owner of the lots having completed the driveway to the rear lot. (see attached exhibit A) - I only reviewed for the first time this condition when I met with Leslie. I have been helping Mr Garrabrant get the other lot graded, trees grabbed out etc. as he has been ill and is away for the winter.

I was preparing to do the work, (see attached estimate), but never knowing that I needed to rush that work, which, again, is outside of my own financial responsibility. The decision I was handed when I purchased the lot did not contain this sentence # 7 (see attached Exhibit B).

I hereby ask the Board if I can be released from this condition, as I, the owner of just one lot, do not control the pace at which the abutting driveway work shall be accomplished. The work is finally scheduled, but I could potentially have my CO, and satisfy my own bank this month. My permit is signed off, and my comprehensive as-built is complete.

Thank you,

Allan LaFrance



Construction Estimate

January 6, 2022

Nantucket Assessor's Map 67, Parcel 67

Owner Applicant The Robert Garrabrant trust and Allan La France dba Matchman LLC

Construct and re-grade 120 feet of driveway accessing Lot 3 between Lots # 1 and 2

To Whit, the staff report and subsequent vote to build the twelve foot wide shell topped drive, with 11 ft. x 15 ft. Belgium Block apron detailed in the attached estimate provided by Strang Inc., and the house owner/general contractor A.LaFrance Inc.

Strang Inc.	(see attached estimate # 178, 1/6/22)	\$ 10,600.00
A.LaFrance Inc.	"	\$ 8,500.00
<u>Total Cost of Work</u>		<u>\$ 19,100.00</u>

A.LaFrance