

Town and County of Nantucket
Board of Selectmen • County Commissioners

James R. Kelly, Chairman
Rick Atherton
Robert R. DeCosta
Matt Fee
Dawn E. Hill Holdgate



16 Broad Street
Nantucket, Massachusetts 02554

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C. Elizabeth Gibson
Town & County Manager

**AGENDA FOR THE MEETING OF THE
COUNTY COMMISSIONERS
MAY 25, 2016 - 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS**

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS**
 1. The County Commission Meeting is Being Video/Audio Recorded.
- III. PUBLIC COMMENT***
- IV. NEW BUSINESS***
- V. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS**
 1. Approval of Minutes of April 27, 2016 at 6:00 PM.
 2. Approval of Payroll and Treasury Warrants for May, 2016.
- VI. PUBLIC HEARINGS**
 1. Public Hearing to Consider Road Takings and Layouts and Acceptance of Access Easement, Pursuant to MGL Chapters 79 and 82, as Amended, as Follows:
 - a) Lovers Lane, Okorwaw Avenue and Monohansett Road: Layout of a Public Way between Boulevard and Airport Road in Surfside Area; a Permanent Easement over Parcels "CC, DD and EE" on Sheet 3; All Parcels Shown on Sheets 4 and 5 ("FF" through "WW" (alphabetically) on Sheet 4 and parcels "XX, YY, ZZ, AAA through FFF" (alphabetically) on sheet 5) on Plan No. 2014-102, Recorded with Nantucket County Registry of Deeds, is Proposed.
 - b) Boulevard: Finalize Layout of Public Way (see Book 1475, Page 111) and Taking of a Permanent Easement over Parcels "A, B, C, D and E" on Plan No. 2012-85, Recorded with said Deeds, is Proposed.

- c) Boulevard and Central Street: Layout of Public Way between Lovers Lane and Pochick Avenue to Nobadeer Avenue in Surfside Area; a Permanent Easement over All Parcels Shown on Plan No. 2016-37 (“A1” through “A14” (numerically)), Recorded with said Deeds.
- d) A New Way, Name to be Determined: Layout of Public Way between Northern Sideline of Ticcoma Way to a Point Approximately 800 Feet in Length to Northern Terminus within Assessor Map 67 Parcel 710; a Permanent Easement Covering “Proposed Road Lot 80”, Containing 39,866 Square Feet is Shown on Plan No. 2016-38, Recorded with said Deeds, and Authorized by Warrant Article 99 of 2015 Annual Town Meeting.
- e) Acceptance of Access Easement from Cape Cod Five Cents Savings Bank at 112 Pleasant Street Shown as “Proposed Driveway Easement D” on Plan No. 2014-73, Recorded with said Deeds.

VII. COMMISSIONERS REPORTS/COMMENTS

VIII. ADJOURNMENT

** Identified on Agenda Protocol Sheet.*

County Commission Agenda Protocol:

- **Roberts Rules.** *The County Commission follows Roberts Rules of Order to govern its meetings as per the Town Code and Charter.*
- **Public Comment.** *Public Comment is for bringing matters of public interest to the attention of the Commission. The Commission welcomes concise statements on matters that are within the purview of the County Commission. At the Commission's discretion, matters raised under Public Comment may be directed to County Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Commission takes action. Except in emergencies, the Commission will not normally take any other action on Public Comment. Any personal remarks or interrogation or any matter that appears on the regular agenda are not appropriate for Public Comment.*
- **New Business:** *For topics not reasonably anticipated 48 hours in advance of the meeting.*
- **Public Participation.** *The Commission welcomes valuable input from the public at appropriate times during the meeting with recognition by the Chair. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Commissioners may have questions on the clarity of information presented. The Commission will hear any staff input and then deliberate on a course of action.*
- **Commissioner Report and Comment.** *Individual Commissioners may have matters to bring to the attention of the Commission. If the matter contemplates action by the Commission, Commissioners will consult with the Chair and/or County Manager in advance and provide any needed information by the Thursday before the meeting. Otherwise, except in emergencies, the Commission will not normally take action on Commissioner Comment.*

REAL ESTATE SUMMARY
County Commissioners
May 18, 2016 by Andrew Vorce, AICP

VI. PUBLIC HEARINGS

1. Public Hearing to Consider Road Takings and Layouts and Acceptance of Access Easement, Pursuant to MGL Chapters 79 and 82, as Amended, as Follows:

a) Lovers Lane, Okorwaw Avenue and Monohansett Road: Layout of a Public Way between Boulevard and Airport Road in Surfside Area; a Permanent Easement over Parcels "CC, DD and EE" on Sheet 3; All Parcels Shown on Sheets 4 and 5 ("FF" through "WW" (alphabetically) on Sheet 4 and parcels "XX, YY, ZZ, AAA through FFF" (alphabetically) on sheet 5) on Plan No. 2014-102, Recorded with Nantucket County Registry of Deeds, is Proposed.

The proposed action completes the "loop" of public ways in the Surfside area now that additional funding for reconstruction was appropriated at the 2016 ATM.

b) Boulevard: Finalize Layout of Public Way (see Book 1475, Page 111) and Taking of a Permanent Easement over Parcels "A, B, C, D and E" on Plan No. 2012-85, Recorded with said Deeds, is Proposed.

Five parcels were inadvertently not included in the taking last year and the proposed action corrects the oversight.

c) Boulevard and Central Street: Layout of Public Way between Lovers Lane and Pochick Avenue to Nobadeer Avenue in Surfside Area; a Permanent Easement over All Parcels Shown on Plan No. 2016-37 ("A1" through "A14" (numerically)), Recorded with said Deeds.

The proposed action extends Boulevard as a public way to Nobadeer Avenue creating a parallel public way with Clifford Street, which is recommended for inclusion in the final design and traffic management of the area.

d) A New Way, Name to be Determined: Layout of Public Way between Northern Sideline of Ticcoma Way to a Point Approximately 800 Feet in Length to Northern Terminus within Assessor Map 67 Parcel 710; a Permanent Easement Covering "Proposed Road Lot 80", Containing 39,866 Square Feet is Shown on Plan No. 2016-38, Recorded with said Deeds, and Authorized by Warrant Article 99 of 2015 Annual Town Meeting.

The proposed way follows the overall plan for the 2, 4, 6 Fairgrounds Road property owned by the Town allowing for the creation of lots for the affordable housing component of land use for the property. The original name of the way as shown in the 1990s subdivision was "Waite Drive" named for an early owner of the property. It has been suggested that the way could be named after nearby former resident David Glidden as "Glidden Lane".

- e) Acceptance of Access Easement from Cape Cod Five Cents Savings Bank at 112 Pleasant Street Shown as "Proposed Driveway Easement D" on Plan No. 2014-73, Recorded with said Deeds.

The proposed action stitches together public access via Commons Lane through the bank parking lot connecting to earlier acquisitions. Interconnected ways in the Mid Island Planning Overlay District provide alternative routes for traffic, bicycle and pedestrian circulation.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

ORDER OF TAKING BY EMINENT DOMAIN AND
LAYOUT OF PORTIONS OF LOVERS LANE,
OKORWAW STREET, MONOHANSETT ROAD,
WEBSTER ROAD AND WHITE STREET

The undersigned, being the majority of the duly elected and serving members of the County Commissioners of the County of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (the "County"), acting by the authority of Massachusetts General Laws Chapters 79 and 82, as amended, Article I of the Nantucket County Charter, St. 1996, c. 290, § 4, and by virtue of every other enabling power and authority, having complied with all the preliminary requirements prescribed by law, and having determined at a public hearing held on _____, 2016 that common convenience and necessity require the layout of portions of Lovers Lane, Okorwaw Street and Monohansett Road as public ways, as shown on the plan referenced below, do hereby adopt and decree this Order and do hereby take from the supposed owners and their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the permanent easement over those parcels of land in the Town of Nantucket described below (the "Parcels"), and lay out the Parcels for the purpose of establishing the portions of Lovers Lane, Okorwaw Street, Monohansett Road, Webster Road and White Street as public highways, which Parcels are bounded and described in accordance with the Plan referenced below.

The land over which the permanent easements are taken is shown on a plan entitled "Roadway Acquisition Plan in Nantucket, Mass. of Boulevard, Lovers Lane, Pochick Avenue, Clifford Street, Okorwaw Avenue and Monohansett Road," prepared by Bracken Engineering, Inc., dated October 15, 2014 (the "Plan"), and recorded with the Nantucket County Registry of Deeds as Plan No. 2014-102, and consists of the following parcels shown on the Plan. A reduced copy of the Plan is attached hereto as Exhibit A.

The Parcels are owned or supposed to be owned and/or formerly owned by the parties listed below, which parties are hereinafter collectively referred to as Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owner being given as of this Order of Taking, it is understood that in such instance said Parcel is owned by an Owner or Owners unknown to us.

Parcel CC, Lovers Lane and White Street

Owner: Karen L. Bopp and David Bopp
Property Address: 61 Lovers Lane, Nantucket, MA
Deed Reference: Book 1291, Page 304 in Nantucket County Registry of Deeds
Interest Taken: Permanent Easement
Area: 11,607 square feet

Parcel DD, Lovers Lane and White Street

Owner: Denise M. Goldsmith and J. Spencer Goldsmith, Trustees of Denise M. Goldsmith Revocable Trust, under Declaration of Trust dated January 28, 2003, for which a Trust Instrument pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1238, Page 226 and J. Spencer Goldsmith and Denise M. Goldsmith, Trustees of J. Spencer Goldsmith Revocable Trust, under Declaration of Trust dated January 28, 2003, for which a Trust Instrument pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1238, Page 229
Property Address: 1 White Street, Nantucket, MA
Deed Reference: Book 1238, Page 224 in said Deeds
Interest Taken: Permanent Easement
Area: 8,769 square feet

Parcel EE, Lovers Lane and Okorwaw Avenue

Owner: Gabrielle B. Rogers and Andrea Bettacchi Urban, Trustees of the R.J. Bettacchi Trust No. 1 u/d/t dated April 2, 1998, under a Declaration of Trust dated April 2, 1998 recorded with said Deeds in Book 686, Page 142, and as evidenced by a Trustees' Certificate dated September 14, 2009 recorded with said Deeds in book 1209, Page 348
Property Address: 1 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 686, Page 140 in said Deeds
Interest Taken: Permanent Easement
Area: 20,664 square feet

Parcel FF, Okorwaw Avenue

Owner: Henry J. Varian and Miriam Varian
Property Address: 4 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 766, Page 180 in said Deeds
Interest Taken: Permanent Easement
Area: 10,221 square feet

Parcel GG, Okorwaw Avenue

Owner: John D. Kann and Lori H. Kann
Property Address: 8 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 923, Page 287 in said Deeds
Interest Taken: Permanent Easement
Area: 4,865 square feet

Parcel HH, Okorwaw Avenue

Owner: Timothy P. Vieth and Jill S. Vieth
Property Address: 12 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1517, Page 126 in said Deeds
Interest Taken: Permanent Easement
Area: 5,735 square feet

Parcel II, Okorwaw Avenue

Owner: Jerry T. Daub and Suzanne M. Daub
Property Address: 1 Skyline Drive, Nantucket, MA
Deed Reference: Book 556, Page 224 in said Deeds
Interest Taken: Permanent Easement
Area: 5,473 square feet

Parcel JJ, Okorwaw Avenue

Owner: Douglas Nigen
Property Address: 22 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1170, Page 290 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel KK, Okorwaw Avenue

Owner: Rogers W. Cabot, Jr.
Property Address: 26 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 469, Page 337 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel LL, Okorwaw Avenue

Owner: Willard W. Brown, Jr., Clinton R. Brown, Timothy H. Brown and Kimberly B. Morrow, Trustees of 30 Okorwaw Realty Trust under Declaration of Trust dated September 20, 1999, recorded with said Deeds in Book 648, Page 231
Property Address: 30 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 648, Page 236 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel MM, Okorwaw Avenue

Owner: Tracy Lynn Curley
Property Address: 36 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1418, Page 125 in said Deeds
Interest Taken: Permanent Easement

Area: 4,800 square feet

Parcel NN, Okorwaw Avenue and Monohansett Road

Owner: Robert D. Orlandi, Trustee of the Robert D. Orlandi Family Trust under Declaration of Trust dated November 15, 2012, for which a Trustee's Certificate Pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1364, Page 148 and Deborah J. DuBois, Trustee of the Deborah J. DuBois Family Trust under a Declaration of Trust dated November 15, 2012, for which a Trustee's Certificate Pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1364, Page 142
Property Address: 42 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1364, Page 139 in said Deeds
Interest Taken: Permanent Easement
Area: 11,889 square feet

Parcel OO, Okorwaw Avenue

Owner: Lawrence A. Bossidy, Trustee of Lawrence A. Bossidy Irrevocable Qualified Personal Residence Trust Agreement for Nantucket Massachusetts Property, dated March 15, 1998, recorded with said Deeds in Book 572, Page 29
Property Address: 5 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 572, Page 27 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel PP, Okorwaw Avenue

Owner: The Nantucket Housing Authority
Property: 7 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 601, Page 271 in said Deeds
Interest Taken: Permanent Easement
Area: 4,865 square feet

Parcel QQ, Okorwaw Avenue

Owner: PF Trust Real Estate Holdings, LLC
Property: 11 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1467, Page 312 in said Deeds
Interest Taken: Permanent Easement
Area: 4,865 square feet

Parcel RR, Okorwaw Avenue

Owner: Patrick W. Taaffe and Carol A. Muehling
Property: 17 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 565, Page 337 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel SS, Okorwaw Avenue

Owner: Patrick W. Taaffe and Carol A. Muehling
Property: 21 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 407, Page 125 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel TT, Okorwaw Avenue

Owner: Whitney A. Gifford, Trustee of 25 Okorwaw Avenue Nominee Trust, under Declaration of Trust dated July 2, 2002 recorded with said Deeds in Book 764, Page 140
Property: 25 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 764, Page 145 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel UU, Okorwaw Avenue

Owner: Janet S. Anderson and Duncan M. Anderson, Trustees of MS B'Haven Nominee Trust under Declaration of Trust dated December 15, 2012 recorded with said Deeds in book 1360, Page 310
Property: 31 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 1360, Page 316 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel VV, Okorwaw Avenue

Owner: Howard D. Nair, Trustee of Okorwaw Land Trust under a Declaration of Trust dated May 9, 1995 recorded with said Deeds in Book 472, Page 178
Property: 35 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 472, Page 183 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel WW, Okorwaw Avenue

Owner: Robert A. Larrabee and Elizabeth F. Larrabee
Property: 41 Okorwaw Avenue, Nantucket, MA
Deed Reference: Book 195, Page 187 in said Deeds
Interest Taken: Permanent Easement
Area: 5,434 square feet

Parcel XX, Monohansett Road

Owner: Merrill Lynch Credit Corporation

Property: 10 Monohansett Road, Nantucket, MA
Deed Reference: Book 1243, Page 273 in said Deeds
Interest Taken: Permanent Easement
Area: 1,947 square feet

Parcel YY, Monohansett Road

Owner: Todd W. Winship, Elizabeth W. Winship and Bess W. Clarke, Trustees of the Sixteen Monohansett Road Trust under a Declaration of Trust dated September 25, 2015, for which a Trustees' Certificate Pursuant to M.G.L. c, 184, §35 is recorded with said Deeds in Book 1503, Page 319

Property: 16 Monohansett Road, Nantucket, MA
Deed Reference: Book 1503, Page 322 in said Deeds
Interest Taken: Permanent Easement
Area: 4,496 square feet

Parcel ZZ, Monohansett Road

Owner: Sharon W. Jacobson
Property: 20 Monohansett Road, Nantucket, MA
Deed Reference: Book 369, Page 166 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel AAA, Monohansett Road

Owner: Duncan F. Winter and Delphine Winter
Property: 26 Monohansett Road, Nantucket, MA
Deed Reference: Book 1093, Page 229 in said Deeds
Interest Taken: Permanent Easement
Area: 4,800 square feet

Parcel BBB, Monohansett Road and Webster Road

Owner: John Lewis Halliwell
Property: 2 Webster Road, Nantucket, MA
Deed Reference: Book 647, Page 40 in said Deeds
Interest Taken: Permanent Easement
Area: 5,892 square feet

Parcel CCC, Monohansett Road and Webster Road

Owner: Leanne A. Baker
Property: 3 Webster Road a/k/a 34 Monohansett Road, Nantucket, MA
Deed Reference: Book 637, Page 129 in said Deeds
Interest Taken: Permanent Easement
Area: 5,803 square feet

Parcel DDD, Monohansett Road

Owner: Leanne A. Baker
Property: 38 Monohansett Road, Nantucket, MA
Deed Reference: Book 639, Page 314 in said Deeds
Interest Taken: Permanent Easement
Area: 13,134 square feet

Parcel EEE, Monohansett Road

Owner: Eighty Seven Skyline Drive Condominium Association created pursuant to the Master Deed of the Eighty Seven Skyline Condominium dated January 7, 2009 and recorded with said Deeds in Book 1172, Page 332
Property: 87 Skyline Drive, Nantucket, MA
Deed Reference: Book 1046, Page 124 in said Deeds
Interest Taken: Permanent Easement
Area: 13,498 square feet

Parcel FFF, Monohansett Road

Owner: The Bank of New York Mellon Corporation, Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1
Property: 42 Monohansett Road, Nantucket, MA
Deed Reference: Book 1306, Page 221 in said Deeds
Interest Taken: Permanent Easement
Area: 8,340 square feet

Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking.

Any easements encumbering said Parcels, including, without limitation, easements held by private utility companies, and any structures and facilities so located that are owned by private utility companies, are excluded from the taking.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the County Commissioners in accordance with Massachusetts General Laws Chapter 79, as amended.

IN WITNESS WHEREOF, we, the duly elected and qualified County Commissioners of the County of Nantucket have hereunto set our hands and seals on this _____ day of _____, 2016.

NANTUCKET COUNTY COMMISSIONERS

Rick Atherton

Robert DeCosta

Matthew G. Fee

Dawn E. Hill Holdgate

James R. Kelly

COMMONWEALTH OF MASSACHUSETTS

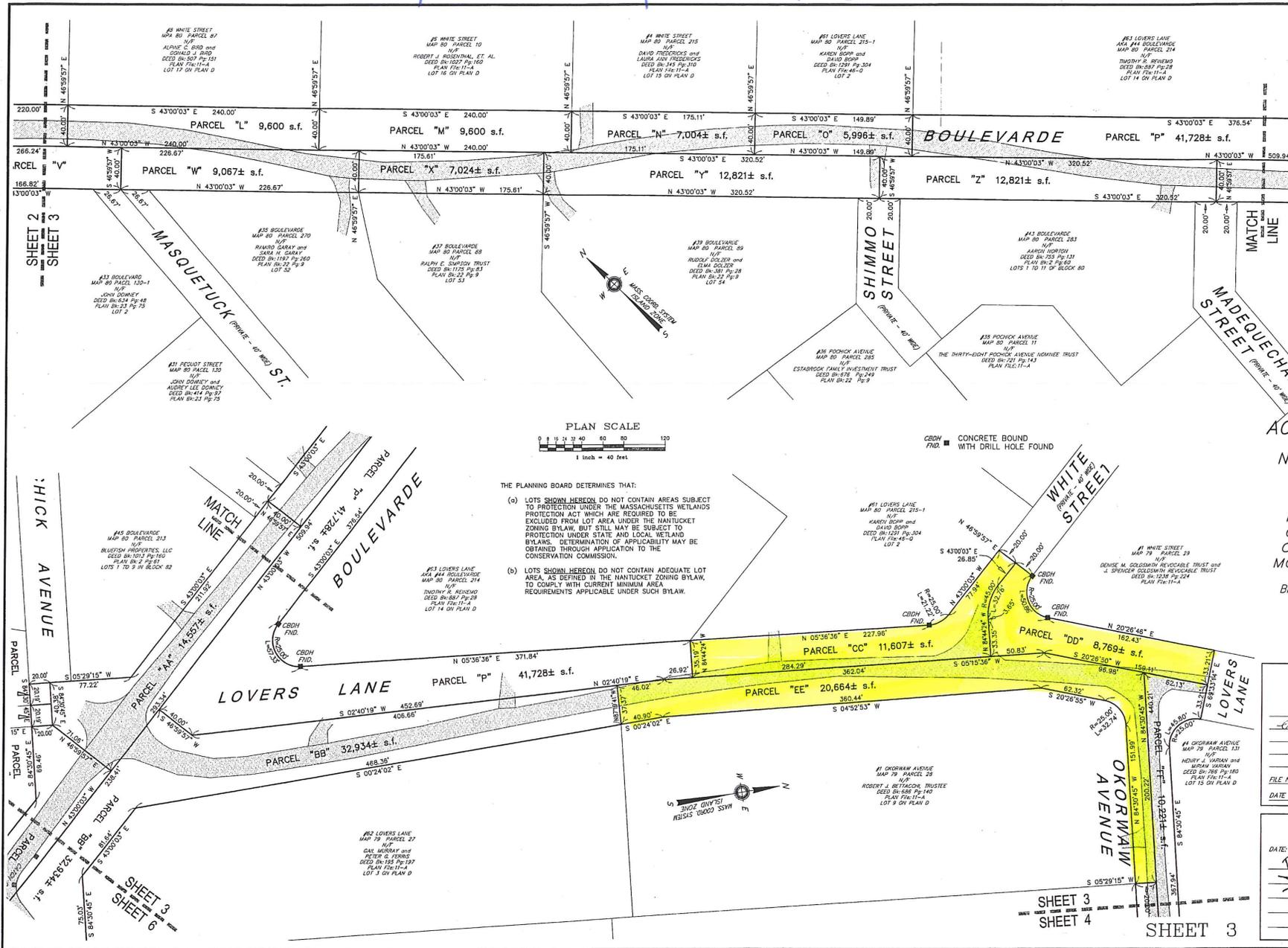
Nantucket County, ss

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared Rick Atherton, Robert DeCosta, Matthew G. Fee, Dawn E. Hill Holdgate and James R. Kelly, members of the Nantucket County Commissioners, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, 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 as County Commissioner of the County of Nantucket.

Notary Public
My commission expires:

VI.1.a.

Parcels CC, DD & EE, Sheet 3



THE PLANNING BOARD DETERMINES THAT:

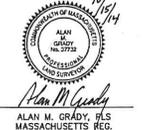
(a) LOTS SHOWN HEREON DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(b) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

2014 06080102
Blk. Plan 0 Page 1 of 9
Doc. PLAN 1208/2014 01:42 PM

NANTUCKET REGISTRY
OF DEEDS
Date: 11/14/14
Time: 11:43:11
Plan No. 2014-1182
Gambrell
Sheet 3 of 6

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



ROADWAY ACQUISITION PLAN

IN
NANTUCKET, MASS.
OF
BOULEVARDE
LOVERS LANE
POCHICK AVENUE
CLIFFORD STREET
OKORWAN AVENUE
MONOHANSETT ROAD

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

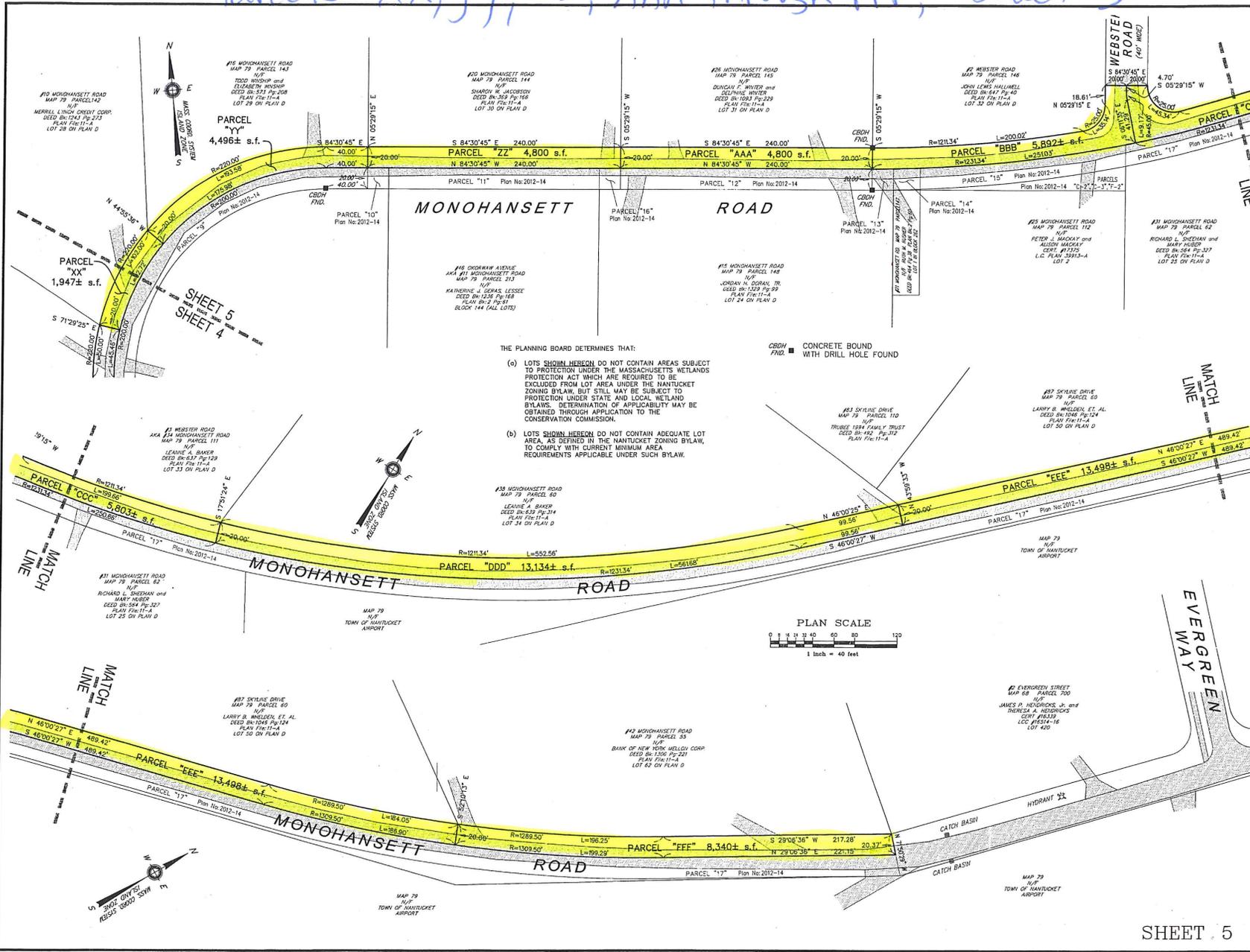
[Signature]
[Signature]
FILE NUMBER: 735B
DATE ENDORSED: 10-16-14

TOWN OF NANTUCKET
COUNTY COMMISSIONERS
DATE: 10-20-14
[Signature]
[Signature]

SHEET 3
SHEET 4
SHEET 3

VI.1.a.

Parcels xx, yy, zz, AAA through FFF, Sheet 5



THE PLANNING BOARD DETERMINES THAT:

- (a) LOTS SHOWN HEREON 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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
- (b) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

2014 06080100
 BK: Pp. D Page: 1 of 6
 Doc: PLAN 12/08/2014 01:42 PM

NANTUCKET REGISTRY
 OFF-DIGES
 Date: 12/08/2014
 Time: 11:43:00
 Plan No.: 2014-11-14
 Sheet 5 of 6

RESERVED FOR REGISTRY USE

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

ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 No. 37752

ROADWAY ACQUISITION PLAN
 IN
 NANTUCKET, MASS.
 OF
 BOULEVARDE
 LOVERS LANE
 POCHICK AVENUE
 CLIFFORD STREET
 OKORAW AVENUE
 MONOHANSETT ROAD

PREPARED BY
 BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 OCTOBER 15, 2014

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
 NANTUCKET PLANNING BOARD

[Signature]
[Signature]

FILE NUMBER: 7758
 DATE ENDORSED: 10-16-14

TOWN OF NANTUCKET
 COUNTY COMMISSIONERS

DATE: 10-22-14
[Signature]
[Signature]

SHEET 5

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

ORDER OF TAKING BY EMINENT DOMAIN
AND LAYOUT OF PORTIONS OF BOULEVARDE, ORANGE STREET
AND MEQUASH AVENUE

The undersigned, being the majority of the duly elected and serving members of the County Commissioners of the County of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (the "County"), acting by the authority of Massachusetts General Laws Chapters 79 and 82, as amended, Article I of the Nantucket County Charter, St. 1996, c. 290, § 4, and by virtue of every other enabling power and authority, having complied with all the preliminary requirements prescribed by law, and having determined at a public hearing held on _____ that common convenience and necessity require the layout of portions of Boulevard, Orange Street and Mequash Avenue as public ways, as shown on the plan referenced below, do hereby adopt and decree this Order and do hereby take from the supposed owners and their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the permanent easement over those parcels of land in the Town of Nantucket described below (the "Parcels"), and lay out the Parcels for the purpose of establishing the portions of Boulevard, Orange Street and Mequash Avenue as public highways, which Parcels are bounded and described in accordance with the Plan referenced below.

The land over which the permanent easements are taken is shown on a plan entitled "Roadway Acquisition Plan in Nantucket, Mass. of Boulevard, Orange Street and Mequash Avenue," prepared by Bracken Engineering, Inc., dated November 26, 2012 (the "Plan"), and recorded with the Nantucket County Registry of Deeds as Plan No. 2012-85, and consists of the following parcels shown on the Plan. A reduced copy of the Plan is attached hereto as Exhibit A.

The Parcels are owned or supposed to be owned and/or formerly owned by the parties listed below, which parties are hereinafter collectively referred to as Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owner being given as of this Order of Taking, it is understood that in such instance said Parcel is owned by an Owner or Owners unknown to us.

Parcel A

Owner: James A. McGraw and Pamela P. McGraw
Property Address: 21 Boulevarde, Nantucket, MA
Deed Reference: Book 1266, Page 111 in Nantucket County Registry of Deeds
Interest Taken: Permanent Easement
Area: 5,578± square feet

Parcel B

Owner: Michael Riccardi, Trustee of the 23 Boulevarde Realty Trust under Declaration of Trust dated November 24, 2014, and recorded with said Deeds in Book 1466, Page 326
Property Address: 23 Boulevarde, Nantucket, MA
Deed Reference: Book 1466, Page 330 in said Deeds
Interest Taken: Permanent Easement
Area: 5,578± square feet

Parcel C

Owner: Kara H. Buzanoski
Property Address: 26 Pequot Street, Nantucket, MA
Deed Reference: Book 1456, Page 187 in said Deeds
Interest Taken: Permanent Easement
Area: 4,564± square feet

Parcel D

Owner: Ranju Elahi and Christine Elahi
Property Address: 25 Boulevarde, Nantucket, MA
Deed Reference: Certificate of Title No. 13059 filed with Nantucket Registry District of the Land Court, and shown as Lot 10 on Land Court Plan 17745-A
Interest Taken: Permanent Easement
Area: 2,000± square feet

Parcel E

Owner: Kara H. Buzanoski
Property Address: 26 Pequot Street, Nantucket, MA
Deed Reference: Book 1456, Page 187 in said Deeds
Interest Taken: Permanent Easement
Area: 5,758± square feet

Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking.

Any easements encumbering said Parcels, including, without limitation, easements held by private utility companies, and any structures and facilities so located that are owned by private utility companies, are excluded from the taking.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the County Commissioners in accordance with Massachusetts General Laws Chapter 79, as amended.

REMAINDER OF PAGE INTENTIONALLY BLANK

IN WITNESS WHEREOF, we, the duly elected and qualified County Commissioners of the County of Nantucket have hereunto set our hands and seals on this _____ day of _____, 2016.

NANTUCKET COUNTY COMMISSIONERS

Rick Atherton

Robert DeCosta

Matthew G. Fee

Dawn E. Hill Holdgate

James R. Kelly

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared Rick Atherton, Robert DeCosta, Matthew G. Fee, Dawn E. Hill Holdgate and James R. Kelly, members of the Nantucket County Commissioners, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, 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 as County Commissioner of the County of Nantucket.

Notary Public
My commission expires:

VI.1.b.

Parcels A, B, C, D + E

3412 0000000
 Bk: Pg: 0 Page: 0
 Doc: PLAN 12/18/2012 01:23 PM

MANUFACTURED RESIDENCY
 OF RECORD
 DATE: 11/11/2010
 TIME: 10:25:16
 PLAN: 2012-62
 FILE: 12-C
 NTP: [Signature]

Sheet 1 of 1

RESERVED FOR REGISTRY USE

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



Alan M. Grady
 ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 No. 37732

PROPOSED PARCEL AREA

A	5,578± s.f.
B	5,578± s.f.
C	4,564 s.f.
D	2,000 s.f.
E	5,758± s.f.
F	400 s.f.

THE PLANNING BOARD DETERMINES THAT PARCELS: "A" THROUGH "F" 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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.



NOTES

1. LOCUS: BOULEVARDE ORANGE STREET (s.k.a. PEQUOT STREET) MEQUASH AVENUE (s.k.a. SECHAGHA AVENUE) (ON ASSESSORS MAP 80)
2. PLAN REFERENCES: PLAN FILE: 11-A
 PLAN 84-22 Pg. 39
 PLAN No: 2000-25
 PLAN No: 2012-62
 LOC #17445-A

- CSBH ■ CONCRETE BOUND WITH DRILL HOLE FOUND
 LP ● IRON PIPE FOUND

ROADWAY ACQUISITION PLAN
 IN
 NANTUCKET, MASS.
 OF
 BOULEVARDE ORANGE STREET
 MEQUASH AVENUE
 PREPARED BY
 BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 NOVEMBER 26, 2012
 SCALE: 1" = 30'

TOWN OF NANTUCKET BOARD OF SELECTMEN

DATE: _____

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
 NANTUCKET PLANNING BOARD

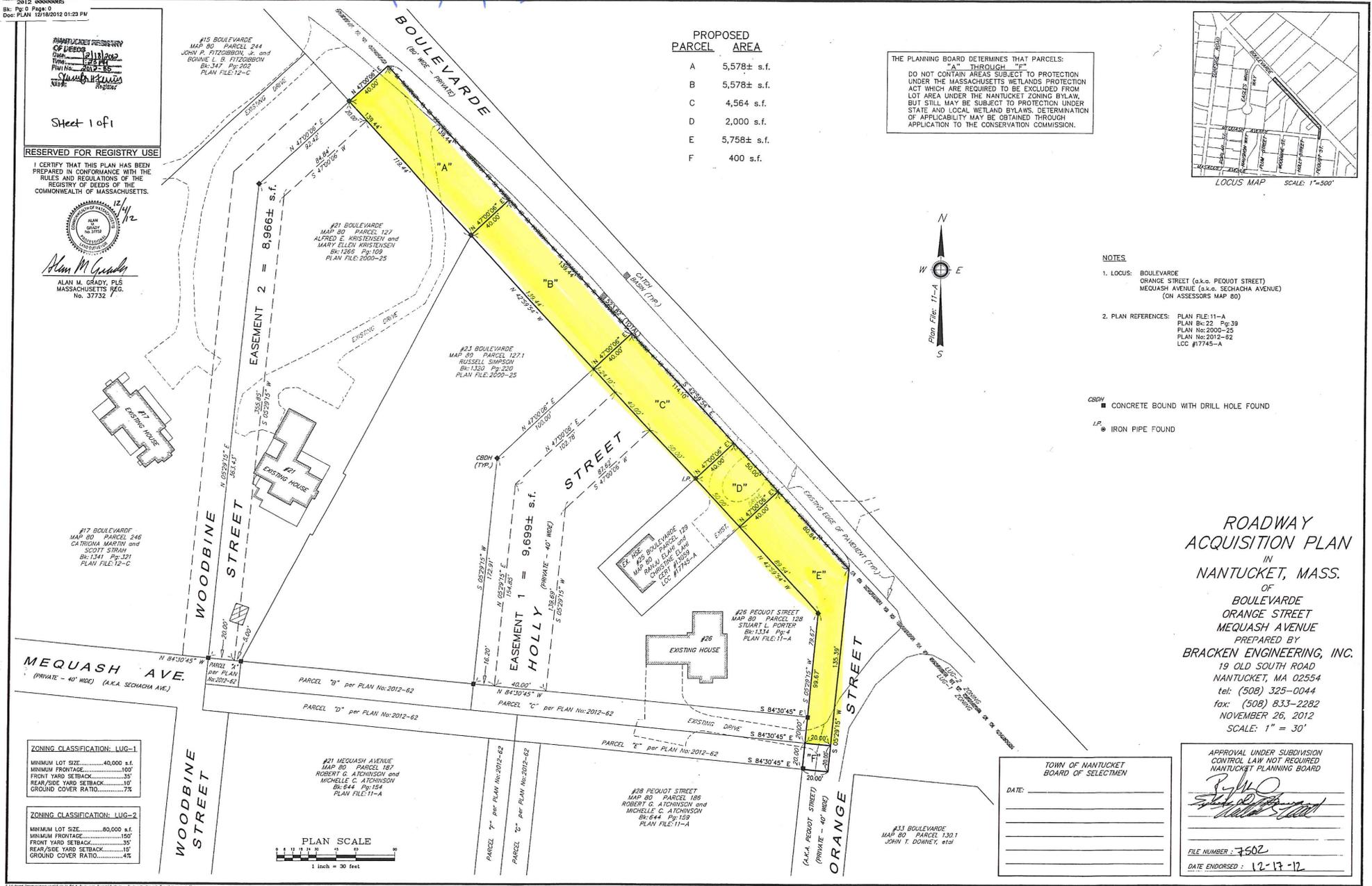
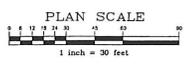
FILE NUMBER: 7502

DATE ENDORSED: 12-17-12

MEQUASH AVE.
 (PRIVATE - 40' WIDE) (A.K.A. SECHAGHA AVE.)

ZONING CLASSIFICATION: LUG-1
 MINIMUM LOT SIZE.....40,000 s.f.
 MINIMUM FRONTAGE.....100'
 FRONT YARD SETBACK.....35'
 REAR/SIDE YARD SETBACK.....10'
 GROUND COVER RATIO.....7%

ZONING CLASSIFICATION: LUG-2
 MINIMUM LOT SIZE.....80,000 s.f.
 MINIMUM FRONTAGE.....150'
 FRONT YARD SETBACK.....35'
 REAR/SIDE YARD SETBACK.....15'
 GROUND COVER RATIO.....4%



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

ORDER OF TAKING BY EMINENT DOMAIN
AND LAYOUT OF PORTIONS OF BOULEVARDE
AND CENTRAL STREET

The undersigned, being the majority of the duly elected and serving members of the County Commissioners of the County of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (the "County"), acting by the authority of Massachusetts General Laws Chapters 79 and 82, as amended, Article I of the Nantucket County Charter, St. 1996, c. 290, § 4, and by virtue of every other enabling power and authority, having complied with all the preliminary requirements prescribed by law, and having determined at a public hearing held on _____ that common convenience and necessity require the layout of portions of Boulevard, a portion of which was formerly known as Central Street, as a public way, as shown on the plan referenced below, do hereby adopt and decree this Order and do hereby take from the supposed owners and their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the permanent easement over those parcels of land in the Town of Nantucket described below (the "Parcels"), and lay out the Parcels for the purpose of establishing the portions of Boulevard as a public highway, which Parcels are bounded and described in accordance with the Plan referenced below.

The land over which the permanent easements are taken is shown on a plan entitled "Roadway Acquisition Plan in Nantucket, Mass. of Boulevard," prepared by Bracken Engineering, Inc., dated March 25, 2016 (the "Plan"), and recorded with the Nantucket County Registry of Deeds as Plan No. 2016-37, and consists of the following parcels shown on the Plan. A reduced copy of the Plan is attached hereto as Exhibit A.

The Parcels are owned or supposed to be owned and/or formerly owned by the parties listed below, which parties are hereinafter collectively referred to as Owners. If in any instance the name of any Owner is not correctly stated, the names of the supposed Owner being given as of this Order of Taking, it is understood that in such instance said Parcel is owned by an Owner or Owners unknown to us.

Parcel A1

Owner: Venividivici Property Development Inc.
Property Address: 55 Pochick Avenue, Nantucket, MA
Deed Reference: Book 1458, Page 291 in Nantucket County Registry of Deeds
Interest Taken: Permanent Easement
Area: 6,516 ± square feet

Parcel A2

Owner: Marie Lemberg
Property Address: 53 Pochick Avenue, Nantucket, MA
Deed Reference: Book 1418, Page 154 in said Deeds
Interest Taken: Permanent Easement
Area: 2,404± square feet

Parcel A3

Owner: 57 Pochick, LLC
Property Address: 57 Pochick Avenue, Nantucket, MA
Deed Reference: Book 1522, Page 37 in said Deeds
Interest Taken: Permanent Easement
Area: 9,200± square feet

Parcel A4

Owner: Christopher J. Magee and Janet E. Magee
Property Address: 57 Pochick Avenue, Nantucket, MA
Deed Reference: Book 546, Page 35 in said Deeds
Interest Taken: Permanent Easement
Area: 3,799± square feet

Parcel A5

Owner: Herbert Rose
Property Address: 60 Boulevard, Nantucket, MA
Deed Reference: Certificate of Title No. 20636 filed with Nantucket Registry District of the Land Court, and shown as Lot 41 on Land Court Plan No. 17745-I and Deed recorded with said Deeds in Book 1516, Page 98
Interest Taken: Permanent Easement
Area: 1,698± square feet

Parcel A6

Owner: Herbert Rose

Property Address: 60 Boulevarde, Nantucket, MA

Deed Reference: Certificate of Title No. 20636 filed with Nantucket Registry District of the Land Court, and shown as Lot 41 on Land Court Plan No. 17745-I

Interest Taken: Permanent Easement

Area: 2,314± square feet

Parcel A7

Owner: Ann M. Rose

Property Address: 62 Boulevarde, Nantucket, MA

Deed Reference: Certificate of Title No. 20637 filed with Nantucket Registry District of the Land Court, and shown as Lot 42 on Land Court Plan No. 17745-I

Interest Taken: Permanent Easement

Area: 2,314± square feet

Parcel A8

Owner: Starr Moore and David H. Low, Jr.

Property Address: 50 Nobadeer Avenue, Nantucket, MA

Deed Reference: Certificate of Title No. 16418 filed with Nantucket Registry District of the Land Court, and shown as Lot 34 on Land Court Plan No. 17745-E

Interest Taken: Permanent Easement

Area: 6,937± square feet

Parcel A9

Owner: Patricia R. Thomas, Trustee of Qualified Personal Residence Trust of Patricia R. Thomas under Declaration of Trust dated January 16, 2003 filed with Nantucket Registry District of the Land Court as Document No. 101319

Property Address: 48 Nobadeer Avenue, Nantucket, MA

Deed Reference: Certificate of Title No. 20670 filed with Nantucket Registry District of the Land Court, and shown as Lot 29 on Land Court Plan No. 17745-C

Interest Taken: Permanent Easement

Area: 5,779± square feet

Parcel A10

Owner: Richard Michael Pollock

Property Address: 63 Boulevarde, Nantucket, MA

Deed Reference: Certificate of Title No. 24348 filed with Nantucket Registry District of the Land Court, and shown as Lot 47 on Land Court Plan No. 17745-K

Interest Taken: Permanent Easement

Area: 1,160± square feet

Parcel A11

Owner: M. Cynthia Houlihan

Property Address: 61 Boulevarde, Nantucket, MA

Deed Reference: Certificate of Title No. 22310 filed with Nantucket Registry District of the Land Court, and shown as Lot 46 on Land Court Plan No. 17745-K

Interest Taken: Permanent Easement

Area: 4,626± square feet

Parcel A12

Owner: M. Cynthia Houlihan

Property Address: 61 Boulevarde, Nantucket, MA

Deed Reference: Certificate of Title No. 22310 filed with Nantucket Registry District of the Land Court, and shown as Lot 46 on Land Court Plan No. 17745-K

Interest Taken: Permanent Easement

Area: 1,508± square feet

Parcel A13

Owner: Cononicus Partners, LLC

Property Address: 46 Weweeder Avenue, Nantucket, MA

Deed Reference: Book 1382, Page 141 in said Deeds

Interest Taken: Permanent Easement

Area: 11,563± square feet

Parcel A14

Owner: Steven L. Cohen, Trustee of the MTW Nominee Trust under a Declaration of Trust dated July 27, 2015 recorded with Nantucket County Registry of Deeds in Book 1497, Page 267

Property Address: 5 Clifford Street, Nantucket, MA

Deed Reference: Book 1497, Page 265 in said Deeds

Interest Taken: Permanent Easement

Area: 10,710± square feet

Parcels A5, A6, A7, A8, A9 A10, A11, and A12

Supposed Owners: Surfside Land Company, Henry Coffin, Charles Coffin,
Henry C. Everett and their heirs, successors and assigns

Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking.

Any easements encumbering said Parcels, including, without limitation, easements held by private utility companies, and any structures and facilities so located that are owned by private utility companies, are excluded from the taking.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the County Commissioners in accordance with Massachusetts General Laws Chapter 79, as amended.

IN WITNESS WHEREOF, we, the duly elected and qualified County Commissioners of the County of Nantucket have hereunto set our hands and seals on this _____ day of _____, 2016.

NANTUCKET COUNTY COMMISSIONERS

Rick Atherton

Robert DeCosta

Matthew G. Fee

Dawn E. Hill Holdgate

James R. Kelly

COMMONWEALTH OF MASSACHUSETTS

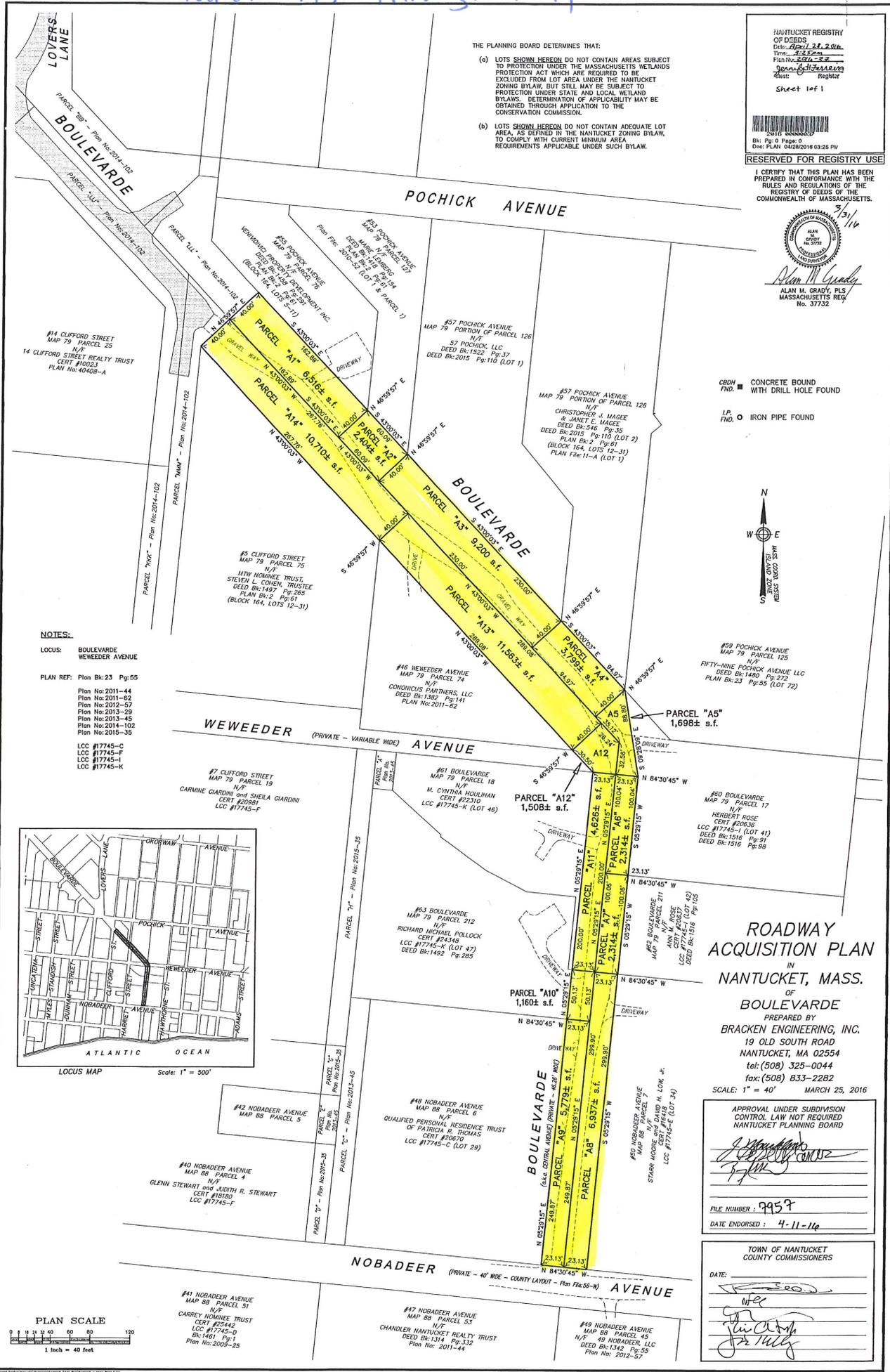
Nantucket County, ss

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared Rick Atherton, Robert DeCosta, Matthew G. Fee, Dawn E. Hill Holdgate and James R. Kelly, members of the Nantucket County Commissioners, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, 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 as County Commissioners of the County of Nantucket.

Notary Public
My commission expires:

VI. l.c.

Parcels A1 Through A14



THE PLANNING BOARD DETERMINES THAT:

(c) LOTS SHOWN HEREON 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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(d) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

NANTUCKET REGISTRY OF DEEDS
 Date: April 24, 2016
 Time: 11:22 AM
 Plan No: 2015-22
 Book: 1374
 Sheet 1 of 1

RESERVED FOR REGISTRY USE

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

ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 No. 37732

NOTES:

LOCUS: BOULEVARDE WEWEEDER AVENUE

PLAN REF: Plan Bk:23 Pg:55

Plan No:2011-44
 Plan No:2011-62
 Plan No:2012-57
 Plan No:2013-29
 Plan No:2013-45
 Plan No:2014-102
 Plan No:2015-35

LCC #17745-C
 LCC #17745-F
 LCC #17745-I
 LCC #17745-K



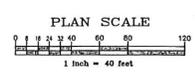
ROADWAY ACQUISITION PLAN
 IN
 NANTUCKET, MASS.
 OF
 BOULEVARDE
 PREPARED BY
 BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 833-0044
 fax: (508) 833-2282
 SCALE: 1" = 40' MARCH 25, 2016

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
 NANTUCKET PLANNING BOARD

FILE NUMBER: 79597
 DATE ENDORSED: 4-11-16

TOWN OF NANTUCKET COUNTY COMMISSIONERS

DATE: _____



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET
COUNTY COMMISSIONERS

ORDER OF LAYOUT OF _____

Whereas, the undersigned, being the majority of the duly elected and serving members of the County Commissioners of the County of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (the “County”), acting by the authority of Massachusetts General Laws Chapter 82, as amended, Article I of the Nantucket County Charter, St. 1996, c. 290, § 4, and by virtue of every other enabling power and authority, having complied with all the preliminary requirements prescribed by law, and having determined at a public hearing held on _____, 2016 that common convenience and necessity require the layout of _____ as a County way, shown as “Proposed Road Lot, Lot 80” on the plan referenced below, do hereby lay out _____ as a County way as shown on the plan referenced below; and

The boundaries of said way as laid out are shown on a plan entitled “Being a Division of Lot 76 on Land Court Plan 37902-C, Now are Shown as Lots 79, 80 & 81, Lot 80 to be Taken as a Public Way, Division & Roadway Layout Plan of Land in Nantucket, MA., prepared for Town of Nantucket,” dated April 3, 2016, updated April 20, 2016, prepared by Blackwell and Associates, Inc.” recorded with Nantucket County Registry of Deeds as Plan No. 2016-38 and filed with the office of the Town Clerk. All of the land lying within the boundaries of _____ as shown on said Plan is hereby laid out as a County Way.

Adopted _____, 2016

NANTUCKET COUNTY COMMISSIONERS

Rick Atherton

Robert DeCosta

Matthew G. Fee

Dawn E. Hill Holdgate

James R. Kelly

Filed in the office of the

Town Clerk, _____, 2016
Town Clerk, Attest

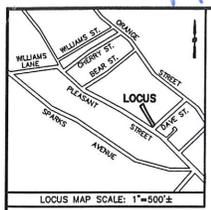
554506/NANT 19750/0001

**County Commission
Public Hearing item VI. 1. E.
To be continued to June 22, 2016**

VI.1.e.

Proposed Driveway Easement D

Doc: PLAN 00102014 11:51 AM

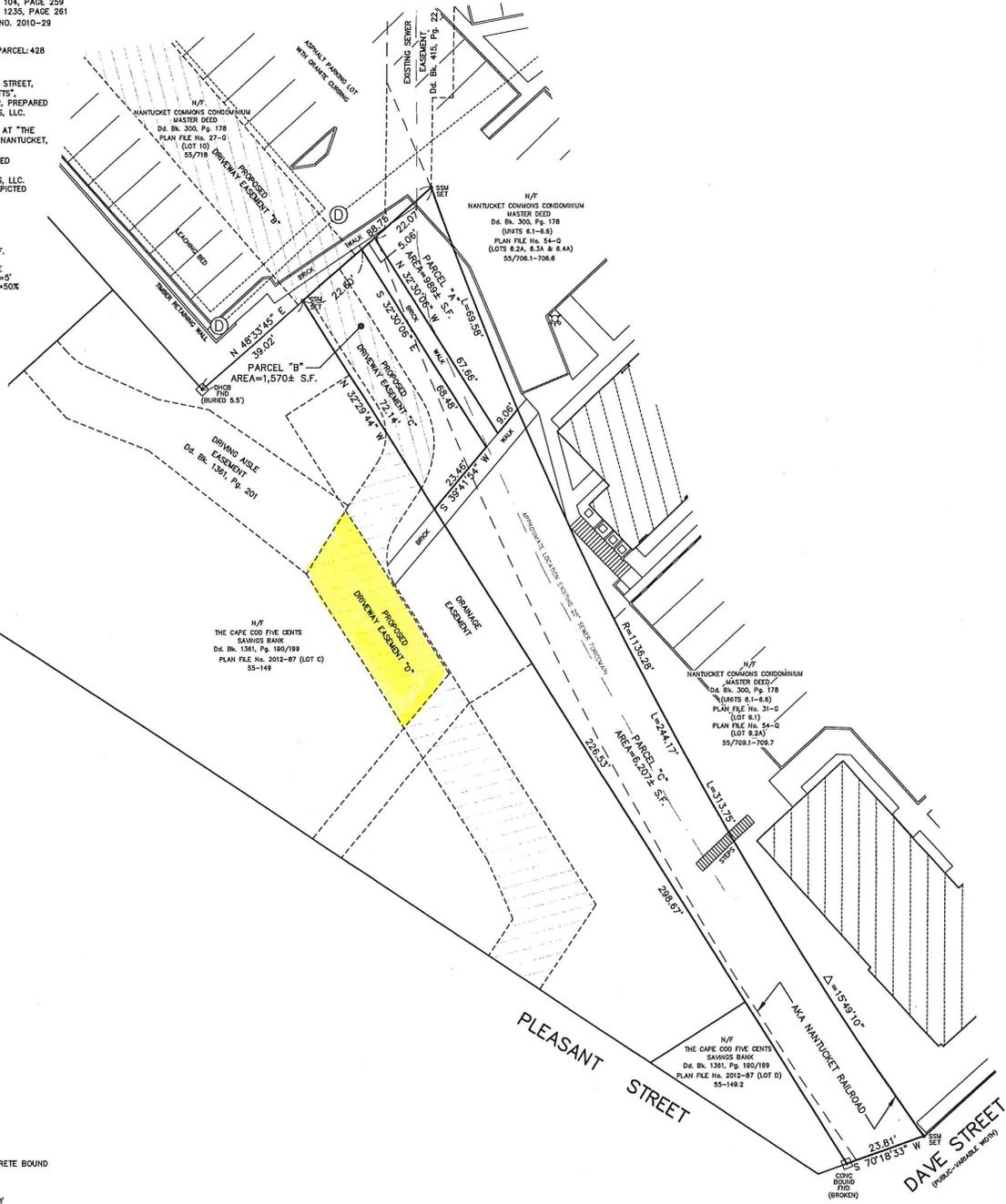


NOTES:

- THE PLANNING BOARD DETERMINES THAT: PARCELS "A", "B", & "C" 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.
- PARCELS "A", "B" AND "C" CONTAIN INADEQUATE AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BY-LAW.
- THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0089G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NANTUCKET REGISTRY OF DEEDS
 Date: 9/16/2014
 Time: 11:51 am
 Plan BK: PG
 Plan File: 2014-73
 Register: Jennifer H. Ferris
 Sheet 1 of 1
 RESERVED FOR REGISTRY USE ONLY

REFERENCES:
 OWNER: TOWN OF NANTUCKET
 DEED REFERENCE: DEED BOOK 104, PAGE 259
 DEED REFERENCE: DEED BOOK 1235, PAGE 261
 PLAN REFERENCE: PLAN FILE NO. 2010-29
 ASSESSORS REFERENCE: MAP: 55 PARCEL: 428
 UNRECORDED REFERENCES:
 1. "PLAN OF LAND #17 DAVE STREET, NANTUCKET, MASSACHUSETTS", DATED: OCTOBER 22, 2012, PREPARED BY NANTUCKET SURVEYORS, LLC.
 2. EASEMENT PLAN OF LAND AT "THE NANTUCKET COMMONS" IN NANTUCKET, MASSACHUSETTS, DATED: FEBRUARY 13, 2014, REVISED JUNE 12, 2014, PREPARED BY NANTUCKET SURVEYORS, LLC. (PROPOSED EASEMENTS DEPICTED HEREON)
 ZONING CLASSIFICATION DISTRICT: RC (PWR)
 MINIMUM LOT SIZE = 5,000 S.F.
 MINIMUM FRONTAGE = 40'
 FRONT YARD SETBACK = 40'
 SIDE & REAR LINE SETBACK = 5'
 MAX. GROUND COVER RATIO = 50%



LEGEND:
 DHCB DRILL HOLE/CONCRETE BOUND
 Dd, Bk DEED BOOK
 FND FOUND
 MEAS. MEASURED
 N/F NOW OR FORMERLY
 PL BK PLAN BOOK
 S.F. SQUARE FEET
 SSM STEEL SURVEYORS MARKER
 -O-O- POST AND RAIL FENCE

PLAN OF LAND #17 DAVE STREET
 IN NANTUCKET, MASSACHUSETTS
 SCALE: 1"=15' DATE: AUGUST 04, 2014
 PREPARED FOR: TOWN OF NANTUCKET
 NANTUCKET SURVEYORS, LLC
 5 WINDY WAY
 NANTUCKET, MA 02554
 (508) 228-0240
 GRAPHIC SCALE 1"=15'

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."
 [Signature] 9/4/14
 PROFESSIONAL LAND SURVEYOR / DATE



PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.
NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 [Signatures]
 LINDA WILLIAMS, VICE-CHAIRMAN
 NATHANIEL LOWELL
 JOHN MCGLOTHLIN
 STEVEN HOWARD
 DATE APPROVED: 8-11-14
 DATE SIGNED: 8-11-14
 FILE NO.: 7722

N-9941