1. 6:30 P.M. June 13, 2016 Planning Board Packet

Documents: 061316.PDF, JUNE STAFF REPORT FINAL.PDF, 7973 KING ANR - FINAL.PDF, 7974 LIFSCHULTZ ANR - FINAL.PDF, 7975 TON CENTRAL - FINAL.PDF, 7976 DIMOCK ANR - FINAL.PDF, 7977 ANR WILLSE - FINAL.PDF, 7978 TON ANR - FINAL.PDF, 7979 ANR MOUNT VERNON - FINAL.PDF, 7980 ANR RGPD - FINAL.PDF, 7981 ANR RGPD GREGLEN - FINAL.PDF, 7982 ANR LIVING TRUST - FINAL.PDF, 7983 ANR - YORK FINAL.PDF, 7984 ANR TON - FINAL.PDF, 7985 ANR ITON - FINAL.PDF, 7986 TON ANR - FINAL.PDF, 7987 ANR TON - FINAL.PDF, 1A CROWS NEST WAY - SECONDARY DWELLING FINAL.PDF, 14 MARY ANN DRIVE - SECONDARY DWELLING FINAL.PDF, 45 WAUWINET ROAD - SECONDARY DWELLING - FINAL.PDF, 97 LOW BEACH ROAD - SECONDARY DWELLING FINAL.PDF, 110 TOM NEVERS ROAD - SECONDARY DWELLING FINAL.PDF, 231 MADAKET RD - SECONDARY DWELLING FINAL.PDF, 14 MARY ANN DRIVE - TERTIARY DWELLING FINAL.PDF, 29 ESSEX ROAD REPORT FINAL.PDF, 09-12 CAPE COD 5 FINAL.PDF, 7904 PACKET - FINAL.PDF, 3222 CAMELIA FORM J LOT 2 FINAL.PDF, SKIFF LANE - RELEASE OF ESCROW FINAL.PDF, 7874 MILLIES SUBDIVISION ENDORSE PLANS FINAL.PDF, 24 FULLING MILL RD - SECONDARY MODIFICATION REQUEST FINAL.PDF, WESTMOOR FARMS - RESTRICTION DSCUSSION FINAL.PDF, 7716 CONTINUATION.PDF, 16-15 CONTINUANCE REQUEST FINAL FOR JUNE.PDF, 7946 CONTINUANCE FINAL FOR JUNE.PDF, 7918 FINAL FOR PACKET.PDF, 7972 WOODLAND HILL MOD FINAL.PDF, 18-16 HILLSBORO FINAL.PDF, 22-16 GLOWACKI FINAL FOR JUNE.PDF, 23-16 GLOWACKI FINAL.PDF, 25-16 NCH FINAL.PDF, 27-16 SEVEN NORTH WATER FINAL.PDF, 28-16 NANTUCKET THEATRE FINAL.PDF, 29-16 HEARD SP FINAL.PDF, 30-16 MR. T SP FINAL.PDF, 31-16 4B BARTLETT RD FINAL.PDF, 32-16 VISCO FINAL.PDF, 33-16 FAROS MOD FINAL.PDF, 70 MILESTONE ROAD.PDF, KOPELMAN PAIGE.PDF, FOG ISLAND CAFE, INC. FINAL.PDF, 36 POCOMO ROAD FINAL.PDF, MUNI LEADERS SIGN-ON LETTER DRAFT.PDF

Nantucket Planning Board

Nantucket Planning Board Agenda

MONDAY, JUNE 13, 2016
6:30PM
4 Fairgrounds Road
Public Safety Facility Community Room
First Floor
www.nantucket-ma.gov
Video of meeting available on Town website

(AGENDA SUBJECT TO CHANGE)

The complete text, plans, application, or other material relative to each agenda items are available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

I. **Call to order:**

II. **Approval of the agenda:'**

III. **Minutes:**

- **March 3, 2016**
- **March 7, 2016**
- **April 14, 2016 Special Meeting**
- **May 9, 2016**

IV. **ANRs:**

- **#7973 Tredick R. T. & Robin K. Gorham, 9 King Street (Map 73.4.2 Parcel 11)**
- **#7974 Elizabeth Harris Lifschultz, 3 Massasoit Bridge Road (Map 59 Parcel 11)**
- **#7975 Town of Nantucket, Central Road a.k.a. Surrey Avenue (Map 92.4)**
- **#7976 Donald E. Dimock, 54 Bartlett Road (Map 66 Parcel 100)**
- **#7977 David W. B. Willse & Deborah H. Willse, 33 New Sias Street (Map 73.4.2 Parcel 83)**
- **#7978 Town of Nantucket, Woodbine Street (Map 80)**

- **#7979 18 Mount Vernon Street Nominee Trust, 18 Mount Vernon Street, Poets Corner (Map 55.4.4 Parcel 32.1)**
- **#7980 Richmond Great Point Development LLC, Portions of 63, 67, 73 & 75A Old South Road (Map 68 Parcels 157, 158, 129, & 999.2)**
- **#7981 Richmond Great Point Development LLC, 10A, 10B, 12A, 12B & 14A Greglen Avenue (Map 68 Parcels 180, 180.1, 181, 181.1 & 182)**
- **#7982 Richard P. Beaudette, Esq., Attorney for William R. Parks, Karen A. Strain, Linda P. Strain & Edwyna Strain Mulrow, Trustee of Revocable Living Trust, 40 Jefferson Avenue (Map 30 Parcel 119)**
- **#7983 Mollie Bigley & David Bigley, 20 York St. (Map 42.3.3 Parcel 96)**
- **#7984 Inhabitants of the Town of Nantucket & Habitat for Humanity Inc., Off Ticcoma way (Map 67 Parcels 40, 700-755)**
- **#7985 Inhabitants of the Town of Nantucket, Off Industry Road & Shadbush Road (Map 66 Parcels 295 & 292)**
- **#7986 Town of Nantucket, Pocomo Avenue & Pochick Avenue (Map 79)**
- **#7987 Town of Nantucket, Henry St. & Hulbert Av. (Map 29) ***** This item was not anticipated by the Chairman 48 hours in advance.**

V. Second Dwellings:

- **Louise Swift, 231 Madaket Road (Map 38 Parcel 10)**
- **Eric & Lori Dannheim, 97 Low Beach Road (Map 75 Parcel 31.2)**
- **Mac Davis, 45 Wauwinet Road (Map 14 Parcel 27)**
- **Harold F. Williams, III, 14 Mary Ann Drive (Map 68 Parcel 444)**
- **J. Graham Goldsmith Architects, 1A Crows Nest Way (Map 12 Parcel 24)**
- **Raymond & Robin Callahan, 110 Tom's Nevers Road (Map 91 Parcel 42)**

VI. Tertiary Dwellings:

- **Sharon L. Hubbard, 28 Dukes Road (Map 56 Parcel 190), *CONTINUED TO 7-11-16***
- **Anthony C. Mazotas, 29 Essex Road (Map 67 Parcel 614)**
- **Harold F. Williams, III, 14 Mary Ann Drive (Map 68 Parcel 444)**

VII. Previous Plans:

- **#09-12 Cape Cod 5,** *performance security release*
- **#56-15 & 7904David Fredericks, 7 Newtown Road,** *minor modifications*
- **#3222 Oliver Estates.** *Form J (Lot 2)*
- **#7803 Skiff Lane Subdivision,** *Release of escrow ($3,694.39)*
- **#7874 Millie's Subdivision,** *extension request for legal documents & endorse plans*
- **24 Fulling Mill Road,** *modification to the secondary dwelling approval to modify requirement*
- **#6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road,** *Covenant & Restriction Agreement discussion*

VIII. Public Hearings:

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road,** *action deadline 08-31-16,* ***CONTINUED TO 08-08-16***
- **#16-15 Brotherhood of Thieves, 23 Broad Street,** *action deadline 08-31-16,* ***CONTINUED TO 08-08-16***
- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue,** *action deadline 07-27-16,* ***CONTINUED TO 08-08-16***
- **#7918 Richmond Great Point Development, LLC – 42, 48, & 54 Skyline Drive & 20 Davkim Lane,** *action deadline 07-31-16*

- **#7972 GG Development LLC Modification, 11 Mill Hill Lane,** *action deadline 10-18-16*
- **#18-16 Hillsboro & 15th, LLC & 5050 Properties, LLC, 1,3, 5 & 7 Flint Road and 28, 30, 32 & 34 Tomahawk Road,** *action deadline 08-07-16*
- **#22-16 Walter J. Glowacki, 4 Perry Lane,** *action deadline 08-07-16*
- **#23-16 Walter J. Glowacki, 6 Perry Lane,** *action deadline 08-07-16*
- **#25-16 Nantucket Cottage Hospital ("NCH") as the Owner, 57 & 59 South Prospect Street & 10 Vesper Lane,** *action deadline 08-07-16*
- **#27-16 Seven North Water LLC, 7 North Water Street,** *action deadline 09-11-16*
- **#28-16 Nantucket Theatre Project LLC, 5 North Water Street,** *action deadline 09-11-16*
- **#29-16 Mary G. Heard Estate of Edward Heard, 2 Lucretia Mott Lane,** *action deadline 09-11-16*
- **#30-16 Richard A. Travaglione, Trustees of 29 Tomahawk Road Realty Trust & 27 Tomahawk Road Realty Trust, 27 & 29 Tomahawk Road,** *action deadline 09-11-16*
- **#31-16 A.D. Associates LLC, 4B Bartlett Road,** *action deadline 09-11-16*
- **#32-16 Donald T. Visco and Phyllis J. Visco, as Trustees of Visco Family Nominee Trust, 10 Tomahawk Road (Lot 229),** *action deadline 09-11-16*
- **#33-16 Faros 17 Broad LLC, 17 Broad Street,** *action deadline 09-11-16*

IX. Preliminary Plans:

X. Sketch Plans:

- **Linda J. Bellevue, Trustee, 70 Milestone Road (Map 54 Parcels 35 & 35.1)**

XI. Public Comments:

XII. Other Business:

- **Kopelman & Paige,** *Vote for Accepting non-survey plans*
- **Fog Island Inc., 5 Amelia Drive,** *Dinner theater activities discussion*
- **40B 106 Surfside Road,** *Comments*
- **FYI only,** *Discussion regarding 36 Pocomo Road illegal brush cutting*
- **Senate Bill 2311**

XIII. Adjourn:

Nantucket Planning Board

S T A F F R E P O R T

Date: June 10, 2016

To: Planning Board

From: Holly E. Backus
Land Use Specialist

Re: Staff Report for June 13, 2016 Planning Board Meeting

Call to Order:

Approval of the Agenda:

Minutes:

- **March 3, 2016**
- **March 7, 2016**
- **April 14, 2016 Special Meeting**
- **May 9, 2016**

Staff prepared and reviewed the minutes from the past meetings. Staff recommends approval.

ANRs:

- **#7973 Tredick R. T. & Robin K. Gorham, 9 King Street (Map 73.4.2 Parcel 11)**
  The purpose of this plan is to divide a single lot, on which two (2) or more buildings were in existence prior to 1955, when the Subdivision Control Law went into effect. The Applicant provided a copy of the Town of Nantucket 1940 Aerial Views as evidence of such buildings. Both proposed lots have frontage along King Street. Staff recommends endorsement.

- **#7974 Elizabeth Harris Lifschultz, 3 Massasoit Bridge Road (Map 59 Parcel 11)**
  The purpose of this plan is to divide an existing lot to create another buildable lot shown as Lot 4B. Both lots will have frontage along Massasoit Bridge Road AKA Massasoit Road and meet the required "r" factor and the minimum lot size for the LUG-2 zoning district. Staff recommends endorsement.

- **#7975 Town of Nantucket, Central Road a.k.a. Surrey Avenue (Map 92.4)**
  The purpose of this plan is to divide unconstructed Central Road and Surrey Avenue and create unbuildable lots: Lot 13, Lot 14 and Lot 15. The unconstructed ways are to be eliminated as authorized by Article 96 of the 2014 Annual Town Meeting. These lots will be available to be acquired by abutters. Staff recommends endorsement.

- **#7976 Donald E. Dimock, 54 Bartlett Road (Map 66 Parcel 100)**
  The purpose of this plan is to divide an existing lot to create a total of four (4) buildable lots shown as Lot E, Lot F, Lot G, and Lot H. All the lots will have frontage along Bartlett Road and meet the required "r" factor and the minimum lot size for the RC-2 zoning district. (However, the property was rezoned by Article 37 of the 2016 Annual Town Meeting to CTEC and R-5, but is still pending Attorney General approval.) Lots G and F will have vehicle access via a proposed easement approved through a Definitive Subdivision Plan (PB File #7874) for the Applicant. Staff recommends endorsement.

- **#7977 David W. B. Willse & Deborah H. Willse, 33 New Sias Street (Map 73.4.2 Parcel 83)**
  The purpose of this plan is to divide an existing lot to create two (2) buildable lots: Parcel A & Parcel B. Both lots will have frontage on New Sias Street, meet the required "r" factor and meet the minimum lot size for the SR-1 zoning district. Staff recommends endorsement.

- **#7978 Town of Nantucket, Woodbine Street (Map 80)**
  The purpose of this plan is a "Roadway Acquisition Plan" for portions of unconstructed sections of Woodbine Street as authorized by Articles 95 & 96 of ATM 2016. This plan creates Parcel A and Parcel B, both 5,000 square foot unbuildable lots that will be available under the Yard Sale Program. Staff recommends endorsement.

- **#7979 18 Mount Vernon Street Nominee Trust, 18 Mount Vernon Street, Poets Corner (Map 55.4.4 Parcel 32.1)**
  The purpose of this plan is to divide an existing lot to create two (2) buildable lots: Lot 1 and Lot 2. Both lots will have frontage on Hummock Pond Road or Mount Vernon Street and meet the minimum lot size for the ORH zoning district. Staff recommends endorsement.

- **#7980 Richmond Great Point Development LLC, Portions of 63, 67, 73 & 75A Old South Road (Map 68 Parcels 157, 158, 129 & 999.2)**
  The purpose of this plan is to subdivide four (4) existing lots into six (6) contiguous buildable lots along Old South Road: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6. After the reconfiguration, the residual lot (Lot 6) will be dual zoned CN and R-5. This lot will be incorporated into future development of surrounding parcels at a later date. The Applicant has provided a letter of intent of the proposed ANR that is included in the Board's packet for consideration. All proposed lots will have frontage along Old South Road, meet the required "r" factor and meet the minimum lot size for the CN and R-5 zoning districts. Staff recommends endorsement.

- **#7981 Richmond Great Point Development LLC, 10A, 10B, 12A, 12B & 14A Greglen Avenue (Map 68 Parcels 180, 180.1, 181, 181.1 & 182)**
  The purpose of this plan is a minor reconfiguration of interior lot lines for five (5) existing lots of record. These lots were previously divided and endorsed by the board in September 2014. All of the five (5) lots will have frontage along Greglen Avenue, meet the required "r" factor and meet the minimum lot size for CTEC. Staff recommends endorsement.

- **#7982 Richard P. Beaudette, Esq., Attorney for William R. Parks, Karen A. Strain, Linda P. Strain & Edwyna Strain Mulrow, Trustee of Revocable Living Trust, 40 Jefferson Avenue (Map 30 Parcel 119)**
  The purpose of this plan is to divide Lots A1 and F1, as shown on Land Court Plans #8757-G and #10879-B into two (2) buildable lots: Lot A and Lot B. A copy of the Land Court Plan(s) is included in the Board's packet. Both lots will have frontage on Jefferson Avenue and meet the minimum lot size for R-1 zoning district. Staff recommends endorsement.

- **#7983 Mollie Bigley & David Bigley, 20 York Street (Map 42.3.3 Parcel 96)**
  The purpose of this plan is to divide a single lot, on which two (2) or more buildings were in existence prior to 1955, when the Subdivision Control Law went into effect on Nantucket. The existing single family structure was built approximately 1938. The Applicant provided evidence of both buildings from the 1938 Aerial Maps. Staff recommends endorsement.

- **#7984 Inhabitants of the Town of Nantucket & Habitat for Humanity Inc., Off Ticcoma way (Map 67 Parcels 40, 709, 700-755)**
  The purpose of this plan is to divide Lots 75, 79 & 81 to create Lots 82 through 95. Lot 75 will be divided and a portion thereof (proposed Lot 86) will be combined with Lot 87 to become one lot containing approximately 5,080 square feet, with frontage on the unnamed "Road Lot," and meeting the minimum lot size in the R-5 zoning district. Lot 79 will be subdivided and become Lots 87 through 95 with frontage on the unnamed "Road Lot," meet the minimum lot size within the R-5 and CN zoning districts. Lot 81 will be divided into Lots 82, 83 and 84, with frontage off of unnamed "Road Lot" and Fairgrounds Road and meet the minimum lot size in the CN zoning district. Staff recommends endorsement.

- **#7985 Inhabitants of the Town of Nantucket, Off Industry Road & Shadbush Road (Map 69 Parcels 292 & 295)**
  The purpose of this plan is to divide Lot G into ten (10) new lots: Lot G-1 through G-10. Each lot will have frontage along Industry Road, Shadbush Road, or Proprietor's Road (AKA Madequecham Valley Road). Each proposed lot will also meet the minimum lot size for the CI zoning district. The plan also creates Lot N-1, N-2, and N-3 with frontage along Shadbush Road. Lot N-1 and Lot N-2 meet the minimum lot size for the CI zoning district, however Lot N-3 is an undersized lot for possible future conveyance. Staff recommends endorsement.

- **#7986 Town of Nantucket, Pocomo Avenue & Pochick Avenue (Map 79)**
  The purpose of this plan is a "Taking and Disposition Plan" of Parcels F, G, and H of unconstructed portions of Central Avenue, Harriet Street, and Pocomo Avenue as authorized by Articles 76 & 77 ATM 2010. These unbuildable parcels are intended to be purchased and combined with adjacent lot Map 79 Parcel 129. Staff recommends endorsement.

- **#7987 Town of Nantucket, Henry Street & Hulbert Avenue (Map 80)**
  ******* This item was not anticipated by the Chairman 48 hours in advance.**
  The purpose of this plan is a "Taking and Disposition Plan" of Parcels A & B of unconstructed portions of Henry Street as authorized by Article 5 of STM 2013. These unbuildable parcels are intended to be purchased and combined with adjacent lots: Map 29 Parcel 15 and Map 29 Parcel 16. Staff recommends endorsement.

Second Dwellings:

- **Louise Swift, 231 Madaket Road (Map 38 Parcel 10)**
- **Eric & Lori Dannheim, 97 Low Beach Road (Map 75 Parcel 31.2)**
- **Mac Davis, 45 Wauwinet Road (Map 14 Parcel 27)**
- **Harold F. Williams, III, 14 Mary Ann Drive (Map 68 Parcel 444)**
- **J. Graham Goldsmith Architects, 1A Crows Nest Way (Map 12 Parcel 24)**
- **Raymond & Robin Callahan, 110 Tom Nevers Road (Map 91 Parcel 42)**
  Reports issued by Holly E. Backus are included in your packet.

Tertiary Dwellings:

- **Sharon L. Hubbard, 28 Dukes Road (Map 56 Parcel 190)** ***CONTINUE TO 07-11-16***
- **Anthony C. Mazotas, 29 Essex Road (Map 67 Parcel 614)**
- **Harold F. Williams III, 14 Mary Ann Drive (Map 68 Parcel 444)**
  Reports issued by Holly E. Backus are included in your packet.

Previous Plans:

- **#09-12 Cape Cod 5,** *performance security release*
  The Applicant is requesting the release of the performance security. Most of Mr. Ed Pesce's engineering inspection items have been completed or addressed, however there are still a few items that remain. A copy of his latest inspection report is included in the Board's packet. Staff does not recommend release at this time.

- **#56-15 David Fredericks, 7 Newtown Road,** *minor modification*
  The Applicant received an Approval Required (AR) plan (File #7904), an Approval Not Required (ANR) plan (File #7877), and a Special Permit for Secondary Residential Lot (File #56-15). The Applicant is seeking for a clarification on if the approval required decisions would require the issuance of a Form I Covenant or not. The Applicant will have their counsel represent at the meeting. Staff recommends waiving of Form I Covenant, as any conveyances would be subject to the requirements of the AR approval and the Special Permit.

- **#3222 Oliver Estates,** *Form J Lot 2*
  The Applicant is requesting the release of Lot2 from Oliver Estates, which was approved February 23, 1988. Staff recommends release of Lot 2.

- **#7803 Skiff Lane Subdivision**, *Release of escrow ($3,694.39)*
  The Applicant has asked for a release of escrow. The Board's consultant engineer, Mr. Ed Pesce, PE conducted a site inspection and is satisfied with the drainage modification. The remaining balance took in consideration of any outstanding invoices from Pesce Engineering. Staff recommends release of escrow.

- **#7874 Millie's Subdivision,** *extension request for legal documents & endorse plans*
  The Applicant's engineer is requesting the endorsement of the final definitive plans. The Applicant's engineer is further requesting an extension in order to record all the applicable legal documents in accordance with Condition #3 of the subdivision approval. Staff notes that the subdivision approval required these documents to be submitted within six (6) months from the date of the decision which was November 19, 2016, and the Applicant has done such. A copy of the decision is included in the Board's packet for convenience. There is also an updated engineering review from Mr. Ed Pesce, PE included in the Board's packet. The Applicant's engineer made revisions that adequately address Mr. Pesce's previous review comments, however some minor comments have not been addressed or information received. One comment was regarding if the Nantucket Fire Department has reviewed the plans or not. Staff recommends approval of extension and once Mr. Pesce's comments are addressed, the endorsement of the plans.

- **24 Fulling Mill Road,** *modification to the secondary dwelling approval to modify requirement*
  The approval of the Secondary Dwelling Permit included a requirement to improve the road to a minimum width of sixteen (16) feet and a minimum height of thirteen (13) feet. However, per the Fire Chief Mr. Paul Rhude, the Fire Department will require approximately ten (10) feet wide on straight portions and twelve (12) feet wide on the corners with a twelve (12) foot height clearance for their applicable public safety vehicles. The Applicant is requesting for the modification in order to be more in keeping with the existing conditions, constraints, and rural nature of the area. There are photos included in the Board's packet that were provided by the Applicant's representative and taken on May 26, 2016 to help illustrate the existing conditions.

- **#6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road,** *Covenant & Restriction Agreement discussion*
  The Applicant has received zoning violations on the properties from the Zoning Enforcement Officer regarding the uses taken place. Specifically, the Nantucket Westmoor Farms Subdivision Declaration of Protective Covenants and Restrictions prohibit commercial use on the property. The Applicant would like clarification on the uses allowed and have the Board consider a covenant clarifying and limiting the number of "special events" that can be held on the properties. All correspondence and documentation is included in the Board's packet for consideration. Staff recommends the Board to discuss the uses taken place and a resolution to the issue.

Public Hearings:

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road,**
  This Application was not heard at the December, January, February, March, April & May meetings.
  CONTINUED TO 08-08-16

- **#16-15 Brotherhood of Thieves, 23 Broad Street,**
  This Application was not heard at the December, January, February, March, April & May meetings.
  CONTINUED TO 08-08-16

- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue, *CONTINUED TO 07-11-16***
  (This application was not discussed at the April meeting.)
  FROM 05-02-16 STAFF REPORT:
  The Applicant is proposing an approval of a Definitive Subdivision Plan at 20 Sparks Avenue. The Applicant is proposing a four (4) lot subdivision, three (3) of which are buildable lots. The site contains approximately 21,038 square feet and currently contains two (2) residential structures on the lot. The Applicant proposes three (3) buildable lots and a roadway lot containing a 14' wide gravel roadway with a 20' wide layout named Waterhouse Way and terminating in a *cul de sac*. The Applicant is requesting a variety of waivers, including a reduction in the roadway width and the allowance of a gravel surface. Each lot meets the minimum lot area requirements for the CMI district; however, the current plan shows a roadway layout that creates a frontage issue for Lot 3. Also, the list of waivers submitted with the application was taken from a Planning Board decision for an entirely different area, so the applicant should confirm that all of those apply and that they are seeking similar conditions. For

example, the conditions that were submitted included a duplex prohibition. Staff does not have a recommendation at this time.

UPDATE:
Since the last meeting, the engineer and legal counsel for the applicant provided staff with a revised proposal of waivers, including uses that were not included in the initial application. The application has been re-advertised accordingly. The application has been continued until the July meeting.

- **#7918 – Richmond Great Point Development, LLC, owner, 42, 46, 48, 54 Skyline Drive & 20 Davkim Lane,**

(This Application was last heard at the February meeting.)
FROM 02-26-16 STAFF REPORT:
The Applicant is seeking approval of a Definitive Subdivision Plan for properties along Skyline Drive and Davkim Lane. The Applicant proposes to create a new roadway known as Clay Street to access one (1) new buildable lot containing portions of 42, 46, 48 and 54 Skyline Drive and to connect Skyline Drive to Davkim Lane. A reconfiguration of the 20 Davkim Lane lot to accommodate the proposed roadway will result in the creation of an additional lot with frontage on proposed Clay Street. A copy of Mr. Ed Pesce's report is included in your packet. A letter in opposition to this proposal is also included in your packet.

Staff does not have a recommendation at this time. This proposal will significantly impact future development in that area, particularly relevant to the workforce housing project that the applicant has publicly committed to building. The Board should thoroughly discuss this proposal and the future potential that will be created.

UPDATE:
The Applicant submitted a modified plan and materials for the Board to consider. The Applicant also submitted a revised list of waivers from the Subdivision Regulations and a revised Storm Water Management Plan. One of the proposed changes to the proposed subdivision plans is that the proposed Clay Street does not continue into or through any portion of the 20 Davkim Lane property. Staff does not have a recommendation at this time.

- **#7972 GG Development, LLC Modification, 11 Mill Hill Lane**

The Applicant is seeking an approval of a Modification to the Woodland Hill Definitive Subdivision (files #7873 and #7661). Specifically, the owner is requesting a waiver modification from the forty (40) foot width of the layout on a small southern portion of Red Mill Lane. The request is necessary as part of the subdivision approval process, the Applicant was required to submit a Petition to the Massachusetts Land Court to eliminate the private unconstructed "way" that was shown on Land Court Plan # 12559-G (included in the Board's packet.) The Land Court determined that a small portion of the way is owned by the abutting neighbor. As a result of the Land Court's determination, the Applicant is requesting the waiver and asking for approval of the modified subdivision plan. Staff recommends approval of the modification.

- **#18-16 Hillsboro & 15th, LLC and 5050 Properties, LLC, 1, 3, 5, and 7 Flint Road, and 34 Tomahawk Road**

FROM 05-02-16 STAFF REPORT:
The Applicant is seeking a MCD Special Permit to construct a mixed commercial and residential use structure with a self-storage facility. The premise is located in the Commercial Industrial (CI) zoning district, a part of the Coffin Subdivision, which is currently under a zoning freeze under the RC-2 zoning district that will expire on October 15, 2017. The proposed facility will be comprised of two (2) buildings and will take up eight (8) vacant lots for a total of approximately 41,424 square feet of structure. The two (2) structures will be separated by only 8.6', however the CI zoning district requires 10' (ten) foot setbacks but the RC-2 zoning district requires only 5'. The proposed primary structure is approximately 17,378 square feet and the secondary structure is proposed to be approximately 3,203 square feet. The proposed ground cover is 49.9%, where 50% is allowed. The proposed open area ratio is 27.8%, where 30% is required; therefore the Applicant requests a waiver on the open area requirement. The primary structure will have two (2) basement levels and three (3) levels above grade for a total of 82,457 square feet of self-storage space with a 954 square foot office. The second structure will have one (1) level of self-storage of about 691 square feet. The second structure will also have a residential two (2) bedroom apartment for employee housing. The proposed facility requires a total of thirty-three (33) parking spaces. The Applicant proposes to provide six (6) parking spaces with thirteen (13) overflow parking spaces between the

buildings. During peak operation, the facility is proposed to have three (3) or less employees. The proposed hours of operation of the self-storage facility is 7AM to 7PM. The Applicant has requested eight (8) total waivers for this application under the Zoning Bylaw. The Applicant further requests to construct the facility in phases and to be released from the previous MCD (File #4-84) as necessary. Plans have been provided to Mr. Ed Pesce, PE and a review is forthcoming. Staff does not have a recommendation at this time.

UPDATE:
The Applicant's legal counsel and project engineer presented the application to the Board. Overall, the Board had concerns on access and circulation to and from the site, along with concerns with the proposed loading areas. A Board member asked the Applicant to consider rearranging the site to accommodate at least two (2) loading zones for the facility. There was a discussion if the project should have one (1) way access to and from the site. The Planning Director brought up a good point on having "edge parking" along the roadway for parking while the facility is being used by providing connectivity. The Board also asked for a landscape plan and for the Applicant to check with the Fire Chief. The Board would also like to see Mr. Pesce's review comments for the proposed project.

The Applicant has not provided revised plans based on the previous comments from the Board at this time; however they plan to present changes at the meeting and anticipate continuing the public hearing to the July meeting.

- **#22-16 Walter J. Glowacki, 4 Perry Lane**

FROM 05-02-16 STAFF REPORT:
The Applicant is seeking a Special Permit to construct a building for storage and warehousing for personal use. The items will include personal tools, landscaping equipment, mowers, snow plow, etc. Specifically, the Applicant wishes to construct 3,430 square foot steel building for warehousing. The Applicant has provided a site plan that shows a Belgian block apron into the site with a shell or gravel driveway. Flanking the entrance are Leland Cypress trees along the property line, setback behind the 10' setback line and proposed split rail fence. At the rear of the property, the Applicant proposes a 6' tall wood fence with lattice top. The property is located within the RC-2 district and interior storage is an allowed use with a Special Permit. Staff does not have a recommendation at this time.

UPDATE:
At the last meeting, after listening to the request from the Applicant's legal council, the Board was very adamant that no exterior would be allowed. The Applicant's legal council was clear that this was strictly for personal use only and no commercial uses were proposed upon the premise. The Board was very clear that the buildings were for "dead" storage for one (1) entity. The Board also had comments on the location of the proposed structures. The larger structure should be moved away from the rear and side property lines. The Board is concerned on the "lack of screening" proposed on the site and that there should be Leland Cypresses planted along with a fence. Attorney Sarah Alger represented adjacent property owners and asked for clearer plans showing landscaping all around the property and open space, The Board and staff were told that there is currently a broken tractor and scrap metal sitting on the property. The Applicant has provided revised plans that are included in the Board's packet for consideration. Not all comments from the Board and staff have been considered in the revised plans. Staff comments are also included in the Board's packet.

- **#23-16 Walter J. Glowacki, 6 Perry Lane**

FROM 05-02-16 STAFF REPORT:
In conjunction with the above 4 Perry Lane request, the Applicant is seeking a Special Permit to construct a building for storage and warehousing for personal use. Specifically, the Applicant wishes to construct a 330 square foot wood framed garage for storage. Because the proposed garage is already constructed and proposed to be moved from Davkim Lane, the Applicant has received a Certificate of Appropriateness from the HDC to move said structure. Staff does not have a recommendation at this time.

UPDATE:
See Update of File #22-16 above.

- **#25-16 Nantucket Cottage Hospital ("NCH") as the Owner, 57 & 59 South Prospect Street and 10 Vesper Lane**

  FROM 05-02-16 STAFF REPORT:

  The Applicant is seeking a Site Plan Review and approval to demolish or move existing structures on the site and to construct a new hospital facility. Specifically, the site will be reconfigured during the phased construction process in order to build the 106,605 square foot new hospital. The proposed phased construction is necessary in order to continue to provide quality healthcare services on the island while the new hospital is under construction. Part of the premise is located within the Public Wellhead Recharge District. Plans have been provided to Mr. Ed Pesce, PE and a review is forthcoming.

  UPDATE:

  At the May Planning Board meeting, the consultants for NCH provided a presentation of the proposed project. A Board member had a concern on moving the "Founder's Building" across the street and not keeping on the same lot. The Planning Director had a comment regarding the continuation of on-street parking on Vesper Lane and the addition of the moving of the building called "Green Light" along South Prospect Street must be included on the proposed site plans. Another Board member had concerns on ADA parking at the "Founder's Building" and the "Anderson Building." There was also concern on screening to soften the building, the proposed color of the asphalt parking lot, and the modern light poles proposed.

  Since the last meeting, Mr. Ed Pesce, PE from Pesce had a meeting with the Applicant's engineer and revised the site plans accordingly. A copy of Mr. Pesce's report is included with the Board packet. A few items from Mr. Pesce's review for the Board to consider:

  (1) Recommendation for a written endorsement from the Nantucket Fire Department
  (2) A notation on the plans that states "Potential Connection to Cemetery to Provide 2 Spaces." He recommends a discussion of the applicant with the Board on the intent of this notation.
  (3) The proposed lighting along Vesper Lane appears to exceed .5 foot-candles at the property boundary. He recommends a discussion of the applicant with the Board to determine if there are any alternatives to the proposed design.

- **#27-16 Seven North Water LLC, 7 North Water Street**

  The Applicant is seeking a special permit to construct a new driveway on North Water Street within twenty-five (25) feet of the intersection of Ash Street. Per the Applicant, a stacked two (2) car driveway was closed off when the road was resurfaced in the 1990's. The Applicant states that the driveway is visible on the 1975 Town aerial maps, however the Applicant did not submit such evidence with the application. The Applicant states that the building at 7 North Water Street is now being converted from an inn to a private residence, and therefore requiring off-street parking. The Applicant is proposing two (2) stacked parking spaces surfaced with shell with a brick apron. Staff recommends approval.

- **#28-16 Nantucket Theatre Project LLC, 5 North Water Street**

  The Applicant is seeking a modification to a previously granted Special Permit. Due to a delay in the manufacturing of the required elevator and in order for the White Heron Theater to be open this season and be able to provide the required accessible restroom facilities for the theater, the Applicant is requesting the use of the portable restroom unit to be installed and used temporarily from June through October 2016. The Applicant is also requesting that the Board authorize a temporary Certificate of Occupancy in order to be open for the 2016 season while the outstanding building and site improvements are completed. Staff has received multiple emails/letters in opposition to the request, which are included in the Board's packet for review. If the Board is so inclined to approve, staff recommends a performance security account be established to ensure the final improvements are constructed and met.

- **#29-16 Mary G. Heard Estate of Edward Heard, 2 Lucretia Mott Lane**

  The Applicant is requesting a Special Permit in order to construct a second driveway access. The Applicant previously received ANR approval in April 2016 (File #7954) pursuant to MGL Chapter 41 Section 81L. The Applicant also received Secondary Dwelling Approval last month to construct a second dwelling on the newly created lot abutting Lucretia Mott Lane. The existing driveway is strictly for the use of the existing 2-story structure on the property. The proposed location of the second driveway will be on the northwest side to access the second dwelling. The proposed driveway will be surfaced with shell with a 10' wide paved apron and will access one (1) parking space for the new secondary structure. The Board should be aware that staff has received concerns about this request from abutting neighbors.

- **#30-16 Richard A. Travaglione, Trustees of 29 Tomahawk Road Realty Trust & 27 Tomahawk Road Realty Trust, 27 & 29 Tomahawk Road**

  The Applicant is requesting a Special Permit to construct two (2) warehousing units for interior storage and warehousing. One (1) building will be 2,090 square feet and the other will be 1,870 square feet. Both buildings will have three (3) parking spaces behind each structure and one (1) parking space within the building at 29 Tomahawk, for a total of seven (7) parking spaces for the proposed project. This is within the Coffin commercial subdivision off Arrowhead Drive and the uses proposed are consistent with the intent of the subdivision. The property is currently zoned Commercial Industrial (CI), however is subject to a "Zoning Freeze" under the Residential Commercial (RC-2) zoning district. The Applicant is seeking a waiver on open space and driveway requirements to the extent necessary. Specifically, the Applicant is requesting for a driveway curb-cut to be 42' wide when the maximum allowable is 30' wide. The Applicant is proposing 14% of open space where the minimum required is 20%. Lastly, the Applicant is further seeking Minor Site Plan Review. The structure proposed at 20 Tomahawk Road will include a housing unit, which is an allowed by right use within the RC-2 zoning district and therefore, relief is not necessary. Staff has consulted with Mr. Ed Pesce, PE on the application and has provided minor comments to the Applicant's project engineer. Mr. Pesce has asked the engineer for drainage calculations, which were provided to Mr. Pesce for review. Both staff and Mr. Pesce recommend the Applicant submit a small amount of escrow for this project. Should the Board be so inclined to approve this request, staff recommends an escrow account be established in order to account for Mr. Pesce's review.

- **#31-16 A.D. Associates LLC, 4B Bartlett Road**

  The Applicant is requesting a Special Permit to convert an existing basement storage space to use as a laboratory, medical sterilization and decontamination area, and staff-break room, accessory to the existing medical offices on the first and second floors. The Applicant proposes thirteen (13) parking spaces, where seventeen (17) parking spaces are required. The Applicant is further requesting a waiver of site plan review because all proposed changes are within the interior of the existing structure and will not affect the exterior. The requested application does not increase the intensity of the existing use, staff recommends approval.

- **#32-16 Donald T. Visco and Phyllis J. Visco, as Trustees of Visco Family Nominee Trust, 10 Tomahawk Road (Lot 229)**

  The Applicant is requesting a Special Permit to construct a 1,960 square foot commercial building for interior storage and warehousing and exterior storage to store port-a-potties at the rear of the site. This is within the Coffin commercial subdivision off Arrowhead Drive and the uses proposed are consistent with the intent of the subdivision. The property is currently zoned Commercial Industrial (CI), however is subject to a "Zoning Freeze" under the Residential Commercial (RC-2) zoning district. The Applicant is further seeking a waiver on parking, off-street loading requirement, and driveway width. Specifically, the Applicant is requesting for a driveway curb-cut to be slightly larger than 30' wide when the maximum allowable is 30' wide, however staff does not see the exact size of the curb-cut shown on the proposed site plan. The site plan shows two (2) "residential parking spaces," however nowhere in the application is residential use requested or indicated and therefore this may a labeling error on the plans. Staff respectfully requests clarification. The site plan also shows a 480 square foot exterior storage area on gravel surrounded by a 6' chain link fence. Staff has consulted with Mr. Ed Pesce, PE on the application and he had a question on what was being proposed to keep the run-off contained on the site. Should the Board be so inclined to approve this request, staff recommends clarification from the Applicant on the proposed size of the curb-cut requested.

- **#33-16 Faros 17 Broad LLC, 17 Broad Street**

  The Applicant is seeking modification #2 to a previously issued Major Commercial Special Permit for a hotel use at 17 Broad Street. The Applicant is requesting the Board to accept improvements made by the Applicant on Broad and North Water Streets in order to satisfy provisions within Sections 1.2 and 3.3 within the original Special Permit. The original MCD decision and first amendment have been provided in the Board's packet for convenience. However, the sections of the original decision are as follows:

  Section 1.2 *"Within eight weeks of the issuance of any building permit, the Applicant shall identify the extent of any work to occur within any public right of way and on any public property (including, but not limited to, sidewalks, curbs, crosswalks, pavement markings, lighting and landscaping) shall offer the performance of such work to the Nantucket Board of Selectmen for acceptance as a gift."*

  Section 3.3 *"The Applicant has agreed to offer a contribution in a n amount of $10,000.00 to the Town of Nantucket to be used for street light repair, tree planting, or sidewalk improvements on Broad or north Water Streets. Variations of the type or location of such improvements may be voted by the Planning Board by majority vote without need for a public hearing. Said payment shall be made to the Town of Nantucket prior to the issuance of any Certificate of Occupancy."*

  The Applicant is requesting the Board to allow construction of the facility to continue on the site until June 30, as well as requesting clarification that "exterior work" applies to construction and hardscaping and does not include landscaping and exterior painting. The original decision states the following:

  Section 2.3 *"No exterior construction shall take place from June 15th to September 15th of any year."*

  And lastly, the Applicant is further seeking to amend the requirement of Open Space, as it is not longer required in the Commercial Downtown (CDT) zoning district. Staff agrees with the request to amend the Open Space requirement, as it is no longer required. The Board should consider about what type of construction the Applicant wishes to continue and what those times may be during the day/week.

Preliminary Plans:

Sketch Plans:

- **Linda J. Bellevue, Trustee, 70 Milestone Road (Map 54 Parcels 35 & 35.1)**

  The Applicant will do a presentation of the proposed sketch plan at the meeting.

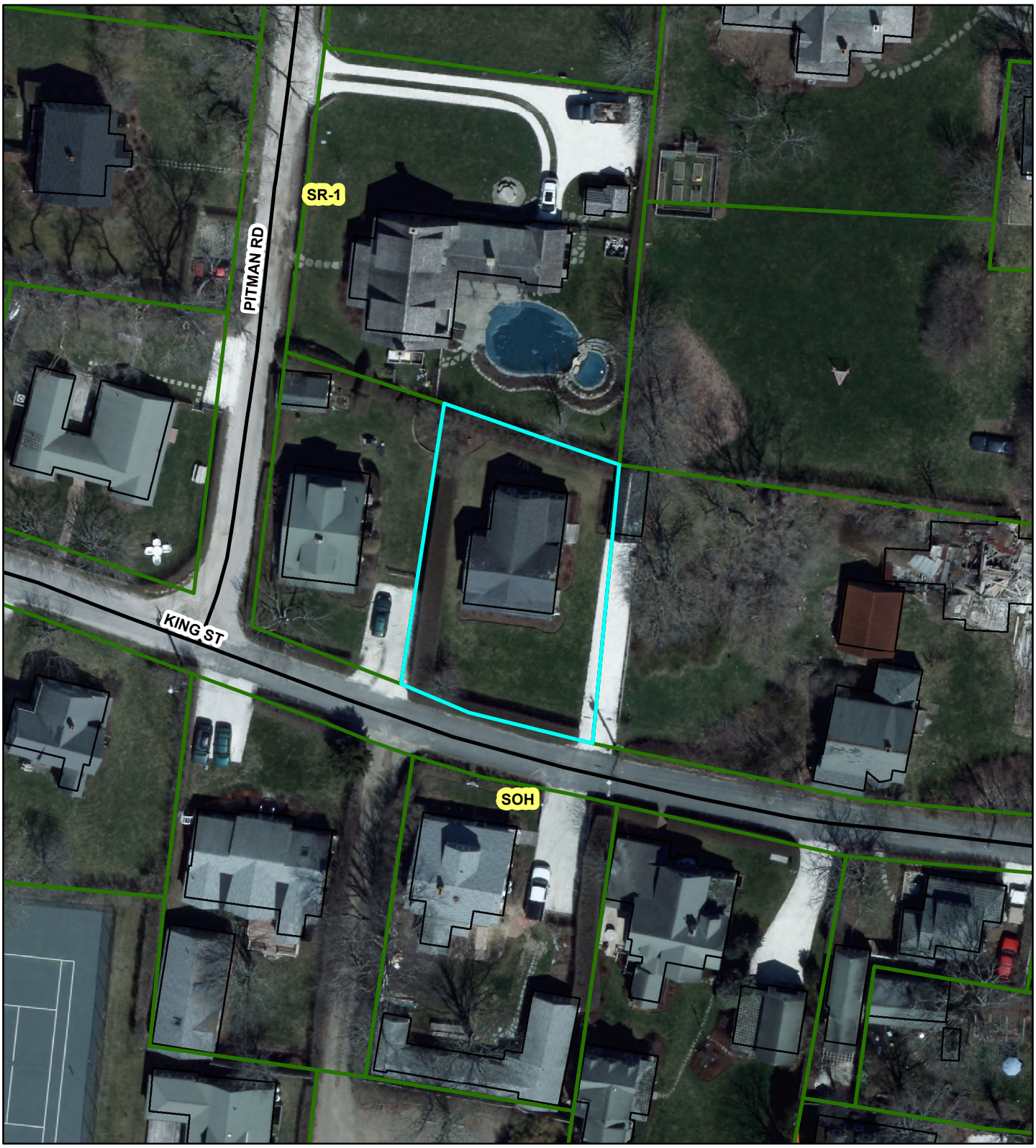
Public Comments:

Other Business:

- **Kopelman & Paige,** *Vote for Accepting non-survey plans*
- **Fog Island Café,** *Dinner theater activities discussion*
- **40B 106 Surfside Road,** *Comments*
- **FYI only,** *Discussion regarding 36 Pocomo Road illegal brush cutting*
- **Senate Bill 2311**

Adjourn:

#7973 ANR
Tredick R. T. & Robin K. Gorham
9 King Street
Map 73.4.2 Parcel 11



PLANNING BOARD

FILE # 7973

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

JUN 07 2016

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

Date: 6/6/16 *Name of Owner(s)/Applicant(s): Tredick R.T. & Robin K. Gorham

*Owner's/Applicant's address: 15 Crow Valley Road, Smiths, Bermuda FL03
State:_____Zip Code:_____
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 9 King Street

Name of Registered Land Surveyor: Paul J. Santos, PLS
Surveyor's address: Nantucket Surveyors, LLC 5 Windy Way, Nantucket, MA 02554

The owner's title to the land derived under deed from Judy Carter/Roberta Giffen, date 4/22/98-12/15/15
And recorded in Nantucket Registry of Deed, Book 571/1515 Page 326/324 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 73.4.2, Parcel # 11.
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_____, 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 two (2) 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: _____
Aerial Photo 1940

- 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.

_____ Robin Gorham
Owner's Signature

Planning Board File # 7973

Endorsement Date:_____

Nantucket SURVEYORS LLC

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

RECEIVED
JUN 07 2016
CK#29778
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554
JUN 07 2016

June 6, 2016

Town Clerk, Town of Nantucket
Town and County Building
16 Broad Street, 1st Floor
Nantucket, MA 02554

Re: **NOTICE OF "FORM A" SUBMISSION**
#9 King Street
PROJECT # N9683

To the Nantucket Town Clerk:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81P and Section 2.03 of the Nantucket Planning Board Rules and Regulation Governing the Subdivision of Land, on behalf of the applicant, we hereby submit the above referenced Form A Plan entitled "Plan of Land in Nantucket, Massachusetts" for the endorsement at the next regularly scheduled meeting of the planning board. The owner's name of the locus property is: Tredick R.T. & Robin K. Gorham.

A copy of this notification is being forwarded to the planning board.

Very Truly Yours,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Executive Vice President, Associate

XC Tredick R.T. & Robin K. Gorham
Arthur I. Reade, Jr.

Nantucket SURVEYORS LLC

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

June 6, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Leslie Woodson Snell, AICP, LEED AP

Re: Approval Not Required (Form A Application)
Applicant: Tredick R.T. & Robin K. Gorham
#9 King Street
Map: 73.4.2 Parcel: 11

Dear Leslie:

On behalf of the applicant, Nantucket Surveyors, LLC as an agent for the applicant, respectfully requests to be on the agenda for the referenced application at the next regularly scheduled Planning Board meeting, Said application is included with this cover letter. Please contact our office with any questions.

Sincerely,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Agent for the Applicant

XC Tredick R.T. & Robin K. Gorham
Arthur I. Reade, Jr.

Nantucket Planning Board
ANR CHECKLIST

Owner Name Tredick R.T. & Robin Gorham

Property Address 9 King Street

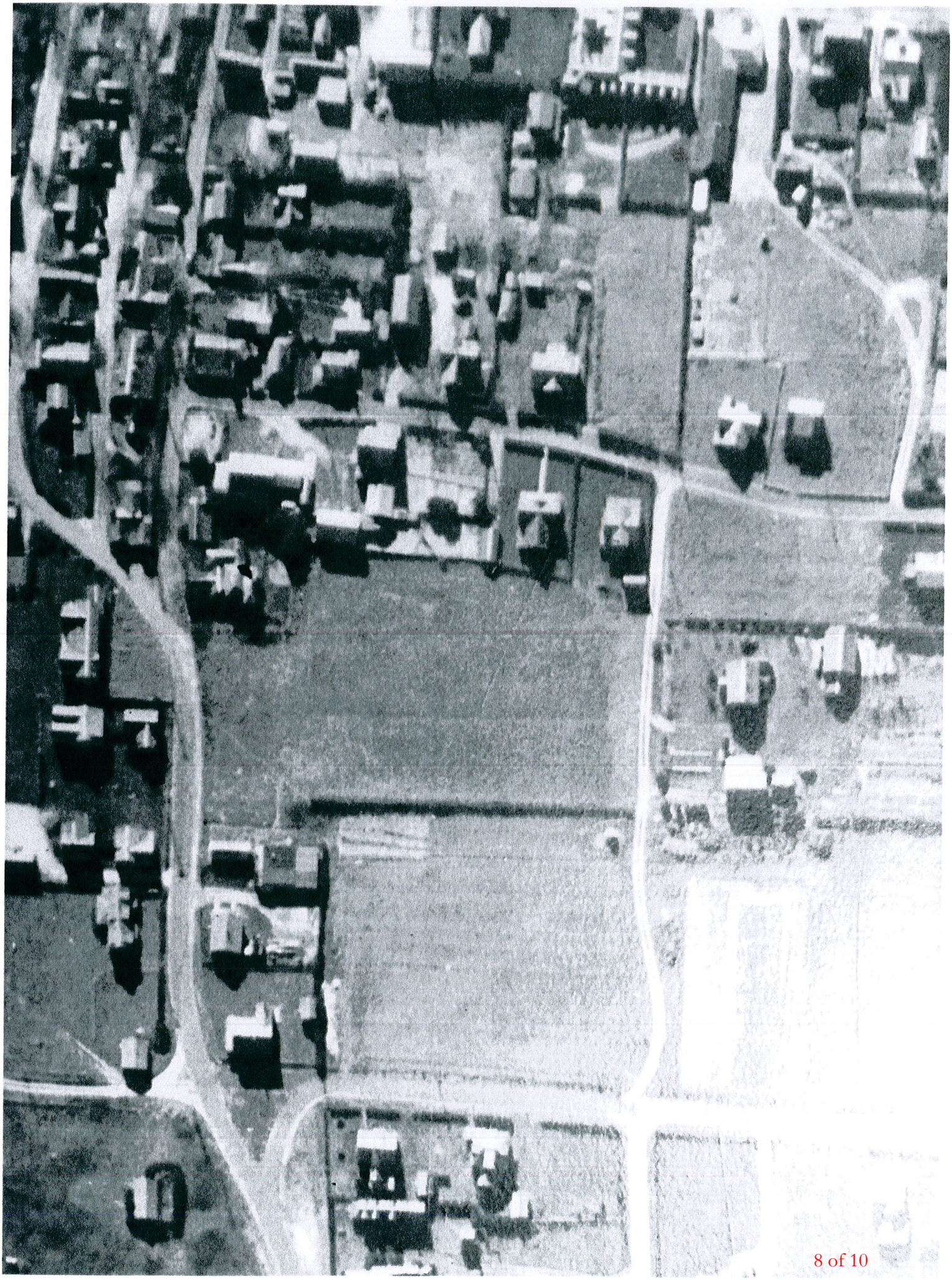
Engineer/Surveyor Nantucket Surveyors, LLC

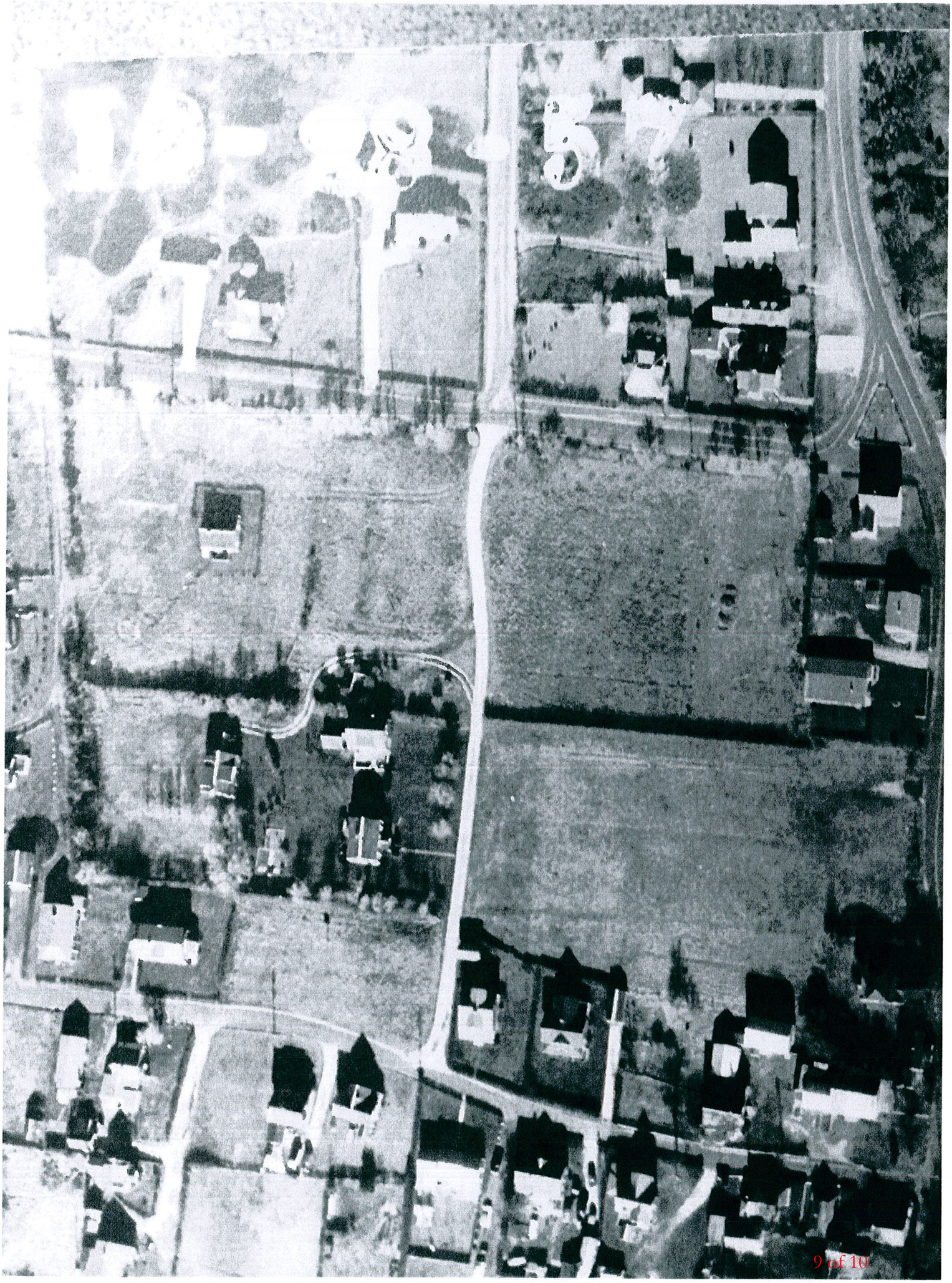
1. X The area, frontage, and dimensions of the lot, or lots, requiring endorsement, and of any contiguous lots in common beneficial ownership whose dimensions are altered by the plan, and which contiguous lots have area or frontage less than twice the prevailing required area and/or frontage for the zoning district in which the land is located. In the case where said contiguous lots have less than twice the required frontage but more than twice the area, only the frontage shall be shown on the plan.
2. X The date of the plan, scale, north point.
3. X The names of the record owner and the applicant, and the name, seal and signature of the registered surveyor.
4. X Abutting properties with the names of owners from the most recent tax list and showing all relevant abutting lot lines.
5. X Zoning classification data, wetlands and floodplains.
6. X The Assessor's map and parcel number as it is recorded on the official tax maps of Nantucket and recently recorded plans for the parcel.
7. X The name(s) of the way(s) on which the lots front.
8. X The physical condition of the way(s) shown on the plan including actual width, surface condition and available drainage.
9. X An area set aside for the signatures of Board members, file number and date of endorsement preceded by the words "Approval Under the Subdivision Control Law Not Required, Nantucket Planning Board."
10. X A locus plan at a scale of at least 1"=2000', containing sufficient information so that the land can be readily located, including streets bounding on or near the property.
11. N/A Each plan shall contain a note or notes as to the compliance of each lot shown thereon with the Lot Area requirements as provided in the *Nantucket Zoning Bylaw*, Chapter 139 ss 2A and 16A. The mylar plan shall show the entire area of such lot as computed pursuant to the minimum technical standards for surveys as set forth under 250 CMR 6.01, including such areas subject to protection under the State Wetlands Protection Act.
12. N/A A note which is substantially to the following effect: "Wetland lines are approximate and for purposes of determining zoning compliance only."
13. X A note which is substantially to the following effect: "Planning Board endorsement does not constitute a determination of conformance under zoning."

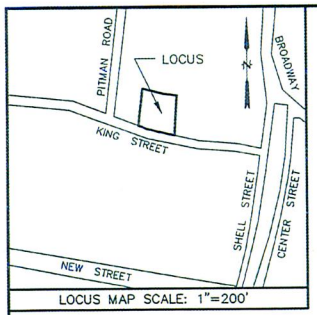
Applicant or Agent

AERIAL VIEWS
OF THE
TOWN OF NANTUCKET

1940







LOCUS MAP SCALE: 1"=200'

REFERENCES:
OWNER REF: TREDICK R.T. & ROBIN K. GORHAM

DEED REF: DEED BOOK 571 PAGE 326
DEED BOOK 1515 PAGE 324

PLAN REF: PLAN NO. 2011–30
PLAN NO. 2015–104

ASSESSORS REF.: MAP: 73.4.2 PARCEL: 11

CURRENT ZONING: SOH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE AND REAR SETBACK: 5'
MAXIMUM G.C.R.: 50%

NOTES:

1. THE PLANNING BOARD DETERMINES THAT:

   LOT(S) LOT 3 AND LOT 4 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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

2. THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE "FIRM" MAP NO. 25019C0114G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

3. STRUCTURES PREDATE ZONING JULY 27, 1972; (BUILDINGS STANDING PRIOR TO 1955).

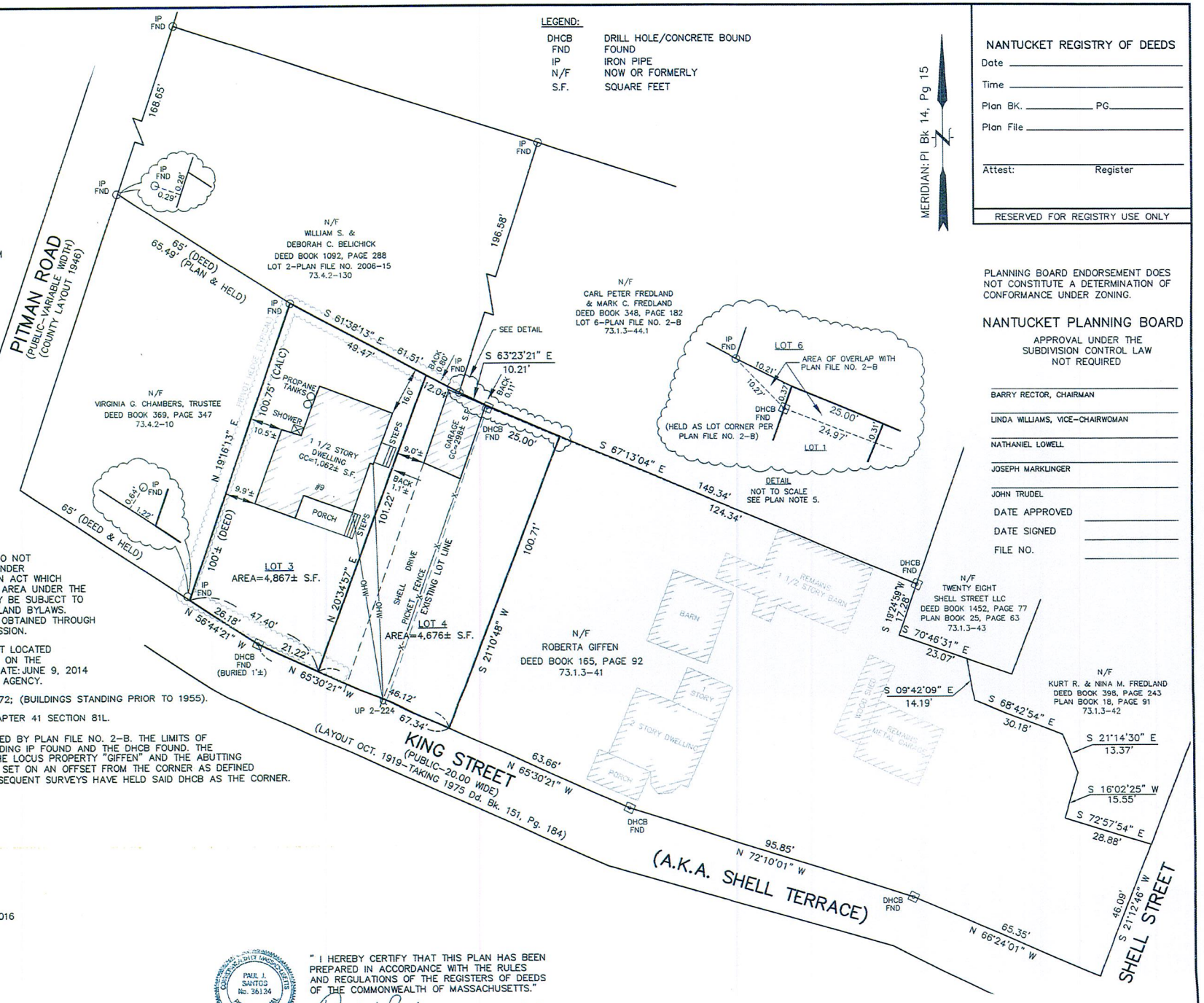
4. LOTS 3 AND 4 CREATED PURSUANT TO CHAPTER 41 SECTION 81L.

5. DETAIL REFLECTS PLAN OVERLAP AS CREATED BY PLAN FILE NO. 2–B. THE LIMITS OF LOT 6 ON SAID PLAN ARE DEFINED BY HOLDING IP FOUND AND THE DHCB FOUND. THE DHCB WAS NOT SET AT THE CORNER OF THE LOCUS PROPERTY "GIFFEN" AND THE ABUTTING PROPERTY "GORHAM". THE MONUMENT WAS SET ON AN OFFSET FROM THE CORNER AS DEFINED BY THE JULY 31, 1978 UNFILED PLAN. SUBSEQUENT SURVEYS HAVE HELD SAID DHCB AS THE CORNER.

6. TOTAL AREA=9,543± S.F.

LEGEND:

DHCB	DRILL HOLE/CONCRETE BOUND
FND	FOUND
IP	IRON PIPE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET



MERIDIAN: PI Bk 14, Pg 15

NANTUCKET REGISTRY OF DEEDS
Date _____
Time _____
Plan BK. _____ PG. _____
Plan File _____
Attest: _____ Register
RESERVED FOR REGISTRY USE ONLY

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

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE–CHAIRWOMAN
NATHANIEL LOWELL
JOSEPH MARKLINGER
JOHN TRUDEL
DATE APPROVED
DATE SIGNED
FILE NO.

PLAN OF LAND
#9 KING STREET
(A.K.A. SHELL TERRACE)
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: JUNE 6, 2016
PREPARED FOR:
TREDICK R.T. & ROBIN K. GORHAM

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228–0240

GRAPHIC SCALE
1"=20'
0 20 40 60 80

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

" 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."

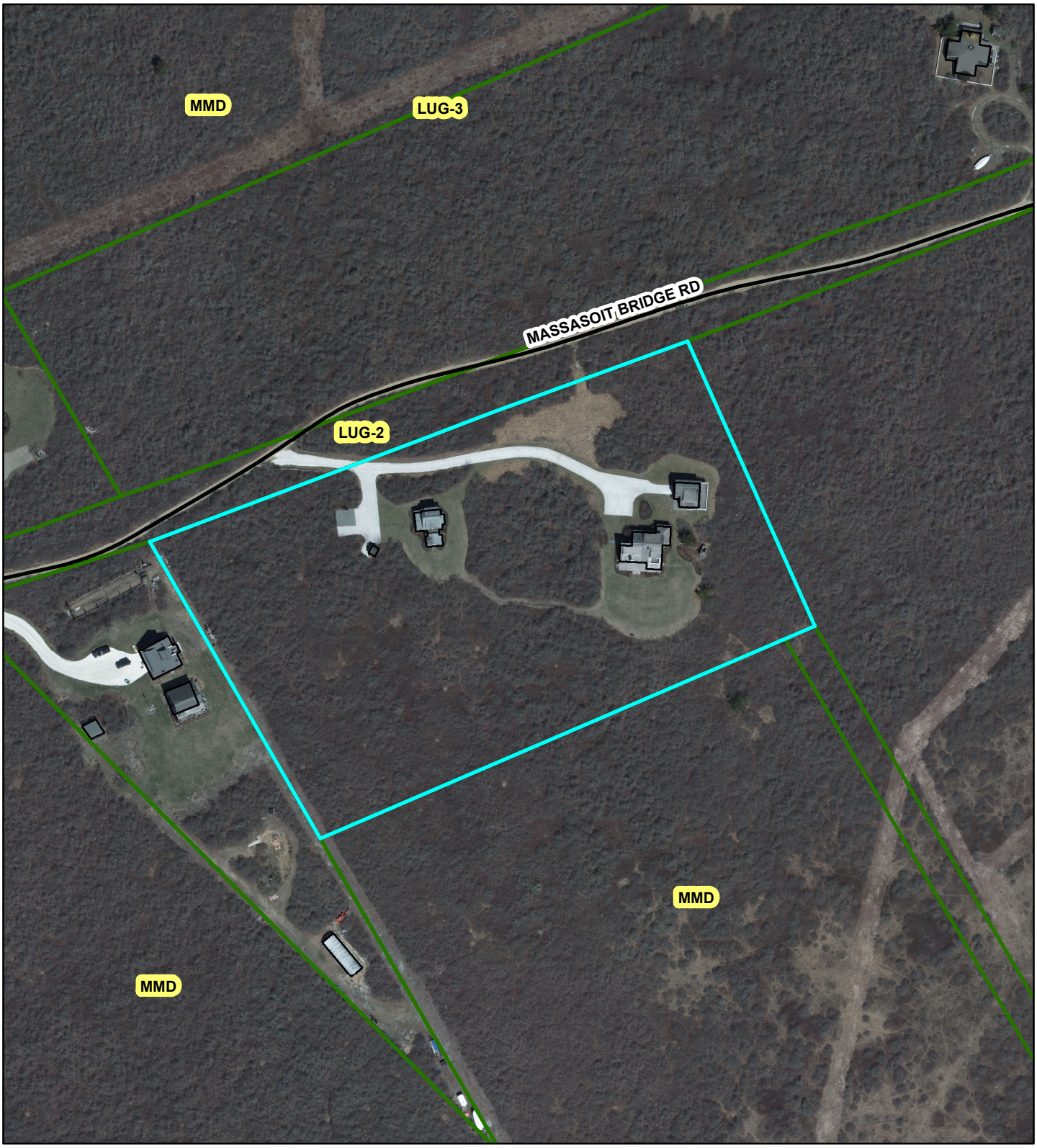
PROFESSIONAL LAND SURVEYOR 6/6/16 DATE

COPYRIGHT BY NANTUCKET SURVEYORS, LLC

N–9683

10 of 10

#7974 ANR
Elizabeth Harris Lifschultz
3 Massasoit Bridge Road
Map 59 Parcel 11



PLANNING BOARD

FILE # 7974

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

JUN 07 2016

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

Date: 6/6/16 *Name of Owner(s)/Applicant(s): Elizabeth Harris Lifschultz

*Owner's/Applicant's address: 132 Old Roaring Brook Road, Mt. Kisco
State: NY Zip Code: 10549-3716
*(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 Massasoit Bridge Road

Name of Registered Land Surveyor: Paul J. Santos, PLS Nantucket Surveyors, LLC
Surveyor's address: 5 Windy Way, P.O. Box 3627, Nantucket MA 02554

The owner's title to the land derived under deed from Scott S. Murphy/Shelley Anne Hopkins, date 6/20/03
And recorded in Nantucket Registry of Deed, Book 831 Page 22 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 59, Parcel # 11.
To the Planning Board of the Town of Nantucket:

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

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

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

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

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

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.

Elizabeth Harris Lifschultz

Owner's Signature

Planning Board File # 7974

Endorsement Date: _____

Nantucket SURVEYORS LLC

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

RECEIVED
JUN 07 2016
By

June 6, 2016

Town Clerk, Town of Nantucket
Town and County Building
16 Broad Street, 1st Floor
Nantucket, MA 02554

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 07 2016

Re: **NOTICE OF "FORM A" SUBMISSION**
#3 Massasoit Bridge Road
PROJECT # NS10384

To the Nantucket Town Clerk:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81P and Section 2.03 of the Nantucket Planning Board Rules and Regulation Governing the Subdivision of Land, on behalf of the applicant, we hereby submit the above referenced Form A Plan entitled "Plan of Land in Nantucket, Massachusetts" for the endorsement at the next regularly scheduled meeting of the planning board. The owner's name of the locus property is: Elizabeth Harris Lifschultz

A copy of this notification is being forwarded to the planning board.

Very Truly Yours,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Executive Vice President, Associate

CC: Elizabeth Harris Lifschultz

Nantucket SURVEYORS LLC

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

June 6, 2016,

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Leslie Woodson Snell, AICP, LEED AP

Re: Approval Not Required (Form A Application)
Applicant: Elizabeth Harris Lifschultz
#3 Massasoit Bridge Road
Map: 59 Parcel: 11

Dear Leslie:

On behalf of the applicant, Nantucket Surveyors, LLC as an agent for the applicant, respectfully requests to be on the agenda for the referenced application at the next regularly scheduled Planning Board meeting, Said application is included with this cover letter. Please contact our office with any questions.

Sincerely,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Agent for the Applicant

CC: Elizabeth Harris Lifschultz

Nantucket Planning Board
ANR CHECKLIST

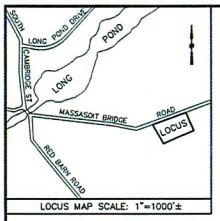
Owner Name Elizabeth Harris Lifschultz

Property Address #3 Massasoit Bridge Road

Engineer/Surveyor Nantucket Surveyors, LLC

1. X The area, frontage, and dimensions of the lot, or lots, requiring endorsement, and of any contiguous lots in common beneficial ownership whose dimensions are altered by the plan, and which contiguous lots have area or frontage less than twice the prevailing required area and/or frontage for the zoning district in which the land is located. In the case where said contiguous lots have less than twice the required frontage but more than twice the area, only the frontage shall be shown on the plan.
2. X The date of the plan, scale, north point.
3. X The names of the record owner and the applicant, and the name, seal and signature of the registered surveyor.
4. X Abutting properties with the names of owners from the most recent tax list and showing all relevant abutting lot lines.
5. X Zoning classification data, wetlands and floodplains.
6. X The Assessor's map and parcel number as it is recorded on the official tax maps of Nantucket and recently recorded plans for the parcel.
7. X The name(s) of the way(s) on which the lots front.
8. X The physical condition of the way(s) shown on the plan including actual width, surface condition and available drainage.
9. X An area set aside for the signatures of Board members, file number and date of endorsement preceded by the words "Approval Under the Subdivision Control Law Not Required, Nantucket Planning Board."
10. X A locus plan at a scale of at least 1"=2000', containing sufficient information so that the land can be readily located, including streets bounding on or near the property.
11. X Each plan shall contain a note or notes as to the compliance of each lot shown thereon with the Lot Area requirements as provided in the *Nantucket Zoning Bylaw*, Chapter 139 ss 2A and 16A. The mylar plan shall show the entire area of such lot as computed pursuant to the minimum technical standards for surveys as set forth under 250 CMR 6.01, including such areas subject to protection under the State Wetlands Protection Act.
12. N/A A note which is substantially to the following effect: "Wetland lines are approximate and for purposes of determining zoning compliance only."
13. X A note which is substantially to the following effect: "Planning Board endorsement does not constitute a determination of conformance under zoning."

Applicant or Agent



LOCUS MAP SCALE: 1"=1000'±

REFERENCES:
OWNER: ELIZABETH HARRIS LIFSCHULTZ
DEED REFERENCE: DEED BOOK 831, PAGE 22
PLAN REFERENCE: PLAN BOOK 18, PAGE 156 (LOT 4)
ASSESSORS REFERENCE:
MAP: 59 PARCEL: 11

ZONING CLASSIFICATION
DISTRICT: LUG-2

MINIMUM LOT SIZE =80,000 S.F.
MINIMUM FRONTAGE =150'
FRONT YARD SETBACK =35'
SIDE & REAR LINE SETBACK =15'
MAXIMUM GROUND COVER RATIO =4%

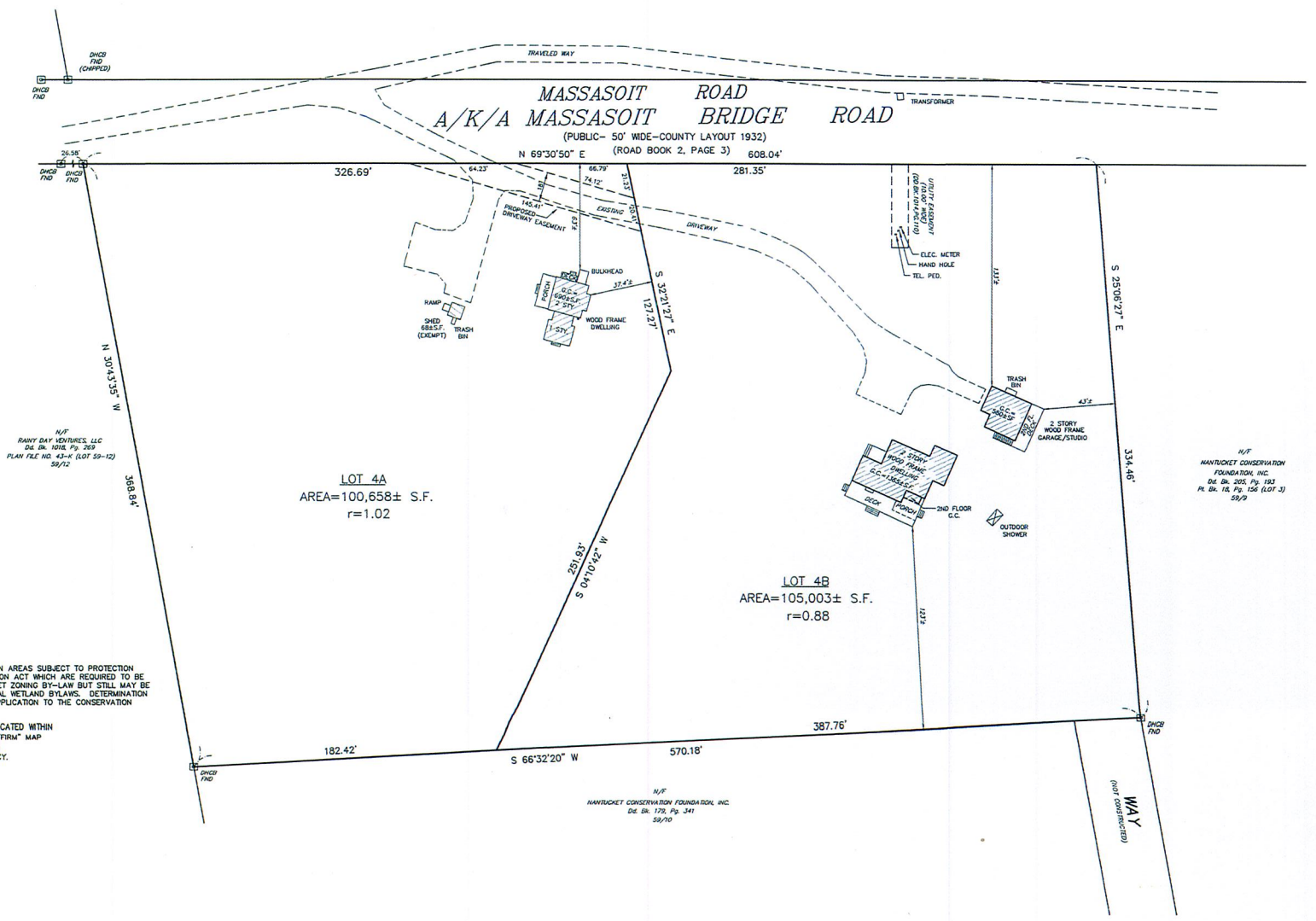
LEGEND:

DHCB	DRILL HOLE/CONCRETE BOUND
Dd. Bk.	DEED BOOK
FND	FOUND
GC	GROUND COVER
N/F	NOW OR FORMERLY
Pl. Bk.	PLAN BOOK
S.F.	SQUARE FEET

NOTES:

1. THE PLANNING BOARD DETERMINES THAT:
LOT(S) 4A & 4B 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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

2. THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0068G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PLAN OF LAND
#3 MASSASOIT BRIDGE ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: JUNE 06, 2016

PREPARED FOR:
ELIZABETH HARRIS LIFSCHULTZ

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=30'
0 30 60 90 120

" 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."

PROFESSIONAL LAND SURVEYOR — DATE 6/6/16

NANTUCKET REGISTRY OF DEEDS
Date
Time
Plan BK. PG.
Plan File
Attest: Register
RESERVED FOR REGISTRY USE ONLY

THE AREA CALCULATIONS FOR EACH LOT COMPLIES WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BYLAW CH. 139 SS. 2A AND 16A.

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

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRMAN
NATHANIEL LOWELL
JOSEPH MARKLINGER
JOHN TRUDEL
DATE APPROVED
DATE SIGNED
FILE NO.

N-10384

#7975 ANR
Town of Nantucket
Central Road aka Surrey Avenue
Map 92.4

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 07 2016

PLANNING BOARD

FILE # 7975

Nantucket Planning Board

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

Date: June 6, 2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **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): Central Road a.k.a. Surrey Avenue

Name of Registered Land Surveyor: Nantucket Surveyors, LLC
Surveyor's address: 5 Windy Way, Nantucket, MA 02554

The owner's title to the land derived under deed from Article 96 date 4/5/2014 and recorded in Nantucket Registry of Deed, Books_____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps # 92.4 Parcels_____.

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_____, 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)

Taking & Disposition Plan

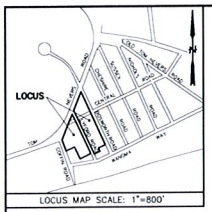
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

Owner's Signature

Planning Board File # 7975

Endorsement Date: _____



ZONING CLASSIFICATION
DISTRICT: LUG-3

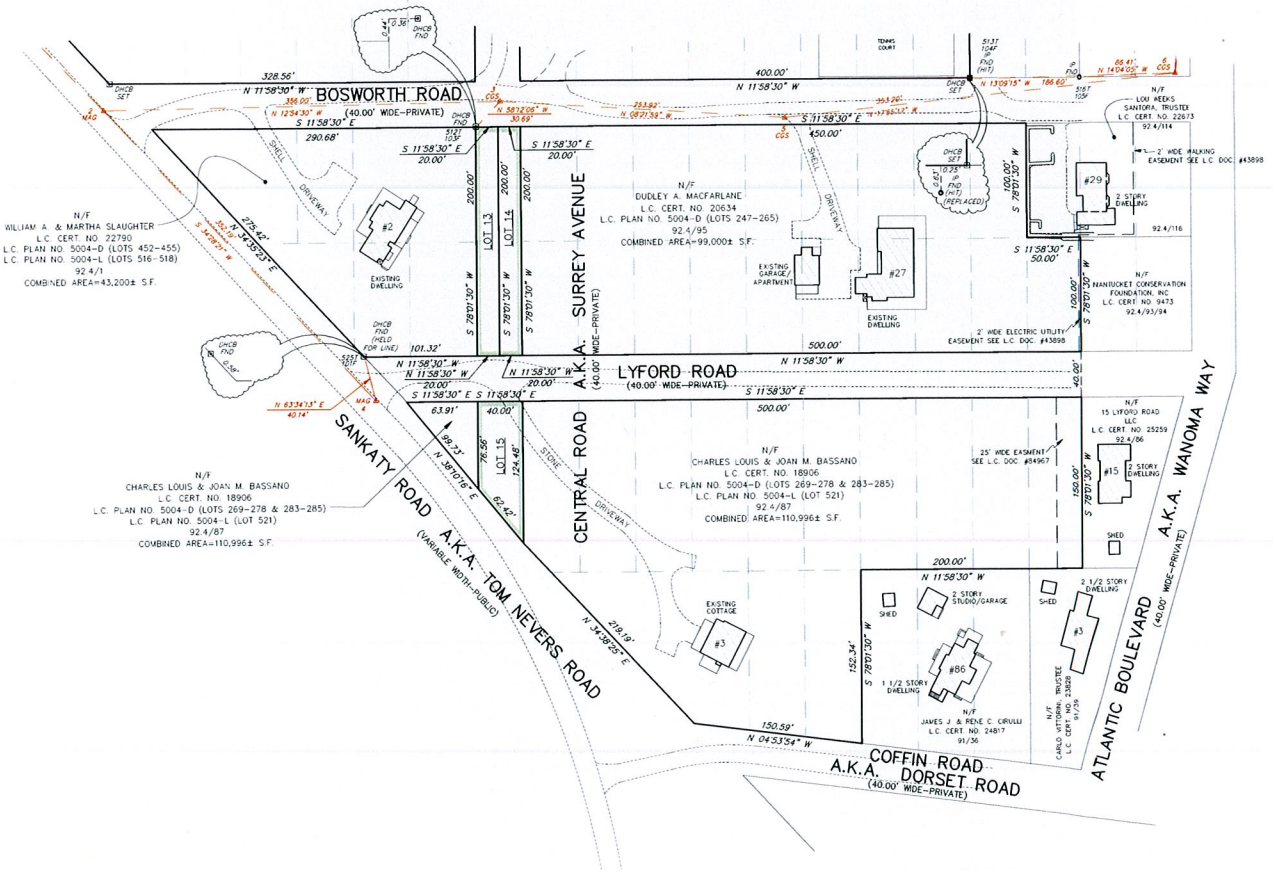
MINIMUM LOT SIZE =120,000 S.F.
MINIMUM FRONTAGE =200'
FRONT YARD SETBACK =35'
SIDE & REAR YARD SETBACK =20'
ALLOWABLE GROUND COVER RATIO =3%

SURVEY INSTRUMENT: LEICA TPS 1200 TOTAL STATION
EDM ACCURACY: ±(1MM+1.5PPM)

TRAVERSE DATA:
PRECISION OF TRAVERSE: 1 IN 3,690,548
ERROR OF CLOSURE:
LINEAR: 0.0011
BEARING: S 50°39'15" E

NOTES:

1. ALL MEASUREMENTS WERE MADE USING AN EDM, UNLESS OTHERWISE NOTED.



LEGEND:

~~	BRUSH LINE
CB	CONCRETE BOUND
CRB	COUNTY ROAD BOUND
CTR	CENTER
DHCB	DRILL HOLE/CONCRETE BOUND
—X—X—	FENCE METAL
—□—□—	FENCE WOODEN
IR	IRON ROD
LP	LEAD PLUG
N/F	NOW OR FORMERLY
507T	THEORY POINT NUMBER
115F	FIELD POINT NUMBER

BEING A SUBDIVISION OF PRIVATE WAYS
ELIMINATED PURSUANT TO ARTICLE 96, ATM APRIL 5, 2014
AS SHOWN ON L.C.PLANS #5004-D AND #5004-L
CENTRAL ROAD A.K.A. SURREY AVENUE

PLAN OF LAND

IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=50' DATE: JUNE 6, 2016

PREPARED FOR:
TOWN OF NANTUCKET

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=50'
0 50 100 150 200

AREA TABLE	
LOT NUMBER	AREA
LOT 13	4,000± S.F.
LOT 14	4,000± S.F.
LOT 15	4,021± S.F.

DRAFT

THE PLANNING BOARD DETERMINES THAT:

1. LOTS 13 THROUGH 15 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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 FEBRUARY 1, 2011 AND JUNE 6, 2016.

PROFESSIONAL LAND SURVEYOR DATE

NANTUCKET BOARD OF SELECTMEN

APPROVED PURSUANT TO ARTICLE 96
ANNUAL TOWN MEETING, APRIL 5, 2014

JM KELLY, CHAIRMAN

DAWN E. HILL HOLDGATE, VICE CHAIRMAN

RICK ATHERTON

BOB DECOSTA

MATT FEE

DATE

THE AREA CALCULATIONS FOR EACH LOT DO NOT COMPLY WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BYLAW CH. 139 SS. 2A AND 16A.

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

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOSEPH MARCKLINGER

JOHN TRUDEL

DATE APPROVED

DATE SIGNED

FILE NO.

N-10464

#7976 ANR
Donale E. Dimock
54 Bartlett Road
Map 66 Parcel 100

RECEIVED
JUN 06 2016
By

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

PLANNING BOARD

JUN 06 2016

FILE # 7976

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

Date: June 2, 2016 *Name of Owner(s)/Applicant(s): DONALD E. DIMOCK

*Owner's/Applicant's address: 44 BARTLETT ROAD NANTUCKET State: MA Zip Code: 02554

Name of Owner(s)/Applicant(s): SAME
Owner's/Applicant's address: _____ State: _____ Zip Code: _____

Location of Property (Street or Area): 54 BARTLETT ROAD

Name of Registered Land Surveyor: ALAN M. GRADY, BRACKEN ENGINEERING, INC.
Surveyor's address: 19 OLD SOUTH ROAD NANTUCKET, MA 02554

The owner's title to the land derived under deed from RALPH P. MARBLE, JR. & SYLVIA F. MARBLE, dated 5-24-1974 and recorded at the Nantucket Registry of Deeds in Book 146 Page 123 and shown on Assessor's Map 66, Parcel 100.

To the Planning Board of the Town of Nantucket:

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

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 40 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

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

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

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

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

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

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

_____

_____

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

Agent's Signature

Planning Board File # 7976

Endorsement Date:_____

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.

COMMONWEALTH OF MASSACHUSETTS ALAN M. GRADY No. 37732 PROFESSIONAL LAND SURVEYOR

6/3/16

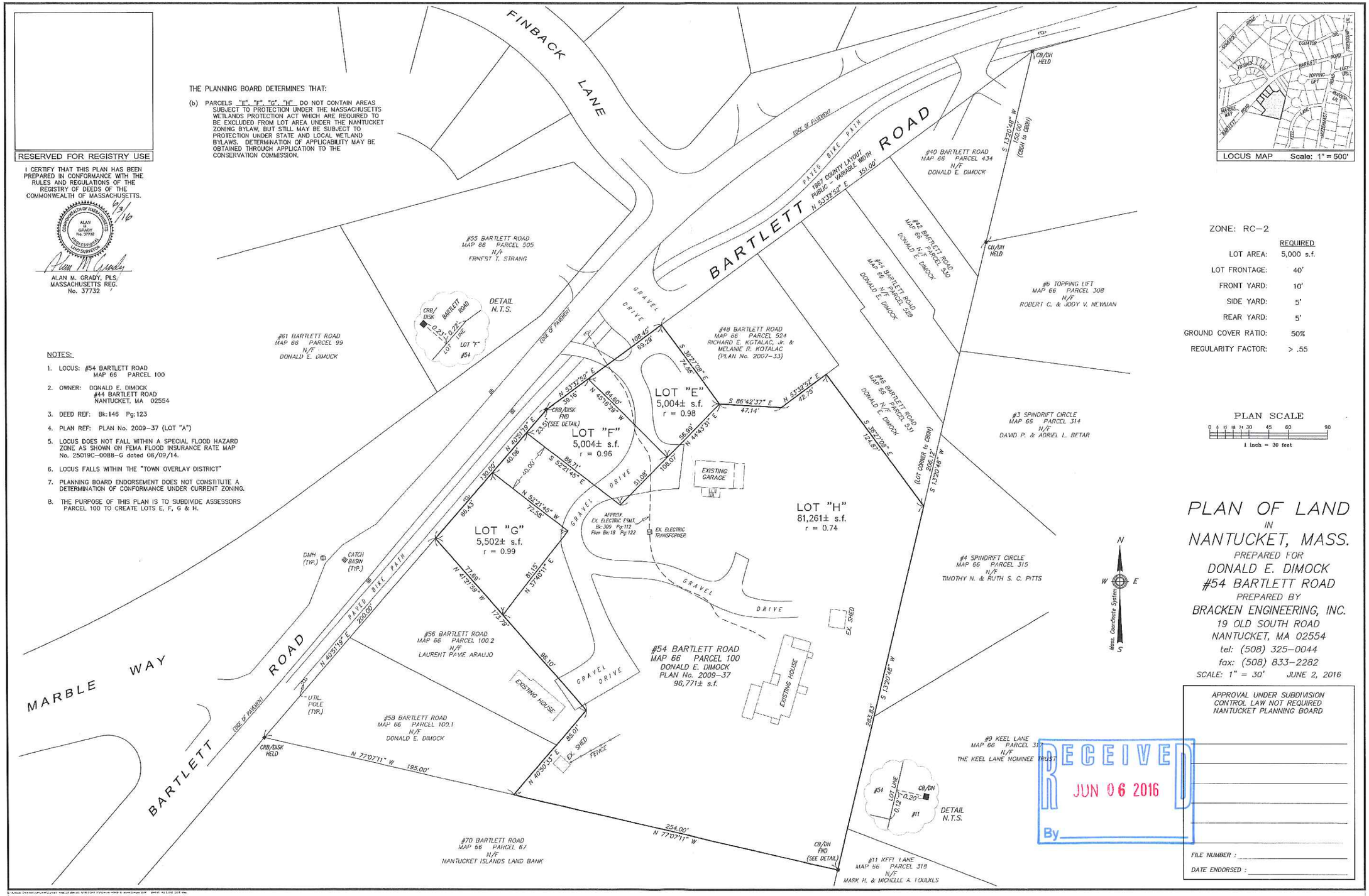
ALAN M. GRADY, PLS.
MASSACHUSETTS REG.
No. 37732

THE PLANNING BOARD DETERMINES THAT:

(b) PARCELS "E", "F", "G", "H" 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: #54 BARTLETT ROAD
   MAP 66 PARCEL 100
2. OWNER: DONALD E. DIMOCK
   #44 BARTLETT ROAD
   NANTUCKET, MA 02554
3. DEED REF: Bk:146 Pg:123
4. PLAN REF: PLAN No. 2009-37 (LOT "A")
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/14.
6. LOCUS FALLS WITHIN THE "TOWN OVERLAY DISTRICT"
7. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
8. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSORS PARCEL 100 TO CREATE LOTS E, F, G & H.



LOCUS MAP Scale: 1" = 500'

ZONE: RC-2

	REQUIRED
LOT AREA:	5,000 s.f.
LOT FRONTAGE:	40'
FRONT YARD:	10'
SIDE YARD:	5'
REAR YARD:	5'
GROUND COVER RATIO:	50%
REGULARITY FACTOR:	> .55

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
DONALD E. DIMOCK
#54 BARTLETT ROAD
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: 1" = 30' JUNE 2, 2016

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : _____

DATE ENDORSED : _____

RECEIVED
JUN 06 2016
By _____

#7977 ANR
David & Deborah Willse
33 New Sias Street
Map 73.4.2 Parcel 83

RECEIVED
JUN 06 2016
By

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

PLANNING BOARD
FILE # 7977
JUN 06 2016

NANTUCKET PLANNING BOARD

Form A

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

Date: 06/02/2016 *Name of Owner(s)/Applicant(s): DAVID W. B. WILLSE & DEBORAH H. WILLSE

*Owner's /Applicant's address: 4560 Roslyn Farm Road, Trappe
State: MD Zip Code: 21673
*(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): 33 New Sias Street

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

The owner's title to the land derived under deed from Town of Nantucket, date 11/12/2014
And recorded in Nantucket Registry of Deed, Book 1459 Page 258 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 73.4.2, Parcel # 83
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 New Sias Street, OR

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

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

•The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

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

_____

_____

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

Alan M Grundy AGENT

Agent's Signature

Planning Board File # 7977

Endorsement Date:_____

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.

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY No. 37732 PROFESSIONAL LAND SURVEYOR

6/3/16

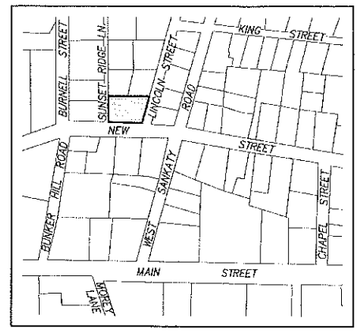
ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

ZONE: SR-1

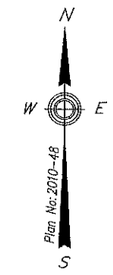
REQUIRED	
LOT AREA:	5,000 s.f.
LOT FRONTAGE:	50'
FRONT YARD:	10'
SIDE/REAR YARD:	5'
GROUND COVER RATIO:	30%
REG. FACTOR:	> .55

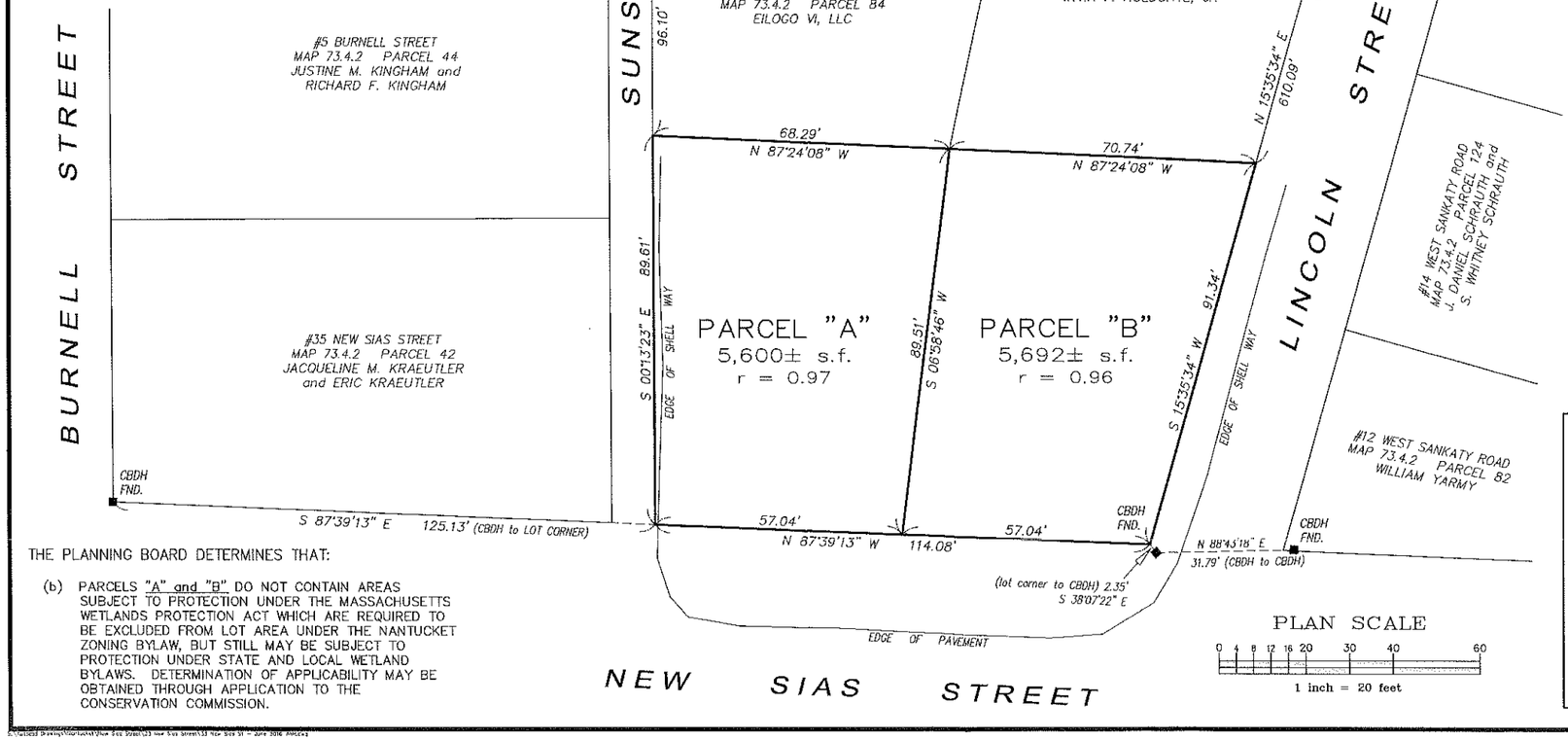
NOTES:

1. LOCUS: #33 NEW SIAS STREET
   MAP 73.4.2 PARCEL 83
2. OWNER: DAVID W. B. WILLSE and DEBORAH H. WILLSE
3. DEED REF: Bk: 1459 Pg: 258
4. PLAN REF: Bk: 7 Pg: 20 (LOT 10)
   Plan No: 2010-48
   Plan No: 2015-50
   Plan No: 2016-42
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0114-G dated 06/09/2014.
6. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
7. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSORS PARCEL 83 TO CREATE BUILDABLE PARCELS "A" and "B".



LOCUS MAP
Scale: 1" = 300'





PLAN SCALE

0 4 8 12 16 20 30 40 60
1 inch = 20 feet

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
DAVID W. B. WILLSE and
DEBORAH H. WILLSE

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

SCALE: 1" = 20' JUNE 2, 2016

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER :

DATE ENDORSED :

THE PLANNING BOARD DETERMINES THAT:

(b) PARCELS "A" and "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 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.

#7978 ANR
Woodbine Street
Roadway Acquisition Plan
Map 80

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 07 2016

PLANNING BOARD

FILE# 7978

Nantucket Planning Board

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

Date: June 6, 2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **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): Woodbine Street (Parcels A & B)
Name of Registered Land Surveyor: Bracken Engineering, Inc.
Surveyor's address: 19 Old South Road, Nantucket, MA 02554

The owner's title to the land derived under deed from Articles 95 & 96 date 4/5/2016 and recorded in Nantucket Registry of Deed, Books_____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps #_80_Parcels_____.

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_____, 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)

_____Roadway Acquisition Plan_____

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

_____

Owner's Signature

Planning Board File # 7978

Endorsement Date: _____

ZONE: LUG–1

	REQUIRED
LOT AREA:	40,000 s.f.
FRONTAGE:	100'
FRONT YARD:	35'
SIDE/REAR YARD:	10'
GROUND COVER:	7%

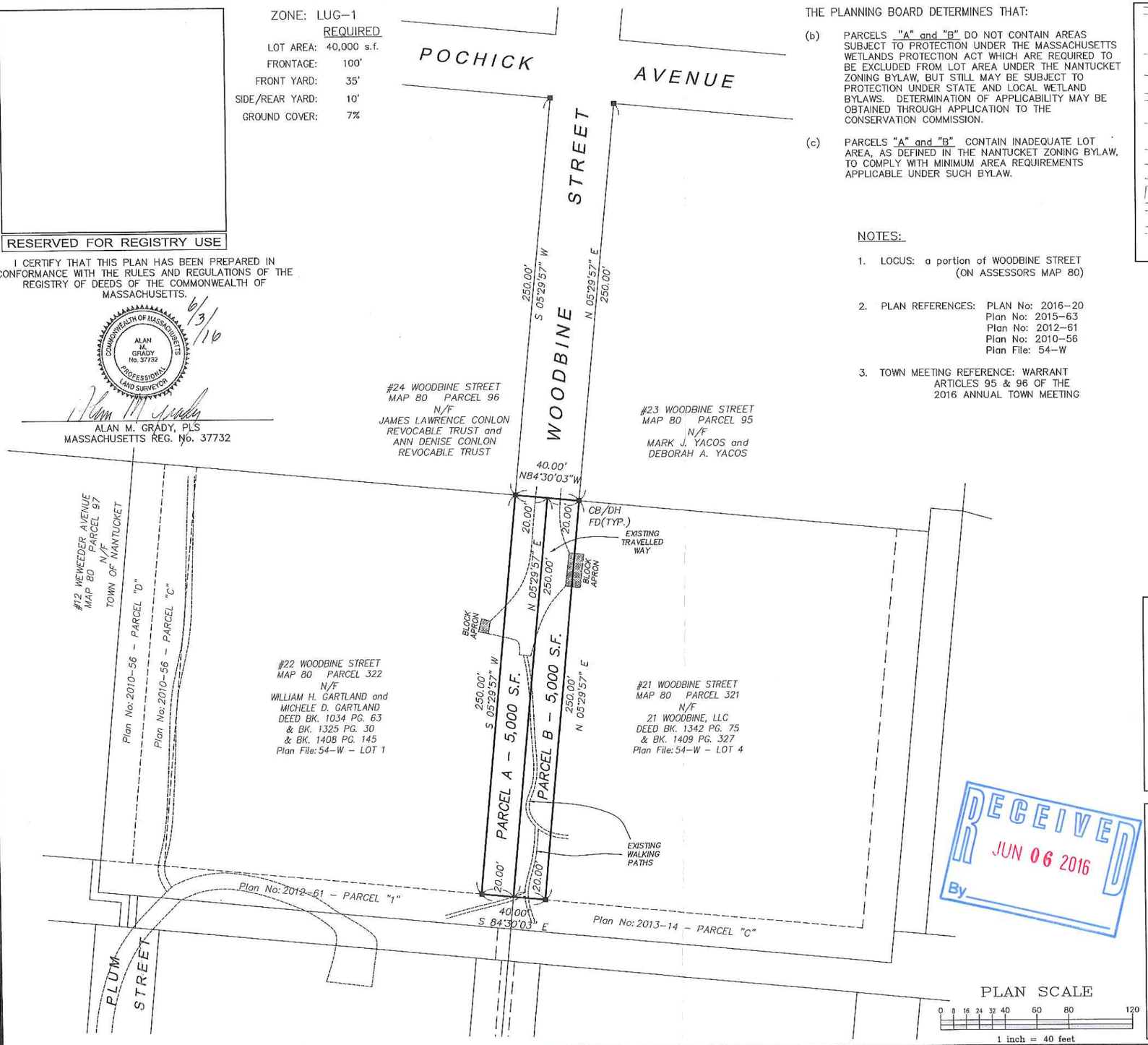
RESERVED FOR REGISTRY USE

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.

COMMONWEALTH OF MASSACHUSETTS · ALAN M. GRADY No. 37732 · PROFESSIONAL LAND SURVEYOR

6/3/16

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



PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

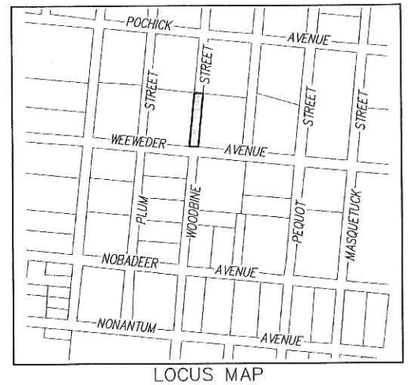
THE PLANNING BOARD DETERMINES THAT:

(b) PARCELS "A" and "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 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.

(c) PARCELS "A" and "B" CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

NOTES:

1. LOCUS: a portion of WOODBINE STREET (ON ASSESSORS MAP 80)
2. PLAN REFERENCES: PLAN No: 2016–20
   Plan No: 2015–63
   Plan No: 2012–61
   Plan No: 2010–56
   Plan File: 54–W
3. TOWN MEETING REFERENCE: WARRANT ARTICLES 95 & 96 OF THE 2016 ANNUAL TOWN MEETING



LOCUS MAP
SCALE: 1" = 500'

ROADWAY ACQUISITION PLAN
IN
NANTUCKET, MASS.
OF
A PORTION OF WOODBINE STREET

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

SCALE: 1" = 40' JUNE 6, 2016

TOWN OF NANTUCKET
BOARD OF SELECTMEN

DATE : _____

RECEIVED
JUN 06 2016
By _____

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER : _____

DATE ENDORSED : _____

#7979 ANR
18 Mount Vernon Street Nominee Trust
18 Mount Vernon Street
Map 55.4.4 Parcel 32.1

RECEIVED
JUN 06 2016
By CHL 11 2079

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

PLANNING BOARD

Nantucket Planning Board

FILE # 7979

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

Date: 6/6/2016 *Name of Owner(s)/Applicant(s): 18 MOUNT VERON STREET NOMINEE TRUST

*Owner's/Applicant's address: C/O 6935 CARLISLE COURT, #250C, NAPLES
State: FL. Zip Code: 34109
*(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 MOUNT VERNON STREET, POETS CORNER

Name of Registered Land Surveyor: MICHAEL E. CONNOLLY
Surveyor's address: 149 SURFSIDE ROAD, NANTUCKET MA. 02554

The owner's title to the land derived under deed from MURRAY, date 12/19/2001
And recorded in Nantucket Registry of Deed, Book 731 Page 137 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 55.4.4, Parcel # 32.1.
To the Planning Board of the Town of Nantucket:

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

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

✓ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 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 HUMMOCK ROAD ROAD; OR MOUNT VERNON STREET

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

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

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

_____

_____

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

Michael E. Connolly, agent
Owner's Signature

Planning Board File # 7979

Endorsement Date: _____

This application must be stamped at the Town Clerk's Office prior to bringing to the Planning Office (must provide two copies of the application).

MASSACHUSETTS QUITCLAIM DEED

I, **Lucy Gardner Murray, fka Lucy G. Doster or Ethel Doster,** of 6935 Carlisle Court, #250C, Naples, FL 34109, for consideration such as not to require deed stamps, being a transfer into a trust for the benefit of the grantor

GRANT to

Lucy Gardner Murray and Anna Helen Doster Jones, Trustees of the 18 Mount Vernon Street Nominee Trust, udt dated December 26, 2001, filed herewith at Book 731, Page 138, c/o 6935 Carlisle Court, #250C, Naples, FL 34109

with QUITCLAIM COVENANTS, the parcel of land together with all improvements thereon in the Town and County of Nantucket, Commonwealth of Massachusetts, known and numbered as **18 Mount Vernon Street**, bounded and described as follows:

Parcel I

NORTHERLY	by land now or formerly of Lowell W. and Martha W. Davis, 40.69' and 23.72';
WESTERLY	by Mt. Vernon Street;
SOUTHERLY	by a way, 48.00'; and
EASTERLY	by land now or formerly of Marjorie B. Colley et al, 68.67'.

Being Lot 1, Plan of Land of F. B. Gardner, Plan Book No. 21, Page 1, Nantucket Registry of Deeds.

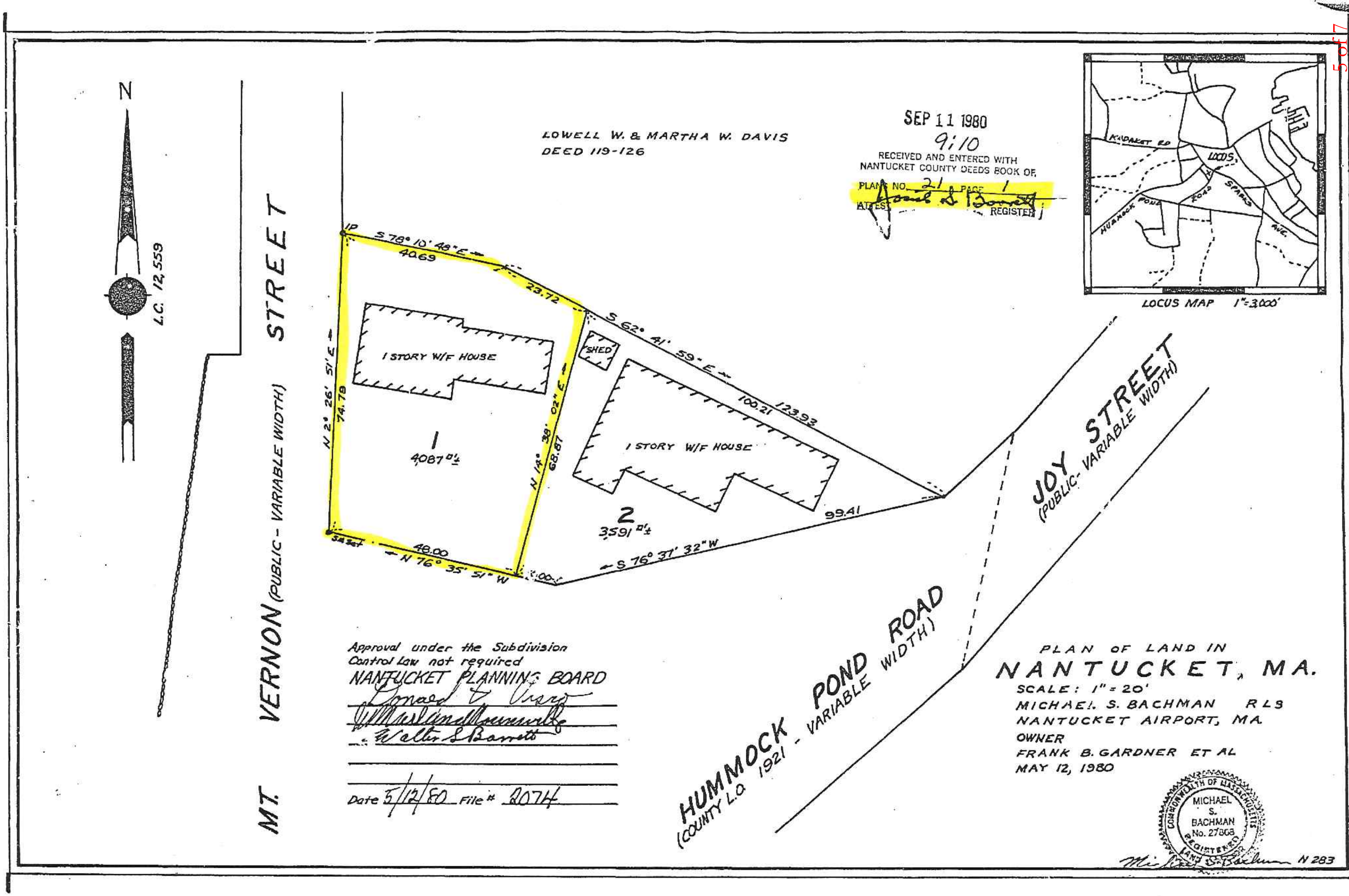
For title, see Deed recorded in Book 183, at Page 87, Nantucket Registry of Deeds. See Death Certificate of Robert O. Doster recorded at Book 450, Page 001.

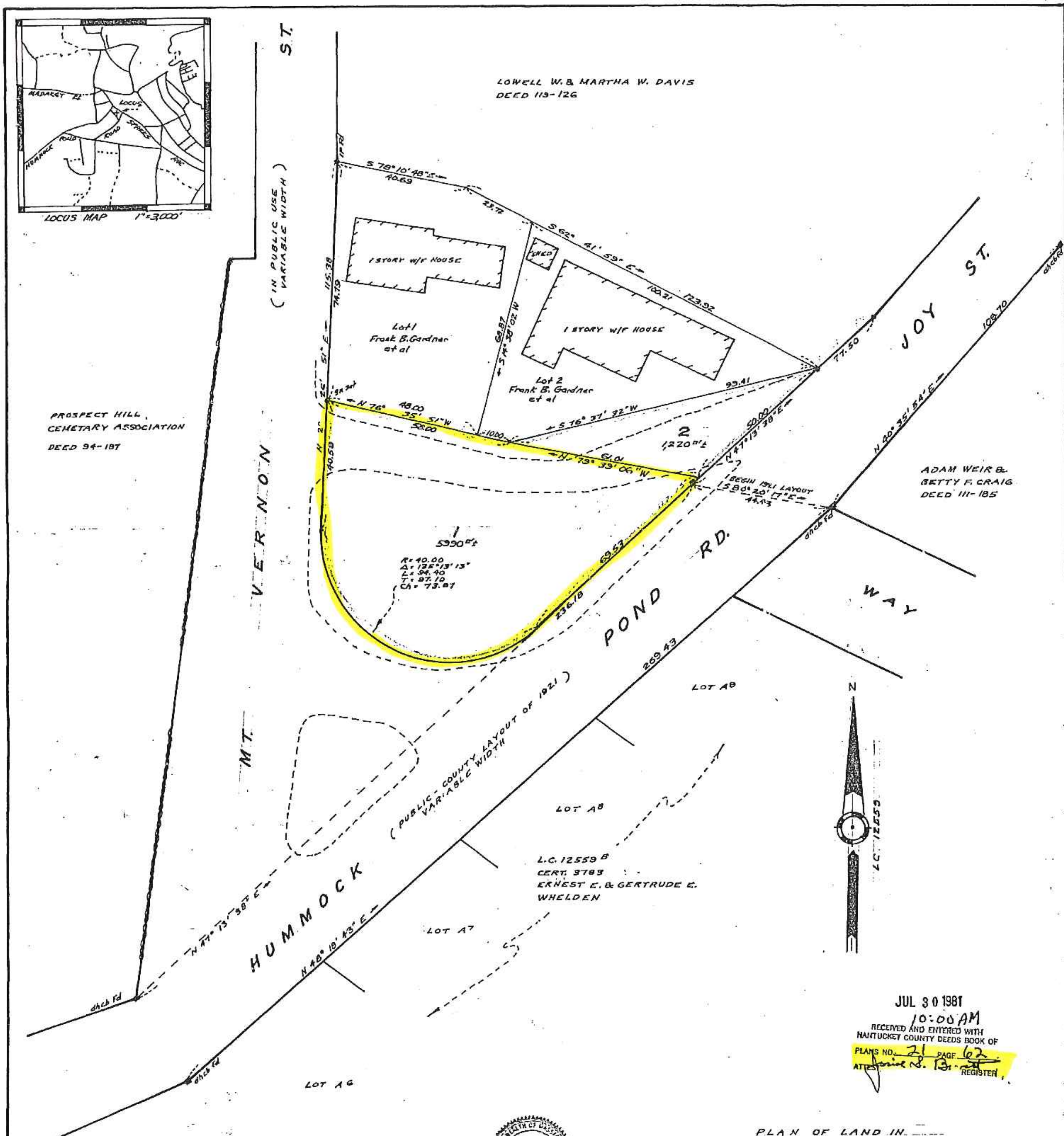
Parcel II

EASTERLY	by Hummock Pond Road, 69.53';
SOUTHERLY	by a way on a curved line with a length of 94.40';
WESTERLY	by Mt. Vernon Street, 40.58'; and
NORTHERLY	by Lot 1 and Lot 2 as shown on a plan recorded at Plan Book No. 21, Page 1, and by Lot 2 on plan hereinafter mentioned on three courses, a total of 119.01'.

Being Lot 1 as shown on Plan of Land in Nantucket, Massachusetts, by M. S. Bachman, R.L.S. , dated May 27, 1980, prepared for Frank B. Gardner et al, recorded at Plan Book No. 21, Page 62.

For title, see Deed recorded in Book 192, Page 243.


N
L.C. 12,559
MT. VERNON (PUBLIC - VARIABLE WIDTH) STREET
LOWELL W. & MARTHA W. DAVIS
DEED 119-126
SEP 11 1980
9:10
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 21 PAGE 1
ATTEST REGISTER
IP
S 78° 10' 48" E
40.69
23.72
S 62° 41' 59" E
100.21
123.93
1 STORY W/F HOUSE
SHED
N 2° 26' 51" E
74.79
N 14° 38' 02" E
68.87
1
4087 □'±
2
3591 □'±
1 STORY W/F HOUSE
99.41
S 76° 37' 32" W
48.00
N 76° 35' 51" W
LOCUS MAP 1"=3000'
KADAKET RD
LOCUS
HUMMOCK POND ROAD
SPARKS AVE.
JOY STREET
(PUBLIC - VARIABLE WIDTH)
HUMMOCK POND ROAD
(COUNTY L.O. 1921 - VARIABLE WIDTH)
Approval under the Subdivision
Control Law not required
NANTUCKET PLANNING BOARD
Date 5/12/80 File # 2074
PLAN OF LAND IN
NANTUCKET, MA.
SCALE: 1" = 20'
MICHAEL S. BACHMAN RLS
NANTUCKET AIRPORT, MA
OWNER
FRANK B. GARDNER ET AL
MAY 12, 1980
COMMONWEALTH OF MASSACHUSETTS
MICHAEL
S.
BACHMAN
No. 27863
REGISTERED LAND SURVEYOR
N 283



JUL 30 1981
10:00 AM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 21 PAGE 62
ATTEST: Joanne S. B[illegible] REGISTER

PLAN OF LAND IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' MAY 27, 1980
MICHAEL S. BACHMAN RLS
NANTUCKET AIRPORT
PREPARED FOR
FRANK B. GARDNER ET AL (Petitioner)

Note Lot 2 (L.C. Petition) to be combined with Lot 2 of Frank B. Gardner et al

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN No. 27868
REGISTERED LAND SURVEYOR

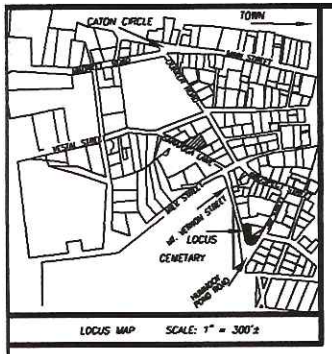
Approval under the Subdivision Control Law not required
NANTUCKET PLANNING BOARD

Date 6/23/81 File# 2084

I hereby certify that this actual Survey was made on the ground in accordance with the Land Court Instructions of 1971 between March 19, 1980 and May 27, 1980.
Michael S. Bachman RLS 5/27/80
Date

Zoning R-1 Min 50' frontage, Min area 5000 ft²

H-283



LOCUS MAP SCALE: 1" = 300'±

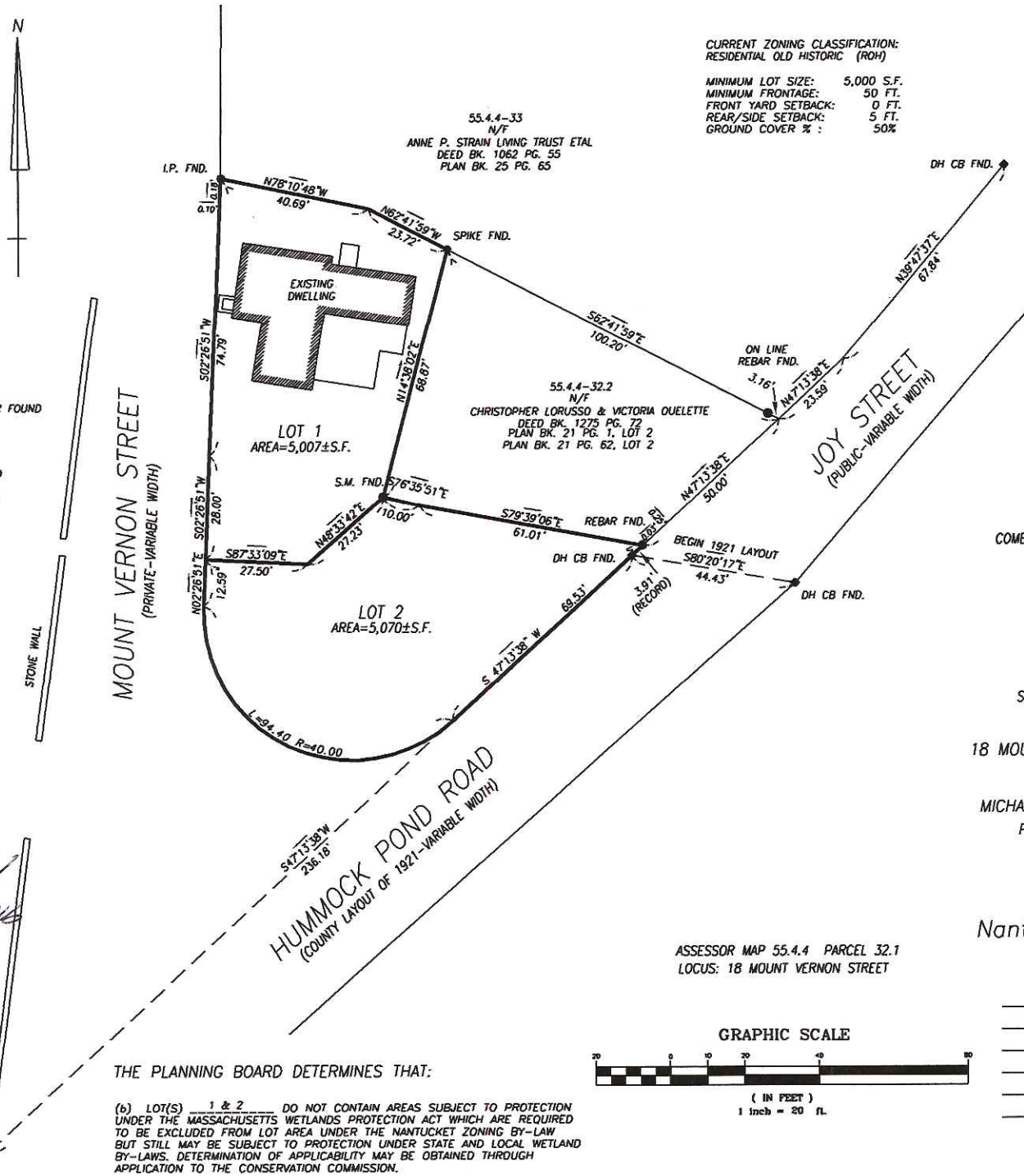
N

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%

LEGEND

I.P. FND.	DENOTES IRON PIPE FOUND
S.M. FND.	DENOTES REBAR W/CAP SURVEY MARKER FOUND
DH CB FND.	DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
REBAR FND.	DENOTES REBAR SURVEY MARKER FOUND
SPIKE FND.	DENOTES SPIKE SURVEY MARKER FOUND



PLAN REFERENCE:
PLAN BOOK 21 PG. 1, LOT 1
PLAN BOOK 21 PG. 62, LOT 1

TOTAL
LOT AREA
AREA=10,077±S.F.

COMBINING PARCEL 1 AND PARCEL 2 IN DEED
BOOK 731 PG. 136
CREATING 2 CONFORMING LOTS

PLAN OF LAND
IN
NANTUCKET MA.

SCALE: 1"=20' DATE: JUNE 6, 2016

OWNER'S REFERENCE:
18 MOUNT VERNON STREET NOMINEE TRUST
DEED BOOK 731 PG. 136

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

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED

"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 6/6/2016

COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49652
PROFESSIONAL LAND SURVEYOR

ASSESSOR MAP 55.4.4 PARCEL 32.1
LOCUS: 18 MOUNT VERNON STREET

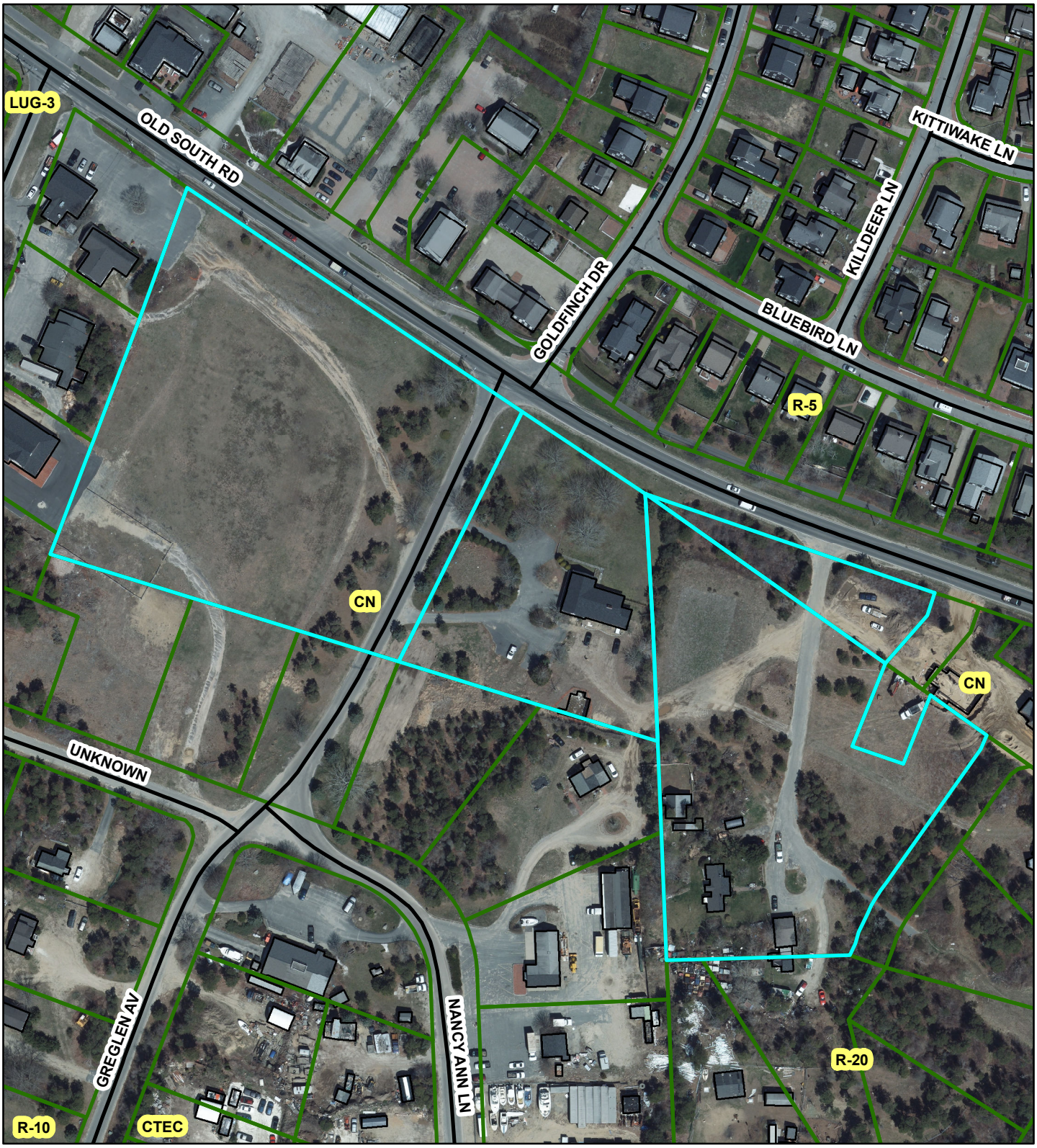
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1 & 2 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.

C-7701

#7980 ANR
Richmond Great Point Development LLC
63, 67, 73 & 75A Old South Road
Map 68 Parcles 157, 158, 129 & 999.2



PLANNING BOARD

FILE # 7980

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

Nantucket Planning Board

RECEIVED
JUN 06 2016
$450 — CHK # 1942
By Date: June 3, 2016

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

*Name of Owner(s)/Applicant(s): Richmond Great Point Development LLC

*Owner's/Applicant's address: 23 Concord Street, Wilmington State: MA Zip Code: 01887
*(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): Portions of 63, 67, 73, and 75(A) Old South Road
(See Attachment "A" for Detailed Information for Each Individual Property)

Name of Registered Land Surveyor: Hayes Engineering, Inc.
Surveyor's address: 603 Salem Street, Wakefield MA 01880
The owner's title to the land derived under deed from _____, date _____
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of Title #_____, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# _____, Parcel # _____.

(Multiple Assessor's Map and Parcels - See Attachment "B" for Detailed Title / Deed Information for Each Individual Property)

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 Fifty (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 Old South Road; **OR**

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

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

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

____To create buildable lots for the development of five (5) individual retail "liner" buildings_____

_____

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

__ ____

Owner's Signature

David J. Armanetti, Director of Real Estate Development
Richmond Great Point Development LLC

Planning Board File # 7980

Endorsement Date:_____

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

63, 67, 73, and 75(A) Old South Road, Town of Nantucket MA

ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS

---

63 Old South Road (3.41 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 157

Registry / Plan Information; Lot # 872 on Land Court Plan # 16514-103)
(Land Court Certificate # 24872)

67 Old South Road (1.69 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 158

Registry / Plan Information; Lot # 59 on Land Court Plan # 16514-L)
(Land Court Certificate # 24872)

73 Old South Road (2.92 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 129

Registry / Plan Information; Lot # 853 on Land Court Plan # 16514-97)
(Land Court Certificate # 24872)

75(A) Old South Road (0.35 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 999.2

Registry / Plan Information; Lot # 858 on Land Court Plan # 16514-100)
(Land Court Certificate # 25525)

Attachment "B" to "Application for Endorsement of Plan Believed Not to Require Approval (ANR)"

Additional Space Needed to Provide Derivation of Title to Land

"Subdivision Plan of Land in Nantucket Mass"
63, 67, 73, and 75(A) Old South Road

The title to the land included in the Application for Endorsement of Plan Believed Not to Require Approval (ANR)" is derived as follows:

As to the Owner of One Hundred Percent (100%) of the 63 Old South Road Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Thirty-Three" on Page 7 of the "*Deed*").

As to the Owner of One Hundred Percent (100%) of the 67 Old South Road Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel One" on Page 1 of the "*Deed*").

As to the Owner of One Hundred Percent (100%) of the 73 Old South Road Property

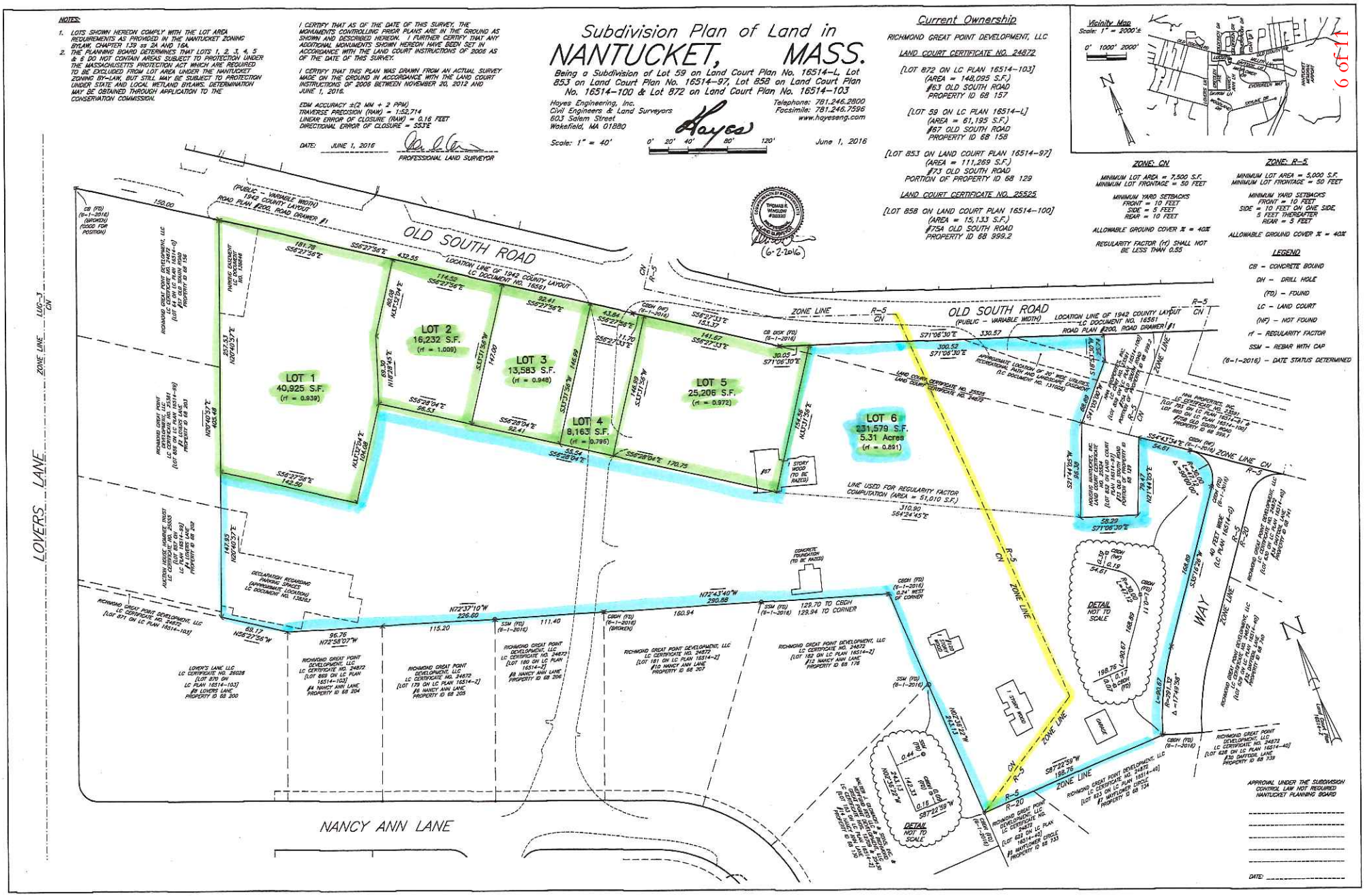
RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Forty-Three" on Page 9 of the "*Deed*").

As to the Owner of One Hundred Percent (100%) of the 75(A) Old South Road Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated February 5, 2015, recorded at the Nantucket County Registry of Deeds, as Certificate # 25525, Document # 00147075, recorded on February 6, 2015 (referred to as "Lot 858 on Land Court Plan numbered 16514-100").


Subdivision Plan of Land in
NANTUCKET, MASS.
Being a Subdivision of Lot 59 on Land Court Plan No. 16514-L, Lot 853 on Land Court Plan No. 16514-97, Lot 858 on Land Court Plan No. 16514-100 & Lot 872 on Land Court Plan No. 16514-103
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com
Scale: 1" = 40'
June 1, 2016
NOTES:
1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 §§ 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2, 3, 4, 5 & 6 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
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 BETWEEN NOVEMBER 20, 2012 AND JUNE 1, 2016.
EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (TAVK) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = 53"E
DATE: JUNE 1, 2016
PROFESSIONAL LAND SURVEYOR
THOMAS R. WINSLOW #30330 REGISTERED PROFESSIONAL LAND SURVEYOR
(6-2-2016)
Current Ownership
RICHMOND GREAT POINT DEVELOPMENT, LLC
LAND COURT CERTIFICATE NO. 24872
[LOT 872 ON LC PLAN 16514-103]
(AREA = 148,095 S.F.)
#63 OLD SOUTH ROAD
PROPERTY ID 68 157
[LOT 59 ON LC PLAN 16514-L]
(AREA = 61,195 S.F.)
#67 OLD SOUTH ROAD
PROPERTY ID 68 158
[LOT 853 ON LAND COURT PLAN 16514-97]
(AREA = 111,269 S.F.)
#73 OLD SOUTH ROAD
PORTION OF PROPERTY ID 68 129
LAND COURT CERTIFICATE NO. 25525
[LOT 858 ON LAND COURT PLAN 16514-100]
(AREA = 15,133 S.F.)
#75A OLD SOUTH ROAD
PROPERTY ID 68 999.2
Vicinity Map
Scale: 1" = 2000'±
ZONE: CN
MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%
REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55
ZONE: R-5
MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 10 FEET ON ONE SIDE, 5 FEET THEREAFTER
REAR = 5 FEET
ALLOWABLE GROUND COVER % = 40%
LEGEND
CB – CONCRETE BOUND
DH – DRILL HOLE
(FD) – FOUND
LC – LAND COURT
(NF) – NOT FOUND
rf – REGULARITY FACTOR
SSM – REBAR WITH CAP
(6-1-2016) – DATE STATUS DETERMINED
OLD SOUTH ROAD
(PUBLIC – VARIABLE WIDTH)
LOCATION LINE OF 1942 COUNTY LAYOUT
LC DOCUMENT NO. 16581
ROAD PLAN #200, ROAD DRAWER #1
LOVERS LANE
NANCY ANN LANE
ZONE LINE
LOT 1
40,925 S.F.
(rf = 0.939)
LOT 2
16,232 S.F.
(rf = 1.009)
LOT 3
13,583 S.F.
(rf = 0.948)
LOT 4
8,163 S.F.
(rf = 0.796)
LOT 5
25,206 S.F.
(rf = 0.972)
LOT 6
231,579 S.F.
5.31 Acres
(rf = 0.891)
1 STORY WOOD (TO BE RAZED)
LINE USED FOR REGULARITY FACTOR COMPUTATION (AREA = 51,010 S.F.)
DETAIL NOT TO SCALE
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD
DATE:

THE RICHMOND COMPANY, INC.

The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

June 3, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of "Form A" Application and Approval Not Required (ANR) Plan
Creation of Buildable Lots to Facilitate Future Development of Retail "Liner" Buildings
Portions 63, 67, 73, and 75(A) Old South Road
Richmond Great Point Development LLC (Owner)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form A) and associated materials (plans, deeds, etc.) seeking endorsement by the Town of Nantucket Planning Board of an Approval Not Required (ANR) Plan which will result in the subdivision and delineation of frontage of a series of six (6) contiguous lots, cumulatively totaling +/- 7.71 acres of land, located at 63, 67, 73, and 75(A) Old South Road.

The submittal is being made in accordance with and conforms to the provisions of Section 2.03b of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

The plan area comprises six (6) continuous properties fronting on the south side of Old South Road, located due east of its intersection with Lovers Lane. By way of the subdivision proposed / contemplated herein, portions of the existing properties in this area will be reconfigured in a manner to create a series of five (5) contiguous parcels fronting on Old South Road (shown as Lots # 1, # 2, # 3, # 4, and # 5 on the accompanying plan) in order to facilitate the future development of a series of small retail "liner" buildings in this area (an application seeking the Major Commercial Development / Special Permit and Site Plan Approval permits which are required to develop these retail "liner" buildings will be submitted to the Planning Board in the near future).

As you and the members of the Planning Board may recall, the development of these smaller retail "liner" buildings on this specific portion of our portfolio was expressly contemplated and recommended in the land use section of the "*Naushop Crossing Area Plan*" that was created by the plan work group and was adopted by the Nantucket Planning and Economic Development Commission in March of 2014.

One additional parcel is being created which comprises the residual (southern) portion of the existing parcels being subdivided (shown as Lot # 6 on the accompanying plan). This parcel is not proposed to be developed with a retail "liner" building, but will be incorporated into the future development of the surrounding parcels, after additional planning and permitting efforts.
63, 67, 73, and 75(A) Old South Road

The entirety of all of the properties involved in this application are designated within the Commercial-Neighborhood (CN) zoning district.

The six (6) lots resulting from the proposed subdivision action will meet or exceed the relevant dimensional criteria and related requirements, as such are established in the local zoning bylaw for the above-referenced district, including but not limited to the following:

- Minimum Lot Area (Not Less than 7,500 Square Feet)
- Minimum Lot Frontage (Not Less than 50 Linear Feet)
- Minimum Lot Regularity Factor (Not Less than 0.55)

The specific dimensional characteristics of the six (6) lots that are proposed to be created will be as follows (as a result of the proposed subdivision):

Lot Number on Plan	Lot Area (Square Footage)	Lot Frontage (Linear Feet)	Lot Regularity Factor (rf)
Lot # 1	40,925	181.78	0.939
Lot # 2	16,232	114.52	1.009
Lot # 3	13,583	92.41	0.948
Lot # 4	8,163	55.54	0.796
Lot # 5	25,206	171.72	0.992
Lot # 6	231,579	300.52	0.891
Subtotal (Average)	**335,688 (7.71 A)**	**152.75**	**0.929**

In addition to the completed (Form A) application, we have submitted: (1) the *"Subdivision Plan of Land in Nantucket, Mass"* as prepared by Hayes Engineering, Inc., dated June 1, 2016, depicting the subdivision of the lots along with the applicable / customary notes and details, (2) the "*Deed*" dated August 7, 2013, recorded at the Nantucket Registry of the Land Court as Certificate # 24872, on August 8, 2013, documenting the acquisition of title to the 63, 67, and 73 Old South Road properties by Richmond Great Point Development LLC, and (3) the "*Deed*" dated February 5, 2015, recorded at the Nantucket Registry of the Land Court as Certificate # 25525, on February 6, 2015, documenting the acquisition of title to the 75(A) Old South Road property by Richmond Great Point Development LLC,

We trust that this submittal conforms to the applicable requirements for such an Approval Not Required (ANR) Plan and we look forward to the completion of your review and the subsequent endorsement of the plan by the Town of Nantucket Planning Board.

If you have any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RG&H

THE RICHMOND COMPANY, INC.

The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

June 3, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of "Form A" Application and Approval Not Required (ANR) Plan
Creation of Buildable Lots to Facilitate Future Development of Retail "Liner" Buildings
Portions 63, 67, 73, and 75(A) Old South Road
Richmond Great Point Development LLC (Owner)

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to serve as the Notice of the date of submittal of the completed application (Form A) and associated materials (plans, deeds, etc.) seeking endorsement by the Town of Nantucket Planning Board of an Approval Not Required (ANR) Plan for the six (6) contiguous lots, cumulatively totaling +/- 7.71 acres of land, located at 63, 67, 73 and 75(A) Old South Road (the date of the submittal is June 6, 2016).

The Notice (and copy of the completed (Form A) application and accompanying plan) is being submitted to your office in accordance with and conforms to the provisions of Section 2.03b of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

Upon your acknowledgment of receipt of this Notice (by way of time / date stamping the application), we intend to submit the original completed (Form A) application and accompanying plan to the Town of Nantucket Planning Board to obtain its review and subsequent endorsement.

Should you have any questions with respect to the Notice or the submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
(Applicant / Development Manager)

Cc: Andrew Burek, Esq.

NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2, 3, 4, 5 & 6 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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 BETWEEN NOVEMBER 20, 2012 AND JUNE 1, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: JUNE 1, 2016

PROFESSIONAL LAND SURVEYOR

Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 59 on Land Court Plan No. 16514-L, Lot 853 on Land Court Plan No. 16514-97, Lot 858 on Land Court Plan No. 16514-100 & Lot 872 on Land Court Plan No. 16514-103

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 40'

0' 20' 40' 80' 120'

June 1, 2016

Current Ownership

RICHMOND GREAT POINT DEVELOPMENT, LLC

LAND COURT CERTIFICATE NO. 24872

[LOT 872 ON LC PLAN 16514-103]
(AREA = 148,095 S.F.)
#63 OLD SOUTH ROAD
PROPERTY ID 68 157

[LOT 59 ON LC PLAN 16514-L]
(AREA = 61,195 S.F.)
#67 OLD SOUTH ROAD
PROPERTY ID 68 158

[LOT 853 ON LAND COURT PLAN 16514-97]
(AREA = 111,269 S.F.)
#73 OLD SOUTH ROAD
PORTION OF PROPERTY ID 68 129

LAND COURT CERTIFICATE NO. 25525

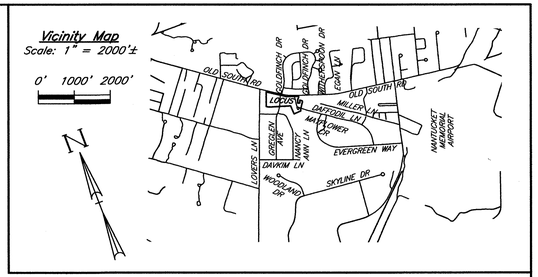
[LOT 858 ON LAND COURT PLAN 16514-100]
(AREA = 15,133 S.F.)
#75A OLD SOUTH ROAD
PROPERTY ID 68 999.2

THOMAS F. WINSLOW #30320 PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
(6-2-2016)

Vicinity Map

Scale: 1" = 2000'±

0' 1000' 2000'



ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 10 FEET ON ONE SIDE, 5 FEET THEREAFTER
REAR = 5 FEET

ALLOWABLE GROUND COVER % = 40%

LEGEND

CB – CONCRETE BOUND
DH – DRILL HOLE
(FD) – FOUND
LC – LAND COURT
(NF) – NOT FOUND
rf – REGULARITY FACTOR
SSM – REBAR WITH CAP
(6-1-2016) – DATE STATUS DETERMINED

OLD SOUTH ROAD
(PUBLIC – VARIABLE WIDTH)
(LOCATION LINE OF 1942 COUNTY LAYOUT – LC DOCUMENT NO. 18561)
ROAD PLAN #200, ROAD DRAWER #1

LOVERS LANE

NANCY ANN LANE

LOT 1
40,925 S.F.
(rf = 0.939)

LOT 2
16,232 S.F.
(rf = 1.009)

LOT 3
13,583 S.F.
(rf = 0.948)

LOT 4
8,163 S.F.
(rf = 0.796)

LOT 5
25,206 S.F.
(rf = 0.972)

LOT 6
231,579 S.F.
5.31 Acres
(rf = 0.891)

LINE USED FOR REGULARITY FACTOR COMPUTATION (AREA = 51,010 S.F.)

#67 1 STORY WOOD (TO BE RAZED)

#128 1 STORY WOOD

#1 1 STORY WOOD

GARAGE

CONCRETE FOUNDATION (TO BE RAZED)

DECLARATION REGARDING PARKING SPACES (APPROXIMATE LOCATION) LC DOCUMENT NO. 138283

PARKING EASEMENT LC DOCUMENT NO. 138846

APPROXIMATE LOCATION OF 20' WIDE UTILITIES, RECREATIONAL PATH AND LANDSCAPE EASEMENT (LC DOCUMENT NO. 131003)

LAND COURT CERTIFICATE NO. 25525
LAND COURT CERTIFICATE NO. 24872

DETAIL NOT TO SCALE

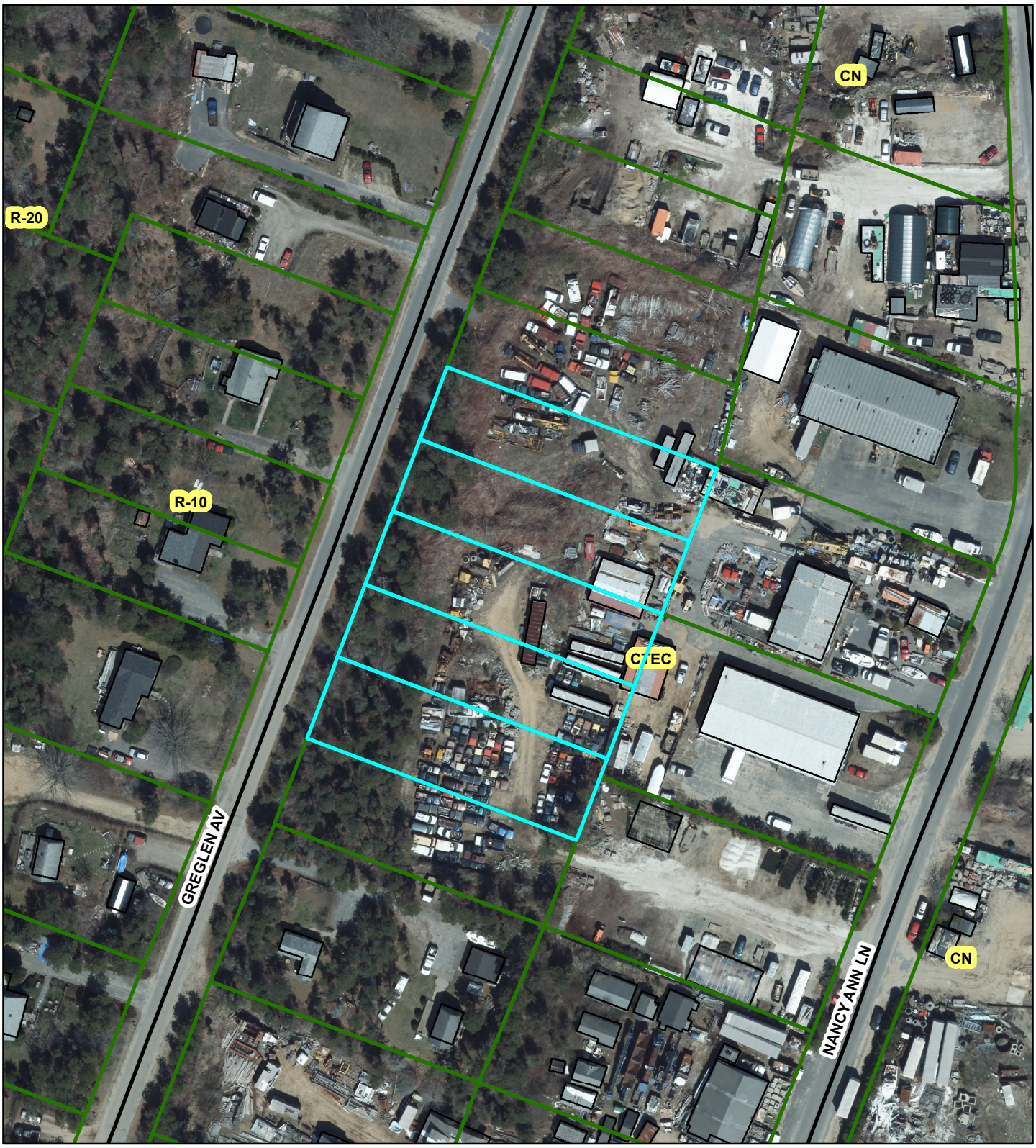
DETAIL NOT TO SCALE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

DATE: _____

N:\WAN66\BANR-LC-57-63-67-73\dotsouth.dwg, 6/2/2016 8:17:41 AM, TPW

#7981 ANR
Richmond Great Point Development LLC
10A, 10B, 12A, 12B, 14A Greglen Avenue
Map 68 Parcels 180, 180.1, 181, 181.1 & 182



PLANNING BOARD

FILE # 7981

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

Nantucket Planning Board

RECEIVED
JUN 06 2016
#375 CLK #1942
By Date: June 3, 2016

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

*Name of Owner(s)/Applicant(s): Richmond Great Point Development LLC

*Owner's/Applicant's address: 23 Concord Street, Wilmington State: MA Zip Code: 01887
*(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): 10A, 10B, 12A, 12B, and 14A Greglen Avenue
(See Attachment "A" for Detailed Information for Each Individual Property)

Name of Registered Land Surveyor: Hayes Engineering, Inc.
Surveyor's address: 603 Salem Street, Wakefield MA 01880
The owner's title to the land derived under deed from _____, date _____
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of Title #_____, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# _____, Parcel #_____.

(Multiple Assessor's Map and Parcels - See Attachment "B" for Detailed Title / Deed Information for Each Individual Property)

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 Fifty (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 Greglen Avenue; **OR**

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

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

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

____To adjust the interior lot lines of these parcels for future conveyances_____

_____

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

__ _____ ____

Owner's Signature

David J. Armanetti, Director of Real Estate Development
Richmond Great Point Development LLC

Planning Board File # 7981

Endorsement Date:_____

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

10A, 10B, 12A, 12B, and 14A Greglen Avenue, Town of Nantucket MA

ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS

10A Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 180

Registry / Plan Information; Lot # 838 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

10B Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 180.1

Registry / Plan Information; Lot # 837 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

12A Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 181

Registry / Plan Information; Lot # 836 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

12B Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 181.1

Registry / Plan Information; Lot # 835 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

14A Greglen Avenue (0.29 Acres)

Tax Assessors Map Information:	Map # 68, Parcel # 182
Registry / Plan Information;	Lot # 834 on Land Court Plan # 16514-93) (Land Court Certificate # 24872)

Attachment "B" to "Application for Endorsement of Plan Believed Not to Require Approval (ANR)"

Additional Space Needed to Provide Derivation of Title to Land

"Subdivision Plan of Land in Nantucket Mass"
10A, 10B, 12A, 12B, and 14A Greglen Avenue

The title to the land included in the Application for Endorsement of Plan Believed Not to Require Approval (ANR)" is derived as follows:

As to the Owner of One Hundred Percent (100%) of the 10A and 10B Greglen Avenue Properties

RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Twenty-Three" on Page 5 of the "*Deed*").

As to the Owner of One Hundred Percent (100%) of the 12A, 12B Greglen Avenue Properties

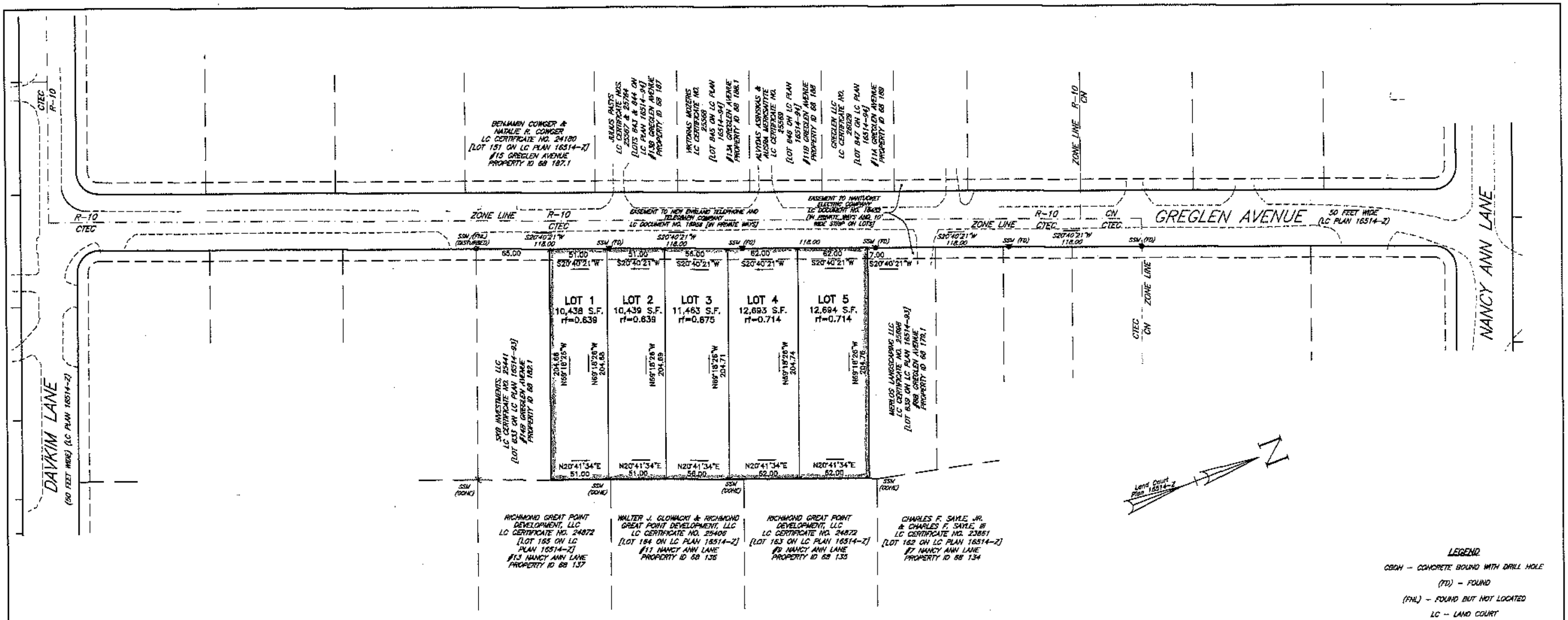
RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Twenty-Two" on Page 5 of the "*Deed*").

As to the Owner of One Hundred Percent (100%) of the 14A Greglen Avenue Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Twenty-One" on Page 5 of the "*Deed*").



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 BETWEEN NOVEMBER 20, 2012 AND MAY 2, 2016.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: MAY 2, 2016 ____________________
PROFESSIONAL LAND SURVEYOR

Current Ownership

LOTS 1 THROUGH 5 ON THIS PLAN

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872

[LOT 834 ON LC PLAN 16514-93]
#14A GREGLEN AVENUE
PROPERTY ID 68 182

[LOT 835 ON LC PLAN 16514-93]
#12B GREGLEN AVENUE
PROPERTY ID 68 181.1

[LOT 836 ON LC PLAN 16514-93]
#12A GREGLEN AVENUE
PROPERTY ID 68 181

[LOT 837 ON LC PLAN 16514-93]
#10B GREGLEN AVENUE
PROPERTY ID 68 180.1

[LOT 838 ON LC PLAN 16514-93]
#10A GREGLEN AVENUE
PROPERTY ID 68 180

LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE
(FD) – FOUND
(FNL) – FOUND BUT NOT LOCATED
LC – LAND COURT
rf – REGULARITY FACTOR
SSM – REBAR WITH CAP

THOMAS F. WINSLOW #30330 PROFESSIONAL LAND SURVEYOR
(5-19-2016)

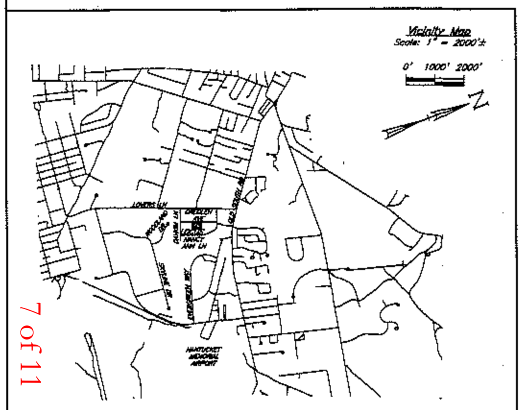
ZONE: CTEC

MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55



NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 §§ 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1 THROUGH 5 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lots 834, 835, 836, 837 & 838 on Land Court Plan No. 16514-93

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 40'   0' 20' 40' 80' 120'   MAY 2, 2016

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED NANTUCKET PLANNING BOARD

____
____
____
____
____

DATE: ____________________

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

THE RICHMOND COMPANY, INC.

The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

June 3, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of "Form A" Application and Approval Not Required (ANR) Plan
(Revised / Previously Withdrawn)
10A, 10B, 12A, 12B, and 14A Greglen Avenue (Total of Five Lots)
Richmond Great Point Development LLC Owner)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form A) and associated materials (plans, deeds, etc.) seeking endorsement by the Town of Nantucket Planning Board of an Approval Not Required (ANR) Plan which will result in the minor reconfiguration of the interior lot lines of a series of five (5) contiguous lots, cumulatively totaling +/- 1.33 acres of land, located at 10A, 10B, 12A, 12B, and 14A Greglen Avenue.

The submittal is being made in accordance with and conforms to the provisions of Section 2.03b of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

This submittal comprises a minor revision of a prior Approval Not Required (ANR) Plan that was submitted to your office for the same properties on May 3, 2016, and was withdrawn on May 6, 2016. The reason for the withdrawal was to allow us to (slightly) reconfigure the widths of several of the lots that were proposed in the previous submittal. No other aspects of the prior submittal were modified.

The plan area comprises a series of five (5) continuous properties located on the east side of Greglen Avenue within a larger area that had previously been subdivided by way of an Approval Not Required (ANR) Plan that was endorsed by the Planning Board at its September 8, 2014 meeting and had included the configuration of a series of a total of ten (10) contiguous lots, cumulatively totaling +/- 2.68 acres of land, including 6A, 6B, 8A, 8B, 10A, 10B, 12A, 12B, 14A, and 14B Greglen Avenue.

In the twenty months that has elapsed since the previous Approval Not Required (ANR) Plan was endorsed, we have conveyed five (5) of the ten (10) lots to local buyers and businesses. We now have buyers for several of the remaining lots and need to reconfigure the size (width) of the remaining five (5) lots to best meets the requirements of the prospective buyers of these lots, and to then leave us with the most optimal configuration of the remaining lots, for future sale or development.

No additional lots will be created by way of this proposed action and neither the perimeter nor the cumulative size of the five (5) lots that are being reconfigured will change. We are merely proposing to (slightly) adjust the interior lots lines of each of these five (5) lots, which will (slightly) change the width and square footage of the respective lots.

The entirety of all of the properties involved in this application are designated within the Commercial Trade, Entrepreneurship, and Craft (CTEC) zoning district.

The (slightly reconfigured) lots resulting from the proposed action will meet or exceed the relevant dimensional criteria and related requirements for such as established in the local zoning bylaw for the above-referenced district, including but not limited to the following:

- Minimum Lot Area (Not Less than 10,000 Square Feet)
- Minimum Lot Frontage (Not Less than 50 Linear Feet)
- Minimum Lot Regularity Factor (Not Less than 0.55)

The specific dimensional characteristics of the five (5) lots that are proposed to be reconfigured, will be as follows (following the proposed reconfiguration):

Lot Number on Plan And Street Address	Lot Area (Square Footage)	Lot Frontage (Linear Feet)	Lot Regularity Factor (rf)
Lot # 1 – 14A Greglen Avenue	10,438	51.00	0.639
Lot # 2 – 12B Greglen Avenue	10,439	51.00	0.639
Lot # 3 – 12A Greglen Avenue	11,463	56.00	0.675
Lot # 4 – 10B Greglen Avenue	12,693	62.00	0.714
Lot # 5 – 10A Greglen Avenue	12,694	62.00	0.714
Subtotal (Average)	**11,545**	**56.40**	**0.676**

In addition to the completed (Form A) application, we have submitted: (1) the *Subdivision Plan of Land in Nantucket, Mass* as prepared by Hayes Engineering, Inc., dated May 2, 2016, depicting the subdivision of the lots along with the applicable / customary notes and details, and (2) the "*Deed*" dated August 7, 2013, recorded at the Nantucket Registry of the Land Court as Certificate # 24872, on August 8, 2013, documenting the acquisition of title to the subject properties by Richmond Great Point Development LLC.

We trust that this submittal conforms to the applicable requirements for such an Approval Not Required (ANR) Plan and we look forward to the completion of your review and the subsequent endorsement of the plan by the Town of Nantucket Planning Board.

If you have any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC

THE RICHMOND COMPANY, INC.

The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

June 3, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of "Form A" Application and Approval Not Required (ANR) Plan
(Revised / Previously Withdrawn)
10A, 10B, 12A, 12B, and 14A Greglen Avenue (Total of Five Lots)
Richmond Great Point Development LLC Owner)

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to serve as the Notice of the date of submittal of the completed application (Form A) and associated materials (plans, deeds, etc.) seeking endorsement by the Town of Nantucket Planning Board of an Approval Not Required (ANR) Plan for the five (5) contiguous lots, cumulatively totaling +/- 1.33 acres of land, located at 10A, 10B, 12A, 12B, and 14A Greglen Avenue (the date of the submittal is June 6, 2016).

The Notice (and copy of the completed (Form A) application and accompanying plan) is being submitted to your office in accordance with and conforms to the provisions of Section 2.03b of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

Upon your acknowledgment of receipt of this Notice (by way of time / date stamping the application), we intend to submit the original completed (Form A) application and accompanying plan to the Town of Nantucket Planning Board to obtain its review and subsequent endorsement.

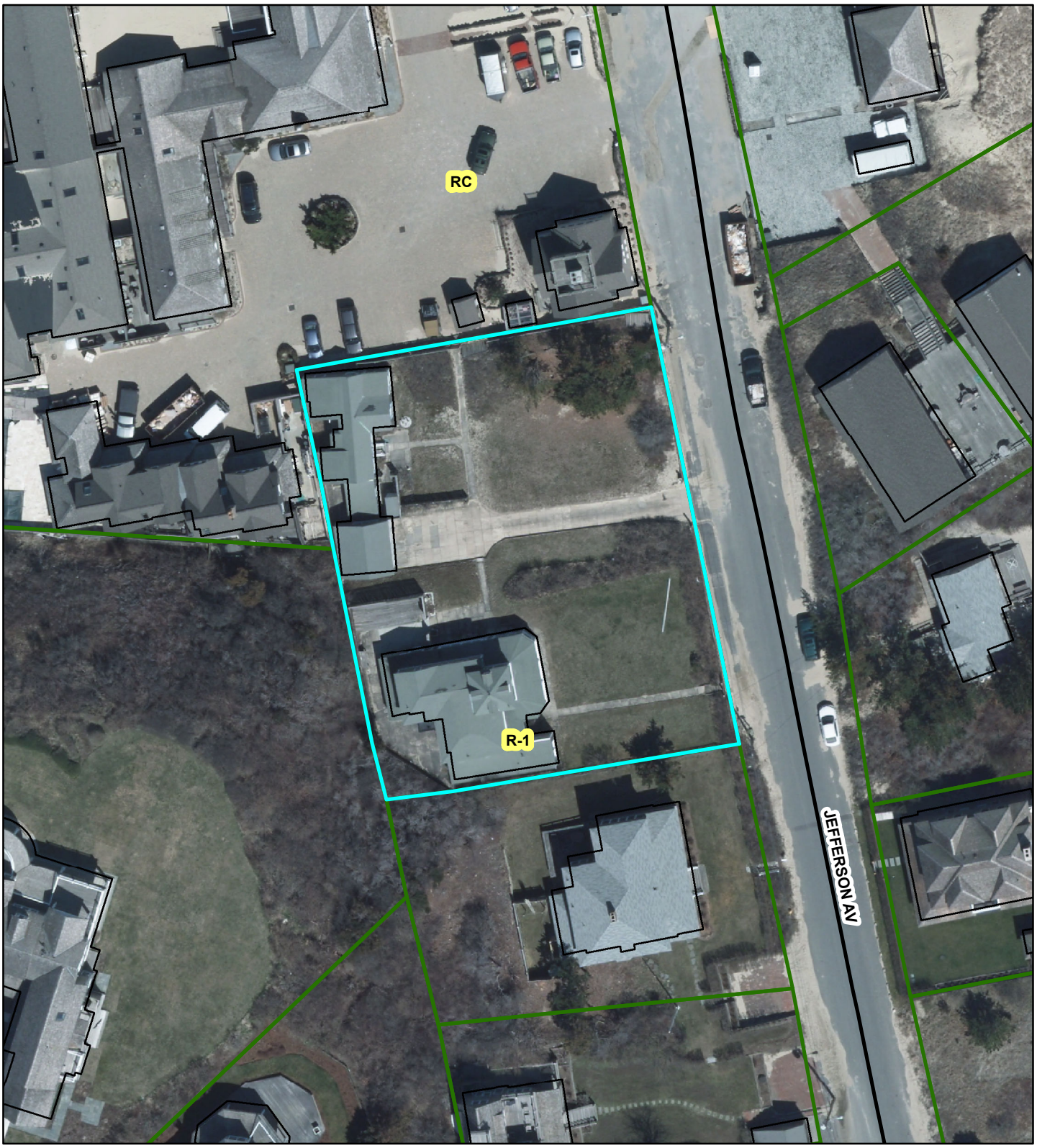
Should you have any questions with respect to the Notice or the submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
(Applicant / Development Manager)

Cc: Andrew Burek, Esq.

#7982 ANR
Richard P. Beaudette, Esq.,Trustee of Revocable Living Trust
40 Jefferson Avenue
Map 30 Parcel 119



PLANNING BOARD

FILE # 7982

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

RECEIVED
JUN 06 2016
BY: CMH 1930

June 6, 2016

Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

RECEIVED
JUN 06 2016
BY:

Re: William R. Parks, Karen A. Strain, Linda P. Strain and Edwyna S. Mulrow, Trustee of Revocable Trust, u/d/t March 10, 2003
40 Jefferson Avenue, Nantucket, MA
ANR Subdivision Application

Dear Chairman Rector:

On behalf of our clients referenced above, enclosed herewith is an Application for Approval Not Required Subdivision ("ANR"), Form B, plan endorsement, as well as Mylar and two (2) copies of the proposed ANR subdivision plans for 40 Jefferson Avenue, Nantucket, MA 02554 and the fee of $150 ($75 per lot).

Please place this matter on the agenda for the Monday, June 13, 2016 Planning Board Hearing.

Thank you for your time and attention to this matter.

Sincerely,

Richard P. Beaudette

PLANNING BOARD

FILE # 7982

Nantucket Planning Board

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

#04.15930

RECEIVED
JUN 06 2016
BY:

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

Richard P. Beaudette, Esq. attorney for William R. Parks, Karen A. Strain, Linda P. Strain and

Date: June 6, 2016 *Name of Owner(s)/Applicant(s): Edwyna Strain Mulrow, Trustee of Revocable Living Trust u/d/t dated March 10, 2003 and registered as Document No. 104144 at the Nantucket Registry District.

*Owner's/Applicant's address: 15 Bemis Street, Weston

State: MA Zip Code: 02493

*(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): 40 Jefferson Avenue

Name of Registered Land Surveyor: Alan M. Grady, PLS, Bracken Engineering, Inc.

Surveyor's address: 19 Old South Road, Nantucket, MA 02554

The owner's title to the land derived under deed from Edwyna S. Mulrow and John R. Strain, date July 30, 2003 And recorded in Nantucket Registry of Deed, Book_____ Page_____ or Land Court Certificate of Title # 14440, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 30, Parcel # 119.

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 Jefferson Avenue; **OR**

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

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

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

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

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

_____

_____

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

By:_____
Owner's Signature Richard P. Beaudette, Attorney for
William R. Parks, Karen A. Strain, Linda P. Strain and Edwyna S. Mulrow, Trustee

Planning Board File # 7982

Endorsement Date:_____

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.

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY No. 37732 PROFESSIONAL LAND SURVEYOR

6/3/16

Alan M Grady

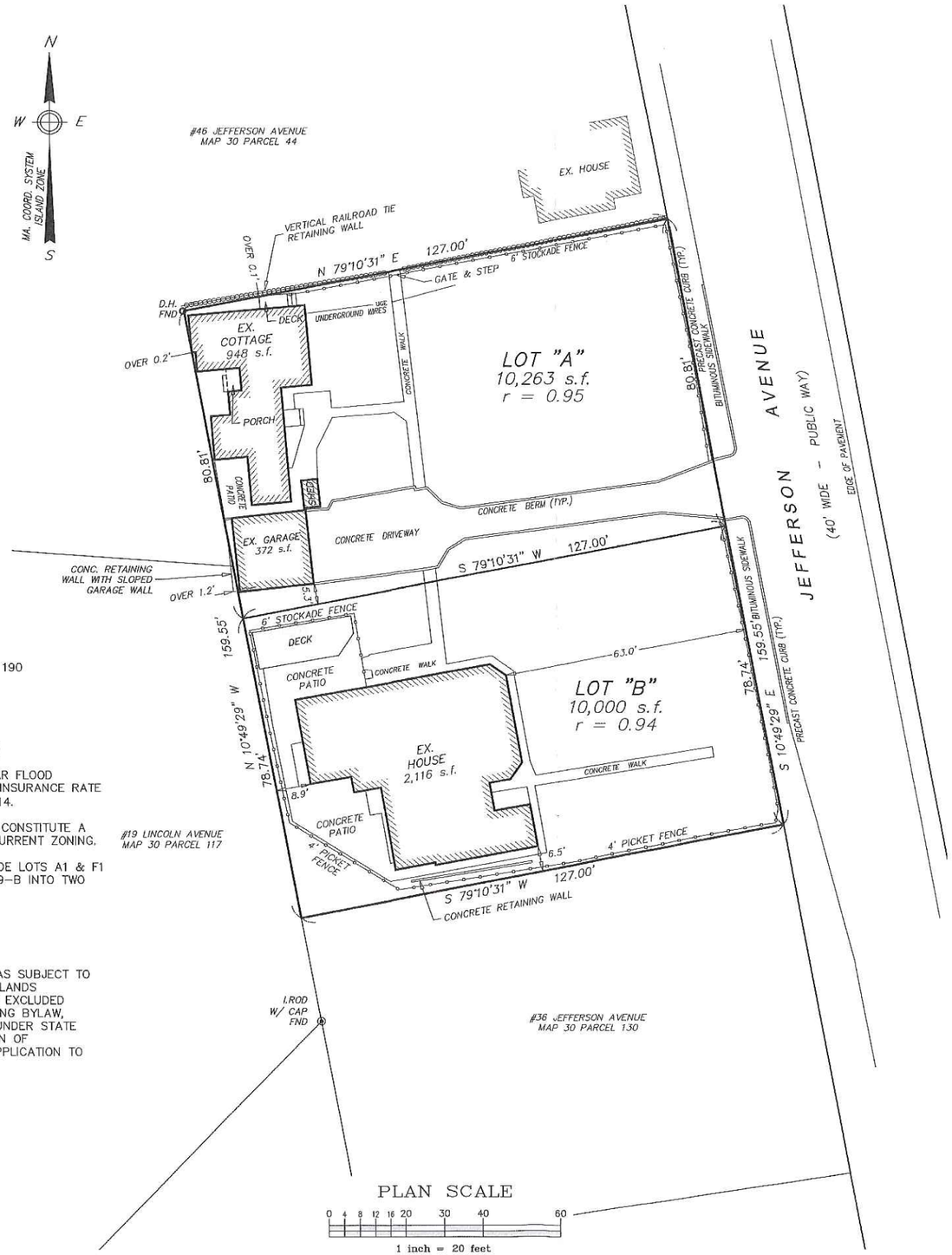
ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

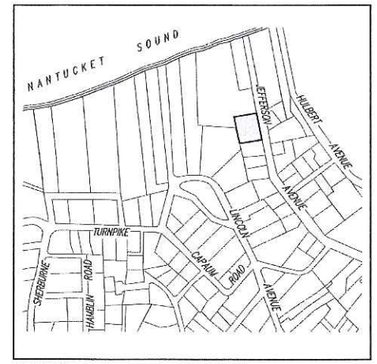
NOTES:

1. LOCUS: #40 JEFFERSON AVENUE
   MAP 30 PARCEL 119
2. OWNER: EDWYNA S. MULROW, ET AL
   2 SUTTON PLACE SOUTH, APT. 190
   NEW YORK, NY 10022
3. DEED REF: CERT #14440 (DOC #104143)
4. PLAN REF: LCC #8751-G (LOTS A1 & F1)
   LCC #10879-B (LOTS A1 & F1)
5. LOCUS PARTIALLY FALLS WITHIN A 500-YEAR FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
7. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOTS A1 & F1 AS SHOWN ON LCC PLANS 8751-G & 10879-B INTO TWO LOTS, LOTS "A" & "B".

THE PLANNING BOARD DETERMINES THAT:

PARCELS "A" and "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 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.





LOCUS MAP Scale: 1" = 500'

ZONE: R-1

	REQUIRED
LOT AREA:	5,000 s.f.
FRONTAGE:	50'
FRONT YARD:	10'
SIDE/REAR YARD:	5'
GROUND COVER:	30% (MAX)

RECEIVED
JUN 06 2016
By

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
EDWYNA S. MULROW, ET ALI
MAP 30 PARCEL 119

PREPARED BY

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

SCALE: 1" = 20' JUNE 2, 2016

APPROVAL BY THE NANTUCKET PLANNING BOARD NOT REQUIRED

FILE NUMBER: _____

DATE APPROVED: _____

S:\Autocad Drawings\Nantucket\Jefferson Ave\40 Jefferson Ave\40 Jefferson Ave - 2016 ANR.dwg

8751 G
10879 B

Subdivision of Lot F shown on plan 8751 D
Subdivision of Land shown on plan 10879 A

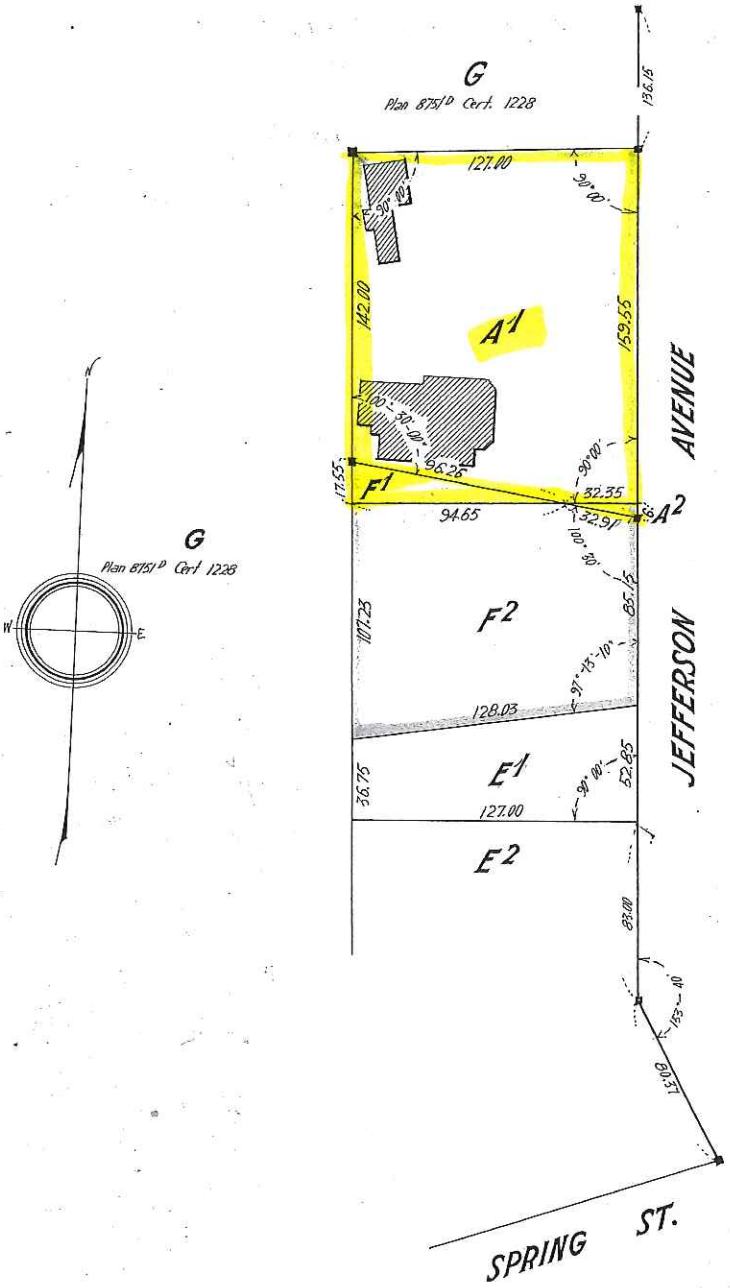
Filed with Cert.of Title No. 1228 / 1342 resp.,Reg.Dist.of Nantucket County

LAND IN NANTUCKET

Scale 60 feet to an inch

SEPT.8,1930

C.B.Humphrey,Engineer for Court.



This plan filed with Certificate No. 1809

Separate certificates of title may be issued for lots A1 A2, F1 and F2 as shown hereon
By the Court
Charles A. Southworth
SEPT 8, 1930 Recorder.

#7983 ANR
Mollie & David Bigley
20 York Street
Map 55.4.1 Parcel 145

ATTEST: A TRUE COPY
NANTUCKET TOWN CLERK

PLANNING BOARD

FILE # 7983

JUN 0 6 2016

CHK# 22462

Nantucket Planning Board

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

Date: JUNE 6, 2016 *Name of Owner(s)/Applicant(s): MOLLIE BIGLEY & DAVID BIGLEY

*Owner's/Applicant's address: 20 YORK ST. 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): 20 YORK ST.

Name of Registered Land Surveyor: JEFFREY L. BLACKWELL
Surveyor's address: 20 TEASDALE CIRCLE NANTUCKET 02554

The owner's title to the land derived under deed from ALAN WORDEN, date JUNE 4, 2013
And recorded in Nantucket Registry of Deed, Book 1388 Page 109 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# ~~42.3.3~~, Parcel # ~~96~~. MAP 55.4.1 PARCEL 145
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 YORK; **OR**

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

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

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

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically HOUSE + GARAGE 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: AERIAL PHOTO + OTHER DOCUMENTATION

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

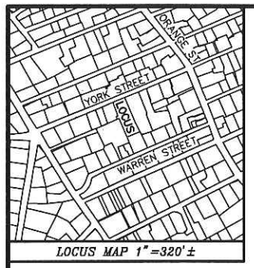
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Jeff Russell, Agent For
Owner's Signature Mollie + David Bigley

Planning Board File # 7983

Endorsement Date:_____

98 11



LOCUS MAP 1"=320'±

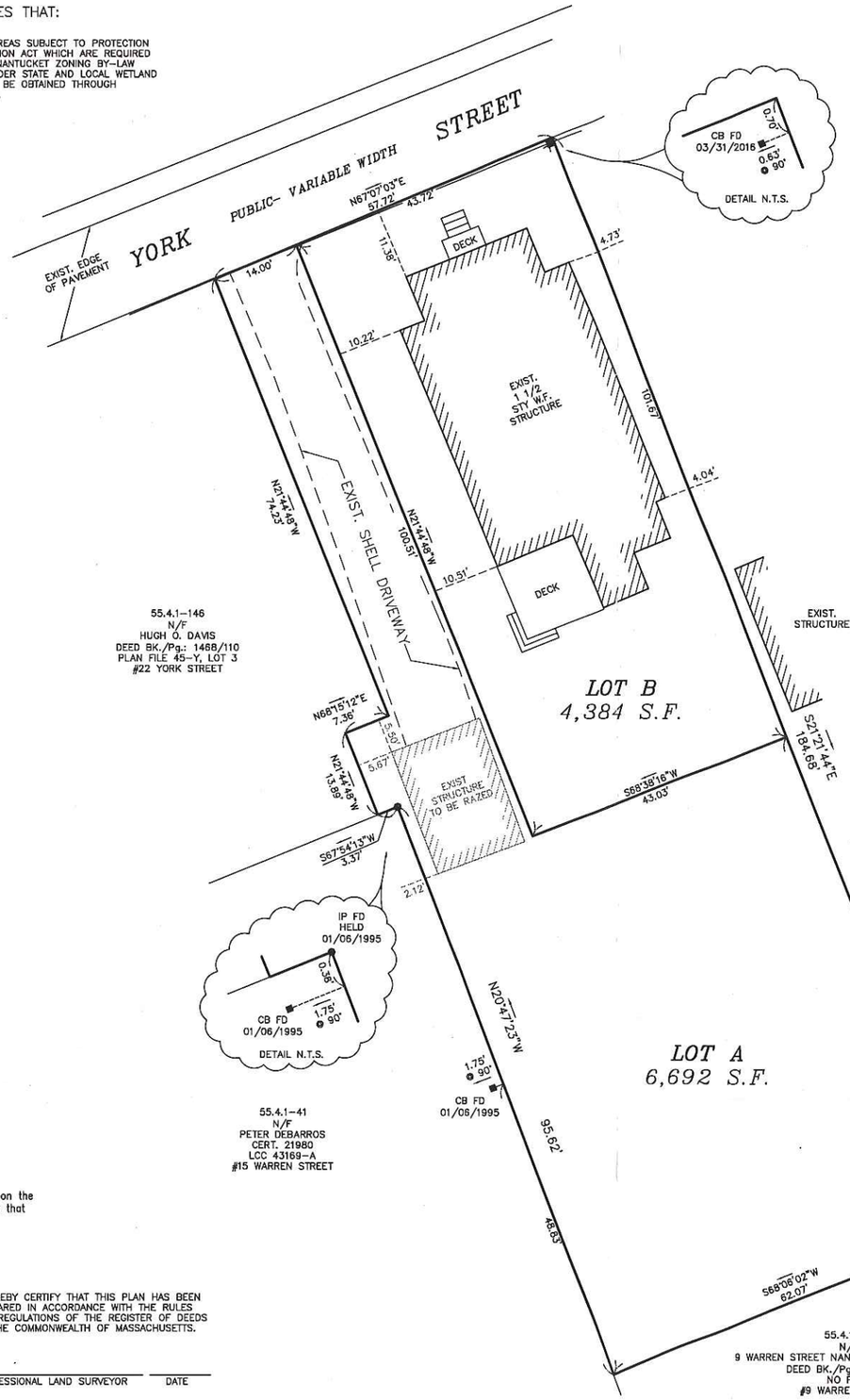
CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

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

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

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.



55.4.1-146
N/F
HUGH O. DAVIS
DEED BK./Pg.: 1468/110
PLAN FILE 45-Y, LOT 3
#22 YORK STREET

55.4.1-144
N/F
LORI JEANNE SHERMAN
GORDON M. FOLGER
CERT. 18433
LCC 16156-A
#18 YORK STREET

55.4.1-41
N/F
PETER DEBARROS
CERT. 21980
LCC 43169-A
#15 WARREN STREET

55.4.1-95
N/F
9 WARREN STREET NANTUCKET REALTY TRUST
DEED BK./Pg.: 1406/136
NO PLAN
#9 WARREN STREET

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.

OWNER INFORMATION

MOLLIE BIGLEY
DAVID BIGLEY
DEED BK. 1388, PG. 109
PLAN FILE 45-Y, LOTS 4 & 5
ASSESSOR MAP 55.4.1 PARCEL 145
#20 YORK STREET

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

T:\PAJE 2 JOB 52
V:\DRAWFILES\B7961\81-L.dwg 6/6/2016 8:47:01 AM EDT

Plan File 45-Y

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

LEGEND

dhCB FND ■ *DENOTES CONCRETE BOUND FOUND*
IP FND ○ *DENOTES IRON PIPE FOUND*

BEING A DIVISION OF LOTS 4 & 5
SHOWN ON PLAN FILE 45-Y

Division Plan of Land
in
Nantucket, MA
Prepared for
MOLLIE BIGLEY
DAVID BIGLEY

Scale: 1"= 10' JUNE 06, 2016

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

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

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

Barry Rector, Chairman
Linda Williams, Vice Chairman
Nathaniel Lowell
Joseph Marckinger
John Trudel III
DATE SIGNED:
FILE No.:

B7961

RECEIVED
JUN 10 2016
By HSB

RECEIVED
JUN 10 2016
By HCB

RECEIVED
JUN 10 2016
By HGS

RECEIVED
JUN 10 2016
By HCE

RECEIVED
JUN 10 2016
By HKB

~~#7952~~ ANR **#7984**

Town of Nantucket

Map 67 Parcel 40 - portion of

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

PLANNING BOARD

FILE # 7984 (A)

NANTUCKET PLANNING BOARD

B-7808

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

Date : **June 6, 2016** *Name of Owner(s)/Applicant(s): **Inhabitants of the Town of Nantucket**

*Owner's/Applicant's address: **Town of Nantucket, 16 Broad Street, Nantucket, Mass. 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): **Off Ticcoma Way**

Name of Professional Land Surveyor:: **Leo C. Asadoorian PLS c/o Blackwell & Associates, Inc.**
Surveyor's address: **20 Teasdale Circle, Nantucket, Mass. 02554 (508) 228-9026 x-12**

The owner's title to the land derived under deed from, **Nantucket Electric Co.** date: **July 28, 2004**
And recorded in Nantucket Registry of Deed, Book_____ Page_____ or Land Court Certificate of Title # **21,348**, registered in Nantucket District Book:-, Page: - and shown on Assessor's Map#: **67**, Parcels # **40, 700-755**.
To the Planning Board of the Town of Nantucket:

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

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

- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires: **40 or 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: **Proposed Road to be named at a later date.**

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

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

_____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

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

  Lot 75 shown on L.C.Plan 37,902 C is being subdivided and a portion of Lot 75 (Lot 86) is to be combined with Lot 87 to form one legal lot and will be conveyed back to Habitat for Humanity, Inc.

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 is owned by the Town of Nantucket.

Leo C. Maddonican RS (agent)
Owner's Signature: for the Town of Nantucket:

Planning Board File # 7984

Endorsement Date:_____

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

PLANNING BOARD

FILE # 7984 B

NANTUCKET PLANNING BOARD B-7808

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

Date : **June 6, 2016** *Name of Owner(s)/Applicant(s): **HABITAT FOR HUMANITY, INC.**

*Owner's/Applicant's address: **2 GREGLEN AVE. NANTUCKET, MA. 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): **Off Ticcoma Way**

Name of Professional Land Surveyor:: **Leo C. Asadoorian PLS c/o Blackwell & Associates, Inc.**
Surveyor's address: **20 Teasdale Circle, Nantucket, Mass. 02554 (508) 228-9026 x-12**

The owner's title to the land derived under deed from, **Nantucket Electric Co.** date: **July 28, 2004**
And recorded in Nantucket Registry of Deed, Book 1429 Page 234 or Land Court Certificate of Title # registered in Nantucket District Book:-, Page: - and shown on Assessor's Map#: **67**, Parcels # **709**
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: **Ticcoma Way**

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

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

_____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

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

  Division plan shows the creation of thirteen (13) lots, one of which will have legal frontage (Lot 84) off of Fairgrounds Road Proposed roadway (Lot 80) was recently taken by the County Commissioners and will be named at a later date, will provide frontage for the remaining 12 Lots.

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 is owned by the Town of Nantucket.

Owner's Signature: for the Town of Nantucket:

Planning Board File # 7984

Endorsement Date:_____

NANTUCKET REGISTRY OF DEEDS

Date: _____

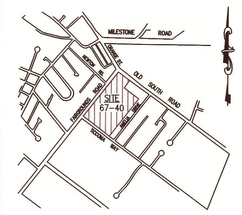
Time: _____

Plan No.: _____

Attest: _____ Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE



VICINITY MAP SCALE: 1" = 1600'

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT./10 FT 1 SIDE
GROUND COVER % : 40 %

CURRENT ZONING CLASSIFICATION:
Commercial Neighborhood (CN)

MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 10 FT./5 FT.
GROUND COVER % : 40%

PROPOSED BIKE PATH EASEMENT
LINE & CURVE TABLE

LINE NO.	BEARING	DISTANCE
L1	N35°24'12"E	170.92'
L2	N39°33'21"E	153.94'
L3	N33°07'59"E	74.95'
L4	N43°15'58"E	53.15'
L5	N37°16'27"E	174.87'
L6	N35°50'28"E	307.97'
L7	N39°42'54"E	141.49'
L8	N37°07'13"E	117.99
L9	N67°31'08"E	60.05'

CURVE NO.	RADIUS	ARC LENGTH
C1	70.00	33.20'
	DELTA	TANGENT
	27°10'37"	16.92

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Barry Rector, Chairman

Linda Williams, Vice Chairman

Nathaniel Lowell

Joseph Marklinger

John F. Trudell III

DATE SIGNED: _____

FILE No.: _____

OWNER INFORMATION
TOWN OF NANTUCKET
DEED BK. 1348, PG. 248: Plan No.: 2016-38
OFF TICCOMA WAY
ASSESSORS MAP 67, PARCEL 710

LEGEND
dhCB ■ FD — *DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*
dhCB ⊡ — *DENOTES CONCRETE BOUND WITH DRILLHOLE TO BE SET*

NOTE: LOT 75, OWNED BY HABITAT FOR HUMANITY NANTUCKET, INC., SHOWN ON L.C.PLAN 37902-C WILL BE SUBDIVIDED AND A PORTION, LOT 86, CONTAINING 1,526 SF WILL BE COMBINED WITH LOT 87 TO BECOME ONE LOT CONTAINING 5,080 S.F.±.

BEING A DIVISION OF LOTS 75, 79 & 81
SHOWN ON PLAN RECORDED AS PLAN NO.: 2016-38
NOW SHOWN AS LOTS: 82 THROUGH 95

DIVISION PLAN OF LAND in NANTUCKET, MA.

prepared for
TOWN OF NANTUCKET
1"=50' JUNE 3, 2016
GRAPHIC SCALE
0 25 50 100 200

NO.	DATE	DESCRIPTION	BY

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 82-95 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.

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

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

LEO C. ASADOORIAN No. 33930 REGISTERED PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR DATE 6/6/16

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

CALC'D/DRWN: L. Asadoorian
APPROVED: L.A.

SHEET 1 OF 1 B-7808

LE025/ #63
V:\DRAWFILES\B7808\TICCOMA-ANR JUNE2016.dwg 6/6/2016 12:31:16 PM EDT

Copyright Blackwell & Associates, Inc. 1994-2016

V:\DRAWFILES\B7808\TICCOMA-ANR JUNE2016.dwg, B7808-WATT Dr. ANR, 6/6/2016 12:42:27 PM, Canon IPF780 24x36 15.pc3, 1:1

#7985 ANR
Inhabitant of the Town of Nantucket
Off Industry Road & Shadbush Road
Map 69 Parcels 292 & 295

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

PLANNING BOARD

FILE # 7985

JUN 06 2016

NANTUCKET PLANNING BOARD B-8222

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

Date : **June 6, 2016** *Name of Owner(s)/Applicant(s): **Inhabitants of the Town of Nantucket**

*Owner's/Applicant's address: **Town of Nantucket, 16 Broad Street, Nantucket, Mass. 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): **Off Industry Road and Shadbush Road**

Name of Professional Land Surveyor:: **Leo C. Asadoorian PLS c/o Blackwell & Associates, Inc.**
Surveyor's address: **20 Teasdale Circle, Nantucket, Mass. 02554 (508) 228-9026 x-12**

The owner's title to the land derived under deed from, **Nantucket Island Land Bank** date: **April 28, 2010**
And recorded in Nantucket Registry of Deed, Book **1229** Page **100** or Land Court Certificate of Title # **21,348**, registered in Nantucket District Book:-, Page: - and shown on Assessor's Map#: **66**, Parcels # **295 & 292**
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: **Industry Road, Shadbush Road or Proprietor's Way**

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

C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

_____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

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

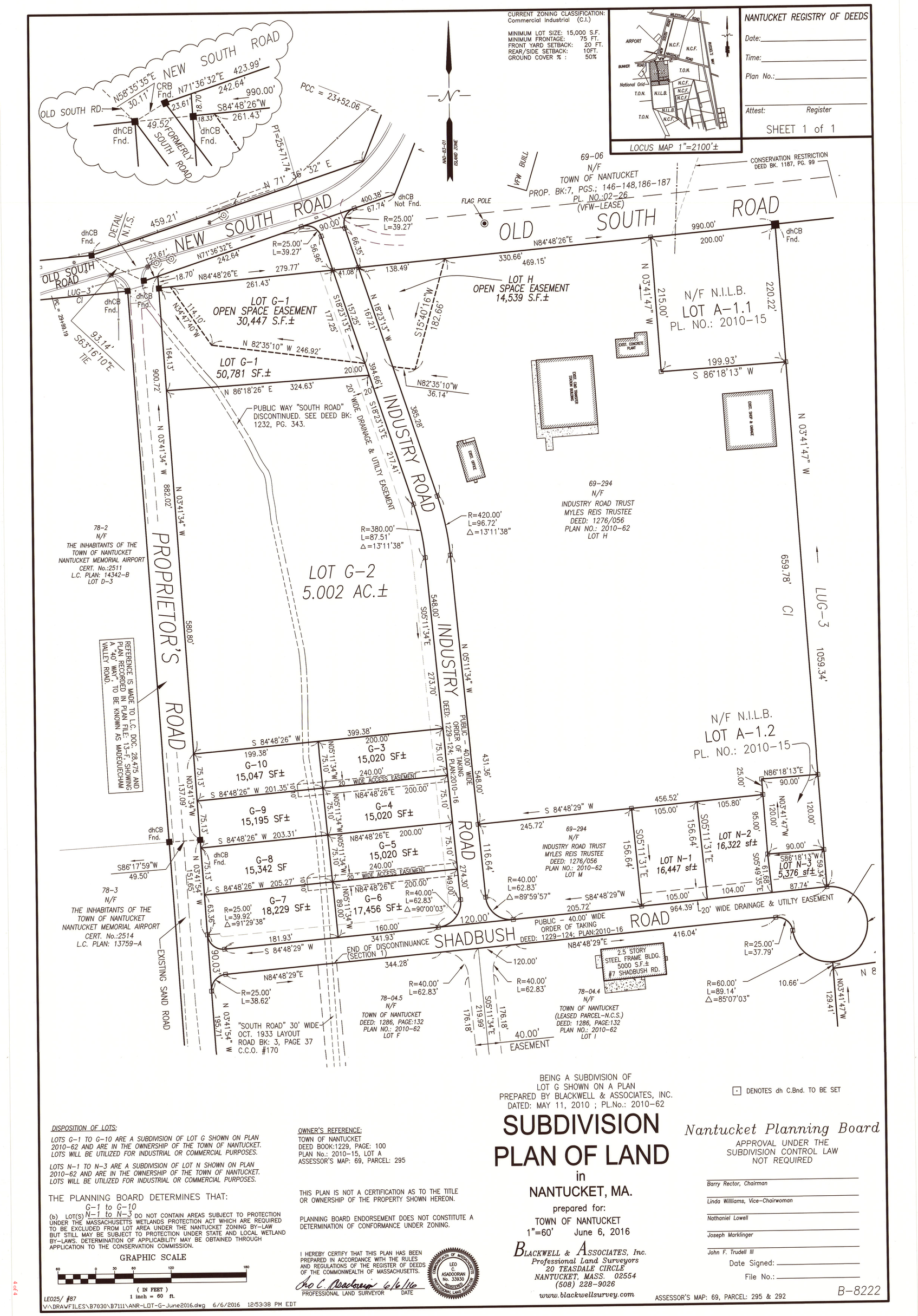
  Lot N-3 does not contain enough area or frontage to be considered a buildable lot.

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 is owned by the Town of Nantucket.

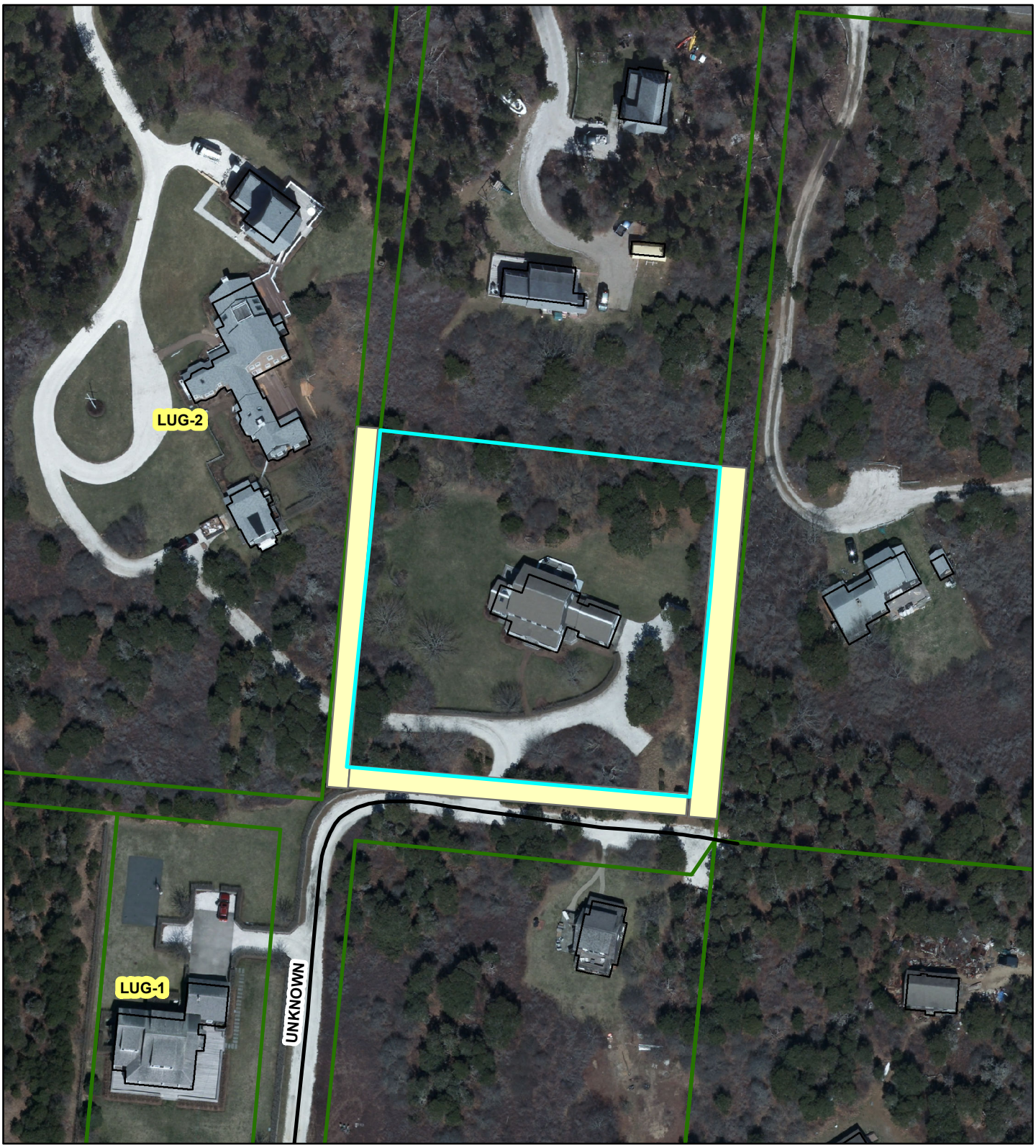
Owner's Signature: for the Town of Nantucket:

Planning Board File # 7985

Endorsement Date:_____


CURRENT ZONING CLASSIFICATION:
Commercial Industrial (C.I.)
MINIMUM LOT SIZE: 15,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10FT.
GROUND COVER % : 50%
NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 of 1
LOCUS MAP 1"=2100'±
OLD SOUTH RD.
N58°35'35"E 30.11'
NEW SOUTH ROAD
CRB Fnd. N71°36'32"E 423.99'
242.64'
990.00'
S84°48'26"W 261.43'
dhCB Fnd.
49.52' FORMERLY SOUTH ROAD
PCC = 23+52.06
PT=25+71.74
N 71° 36' 32" E
459.21'
DETAIL N.T.S.
OLD SOUTH ROAD
LUG-3 CI
PC = 29+99.19
93.14'
S63°16'10"E TIE
N71°36'32"E
242.64'
23.61'
18.70'
N84°48'26"E 279.77'
261.43'
114.10'
N34°47'40"W
LOT G-1
OPEN SPACE EASEMENT
30,447 S.F.±
LOT G-1
50,781 SF.±
164.13'
900.72'
N 03°41'34" W 882.02'
N 86°18'26" E 324.63'
20.00'
PUBLIC WAY "SOUTH ROAD" DISCONTINUED. SEE DEED BK: 1232, PG. 343.
PROPRIETOR'S ROAD
580.80'
78-2
N/F
THE INHABITANTS OF THE TOWN OF NANTUCKET
NANTUCKET MEMORIAL AIRPORT
CERT. No.:2511
L.C. PLAN: 14342-B
LOT D-3
REFERENCE IS MADE TO L.C. DOC. 28,475 AND PLAN RECORDED IN PLAN FILE: 13-F, SHOWING A "40' WAY" TO BE KNOWN AS MADEQUECHAM VALLEY ROAD.
78-3
N/F
THE INHABITANTS OF THE TOWN OF NANTUCKET
NANTUCKET MEMORIAL AIRPORT
CERT. No.:2514
L.C. PLAN: 13759-A
EXISTING SAND ROAD
N 03°41'54" W 195.71'
"SOUTH ROAD" 30' WIDE OCT. 1933 LAYOUT ROAD BK: 3, PAGE 37 C.C.O. #170
78-04.5
N/F
TOWN OF NANTUCKET
DEED: 1286, PAGE:132
PLAN NO.: 2010-62
LOT F
78-04.4
N/F
TOWN OF NANTUCKET
(LEASED PARCEL-N.C.S.)
DEED: 1286, PAGE:132
PLAN NO.: 2010-62
LOT I
2.5 STORY STEEL FRAME BLDG. 5000 S.F.± #7 SHADBUSH RD.
END OF DISCONTINUANCE (SECTION 1)
SHADBUSH ROAD
PUBLIC - 40.00' WIDE ORDER OF TAKING DEED: 1229-124; PLAN:2010-16
20' WIDE DRAINAGE & UTILTY EASEMENT
40.00' EASEMENT
INDUSTRY ROAD
PUBLIC - 40.00' WIDE ORDER OF TAKING DEED: 1229-124; PLAN:2010-16
20' WIDE DRAINAGE & UTILITY EASEMENT
LOT G-2
5.002 AC.±
G-10 15,047 SF±
G-9 15,195 SF±
G-8 15,342 SF
G-7 18,229 SF±
G-6 17,456 SF±
G-5 15,020 SF±
G-4 15,020 SF±
G-3 15,020 SF±
20' WIDE ACCESS EASEMENT
R=25.00' L=39.27'
R=25.00' L=39.27'
R=380.00' L=87.51' Δ=13°11'38"
R=420.00' L=96.72' Δ=13°11'38"
R=40.00' L=62.83' Δ=89°59'57"
R=40.00' L=62.83' Δ=90°00'03"
R=25.00' L=39.27' Δ=91°29'38"
R=25.00' L=38.62'
R=40.00' L=62.83'
R=40.00' L=62.83'
R=25.00' L=37.79'
R=60.00' L=89.14' Δ=85°07'03"
69-06
N/F
TOWN OF NANTUCKET
PROP. BK:7, PGS.; 146-148,186-187
PL. NO.:02-26
(VFW-LEASE)
VFW BUILT
FLAG POLE
CONSERVATION RESTRICTION DEED BK. 1187, PG. 99
LOT H
OPEN SPACE EASEMENT
14,539 S.F.±
N/F N.I.L.B.
LOT A-1.1
PL. NO.: 2010-15
N/F N.I.L.B.
LOT A-1.2
PL. NO.: 2010-15
LOT N-1 16,447 sf±
LOT N-2 16,322 sf±
LOT N-3 5,376 sf±
69-294
N/F
INDUSTRY ROAD TRUST
MYLES REIS TRUSTEE
DEED: 1276/056
PLAN NO.: 2010-62
LOT H
69-294
N/F
INDUSTRY ROAD TRUST
MYLES REIS TRUSTEE
DEED: 1276/056
PLAN NO.: 2010-62
LOT M
EXIST. CONCRETE PLANT
EXIST. GAS FIRED STEAM BUILDING
EXIST. OFFICE
EXIST. SHOP & GARAGE
LUG-3 CI
1059.34'
659.78'
N 03°41'47" W
DENOTES dh C.Bnd. TO BE SET
DISPOSITION OF LOTS:
LOTS G-1 TO G-10 ARE A SUBDIVISION OF LOT G SHOWN ON PLAN 2010-62 AND ARE IN THE OWNERSHIP OF THE TOWN OF NANTUCKET. LOTS WILL BE UTILIZED FOR INDUSTRIAL OR COMMERCIAL PURPOSES.
LOTS N-1 TO N-3 ARE A SUBDIVISION OF LOT N SHOWN ON PLAN 2010-62 AND ARE IN THE OWNERSHIP OF THE TOWN OF NANTUCKET. LOTS WILL BE UTILIZED FOR INDUSTRIAL OR COMMERCIAL PURPOSES.
THE PLANNING BOARD DETERMINES THAT:
(b) LOT(S) G-1 to G-10 N-1 to N-3 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.
GRAPHIC SCALE
60 0 30 60 120 180
(IN FEET)
1 inch = 60 ft.
OWNER'S REFERENCE:
TOWN OF NANTUCKET
DEED BOOK:1229, PAGE: 100
PLAN No.: 2010-15, LOT A
ASSESSOR'S MAP: 69, PARCEL: 295
THIS PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN HEREON.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR DATE
LEO C. ASADOORIAN No. 33930 REGISTERED COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR
BEING A SUBDIVISION OF LOT G SHOWN ON A PLAN PREPARED BY BLACKWELL & ASSOCIATES, INC. DATED: MAY 11, 2010 ; PL.No.: 2010-62
SUBDIVISION PLAN OF LAND
in
NANTUCKET, MA.
prepared for:
TOWN OF NANTUCKET
1"=60' June 6, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
www.blackwellsurvey.com
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
Barry Rector, Chairman
Linda Williams, Vice-Chairwoman
Nathaniel Lowell
Joseph Marklinger
John F. Trudell III
Date Signed:
File No.:
B-8222
ASSESSOR'S MAP: 69, PARCEL: 295 & 292
LE025/ #87
V:\DRAWFILES\B7030\B7111\ANR-LOT-G-June2016.dwg 6/6/2016 12:53:38 PM EDT
4 of 4

#7986 ANR
Town of Nantucket
Map 79
Taking & Disposition Plan



PLANNING BOARD

FILE # 7986

TC

NANTUCKET
TOWN CLERK
TOWN CLERK

June 9 AM 11:28:50

Nantucket Planning Board

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

Date: June 8, 2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **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): Harriet Street, Central Avenue, Pocomo Avenue & Pochick Avenue

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

The owner's title to the land derived under deed from Articles 95 & 96 date 4/5/2016 and recorded in Nantucket Registry of Deed, Books_____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps #_80 Parcels_____.

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_____, 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)

_____Taking and Disposition_____

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

_____
Owner's Signature

Planning Board File # 7486

Endorsement Date: _____

LOCUS MAP SCALE: 1"= 480'±

OWNER INFORMATION

JOSEPH P. VACANTI
SUSAN TREACY
DEED BK. 1326, PG. 85
Plan Bk.Pg.: 02/61; LOTS 16–31 BLOCK 89
ASSESSOR'S MAP 79, PARCEL 129
#56 POCHICK AVENUE (F.K.A. 7 OKORWAW AVENUE)

LEGEND

dhCB ■ *DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*
CB ■ *DENOTES CONCRETE BOUND FOUND*

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

NOTE:

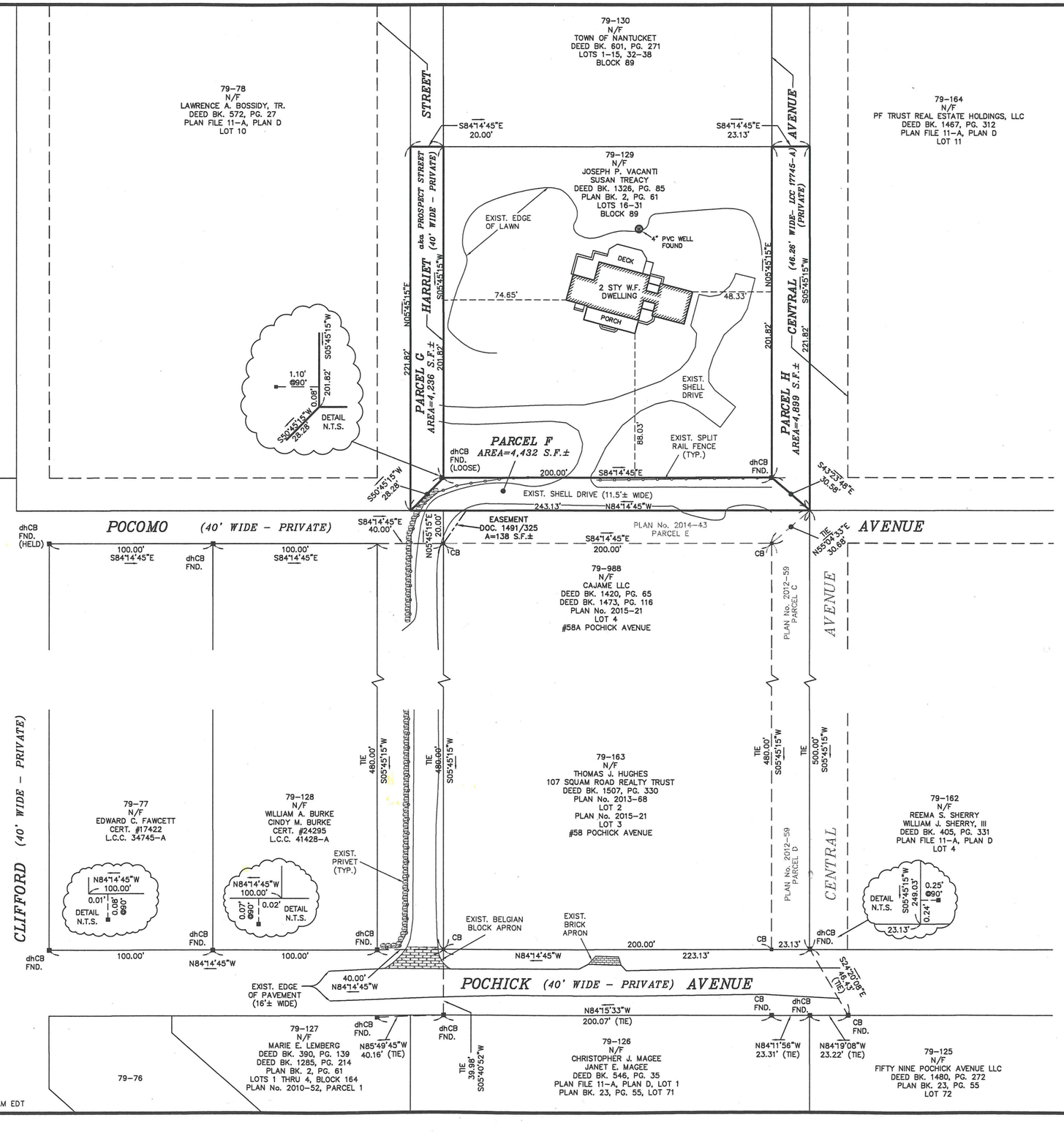
PARCELS F–H ARE UNBUILDABLE AND ARE INTENDED TO BE COMBINED WITH VICANTI LAND DESCRIBED IN DEED Bk./Pg.: 1326/85.

NOTE:

LOT(S) *F–H* 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.

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.

6-6-16
PROFESSIONAL LAND SURVEYOR DATE



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

CURRENT ZONING CLASSIFICATION:
Limited Use General 1 (L.U.G.–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%

REFERENCE ARTICLES 76 & 77, 2010 ATM

TAKING AND DISPOSITION Plan of Land
in
Nantucket, MA
Prepared for
TOWN OF NANTUCKET

Scale: 1"= 30' JUNE 06, 2016

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Nantucket Board of Selectmen
Being a majority–

Jim Kelly, Chairman

Dawn E. Hill Holdgate, Vice Chairman

Rick Atherton

Bob DeCosta

Matt Fee

DATE SIGNED: _____

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Barry Rector, Chairman

Linda Williams, Vice Chairman

Joseph Marcklinger

Nathaniel Lowell

John Trudel III

DATE SIGNED FILE #

B8032

T:\ADAM 25 JOB 129
V:\DRAWFILES\B8032\TAKING & DISPOSITION.dwg 6/6/2016 9:09:31 AM EDT

#7987 ANR
Town of Nantucket
Henry Street Map 80
Taking & Disposition Plan

PLANNING BOARD

FILE # 7987

Nantucket Planning Board

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

Date: June 8, 2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **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): Henry Street & Hulbert Avenue
Name of Registered Land Surveyor: Blackwell & Associates, Inc.
Surveyor's address: 20 Teasdale Circle, Nantucket, MA 02554

The owner's title to the land derived under deed from Article 5 date STM 2013 and recorded in Nantucket Registry of Deed, Books_____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps # 80 Parcels_____.

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_____, 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)

Taking and Disposition

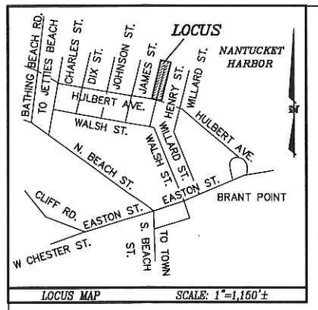
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

Owner's Signature

Planning Board File # 7987

Endorsement Date: _____



LOCUS MAP SCALE: 1"=1,150'±

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.*
GROUND COVER % : 30 %

*139-16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.

OWNER INFORMATION

ALICE C. WETHERILL INCOME TRUST AGREEMENT
CERT. OF TITLE 13442
L.C.C. 11176-D, LOT 1
ASSESSOR'S MAP 29, PARCEL 16
#45 HULBERT AVENUE

CARTER D. CAFRITZ MANAGEMENT TRUST
MELISSA CAFRITZ MANAGEMENT TRUST
MBC TRUST
CERT. OF TITLE #24266
L.C.C. 14586-B, LOT 2
ASSESSOR'S MAP 29, PARCEL 15
#47 HULBERT AVENUE

6' WIDE FOOTPATH EASEMENT LINE TABLE

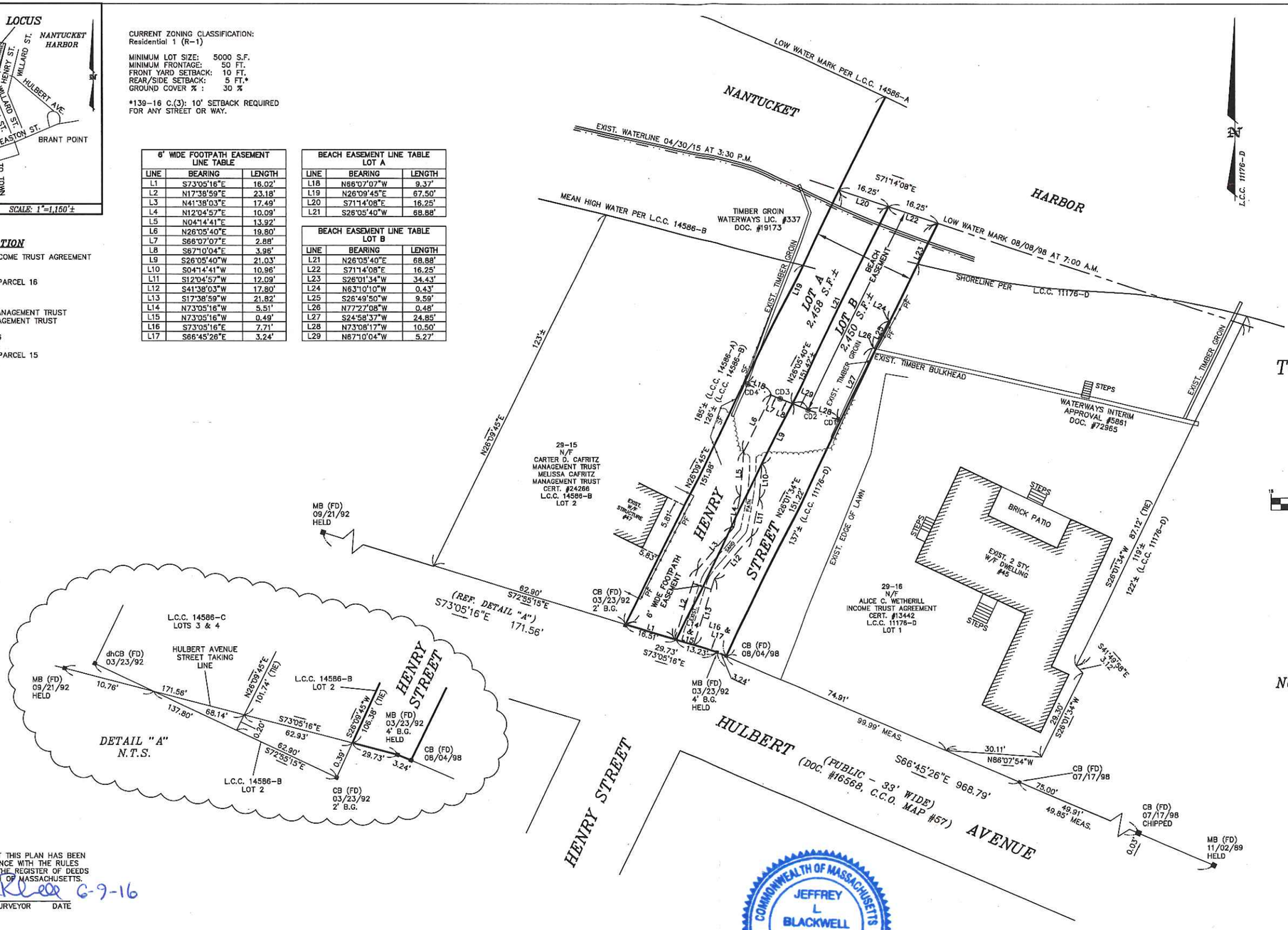
LINE	BEARING	LENGTH
L1	S73°05'16"E	16.02'
L2	N17°38'59"E	23.18'
L3	N41°38'03"E	17.49'
L4	N12°04'57"E	10.09'
L5	N04°14'41"E	13.92'
L6	N26°05'40"E	19.80'
L7	S66°07'07"E	2.88'
L8	S67°10'04"E	3.98'
L9	S26°05'40"W	21.03'
L10	S04°14'41"W	10.86'
L11	S12°04'57"W	12.09'
L12	S41°38'03"W	17.80'
L13	S17°38'59"W	21.82'
L14	N73°05'16"W	5.51'
L15	N73°05'16"W	0.49'
L16	S73°05'16"E	7.71'
L17	S66°45'26"E	3.24'

BEACH EASEMENT LINE TABLE LOT A

LINE	BEARING	LENGTH
L18	N86°07'07"W	9.37'
L19	N26°09'45"E	67.50'
L20	S71°14'08"E	16.25'
L21	S26°05'40"W	68.88'

BEACH EASEMENT LINE TABLE LOT B

LINE	BEARING	LENGTH
L21	N26°05'40"E	68.88'
L22	S71°14'08"E	16.25'
L23	S26°01'34"W	34.43'
L24	N63°10'10"W	0.43'
L25	S26°49'50"W	9.59'
L26	N77°27'08"W	0.48'
L27	S24°58'37"W	24.85'
L28	N73°08'17"W	10.50'
L29	N87°10'04"W	5.27'



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 6-9-16

NOTE:

PARCEL(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.

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

LEGEND

CB (FD) ■ DENOTES CONCRETE BOUND FOUND
MB (FD) ■ DENOTES MARBLE BOUND WITH CROSS CUT FOUND
B.G. DENOTES BELOW GRADE
MEAS. DENOTES MEASURED DISTANCE BETWEEN RECORD MONUMENTS
CD4 CD3 DENOTES APPROVED COASTAL DUNK/COASTAL BEACH BOUNDARY

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

NOTE:

LOT A IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT A IS TO BE CONVEYED TO AND COMBINED WITH LAND OF CARTER D. CAFRITZ MANAGEMENT TRUST AND MELISSA CAFRITZ MANAGEMENT TRUST, ASSESSOR'S MAP 29, PARCEL 15.

LOT B IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT B IS TO BE CONVEYED TO AND COMBINED WITH LAND OF ALICE C. WETHERILL INCOME TRUST AGREEMENT, ASSESSOR'S MAP 29, PARCEL 16.

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

TAKING AND DISPOSITION Plan of Land in Nantucket, MA Prepared for TOWN OF NANTUCKET

Scale: 1"= 15' JUNE 07, 2016

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

GRAPHIC SCALE
15 0 8 15 30 60
(IN FEET)
1 inch = 15 ft.

Nantucket Board of Selectmen
Being a majority-

Jim Kelly, Chairman
Dawn Hill Holdgate, Vice Chairman
Rick Atherton
Bob DeCosta
Matt Fee
DATE SIGNED:

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Barry Rector, Chairman
Linda Williams, Vice Chairman
Nathaniel Lowell
Joseph Marcklinger
John Trudel III
DATE SIGNED FILE #

T:\JEFF 26 JOB 119
V:\DRAWFILES\B7871\TAKING AND DISPOSITION 2016.dwg 6/7/2016 12:56:05 PM EDT

B7871

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13, 2016

1A Crows Nest Way
Assessors Map #**12** Parcel #**24**

Applicant	**Owner**
J. Graham Goldsmith Architects	**SAME**

The applicant is proposing to construct a 764 square foot secondary dwelling. The proposed secondary dwelling will be located on the southwest side of the site, which has approximately 48,332 square feet of lot area and is zoned LUG-1. There is a proposed 2,010 square foot new primary dwelling and 440 square foot garage also proposed on the lot.

The dwelling will be accessed by a shell driveway off Crows Nest Way, which is a private dirt road. The site will contain a total of five (5) exterior parking spaces and one (1) interior parking space within existing proposed garage. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application 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.

RECEIVED
JUN 06 2016
By CLK 2662

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 6 JUNE 2016 Fee Amount: $100.-

Applicant: BEACH NUT LLC

Mailing address: 7 KILBURN ST, BURLINGTON, VT 05401

Daytime phone number: 802 862 4053 Fax: 802 864 8267

E-mail Address: mbellerjeau@jggarchitects.com

Owner (if other than applicant): J. GRAHAM GOLDSMITH ARCHITECTS

Mailing address: 7 KILBURN ST. BURLINGTON, VT 05401

Signature of Property Owner(s) _____

Location of proposed secondary(2ND) dwelling:

Street Address: 1A CROWS NEST WAY

Assessors Tax Map #: 12 Parcel #: 24

Size of Parcel: 48,332 SF Zoning District: LUG-1

Secondary Dwelling # of Bedrooms: 2

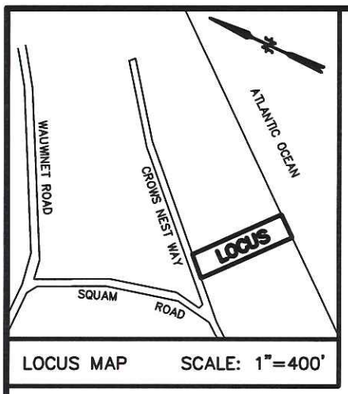
Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 4

Number of Parking Spaces provided: 5 (PLUS ONE IN GARAGE)

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

SMALL TWO BEDROOM GUEST COTTAGE; 1 1/2 STORY WITH KITCHEN / LIVING ON 2ND FLOOR; UNFINISHED BASEMENT; 2 BEDROOMS + 2 BATHS ON FIRST FLOOR.



LOCUS MAP SCALE: 1"=400'

MERIDIAN L.C.P.15961-D

"ATLANTIC OCEAN"
MEAN HIGH WATER LINE 118'±

SEE DEP FILE NO. SE48-2502

CD1 CD2 CD3 CD4 CD5 CD6 CD7
LIMIT OF COASTAL DUNE
118.61'
(TIE COURSE)

IRON BAR FND.

I.P. FND. (BENT)

EXISTING DWELLING TO BE RAZED

STEPS
DECK
F.F.=21.8±
DWELLING
G.C.=1,832±S.F.

N/F
FARGO & NINA THOMPSON, TRUSTEES
12-23
L.C. LOT 173

N/F
RETSOF CORPORATION
12-26

36.3'±
16.4'±
412'±
SPA 6'x6'
POOL 14'x32'
SHOWER
OHW
UP 3-3
12'±
MAIN HOUSE G.C.=2,010± S.F.
STEPS
STEPS
SHED G.C. EXEMPT
EXISTING WELL

L.C. LOT 174
AREA=48,332± S.F.

403'±
(304.89' TO TIE COURSE)

WELL
12'±

GUEST HOUSE Second Dwelling
G.C.=764± S.F.

(1) SPACE IN GARAGE 9'x20'
GARAGE
(5) PARKING SPACES 9'x20' TYP.
12'±
SHELL DRIVE
10'
89'±
DRIVE
LEVEL
OHW
(283.15' TO TIE COURSE)

BVW10
BVW11
BVW12
BVW13
LIMIT OF BORDERING VEGETATED WETLAND SE48-2502

UP
OHW

I.P. FND.
29.05'
TELE
CABLE

IRON BAR FND.
118.84'
(14'± GRAVEL)
(16'± CLEARED)

CROWS NEST WAY

NOTES:

1.a. DEP "SHARED SYSTEM" L.C.DOC #142011.
b. SEE SHARED SYSTEM EASEMENT L.C.DOC #134413 (L.C. LOT 173).
2. SEE ORDER OF CONDITIONS SE48-2502 ISSUED 1/9/13. L.C. DOC #144888
3. SEE NHESP FILE NO. 12-31562
a. WPA "WILL NOT ADVERSELY AFFECT"
b. MESA "NO TAKE."
4. WETLANDS AS DELINEATED BY HAINES HYDROGEOLOGIC CONSULTING ON 11/28/12.
5. SEE GRANT OF EASEMENT TO
a. COMCAST OF MASSACHUSETTS, I, INC. L.C. DOC. #124500.
b. NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY L.C. DOC. #15678.
6. PROPERTY REZONED R-1 TO LUG-1 ATM 2012.

LEGEND:

CD1	COASTAL DUNE FLAG
BVW	BORDERING VEGETATED WETLAND

CURRENT ZONING: LUG-1
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100'
FRONTYARD SETBACK: 35'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 3.8%±
PROPOSED G.C.R.: 6.6%±

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.

N.B. 386/67

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR
6/6/16

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

SECONDARY (2ND) DWELLING PERMIT PLOT PLAN
#1A CROWS NEST WAY
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 6/06/16

DEED REFERENCE: L.C. CERT. #25245
PLAN REFERENCE: L.C. PLAN #15961-36

ASSESSOR'S REFERENCE:
MAP: 12 PARCEL: 24

PREPARED FOR:
BEACH NUT LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10498

i:\JOBS 9632-10999\10000's\10400's\10490's\10498\AUTOCAD\N10498 2ND DWELLING_6-3-16.dwg, 2ND DWELLING

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13, 2016

14 Mary Ann Drive
Assessors Map #**68** Parcel #**444**

Applicant	**Owner**
Harold F. Williams III	**SAME**

The applicant is proposing to construct a 728 square foot secondary dwelling. The proposed secondary dwelling will be located on the southeast side of the site, which has approximately 6,480 square feet of lot area and is zoned R-5.

The dwelling will be accessed by two shared driveways separated by a five (5) foot walkway off Mary Ann Drive, which is a private paved road. The site will contain a total of four (4) exterior parking spaces. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application with the following conditions:

(1) That a revised site plan indicating the required apron, driveway widths and proposed square footage of the secondary and tertiary dwellings;
(2) That an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of twenty (2) feet each side, excluding corner rounding which may have a maximum radius of two (2) feet, provided the driveways are separated by at least a five (5) feet of landscaping or walkway, pursuant to Nantucket Zoning Bylaw Section 139-20.1(B)(2)(f)[2];
(3) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(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; and
(5) 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.

CHK 9605
6-6-16 AI

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: JUNE 6, 2016 **Fee Amount:** 100.00

Applicant: HAROLD F. WILLIAMS III

Mailing address: 14 MARY ANN DRIVE

Daytime phone number: 508-332-2266 **Fax:** _____

E-mail Address: ackfaa@gmail.com

Owner (if other than applicant): AGENT - ALISHA RANNEY 508 325-3689

Mailing address: _____

Signature of Property Owner(s) Harold F Williams III

Location of proposed secondary(2ND) dwelling:

Street Address: 14 MARY ANN DRIVE

Assessors Tax Map #: 68 **Parcel #:** 444

Size of Parcel: 6480 sq. ft. **Zoning District:** R5

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 3

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

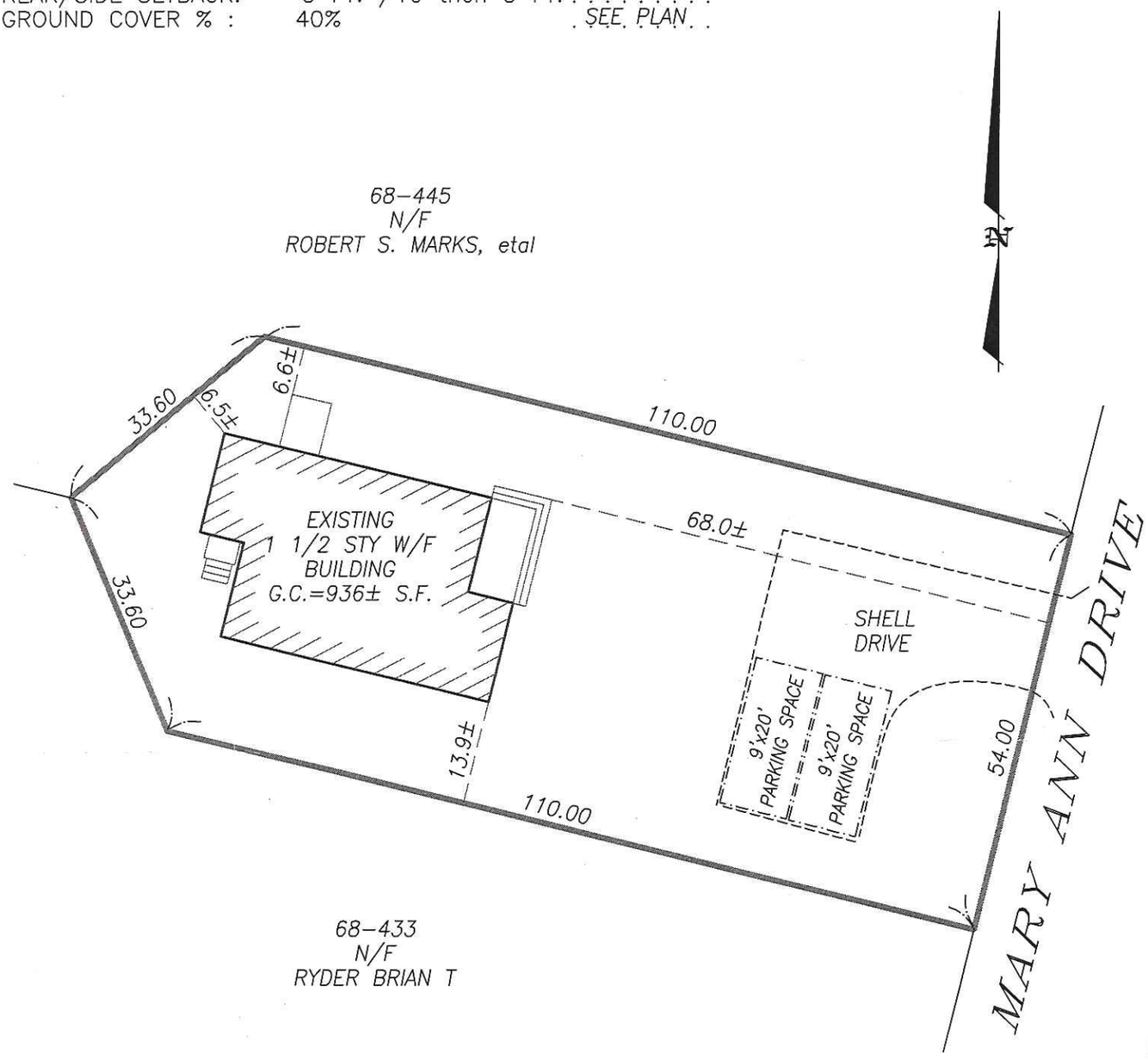
Number of Parking Spaces provided: 4

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

PRIMARY = 936 ft² SECONDARY = 728 ft² (HCB)

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	93,078± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT. /10 then 5 FT.	SEE PLAN
GROUND COVER % :	40%	SEE PLAN



BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: JUNE 6, 2016

I CERTIFY, AS OF : 6/6/2016 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND 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 ASSESSOR RECORDS.

Owner: HAROLD F. WILLIAMS, III

Deed: CERT. 24783 Plan: L.C. 16514-29; LOT 565

Locus: 14 MARY ANN LANE

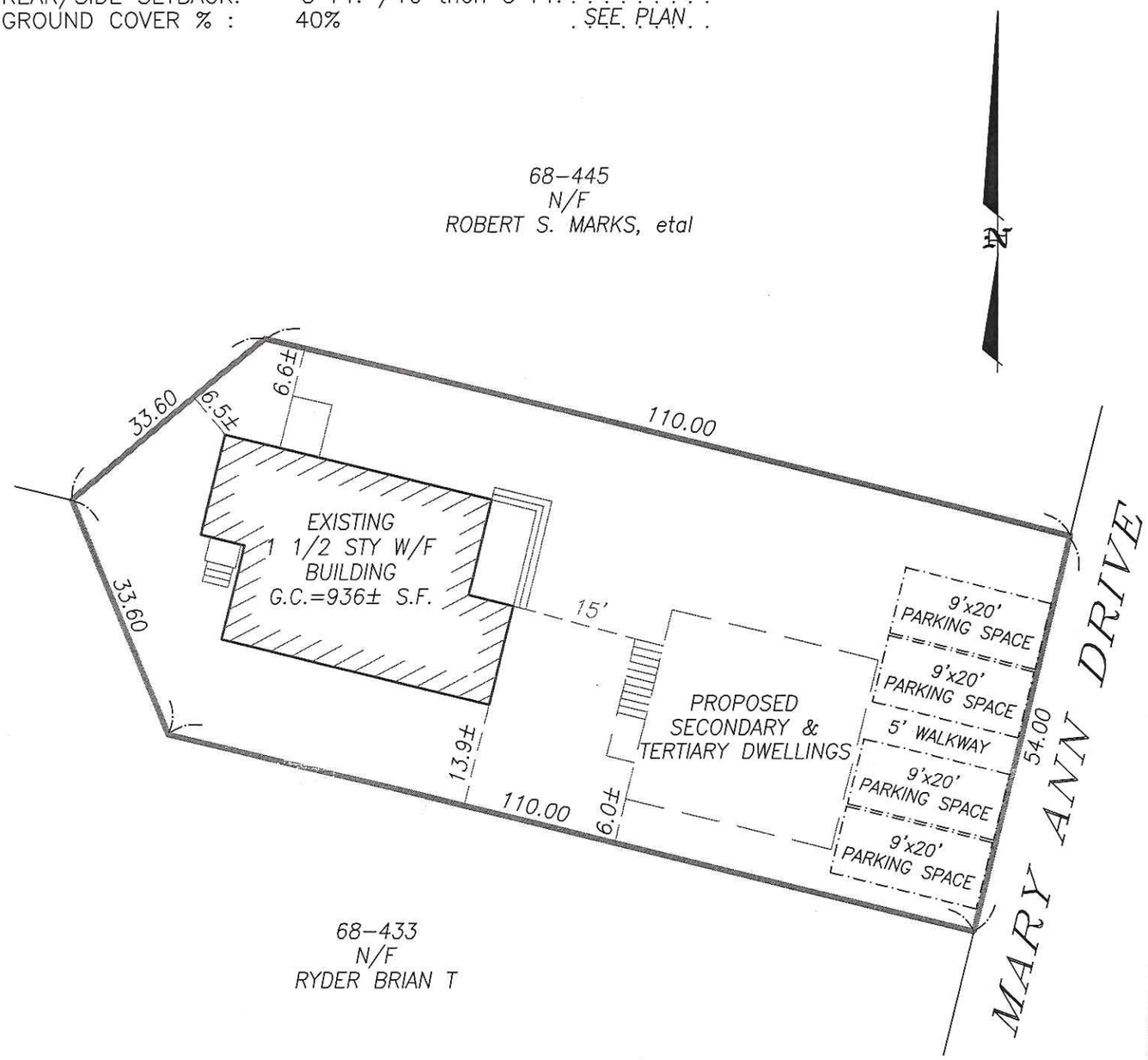
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ASSESSOR MAP: . . . 68 . . , PARCEL: . . 444 . . .

K-419

CURRENT ZONING CLASSIFICATION:
Residential 5 (R–5)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	93,078± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT. /10 then 5 FT.	SEE PLAN
GROUND COVER % :	40%	SEE PLAN



I CERTIFY, AS OF : 6/6/2016 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

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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 ASSESSOR RECORDS.

ASSESSOR MAP: . . . 68 . . , PARCEL: . . 444 . . .

PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: JUNE 6, 2016

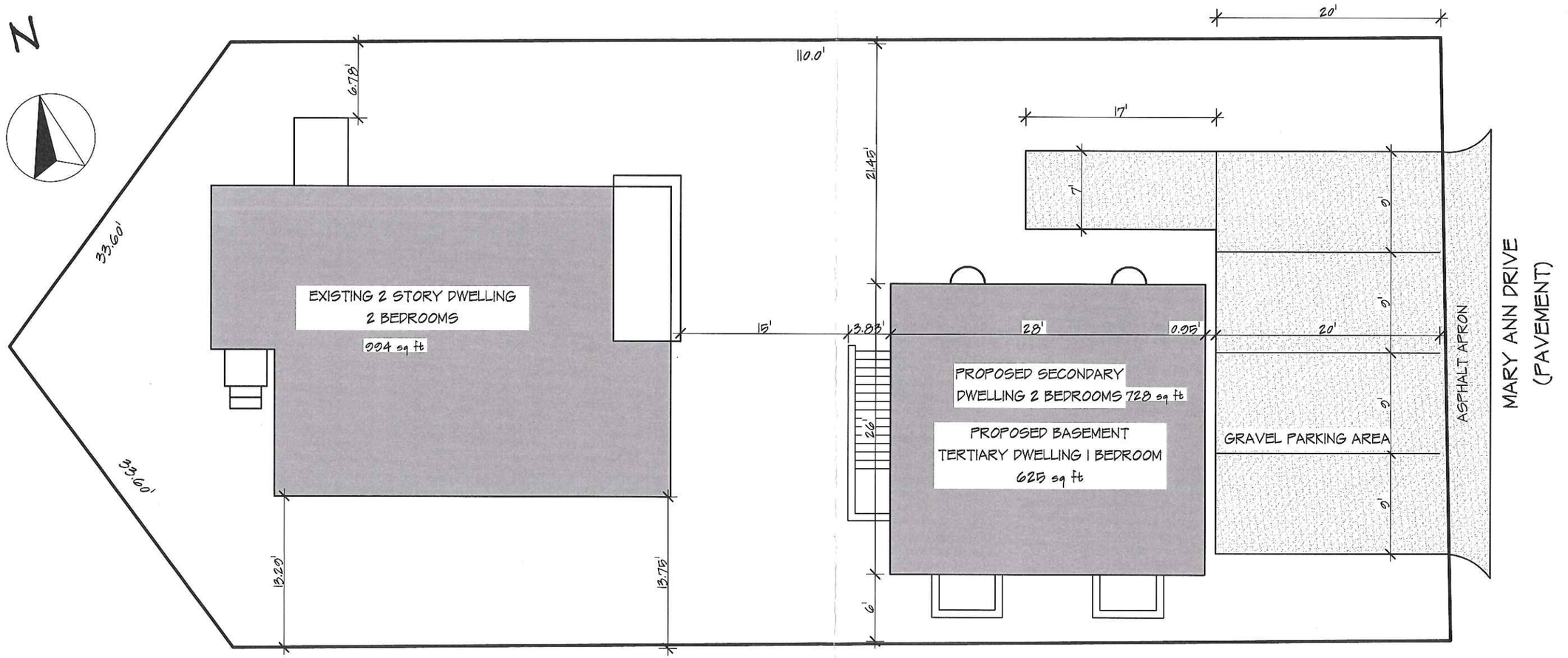
Owner: . . . . HAROLD F. WILLIAMS, III . . . . . .

Deed: . CERT. 24783 . . Plan: L.C. 16514–29; LOT 565

Locus: . . . . . 14 MARY ANN LANE . . . . . .

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

K–419



1 PLANNING BOARD SITE PLAN

SCALE: 1" = 10'

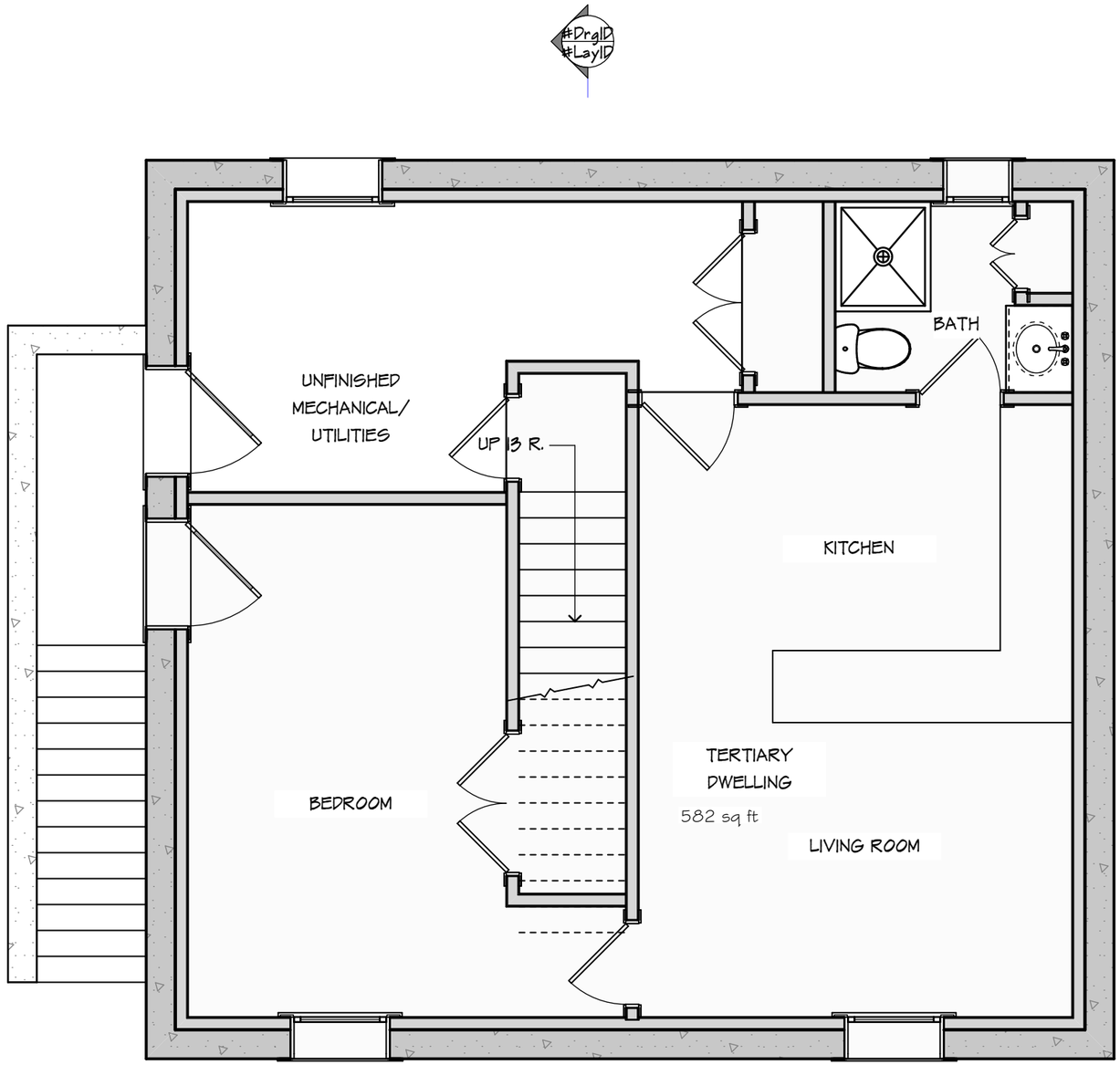
PLANNING BOARD SITE PLAN

OPTION A

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma 02554
Map: 68
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/5/16

11 X 17



1 BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

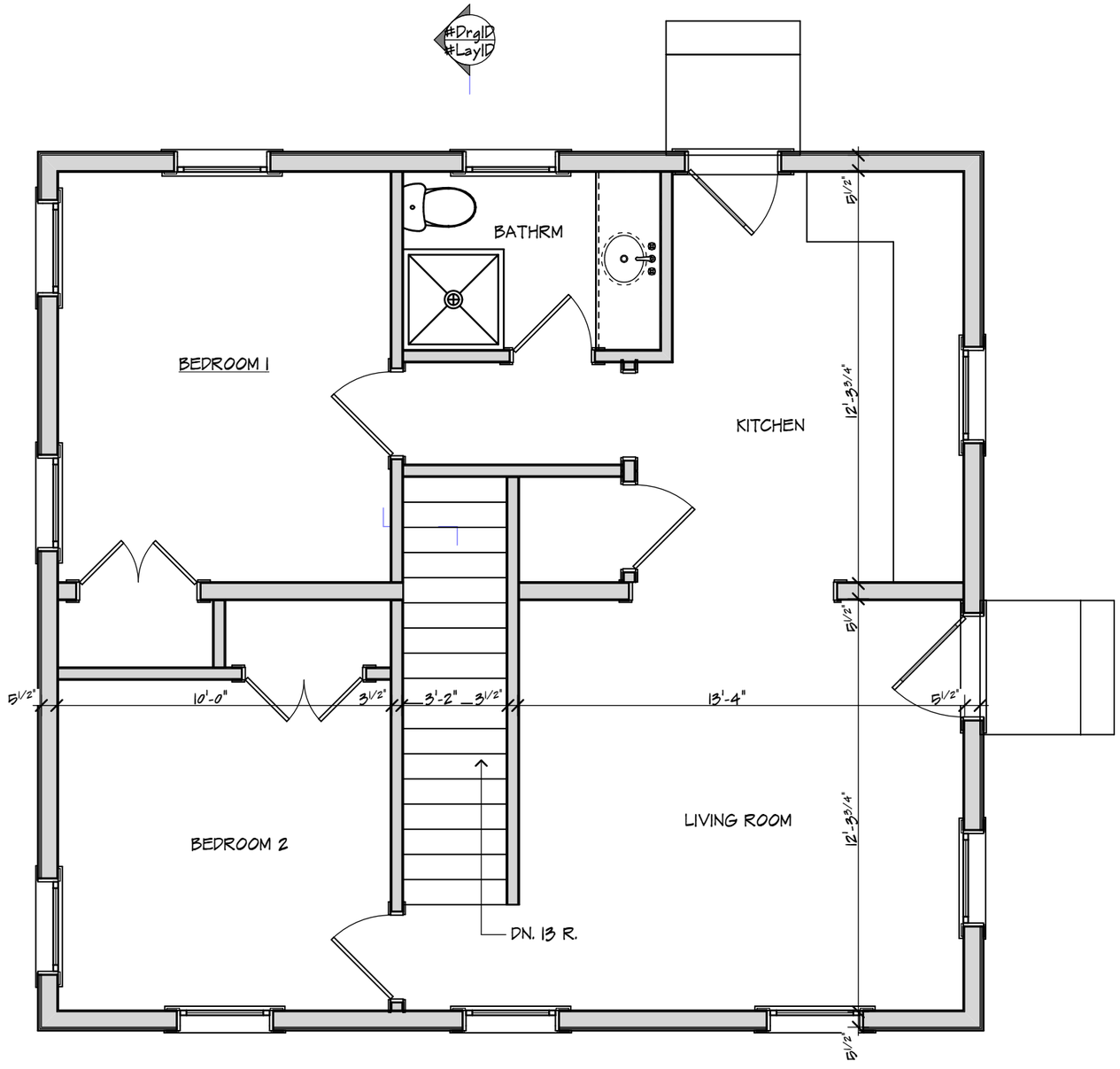
BASEMENT FLOOR PLAN

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma
02554
Map: 68
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/10/2016

02
7 of 8

11 X 17



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma
02554
Map: 68
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/10/2016

03
8 of 8

11 X 17

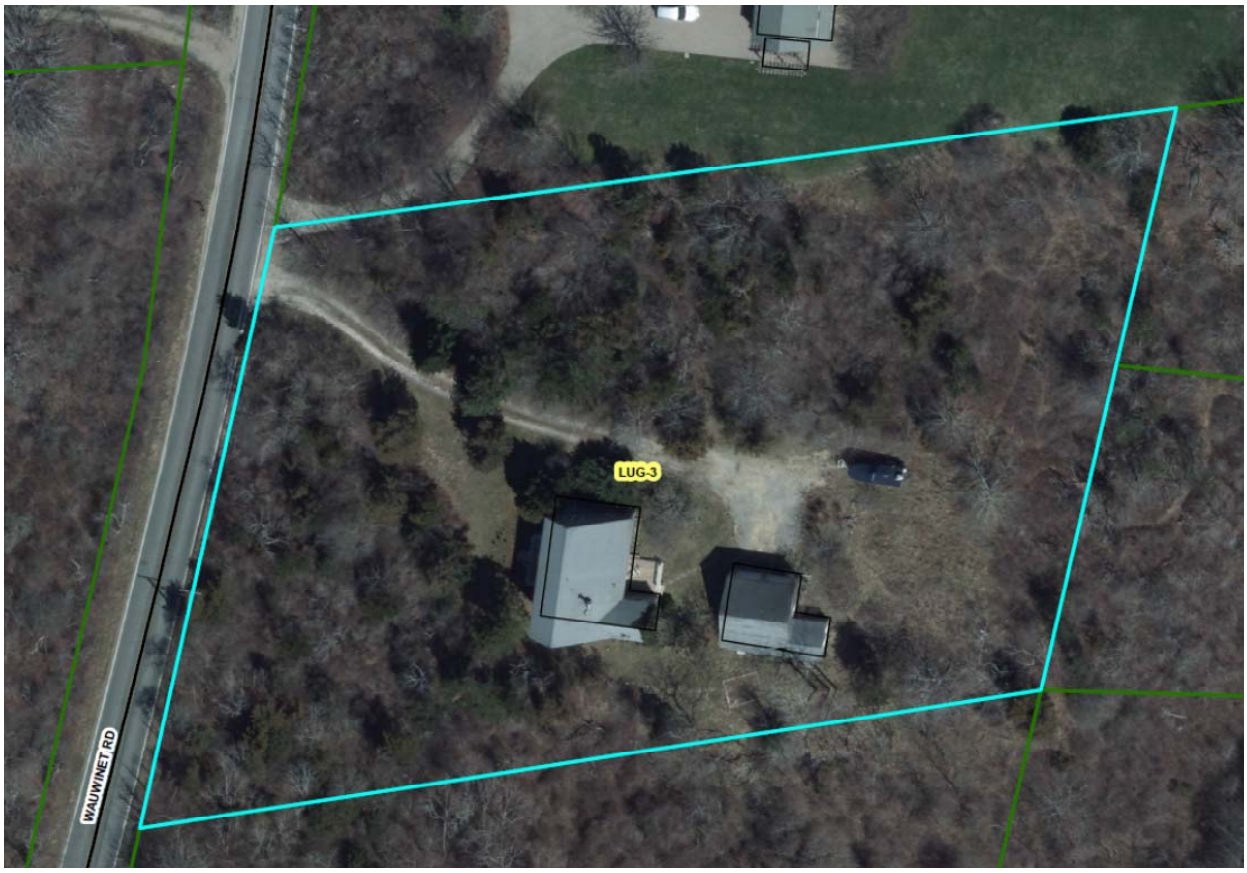
Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13, 2016

48 Wauwinet Road
Assessors Map #**14** Parcel #**27**

Applicant	**Owner**
Mac Davis	**SAME**



The applicant is proposing to convert an existing 643 square foot garage into a garage apartment as the secondary dwelling on the lot. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 66,540 square feet of lot area and is zoned LUG-3. Please note, this lot was created in 1971, prior to the Zoning Bylaw. There is an existing 1,332 square foot primary dwelling located on the lot.

The dwelling will be accessed by a shared dirt driveway with an existing block apron off Wauwinet Road, which is a public paved road. The site will contain proposed total of one (1) exterior parking space and two (2) interior parking spaces within the existing garage. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application 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.

PLANNING OFFICE
JUN 03 2016
RECEIVED CHC # 8155

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 6/6/16 Fee Amount: $100.-

Applicant: Mac Davis

Mailing address: 45 Wauwinet Rd.

Daytime phone number: 508 901-0245 Fax: _____

E-mail Address: macdavisflooring@yahoo.com

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) Mac Davis

Location of proposed secondary(2ND) dwelling:

Street Address: 45 Wauwinet Rd.

Assessors Tax Map #: 14 Parcel #: 27

Size of Parcel: 66,540± ** Zoning District: WG3 HEB

** lot created 1/18/1971

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 3 ✓

Number of Parking Spaces provided: 3+

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

Renovate existing 2 car garage into garage apartment with 1 bedroom, 1 bath, + kitchen on 2nd Floor. 2 car garage space to remain on 1st Floor. Driveway material exists as gravel, Driveway apron exists primary Dwelling is 1332± sq Ft. garage apt 643± (due to partial demo of 144 sq ft.)

RECEIVED
JUN 03 2016
By

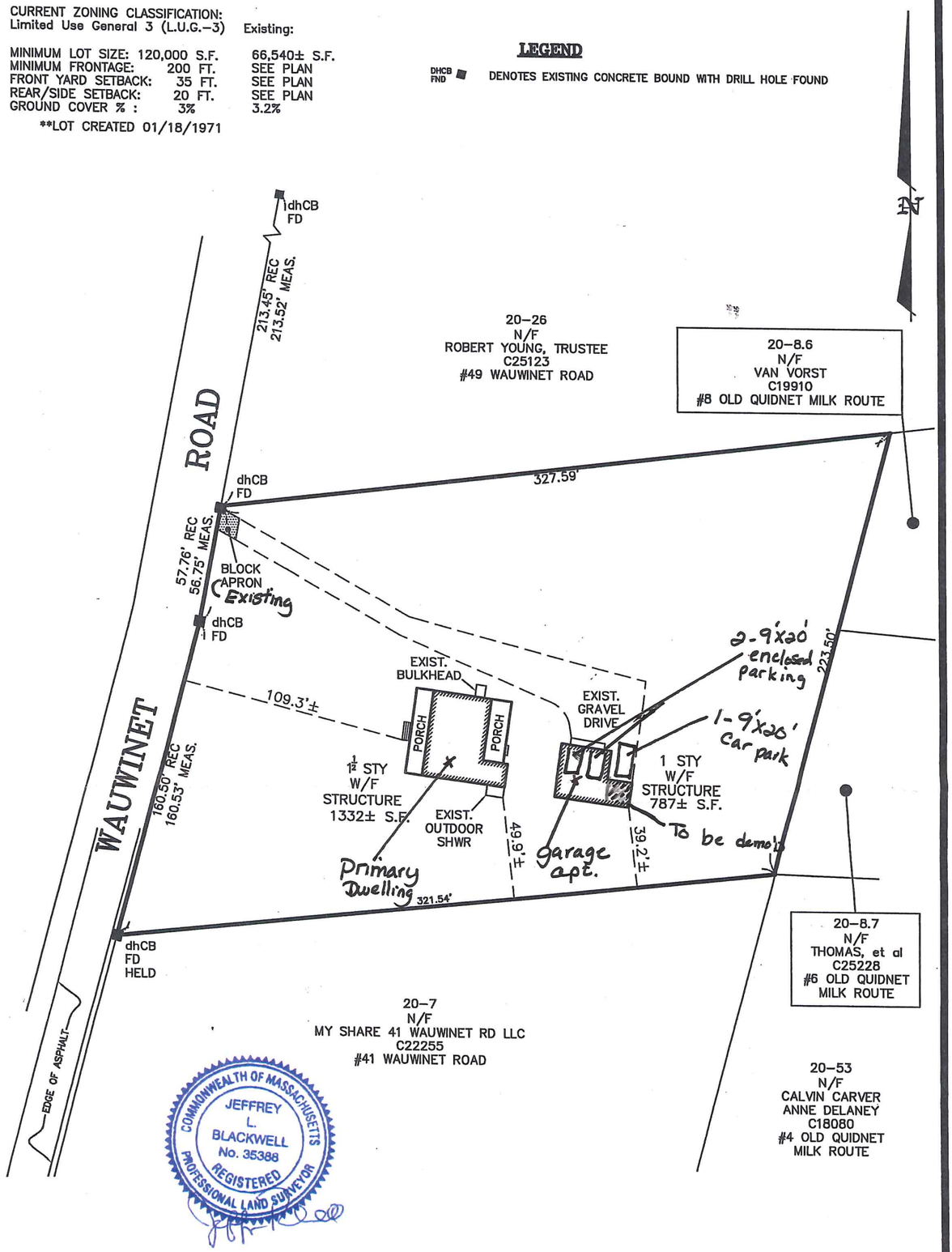
CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	66,540± S.F.
MINIMUM FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	3.2%

**LOT CREATED 01/18/1971

LEGEND

DHCB FND ■ DENOTES EXISTING CONCRETE BOUND WITH DRILL HOLE FOUND



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

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND 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 ASSESSOR RECORDS.

ASSESSOR MAP: 14 , PARCEL: 27

T:\KEN 26 JOB 51
V:\DRAWFILES\B8276\BLP.dwg 5/24/2016 12:15:09 PM EDT

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MA

SCALE: 1"= 60' DATE: MAY 23, 2016

Owner: MAC DAVIS

Cert: 24833 Plan: 6283-K; LOT 17

Locus: 45 WAUWINET ROAD

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

B8276

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13, 2016

97 Low Beach Road
Assessors Map #**75** Parcel #**31.2**

Applicant	**Owner**
Emeritus	Eric & Lori Dannheim

The applicant is proposing to construct a 1,120 square foot secondary dwelling. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 143,794 square feet of lot area and is zoned LUG-3. There is a permitted 2,852 square foot primary dwelling currently under construction.

The dwelling will be accessed by a shared shell driveway off Low Beach Road, which is a private dirt road. The site will contain a total of six (6) parking spaces; four (4) exterior parking spaces, one (1) interior parking space within a proposed garage, and one (1) compact parking space. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application 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.

2016 JUN -1 PM 3:53

RECEIVED
JUN 01 2016
By J.H.

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 05/31/16 **Fee Amount:** $100

Applicant: Emeritus

Mailing address: 8 Williams Lane

Daytime phone number: 508-325-4995 **Fax:** _____

E-mail Address: john@emeritusdevelopment.com

Owner (if other than applicant): Eric & Lori Dannheim

Mailing address: 97 Low Beach Road

Signature of Property Owner(s) _____

Location of proposed secondary(2ND) dwelling:

Street Address: 97 Low Beach Road

Assessors Tax Map #: 75 **Parcel #:** 31.2

Size of Parcel: 143,794 SF +/- **Zoning District:** LUG-3

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 4 ✓

Number of Parking Spaces provided: 6

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

Two story dwelling with two bedrooms, two bathrooms, kitchen, living, and gym.

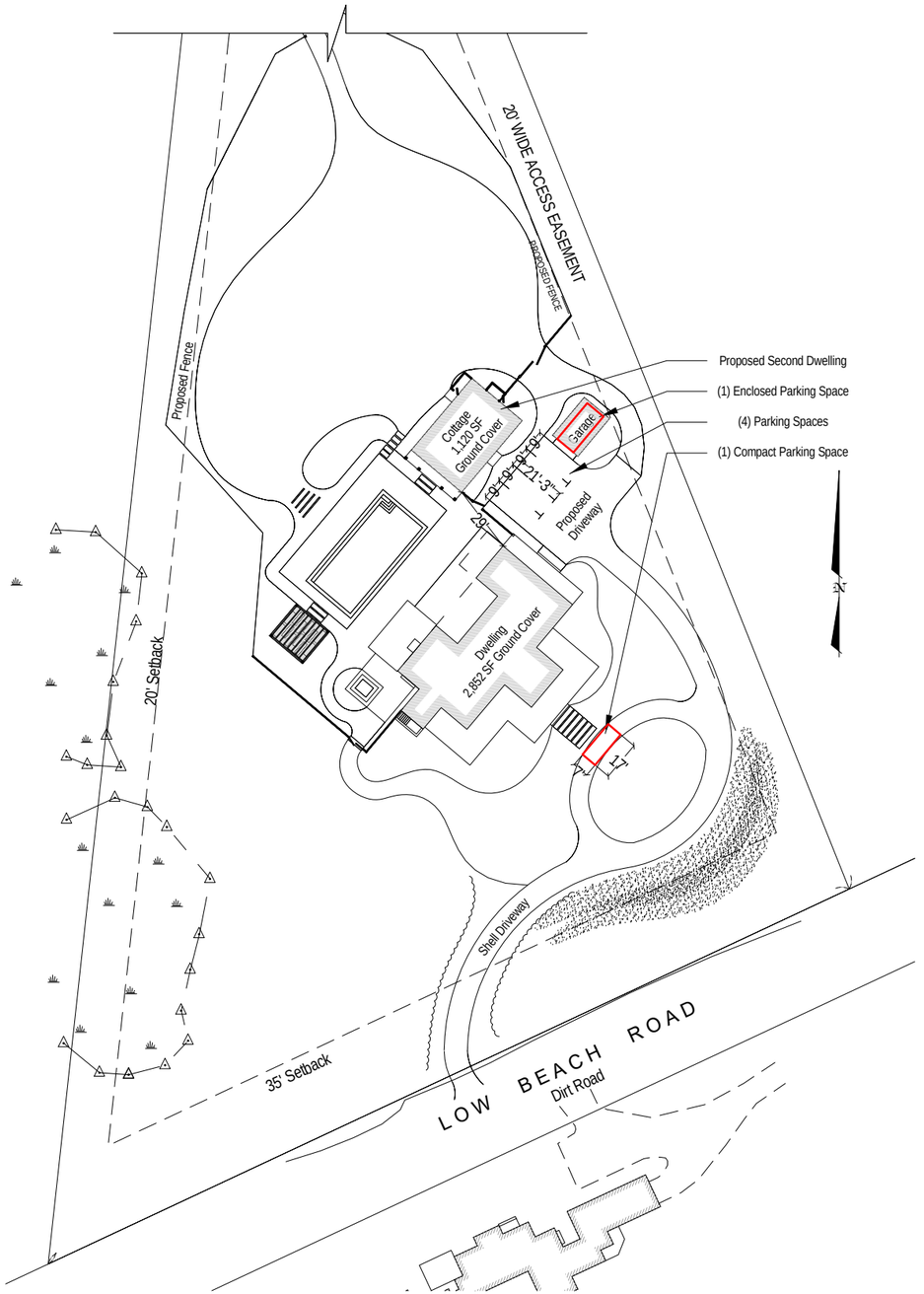
PRIMARY = 2852 ☐ GC

SECONDARY = 1120 ☐ GC

HGB

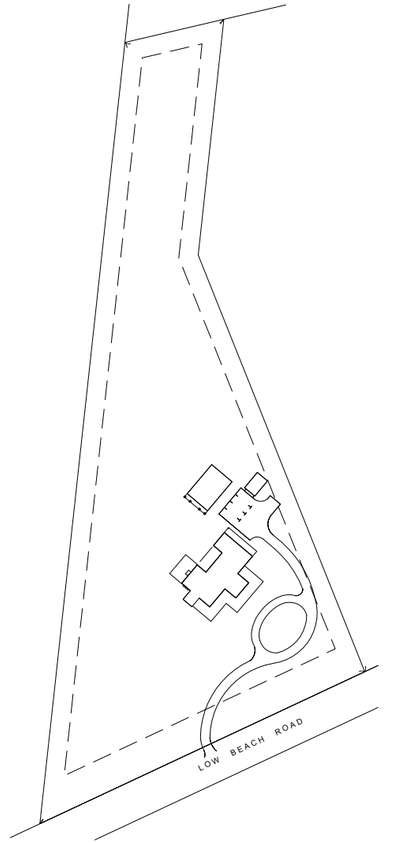
Dannheim 2nd Dwelling

97 Low Beach Road
Nantucket, MA 02554



Site Plan

1/64" = 1'-0"



Overall Site Plan

1" = 160'-0"

G.1.1

Dannheim 2nd Dwelling
97 Low Beach Road
Nantucket, Ma. 02554

Zoning Information

Map & Parcel	75 / 31.2	Min. Lot Size	120,000 sq. ft.*
Current Zoning	LUG-3	Lot Size	143,748 sq. ft. +/-
Minimum Frontage	200 ft.	Allowable G.C.	3% or 4,312 sq. ft. +/-
Front Setback	35 ft.	Proposed G.C.	1,120 sq. ft. +/-
Side Setback	20 ft.	Total G.C.	4,212 sq. ft. +/-
Rear Setback	20 ft.		

2nd Dwelling Application
Cover Page
05/31/16

emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusdevelopment.com

Holly Backus

From: John [John@emeritusdevelopment.com]
Sent: Thursday, June 02, 2016 11:05 AM
To: Holly Backus; Catherine Ancero
Subject: RE: 97 Low Beach_2nd Dwelling Application

Categories: Planning Board Matters

The ground cover listed on the building permit as 2,852 SF is the correct square footage. I used the landscape architects cad file when I calculated the ground cover for this submission and I did not realize she was using an old footprint. I can print off a corrected copy if you need me to.

Thanks,
John

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Thursday, June 02, 2016 10:57 AM
To: Catherine Ancero <CAncero@nantucket-ma.gov>; John <John@emeritusdevelopment.com>
Subject: RE: 97 Low Beach_2nd Dwelling Application

Hi John,

I am reviewing this second dwelling application and have a quick question:
The site plan indicates the primary structure with 2,704 square feet of ground cover, yet the approved building permit indicates 2,852 square feet. Could you confirm the correct ground cover square footage for the primary?

Thanks!!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Catherine Ancero
Sent: Thursday, June 02, 2016 8:18 AM
To: 'John'
Cc: Holly Backus
Subject: RE: 97 Low Beach_2nd Dwelling Application

Morning John-
Thank you! Also I have noticed that when second dwelling applications are submitted from your office that there is always an additional check for $50. The filing fee for second dwelling application is $100 only. The $50 is for a re-inspection fee only. Should you have any questions please call or email.

Thank you,

Catherine Ancero,
Administrative Specialist
Planning Board
Town of Nantucket

Planning and Land Use Services (PLUS)
Planning Board Office
2 Fairgrounds Road
Nantucket, MA 02554

Telephone#: 508.325.7587 (PLUS) Ext. 7008
Facsimile#: 508.228.7298

Email: cancero@nantucket-ma.gov

Town website: http://www.nantucket-ma.gov

From: John [mailto:John@emeritusdevelopment.com]
Sent: Wednesday, June 01, 2016 4:56 PM
To: Catherine Ancero
Subject: 97 Low Beach_2nd Dwelling Application

Hi Catherine,

Anton just dropped off a 2nd dwelling application for me and he said that I left off the driveway material. I actually drew the site plan twice because my program crashed just as I finished it the first time and apparently I forgot to add it back when I redrew everything. Sorry for any confusion. Attached should be the drawing with the driveway noted as shell. I have to drop off a building permit tomorrow so I will bring this revised copy with me.

Best,
John Hayford
Senior Project Manager

Emeritus
8 Williams Lane
Nantucket, MA 02554
P: 508.325.4995
www.emeritusdevelopment.com

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Please consider the environment before printing this email

COMMONWEALTH OF MASSACHUSETTS

MAP/PARCEL 75-31.2

TOWN OF NANTUCKET

BUILDING DEPARTMENT

Office of the Building Inspector

No. 472-16

Fee $6399.00

APRIL 5th 2016

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT ERIC & LORI DANNHEIM HAS

PERMISSION TO BUILD A 2 STORY 4 BEDROOM, 6 BATH 1DU; 2852 SQ' 1ST; 2852 SQ' 2ND

LOCATED ON 97 LOW BEACH RD PROVIDED

THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR 8th EDITION.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID SIX MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROGRESSING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND M.G.L. c142A

7 of 7

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

MD Bldg

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13, 2016

110 Tom Nevers Road
Assessors Map #**91** Parcel #**42**

Applicant	**Owner**
Raymond & Robin Callahan	**SAME**

The applicant is proposing to construct a 1014 square foot secondary dwelling. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 217,500 square feet of lot area and is zoned LUG-3.

The dwelling will be accessed by a shell shared driveway with a Belgium Block apron off Tom Nevers Road, which is a public paved road. The site will contain a total of four (4) exterior parking spaces. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application with the following conditions:

(1) That a revised site plan indicating the square footage of the proposed secondary dwelling is provided to staff prior to any approval letter;
(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.

RECEIVED
JUN 08 2016
By CHK# 2709

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 6/8/2016 **Fee Amount:** $100.00/ check #2709

Applicant: Raymond & Robin Callahan

Mailing address: 6948 SE Harbor Circle Stuart, FL 34996

Daytime phone number: 305-849-1472 **Fax:** _____

E-mail Address: robinack@hotmail.com

Owner (if other than applicant): Raymond & Robin Callahan

Mailing address: 6948 SE Harbor Circle Stuart, FL 34996

Signature of Property Owner(s) _____

Location of proposed secondary(2ND) dwelling:

Street Address: 110 Tom Nevers Road

Assessors Tax Map #: 91 **Parcel #:** 42

Size of Parcel: 217,500 +/-sf **Zoning District:** LUG-3

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 6

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 4 ✓

Number of Parking Spaces provided: 4

HEB

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

PRIMARY = 3,345 ☐ SECONDARY = 1014 ☐ (PER HDC APP.)

CERTIFICATE NO: 65351

DATE ISSUED: 2/23/16

V

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°: 91 PARCEL N°. 42

Street & Number of Proposed Work: 110 TOM NEVERS RD.

Owner of record: RAYMOND & ROBIN CALLAHAN

Mailing Address: 6948 SE HARBOR CIRCLE
STUART, FL 34996

Contact Phone #: 305-849-1472 E-mail: robinack@hotmail.com

AGENT INFORMATION (if applicable)

Name: S.M-ROETHKE DESIGN, INC.

Mailing Address: 19 OLD SOUTH RD.
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethke design.com.

FOR OFFICE USE ONLY CK#2468

Date application received: 1/25/16 Fee Paid: $382.80

Must be acted on by: 3/24/16

Extended to:

Approved: ✓ Disapproved:

Chairman: [signature]

Member: Doug Coombs

Member: [signature]

Member: Raymond Pohl

Member: [signature] 2/23/16

Notes - Comments - Restrictions - Conditions
- Due to neighborhood context; other ancillary structures over 26 feet in immediate area - size + location of existing structures; distance from road.

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: 30' Sq. Footage 1st floor: 1014 Decks/Patio: Size: 12x25 (2) ☒ 1st floor ☐ 2nd floor

Width: 36' Sq. footage 2nd floor: 900 Size: 11 x 18 (1) 8 x 16 (1) ☐ 1st floor ☒ 2nd floor X 2ND } BALCONY.

Sq. footage 3rd floor:

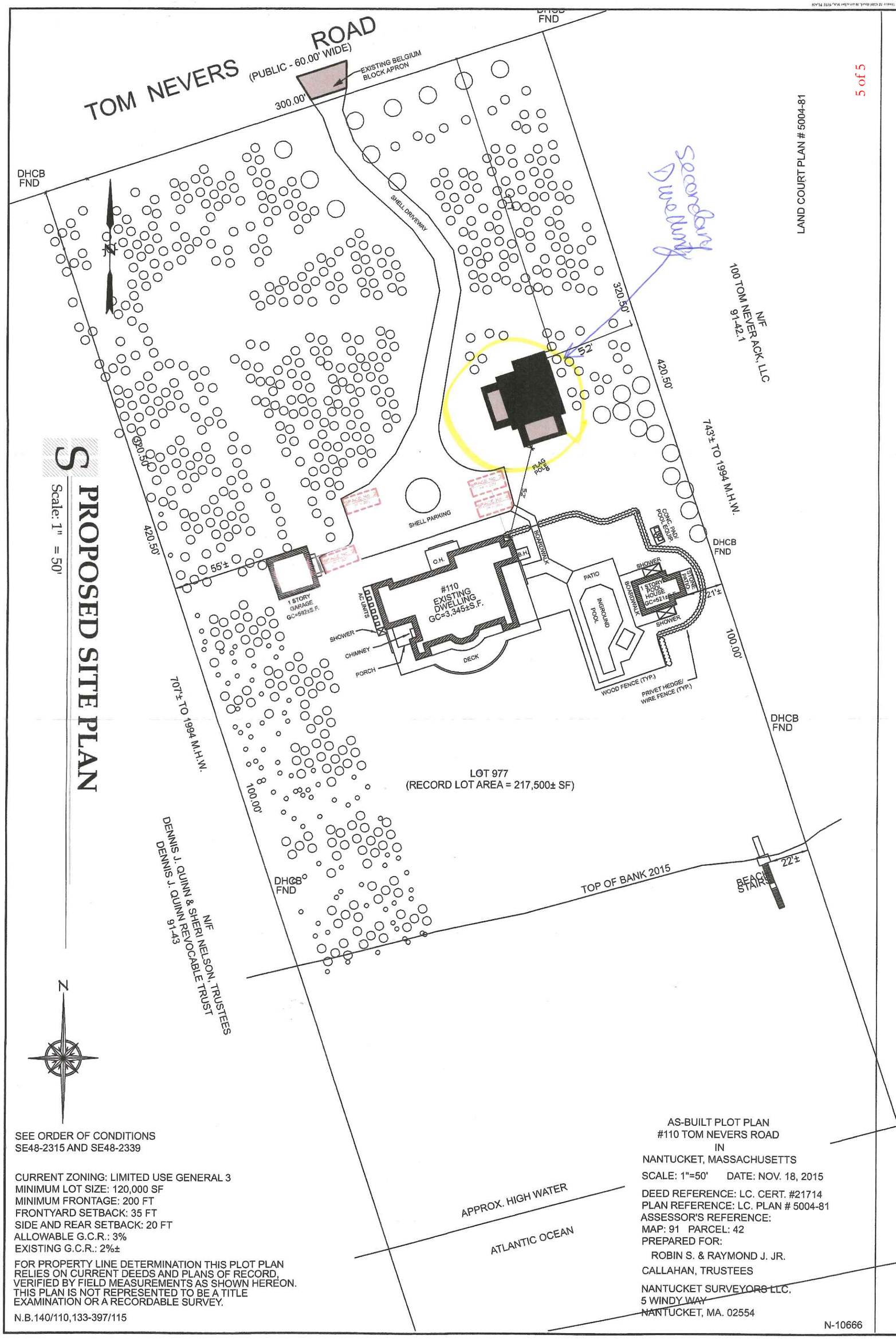
Difference between existing grade and proposed finish grade: North +/-12" South +/-12" East +/-12" West +/-12"

Height of ridge above final finish grade: North 26'-4" South 26'-4" East 26'-4" West 26'-4"

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:



S PROPOSED SITE PLAN

Scale: 1" = 50'

SEE ORDER OF CONDITIONS
SE48-2315 AND SE48-2339

CURRENT ZONING: LIMITED USE GENERAL 3
MINIMUM LOT SIZE: 120,000 SF
MINIMUM FRONTAGE: 200 FT
FRONTYARD SETBACK: 35 FT
SIDE AND REAR SETBACK: 20 FT
ALLOWABLE G.C.R.: 3%
EXISTING G.C.R.: 2%±

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.

N.B.140/110,133-397/115

AS-BUILT PLOT PLAN
#110 TOM NEVERS ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=50' DATE: NOV. 18, 2015

DEED REFERENCE: LC. CERT. #21714
PLAN REFERENCE: LC. PLAN # 5004-81
ASSESSOR'S REFERENCE:
MAP: 91 PARCEL: 42
PREPARED FOR:
ROBIN S. & RAYMOND J. JR.
CALLAHAN, TRUSTEES

NANTUCKET SURVEYORS LLC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-10666

SITE PLAN
5/24/16

A-0.2

STAMP:

REVISIONS:

SITE PLAN

Callahan Guest House
110 Tom Nevers Road
Nantucket, MA 02554

COPYRIGHT NOTICE

S.M. ROETHKE design, inc.
19 old south road
nantucket, ma 02554
t 508.228.2981 f
www.smroethkedesign.com

Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13, 2016

231 Madaket Road
Assessors Map #**38** Parcel #**10**

Applicant	**Owner**
Michael Haigley	**Louise Swift**

The applicant is proposing to convert an existing 672 square foot garage into a garage apartment as the secondary dwelling on the lot. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 151,630 square feet of lot area and is zoned LUG-1. There is an existing 2,112 square foot primary dwelling located on the lot.

The dwelling will be accessed by a shared dirt driveway easement with an existing Belgian Block apron off Madaket Road, which is a public paved road. The site will contain proposed total of two (2) exterior parking spaces and one (1) interior parking space within the existing garage for the garage apartment. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application 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.

RECEIVED
MAY 16 2016
By CHK# 444

2016 MAY 16 PM 3:31

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 5/16/16 Fee Amount: #100.00

Applicant: Michael Haigley

Mailing address: Box 563 Nantucket MA 02554

Daytime phone number: 508 364-7344 Fax: —

E-mail Address: michaelhaigleyack@gmail.com

Owner (if other than applicant): Louise Swift

Mailing address: 231 Madaket Rd.

Signature of Property Owner(s) Louise Swift

Location of proposed secondary(2ND) dwelling:

Street Address: 231 Madaket Rd.

Assessors Tax Map #: 38 Parcel #: 10

Size of Parcel: 151,630 ± SF Zoning District: ~~LUG-3~~ LUG-1 (HEB)

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (*See Chapter 139-18 of the Bylaw*): 3

Number of Parking Spaces provided: ~~2~~ 3 TOTAL

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

Proposed second Dwelling is existing. We are Requesting to add 1 Bath & 1 Kitchen.
New Septic System to accomadate this is being installed June 6 2016 —

021814

EASEMENT

I, GISA BOLTE, of Topsfield, Essex County, Massachusetts being the owner of Lot 626 Madaket Road as shown on Land Court Plan 3092-59 as evidenced by Certificate of Title No. 7791, Nantucket Registry District, and I, LINDSEY R. PERRY, of Topsfield, Essex County, Massachusetts being the owner of Lot 718 Madaket Road as shown on Land Court Plan 3092-75, as evidenced by Certificate of Title No. 8232, Nantucket Registry District, FOR VALID CONSIDERATION PAID, the receipt whereof is hereby acknowledged hereby grant to MARK V. LOMBARDI and DEBORAH A. LOMBARDI, the owners of Lot 625 Madaket Road as shown on Plan No. 3092-59 as evidenced by Certificate of Title No. 7957, Nantucket Registry District, and their successors in title to said Lot 625, a perpetual right and easement to cross and recross said Lots 626 and 718 by vehicle and by foot for access to and egress from Lot 625 and Madaket Road along the Easterly border of said Lots 626 and 718 in the area designated within the dotted lines as shown on Exhibit A annexed hereto and made a part hereof.

WITNESS our hands and seals this 28th day of November, 1979.

Gisa Bolte

Lindsey R. Perry

021812

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss: November 28, 1979

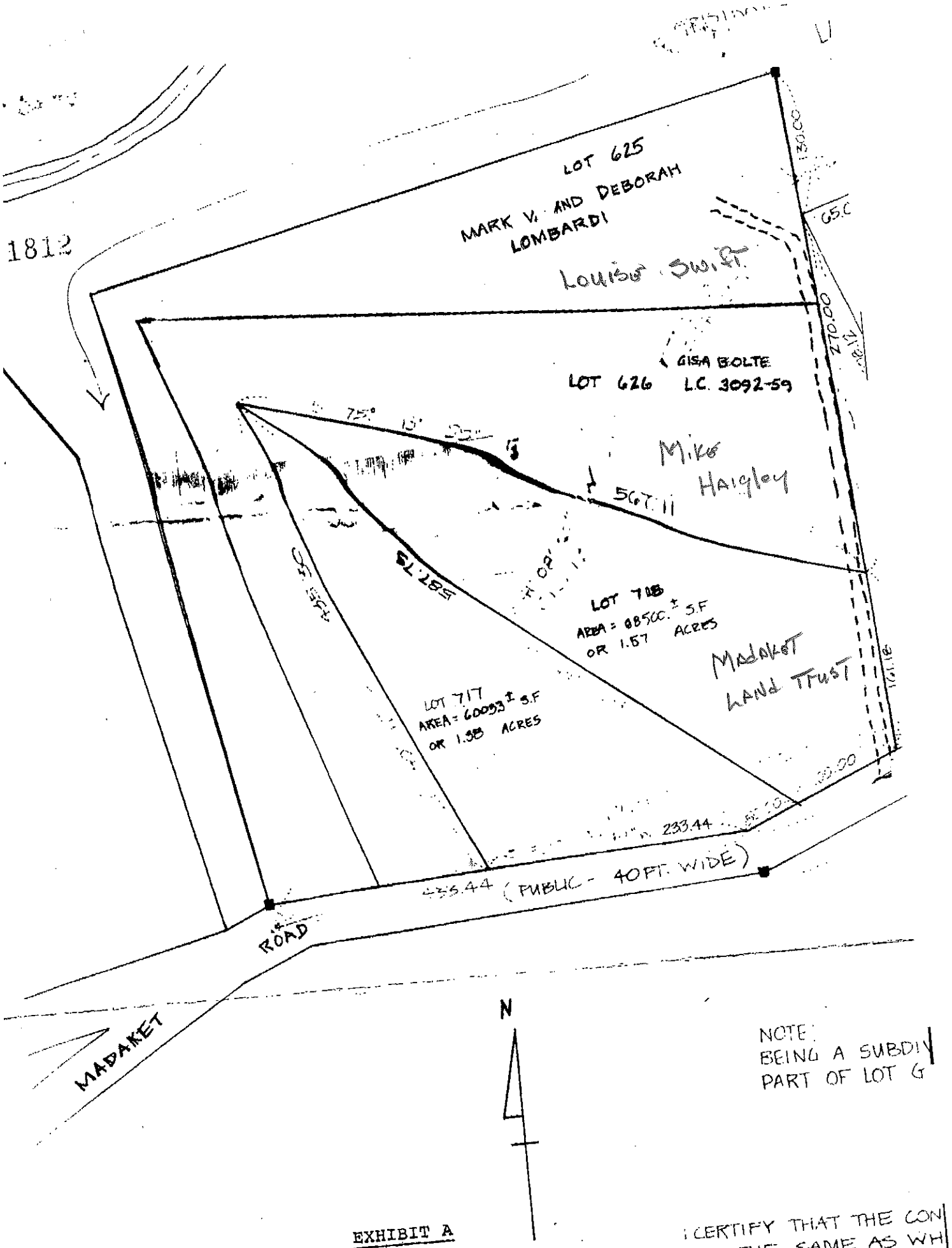
Then personally appeared the above-named Lindsey R. Perry and acknowledged the foregoing instrument to be his free act and deed, before me,

Theodore L. Tillotson, Notary Public

My Commission Expires:

November 26, 1982

Theodore L. Tillotson, Notary Public
My Commission Expires November 26, 1982


1812
LOT 625
MARK V. AND DEBORAH LOMBARDI
Louise Swift
GISA BOLTE
LOT 626 L.C. 3092-59
Mike Haigley
LOT 718
AREA = 88500.± S.F
OR 1.67 ACRES
Madaket Land Trust
LOT 717
AREA = 60093.± S.F
OR 1.38 ACRES
233.44
(PUBLIC - 40FT. WIDE)
ROAD
MADAKET
N
NOTE:
BEING A SUBDI
PART OF LOT G
EXHIBIT A
I CERTIFY THAT THE CON
ARE THE SAME AS WH

DOCUMENT No. 21812

Nantucket Registry District

DEC 6 1979

RECEIVED FOR REGISTRATION

_____ O'CLOCK _____ m. _____ M

EASEMENT

Theodore L. Tillotson, Esquire

LAW OFFICES OF

SHERBURNE, POWERS & NEEDHAM

ONE BEACON STREET

BOSTON, MASSACHUSETTS 02108

12/6 10:40

DOCUMENT No. 21812

Nantucket Registry District

DEC 6 1979

RECEIVED FOR REGISTRATION

10 O'CLOCK 40 m. A. M

NOTED ON CERTIFICATE NO. 7791

IN REGISTRATION BOOK 39 PAGE 191

NOTED ON CERTIFICATE NO. 8232

IN REGISTRATION BOOK 42 PAGE 32

NOTED ON CERTIFICATE NO. 7957

IN REGISTRATION BOOK 40 PAGE 157

Attest Jessie A. Barrett

Assistant Recorder

RECEIVED
MAY 16 2016
By

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND 780 CMR/6MGL c142A

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

Map 38 Parcel 11

BUILDING DEPARTMENT

No. 1316-04 Office of the Building Inspector FEE $ 92.00

NOV 19 20 04

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Wezi Swift HAS PERMISSION TO construct a one car garage 672sf with storage above 1145sf No Bath Room LOCATED ON 131 Madaket Road PROVIDED THAT

THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID 6 MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROCEEDING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

CERTIFICATE OF OCCUPANCY NO.

Robert W. Weidman

BUILDING INSPECTOR

Certificate No: OP-2016-0070 Building Permit No.: BP-2004-1220

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the GARAGE (Dwelling Type) located at

231 MADAKET RD (Address) in the TOWN OF NANTUCKET (Town/City Name)

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

Construct a one car garage 672sf with storage above; 414sf - No bath room - CO for permit 1316-04 M/P 38/10

This permit is granted in conformity with the Statutes and ordinances relating thereto.

Issued On: Tue Feb 16, 2016

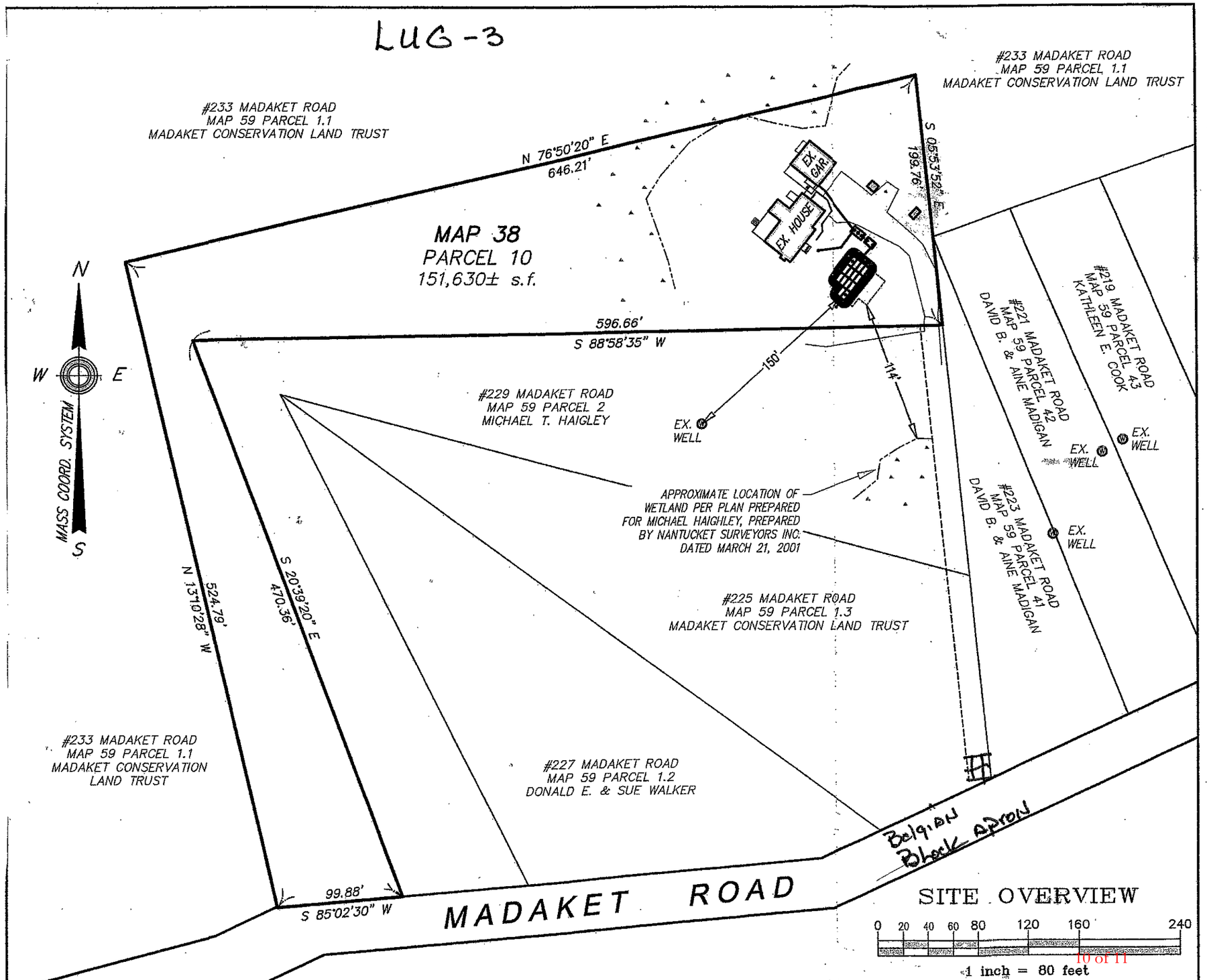
RTO Reith

780 CMR 6th Ed.

based on 10/15/09 inspection

GeoTMS® 2016 Des Lauriers Municipal Solutions, Inc.

LUG-3


#233 MADAKET ROAD
MAP 59 PARCEL 1.1
MADAKET CONSERVATION LAND TRUST
#233 MADAKET ROAD
MAP 59 PARCEL 1.1
MADAKET CONSERVATION LAND TRUST
N 76°50'20" E
646.21'
S 05°53'52" E
199.76'
EX. GAR.
EX. HOUSE
MAP 38
PARCEL 10
151,630± s.f.
596.66'
S 88°58'35" W
150'
114'
#229 MADAKET ROAD
MAP 59 PARCEL 2
MICHAEL T. HAIGLEY
EX. WELL
#219 MADAKET ROAD
MAP 59 PARCEL 43
KATHLEEN E. COOK
#221 MADAKET ROAD
MAP 59 PARCEL 42
DAVID B. & AINE MADIGAN
EX. WELL
EX. WELL
APPROXIMATE LOCATION OF
WETLAND PER PLAN PREPARED
FOR MICHAEL HAIGHLEY, PREPARED
BY NANTUCKET SURVEYORS INC.
DATED MARCH 21, 2001
#223 MADAKET ROAD
MAP 59 PARCEL 41
DAVID B. & AINE MADIGAN
EX. WELL
#225 MADAKET ROAD
MAP 59 PARCEL 1.3
MADAKET CONSERVATION LAND TRUST
N
W
E
S
MASS COORD. SYSTEM
N 13°10'28" W
524.79'
S 20°39'20" E
470.36'
#233 MADAKET ROAD
MAP 59 PARCEL 1.1
MADAKET CONSERVATION
LAND TRUST
#227 MADAKET ROAD
MAP 59 PARCEL 1.2
DONALD E. & SUE WALKER
99.88'
S 85°02'30" W
MADAKET ROAD
Belgian Block apron
SITE OVERVIEW
0 20 40 60 80 120 160 240
1 inch = 80 feet

LUG-3

#233 MADAKET ROAD
MAP 59 PARCEL 1.1
MADAKET CONSERVATION LAND TRUST

WF1
WF2
WF3
WF3
WF4
WF5
WF6
WF7
WF8
WF9
WF10
WF11

PROPOSED RESTORATION AREA (545± s.f.)

50' BUFFER TO WETLANDS

UNDISTURBED BUFFER AREA

AREA OF WETLAND RESTORATION

EXISTING BRUSH LINE

WETLAND AREA DELINEATED BY HAINES HYDROGEOLOGIC CONSULTING ON 3/1/16

UNDISTURBED BUFFER AREA

EX. WIRE FENCE

PREVIOUSLY APPROVED LIMIT OF BUFFER RESTORATION

PROPOSED FENCE

REMOVE PORTION OF EXISTING FENCE

PROPOSED RESTORATION AREA (290± s.f.)

MAP 38
PARCEL 10
151,630± s.f.

FLOOD ZONE AE (EL. 9)

50' BUFFER TO WETLANDS

APPROXIMATE LOCATION OF EXISTING LEACHING FIELD (TO BE ABANDONED)

EXISTING SEPTIC TANK (TO BE PUMPED, BOTTOM RUPTURED and FILLED WITH CLEAN SAND)

EXISTING GARAGE SLAB=7.1±

2ND FLOOR DECK

PROPOSED (1 BEDROOM) STUDIO

DECK

ODS

EXISTING HOUSE (4 BEDROOMS) T.O.F. = 9.9±

DECK

B.H.

C.O.

WATER SERVICE TO BE SLEEVED 10' ON EACH SIDE OF SEWER WHEN CROSSING (ADJUST WATER DEPTH IF REQUIRED TO BE BELOW SEWER)

EX. SHED

CAT

PROPOSED 1,500 GALLON SEPTIC TANK

EX. SHED

EXISTING GRAVEL DRIVEWAY

PROPOSED 1,000 GALLON PUMP CHAMBER

PROPOSED 1½" FORCEMAIN

TP#2

TP#1

PROPOSED INSPECTION PORT

PROPOSED (5) BEDROOM SOIL ABSORPTION SYSTEM

PROPOSED 5' OVERDIG (SEE EXCAVATION NOTE)

APPROXIMATE UNDERGROUND ELECTRIC LINE

199.76'

11 of 11

Nantucket Planning Board

TERTIARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13 2016

14 Mary Ann Drive

Assessors Map: #**68** Parcel: #**444**

Applicant	**Owner**
Harold F. Williams III	**Same**

The Applicant is proposing to construct a one 1-bedroom tertiary dwelling with a gross floor area of 625 square feet. The site contains an existing 936 square foot primary dwelling unit that is owner occupied. The proposed tertiary dwelling will be located within the basement of the secondary structure (currently proposed), which is located on the eastern portion of the site. The site contains approximately 6,480 square feet of lot area and is zoned R-5. The Applicant is proposing a total of six (6) bedrooms, which is consistent with the requirements of the Zoning Bylaw.

Access to the site is from Mary Ann Drive, a private paved roadway. Four (4) exterior parking spaces are shown on the site plan. The site plan, does not meet all of the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application with the following conditions:

(1) That a revised site plan indicating the required apron, driveway widths and proposed square footage of the secondary and tertiary dwellings;
(2) 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 educational entity, or shall be subject to a restriction limiting occupancy to a year-round household;
(3) That an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of twenty (20) feet each side, excluding corner rounding which may have a maximum radius of two (2) feet, provided the driveways are separated by at least five (5) feet of landscaping or walkway, pursuant to Nantucket Zoning Bylaw Section 139-20.1(B)(2)(f)[2];
(4) That the driveway entrance shall be cleared free of vegetation and obstruction to a minimum 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 staff which shall take place prior to the issuance of a Certificate of Occupancy.

CHC #905
6-6-16

Nantucket Planning Board

APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

Date Submitted: JUNE 6, 2016 Fee Amount: _____ Number: 12

Applicant: HAROLD F. WILLIAMS III

Mailing address: 14 MARY ANN DRIVE

Daytime phone number: 508-332-2266 Fax: _____

E-mail Address: ackfaa@gmail.com

Owner (if other than applicant): AGENT- AISHA RANNEY 508 325 3689

Mailing address: _____

Signature of Property Owner(s) Harold F Williams III

Location of proposed tertiary (3RD) dwelling:

Street Address: 14 MARY ANN DRIVE

Assessors Tax Map #: 68 Parcel #: 444

Size of Parcel: 6480 sq. ft. Zoning District: R5

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 3

Number of Parking Spaces required *(See Chapter 139-18 of the Bylaw)*: 3

Number of Parking Spaces provided: 4

OCCUPANCY: (Circle which unit will be owner occupied)

(Primary)

Secondary Tertiary

OWNERSHIP TITLE REFERENCES:

RECORDED LAND (Registry of Deeds Title References)
DEED noted in Book _____, Page _____

Lot(s) # _____ shown on Plan _____

REGISTERED LAND (Land Court Title References)

Certificate of Title Number C0024783

Lot (s) # _____ shown on Land Court Plan# _____

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

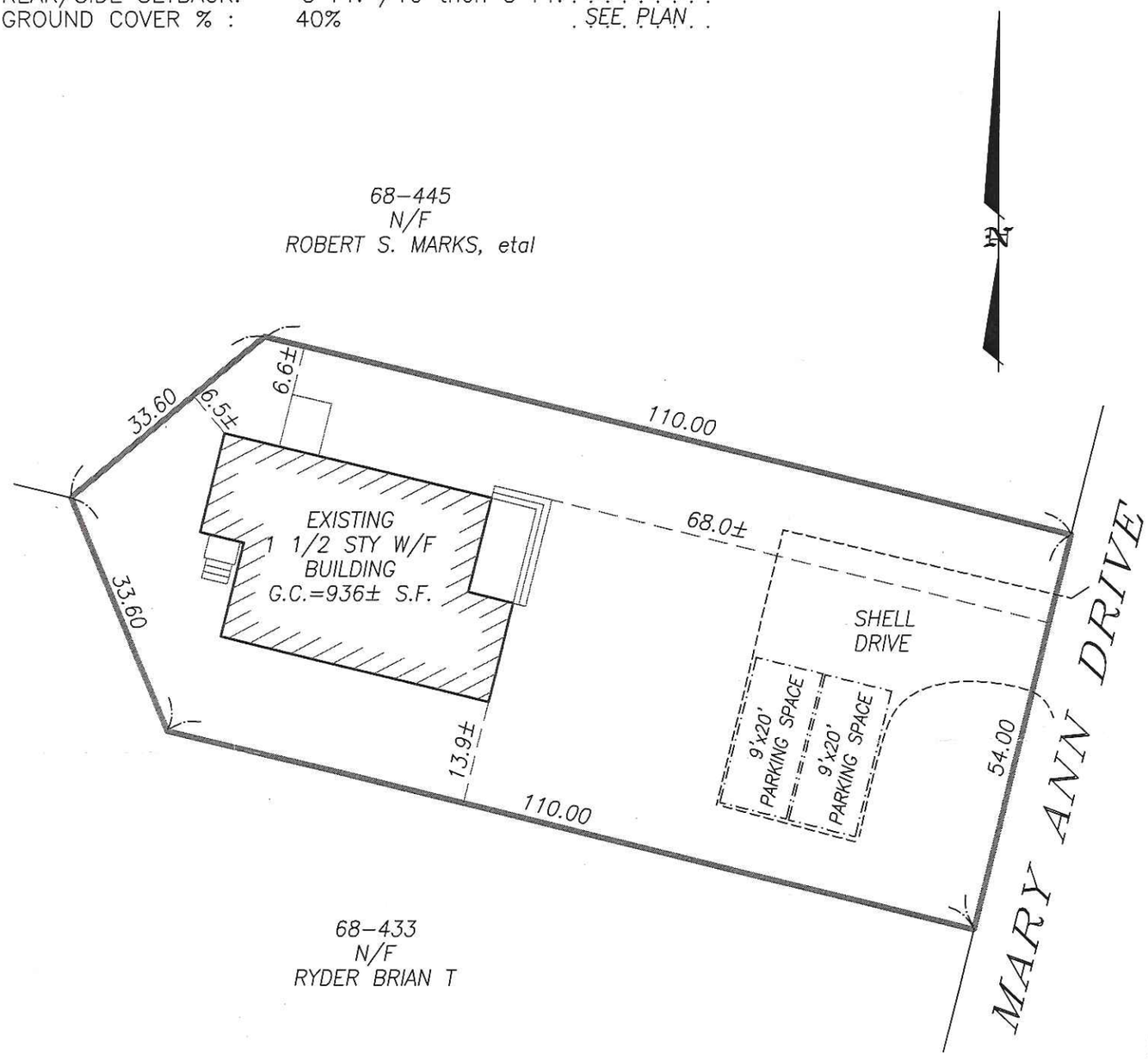
TERTIARY - 625 ft WITHIN SECONDARY
SECONDARY - 728 ft
PRIMARY = 936 ft

HEB

***Submission Requirements: See attached checklist:

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	93,078± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT. /10 then 5 FT.	SEE PLAN
GROUND COVER % :	40%	SEE PLAN



BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: JUNE 6, 2016

I CERTIFY, AS OF : 6/6/2016 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

Owner: . . . . HAROLD F. WILLIAMS, III . . . . . .

Deed: . CERT. 24783 . . Plan: L.C. 16514-29; LOT 565

Locus: . . . . . 14 MARY ANN LANE . . . . . .

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND 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 ASSESSOR RECORDS.

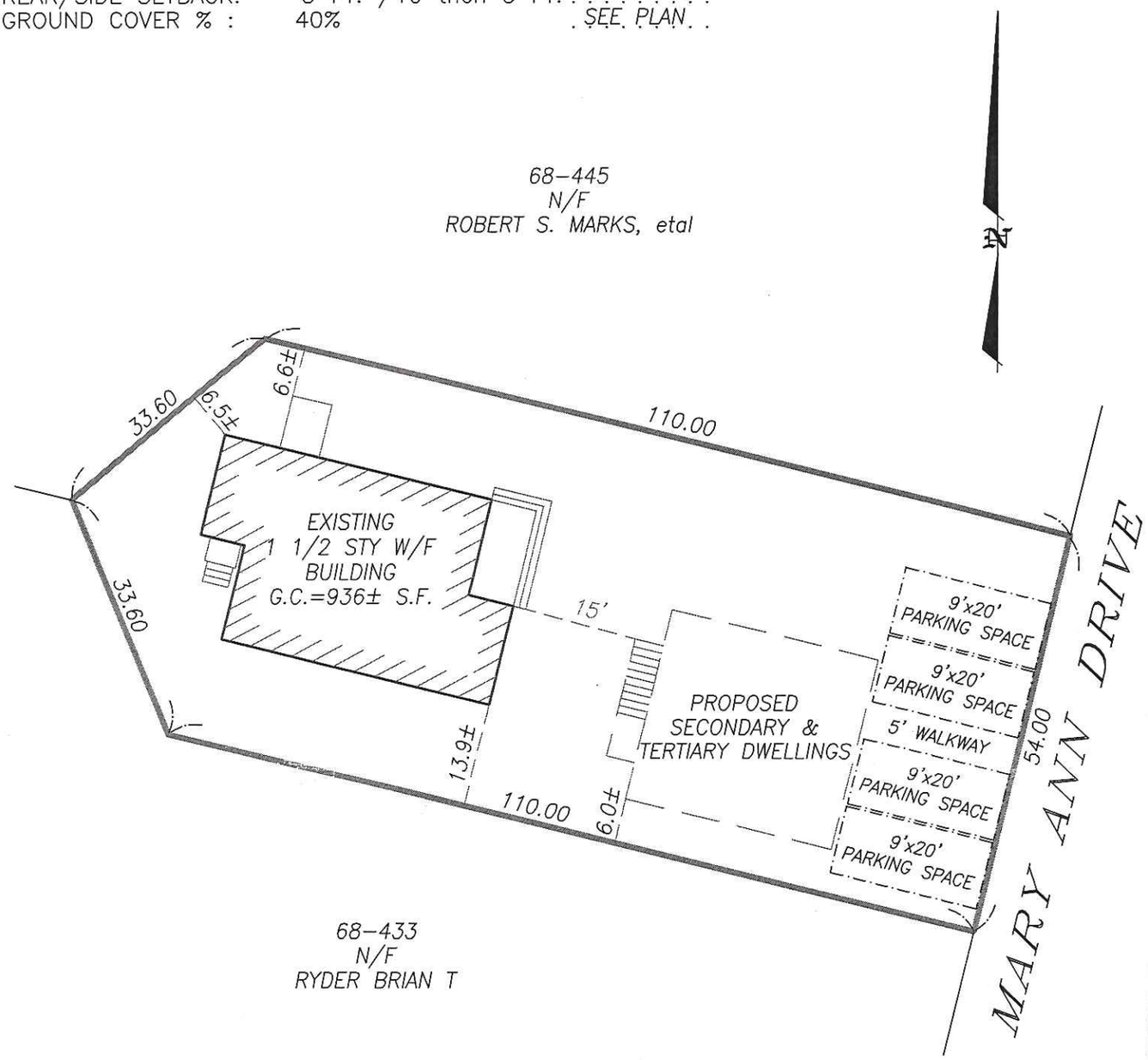
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ASSESSOR MAP: . . . 68 . . , PARCEL: . . 444 . . .

K-419

CURRENT ZONING CLASSIFICATION:
Residential 5 (R–5)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	93,078± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT. /10 then 5 FT.	SEE PLAN
GROUND COVER % :	40%	SEE PLAN



PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

I CERTIFY, AS OF : 6/6/2016 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

EDWARD F. KING, JR. No. 45711 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

SCALE: 1"= 20' DATE: JUNE 6, 2016

Owner: . . . . HAROLD F. WILLIAMS, III . . . . . .

Deed: . CERT. 24783 . . Plan: L.C. 16514–29; LOT 565

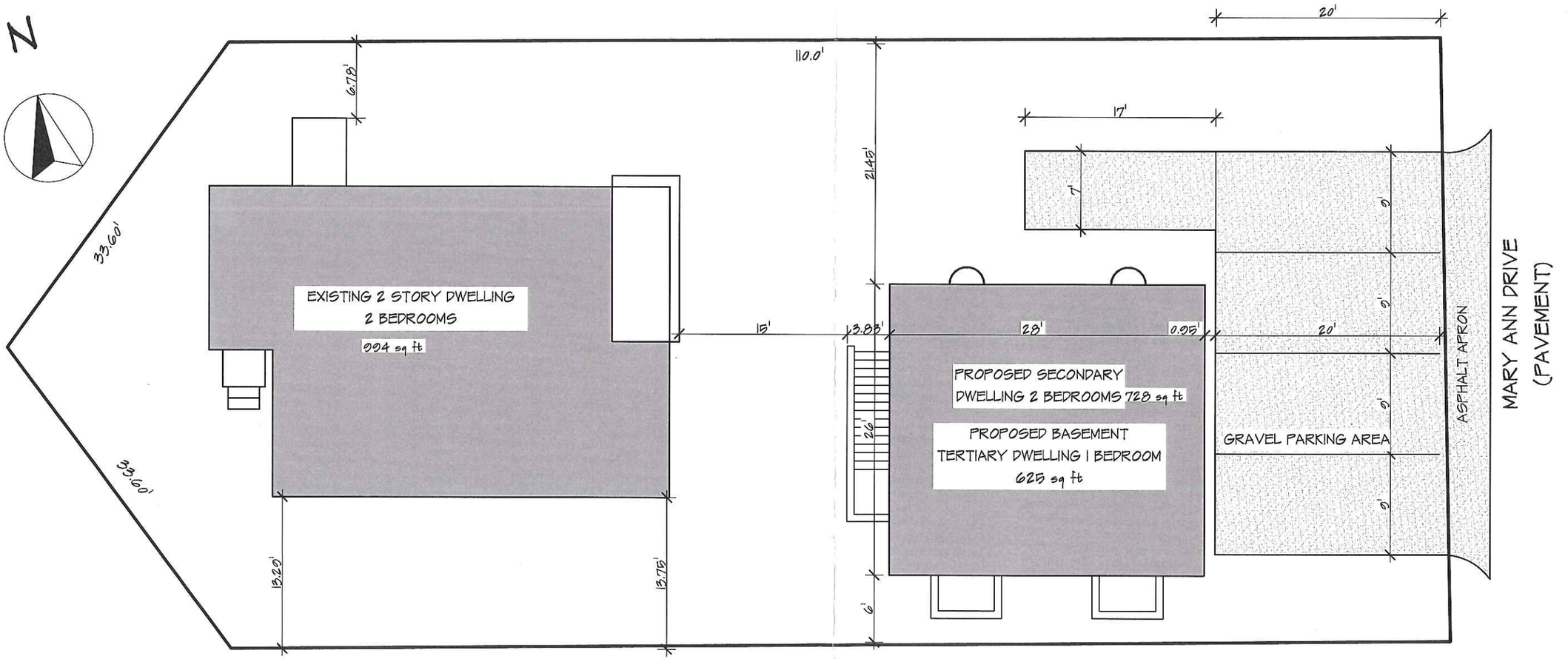
Locus: . . . . . 14 MARY ANN LANE . . . . . .

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND 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 ASSESSOR RECORDS.

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

ASSESSOR MAP: . . . 68 . . , PARCEL: . . 444 . . .

K–419



1 PLANNING BOARD SITE PLAN

SCALE: 1" = 10'

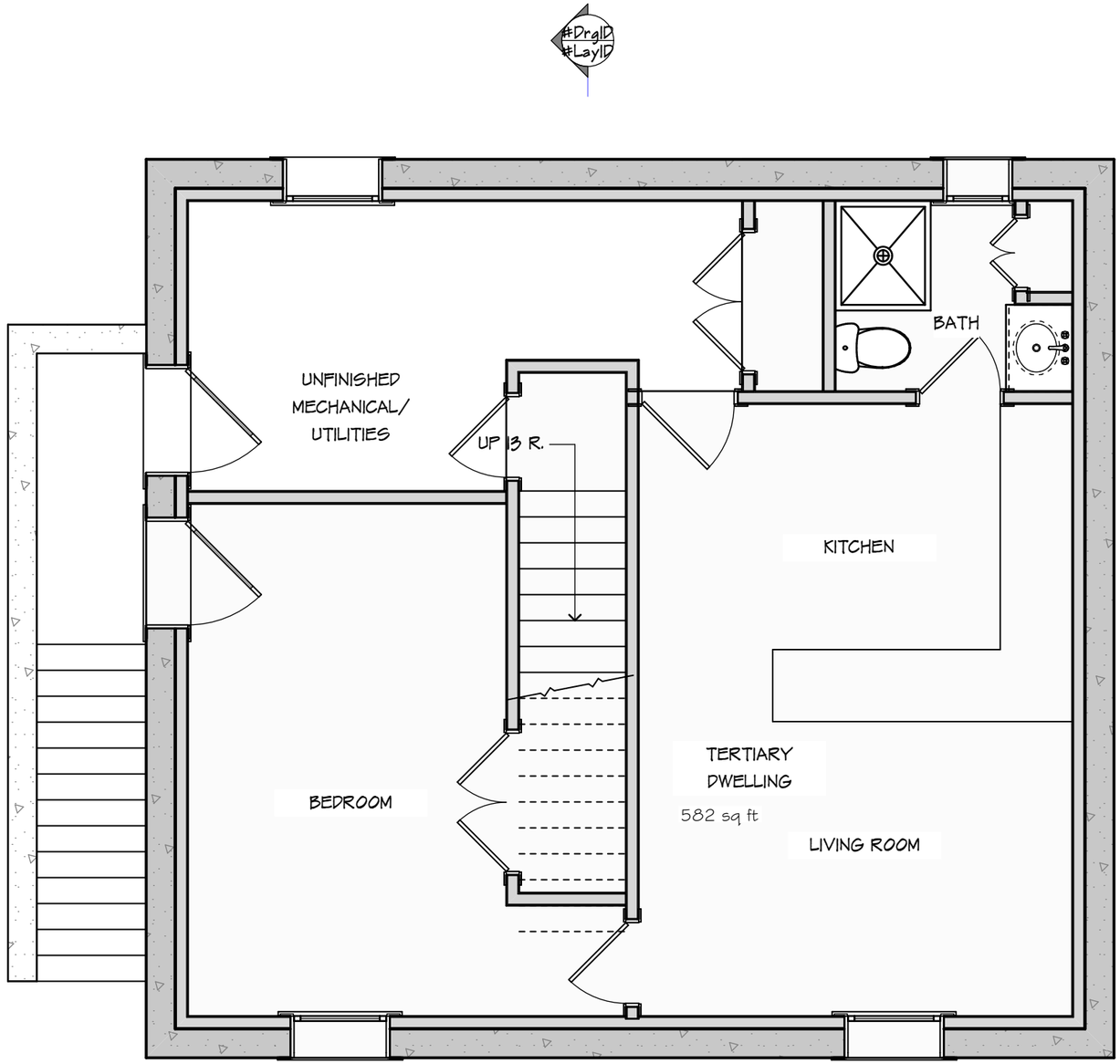
PLANNING BOARD SITE PLAN

OPTION A

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma 02554
Map: 68
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/5/16

11 X 17



1 BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

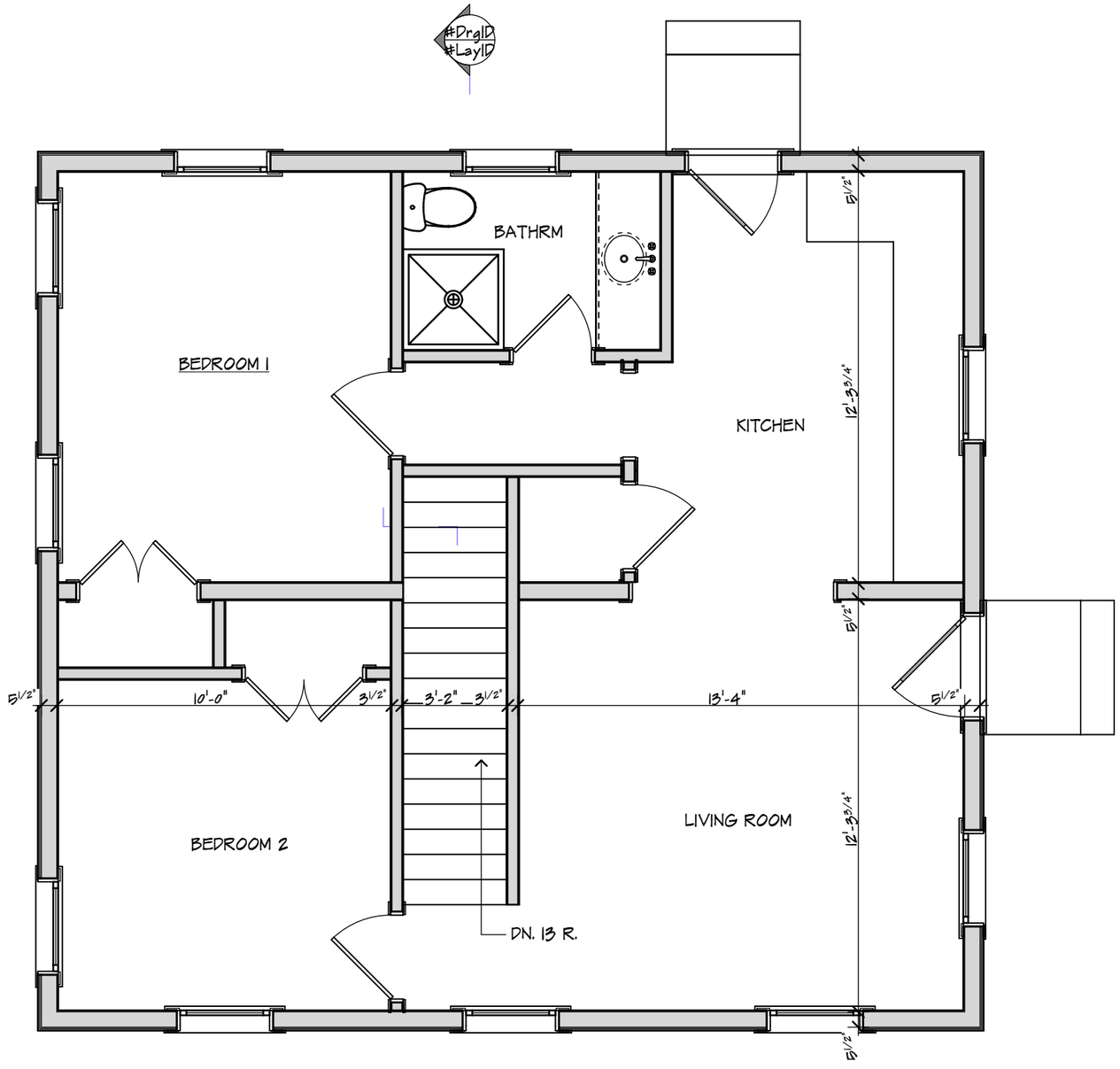
BASEMENT FLOOR PLAN

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma
02554
Map: 68
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/10/2016

02
8 of 9

11 X 17



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma
02554
Map: 68
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/10/2016

03
9 of 9

11 X 17

Nantucket Planning Board

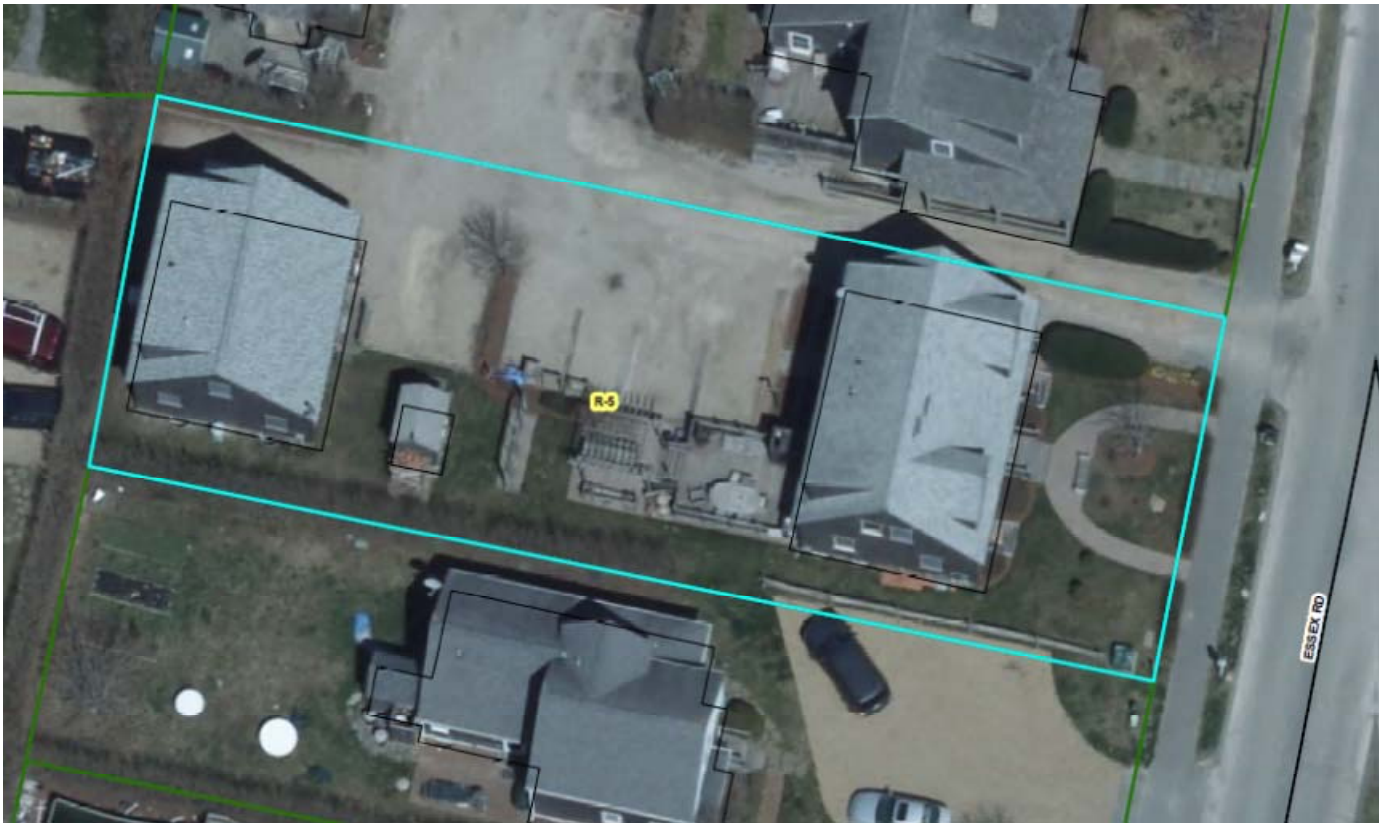
TERTIARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist **Meeting Date:** June 13, 2016

29 Essex Road

Assessors Map #**67** Parcel #**614**

Applicant	**Owner**
Anthony C. Mazotas	SAME



The Applicant is proposing to convert an existing basement within the primary structure into a one 1-bedroom tertiary dwelling with a gross floor area of 608 square feet. The site, 29 Essex Road, contains an existing 988 square foot primary dwelling unit and a 794 square foot secondary dwelling unit. The proposed dwelling will be located at the northeast side of the site, which has approximately 8,334 square feet in lot area and is zoned R-5. (Please note: there was an approved modification (File #7905) on January 11, 2016 that lifted the restriction of second dwellings from some lots and allowing tertiary dwellings on the other lots. The applicant received secondary dwelling approval at the July 24, 2006 Planning Board Meeting.)

Access to the site is from Essex Road; a paved public roadway. There an existing gravel driveway with asphalt apron that will contain a total of six (6) parking spaces. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application with 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 a not-for-profit, religious, or educational entity, or shall be subject to a restriction limiting occupancy to a year-round household;
(2) That the driveway entrance be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
(3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; 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.

PAID
PAID MAY 25 2016 PAID
BY: JS $100 CK # 283

Nantucket Planning Board

APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

Date Submitted: 5/25/16 Fee Amount: _____ Number: 11

Applicant: Anthony C Mazotas

Mailing address: 29 Essex Rd Nantucket MA 02554

Daytime phone number: 508-364-8299 Fax: N/A

E-mail Address: a.mazotas@comcast.net

Owner (if other than applicant): Same

Mailing address: Same

Signature of Property Owner(s) Anthony Mazotas

LOCATION OF PROPOSED TERTIARY (3RD) DWELLING:

Street Address: 29 Essex Road Basement

Assessors Tax Map #: 47 Parcel #: 414

Size of Parcel: 8334 ft Zoning District: R-5

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 4

OWNERSHIP TITLE REFERENCES:

RECORDED LAND (Registry of Deeds Title References)
DEED noted in Book 592, Page 209
Lot(s) # 15 shown on Plan 51 G

REGISTERED LAND (Land Court Title References)

Certificate of Title Number _____
Lot (s) # _____ shown on Land Court Plan# _____

OCCUPANCY: (Circle which unit will be owner occupied)

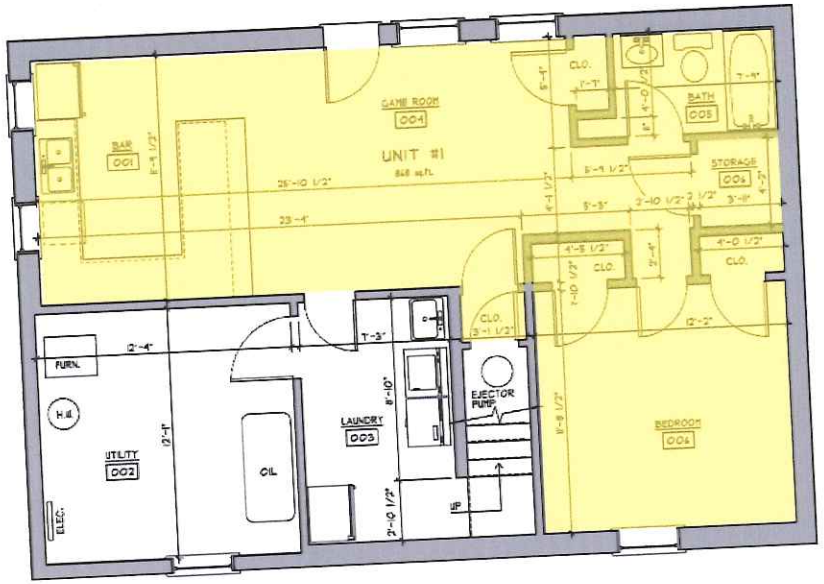
(Primary)

Secondary

Tertiary

29 Essex Rd

Primary Dwelling Basement Shared Utility and Lanudry Rooms
Tertiary Dwelling Shown in Yellow 608 Sq Ft



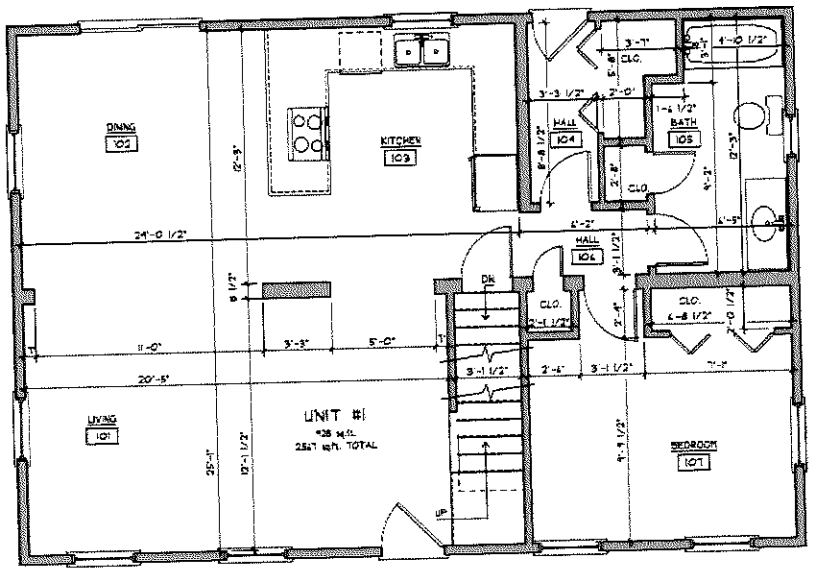
EXISTING BASEMENT PLAN FOR UNIT #1
SCALE: 1/4"=1'-0"

N

NOTE:
ALL MEASURMENTS WERE TAKEN
BY: ETHAN McMORROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 02/16/2008

MAZOTAS RESIDENCE	EXISTING BASEMENT PLAN			SHEET NO.
DRAWN BY: ETHAN McMORROW P.O. BOX 1060 NANTUCKET, MA. 02554 PHONE 508-228-0456 email ethan67@comcast.net	ADDRESS: 29 ESSEX ROAD NANTUCKET, MA. 02554	DATE: 2/19/2008	SCALE: 1/4" = 1'-0"	a 1

Primary Dwelling 1st floor

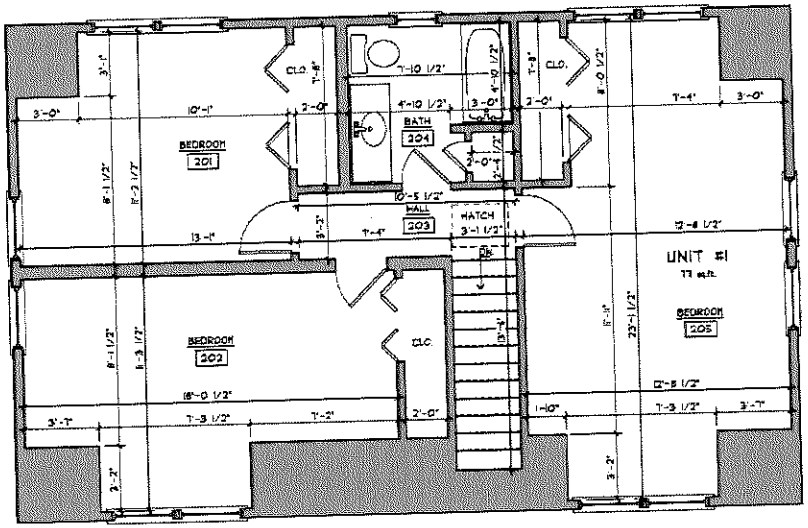


EXISTING FIRST FLOOR PLAN FOR UNIT #1
SCALE: 1/4"=1'-0"

NOTE:
ALL MEASURMENTS WERE TAKEN
BY: ETHAN McMORROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 02/16/2008

MAZOTAS RESIDENCE	EXISTING FIRST FLOOR PLAN			SHEET NO.
DRAWN BY: ETHAN McMORROW P.O. BOX 1010 NANTUCKET, MA. 02554 PHONE 508-220-0450 email ethan247@comcast.net	ADDRESS 29 ESSEX ROAD NANTUCKET, MA. 02554	DATE 2/19/2008	SCALE 1/4" = 1'-0"	a 2

Primary Dwelling 2nd floor



EXISTING SECOND FLOOR PLAN FOR UNIT #1
SCALE: 1/4"=1'-0"

NOTE:
ALL MEASURMENTS WERE TAKEN
BY: ETHAN McMORROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 02/16/2008

MAZOTAS RESIDENCE	EXISTING SECOND FLOOR PLAN			SHEET NO.
DRAWN BY: ETHAN McMORROW P.O. BOX 1383 NANTUCKET, MA. 02584 PHONE: 508-228-0456	ADDRESS: 29 ESSEX ROAD NANTUCKET, MA. 02584	DATE: 2/19/2008	SCALE: 1/4" = 1'-0"	a 3

COPY

Nantucket Planning Board

July 26, 2006

Mr. Bernie Bartlett
Building Commissioner
Nantucket, MA 02554

Re: Anthony & Barbara Mazotas – 29 Essex Road (Map 67, Parcel 614)

Dear Mr. Bartlett:

Please be advised that the Planning Board, at its meeting on July 24, 2006, 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 around the driveway entrance be limited to low growing plant materials not to exceed three (3) feet in height to allow for adequate sight distance; and
(2) 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 139-7A2(h) 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 508-228-7233.

Sincerely,

Donald T. Visco,
Chairman

cc: Anthony Mazotas
29 Essex Road
Nantucket, MA 02554

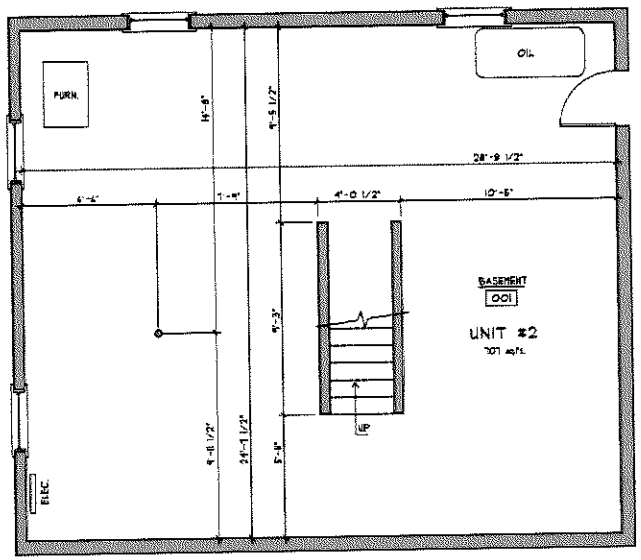
Marcus Silverstein - Zoning Enforcement Officer

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.

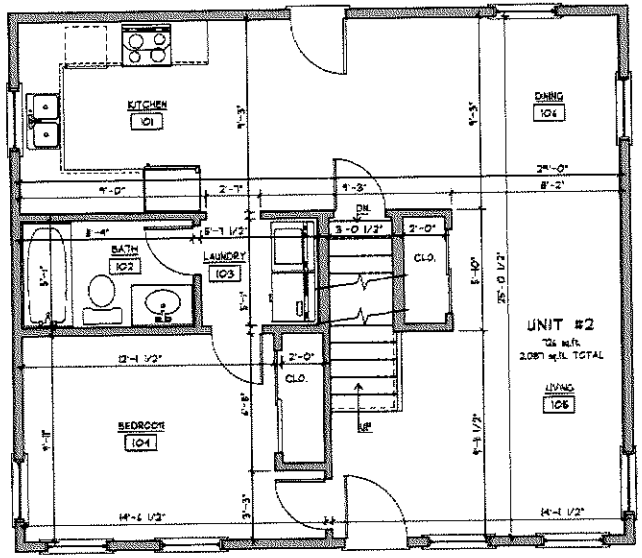
1 East Chestnut Street Nantucket Massachusetts 02554
508.228.7233 telephone 508.228.7298 facsimile

29 Essex Rd

Secondary Dwelling Basement and 1st floor



EXISTING BASEMENT PLAN FOR UNIT #2
SCALE: 1/4"=1'-0"

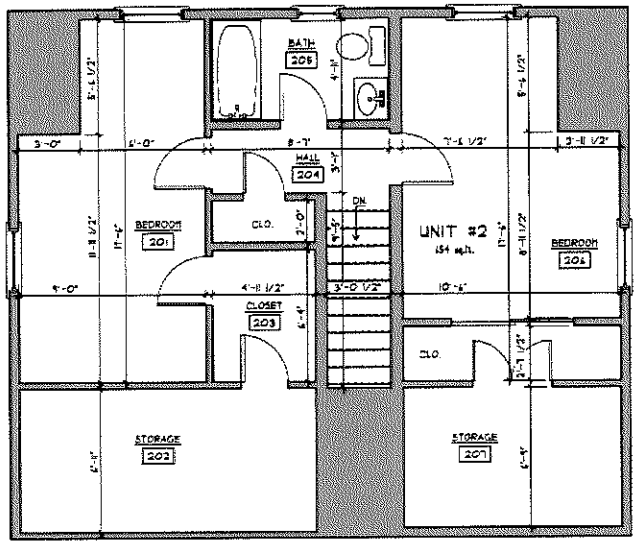


EXISTING FIRST FLOOR PLAN FOR UNIT #2
SCALE: 1/4"=1'-0"

NOTE:
ALL MEASUREMENTS WERE TAKEN
BY: ETHAN McMORROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 02/16/2008

MAZOTAS RESIDENCE DRAWN BY: ETHAN McMORROW P.O. BOX 1052 NANTUCKET, MA. 02554 PHONE 508-228-0456 email: ethanm@nauticon.net	EXISTING BASEMENT & FIRST FLOOR PLAN (COTTAGE)			SHEET NO.
	ADDRESS 29 ESSEX ROAD NANTUCKET, MA. 02554	DATE: 2/19/2008	SCALE: 1/4" = 1'-0"	a 4

Secondary Dwelling 2nd floor



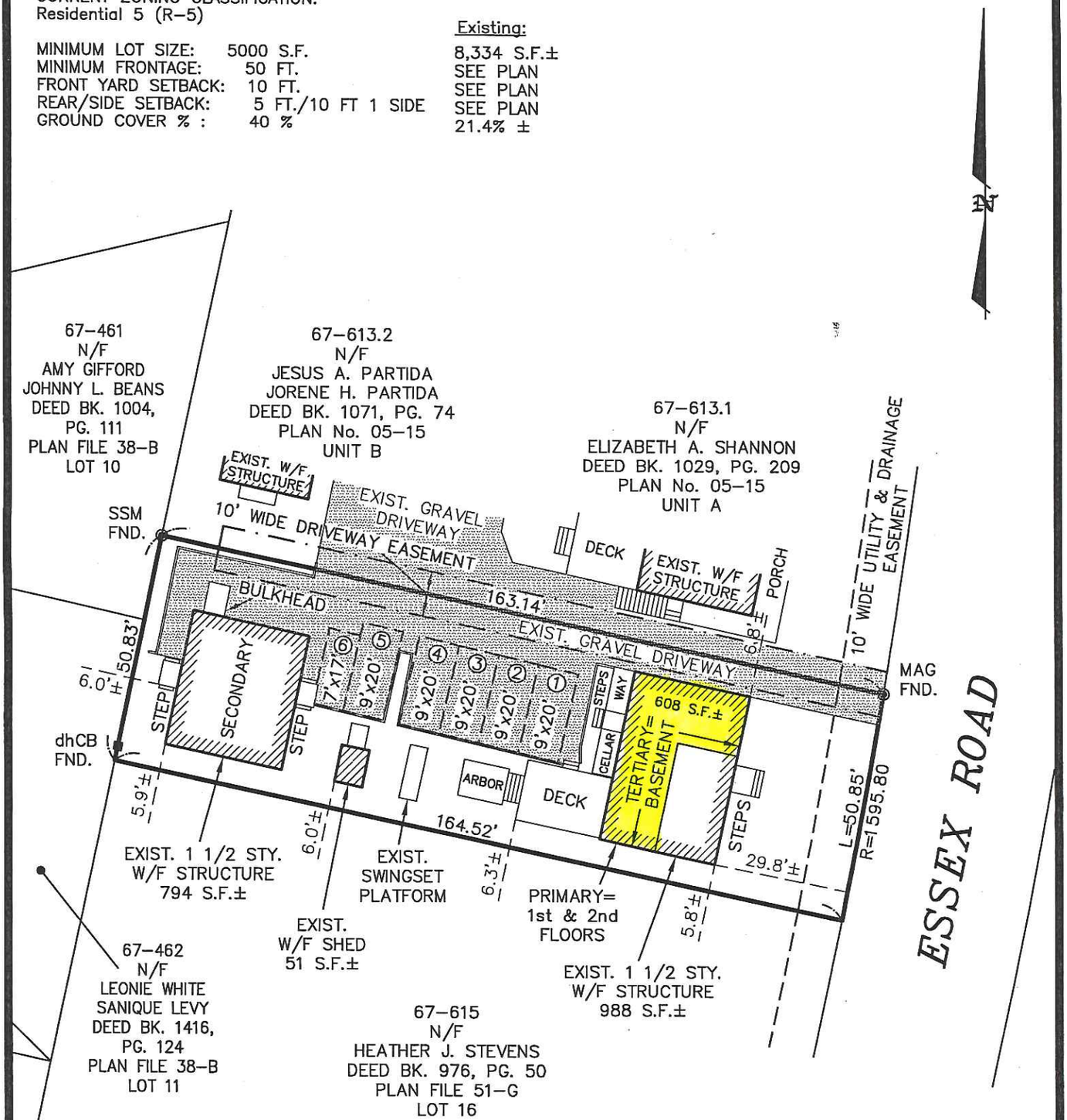
EXISTING SECOND FLOOR PLAN FOR UNIT #2
SCALE: 1/4"=1'-0"

NOTE:
ALL MEASURMENTS WERE TAKEN
BY: ETHAN McMORROW
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 02/14/2008

MAZOTAS RESIDENCE	EXISTING SECOND FLOOR PLAN (COTTAGE)			SHEET NO.
DRAWN BY: ETHAN McMORROW P.O. BOX 1057 NANTUCKET, MA. 02554 PHONE: 508-228-0456 email: ethan@75concepts.net	ADDRESS: 39 ESSEX ROAD NANTUCKET, MA. 02554	DATE 2/19/2008	SCALE 1/4" = 1'-0"	a 5

CURRENT ZONING CLASSIFICATION:
Residential 5 (R–5)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	8,334 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT./10 FT 1 SIDE	SEE PLAN
GROUND COVER % :	40 %	21.4% ±



LEGEND

dhCB ■	*DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*
SSM ◉	*DENOTES STEEL SURVEY MARKER FOUND*
MAG ◉	*DENOTES MAG NAIL FOUND*

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

PLAN TO ACCOMPANY TERTIARY DWELLING APPLICATION

IN

NANTUCKET, MASS.

SCALE: 1"= 30' DATE: MAY 24, 2016

Owner: ***ANTHONY C. MAZOTAS***
BARBARA A. MAZOTAS

Deed Bk./Pg.: 592/209 . Plan File: 51–G, LOT 15.

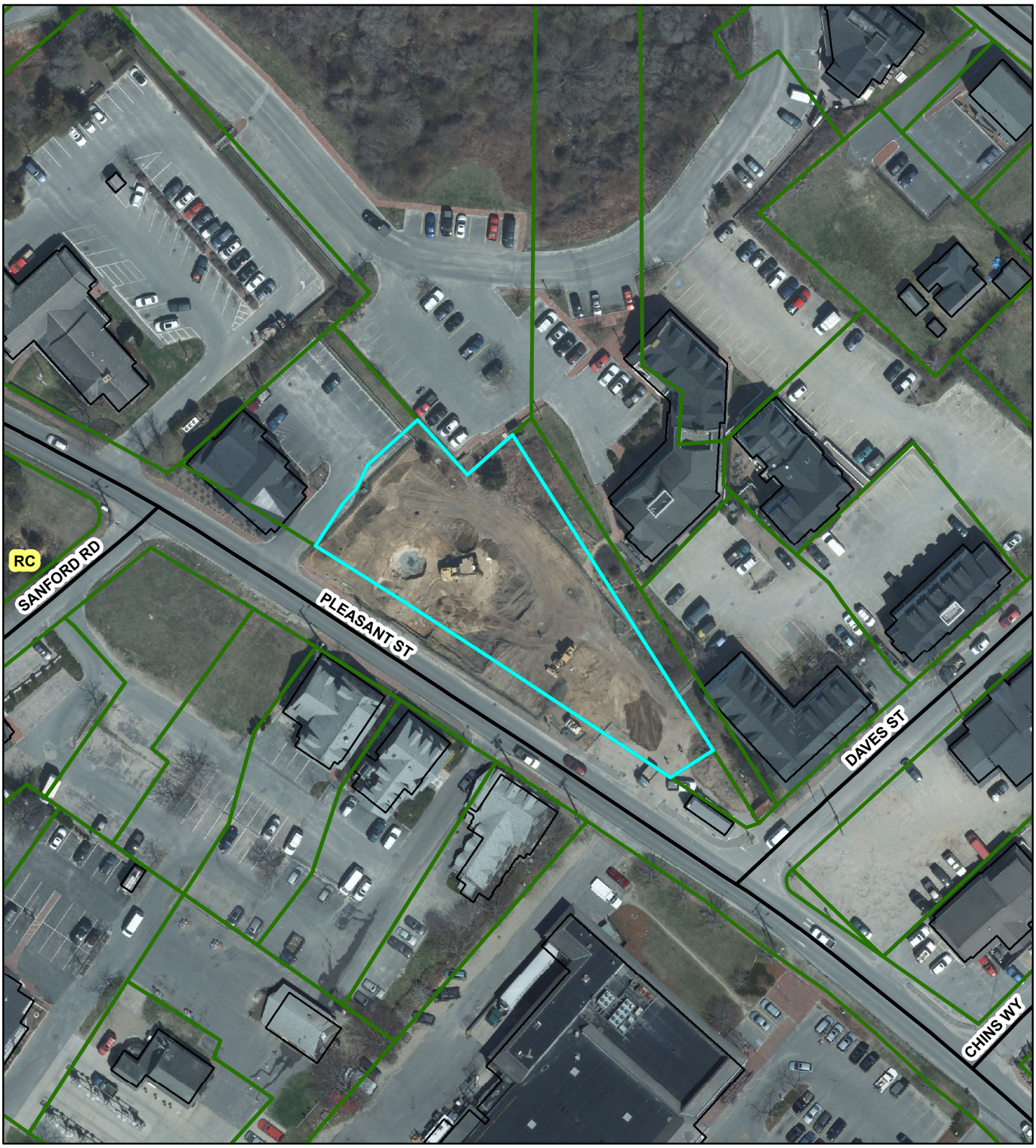
Tax Map–Parcel: 67–614 . Locus: 29 ESSEX ROAD

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

T:\LEO 25 JOB 62
V:\DRAWFILES\B4509.15\TERTIARY.dwg 5/24/2016 4:06:10 PM EDT

B4509.15

#09-12 Cape Cod 5
112 Pleasant Street
Map 55 Parcel 149
Performance Security Release



PESCE ENGINEERING & ASSOCIATES, INC.
451 Raymond Road
Plymouth, MA 02360
Phone: 508-743-9206 Fax: 508-743-0211
epesce@comcast.net

June 7, 2016

Nantucket Planning Board
Attn: Ms. Leslie Snell, AICP, LEED ® AP
Deputy Director of Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Updated Construction Inspection at the **Cape Cod Five Cents Savings Bank, 112 Pleasant Street**

Dear Ms. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this letter report of our updated on-site inspection findings of the construction of the Cape Cod Five Cents Savings Bank and site layout located at 112 Pleasant Street, Nantucket, MA.

Our original on-site inspection took place on November 11, 2013, and an inspection letter was provided, dated November 12, 2013. In addition to a recent site inspection, we have reviewed the following new information to prepare this letter report:

- *"Existing Conditions Site Plan of Land in Nantucket, MA, prepared for The Cape Cod Five Cents Savings Bank,"* 2 sheets, prepared by Blackwell & Associates, Inc., dated March 23, 2016.

Based on our recent site inspection, a few items remain from our previous inspection report that have not been addressed with the information received.

Construction Items that are Incomplete or are Unaddressed:

1. The light post bases are constructed in the locations as shown on the original design plans except for one post. This missing light post is located on the left side of the access drive to Nantucket Commons (on the west side of the drive, but to the east side of the (5) space parking area adjacent to the property line). Also, it is recommended that the lighting be inspected during evening hours to confirm the lighting will not impact abutters.

2. There is an additional manhole behind the bank and adjacent to UG-Basin #3. Additional information is required to determine the purpose of this manhole (Does it connect multiple roof leaders?).

3. No indication of the locations of roof leader drains that were intended to be piped to the underground basins are shown on the plans. These should be located in

the field or from constructions records, and added to the Existing Conditions Plans.

4. The two trench drains observed were found to be full of sediment and should be cleaned (one at 5 parking spaces near UG-Basin #1, and one at the end of the access drive to Nantucket Commons). Additionally, all drainage structures should be pumped/cleaned, and documentation of this cleaning by a subcontractor should be provided to the Board.

5. Only one cleanout cover to grade was found during the inspection. This is assumed to be the inspection port for UG-Basin #3. No inspection ports were visible for UG- Basins #1 or #2. All inspection ports must be located, and covers installed to grade to allow for future inspections.

6. The invert elevations for the Drain Manhole (DMH) next to CB-1, which is connected to the 12-inch drain line from Pleasant Street appear to be constructed incorrectly (the inlet elevation is lower than the outlet), or the inlet and outlet invert elevations have been transposed. This should be checked and corrected as appropriate. Alternatively, if these are in fact correct, then the applicant's engineer should provide documentation that this system will work effectively in a "surcharge" condition.

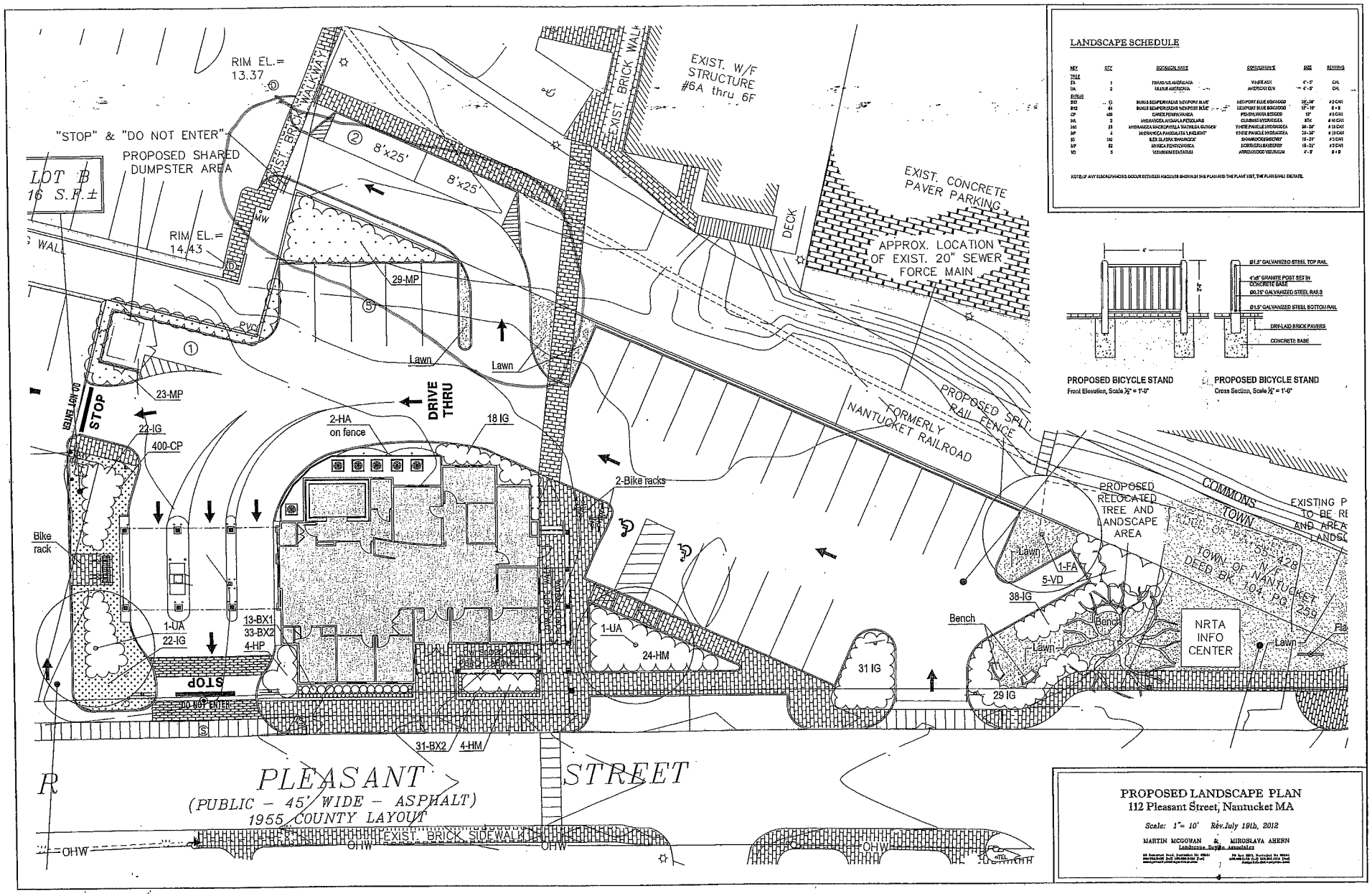
Thank you again for this opportunity to assist the Planning Board in their review of this project. As always, please call if you have any questions or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

cc: Jeff Blackwell, Blackwell & Associates, Inc.



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	CONDITIONS	SIZE	REMARKS
TREE					
FA	1	FRAXINUS AMERICANA	WHITE ASH	4"-5"	CAL
UA	2	ULMUS AMERICANA	AMERICAN ELM	4"-5"	CAL
SHRUB					
BX1	13	BUXUS SEMPERVIRENS 'NEWPORT BLUE'	NEWPORT BLUE BOXWOOD	36"-48"	#2 CAN
BX2	64	BUXUS SEMPERVIRENS 'NEWPORT BLUE'	NEWPORT BLUE BOXWOOD	12"-18"	B + B
CP	400	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGES	12"	#2 CAN
HA	2	HYDRANGEA ARBORESCENS 'ANNABELLE'	CLIMBING HYDRANGEA	ATK	#10 CAN
HM	28	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	WHITE PANICLE HYDRANGEA	30"-36"	#10 CAN
HP	4	HYDRANGEA PANICULATA 'LIMELIGHT'	WHITE PANICLE HYDRANGEA	30"-36"	#10 CAN
IG	100	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	18"-24"	#3 CAN
MP	52	MYRICA PENSYLVANICA	BAYBERRY	18"-30"	#3 CAN
VD	5	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4'-5'	B + B

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

PROPOSED BICYCLE STAND
Front Elevation, Scale ½" = 1'-0"

PROPOSED BICYCLE STAND
Cross Section, Scale ½" = 1'-0"

PROPOSED LANDSCAPE PLAN
112 Pleasant Street, Nantucket MA

Scale: 1"= 10' Rev. July 19th, 2012

MARTIN MCGOWAN & MIROSLAVA AHERN
Landscape Design Associates

RECEIVED
2012 JUL 24 AM 11:25
NANTUCKET TOWN CLERK

Nantucket Planning Board

MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT DECISION

112 PLEASANT STREET

July 9, 2012

Special Permit #09-12

Applicant: Atlantic Development

Owner: Laura Viera Labbe, Trustee of Pleasant Street Nominee Trust

112 Sparks Avenue
Tax Assessors Map 55 Parcel 149
Shown in Plan Book 22, Page 38 on file at the Nantucket Registry of Deeds

General Description
The Nantucket Planning Board, at public hearings on April 09, 2012, May 21, 2012, June 11, 2012, and July 09, 2012 considered the application of Atlantic Development Corporation for Major Site Plan Review (139-23) and Special Permits pursuant to the following sections of the Nantucket Zoning Bylaw: Residential Commercial District Uses (139-7); Major Commercial Development (139-11); Off Street Parking (139-18); Screening, Driveways and Lighting (139-19); and Driveway Access (139-20.1).

The site is located in the Residential Commercial (RC) district, Mid-Island Planned Overlay District (MIPOD), Town Overlay District (TOD), Neighborhood Employee Housing Overlay District (NEHOD), and the Public Wellhead Recharge Overlay District (PWR). It consists of approximately 24,208 square-feet (0.56 acres) of land with frontage on Pleasant Street and Dave Street. The site currently contains a dwelling and an abandoned commercial structure, formerly used by the United States Postal Service. Abutting properties include Dan's Pharmacy, Nantucket Commons, and the Town of Nantucket. Across Pleasant Street, there are numerous commercial businesses including Stop and Shop, Glidden's Seafood, Tresses and the Day Spa, and Geronimo's (a pet store). This section of the MIPOD is predominantly commercial at the street level, with ancillary residential uses on the second and third floors of mixed-use structures.

Proposal
The applicant is proposing to construct a two (2) story banking facility with drive-through service provided by three (3) lanes on the west side of the structure. Two (2) lanes will be dedicated for teller service and one (1) lane will be dedicated for Automated Teller Machine (ATM) use only. The uses within the structure are as follows:

- First Floor: approximately 3,200 square feet of retail banking space
- Second Floor: approximately 3,200 square feet of office space to support the retail banking component
- Basement: approximately 3,200 square feet of storage, mechanical systems, computer equipment, and staff amenity areas to support the retail banking component

The applicant is also proposing to dedicate a portion of the site as a public park and Nantucket Regional Transit Authority (NRTA) bus stop. The location of this site within the MIPOD is important to implementing concepts contained within the Mid-Island Area Plan (MIAP). The redevelopment of this site, which has recently been poorly maintained, will create an anchor for other development sites in the vicinity.

Access

Vehicular access to the site is proposed from a single driveway entrance off of Pleasant Street. Access within the site will be one-way, with the entrance to the site approximately one hundred (100) feet from the Dave Street intersection. There will be three (3) options for exiting the site: via a one-way exit into Nantucket Commons (provided that the necessary access rights are obtained), a one-way exit into the Dan's Pharmacy parking lot, or through the drive-through service lanes. There is no pass through lane in the drive-through unless a lane is vacant, therefore, that exit is primarily available to those utilizing the teller lanes or the ATM.

The Planning Board retained TetraTech to perform a peer review of the access for this site. The Board had concerns about the proximity of the drive-through lanes and the two (2) way driveway providing access to the abutting site, Dan's Pharmacy. TetraTech provided suggestions to address these concerns, which the applicant included in their revised plans, as follows:

- Increasing the width between the drive-through lane exit and the Dan's Pharmacy driveway;
- Posting of directional and safety signs within the site;
- Planting low growing vegetation between the sites so that they are clearly separated, but sight visibility is not impaired; and
- Installation of a Belgian block (or other similar material) warning strip at the drive-through exit to caution drivers existing on to Pleasant Street.

Pedestrian access to the site will be available through the Pleasant Street sidewalk and a formalized pedestrian connection to the Nantucket Commons sidewalk system. The applicant is proposing to increase the width of the Pleasant Street sidewalk to six and a half (6.5) feet and to install a new sidewalk extending from Pleasant Street through the site and across land owned by the Town of Nantucket (11 Dave Street, Map 55 Parcel 428) to the existing sidewalk system in Nantucket Commons. Rights to construct the sidewalk on land owned by the Town of Nantucket will need to be obtained, therefore, any improvements proposed on the Town owned land are not a requirement to obtain any permits related to this decision. A new crosswalk extending across Pleasant Street to the existing sidewalk in front of Tresses and the Day Spa will be installed in front of the banking structure.

As noted elsewhere in this Decision, the applicant has agreed to seek permission from Nantucket Commons and the Town of Nantucket to construct various improvements as shown upon the approved plans within lands of Nantucket Commons and of the Town, and to enable pedestrians and vehicles to use these improvements as described elsewhere in this Decision. However, the obtaining of such permission and the construction of such improvements is not a condition of this Decision, nor of the issuance of building permits for the construction of the building and other improvements upon the subject property and the issuance of a Certificate of Occupancy for such building and other improvements as approved by this Decision. It shall, however, be the obligation of the applicant and its successors in title to construct the improvements contemplated by this Decision upon the lands of Nantucket Commons and of the Town of Nantucket at such time as permission therefor has been obtained.

Parking

The chart below illustrates the parking spaces required as defined in section 139-18 of the Zoning Bylaw.

Parking Requirements for Mid-Island Square		
Use of the Site	Parking Requirement	Parking Spaces Required
Bank		
Retail Banking Service	1/200 sq. ft.	6,165/200 = 31
Storage	n/a	0
Employees	1/3 peak shift employees	24/3 = 8
Total Number of Required Spaces		**39**

Twenty-six (26) parking spaces are provided on-site. Two (2) additional spaces will be located off of the driveway connecting the site to Nantucket Commons. This driveway and parking area is located on land currently owned by the Town of Nantucket. The applicant is working with the Town on obtaining a long-term lease (or other arrangement) to occupy a portion of this parcel (11 Dave Street, Map 55 Parcel 428). Since this process is not completely within the control of the applicant, any permits related to this decision are not dependent upon this work being completed. To further address the demand for parking in the MIPOD, two (2) parallel spaces will be constructed along Pleasant Street to supplement the on-site parking and to begin implementation of on-street parking along Pleasant Street as suggested in the MIAP.

The Board notes that a principle of the MIPOD is to encourage shared parking and walking from one business to another. There are approximately eight hundred (800) parking spaces serving businesses in the area within one thousand (1,000) feet of this site.

Stormwater Drainage and Treatment Systems

The project proposes to mitigate post development stormwater runoff through the use of subsurface infiltration systems. The runoff will be collected in deep-sump hooded catch basins, routed to Stormceptor stormwater treatment units, and then discharged to two (2) subsurface infiltration systems. The roof run-off for the proposed structure will also be piped into this system.

The proposed design will result in a net reduction of runoff contributing to the surrounding public ways and will allow for safe recharge into the aquifer. 80% of all Total Suspended Solids (TSS) will be removed. All plans and calculations were reviewed by the engineering consultant for the Planning Board, Pesce Engineering & Associates, Inc. and were found to conform to all applicable standards and requirements. Review by the Wannacomet Water Company has not been finalized, however, the issuance of a Certificate of Water Quality Compliance is expected.

Utilities

The proposed structures will be served by municipal sewer and water systems. All other utilities providing service to the proposed structures will be located underground within the site in conformance with the requirements of the respective utility.

Open Space

Approximately 26% of the site is designated as open space, which is less than the minimum requirement of 30% for Major Commercial Developments. However, section 139-11G(3) of the Zoning Bylaw provides the Planning Board the flexibility of recognizing off-site improvements to meet the open space ratios if the off-site improvements provide "benefits to the community and neighborhood". The Board notes that extensive streetscape improvements, including: a new brick sidewalk along the Pleasant Street frontage of the site, a new brick sidewalk pedestrian connection between Pleasant Street and Nantucket Commons, and a new NRTA stop incorporating alternative pavement materials such as Belgian Block. The applicant is also

dedicating a portion of the site to a small park with a landscaped seating area and a new NRTA bus stop shelter. The proposed improvements have a higher aesthetic value to the MIPOD than other less obvious open spaces (i.e. small grass strips scattered throughout the parking area) that could be included on the plan to merely meet the open space requirement, but not enhance the area.

Landscaping & Lighting

The applicant represented at the public hearings that extensive landscaping will be installed throughout the interior of the site, around the perimeter of the site, and within the portion of the Town of Nantucket owned parcel (11 Dave Street, Map 55 Parcel 428) directly adjacent to the proposed NRTA bus stop shelter and surrounding landscaped seating area. Improvements include the removal and re-landscaping of the entire parking area that previously served the Post Office. A detailed landscaping plan will be included in the final set of plans to be submitted by the applicant for endorsement.

Outdoor lighting will be kept to a minimum and will include lamp post style pole mounted lighting in the parking areas and wall mounted lighting on the proposed structures. All lighting will be designed in accordance with Chapter 102 of the Nantucket Town Code.

Basis of the Findings

The Board's findings and decision refer to the following plans, letters, and reports submitted by the applicant:

- An application to the Planning Board for a Special Permit dated March 09, 2012 and received by the Town Clerk and the Planning Board on March 12, 2012;
- Plans entitled "Proposed Bank MCD, 112 Pleasant Street, Nantucket, MA" sheets 1-6, prepared by Blackwell & Associates, Inc., dated March 8, 2012 and revised through June 29, 2012. This approval is based on final plans to be modified in accordance with this decision;
- A document entitled "Project Development Report for Proposed Bank" prepared by Blackwell & Associates, Inc., dated March 9, 2012;
- A document entitled "Drainage Report Executive Summary Relative to a Major Commercial Development at 112 Pleasant Street, Nantucket, MA, 02554" prepared by Blackwell & Associates, Inc., dated March 9, 2011 and revised through June 28, 2012. The Board notes that this document included the "Stormwater Operation & Management Plan";
- A document entitled "Proposed Bank, 112 Pleasant Street, Nantucket, MA, MCD Traffic Assessment" prepared by Bristol Traffic & Transportation Consulting LLC, dated March 7, 2012;
- A letter/traffic report from Bristol Traffic & Transportation Consulting LLC, dated April 30, 2012;
- A letter responding to the Pesce Engineering & Associates, Inc. review from Blackwell & Associates, Inc. dated May 7, 2012;

Findings were also based upon the following:

- Staff Reports dated April 5, 2012, May 21, 2012, and June 7, 2012;
- A letter from Pesce Engineering & Associates, Inc. (engineering consultants for the Planning Board) dated April 5, 2012;
- A letter/traffic report from TetraTech (transportation and traffic engineering consultants for the Planning Board) dated June 7, 2012;
- Representation and testimony received in connection with the public hearings held April 09, 2012, May 21, 2012, June 11, 2012, and July 09, 2012. Minutes of each meeting are on file with the Planning Office and the Town Clerk;
- Other assorted documents, including a letter of support from abutting property owners Theresa M. Davis and Jan Jaeger, dated June 20, 2011, are on file with the Planning Board.

Findings

Based on review of this application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the applicant, and testimony received at the public hearings, the Planning Board finds that the following Major Site Plan review objectives have been satisfied:

- The proposal is consistent with the local bylaws of the Town of Nantucket and/or applicable provisions of the Massachusetts General Laws.
  - The site is been located in a commercial zoning district since 1972.
- Public amenities and abutting properties have been adequately protected by:
  - The proposed donation of a portion of the site to construct a park with a seating area and a NRTA bus stop shelter. This donation removes lot area for commercial use from the site, and it is anticipated that it will be maintained for pedestrian use;
  - A vehicular connection to the Nantucket Commons site (provided that access rights are obtained) will alleviate congestion along Pleasant Street;
  - Reconstruction and widening of the sidewalk on the north side of Pleasant Street and the addition of a pedestrian connection from Pleasant Street to the existing sidewalk system within Nantucket Commons;
  - Extensive landscaping and screening throughout the site, as well as around the periphery of the site;
  - An adequate provision of on-site parking and loading facilities;
- Adequate protection of unique natural, scenic, or historic features of the site, and the minimization of the obstruction of scenic views have been provided:
  - The site currently contains two (2) poorly maintained structures and does not contain unique natural, scenic, historic features, or scenic views.
- The safety and convenience of pedestrian and vehicular movement within the site and in relation to rights-of-way and properties in proximity have been addressed by:
  - Vehicular access entering the site is provided from Pleasant Street. Alternative ways to exit the site have been provided so that the traffic is dispersed;
  - The applicant has agreed to reconstruct and widen the sidewalk along the north side of Pleasant Street. A six and a half (6.5) foot wide brick sidewalk will be constructed along the Pleasant Street frontage of the site;
  - Vehicular connections to the Dan's Pharmacy and Nantucket Commons (provided that access rights are obtained) sites will alleviate congestion along Pleasant Street and will encourage pedestrian activity through the use of common parking areas.
- Adequate sewage and refuse disposal, and drainage of surface and subsurface water have been provided by:
  - The site will be connected to the municipal sewer system;
  - A dumpster location is shown on the plans. The dumpster will be shared between the proposed bank and Dan's Pharmacy;
  - The project proposes to mitigate post development stormwater runoff through the use of subsurface infiltration systems designed. Pesce Engineering & Associates, Inc. reviewed the plans and confirmed that the post-development stormwater runoff will be contained on the site and will result in a net reduction of runoff contributing to the surrounding public ways.
- Adequate protection of the island's sole source aquifer is provided by:
  - The proposed design will allow for safe recharge into the aquifer;
  - The stormwater treatment system for the site will remove at least 80% of the total suspended solids (TSS);
- Protection of the public health and safety within and adjacent to flood hazard areas is not applicable. According to current FEMA maps, the site is not located within a flood zone;
- Off-street parking and loading are adequate:
  - The traffic and parking analysis peer review from TetraTech documented that the proposed site circulation and parking are adequate for the proposed use;

    - The parking waiver of fourteen (14) spaces requested by the applicant is reasonable, given the number of public and private (shared) parking spaces in the vicinity of the site.
- Traffic and safety impacts upon public and private public rights-of-way have been minimized:
    - Vehicular access entering the site is provided from Pleasant Street. Alternative ways to exit the site have been provided so that the traffic is dispersed;
    - The applicant has agreed to reconstruct and widen the sidewalk along the north side of Pleasant Street. A six and a half (6.5) foot wide brick sidewalk will be constructed along the Pleasant Street frontage of the site;
    - Vehicular connections to the Dan's Pharmacy and Nantucket Commons (provided that access rights are obtained) sites will alleviate congestion along Pleasant Street and will encourage pedestrian activity through the use of common parking areas.
- The sewer and water supply systems are adequate.
    - The site will utilize connections to the municipal sewer and water systems.
- The project will not place excessive demands on Town services or infrastructure.
    - The Board finds no evidence that any public amenity will be adversely affected.

The Board also finds that the proposed project advances the following objectives of the MIPOD:

- Promotes consistency and quality in the planning and siting of the buildings, uses, and streetscape and public/private improvements:
    - The proposed bank structure and NRTA bus stop shelter are located close to the street;
    - A brick sidewalk will be constructed between the façade of the bank and the vehicular travel lane;
    - The applicant represented that significant landscaping will be installed both within the site and around the periphery;
    - The parking area will be screened from on-coming traffic travelling west by the NRTA bus stop shelter and associated landscaping and from on-coming traffic travelling east by the bank structure. Landscaping between the parking area and the street will provide additional screening.
- Creates a pedestrian friendly environment:
    - The applicant has agreed to reconstruct and widen the sidewalk along the north side of Pleasant Street. A six and a half (6.5) foot wide brick sidewalk will be constructed along the Pleasant Street frontage of the site;
    - The applicant will provide a pedestrian connection from Pleasant Street to the existing sidewalk network within Nantucket Commons;
    - Redevelopment of this site will enhance the streetscape along Pleasant Street. Specifically, siting the structure close to the street, providing a pedestrian seating area around the NRTA bus stop shelter, and providing significant landscaping throughout the site will enhance this section of the MIPOD;
- Increases safety to pedestrians, bicyclists, and motorists and relieves traffic congestion:
    - Pedestrian infrastructure will be increased with the reconstruction of the brick sidewalk along the Pleasant Street frontage of the site and addition of the sidewalk to Nantucket Commons;
    - A vehicular connection to the Dan's Pharmacy and Nantucket Commons (provided that access rights are obtained) sites will alleviate congestion along Pleasant Street;
    - The new crosswalk extending across Pleasant Street will increase pedestrian safety and perhaps reduce vehicle speeds in conjunction with the existing crosswalk located approximately 270 feet to the east;
- Promotes economic vitality:
    - The proposed bank will provide residents and visitors with another banking option, which may promote competitive pricing and services;

- New retail/service space is being created in a commercially zoned area, which has been identified through the MIPOD and the Master Plan as an area where commercial businesses should be encouraged.

The Board also finds that the proposed project meets the intent of the MCD Guidelines as amended through July 29, 2002 and adopted by the Planning Board:

- "Put the Project's Best Face Forward": the Board finds that the project's "face" on Pleasant Street is the priority for design purposes. The location of the buildings, their design, and the proposed landscaping are consistent with this standard. The Historic District Commission (HDC) will review the architecture of these structures;
- "Put Signage on Buildings": to be addressed by the HDC;
- "Use Open Space and Landscaping to Best Advantage": the Board finds that significant landscaping around the perimeter of the site, and more specifically along Pleasant Street, will effectively screen the parking area and enhances the appearance of the site and the surrounding streets;
- "Break up Buildings: Small is Beautiful": the scale and the rendering of the buildings is generally consistent with the area and the Board defers architectural detail to the HDC;
- "Consolidate Access": the access is provided in a manner so that curb cuts are minimized, and parking circulation is adequate.

The Board also finds that the proposed uses on the site are in compliance with the vision articulated in the 2003 "Mid Island Area Plan". Many of the fundamental recommendations are observed including:

- Buildings are placed at or near the street line to give a presence to the proposed buildings (page 24);
- Commercial space should be located on lower levels (page 21);
- Creation of pedestrian systems, including pedestrian crossings and plazas (page 19);
- Provision of green spaces or mini parks at key locations (page 26).

The Board also finds that the proposed parking waiver of fourteen (14) spaces is in harmony with the general purposes and intent of the Zoning Bylaw and that the provision of the complete off-street parking requirement would have a significant and adverse effect on the scenic integrity of the neighborhood. The current site configuration allows the parking to be screened from the street by structures located close to the street line and by dense landscaping around the periphery of the site.

DECISION

The Board's approval is based and conditioned upon compliance with the "General Description", "Proposal", and "Findings" as set forth in this decision, and as shown on the plans referenced herein. The Planning Board renders this decision based on compliance with the following sections of the Nantucket Zoning Bylaw: Residential Commercial (RC) zoning district (139-7); Major Commercial Development (139-11); Public Wellhead Recharge Overlay District (PWR) (139-12B); Town Overlay District (TOD) (139-12E); Mid-Island Planned Overlay District (MIPOD) (139-12G); Off-street Parking Requirements (139-18); Screening of Parking Areas and Lighting (139-19); Off-street Loading Facilities (139-20); Driveway Access (139-20.1), and Major Site Plan Review (139-23).

A motion was made, duly seconded, and adopted to **APPROVE** the requested special permits for a Major Commercial Development (MCD) within the Mid-Island Planned Overlay District (MIPOD and for the waivers listed below:

a. 139-11G Open Space
Waiver Granted – from 30% required to 26% provided. Substantial landscaping improvements are proposed within and around the site, including the addition of a NRTA bus stop shelter with seating and surrounding

vegetation and the improvement of the former rail road bed on the abutting Town of Nantucket property (11 Dave Street, Map 55 Parcel 428). The off-site improvements around the NRTA stop and on the Town owned parcel are more beneficial in this location than the preservation of open space on the site.

b. 139-18B(2) Parking Requirements
Waiver Granted – to waive fourteen (14) parking spaces. The applicant's transportation engineer and the consultant retained by the Planning Board have demonstrated that the parking provided will be adequate for the demand. In addition, a principle of the MIPOD is to encourage shared parking and walking from one business to another. There are approximately 800 parking spaces located within 1,000 feet of this site.

d. 139-19B Screening Requirements – substantial landscaping improvements are proposed within and around the site, including the addition of a NRTA bus stop shelter with seating and surrounding vegetation and the improvement of the former rail road bed on the abutting Town of Nantucket property (11 Dave Street, Map 55 Parcel 428). The off-site improvements around the NRTA stop and on the Town owned parcel are more beneficial in this location than the required planting strip and trees.

e. 139-19E Driveway Width
Waiver Granted – the proposed driveway width of eighteen (18) feet for the entrance driveway is necessary to accommodate large vehicles entering the site from both travel lanes on Pleasant Street. The proposed width of twenty-five (25) feet for the exit driveway is necessary to effectively merge vehicles existing the three (3) drive-through lanes;

f. 139-20.1B(1) Driveway Access
Waiver Granted – to allow two (2) driveway accesses on the site with direct access to Pleasant Street. The Board expressed a concern about two (2) way travel within the site, therefore one (1) entrance and one (1) exit driveway was required. In addition, there are other vehicular exits to access abutting properties. The number of driveways on the site will positively impact traffic flow and will not be contrary to sound traffic or safety considerations on surrounding streets and will not adversely impact the historic or scenic integrity of the area.

The approval is also subject to the following conditions:

1. Required Plan Modifications
1.1 That the applicant submit a final plans within six (6) months from the date of the decision (July 9, 2012) including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc. The set shall be uniform and shall have the Planning Board stamp in the lower right hand corner. The plans shall address any

outstanding engineering issues identified by Pesce Engineering & Associates, Inc. and any issues identified by the Wannacomet Water Company, as well as the following:

1.1.1 That in the event a portion of the overall property (Lot D) has been conveyed to another entity, the final plan required above shall eliminate that parcel and the registered deed shall be submitted to the Planning Board;

1.1.2 That in the event a portion of the overall property (Lot D) will be conveyed to another entity after the final plan submission as required above, the plan shall depict the parcel to be conveyed and the registered deed shall be submitted to the Planning Board;

1.1.3 That a minimum of two (2) bike racks shall be located on the site. The location of said racks shall be indicated on the final set of site plans;

1.1.4 That the location of all directional signs within the site shall be indicated on the plans, along with images of the content to be included on the signs;

1.1.5 That the general location of sidewalk and vehicular access easements shall be shown on the final plans;

1.1.6 That construction notes detailing the measures to be taken to protect the sewer forcemain and existing drainage system on the Town of Nantucket owned property at 11 Dave Street, shown on Tax Assessors Map 55 as Parcel 428, shall be shown on the final plans. See condition 2.5 below;

1.1.7 That a detailed landscaping plan in conformance with the representations made by the applicant and referenced in this decision shall be submitted. The landscaping plan shall also include detailed information for the portion of the site that will contain the NRTA bus stop shelter, as well as the portion of the Town owned land (11 Dave Street, Map 55 Parcel 428) directly adjacent to the future NRTA bus stop shelter portion of the site.

1.2 That the applicant shall create an Approval Not Required (ANR) plan removing Lot A from the subject site and adding Lot B to the subject site. The applicant represented during the public hearing that the abutting property owner was in agreement with this lot line adjustment. In the event this transfer cannot occur, the Planning Board shall determine at a public meeting whether or not this is a material change to the site plan;

1.3 That a plan showing the extent of all easements shall be submitted to the Planning Board prior to the issuance of any Certificates of Occupancy;

1.4 That a final as-built of all site improvements shall be submitted by the applicant and final site inspection shall be completed by the Planning Board prior to the issuance of the final Certificate of Occupancy.

Optional Plan Modifications

1.5 That the relocation or change in shape of any structure(s) as a result of HDC review shall not constitute a material change requiring a public hearing provided that:

1.5.1 the number of parking spaces remains at twenty-six (26) and the distance between the Pleasant Street driveway exit and the Dan's Pharmacy driveway is not decreased;

1.5.2 minor changes to the site plan resulting from the relocation or change in shape of the structure(s) do not affect the

intent or findings of this decision or the waivers granted in this decision.

1.6 That the applicant may include any or all of a portion of the site known as 11 Dave Street, shown on Tax Assessors Map 55, Parcel 428 without further relief from this Board and without holding a public hearing. Inclusion of this property will include an updated As-Built plan to be submitted to the Planning Board within six (6) months from the date of the property transfer.

2. Programmatic Issues

2.1 That all employees shall be issued Nantucket Regional Transit Authority (NRTA) vouchers prior to July 1 of any given year. The tenant/operator of the businesses shall purchase the NRTA passes, however, it shall ultimately be the responsibility of the property owner to ensure that NRTA passes are purchased. The Planning Board may request verification of the number of employees/residents at any time;

2.2 That the relocation or change in shape of any structure(s) as a result of HDC review shall not constitute a material change requiring a public hearing provided that:

2.2.1 the number of parking spaces remains at twenty-six (26);

2.2.2 minor changes to the site plan resulting from the relocation or change in shape of the structure(s) do not affect the intent or findings of this decision or the waivers granted in this decision.

2.3 That the applicant has agreed to work with the Maria Mitchell Association to move a historic structure from Washington Street to the site to be used for the NRTA bus stop shelter. In the event this particular structure cannot be relocated, the applicant has agreed to construct a new structure in the general location shown on the referenced site plans;

2.4 That the drainage systems (when completed) shall be maintained in accordance with the "Stormwater Operation & Maintenance Plan" contained within the document entitled "Drainage Report Executive Summary Relative to a Major Commercial Development at 112 Pleasant Street, Nantucket, MA, 02554" prepared by Blackwell & Associates, Inc., dated March 9, 2012 and revised through June 28, 2012. . This document shall be signed by the owner of the property and submitted to the Planning Board within six (6) months from the date of this decision (July 09, 2012);

2.5 That the applicant has agreed to locate, through hand excavation, the sewer force main through the Town of Nantucket owned site known as 11 Dave Street and shown on Map 55 as Parcel 428. The applicant shall take all measures necessary to protect the sewer forcemain, as well as the existing drainage system, during construction. Construction notes detailing the measures to be taken shall be indicated on the final plans;

2.6 That all landscaping, benches, bike racks, and other amenities shall be subject to replacement with like-kind and shall be maintained in accordance with the approved landscape plan for as long as the special permit remains in effect, including those within the public right-of-way. At the discretion of the Planning Board, minor changes of plant species and materials may be allowed without a public hearing;

2.7 That all landscaping located within fifteen (15) feet of an intersection (either street to street to driveway to street) shall be maintained at a height of no greater than three (3) feet to ensure adequate sight distance;

2.8 That all pavement markings within the site shall be re-painted on an annual basis between May 1 and June 1 of each year;

2.9 That the applicant agrees to install the two (2) on-street parking spaces, the NRTA bus stop, ~~and complete the NRTA bus stop shelter~~ and associated landscaping prior to the issuance of a Certificate of Occupancy for the bank structure. In the event that the NRTA bus stop shelter is not constructed prior to the issuance of the Certificate of Occupancy for the bank structure, the applicant shall schedule an

update with the Planning Board at a regularly scheduled Planning Board meeting to provide the Planning Board with a status update.

3.0 Administrative

3.1 That prior to the issuance of any Building Permits, a pre-construction meeting shall take place at the site which shall include, at a minimum, the following: Planning Board staff, consulting engineers for the Planning Board, the contractor, the applicant or their representative, engineers for the applicant, utility company representatives, and staff from other Town departments;

3.2 That a construction management plan shall be submitted to the Planning Board prior to any site clearance and prior to the issuance of any Building Permits;

3.3 That a Certificate of Water Quality Compliance shall be obtained from the Wannacomet Water Company prior to the endorsement of the final plans;

3.4 That any deadlines contained within this decision may be extended by a majority vote of the Board without holding a public hearing.

4.0 Easements/Right-of-Way

4.1 That the applicant has agreed to pursue obtaining an easement through Nantucket Commons to allow for a vehicular connection from the applicant's site through the Nantucket Commons site for traffic existing the applicant's site to common areas of the Nantucket Commons Condominium. The applicant shall notify the Planning Board within three (3) months from the date of this decision (July 09, 2012) as to whether the easement will be granted;

4.2 That the applicant has agreed to grant to the Town/County of Nantucket an easement for the portion of the Pleasant Street sidewalk located on the subject site. This easement shall be presented to the Town/County of Nantucket prior to the issuance of a Certificate of Occupancy for the bank structure;

4.3 That in the event the applicant does not convey a portion of the site (Lot D) to another entity, as noted in Conditions 1.1.1 and 1.1.2, the applicant has agreed to grant to the Town/County of Nantucket and/or the Nantucket Regional Transit Authority an easement to utilize this portion of the site for NRTA functions and public use of the seating area. This easement shall be presented to the NRTA and/or Town/County of Nantucket;

4.4 That cross-easements between the subject site and the Dan's Pharmacy site (Map 55 Parcels 148 and 149.1) shall be executed for access and parking. The easements shall be recorded at the Registry of Deeds and a copy shall be submitted to the Planning Board prior to the issuance of a Certificate of Occupancy.

5.0 Parking and Traffic

5.1 That the applicant has agreed to construct a six and half (6.5) foot wide brick sidewalk along the Pleasant Street frontage of the site. This work shall be completed prior to the issuance of a Certificate of Occupancy for the bank structure;

5.2 That the applicant agreed to install directional signs, as recommended by TetraTech in their report/letter dated June 7, 2012, within the site to control traffic flow. These signs shall be maintained and replaced on an annual basis if necessary;

RECORD OF VOTE

At the July 9, 2012 meeting, a motion was made and duly seconded to close the public hearing, the vote was 5-0 in favor. A motion was made and duly seconded to **APPROVE** this application and to **ENDORSE** this decision, the vote was 5-0 in favor.

Barry G. Rector APPROVED

Nathaniel Lowell APPROVED

Sylvia Howard APPROVED

Joseph Marcklinger APPROVED

John McLaughlin APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS July 24, 2012

On the 24th day of July, 2012, before me, the undersigned notary public,

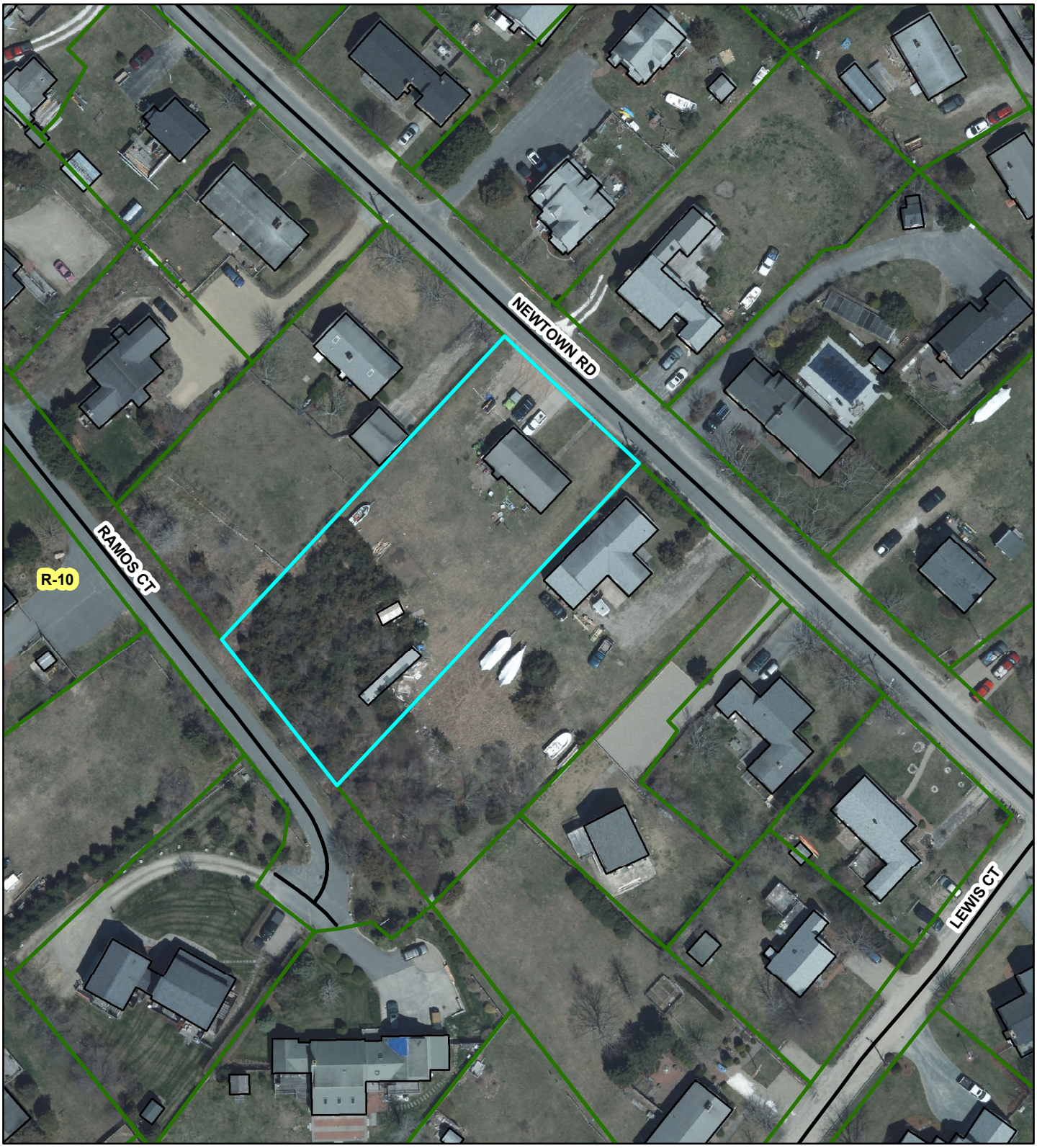
personally appeared Joseph Marcklinger, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein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

Notary Public

LYNELL D. VOLLANS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2018

My Commission Expires

#7904 Newtown Court Subdivision
#56-15 Secondary Residential Lot Special Permit
Map 55 Parcel 212
Clarification



READE, GULLICKSEN, HANLEY & GIFFORD, LLP
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(508) 228-3128
FAX: (508) 228-5630

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
MARIANNE HANLEY
WHITNEY A. GIFFORD

MAILING ADDRESS
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

RECEIVED
JUN 06 2016
By

June 6, 2016

Ms. Leslie Snell
PLUS
2 Fairgrounds Road
Nantucket, MA 02554

Re: Newtown Court Subdivision
Planning Board File 7904

Dear Leslie:

As a follow up to our conversation earlier today, I am writing to ask the Planning Board to clarify its positive Decision of approval required plan (2016-28) recorded with Nantucket Deeds in Book 1530, Page 108, in light of the ANR Plan approved and recorded as Plan No. 2016-18 and the Special Permit for Secondary Residential Lot under the Covenant Program recorded in Book 1530, Page 103.

Specifically, Dave Fredericks, the developer, seeks to clarify if the approval required decisions would require the issuance of a Form I Covenant on the Newtown Road Subdivision or not. At present, no covenant exists, and further lot conveyances would be subject to the requirements of both the AR approval as set forth in the Decision as well as compliance with the provisions of the Special Permit. This seems to be a case of first impression since the passing of the covenant program in a newly created subdivision settlement.

Thank you for your attention and help with this matter.

Very Truly Yours,

Whitney A. Gifford

WAG/tlf
Cc: Dave Fredericks
Leo Asadoorian

2016 00000228
Bk: Pg: 0 Page: 0
Doc: PLAN 03/30/2016 09:54 AM NANTUCKET REGISTRY OF DEEDS

Date: March 30, 2016
Time: 9:54 Am
Plan No: 2016-28
Attest: Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

139-8(a):

MINIMUM LOT SIZE:	10,000 S.F.	MINIMUM SECONDARY LOT SIZE: 4000 S.F.	
MINIMUM FRONTAGE:	75 FT.		
FRONT YARD SETBACK:	20 FT.(15 FT)		
REAR/SIDE SETBACK:	10 FT. (5 FT)	MINIMUM PRIMARY LOT SIZE: 6000 S.F.	
GROUND COVER % :	25%		

55-200
N/F
KARSTEN L. & MATHEW K. REINEMO
DEED: 1280/044

55-199
N/F
WEATHEREND TRUST
DEED: 1376/169

NEWTOWN ROAD (PUBLIC - VARIABLE WIDTH)

EXISTING PAVEMENT

PAVED APRON 10' MIN. INTO LOT

N 47°14'01" W 200.11'

S 47°14'01" E 100.07'

S 47°14'01" E 100.16'

DHCB Fnd/Held

20.00'

25'

80.07'

10'R

LOT A-1
6,013 S.F.±

#7
1 STY DWELLING
(TO BE RELOCATED)

I.PIPE Fnd
0.12'
0.03'
80.07'
100.16'
263.20'

75.26'

PAVED APRON 25' MINIMUM.

PROPOSED SHELL ROADWAY 16' WIDE

SHELL ROADWAY

N43°22'20"E 75.25'

NEWTOWN COURT
ROAD LOT D
3,749 S.F.±

20'

S47°14'01"E
79.76'

LOT A-2
4020 S.F.±

263.20'

247.81'

374.07'

40.75'

51.02'

10.00' WIDE PROPOSED ACCESS, UTILITY & DRAINAGE EASEMENT
R=15.00'
L=10.20'

S46°37'40"E 76.20'

LOT C-1
4,092 S.F.±

R=30.00'
L=36.94'

N 43°22'20" E

79.92'

S 43°36'39" W

N15°00'47"W 86.49'

R=30.00'
L=36.94'

TYPICAL SHELL DRIVEWAY APRON

73.74'

LOT C--2
7,556 S.F.±

57.05'

55-210
N/F
HARVEY LYNCH

55-211
N/F
JOSEPH ELIZABETH CODY
TRUSTEES
DEED: 126/015

55-210.1
N/F
BONNIE O. WOODLEY, TR.

55-305
N/F
DAVID S. TURNER JR.

55-78
N/F
ROBERT B. SNOW
DEED: 233/177

55-77
N/F
LEEJAY HURLEY
RICHARD C. ROSS

55-79
N/F
THOMAS J. STACKPOLE

DHCB Fnd
68.68'
N 38°30'59" W
DHCB Fnd
Held Line
31.40'
DHCB Fnd
N 38°23'29" W 100.00'
I Pipe Fnd

EXISTING PAVEMENT

(PRIVATE--30.00 ' WIDE)

N38°23'29"W 100.04'

DHCB Fnd
DHCB Fnd
DHCB Fnd/Held

N38°23'29"W 79.60'

DHCB Fnd
100.04'
79.60'
RAMOS COURT
30.00'
2.92'
DHCB Fnd

55-213.1
N/F
MICHAEL J. RAMOS, TR.
DEED:1199/162

RAMOS COURT

55-213.2
N/F
WALKING BOSS LLC
DEED:1134/259

55-213.3
N/F
RAMOS COURT LLC
DEED:1411/208

NOTE:
LOT(S) A-1,A-2,C-1,C-&D 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.

LOCUS MAP SCALE: 1"=1,000'±

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.

Leo C. Asadoorian 3/19/16
PROFESSIONAL LAND SURVEYOR DATE

☐ DENOTES CONCRETE BOUND TO BE SET.

GENERAL NOTES:

1) COVENANT LOTS PREPARED USING SECTION 139-8C OF THE NANTUCKET ZONING BY-LAWS

2) WAIVERS ALLOWED FOR THE CREATION OF INDIVIDUAL DRIVEWAYS FOR EACH LOT UNDER SEC. 139-8C(h) and FROM SETBACK REQUIREMENT BETWEEN INTERNAL LOT LINES PURSUANT TO SECTION 139-8.C(2)(f).

3) REFERENCE IS MADE TO APPROVAL REQUIRED PLAN, RECORDED AT THE NANTUCKET COUNTY REGISTRY OF DEEDS: Plan No.: 2016-18.

4) REFERENCE IS MADE TO SP FILE #56-15, APPROVAL OF A SPECIAL PERMIT - SECONDARY RESIDENTIAL LOS; DATED: DECEMBER 14, 2015.

OWNER INFORMATION
DAVID FREDERICKS
DEED BK.:1503 PG.:203 (Lot 23)
PLAN No.15, Pg. 123 & 2016-18.
ASSESSOR'S MAP 55, PARCEL 212
#7 NEWTOWN ROAD

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

LEO C. ASADOORIAN No. 33930 REGISTERED LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS
3/19/16

SECONDARY RESIDENTIAL COVENANT LOTS
DIVISION PLAN
In Nantucket, MA
Prepared for
DAVID FREDERICKS

Scale: 1"=30'
Date: NOVEMBER 16, 2015

Design/Drawn by: LCA & DF
Approved by: LCA & DF

SHEET 1 OF 1 B- 8126

LE025/#149
V:\DRAWFILES\B8126\SP.dwg 3/19/2016 4:18:33 PM EDT

3 of 14

JAN 29 2016 PM 1:45

2016 00000937
Bk: 1530 Pg: 108 Page: 1 of 5
Doc: APPRVL 03/30/2016 09:54

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

NEWTOWN COURT SUBDIVISION

Planning Board File #7904

Owner/Applicant: David Fredericks

7 Newtown Road
Nantucket Tax Assessors Map 55 Parcel 212 (portion)
Residential 10 (R-10) zoning district

Lot 23 (portion) upon Plan Book 15, Page 123
(*also shown as* "Lot B" upon ANR Plan – PB File# 7877)
Book 1503, Page 203 recorded with the Nantucket Registry of Deeds

December 14, 2015

The Nantucket Planning Board at its December 14, 2015 meeting voted 4-0 to approve an application for a Definitive Subdivision Plan (AR) for property located at a portion of Assessors Map 55 Parcel 212 at 7 Newtown Road, shown as Lot B upon ANR Plan approved as PB File # 7877 by the Planning Board at the October 15, 2015 meeting. The applicant, David Fredericks, proposes to subdivide the 15,397 square foot (.353 acre) parcel into two (2) lots (1 buildable and a Roadway). The one (1) buildable lot will be accessed via a dead-end roadway, running southwesterly approximately 174 feet from Newtown Road, a public way.

The layout for the roadway, named "Newtown Court", is twenty (20) feet in width, consisting of a sixteen (16) foot wide crushed shell travelled way and containing an apron at the intersection with Newtown Road. The lot meets minimum lot area requirements for the Residential 10 (R-10) zoning district. The site is located within Town Sewer and Public Wellhead Recharge Districts. Municipal water and sewer services are proposed for the new lot. The site is entirely upland having no known wetland areas within one hundred (100) feet of the proposed roadway.

Approval of the subdivision was based on the following documents:

- Form B Application for Approval of a Definitive Subdivision Plan (AR) dated November 16, 2015;
- A list of waivers from the *Rules and Regulations Governing the Subdivision of Land* dated November 16, 2015;
- A plan entitled "Definitive Subdivision Plan; Newtown Court, in, Nantucket, MA.; Prepared for David Fredericks", consisting of 1 sheet scale 'as noted', dated November 16, 2015, and prepared by Blackwell & Associates, Inc.;

- Site Analysis Report entitled, "Newtown Court, Subdivision, Nantucket, MA.", dated November 16, 2015, and prepared by Blackwell & Associates, Inc.;
- Drainage Report Relative to a Proposed AR Subdivision at 7 Newtown Road, Nantucket, Massachusetts, with USDA Custom Soil Resource Report, dated November 16, 2015, and prepared by Christopher L. Maury Design & Construction and Blackwell & Associates, Inc.;
- Representation and testimony received in connection with the public hearing held on December 14, 2015. Minutes of this meeting are on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on December 14, 2015.

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. Requested waivers from the *Rules and Regulations Governing the Subdivision of Land:*
   Due to the small scale of this subdivision and the fact that the interior roadway is serving only one lot, significant waivers are granted from the Subdivision Rules & Regulations. The Planning Board finds that the use of this interior roadway will be consistent with a driveway, and therefore significant infrastructure improvements are not necessary.

AS LISTED IN:
"*ITEMIZED LIST OF IMPROVEMENTS TO BE WAIVED OR MODIFIED*",
ATTACHED HEREWITH AS "EXHIBIT A"

2. That recorded copies of all legal documents (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 lot from the Covenant and within six (6) months from the date of this decision (January 28, 2016). The Planning Board may grant extensions of this deadline without holding a public hearing;
3. That the roadway shall be constructed and maintained, as shown on the referenced definitive subdivision plans;
4. That the applicant agreed to work with the direct abutter to the Roadway at 5 Newtown Road to incorporate a shared Easement and to determine cost apportioning relative to the installation and maintenance of the proposed Roadway;
5. That all lots shall be connected to the municipal sewer and water system;
6. 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;
7. That duplexes shall be a prohibited use upon any lot within the subdivision;

SIGNATURE PAGE TO FOLLOW

On December 14, 2015 the Planning Board voted 4-0 to **APPROVE** the Newtown Court Approval Required (AR) Subdivision and to endorse this decision.

Barry G. Rector APPROVED

Linda F. Williams APPROVED

John McLaughlin APPROVED

Nathaniel Lowell APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS January 28, 2016

On the 28th day of January, 2016, before me, the undersigned notary public, personally appeared Linda F. Williams, 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.

Doris C. Strang
Notary Public

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

October 9, 2020
My Commission Expires

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

MAR 2 3 2016

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

November 16, 2015

B8126
David Fredericks, Owner

Planning Board Rules as amended through December 20, 1999

Exhibit A

Itemized List of Improvements to be Waived or Modified:

The land on the Accompanying Plan for Newtown Court shall comply with the Rules and Regulations of the Nantucket Planning Board which were in effect on December 20, 1999, except for the following enumerated regulations which the Planning Board agrees to Waive or Alter in the Manner Specified:

(2.06A)(11)	Storm Drainage Calculations – Enclosed
(3.02)	Public Open Spaces – Waive
(3.03)	Protection of Wetlands – N/A
(3.04)	Flood Prone Areas – None
(3.05)	Protection of Natural Features - See Plans
(3.06)	One Dwelling Per Lot – Applicant will be filing special permit to allow lot(s) to become secondary residential covenant lots.
(3.07)	Further Subdivision – N/A (See 3.06)
(3.08)	Hazards – N/A
(3.09)	Reverse Lot Frontage - N/A
(3.10)	Street System – See Plans
(3.10A)	Conform to Master Plan – Connection to Newtown Road (Proposed)
(3.10B)	Continuous Alignment with Existing Streets – See Plans
(3.10C)	Projection of Streets into Adjoiners – See Plans
(4.02)	Monuments – See Plans (Proposed for Monumenting Street System)
(4.03)	Streets – See Plans
(4.03A)	1. Minor Streets 16' wide – See Plans 2. Major or Secondary Streets 22" Wide – N/A
(4.03B)	Street Intersections Not Less Than 60° - N/A
(4.03D)	Sight Distances 300' Minimum – See Plans

(4.03 E)	Design Standards 20' Width , 16 Width Foot Paving 200 & 300 Minimum Radius, Maximum Center Line Grade 4.25%, Minimum Curb Radius 17' and 25' – See Plans
(4.04)	Dead End Streets – A. 172.46'
(4.05)	Street Construction Shall be one of 10 types specified in section 5.08 - Grave Spec w/ Shelled Surface, with Paved Apron from Newtown Road
(4.06)	Storm Drainage – See Plans (All Leaching Facilities) (See 2.06A) (11)
(4.06A)	Subdrains – Less than 4' Above Water Table or Swampy Areas – N/A
(4.06B)	Storm Drains – See Plans and Drainage Analysis 1. Catchbasins Pairs 500' Maximum – See Plans 2. Manholes 500', Changes of Direction Horizontal or Vertical – N/A 3. Leaching Basins Where Possible – See Plans 4. Roadway Drainline Specs – See Plans
(4.06 C)	Open Drainage Systems – N/A
(4.07)	Easements 20' Water, Sewer and Drains; 10' Electric, Telephone, CATV 15', Bike and Pedestrian, Possible Scenic Easements, Watercourse Easements – See Plans (10 Utility, Access and Drainage Easement)
(4.08)	Adequate Access to Site – See Plans
(4.09)	Shoulders – See Plans
(4.10)	Guard Rails and Posts - Waive
(4.11)	Street Signs – One Proposed at Entrance to Morey Lane
(4.12)	Water Pipes and Related Equipment – See Plans
(4.13)	Dry Sewer Lines – See Plans (Sewer will become active once accepted by Town of Nantucket)
(4.14)	Power Lines – See Plans
(4.15)	Telephone Lines – See Plans
(4.16)	Shade Trees – See Plans
(4.17)	Fire Alarm Systems and Emergency Water Supply – Hydrant and Fire Alarm System to be Waived
(4.18)	Sidewalks – Waive
(4.19)	Bicycle Paths – Waive
(4.20)	Street Lights – Waive
(4.21)	Bridges – Waive
(4.22)	Curbing and Bearms – Waive
(4.23)	Soils Survey – Waive

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

JAN 29 2016 PM 1:46

2016 00000936
Bk: 1530 Pg: 103 Page: 1 of 5
Doc: SP 03/30/2016 09:54 AM

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

APPROVAL OF A SPECIAL PERMIT
SECONDARY RESIDENTIAL LOT

Planning Board File #56-15

Owner/Applicant: David Fredericks

7 Newtown Road
Nantucket Tax Assessors Map 55 Parcel 212
Residential 10 (R-10) zoning district

Lot 23 upon Plan Book 15, Page 123
Book 1503, Page 203 recorded with the Nantucket Registry of Deeds

December 14, 2015

Description of the Proposed Project:
The Applicant is requesting the issuance of a special permit pursuant to Nantucket Zoning By-law Section 139-8.C in order to divide the site into four (4) buildable lots (two primary and two secondary lots). The purpose of this subdivision is to create two market-rate lots and two affordable lots for year-round residents on Nantucket who earn at or below 150% of the Nantucket County median household income. The Applicant is further requesting waivers from the setback requirement between internal lot lines pursuant to Section 139-8.C(2)(f) and from the shared driveway requirement pursuant to Section 139-8.C(h).

The site has a total lot area of approximately 25,430 square feet in the Residential 10 (R-10) zoning district which requires a minimum lot size of 10,000 square feet and the maximum allowable ground cover ratio is 25%. *

---

* N.B.:
At the hearing on October 15, 2015, the Planning Board endorsed an Approval Not Required ("ANR") plan in File # 7877. The ANR plan, entitled "Subdivision Plan of Land; in Nantucket, MA.; Prepared for David Fredericks", dated October 5, 2015 and drawn by Blackwell & Associates, Inc., divided land shown on Plan Book 15, Page 123 as Lot 23, containing a total of 25,430 square feet of lot area, into two dimensionally compliant lots as follows:

- Lot A – with 80.07 feet of frontage on Newtown Road – contains 10,033± square feet of lot area and one dwelling (to be relocated); and
- Lot B – a vacant lot with twenty (20) feet of frontage on Newtown Road – contains 15,395± square feet of lot area.

Lot A has adequate frontage to meet the requirement of seventy-five (75) feet in the R-10 zoning district. Lot B does not have adequate frontage to be considered a buildable lot until such time as it is further subdivided under the Approval Required process.

At a subsequent hearing on December 14, 2015, the Planning Board endorsed an Approval Required ("AR") plan in File # 7904. The AR plan, entitled "Definitive Subdivision Plan; Newtown Court, in, Nantucket, MA.; Prepared for David Fredericks", dated November 16, 2015, and prepared by Blackwell & Associates, Inc., divided the above-referenced Lot B into two lots as follows:

- Lot C – a buildable vacant lot with adequate curving frontage on proposed subdivision Roadway named "Newtown Court" – contains 11,648± square feet of lot area; and
- Lot D – an unbuildable vacant "Road" lot to be known as "Newtown Court" and providing frontage for buildable Lot C – contains 3,749± square feet of lot area.

The applicant is seeking a special permit to create two secondary residential lots for year-round residents by subdividing the two conforming buildable lots shown on the above-referenced ANR and AR Plans (PB File #7887 and #7904, respectively) into two primary and two secondary lots as follows:

- Lot A
  - **Lot A-1** – PRIMARY LOT – fronting on Newtown Road and Newtown Court – contains 6,013± square feet of lot area and one structure (to be relocated); and
  - **Lot A-2** – SECONDARY LOT – vacant lot fronting on Newtown Court – contains 4,020± square feet of lot area.
- Lot C
  - **Lot C-1** – SECONDARY LOT – vacant lot fronting on Newtown Court – contains 4,092± square feet of lot area; and
  - **Lot C-2** – PRIMARY LOT – vacant lot fronting on Newtown Court – contains 7,556± square feet of lot area.

Pursuant to Section 139-8.C(2)(e), the minimum area for the original lot, primary lot, and secondary lot shall be:

MINIMUM LOT SIZE for R-10 Zoning District

Original Lot	Primary Lot	Secondary Lot
10,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.

Both proposed primary and secondary lots meet the minimum lot sizes under the Zoning District and the Covenant Program and will be compliant with the provisions of By-law Section 139-8.C(2)(g).

The proposed roadway, shown as Lot D on the above-referenced AR Plan, is proposed to be surfaced with shell and to contain a sub-surface drainage system, sewer and water connections.

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 November 16, 2015;
- Plan entitled "Secondary Residential Covenant Lot; Division Plan in Nantucket, MA.; Prepared for David Fredericks", dated November 16, 2015, and drawn by Blackwell & Associates, Inc.;
- Representation and testimony received in connection with the public hearing held on December 14, 2015; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on December 14, 2015.

Findings:
The Planning Board, at its December 14, 2015 meeting, found that the proposal was in keeping with section 139-8.C of the Nantucket Zoning By-law. The Planning Board also found that granting simultaneous approval for the creation of two secondary residential lots maximized the potential for affordable housing on the locus and further advances the purpose and intent of the Nantucket Housing Needs Program.

Decision and Vote:
On December 14, 2015, a motion was made and duly seconded to **CLOSE** the Public Hearing and to **APPROVE** the requested Special Permit to create two secondary residential lots subject to the following:

1. That the secondary lots shall be subject to an NHNC-Ownership Form (Nantucket Housing Needs Covenant), which shall provide, without limitation, that the owners and any occupants of any dwelling erected thereon, shall earn at or below 150% of the Nantucket County median
2. That each lot shall comply with the ground cover ratio, front and rear setbacks, and frontage requirements of the underlying zoning district, or as otherwise specified in 139-8.C;
3. That the lots shall be granted a waiver from the side yard setback requirements as they pertain solely to internal setback lines between each primary and secondary lot, pursuant to Section 139-8.C(2)(f);
4. That each lot shall have a separate driveway access as shown on the subdivision plan, thus granting the lots waivers from the shared a driveway requirement pursuant to Section 139-8.C(h) by virtue of a finding that separate driveway access would not have a significant and adverse effect on the scenic and historic integrity of the neighborhood and is not contrary to sound traffic or safety considerations; and
5. That an Approval Not Required (ANR) plan to establish each lot is a necessary step to implement this permit.

SIGNATURE PAGE TO FOLLOW

Record of Vote:
On December 14, 2015 the Planning Board voted 5-0 to **APPROVE** this application, and to **ENDORSE** this decision.

Barry Rector APPROVED

John McLaughlin APPROVED

Linda Williams APPROVED

Nathaniel Lowell APPROVED

John Trudel, III APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

January 28, 2016

On the 28th day of January, 2016, before me, the undersigned notary public, personally appeared Linda Williams, 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

October 9, 2020
My Commission Expires

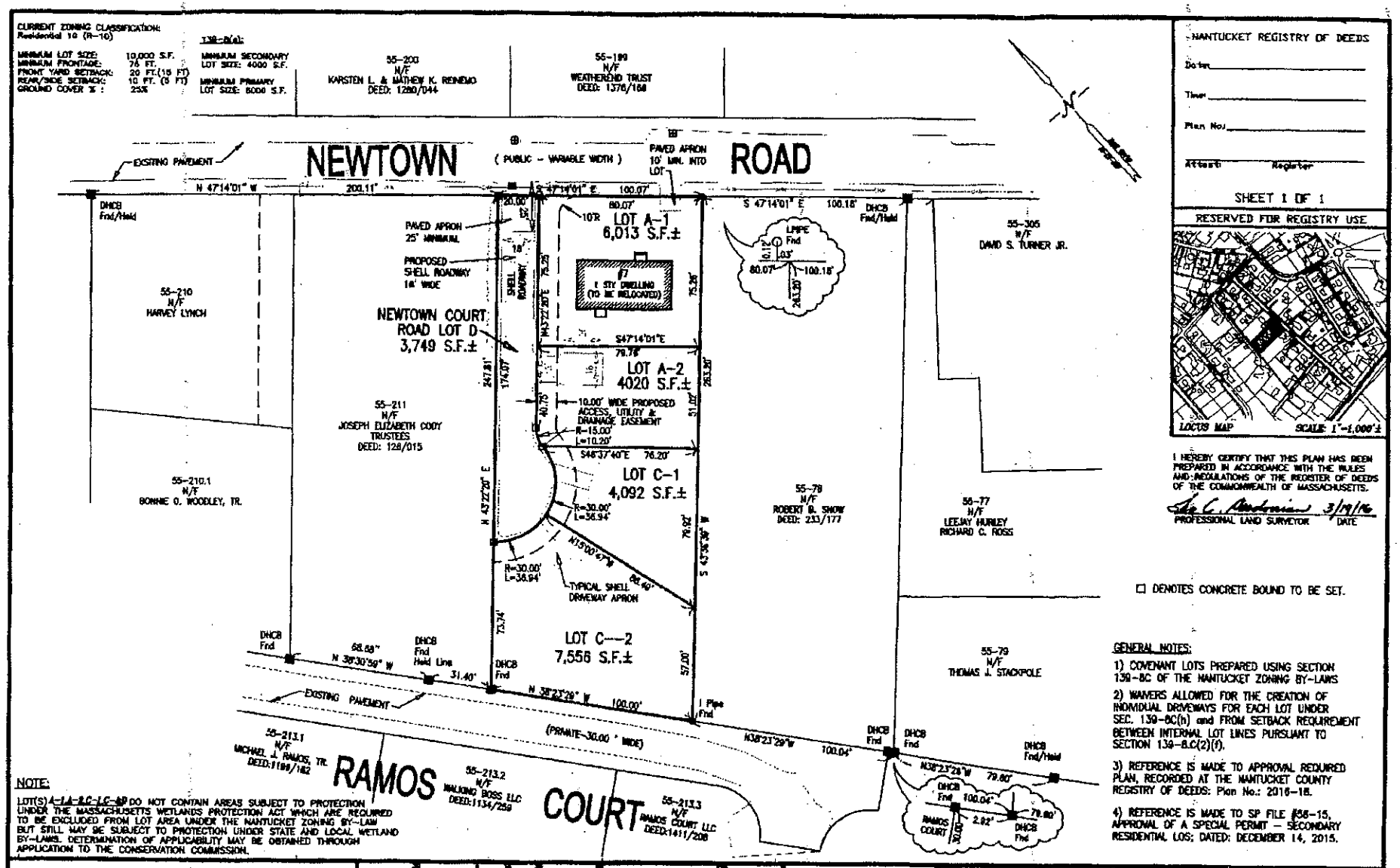
DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

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

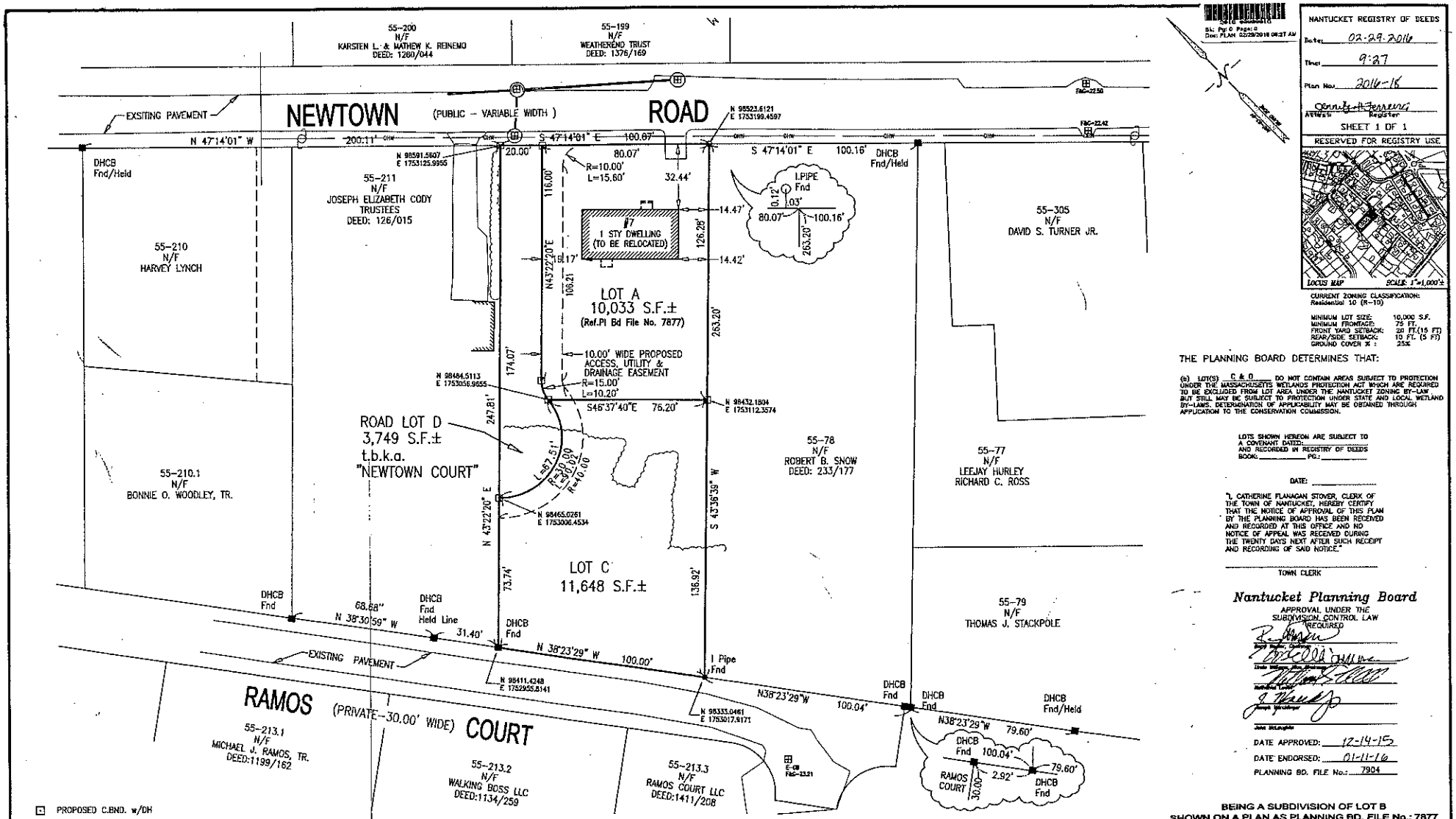
ATTEST: A TRUE COPY
NANTUCKET TOWN CLERK

MAR 2 7 2016



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

Bk: 01530 Pg: 107



NANTUCKET REGISTRY OF DEEDS
Date: 02-29-2016
Time: 9:27
Plan No.: 2016-16
Kenneth A. Ferreira
Assistant Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

CURRENT ZONING CLASSIFICATION: Residential 10 (R-10)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	20 FT.(15 FT)
REAR/SIDE SETBACK:	10 FT. (5 FT)
GROUND COVER %:	25%

THE PLANNING BOARD DETERMINES THAT:

(a) LOT(S) C & D 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.

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED: _____ AND RECORDED IN REGISTRY OF DEEDS BOOK: _____ PG.: _____

DATE: _____

"I, CATHERINE FLANAGAN STOVER, 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 NOT REQUIRED

DATE APPROVED: 12-14-15
DATE ENDORSED: 01-11-16
PLANNING BD. FILE No.: 7904

BEING A SUBDIVISION OF LOT B SHOWN ON A PLAN AS PLANNING BD. FILE No.: 7877

NO.	DATE	DESCRIPTION	BY
3			
2	1-13-16	REV. PER ENGINEERING REVIEW	LCA
1	1-06-16	REV. PER ENGINEERING REVIEW	LCA

OWNER INFORMATION
DAVID FREDERICKS
DEED BK.:1503 PG.:203
PLAN No.:15, LOT 123
ASSESSOR'S MAP 55, PARCEL 212
#7 NEWTOWN ROAD

LE025/#149
V:\DRAWFILES\B8126\AR (Restored) 11-12-2015 0853.dwg 1/13/2016 3:54:46 PM EST

(30 FEET)
1 inch = 20 ft.

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

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR DATE

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

DEFINITIVE SUBDIVISION PLAN
NEWTOWN COURT
in Nantucket, MA
Prepared for
DAVID FREDERICKS

Scale: 1"=20' Date: NOVEMBER 16, 2015
Design/Drawn by: LCA
Approved by: LCA

SHEET 1 OF 6 B-8126

#3222 FORM J
Oliver Estates
Lot 2
Map 55 Parcel 367.1

Nantucket Planning Board

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

Date: May 5, 2016 Planning Board File # 3222

Subdivision Name: Oliver Estates

Owner: Estate of Camelia R. Oliver

Owner's Address: Post Office Box 144, Nantucket, Massachusetts 02554

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

Applicant, (if other than owner): Same

Applicant's Address: _____

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

Date of Subdivision Plan: February 23, 1988

Land Location: Pleasant Street and Camelia Lane

Plan Recorded: Nantucket Deeds in Plan Book 24, Page 80

Type of Performance Security:

☒ Covenant dated: July 5, 1988

Covenant recorded with Nantucket Deeds in Book 306, Page 201

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

Lots 1 and 2 in Plan Book 24, Page 80.

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 _____, 2016 .

_____
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 _____, 2016

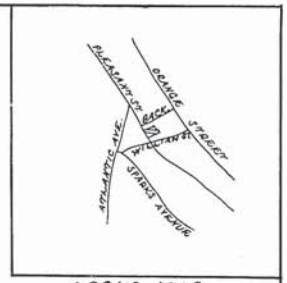
On the _____day of _____, 2016, before me, the undersigned notary public,

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

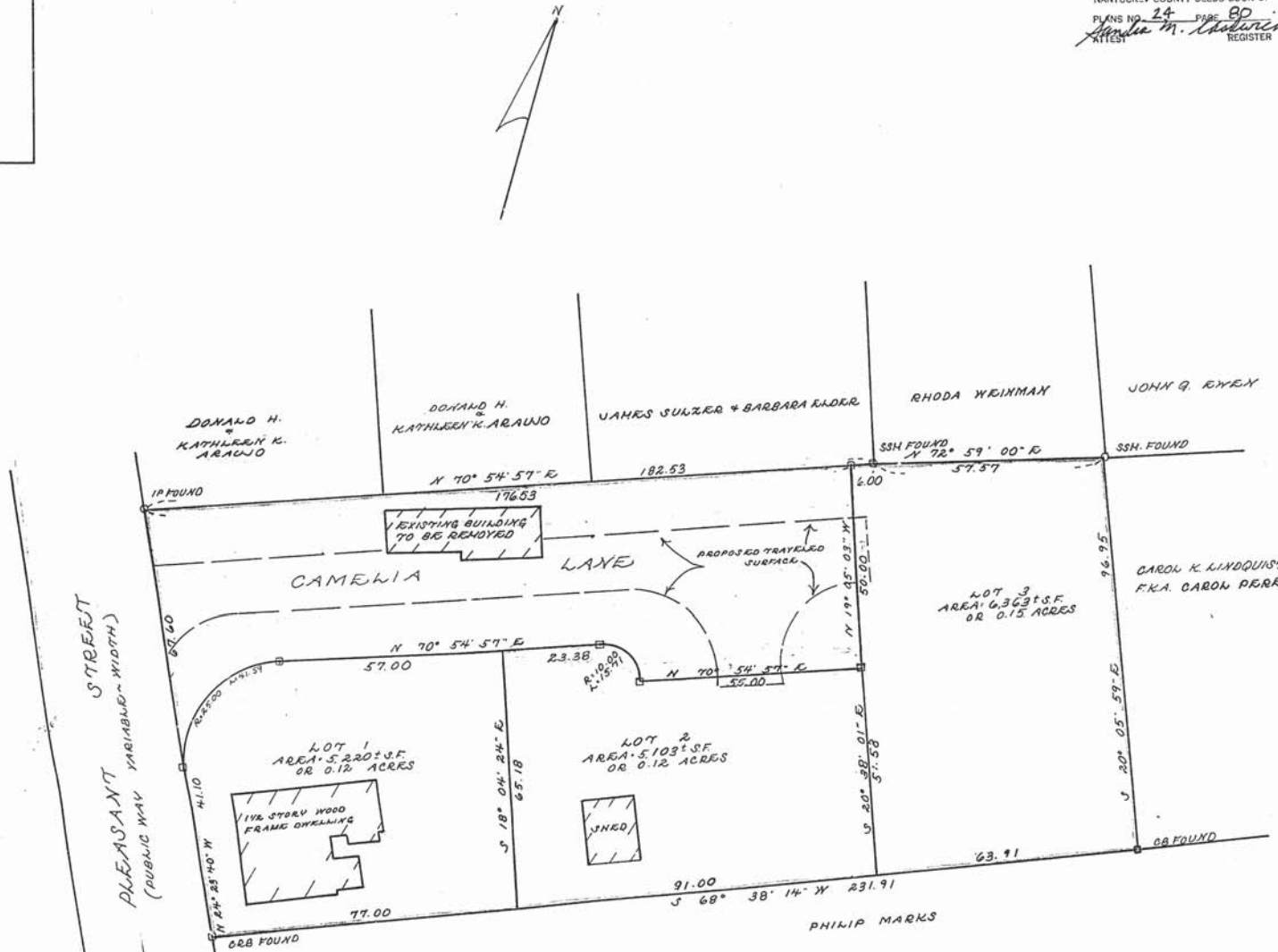
_____
My commission expires:

August 29 1988 10:25AM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 24 PAGE 80
ATTEST Sandra M. Chadwick REGISTER



LOCUS MAP
SCALE 1" = 2000'

ZONING DATA
ZONE R-1
AREA: 5000 S.F.
FRONTAGE 50'
FRONTYARD 10'
SIDE + REAR YARD 5'
GROUND COVER 30%



APPROVED:
NANTUCKET PLANNING BOARD
Walter S. Barrett
DATE APPROVED: 8 JUNE 1988
DATE SIGNED: 8 AUGUST 1988
FILE NO. 3222

LEGEND:
□ DH IN C.B. TO BE SET UNLESS OTHERWISE NOTED.

I, JOANNE HOLDGATE, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
TOWN CLERK: Joanne M. Holdgate
DATE: August 29, 1988.

NOTE: THIS PLAN IS SUBJECT TO A COVENANT WITH THE NANTUCKET PLANNING BOARD RECORDED NANTUCKET REGISTRY OF DEEDS. BOOK PAGE

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

DEFINITE PLAN OF LAND IN NANTUCKET, MA.
SCALE 1" = 20'
FEBRUARY 23, 1988
JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA. 02554
SUBDIVIDER: ESTATE OF CAMELIA R. OLIVER
DONALD T. OLIVER EXEC.
SESACHACHA ROAD
NANTUCKET, MA. 02554

0 20 40
SCALE IN FEET

ASSESSORS MAP 55 PARCEL NO. 367

4 of 4
5 of 5
#2333

#7803 Skiff Lane
Release of Escrow

PESCE ENGINEERING & ASSOCIATES, INC.
451 Raymond Road
Plymouth, MA 02360
Phone: 508-743-9206 Fax: 508-743-0211
epesce@comcast.net

June 7, 2016

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

RE: Final Engineering Inspection for the **Skiff Lane Subdivision**

Dear Mrs. Snell and Members of the Board:

Pesce Engineering & Associates is pleased to provide you this report for the final inspection of the Skiff Lane subdivision. We conducted a final site inspection on June 6, 2016, and found the proposed drainage modification site to be completely finished and the construction area properly restored.

Photos: Area of the new subsurface drainage infiltration system located in a new drainage easement between #1 & #3A Skiff Lane.

We have also review the As-Built Plan prepared by Bracken Engineering, dated June 30, 2015, and find it to be acceptable and complete.

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.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

cc: Zac Basinski, Bracken Engineering, Inc.

Nantucket Planning Board

RECEIVED
2015 MAY 28 AM 11 02
NANTUCKET TOWN CLERK

MODIFICATION TO A DEFINITIVE SUBDIVISION PLAN (AR)

Modification #1

Skiff Lane Subdivision
Planning Board File #7803

Original Decision: Approval of a Definitive Subdivision Plan (AR), Planning Board File #6552
Granted to SAV ASSOCIATES, LLC, dated December 10, 2001
Recorded with "Statement of Conditions of Subdivision Approval",
in Book 769, Page 270 (see Page 273)

Owner & Applicant: Denise McLaughlin
3A Skiff Lane
shown as Lot 2 on Plan No. 2002-31 and as Unit 3A on Plan No. 2008-42

Deed recorded in Book 1411, Page 325
Master Deed of Three Skiff Lane Condominium recorded in Book 1139, Page 83

Nantucket Tax Assessor's Map 55, Parcel 651.1

All recorded documents on file with the Nantucket Registry of Deeds

March 9, 2015

Applicant requests that the Board modify the Approval of a Definitive Subdivision Plan in Planning Board File # 6552, dated December 10, 2001, (the "Approval") and the Definitive Subdivision Plan, drawn by Hayes Engineering, Inc., dated July 20, 2001, revised through October 9, 2001, recorded with Nantucket Deeds as Plan No. 2002-31 (the "Definitive Plan"). The subdivision is situated Off of Cato Lane and contains three buildable lots and a fourth roadway lot known as Skiff Lane. The locus is shown as Lot 2 on the Definitive Plan.

Specifically, the applicant is requesting approval to modify the drainage system, as shown upon the Definitive Plan. The existing open air retention basin, located between 1 & 3A Skiff Lane, provides overflow stormwater storage for both Skiff Lane and a portion of Cato Lane. The applicant proposes a subsurface drainage infiltration system which will provide a safer, more level side yard area for use by abutting property owners.

The Nantucket Planning Board at its March 9, 2015 meeting voted 5-0 to close the public hearing and voted 5-0 to **APPROVE** the requested modification to the Approval and the Definitive Plan. The application for approval of this modification was received by the Planning Board on February 10, 2015, and approval of the requested modification was based on the following documents:

- The original decision stating approval of the subdivision and the Definitive Plan;
- The Application (Form B1) and accompanying materials;

- Proposed Drainage Modification Plan in Nantucket, MA., #1 & #3 Skiff Lane, drawn by Bracken Engineering, Inc., dated February 5, 2015;
- Letter from Bracken Engineering, Inc., dated February 6, 2015;
- Modified Stormwater Report prepared for Denise McLaughlin, 3A Skiff Lane, Nantucket, MA., by Bracken Engineering, Inc., dated February 5, 2015;
- Review Letter from Pesce Engineering & Associates, Inc., dated March 4, 2015;
- Letter of Authorization for Skiff Lane Modification from Allen R. Scott, as owner of 1 Skiff Lane and Trustee of Skiff Lane Homeowners Association Trust, *u/d/t* Book 769, Page 284;
- Representations and testimony received in connection with the public hearing held March 9, 2015. Minutes of this meeting is on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

Approval of the requested modification is granted upon the following conditions:

1. That the installation of the new drainage system at 3A Skiff Lane shall be done in accordance with the Approval and the Definitive Plan as modified by plan entitled "Proposed Drainage Modification Plan, in Nantucket, MA., #1 & #3 Skiff Lane", prepared by Bracken Engineering, Inc., dated February 5, 2015, and this Modification;
2. That site improvements related to the project shall be implemented in accordance with the review comments in the letter from Pesce Engineering & Associates, Inc. dated March 4, 2015;
3. That the applicant shall obtain a Certificate of Water Quality Compliance from Wannacomet Water Company within six (6) months of the date of this decision; and
4. That, except as modified herein, all conditions of the original Approval shall remain in full force and effect.

On March 9, 2015, the Planning Board voted unanimously (5-0) to **APPROVE** this Modification and to **ENDORSE** this Decision.

Barry G. Rector APPROVE

Linda F. Williams APPROVE

Nathaniel Lowell APPROVE

John McLaughlin APPROVE

Joseph Marcklinger APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss May 27th, 2015

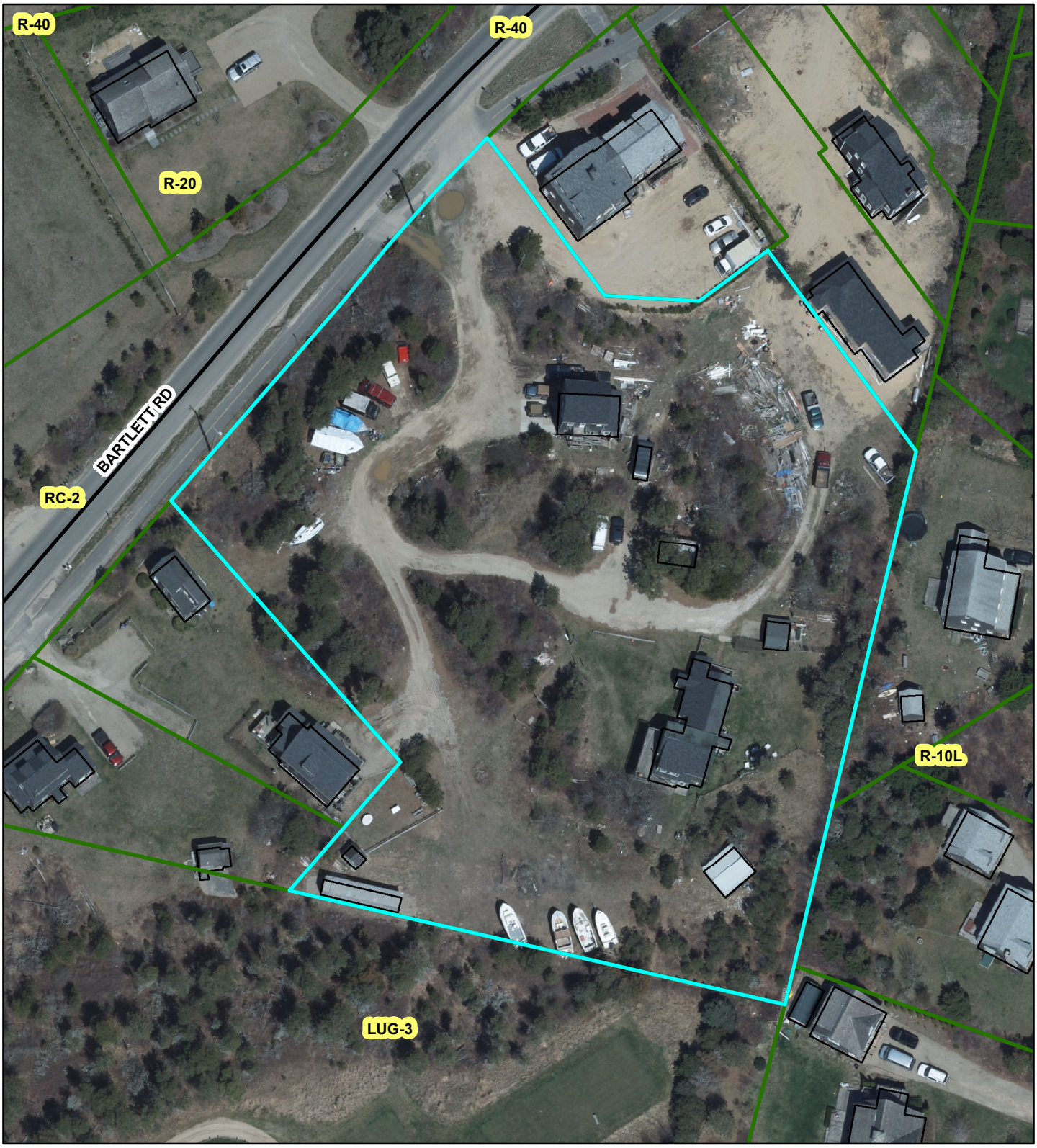
On the 27th day of May, 2015, before me, the undersigned notary public, personally appeared Barry G. Rector, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/~~she~~ signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

My Commission Expires 12/18/2020

KAREN L. E. BRADFORD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 18, 2020

#7874 Millie's Subdivision
Extension request for legal documents & endorse plans



Nantucket Planning Board

Plans to be Endorsed by the Board

Date: 5-17-16

Type of Plan to be endorsed:

- ☒ Subdivision
  Planning Board File # 7874
- ☐ Special Permit
  Planning Board File # _____

Name of development: Millies Subdivision

Applicant's name: Donald E. Dimock

Mailing address: 44 Bartlett Raod, Nantucket, MA

Phone number: 508-425-1801 Fax number: NA E-mail: NA

Engineer / surveyor's name: Bracken Engineering, Inc.

Mailing address: 19 Old South Road, Nantucket, MA 02554

Phone number: 508-325-0044 Fax number: 508-833-2282 E-mail: don@brackeneng.com

Have these plans been submitted to the Town's Engineer: Yes / ~~No~~

If no, please submit a second set of plans for review prior to the next Planning Board Meeting.

Please list the Planning Board's conditions (if any) that refers to these plans:

(EX: "…Within six (6) months from the date of the decision and prior to the commencement of any construction, the applicant shall submit final plans including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc. The set shall be subject to final review by the Planning Board's engineering consultant…"

See Condition #3 for legal documents. An extension to the time frame will be requested.

See Condition #2. Plans have been revised to incorporate changes required by Pesce Engineering & Assoc.'s. Also see request for modification for the re-location of a drainage easement.

Holly Backus

From: Don [Don@brackeneng.com]
Sent: Wednesday, June 08, 2016 6:17 PM
To: Ed Pesce; Zac
Cc: Holly Backus; Leslie Snell; Catherine Ancero
Subject: RE: Millie's Subdivision - Updated Review

Follow Up Flag: Follow up
Flag Status: Flagged

Ed,

I will check the dimensions on the turn around, I don't think we asked for a waiver, we should be able to adjust to meet it.

I would rely on the PB staff to see if any comments came in from the FD. If not, I can try to meet with someone over there on Friday.

The shared driveways were discussed with the Board and I believe they are satisfied with the easements we created.

I will be in touch, thanks.

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
(f) 508-833-2282

19 Old South Road
Nantucket, MA 02584
(t) 508-325-0044

http://www.brackeneng.com

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or use of the contents of this message is prohibited.

From: Ed Pesce [mailto:epesce@comcast.net]
Sent: Tuesday, June 07, 2016 9:46 PM
To: Don; Zac
Cc: 'Holly Backus'; 'Leslie Snell'; 'Catherine Ancero'
Subject: Millie's Subdivision - Updated Review

Hello Don & Zac,

See the attached draft report for Millie's Subdivision. As my letter states, you adequately addressed most of my previous comments. Can you please comment on the remaining items, and specifically tell me if you have any new information for the comments highlighted in YELLOW.

After I get your answers, I will finalize my letter and submit to the PB.

Thanks,

ED

Edward L. Pesce, P.E., LEED® AP
Pesce Engineering & Associates, Inc.
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206
Fax: 508-743-0211
Cell: 508-333-7630
epesce@comcast.net

PESCE ENGINEERING & ASSOCIATES, INC.
451 Raymond Road
Plymouth, MA 02360
Phone: 508-743-9206 Fax: 508-743-0211
epesce@comcast.net

June 7, 2016

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

RE: UPDATED Engineering Review of the proposed "**Millie's Subdivision"**

Dear Ms. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this updated engineering review of the proposed "Millie's Subdivision" Definitive Subdivision, located off Bartlett Road and shown as Parcel 100 on Assessor's Map 66, Nantucket, MA. As before, we have evaluated the plans for consistency with the Town's Zoning Bylaw and the Nantucket Rules and Regulations Governing the Subdivision of Land (SR&R).

We have reviewed the following new information to prepare this letter report:

- Letter from Bracken Engineering, Inc., to Andrew Vorce, Director, Nantucket Planning Board, Re: "Millie's Subdivision" Definitive Subdivision, dated may 17, 2016, with attached revised Stormwater Report.

- Revised Site Development Plans entitled "Definite Subdivision Plan Set "Millie's Subdivision, in Nantucket, Massachusetts," prepared by Bracken Engineering, Inc., 8 sheets, dated September 14, 2015, and revised May 16, 2016.

The applicant's engineer has made multiple revisions to the plans based on our previous engineering review comments of October 14, 2015, and comments received from the Board. These revisions adequately address most of our previous comments, however some comments have not been addressed in the revised design, or additional information has not been received to be evaluated.

Remaining Comments to be Addressed:

General Comments

2. *However we note that the proposed design dimensions of the dead-end turning "tees" do not fully comply with the dimensional requirements of the design shown on Plate No. 4 of the Subdivision Rules and Regulations (SR&R). This should be added to the list of waivers requested for consideration by the Board. Note: The proposed dimensions of 20' X 49' X 10' radii (vs. 30' X 50' X 15' radii in the SR&R) appear to provide adequate access for this subdivision.* Approved by the Board?

Definitive Plans, Site Layout & Utilities

1. *We recommend that the Nantucket Fire Dept. review these plans and provide comment to the Board on the adequacy of access and turnarounds for emergency vehicles.* Recived?

4. *We recommend that labels be added to the plans showing the required 25 ft. radii for the curb transition at Bartlett Road.* Note: The design currently shows a 15 ft. radius.

6. *We note that all but four of the proposed driveways are shown as joint driveways for 2 lots, straddling the affected lots. We recommend that the applicant discuss this with the Board, and decide if separate driveways serving only single lots is more appropriate.* Approved by the Board?

11. *We recommend that a sieve analysis specification be provided for the gravel base material shown for the subdivision roadway cross-sections on Sheet 7.* Note: The Road A, Road B, and Bike Path cross sections (on Sheet 7) currently show a note regarding a sieve analysis requirement prior to construction, to be submitted to the Town. However, no sieve design specification for this material is provided.

Stormwater Management

3. *We recommend that a Stormwater Operation & Maintenance Plan be provided for the subdivision, listing the periodic, seasonal & annual tasks to be performed to ensure the proper long-term performance of the stormwater management system. Additionally, we recommend that the O & M plan have a line for a name, date and signature by the owner(s). This will ensure that the owner/applicant (or Home Owners Association) understands that recommended maintenance & inspections are required.* Note: A new O & M manual has been provided, but no date or signature line for the owner has been included.

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 or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

cc: Don Bracken, Bracken Engineering, Inc.

Main Office:
49 Herring Pond Road
Buzzards Bay, MA 02532
Tel (508) 833-0070
Fax (508) 833-2282

BRACKEN ENGINEERING, INC.

Nantucket Office:
19 Old South Road
Nantucket, MA 02554
Tel (508) 325-0044

May 17, 2016

Andrew Vorce, Director
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: "Millies Subdivision" Definitive Subdivision
Donald E. Dimock
Assessor's Map 66 Parcel 100.

Dear Mr. Vorce:

Please find accompanying this letter the final mylar lotting plan and full set definitive subdivision plan for the above referenced project.

These plans have been revised to address engineering review comments per the definitive plan approval, Condition #3 and to address comments raised at the last hearing.

Also, please accept this letter as a request to extend the 6 month time frame to record legal documents in accordance with Condition #3 of the approval for another 3 months.

Should you have any questions regarding this project, please contact me at 508-325-0044.

Sincerely,

Bracken Engineering, Inc.

Donald F. Bracken, Jr., P.E.
President

cc: Donald E. Dimock
Edward Pesce

DEFINITIVE SUBDIVISION PLAN SET
OF
"MILLIE'S SUBDIVISION"
IN
NANTUCKET, MASSACHUSETTS
SEPTEMBER 14, 2015
REVISED: MAY 16, 2016

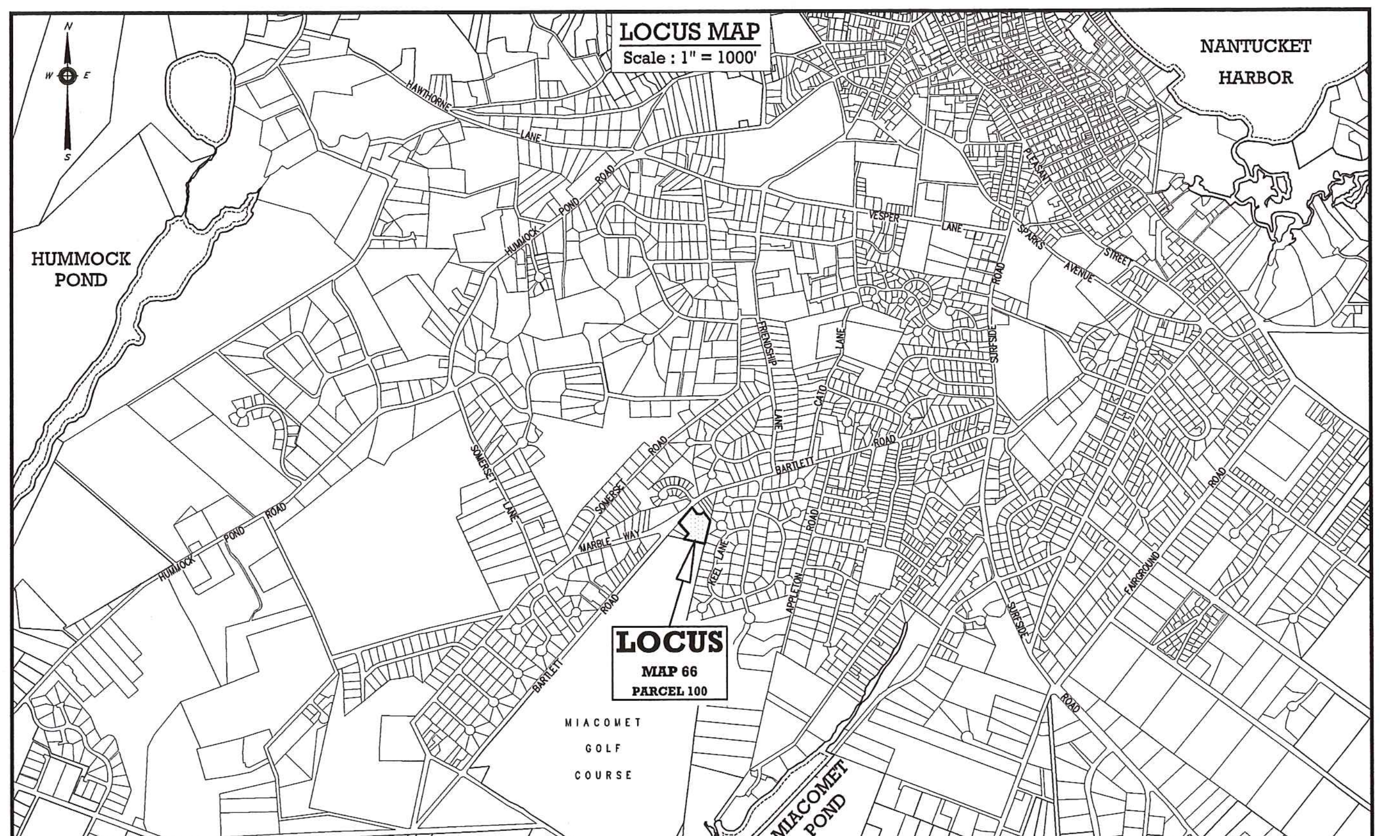
PROJECT NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED AREAS.
5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
7. THE WANNACOMET WATER DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY WORK ON THE WATER SYSTEM.
8. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE IN ORGANIC FORM.
9. ALL LANDSCAPED AREAS TO BE LOAMED & SEEDED UNLESS OTHERWISE NOTED.
10. UNLESS OTHERWISE SPECIFIED ALL WORK IS TO CONFORM TO THE LATEST MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.

ZONING REQUIREMENTS

DISTRICT : RC - 2

MIN. LOT SIZE......................5,000 S.F.
FRONT YARD..........................10' MIN.
SIDE YARD...........................5' MIN.
REAR YARD...........................5' MIN.
FRONTAGE............................40' MIN.
GROUND COVER RATIO..........50% MAX.
REGULARITY FACTOR (r)............>0.55
($r = 16A/p^2$)



CIVIL ENGINEER / LAND SURVEYOR:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(Tel) 508.833.0070
(Fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(Tel) 508.325.0044
www.brackeneng.com

OWNER/APPLICANT :
DONALD E. DIMOCK
#44 BARTLETT ROAD
NANTUCKET, MA 02554

PAGE	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	LOTTING PLAN
4	EROSION CONTROL, DRAINAGE and SITE PREPARATION
5	LANDSCAPE PLAN and DETAILS
6	PLAN, PROFILE and UTILITIES
7	PLAN, PROFILE, UTILITIES and DETAILS
8	CONSTRUCTION DETAILS

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

"I ____________________ , 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 THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

____________ DATE

____________________ NANTUCKET TOWN CLERK

APPROVED BY THE
NANTUCKET PLANNING BOARD

____
____
____
____
____

DATE APPROVED : ____________
DATE ENDORSED : ____________
FILE NUMBER : ____________

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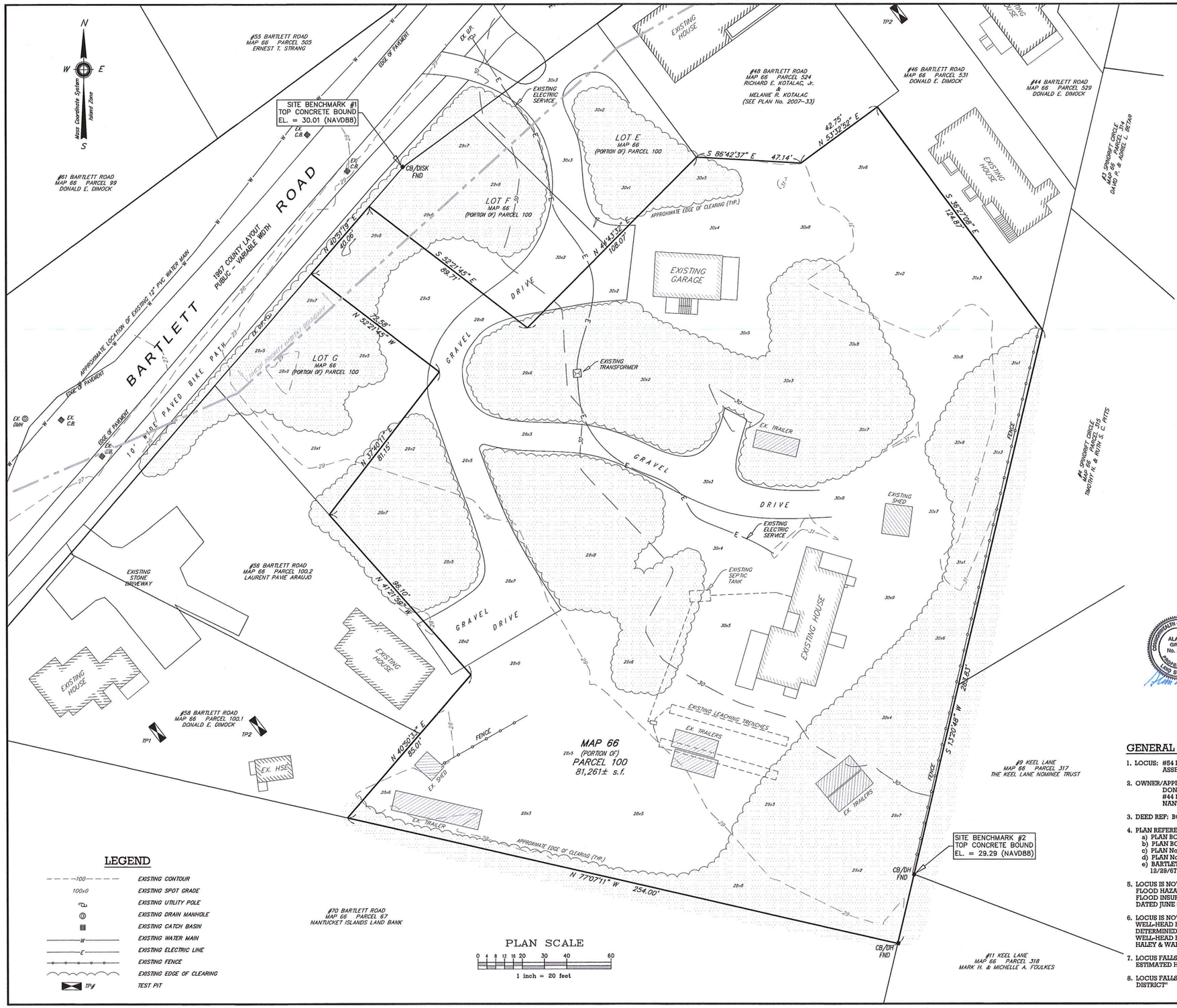
ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BRACKEN ENGINEERING INC. SHALL RENDER IT INVALID AND UNUSABLE.

S:\Autocad Drawings\Nantucket\Bartlett Road\54 Bartlett-MAIN FORM A's\TS.dwg May 17, 2016 - 11:57am



#46 BARTLETT ROAD

TP NO. 1		TP NO. 2	
GW. EL. NONE		GW. EL. NONE	
0"	A SANDY LOAM	0"	A SANDY LOAM
3"	B SANDY LOAM V. FRIABLE	3"	B SANDY LOAM V. FRIABLE
20"	C MEDIUM-COARSE SAND LOOSE	20"	C MEDIUM-COARSE SAND LOOSE
132"	NO MOTTLES NO WATER	126"	NO MOTTLES NO WATER

DATE PERFORMED: JULY 1, 2009
SOIL EVALUATOR: JAY M. McKINNON

#58 BARTLETT ROAD

TP NO. 1		TP NO. 2	
GW. EL. NONE		GW. EL. NONE	
0"	A SANDY LOAM	0"	A LOAMY SAND
9"	B SANDY LOAM V. FRIABLE	8"	B SANDY LOAM FRIABLE-FIRM 5-10% GRAVEL
28"	C1 MEDIUM-COARSE SAND FRIABLE-FIRM 5-10% GRAVEL	36"	C1 MEDIUM-COARSE SAND VERY FRIABLE 5-10% GRAVEL
76"	C2 MEDIUM-COARSE SAND LOOSE 5-10% GRAVEL	82"	C2 MEDIUM-COARSE SAND LOOSE 5-10% GRAVEL
136"	NO MOTTLES NO WATER	144"	NO MOTTLES NO WATER

DATE PERFORMED: AUGUST 29, 2007
SOIL EVALUATOR: JAY M. McKINNON

SOIL LOGS SHOWN ARE TAKEN FROM NEIGHBORING PROJECTS LOCATED AT #46 and #58 BARTLETT ROAD. THESE SOIL LOGS ARE FOR PERMITTING PURPOSES ONLY. ACTUAL SOIL BORINGS IN THE STORMWATER MANAGEMENT AREAS ARE TO BE PREFORMED BY A LICENSED SOIL EVALUATOR PRIOR TO CONSTRUCTION TO CONFIRM SOIL CONDITIONS.

SOIL LOGS

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS PLAN
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282

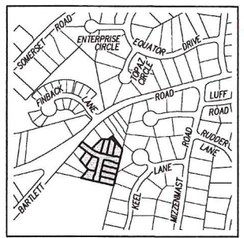
SCALE: AS NOTED SEPTEMBER 14, 2015

GENERAL NOTES:

1. LOCUS: #54 BARTLETT ROAD
   ASSESSORS MAP 66 PARCEL 100
2. OWNER/APPLICANT:
   DONALD E. DIMOCK
   #44 BARTLETT ROAD
   NANTUCKET, MA 02554
3. DEED REF: BOOK 146 PAGE 123
4. PLAN REFERENCES:
   a) PLAN BOOK 18 PAGE 122
   b) PLAN BOOK 22 PAGE 13
   c) PLAN No. 07-33
   d) PLAN No. 00-30
   e) BARTLETT ROAD COUNTY LAYOUT dated 12/29/67
5. LOCUS IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP 25019C0088G, DATED JUNE 9, 2014.
6. LOCUS IS NOT LOCATED WITHIN A PROPOSED WELL-HEAD RECHARGE DISTRICT OVERLAY AS DETERMINED BY A PLAN ENTITLED "PUBLIC WELL-HEAD RECHARGE DISTRICT", prepared by HALEY & WARD dated DECEMBER of 1994.
7. LOCUS FALLS WITHIN AN NHESP PRIORITY & ESTIMATED HABITAT OF RARE WILDLIFE.
8. LOCUS FALLS WITHIN THE "TOWN OVERLAY DISTRICT"

APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____



LOCUS MAP Scale: 1" = 500'

#55 BARTLETT ROAD
MAP 66 PARCEL 505
N/F
ERNEST T. STRANG

#61 BARTLETT ROAD
MAP 66 PARCEL 99
N/F
DONALD E. DIMOCK

EDGE OF PAVEMENT

BARTLETT ROAD

1967 COUNTY LAYOUT
PUBLIC - VARIABLE WIDTH

10' WIDE PAVED BIKE PATH

EXISTING HOUSE

#48 BARTLETT ROAD
MAP 66 PARCEL 524
N/F
RICHARD E. KOTALAC, Jr.
MELANIE R. KOTALAC

#46 BARTLETT ROAD
MAP 66 PARCEL 531
N/F
DONALD E. DIMOCK

#44 BARTLETT ROAD
MAP 66 PARCEL 529
N/F
DONALD E. DIMOCK

#6 TOPPING LIFT
MAP 66
PARCEL 308
N/F
ROBERT C. NEWMAN
JODY VANDERDONCK NEWMAN

#3 SPINDRIFT CIRCLE
MAP 66 PARCEL 314
N/F
DAVID P. BETAR
ADRIEL L. BETAR

#4 SPINDRIFT CIRCLE
MAP 66 PARCEL 315
N/F
TIMOTHY N. PITTS
RUTH S. C. PITTS

#9 KEEL LANE
MAP 66 PARCEL 317
N/F
THE KEEL LANE NOMINEE TRUST

#11 KEEL LANE
MAP 66 PARCEL 318
N/F
MARK H. FOULKES
MICHELLE A. FOULKES

#70 BARTLETT ROAD
MAP 66 PARCEL 67
N/F
NANTUCKET ISLANDS LAND BANK

#56 BARTLETT ROAD
MAP 66 PARCEL 100.2
N/F
LAURENT PAVIE ARAUJO

#58 BARTLETT ROAD
MAP 66 PARCEL 100.1
N/F
DONALD E. DIMOCK

LOT E
MAP 66
(PORTION OF) PARCEL 100
(SEE NOTE 9)

LOT F
MAP 66
(PORTION OF) PARCEL 100
(SEE NOTE 9)

LOT G
MAP 66
(PORTION OF) PARCEL 100
(SEE NOTE 9)

DIMOCK LANE 40' WIDE

MILLIE WAY 40' WIDE

LOT 1 5,200 s.f. r = 0.628
LOT 2 5,020 s.f. r = 0.706
LOT 3 5,380 s.f. r = 0.761
LOT 4 5,218 s.f. r = 0.669
LOT 5 5,044 s.f. r = 0.791
LOT 6 5,048 s.f. r = 0.788
LOT 7 5,045 s.f. r = 0.788
LOT 8 5,004 s.f. r = 0.778
LOT 9 5,898 s.f. r = 0.917
LOT 10 6,893 s.f. r = 0.966
LOT 11 5,800 s.f. r = 0.944
LOT 12 1,335 s.f. r = 0.287
LOT 13 20,980 s.f. r = 0.270

CB/DISK FOUND
PROP. CBDH (TYP.)
PROP. 6'x10' ACCESS ESMT. (TYP.)
PROPOSED 20' WIDE DRAINAGE EASEMENT 1,082± s.f.
PROP. 25' WIDE DRAIN. ESMT. 1,196± s.f.
PROP. 25' WIDE DRAIN. ESMT. 1,255± s.f.
PROP. 25' WIDE DRAIN ESMT. 2,139± s.f.
EXISTING GARAGE
EXISTING HOUSE
EX. TRAILER
EX. SHED
EX. HSE
EX. FENCE
EXISTING TRAILERS

N 96717.5123 E 1746845.6906
N 96696.9277 E 1746932.4532
N 96666.0339 E 1746687.9671
N 96593.9098 E 1746751.4777
N 96599.8613 E 1746973.5944
N 96515.8795 E 1746953.6695

ZONE: RC-2

	REQUIRED
LOT AREA:	5,000 s.f.
LOT FRONTAGE:	40'
FRONT YARD:	10'
SIDE YARD:	5'
REAR YARD:	5'
GROUND COVER RATIO:	50%
REGULARITY FACTOR:	> 0.55

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.

5/16/16

COMMONWEALTH OF MASSACHUSETTS ALAN M. GRADY No. 37732 PROFESSIONAL LAND SURVEYOR

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

THE PLANNING BOARD DETERMINES THAT:

(b) LOTS "1" thru "13" 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.

(c) LOT "12" CONTAINS INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

N W E S
MA. COORD. SYSTEM ISLAND ZONE

NOTES:

1. LOCUS: #54 BARTLETT ROAD MAP 66 PARCEL 100
2. OWNER: DONALD E. DIMOCK #44 BARTLETT ROAD NANTUCKET, MA 02554
3. DEED REF: Bk:146 Pg:123
4. PLAN REF: PLAN No. 2009-37 (LOT "A")
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS FALLS WITHIN THE "TOWN OVERLAY DISTRICT"
7. LOTS "4" through "8" ARE TO BE RESTRICTED TO RESIDENTIAL DEVELOPMENT ONLY.
8. EXISTING STRUCTURES ARE TO BE MOVED OR RAZED.
9. LOTS "E", "F" and "G" ARE BEING CREATED THROUGH A SEPARATE "Approval Not Required" FILING.
10. PROPOSED LOT "12" IS NOT TO BE CONSIDERED A BUILDABLE LOT AND IS TO BE CONVEYED TO AND COMBINED WITH ABUTTING LAND OWNED BY DONALD E. DIMOCK SHOWN AS #46 BARTLETT ROAD (MAP 66 – PARCEL 531).

I _____, 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 THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____ DATE

_____ NANTUCKET TOWN CLERK

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

LOTTING PLAN
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 328-0044 FAX: (508) 833-2282
SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE NANTUCKET PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

SHEET 3 of 8

#55 BARTLETT ROAD
MAP 66 PARCEL 505
N/F
ERNEST T. STRANG

#61 BARTLETT ROAD
MAP 66 PARCEL 99
N/F
DONALD E. DIMOCK

#48 BARTLETT ROAD
MAP 66 PARCEL 524
N/F
RICHARD E. KOTALAC, Jr.
MELANIE R. KOTALAC

#46 BARTLETT ROAD
MAP 66 PARCEL 531
N/F
DONALD E. DIMOCK

#44 BARTLETT ROAD
MAP 66 PARCEL 529
N/F
DONALD E. DIMOCK

#6 TOPPING LIFT
MAP 66
PARCEL 308
N/F
ROBERT C. NEWMAN
JODY VANDERDONCK NEWMAN

#3 SPINDRIFT CIRCLE
MAP 66 PARCEL 314
N/F
DAVID P. BETAR
ADRIEL L. BETAR

#56 BARTLETT ROAD
MAP 66 PARCEL 100.2
N/F
LAURENT PAVIE ARAUJO

#58 BARTLETT ROAD
MAP 66 PARCEL 100.1
N/F
DONALD E. DIMOCK

#70 BARTLETT ROAD
MAP 66 PARCEL 67
N/F
NANTUCKET ISLANDS LAND BANK

#9 KEEL LANE
MAP 66 PARCEL 317
N/F
THE KEEL LANE NOMINEE TRUST

#11 KEEL LANE
MAP 66 PARCEL 318
N/F
MARK H. FOULKES
MICHELLE A. FOULKES

BARTLETT ROAD
10' WIDE PAVED BIKE PATH
EDGE OF PAVEMENT
GRAVEL DRIVE
EX. U/P
EX. C.B.
EX. DMH
EX. HSE
EXISTING HOUSE

SITE BENCHMARK #1
TOP CONCRETE BOUND
EL. = 30.01 (NAVD88)

CB/DISK FOUND

PROPOSED BIKE PATH IMPROVEMENTS (SEE DETAIL)

PAINTED STOP LINE

4' WIDE BRICK SIDEWALK (TYP.)

STREET TREE (TYP.)
(FINAL SPACING and QUANTITIES T.B.D.)

DRIVEWAY APRON (TYP.)

ON STREET PARKING (TYP.)

HANDICAP RAMPS

EX. FENCE

DIMOCK LANE

MILLIE WAY

LOT E
MAP 66
(PORTION OF) PARCEL 100

LOT F
MAP 66
(PORTION OF) PARCEL 100

LOT G
MAP 66
(PORTION OF) PARCEL 100

LOT 1
5,200 s.f.
r = 0.829

LOT 2
5,020 s.f.
r = 0.705

LOT 3
5,380 s.f.
r = 0.761

LOT 4
5,218 s.f.
r = 0.889

LOT 5
5,044 s.f.
r = 0.791

LOT 6
5,045 s.f.
r = 0.788

LOT 7
5,045 s.f.
r = 0.788

LOT 8
5,004 s.f.
r = 0.778

LOT 9
5,598 s.f.
r = 0.917

LOT 10
6,893 s.f.
r = 0.995

LOT 11
5,800 s.f.
r = 0.944

LOT 12
1,335 s.f.
r = 0.287

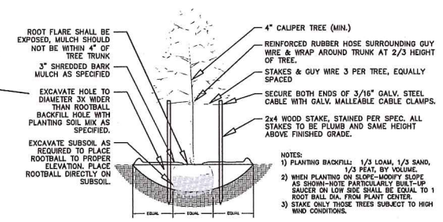
LOT 13
20,980 s.f.
r = 0.270

SITE BENCHMARK #2
TOP CONCRETE BOUND
EL. = 29.29 (NAVD88)

CB/DH FND

CB/DH FND

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet



DECIDUOUS/EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

QUANITY	SPECIES (COMMON NAME)	SIZE	CONDITION
8	Gleditsia tricanthos THRONLESS HONEYLOCUST	4"–4½" cal.	BB
8	Robinia pseudoacacia BLACK LOCUST	4"–4½" cal.	BB

NOTES:
STREET TREES MUST BE 4" CALIPER OR GREATER

TREES SPECIES MAY BE SUBSTITUTED AT THE DISCRETION OF THE PLANNING BOARD, HOMEOWNER and SITE CONTRACTOR. REFER TO RECOMMENDED TREE SPECIES FOR NEW PLANTINGS IN THE *RULES AND REGULATION GOVERNING THE SUBDIVISION OF LAND FOR NANTUCKET, MA.*

PLANTING NOTES

1) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN SIZES AND QUANTITIES SHOWN ON THE DRAWINGS.

2) ALL NEW AND EXISTING PLANT MATERIAL WITHIN THE LANDSCAPE LIMIT OF WORK LINE SHALL BE PRUNED AFTER PLANTING TO REMOVE ALL DEAD OR DAMAGED BRANCHES AND TO ENCOURAGE HEALTHY GROWTH. TREE WOUND DRESSING SHALL NOT BE USED ON ANY PLANTINGS. ALL NEW PLANTINGS SHALL BE WATERED FROM TIME OF DELIVERY UNTIL THE END OF THE GUARANTEE PERIOD.

3) ALL PAPER OR PLASTIC CONTAINERS, WIRE BASKETS, TWINE AND PLASTIC OR IRON FASTENERS AND ROPE SHALL BE REMOVED FROM PLANTS BEFORE SETTING IN PLANT PIT. CUT AND REMOVE TOP ONE THIRD OF BURLAP AND LACING AFTER SETTING PLANT IN PIT. TURN DOWN REMAINING BURLAP.

4) PLANT MATERIALS WITH WIRE BASKETS SHALL HAVE THE VISIBLE BASKET CUT AND REMOVED AFTER THE PLANT HAS BEEN LOCATED AND ACCURATELY SET IN PLANTING PIT AND PRIOR TO BACKFILLING.

5) ALL NEW ON-GRADE PLANTINGS SHALL HAVE AN EIGHTEEN INCH MINIMUM DEPTH OF LOAM (PLANTING SOIL), AS INDICATED ON THE DRAWINGS. ALL SEEDED AREAS SHALL HAVE SIX INCH DEPTH LOAM.

6) AREAS WHERE PLANTING OR SEEDING OCCURS ON EXISTING GRADED AREAS SHALL BE CLEARED, DISCED AND / OR FILLED AND SOIL AMENDED TO MEET THE RANGES AND MINIMUM REQUIREMENTS FOR LOAM BORROW.

7) PLANTED AREAS SHALL BE PITCHED IN THE DIRECTIONS SHOWN ON THE GRADING PLANS. IF NOT OTHERWISE SHOWN, PROPOSED PLANTED AREAS SHALL BE PITCHED IN A MINIMUM OF ONE AND A HALF (1-1/2 %) PERCENT TOWARDS A DRAIN INLET OR BASIN.

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

LANDSCAPE PLAN
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282

SCALE: AS NOTED SEPTEMBER 14, 2015

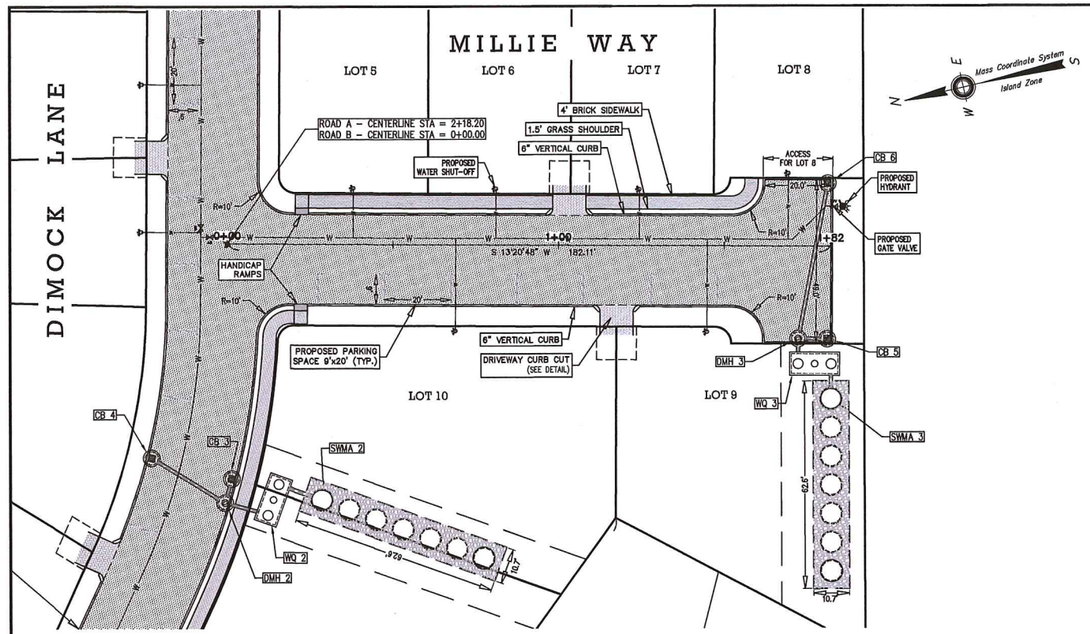
APPROVED BY THE
NANTUCKET PLANNING BOARD

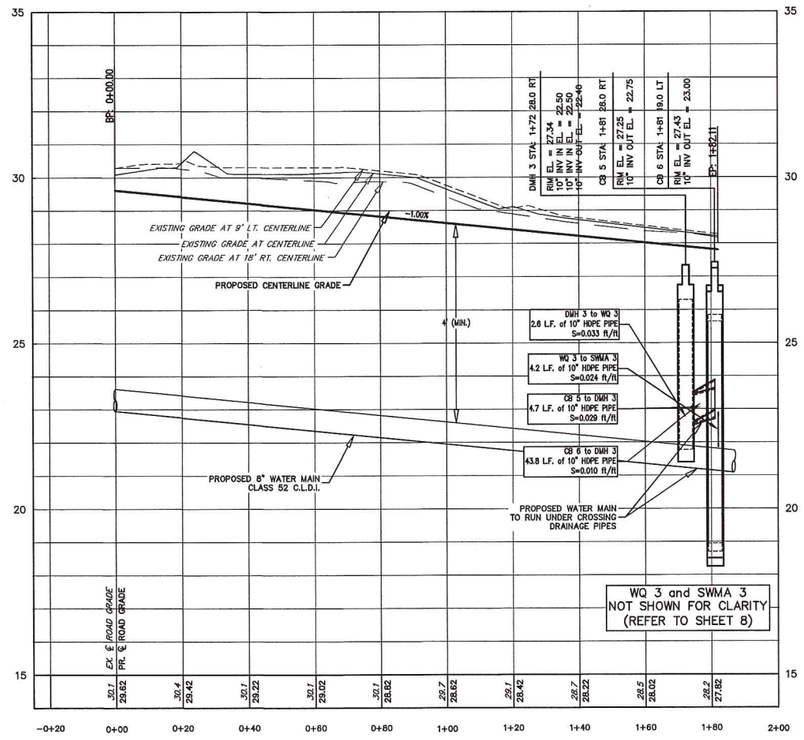
DATE APPROVED: _____

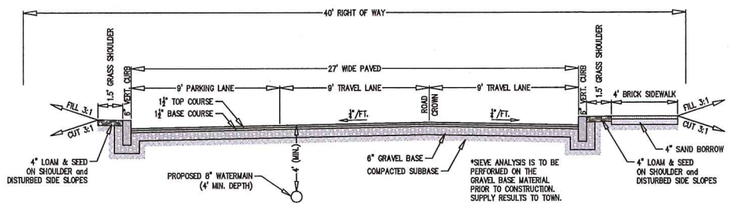
DATE ENDORSED: _____

FILE NUMBER: _____

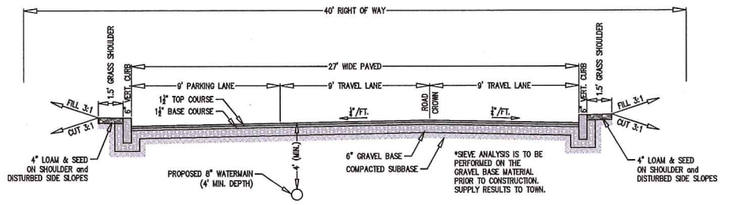
SHEET 5 of 8



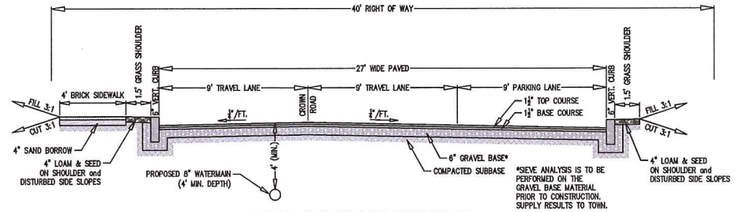




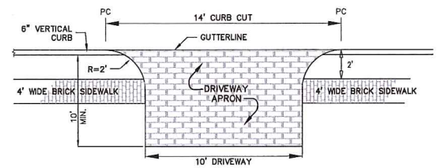
ROAD "A" CROSS-SECTION
STA: 0+19.3 to 2+37.2
NOT TO SCALE



ROAD "A" CROSS-SECTION
STA: 2+37.2 to 3+40.6
NOT TO SCALE

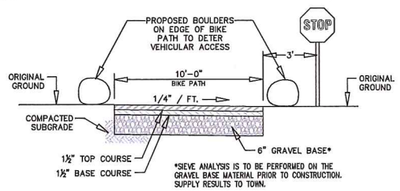


ROAD "B" CROSS-SECTION
NOT TO SCALE

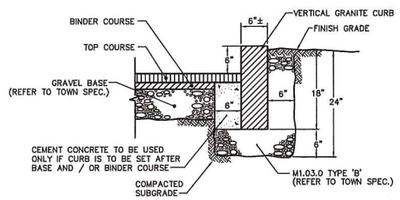


NOTE:
ALL DRIVEWAY LOCATIONS TO BE FIELD LOCATED.

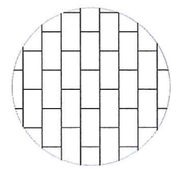
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



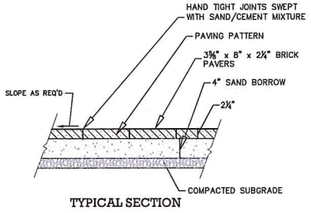
TYPICAL BIKE PATH SECTION
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE



PAVING PATTERN



TYPICAL SECTION

BRICK SIDEWALK PAVERS
NOT TO SCALE

LEGEND

- PROPOSED DRAIN LINE
- EXISTING UTILITIES
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND UTILITIES
- EXISTING WATER LINES
- PROPOSED WATER SERVICE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SEWER LINE
- PROPOSED LOW PRESSURE SEWER SYSTEM
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER VALVE
- PROPOSED WATER SHUT OFF

PROFILE SCALE
1 inch = 2 feet (vertical)
0 0.5 1 1.5 2 4 6

0 5 10 15 20 30 40 60
1 inch = 20 feet (horizontal)
PLAN SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD P. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

MILLIE WAY
PLAN, PROFILE & UTILITIES PLAN
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED: _____
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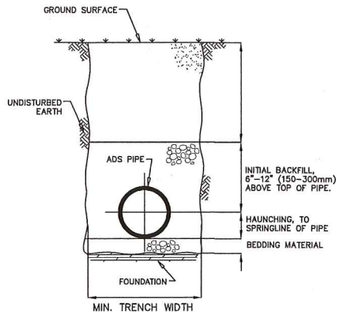


TYPICAL TRENCH CROSS-SECTION

NOT TO SCALE

NOTE TO THE ENGINEER: WHEN THIS DETAIL IS TO BE INCORPORATED INTO CONTRACT DOCUMENTS, PLEASE REFERENCE SECTION X-2, "RECOMMENDATIONS FOR INCORPORATION INTO CONTRACT DOCUMENTS" OF ASTM SPECIFICATION D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" SO THAT APPROPRIATE MODIFICATIONS CAN BE MADE TO ACCOMMODATE SITE SPECIFIC NEEDS.

NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) AND 42"-48"(1050-1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"-36" (750-900mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

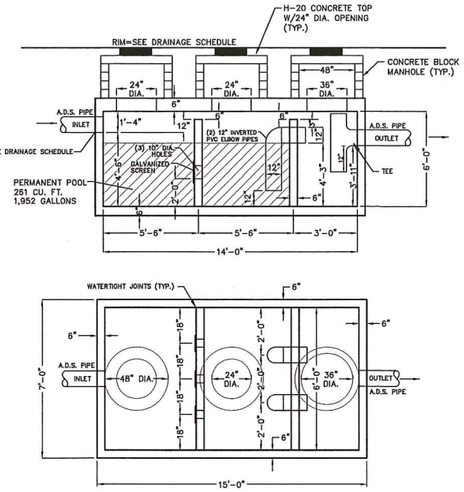
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300)*
H25 (RIGID PAVEMENT)	12 (300)
EBO RAILWAY	24 (610)
HEAVY CONSTRUCTION	48 (1220)

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

A.D.S. PIPE INSTALLATION DETAIL

NOT TO SCALE



3,000 GALLON H-20 SEPTIC TANK

3 CHAMBER WATER QUALITY INLET

NOT TO SCALE

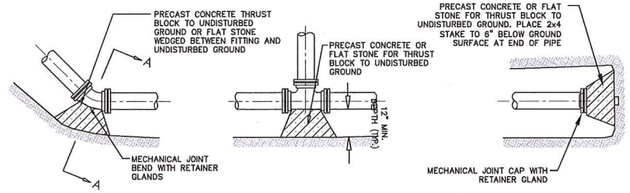
DRAINAGE SCHEDULE

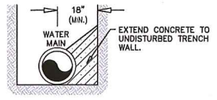
WQI 1
RIM.....27.2±
INV A (OUT:SWMA 1).....22.55
INV B (IN:DMH 1).....22.80

WQI 2
RIM.....29.3±
INV A (OUT:SWMA 2).....23.50
INV B (IN:DMH 2).....23.75

WQI 3
RIM.....28.2±
INV A (OUT:SWMA 3).....22.00
INV B (IN:DMH 3).....22.25

NOTE: RIMS WILL VARY WITH ROAD and FINAL GRADING CONDITIONS.





SECTION A-A

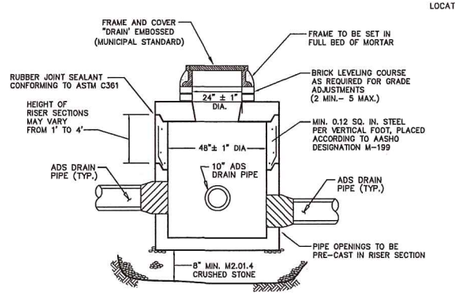
NOT TO SCALE

PIPE DIA.	BENDS				TEE
	11.25	22.5	45	90	
6	1	1	1	2	1.5
10	1	1	2	4	4
12	1	2	3.5	6.5	5

THRUST BLOCK BEARING AREA (SF)
(BASED UPON 100 psi WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)

TYPICAL THRUST BLOCK DETAILS

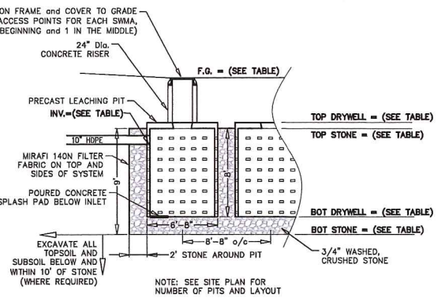
NOT TO SCALE



PRE-CAST TO CONFORM TO ASTM C478
9 FEET OR LESS IN DEPTH

PRE-CAST CONCRETE DRAIN MANHOLE

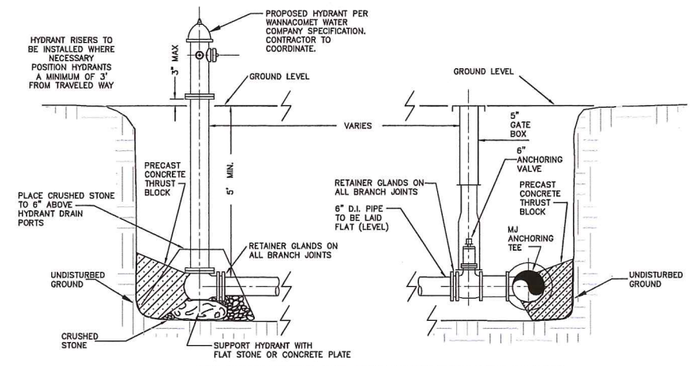
NOT TO SCALE



SWMA	TOP DRYWELL	INLET PIPE INVERT	BOTTOM DRYWELL	BOTTOM STONE	TOP STONE	FINISHED GRADE	STONE BED DIMENSIONS	# OF DRYWELLS	DRYWELL SPACING	STONE AROUND
1	23.78	22.45	15.28	14.28	23.28	29.0±	10.7'W x 45.4'L	5	8'-8" o/c	2'
2	24.73	23.40	16.23	15.23	24.23	29.0±	10.7'W x 62.7'L	7	8'-8" o/c	2'
3	23.23	21.90	14.73	13.73	22.73	28.0±	10.7'W x 62.7'L	7	8'-8" o/c	2'

STORMWATER MANAGEMENT AREA DETAIL

NOT TO SCALE

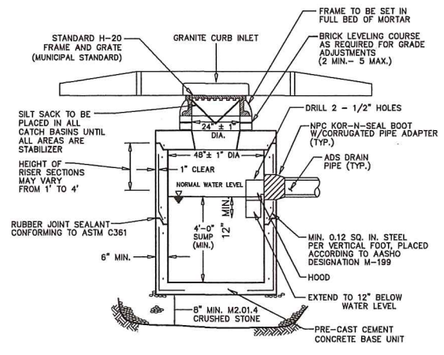


TYPICAL HYDRANT ASSEMBLY INSTALLATION

NOT TO SCALE

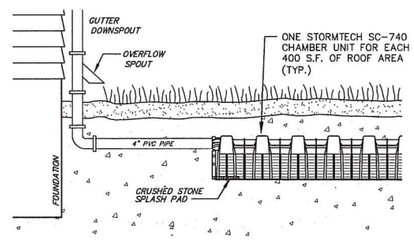
NOTES:

1. HYDRANTS ARE TO BE INSTALLED WITHIN THE ROADWAY RIGHT OF WAY.
2. ALL CONSTRUCTION TO COMPLY WITH THE WANNACOMET WATER COMPANY SPECIFICATIONS.
3. HYDRANTS TO BE CONSTRUCTED WITH REQUIRED ANCHOR TEE.



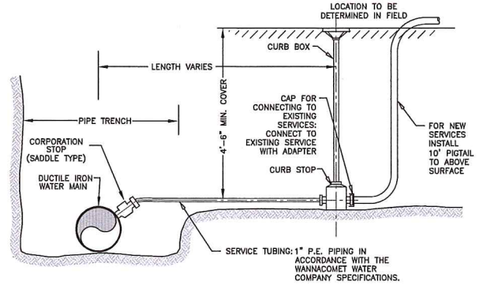
PRE-CAST SHALLOW CONCRETE CATCH BASIN

NOT TO SCALE



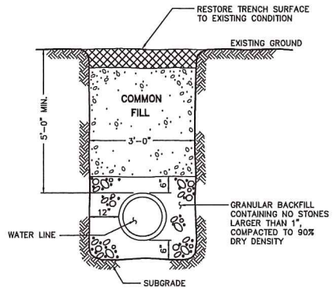
ROOF STORMWATER SYSTEM

NOT TO SCALE



TYPICAL SERVICE CONNECTION

NOT TO SCALE



WATER MAIN TRENCH DETAIL

NOT TO SCALE

DONALD F. BRACKEN, JR. CIVIL No. 37071 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

CONSTRUCTION DETAILS

OF

"MILLIE'S SUBDIVISION"

DEFINITIVE SUBDIVISION OF LAND

IN

NANTUCKET, MA

Prepared For:

DONALD E. DIMOCK

Prepared By:

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282

SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE NANTUCKET PLANNING BOARD

DATE APPROVED: _____

DATE ENDORSED: _____

FILE NUMBER: _____

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554
JAN 20 2016 PM3:06

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)
MILLIE'S SUBDIVISION
PLANNING BOARD FILE #7874

Owner/Applicant: Donald E. Dimock

Property located off of Bartlett Road

Nantucket Registry of Deeds Book 146 / Page 123

Parcel 100 shown on Nantucket Tax Assessors Map 66

November 19, 2015

The applicant is proposing an Approval Required (AR) subdivision on a 1.9 acre parcel with frontage on Bartlett Road. There are a total of eleven (11) buildable lots in the subdivision, all of which meet or exceed the minimum lot size, frontage, and upland requirements. In addition, one lot (unbuildable) is planned to be a 40' roadway and Lot 12 (unbuildable) is planned to be conveyed and combined with abutting land owned by Donald E. Dimock shown as Map 66 Parcel 531. A maximum of eleven (11) buildable total lots may result from the proposal. Of these new lots, the applicant proposed five (5) new residential lots and six (6) new lots for mixed residential/commercial uses. The residential lots include Lot 4, Lot 5, Lot 6, Lot 7, and Lot 8. The mixed use residential /commercial lots include Lot 1, Lot 2, Lot 3, Lot 9, Lot, Lot 10, and Lot 11.

The proposed development includes the construction of two (2) roadways that will provide access and frontage to the lots within the subdivision. Dimock Lane will provide the primary access from Bartlett Road to the proposed Millie Way that a dead-end street within the subdivision. The specific proposal for each of these roads is as follows:

- Dimock Lane will be paved to twenty-seven (27) feet wide as shown on the proposed plans. The pavement width will increase to forty-nine (49) feet at the terminus to accommodate access to Lot 4 and Lot 5. The roadway will accommodate twelve (12) on-street parking spaces of nine (9) feet in width. Six (6) inch vertical granite curbing will be installed along the edge of the roadway and associated parking spaces. Dimock Lane will provide three (3) shared driveway accesses for lots within the subdivision. Dimock Lane will be approximately 341' in length;

- Millie Way will be paved to a width of twenty-seven (27) feet wide as shown on the proposed plans. The pavement width increase to forty-nine (49) feet at the terminus to accommodate access to Lot 8 and Lot 9. The roadway will accommodate five (5) on-street parking spaces of nine (9) feet in width. Six (6) inch vertical granite curbing will be installed along the edge of the roadway and associated parking spaces. Mille Way will provide two (3) shared driveway accesses for lots within the subdivision. Millie Way will be approximately 182' in length.

Stormwater runoff from the proposed roadway construction will be collected by deep sump catch basins, piped to drain manholes flowing to water quality inlet (WQI) structures, which will discharge to subsurface storage and infiltration systems (leaching pits with crushed stone) designed to contain and infiltrate up to the twenty-five (25) year storm event.

All lots within the proposed subdivision will be serviced by municipal water. The site is within the Somerset Sewer Needs area as defined in the most recently adopted version of the Comprehensive Wastewater Management Plan, however, it is currently excluded from the Town Sewer District. The applicant has proposed a Warrant Article for the 2016 Annual Town Meeting to add the site to the Town Sewer District and it is anticipated that the Board of Selectmen will propose an article to include the entire Somerset Needs Area. The applicant has agreed that in the event the site is included within the Town Sewer District they will pursue a sewer connection. In the event that the site is not added to the Town Sewer District, on-site wastewater disposal systems will be proposed.

The Nantucket Planning Board at its November 19, 2015 meeting voted **5-0** to close the public hearing and voted **5-0** to **APPROVE** the Definitive Subdivision Plan (AR) for the subject property. The application for approval of this definitive subdivision plan was received by the Planning Board on September 14, 2015 and approval of the subdivision was based on the following documents:

- A letter from Bracken Engineering, Inc. dated September 14, 2015. This letter includes the requests for waivers from the "Rules and Regulations Governing the Subdivision of Land";
- Site Development Plans entitled "Millie's Subdivision" Definitive Subdivision in Nantucket, MA", sheets 1 through 8, prepared by Bracken Engineering, Inc., dated September 14, 2015;
- A document entitled "Supplemental Information" prepared by Bracken Engineering Inc., dated September 14, 2015;
- Engineering review reports from Pesce Engineering & Associates, Inc., engineering consultants for the Planning Board, dated October 14, 2015;
- An April 13, 2015 Preliminary Plan approval issued by the Planning Board;
- Representation and testimony received in connection with the public hearings held October 15, 2015 and November 19, 2015. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents (including correspondence from various Town departments) 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. That the applicant be granted the following waivers from the *Rules and Regulations Governing the Subdivision of Land*:

4.03a(1)	Streets	Waiver Granted – the finished roadway width of eighteen (18) feet for the travel lanes is appropriate for the scale of this subdivision. The proposed road will have a 9' wide parallel parking lane on one side for a total width of twenty-seven (27) feet.;
4.09	Shoulders	Waiver Granted – to construct a 1.5' grassed shoulder on each side of roads rather than a four (4) foot shoulder. This waiver is requested to accommodate the parking lanes within the layout. This waiver is appropriate based on the roadway construction including vertical curbing. No pedestrian infrastructure will be affected.
4.18	Sidewalks	Waiver Granted – sidewalks for both sides of the road for the proposed roadways are unnecessary due to the scale and location of this subdivision. This waiver is required to provide on street parking and the limitation of the number of residential lots proposed for this subdivision.
4.19	Bicycle Paths	Waiver Granted – to not construct a full bicycle path. The Town bike path already exists along Bartlett Road in front of the development.
4.20	Street Lights	Waiver Granted – street lighting in this located would be inconsistent with the semi-rural landscape of the surrounding open space.

2. That the interior roadway and associated infrastructure improvements shall not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans shall be presented to the Planning Board within six (6) months of the date of this decision (November 19, 2015) and shall incorporate any changes required by Pesce Engineering & Associates ;

3. That recorded copies of all legal documents (Property Owners Association documents, Statement of Conditions, Grant of Right of Enforcement, Declaration of Restrictions and Easements for Access, Driveways, Utilities, and Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant or within six (6) months from the date of this decision (November 19, 2015.)

   In the event that the following easements cannot be recorded within the timeframe described above, draft language shall be provided to the Planning Board:

   a. Easement(s) for future water and sewer line installation and maintenance. The applicant has agreed to pursue the installation of municipal sewer service to all the lots in the event the site is added to the Town Sewer District;
   b. Easement(s) for the common driveway access(s);
   c. Easement(s) allowing vehicular access for Lots G and F (future Approval Not Required (ANR) lots shown on the plan, but not part of the subdivision or this application) within the subdivision roadway;
   d. Easements(s) for the drainage areas located on Lots 9, 10, and 11.

   The Planning Board may grant extensions of this deadline without holding a public hearing;

4. That a Property Owners Association (POA) be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the interior roadway including the drainage structures, grading, utilities, crosswalk, etc.. The Association shall be initially endowed at $1000 per buildable lot ($10,000.00 total). This fund shall be administered by the POA with the Planning Board named as a third party enforcing agent. Proof of this endowment shall be provided prior to the release of the third lot from the covenant;

5. That the roadway layout for the interior roadway be transferred to the POA. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any building lot from the covenant;

6. That there be a Maintenance plan of the street trees within the proposed subdivision that is administered by the POA;

7. That all lots within the subdivision be restricted to no further division. Minor lot line adjustments shall be permitted through the submission of an Approval Not Required (ANR) plan, however, no additional building lots shall be created;

8. That one (1) lot shall be released upon endorsement of the definitive plans. Other lots shall be released as infrastructure improvements are completed. At anytime, the applicant shall have the right to obtain release(s) of the lots from the covenant in return for a deposit of money or negotiable securities with the Planning Board sufficient, in the opinion of the Board, to secure performance of the construction of ways and the installation of municipal services required for lots in the subdivision shown on the plan as set forth in the covenant, and the Planning Board may require that the applicant specify the time within which such construction shall be completed, all in accordance with Section 2.06f(2) of Rules & Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, as amended;

9. That Lot 13 shall be dedicated for roadway purposes and shall be unbuildable;

10. That crushed stone (2" minimum) tracking pad shall be installed at the entrance to the site from Bartlett Road during the construction period to remove construction debris from the tires of construction vehicles, as shown on the plans;

11. That all utilities shall be installed underground in accordance with the requirements of the respective utility;

12. That Planning Staff shall be notified prior to any clearing or roadway construction. A pre-construction meeting with Planning Staff and other town staff, the applicant, and applicable construction/engineering personnel will be required prior to the start of construction ;

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

14. That the Planning Board may grant extensions of deadlines stated herein without holding a public hearing;

15. The failure or refusal of any Town board, commission, agency, or department, to accept any easement, gift, contribution, improvement, or the like, shall not affect the intent or findings of this decision, the applicant's ability to proceed under the other provisions of this decision, or the special permits and waivers granted in this decision.

SIGNATURE PAGE TO FOLLOW

Record of Vote:
On November 19, 2015 the Planning Board voted **4-0** to close the public hearing and to **APPROVE** this subdivision. The Board also voted **4-0** to **ENDORSE** this decision.

Barry G. Rector APPROVE

Linda F. Williams APPROVE

Nathaniel Lowell APPROVE

Joseph Marcklinger APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS December 24, 2015

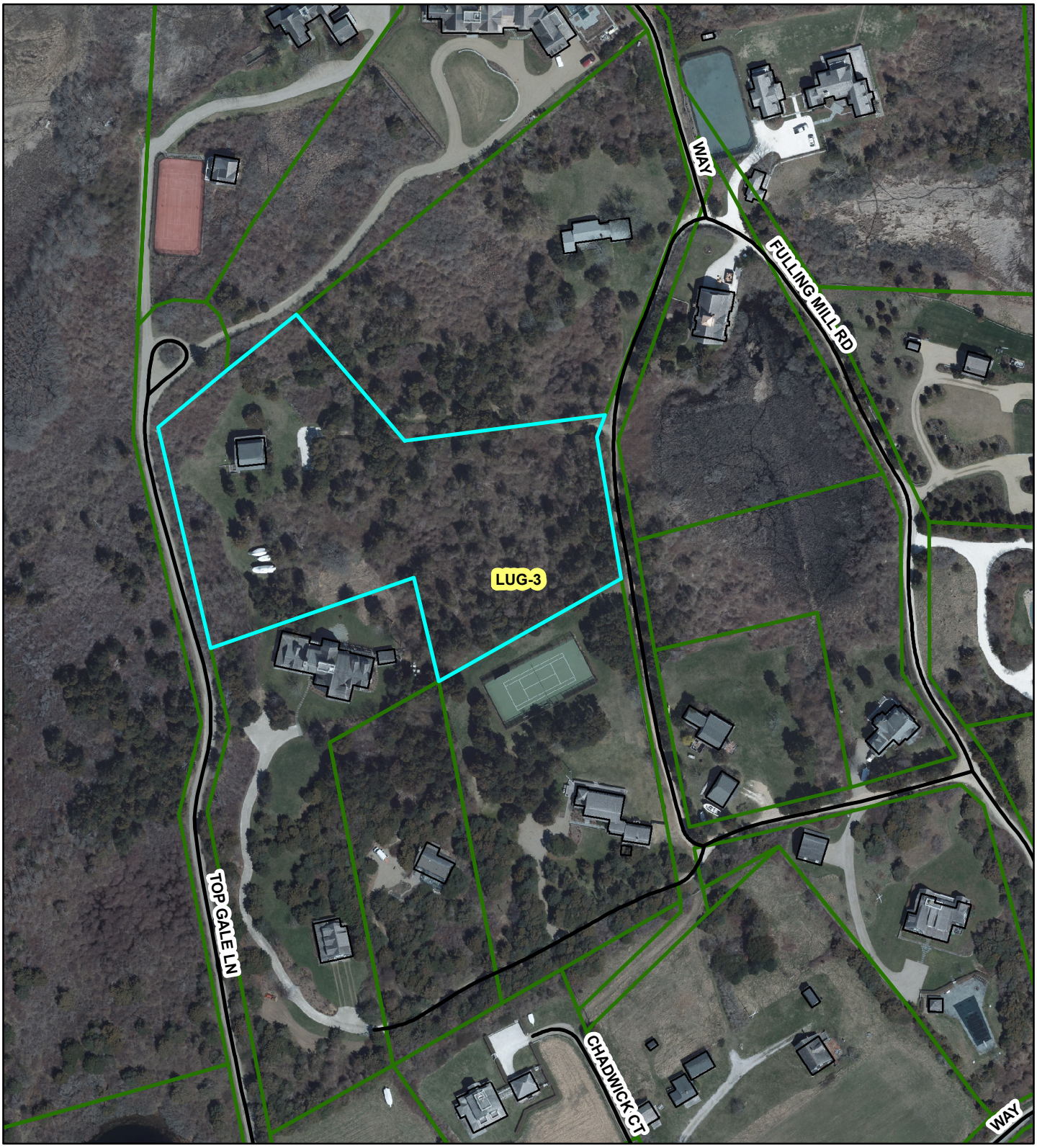
On the 24th day of December, 2015, before me, the undersigned notary public, personally appeared Linda F. Williams, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Doris C Strang
Notary Public

October 9, 2020
My Commission Expires

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

24 Fulling Mill Road
Map 27 Parcel 21
Secondary Dwelling Modification



Holly Backus

From: Eleanor Antonietti
Sent: Friday, May 20, 2016 2:08 PM
To: Holly Backus
Cc: Catherine Ancero
Subject: FW: 24 Fulling Mill Road

Categories: Planning Board Matters

See below.

From: Patrick Levesque [mailto:levesquebuilders@me.com]
Sent: Wednesday, December 16, 2015 4:24 PM
To: Paul Rhude
Cc: Eleanor Antonietti; Lisa Botticelli; Catherine Ancero; dcland@comcast.net
Subject: Re: 24 Fulling Mill Road

Thank you Chief Rhude,

I would like to meet with you and the tree warden. When is a good time for you? David, timing for yourself? I should be able to make my schedule work with yours.

David I just got off the phone with the Chief, he is not available tomorrow, can you meet on Friday?

Pat

On Dec 16, 2015, at 4:09 PM, Paul Rhude wrote:

Good afternoon Pat,

I checked the road this afternoon. The current width and height clearance may prevent our emergency vehicles from reaching your property. We will require approximately 10' width on straight portions, 12' width on the corners and 12' height clearance to get our vehicles in. I would be happy to meet at the location with yourself and the Tree Warden to go over the specifics of this road.
Regards,

Paul Rhude
Chief
Nantucket Fire Department
(508)274-6086 Cell
(508)228-2324 Ext 3
prhude@fire.nantucket-ma.gov

From: Eleanor Antonietti [mailto:eantonietti@nantucket-ma.gov]
Sent: Wednesday, December 16, 2015 1:44 PM
To: levesquebuilders@me.com; Lisa Botticelli
Cc: Catherine Ancero; Paul Rhude; dcland@comcast.net
Subject: 24 Fulling Mill Road

Good morning Pat:
I have spent additional time going over all the accumulated information regarding Fulling Mill Road (layout *versus*travelled width *etc…*). After thorough and painstaking examination of the available Land Court documents, I have come to the conclusion – having further consulted with Director of Planning, Andrew Vorce – that a full survey of the roadway is not necessary and that a waiver or modification of the following condition may be justified.

> *That the traveled surface of Fulling Mill Road from the intersection with Polpis Road to the entrance to the Locus via the "Way" shall be improved (i.e. grading and trimming of vegetation) to a minimum width of sixteen (16) feet and minimum height of thirteen (13) feet. This road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of the Certificate of Occupancy;*

I can give you the required information in person, but I have attached numerous documents (compiled in a pdf) which you may or may not find relevant to your task.
Needless to say, you will have to amend the existing 2nd dwelling approval. Please submit to Planning Board Administrator, Catherine Ancero*, a letter detailing the requested waiver/modification of the requirement and specify to what width and height you propose to make the above-referenced improvements. The letter should explain the reason for the request and perhaps include some photos of the problematic areas of the roadway which show the trees and the wetlands bordering, or in some cases, encroaching on the roadway.
As I mentioned yesterday, you will also need to obtain some sort of written confirmation (this could be an email to me and Catherine Ancero) from both the Fire Chief, Paul Rhude*, **and** the Tree Warden, David Champoux*, which acknowledges and approves your request to improve the road to a width and height that is more in keeping with the existing conditions, constraints, and rural nature of the area.

Let me know if you have any further questions.

---

*Catherine Ancero, Fire Chief Rhude, and David Champoux are all cc'd herewith.

Eleanor W. Antonietti
Zoning Administrator
Land Use Specialist

Planning and Land Use Services (PLUS)
Nantucket Planning Office
2 Fairgrounds Road
Nantucket, MA 02554
telephone 508.325.PLUS(7587) ext. 7010
facsimile 508.228.7298
eantonietti@nantucket-ma.gov
www.nantucket-ma.gov

<image001.png>

Nantucket Planning Board

October 16, 2015

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

Re: 24 Fulling Mill Road, Parizeau Nantucket Realty Trust, 24 Fulling Mill Road (Map 27 Parcel 21)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on October 15, 2015 Planning Board Special 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:

Planning staff recommends approval of this application with the following conditions:

(1) That the Site Plan should be revised to show an adequate on-site turnaround in accordance with the provisions of Section 139-20.1B(2)(g);
(2) That the traveled surface of Fulling Mill Road from the intersection with Polpis Road to the entrance to the Locus via the "Way" shall be improved (i.e. grading and trimming of vegetation) to a minimum width of sixteen (16) feet and minimum height of thirteen (13) feet. This road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of the Certificate of Occupancy;
(3) That driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
(4) That any future landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height to allow adequate sight distance; and
(5) 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.

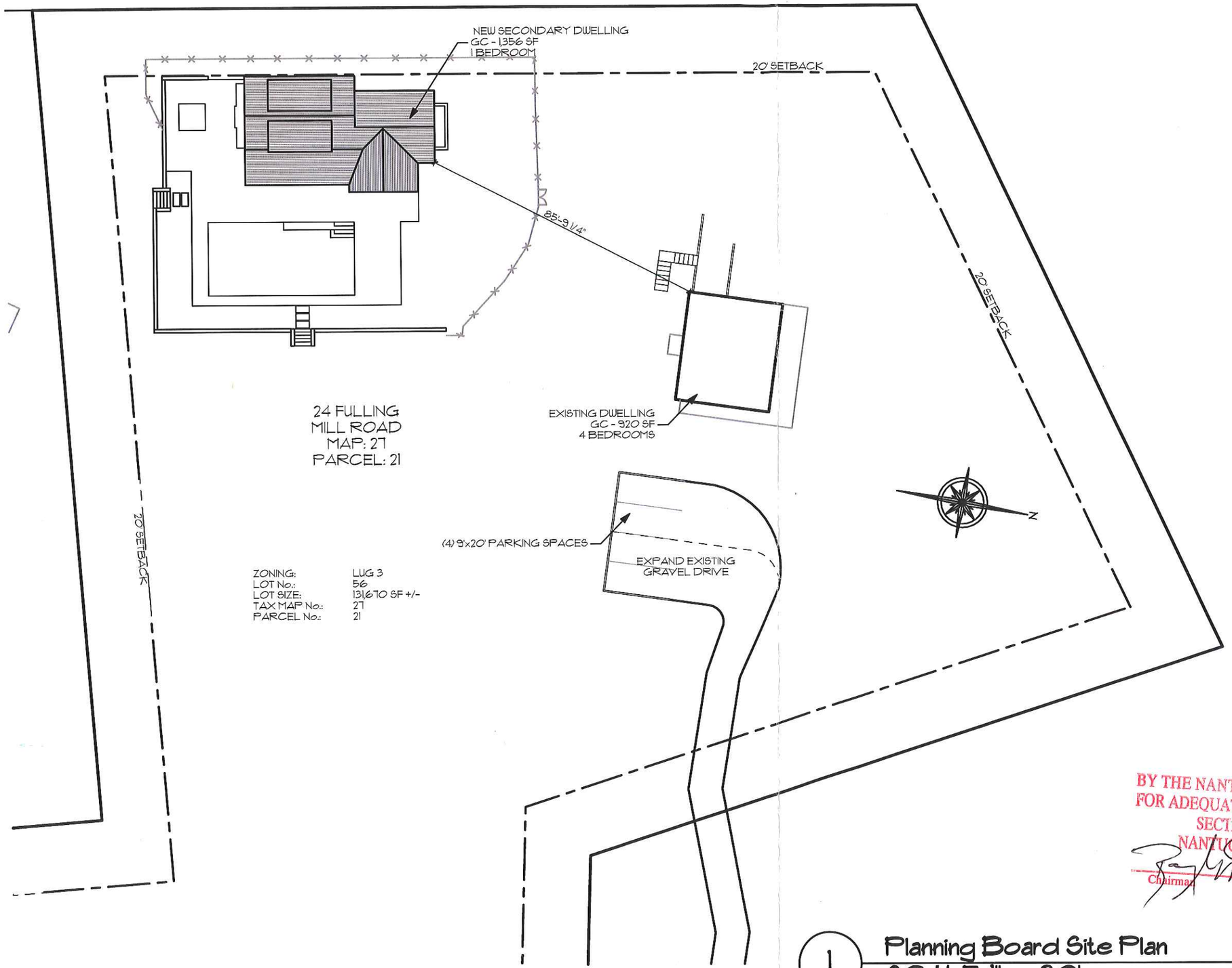
As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of **two years only**, calculated from the date of site plan endorsement by the Planning Board. If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,

Barry Rector,
Chairman

cc: **Parizeau Nantucket Realty Trust**
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.



ZONING:	LUG 3
LOT No.:	56
LOT SIZE:	13,670 SF +/-
TAX MAP No.:	27
PARCEL No.:	21

APPROVED
BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING BYLAW
Chairman 10/26/15
Date

1 Planning Board Site Plan
SCALE: 1" = 30'

BOTTICELLI & POHL
ARCHITECTS
11 Old South Road Nantucket MA 02554 P 508 228 5455 F 508 228 3718
9 East Street Boston MA 02111 P 617 482 4543 F 617 482 5562
www.botticelliandpohl.com

Planning Board Site Plan

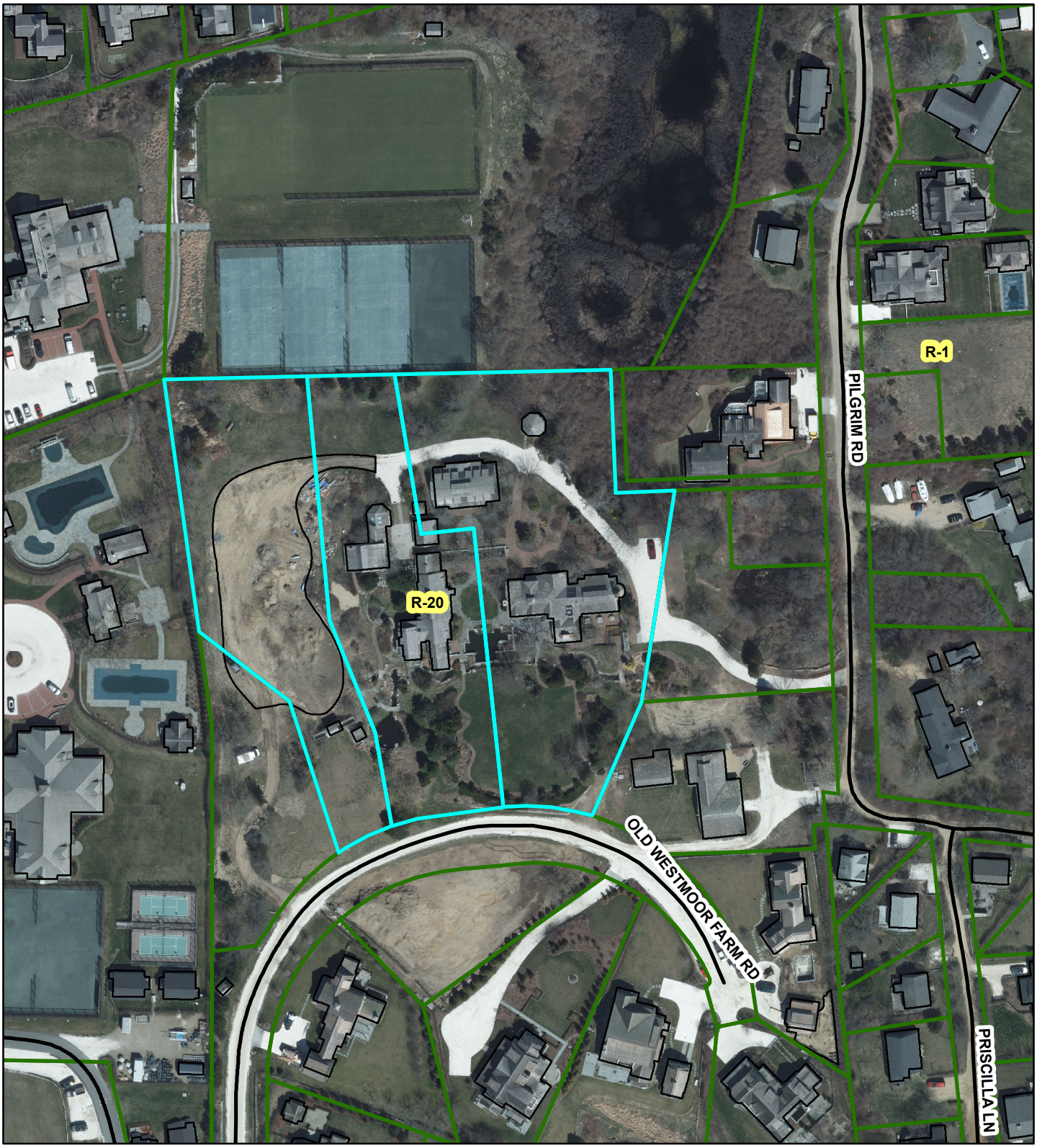
New Pool House
24 Fulling Mill Road
Nantucket, MA
02554

Map No.: 27
Parcel No. : 21
Zoning Info: LUG-3
Project No:
Scale: As Noted
Revised:
Drawing No.:

L-1.1

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Nantucket Westmoor Farms, LLC
6 & 8 Westmoor Farms Road
Covenant & Restriction Agreement discussion



VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE
LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

June 3, 2016

HAND DELIVERY

Andrew Vorce, Nantucket Planning Director
Nantucket Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Nantucket Westmoor Farms, LLC
6 and 8 Old Westmoor Farm Road
Nantucket, Massachusetts 02554

Dear Andrew:

My client, John Pyles of Nantucket Westmoor Farms, LLC, would like to enter into a covenant with the Nantucket Planning Board that clarifies the allowed use of his residential property at 6 and 8 Old Westmoor Farm Road and have the Planning Board consider the proffers that I am drafting. The Town Building Department has refused to issue two tent permits applied for on behalf of two families who have rented the property for occupancy and their children's wedding celebrations, weddings that were planned in 2015, and within the three (3) permits allowed by the Zoning Code.

This offer of a proffer/covenant arises, as I understand it, from Town concerns, expressed by Mr. Silverstein, about the rental of Westmoor properties including, on occasion, by parents and families wishing to celebrate their

children's weddings in our estate setting. As I understand it, it is Mr. Silverstein's interpretation that the use of the property, while being within the letter of the Zoning code, which allows rental of residential property for family use, and permits three tented weddings per year is an impermissible "commercial" use.

Clearly, the zoning and building codes both recognize that weddings do and can occur at private residences, even large tented weddings. It will be helpful to understand whether the Town is looking to adopt a new policy limiting such use and applying said policy to all residential properties, or, if the Westmoor Farm properties are unique and are being considered for more restrictive limitations than apply elsewhere.

My client, John Pyles, is very sensitive to conforming to both the spirit and the letter of the Town Codes. I have discussed with Mr. Silverstein that we were amenable to working with you and the Planning Board to develop an understanding of how Mr. Pyles may use his property so as not to represent a nuisance to the town. Westmoor Farms, in fact, is a unique Town asset that could be used for many community purposes, especially the various arts programs vital to the community.

By way of background, Mr. Pyles uses his property for his large family year round. As do many residential property owners, he also rents to families for summer weekly use, but does not rent to groups. With the one exception below, Westmoor Farm is used in July and August 2016 exclusively for family use, either for his family and rented for two weeks to two other families.

He has rented to a company owned by an island resident for a week in July for attendee overnight stay and day use for small meetings that overflow from the main event at the White Elephant.

Mr. Pyles has, in fact, received requests for donation of the property by the Nantucket Film Festival, and did allow a farewell Festival closing cocktail party last June, the only such use sponsored here. If it is the wish of the Town to not allow such accommodations, Mr. Pyles will be happy to comply.

It is noteworthy that Mr. Pyles is an elected Trustee for the Nantucket Westmoor Farm Homeowners Association and selected by unanimous vote to manage the Association affairs. He maintains frequent communication with, and a personal relationship with each homeowner. There have been no complaints from homeowners concerning the Westmoor Farm rentals.

It is my hope that with my client's good faith commitment to work with you on a proffer/covenant, the use by the families having rented and planned their weddings for months will not be held hostage during this voluntary process and will be allowed to go forward. Thank you for your help.

Sincerely,

KFD/mep
cc: Marcus Silverstein, Zoning Enforcement Officer
Mr. John Pyles

Catherine Ancero

From: Leslie Snell
Sent: Tuesday, June 07, 2016 12:23 PM
To: Catherine Ancero
Subject: FW: Westmoor Farms - Planning Board request
Attachments: 05-26-16; Dale Letter.pdf

For packet.

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS
Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

508.325.5385 telephone
508.228.7298 facsimile
lsnell@nantucket-ma.gov

www.nantucket-ma.gov

-----Original Message-----
From: Marcus Silverstein
Sent: Tuesday, June 07, 2016 9:14 AM
To: Leslie Snell; Andrew Vorce
Cc: Steve Butler
Subject: RE: Westmoor Farms - Planning Board request

Good morning,

I've not seen a proposal. All I have, to date, are Mr. Dale's opening statements as represented in both a May 26, 2016 letter to me (attached), and the June 3 letter to Andrew. Regardless, there are important things for the Board to consider.

The issue is clear: the property is being marketed and used commercially.
http://nantucketwestmoorfarm.com/

Mr. Dale's June 3, 2016 letter to Andrew strongly emphasizes the weddings, and then gives passing mention to a rental by "a company owned by a local island resident for a week in July for attendee overnight stay and day use for small meetings that overflow from the main event [unnamed] at the White Elephant." These properties were designed and constructed for residential purposes. But the aforementioned event is a commercial activity, whether it's held by a "local island resident" or someone else. Mr. Dale also references a cocktail party related to the Nantucket Film Festival that was held "last June" and says it was "the only such use sponsored here." I believe Amy Baxter, our licensing agent and the former event coordinator for Old Westmoor Farms, has a different story. But, even if Mr. Dale's story is accurate, it leaves out the fact an NFF event was scheduled for this year but the organizers pulled out.

With regards to the wedding uses, there's no denying that residential properties are used as wedding venues across the island. In an effort to diminish the impact of these, the Town

passed a restriction on the number of tent permits that can issue to residential properties. What makes Westmoor Farms unique is that, Building and Health Code issues aside, the property is developed in such a way that events do not require the use of tents. Naturally, this makes enforcement of the use regulations or any covenant more difficult than in other situations. That may not be a concern to the Board, but it should be kept in mind when attempting to reach an agreement.

For the record, in the May 26 letter, Mr. Dale listed the events scheduled for this season: Two weddings in May; two weddings in June; the above, unnamed weeklong "event" in July; and one wedding in September.

The Board should also consider:

- In the May 26 letter, Mr. Dale states that "Mr. Pyles wants to cooperate with the Town and make sure these properties continue to retain their residential character." Yet, in his June 3, 2016 letter, Mr. Dale casually mentions, in a nice bit of mostly-subtle nudging, "Westmoor Farms, in fact, is a unique Town asset that could be used for many community purposes, especially the various arts programs vital to the community." This may be a good argument for the neighborhood association meetings that lead up to a request at Town Meeting for a zoning change, but it is irrelevant in this current discussion.

- In reference to the unnamed and NFF events, Mr. Dale states "If it is the wish of the Town to not allow such accommodations, Mr. Pyles will be happy to comply." It is, in fact, the wish of the Town that Mr. Pyles not conduct commercially activities on his residentially-constructed and zoned properties. This wish was made clear when the area was zoned Residential-20 (R-20), and made even more clear in Sec. 2.03.01 of the "Nantucket Westmoor Farms Subdivision Declaration of Protective Covenants and Restrictions," which reads:

"All lots shall be used exclusively for single-family residential purposes, and no part of the Land, nor any Structures thereon, shall be used in connection with the conduct of any trade, business, or occupation of any kind whatsoever."

- The property known as 4 Old Westmoor Farm Rd. is under development and is not, currently, subject to the existing enforcement action. However, the property is held by Nantucket Westmoor Farms, LLC, which is the same entity that controls the subject properties, 6 and 8 Old Westmoor Farm Road. It may just be my cynical nature, but I strongly believe that 4 Old Westmoor Farm Rd. will be used in conjunction with 6 and 8, and urge the Board to include said property in any agreement that may be reached.

- I cannot gauge the accuracy of Mr. Dale's comment regarding the lack of complaints from Westmoor Farm homeowners. The complaint I received was by phone, and the complainant wished to remain anonymous. Whether neighboring property owners have concerns cannot always be measured by the filing of a complaint. But I have found that formerly silent neighbors often make an appearance, personally or by representative, to voice their concerns at public hearings. So a more clear picture as to the impact of the activities on these properties may become evident during the public discussion.

Although used commercially, the properties at 6 and 8 Old Westmoor Farm Rd. (and 4) are residential with regards to construction and zoning district. Any agreement between the Board and Mr. Pyles should weigh more in favor of that fact, and less on any emotional push regarding pending weddings.

Respectfully,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

-----Original Message-----
From: Leslie Snell
Sent: Tuesday, June 07, 2016 7:40 AM
To: Leslie Snell; Marcus Silverstein
Cc: Steve Butler
Subject: RE: Westmoor Farms - Planning Board request

Marcus -

I now realize that there was a series of e-mails about this resolution. Disregard the e-mail from yesterday about this and please just confirm that the current proposal from Kevin Dale addresses the enforcement issue.

Thanks,
Leslie

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS
Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

508.325.5385 telephone
508.228.7298 facsimile
lsnell@nantucket-ma.gov

www.nantucket-ma.gov

-----Original Message-----
From: Leslie Snell
Sent: Monday, June 06, 2016 1:01 PM
To: Marcus Silverstein
Cc: Steve Butler
Subject: Westmoor Farms - Planning Board request

Marcus -

Please review the attached request that is scheduled for discussion at the June 13 Planning Board meeting. Since the intent of the request is to clear up a zoning violation and clarify what is or isn't allowed in the future, please provide the following by Wednesday at noon:

1. A copy of the zoning violation, a history of the issue (if applicable), and any associated documentation.
2. A recommendation to the Planning Board or a summary of options to resolve this matter.
3. Any other relevant information that you feel would be important for the Planning Board to have in the record for their consideration.

Thanks,
Leslie

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS
Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

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-----Original Message-----
From: planikon@nantucket-ma.gov [mailto:planikon@nantucket-ma.gov]
Sent: Monday, June 06, 2016 12:42 PM
To: Leslie Snell
Subject: Message from "RNP00267360EDE9"

This E-mail was sent from "RNP00267360EDE9" (MP C6502).

Scan Date: 06.06.2016 12:42:25 (-0400)
Queries to: planikon@nantucket-ma.gov

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

May 26, 2016

HAND DELIVERY and TELECOPIER

Marcus Silverstein, Zoning Enforcement Officer
Town Building Annex
Two Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Nantucket Westmoor Farms, LLC
6 and 8 Old Westmoor Farm Road
Nantucket, Massachusetts 02554

Dear Marcus:

Thank you for taking the time yesterday to meet with me to discuss your concerns about the events taking place at the properties owned by my client, Nantucket Westmoor Farms, LLC, located at 6 and 8 Old Westmoor Farm Road, Nantucket, Massachusetts 02554 and shown as Parcels 821 and 822 on Nantucket Assessor's Map 41. (As a point of clarification, 4 Old Westmoor Farm Road is owned by Quattrochi Old Westmoor Farm, LLC and was purchased on March 20, 2015).

My client acknowledges that its properties are located in a Residential Zoning District in which commercial uses are prohibited. My client's properties are used residentially, not commercially, and there are occasional special events

held on the properties. The scale and frequency of these special events are reasonable. For example, two (2) small weddings took place on the property in May 2016. A family with two children rented the properties from May 17 to May 23 and John Pyles and his wife occupied the properties for the first week of May. In June 2016, there are two (2) weddings scheduled, one small wedding on June 5, 2016 and a one-day wedding on June 25, 2016. From June 8 to June 13, 2016, a family has rented the property. From June 13 to July 10, 2016, Mr. Pyles and his family will stay at the property. There is one event scheduled for July and no weddings are scheduled for July. Mr. Pyles and his family will use the property for the other days in July unless they obtain a family rental. No weddings are scheduled for August 2016. The property is rented to one family for this month. One wedding is scheduled in September and the groom, bride and their family are scheduled to stay in the house from September 1 through September 5, 2016. For the balance of September, the Pyles family will use and occupy the property for personal use. No weddings or other events are scheduled from October 1, 2016 through December 31, 2016. The Pyles family will use the property during this time. As you can see, the number of scheduled special events is very limited and do not rise to the level of intensity or frequency so as to convert the properties from a residential to commercial use.

Even so, Mr. Pyles wants to cooperate with the Town and make sure these properties continue to retain their residential character. He will revise the web page for NantucketWestmoorFarms.com to emphasize the residential use of the

property. He is also willing to enter into a covenant with the Nantucket Planning Board to clarify the number and types of special events Nantucket Westmoor Farms, LLC will be limited to allow during the year. I will provide you with this Covenant next week for discussion. Should you have any questions or concerns, please give me a call. Thank you for your help.

Sincerely,

KFD/mep
cc: Andrew Vorce, Nantucket Planning Director
Mr. John Pyles

Catherine Ancero

From: Leslie Snell
Sent: Tuesday, June 07, 2016 12:23 PM
To: Catherine Ancero
Subject: FW: 6 and 8 Old Westmoor Farm Rd.
Attachments: 10-28-15; 6-8 Old Westmoor Farm Rd.- CnD.pdf

Also for packet.

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS

Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

508.325.5385 telephone
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lsnell@nantucket-ma.gov

www.nantucket-ma.gov

From: Marcus Silverstein
Sent: Wednesday, May 25, 2016 2:23 PM
To: Leslie Snell; Andrew Vorce
Cc: Steve Butler
Subject: 6 and 8 Old Westmoor Farm Rd.

Good afternoon,

The focus on the zoning violations (§139-7A -- commercial use in the R-20) on the properties known as 6 and 8 Old Westmoor Farm Rd. (and, once finished, 4 Old Westmoor Farm Rd., most likely) made me forget the other component of the zoning violations. That is, they are in violation of §2.03.01 of the Nantucket Westmoor Farms Subdivision's "Declaration of Protective Covenants and Restrictions". Said condition reads:

"All Lots shall be used exclusively for single-family residential purposes, and no part of the Land, nor any Structures thereon, shall be used in connection with the conduct of any trade, business, or occupation of any kind whatsoever."

Word of the issues on these properties is starting to get around. I have spoken with two reps from local tent companies, and one rep from an event company, this week alone. It may be helpful if the commercial use of these properties is brought to the attention of the Planning Board, if that has not already occurred.

Also, if you have not seen the website, here's a link: http://nantucketwestmoorfarm.com/

Respectfully,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

Planning and Land Use Services

Notice of Zoning Code Violation And Order to Cease, Desist, and Abate

Mr./Mrs./Ms. **John Pyles,** and all persons having notice of this order:

As owner/occupant of the premises/structures located at **6 and 8 Old Westmoor Farm Rd. (Map# 41, Parcel# 821/822**), you are hereby notified that you are in violation of **Restriction #2.03.01 of the Nantucket Westmoor Farms Subdivsion Declaration of Protective Covenants and Restrictions, and §139-7A of the Nantucket Zoning Code** and are **ORDERED** this date, **10/28/15**, to:

1. IMMEDIATELY CEASE AND DESIST all functions connected with this violation on, or at, the above mentioned premises.

Summary of Violation	**Restriction #2.03.01:** "All Lots shall be used exclusively for single-family residential purposes, and no part of the Land, nor any Structures thereon, shall be used in connection with the conduct of any trade, business, or occupation of any kind whatsoever." **§139-7A**: Prohibited commercial use of property (Transient Residential Facilities) in the Residential-20 (R-20) zoning district.

2. COMMENCE, within **five (5) days**, action to abate this violation permanently.

Summary of Action to Abate	Immediately and permanently stop all commercial use of the properties.

Zoning violations may result in fines of up to $300 per day, as allowed in §139-25 of the Zoning Code.

If you are aggrieved by this notice and order, you may show cause as to why you should not be required to comply by filing an appeal with the Nantucket Zoning Board of Appeals, as specified in §139-31 of the Zoning Code, within thirty (30) days of this order.

By order,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

2 Fairgrounds Road ▪ Nantucket, MA 02554 ▪ 508-228-7298 facsimile

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Nantucket Westmoor Farms Subdivision
Planning Board File #6842

Applicant: Nantucket Westmoor Farms LLC
Owner: Michael S. and Jacqueline Egan

Nantucket Registry District of the Land Court
Certificate of Title #14569 and #15132

Recorded in the Nantucket Registry of Deeds
Book 375, Page 324 and Book 417, Page 66, respectively

Parcels 93, 93.2, 93.3, 212.3, 212.4, 212.5, 473, and 475
as shown on Nantucket Tax Assessors Map 41

September 12, 2005

The applicant is proposing an Approval Required (AR) subdivision on a 10.9 acre parcel with frontage on both Pilgrim Road and West Chester Street. There are a total of fourteen (14) lots in the subdivision with twelve (12) being buildable, one (1) being designated for roadway purposes, and one (1) being unbuildable (lot 33). It should be noted that lots 27 and 30 do not meet the minimum frontage requirement for the Residential 2 (R-2) zoning district, which is seventy-five (75) feet. Along the proposed roadway, lot 27 has fifty (50) feet of frontage and lot 30 has approximately fifty-three (53) feet of frontage. Frontage averaging, pursuant to Zoning Bylaw section 139-16, is being utilized to obtain the minimum frontage. Lot 27 will be averaged with lot 29 and lot 30 will be averaged with lot 31.

The roadway for the proposed development will be constructed of stabilized gravel and will have a width of eighteen (18) feet tapering to a width of sixteen (16) feet as shown on the plan. Nine (9) of the twelve (12) lots will gain access from the interior roadway. Of the remaining three (3) lots, one (1) will gain access from West Chester Street and the remaining two (2) will gain access from Pilgrim Road. No interior sidewalks or bike paths will be installed. Drainage for the proposed roadway will be through the use of infiltration trenches which will collect and treat the storm water runoff from the proposed roadway. Individual infiltration systems will be designed for the collection of driveway and roof runoff for each individual lot.

All lots within the proposed subdivision will be connected to municipal water system. Wastewater for lots 21-29 (inclusive) will be treated through the Town sewer system and lots 30-32 (inclusive) will have on-site septic systems to treat wastewater.

1 East Chestnut Street Nantucket Massachusetts 02554
508.228.7233 telephone 508.228.7298 facsimile

The Nantucket Planning Board at its August 22, 2005 meeting voted 5-0 to close the public hearing and voted 4-1 to **APPROVE** the Definitive Subdivision Plan (AR) for property located at Pilgrim Road and West Chester Street. The application for approval of this definitive subdivision plan was received by the Planning Board on April 1, 2005 and approval of the subdivision was based on the following documents:

- Plans entitled "Nantucket Westmoor Farms, Nantucket, Massachusetts" prepared by Eldredge Surveying, dated April 1, 2005 as revised through June 27, 2005;
- Site Analysis Report, Nantucket Westmoor Farm's Subdivision, Nantucket, Massachusetts, prepared by Eldredge Surveying, dated April 1, 2005 as revised on April 7, 2005;
- Nantucket Westmoor Farm, LLC Drainage Report & Project Narrative, prepared by Eldredge Surveying, dated June 08, 2005 as revised on June 15, 2005;
- Reports from Eldredge Surveying, engineering consultants for the applicant, dated April 4, 2005, May 20, 2005, June 08, 2005, June 21, 2005, July 96, 2005, July 07, 2005, and July 15, 2005;
- Reports from Horsley Witten Group, engineering consultants for the Planning Board, dated April 21, 2005, June 09, 2005, July 06, 2005, and July 19, 2005;
- A Massachusetts Department of Environmental Protection "Storm water Management Form" dated June 20, 2005;
- A letter from the Nantucket Department of Public Works dated June 22, 2005;
- Draft subdivision documents including the Homeowners Association Trust, Declaration of Covenants and Restrictions, and Road Maintenance and Endowment Agreement;
- Representation and testimony received in connection with the public hearing held May 23, 2005, June 13, 2005, July 11, 2005, and July 25, 2005. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents (including correspondence from abutting property owners) 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. That the applicant be granted the following waivers from the *Rules and Regulations Governing the Subdivision of Land*:

4.03	Streets	Waiver Granted – proposal utilizes the Rural Road Alternative which allows for a roadway width of sixteen feet;
4.05	Street Construction	Waiver Granted – the proposed roadway will be constructed of stabilized gravel;
4.06b	Storm Drains	Waiver Granted – the proposal utilizes the Rural Road Alternative;
4.10	Guard Rails and Posts	Waiver Granted – not applicable to site;
4.17	Fire Alarm Systems and Emergency Water Supply	Waiver Granted – the site will be connected to municipal water;
4.18	Sidewalks	Waiver Granted – the proposal utilizes the Rural Road Alternative;
4.19	Bicycle Paths	Waiver Granted – the proposal utilized the Rural Road Alternative. The applicant has volunteered to pave West Chester Street, therefore a contribution to an area bike path fund is not necessary;
4.20	Street Lights	Waiver Granted – the proposal includes two (2) post lamps at the entrance to the subdivision, which is consistent with other subdivisions of this scale;
4.21	Bridges	Waiver Granted – not applicable to the site; and
4.22	Curbing and Berms	Waiver Granted – the proposed utilizes the Rural Road Alternative

2. That the applicant has volunteered to alter and improve West Chester Street to eighteen (18) feet in width. The infrastructure improvements shall include drainage and bituminous concrete paving from the point where the existing pavement ends near Pilgrim Road to the intersection of West Chester Street and Crooked Lane. The proposed improvements shall be in accordance with the *Rules and Regulations Governing the Subdivision of Land.* Plans and estimates for said improvements shall be presented to the Planning Board within six (6) months from the date of this decision (September 12, 2005) and shall be reviewed by the Planning Board's consulting engineer prior to the commencement of any construction.

   The construction of the West Chester Street infrastructure improvements shall be completed one of three (3) ways:

   1. The applicant shall be responsible for the design and construction;
   2. The applicant shall be responsible for the design and the construction of the drainage and the installation of the sub-base. The applicant shall submit an estimate and make a contribution equal to the cost for the installation of the binder and top courses of pavement. The estimate shall be submitted to the Board upon endorsement of the final plans for West Chester Street;
   3. The applicant shall be responsible for the design and shall submit an estimate and make a contribution to the Town equal to the cost of the construction of the drainage, sub-base, and pavement installation. The estimate shall be submitted to the Board upon endorsement of the final plans for West Chester Street.

   In the event the improvements to West Chester Street cannot be completed a modification to this subdivision shall be required and additional conditions may be imposed;
3. That the interior roadway and associated infrastructure improvements shall not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans shall be presented to the Planning Board within six (6) months of the date of this decision (September 12, 2005). Said plans shall include a landscape plan and the designation of a name for the interior roadway;
4. That recorded copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities and Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant or within six (6) months from the date of this decision (September 12, 2005);
5. That a Homeowners Association be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the interior roadway including the infiltration trenches, grading, signs, and utilities. The Association shall be initially endowed at $500 per buildable lot ($6000 total). This fund shall be administered by the Homeowners Association with the Planning Board named as a third party enforcing agent;
6. That a name be designated for the interior roadway prior to the endorsement of the definitive plans. The name shall be indicated on said plans;
7. That the applicant submit to the Planning Board documentation regarding the frontage averaging for lots 27 and 29 and lots 30 and 31. Said documentation shall be recorded with the Registry of Deeds and a copy shall be presented to the Planning Board within six (6) months from the date of this decision (September 12, 2005);
8. That the roadway layout for the interior roadway be transferred to the Homeowners Association. The layout shall be designated on the definitive plans with a lot number. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any lot;
9. That all lots within the subdivision be restricted to no further division. Minor lot line adjustments shall be permitted through the submission of an Approval Not Required (ANR) plan, however, no additional building lots shall be created;
10. That all required infrastructure improvements be completed within two-years from the date of definitive plan endorsement;
11. That lots 22, 23, 24, 25, 28, 33, and the roadway lot shall be released from the covenant upon the endorsement of the definitive plans and the submission of the recorded legal documents. One (1) additional lot shall be released upon the submission and approval of the West Chester Street plans, four (4) additional lots shall be released upon completion of all interior infrastructure improvements, and the remaining two (2) lots shall be held until condition 2, above, has been met. The applicant shall have the right to obtain release(s) of the lots from the covenant in return for a deposit of money or negotiable securities with the Planning Board sufficient, in the opinion of the Board, to secure performance of the construction of ways

and the installation of municipal services required for lots in the subdivision shown on the plan as set forth in the covenant, and the Planning board may require that the applicant specify the time within which such construction shall be completed, all in accordance with Section 20.6f(2) of Rules & Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, as amended;

12. That the Planning Board may grant extension of deadlines stated herein without holding a public hearing.

On August 22, 2005 the Planning Board voted 4-1 to **APPROVE** this subdivision and on September 12, 2005 voted 5-0 to **ENDORSE** this decision.

Donald T. Visco APPROVE

Barry G. Rector APPROVE

Francis T. Spriggs APPROVE

Sylvia Howard APPROVE

John McLaughlin DISAPPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS 09-12, 2005

On the 12th day of September, 2005, before me, the undersigned notary public,

personally appeared Donald Visco, 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

LESLIE ERIN WOODSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 22, 2011

My Commission Expires

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
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EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

June 8, 2016

HAND DELIVERY & FAX
Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

RE: Nantucket Westmoor Farms, LLC – Deed Restriction
6 and 8 Old Westmoor Farm Road, Nantucket, MA

Dear Chairman Rector:

Enclosed for filing on behalf of my client, Nantucket Westmoor Farms, LLC, is a Restriction Agreement that refines, clarifies and limits the number of "special events" my client may hold each year on its properties at 6 and 8 Old Westmoor Farm Road, Nantucket, Massachusetts 02554.

Please schedule the matter for hearing at your June 13, 2016 meeting and call me at 508-228-4455 with any questions. Thank you

Sincerely,

Kevin F. Dale, Esq.

Enclosure
Cc: Marcus Silverstein, Zoning Enforcement Officer
Andrew Vorce, Planning Director
John C. Pyles

RECEIVED
JUN 08 2016
By

RESTRICTION AGREEMENT

THIS AGREEMENT made as of this first day of June, 2016, by and between NANTUCKET WESTMOOR FARMS, LLC, a duly formed Massachusetts limited liability company having a principal address of 4 North Water Street, Nantucket, Massachusetts 02554 ("WESTMOOR FARMS") and the NANTUCKET PLANNING BOARD ("PLANNING BOARD"), and to any political subdivision of the Town of Nantucket succeeding to the rights and obligations of the PLANNING BOARD, the right to enforce the following restrictions to the fullest extent permitted under the laws of the Commonwealth of Massachusetts;

WITNESSETH:

WHEREAS, Westmoor Farms is the owner of the improved real estate located at 6 and 8 Old Westmoor Farms Road, Nantucket, Massachusetts 02554 shown as Lot 22 and Lot 23 on Land Court Plan No13328-M by virtue of Owner's Certificate of Title No. 21835 at the Nantucket Registry District for the Land Court (Premises"); and

WHEREAS, the Premises is located in the Residential-20 Zoning District ("R-20 District") and residential uses are the principal permitted uses in the R-20 District while commercial uses, as defined in Section 139-2 of the Code of Nantucket, are prohibited uses in this District; and

WHEREAS, occasional weddings and other "special events" are accessory uses permitted in the R-20 District as long as they are subordinate and customarily incidental to residential uses; and

WHEREAS, Westmoor Farms desires to hold weddings and other "special events" on the Premises on the condition that said events are subordinate to, and incidental to, the principal residential use of the Premises; and

WHEREAS, Westmoor Farms desires to clarify and to refine the character and number of times it is allowed to hold "special events" on the Premises on a yearly basis without undermining or eroding the principal residential use of the Premises;

NOW, THEREFORE, in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, WESTMOOR FARMS hereby subjects the Premises to these restrictions and covenants:

1. WESTMOOR FARMS shall be limited to holding three (3) "special events" per year that use tents with an area greater than 150 square feet or for periods of 9 days a year, whichever is less, without a special permit form the Nantucket Board of Appeals in accordance with Section 139- of the Code of Nantucket ("Tents").

2. From May 1st –June 15th the number of "special events" held on the Premises in one (1) year shall be no more than three (3) events.

3. From June16th to August 15th, the number of "special events" held on the Premises in one (1) year shall be no more than three (3) events.

4. From August 16th-October 31, the number of "special events" held on the Premises in one (1) year shall be no more than four (4) events.

5. From November1-April 30 the number of "special events" held on the Premises in one (1) year shall be no more than four (4) events.

6. If WESTMOOR FARMS or its successors or assigns desire to hold more than fourteen (14)special events on the Premises per year, WESTMOOR FARMS shall be required to obtain prior written approval from the Planning Board based upon a determination that the "special event" is ancillary to the residential use of the Premises and not a commercial use.

7. WESTMOOR FARMS and/or its successors and assigns shall refrain from advertising and marketing the Premises as a principal wedding and "special event" location and shall emphasize in its residential marketing information that the Premises is limited primarily to residential use and any and all "special events" are ancillary and incidental to the principal residential use of the Premises.

8. For the purposes of this restriction, a "special event" shall mean a family wedding, a small business seminar or cocktail party, or like-kind event.

9. For the purposes of this restriction, WESTMOOR FARM shall not be limited from holding fund-raising events for non-profit and/or charitable entities

10. The Planning Board and any political subdivision of the Town of Nantucket succeeding to the rights and obligation of the Planning Board shall have the right, which right shall be held in gross and as appurtenant to any property interest, to enforce these restrictions.

11. Upon registration of this agreement with the Nantucket Registry District for the Land Court, the restrictions and all other provisions of this agreement shall run with and bind the Premises and every portion thereof.

12. The rights of enforcement of any restriction held in gross shall expire on June ____, 2046 unless a notice of extension of restriction in accordance with M.G.L. c. 184, Section 27 is registered with the Nantucket Registry District for the Land Court on or before June ____, 2046,

in which event the term for enforcement of such right shall be extended for a period of twenty (20) years.

13. The agreement shall be construed under the laws of the Commonwealth of Massachusetts.

WITNESS our hands and seals the day and year first above written.

NANTUCKET WESTMOOR FARMS LLC

Washington Management and Development Co., Inc., Manager

By:_____
John C. Pyles, President/Treasurer

NANTUCKET PLANNING BOARD

By: _____

_____

_____

_____

_____

District of Columbia, ss

On this _____ day of June, 2016, before me, the undersigned notary public, personally appeared the above-named, John C. Pyles, (a) personally known to me or (b) proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the foregoing instrument, and acknowledged to me that he signed it voluntarily, as President and Treasurer of Washington Management and Development Co., Inc., as the voluntary act and deed of Nantucket Westmoor Farms, LLC, for its stated purpose.

_____
Notary Public
Printed Name:
My Commission Expires:

The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

June 3, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Request for Continuation of June 13, 2016 Public Hearing
Processing of "Valero Road" Definitive Subdivision
Valero Properties - # 60, # 62, # 64, # 66, and # 68 Old South Road

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the two owners of the subject properties (Old South Road Trust and Valero Realty Trust) is to respectfully request a further continuance of the public hearing related to the Planning Board's consideration and processing of the "Valero Road" definitive subdivision that has been submitted for the Valero properties located at 60, 62, 64, and 68 Old South Road.

As you know, the Planning Board re-opened the public hearing on this matter at its June 8, 2015 meeting and the Board, as well as you and Mr. Vorce, provided us with some preliminary input on certain changes that should be made to the subdivision plans and also asked a series of questions that would need to be addressed before the Board would be expected to close the public hearing and take action on the matter. Immediately prior to the June 8, 2015 meeting, we also received the "*Engineering Review*" letter issued by Pesce Engineering & Associates, Inc. containing the Town consulting engineer's comments and requests for certain technical clarifications and information with respect to some aspects of the design of the subdivision.

We are continuing to review this information and these questions with our civil engineer (Hayes Engineering) and with the property owners. A final decision with respect to the pending definitive subdivision has also been complicated by the Valero's need to consider the prospective impacts of the zoning bylaw changes that were approved at the November 9, 2015 Special Town Meeting on the future use and development of the subject property.

Accordingly, in order to allow us sufficient time to continue to complete this process, and to make any changes that may be necessary to the design and plans, we are respectfully requesting a further continuance of the public hearing related to the definitive subdivision from the June 13, 2016 meeting of the Planning Board to the August 8, 2016 meeting of the Planning Board.

We appreciate your consideration and that of the Planning Board with respect to our request, and we look forward to continuing to work with you and Mr. Vorce, the Planning Board, and all the involved parties as the review of the matter progresses.

If you any immediate questions with respect to either this request or the matter in general, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Old South Road Trust and Valero Realty Trust

Cc: Town of Nantucket Board of Health
Richard Valero, OSRT / VRT
Kenneth Valero, OSRT / VRT
Eliot Brais, Esq.
Philip Pastan, TRC
Kathryn Fossa, TRC
Andrew Burek, Esq., TRC
John Ogren, Hayes Engineering

Catherine Ancero

From: Rhoda H. Weinman [weinman@nantucketislandlaw.net]
Sent: Tuesday, June 07, 2016 11:36 AM
To: Catherine Ancero
Cc: 'William J. Boardman'
Subject: Brotherhood

Hi Catherine,

Once again, we would like to continue this matter to the July meeting. I apologize for this, but the majority of the abutters to the Brotherhood have not arrived yet for the summer. Please let me know the date of the July meeting. Thank you.

Rhoda H. Weinman, Attorney at Law
36 Centre Street, Post Office Box 1365
Nantucket Island, Massachusetts 02554
(508) 228-9600
(508) 228-8926 fax
weinman@nantucketislandlaw.net

Catherine Ancero

From: Catherine Ancero
Sent: Friday, June 10, 2016 4:49 PM
To: Catherine Ancero
Subject: FW: #7946 Waterhouse Definitive Subdivision - Revised Plan received 6-6-16
Attachments: 2015 Planning Board Fees.pdf

From: Teddy [mailto:acksurvey@hotmail.com]
Sent: Wednesday, June 08, 2016 10:41 AM
To: Holly Backus; Ed Pesce; Leslie Snell; dan mulloy; Arthur Reade; Victoria Waterhouse
Subject: RE: #7946 Waterhouse Definitive Subdivision - Revised Plan received 6-6-16

Hi Holly,

We have hired Dan Mulloy for assistance with the drainage design,
there will be a new sheet 2 and possibly more sheets.

I would like to continue to the July 11 meeting please,

Thank you

Teddy

From: hbackus@nantucket-ma.gov
To: acksurvey@hotmail.com
CC: epesce@comcast.net; LSnell@nantucket-ma.gov
Subject: #7946 Waterhouse Definitive Subdivision - Revised Plan received 6-6-16
Date: Wed, 8 Jun 2016 13:10:31 +0000

Good Morning Teddy,

I forwarded the revised plan to Ed, however he asked about sheet 2 from the previous set. He said that sheet 2 should be kept with the plans, as it had more info regarding the roadway cross-section and drainage. I would assume sheet 2 will need to be revised accordingly.

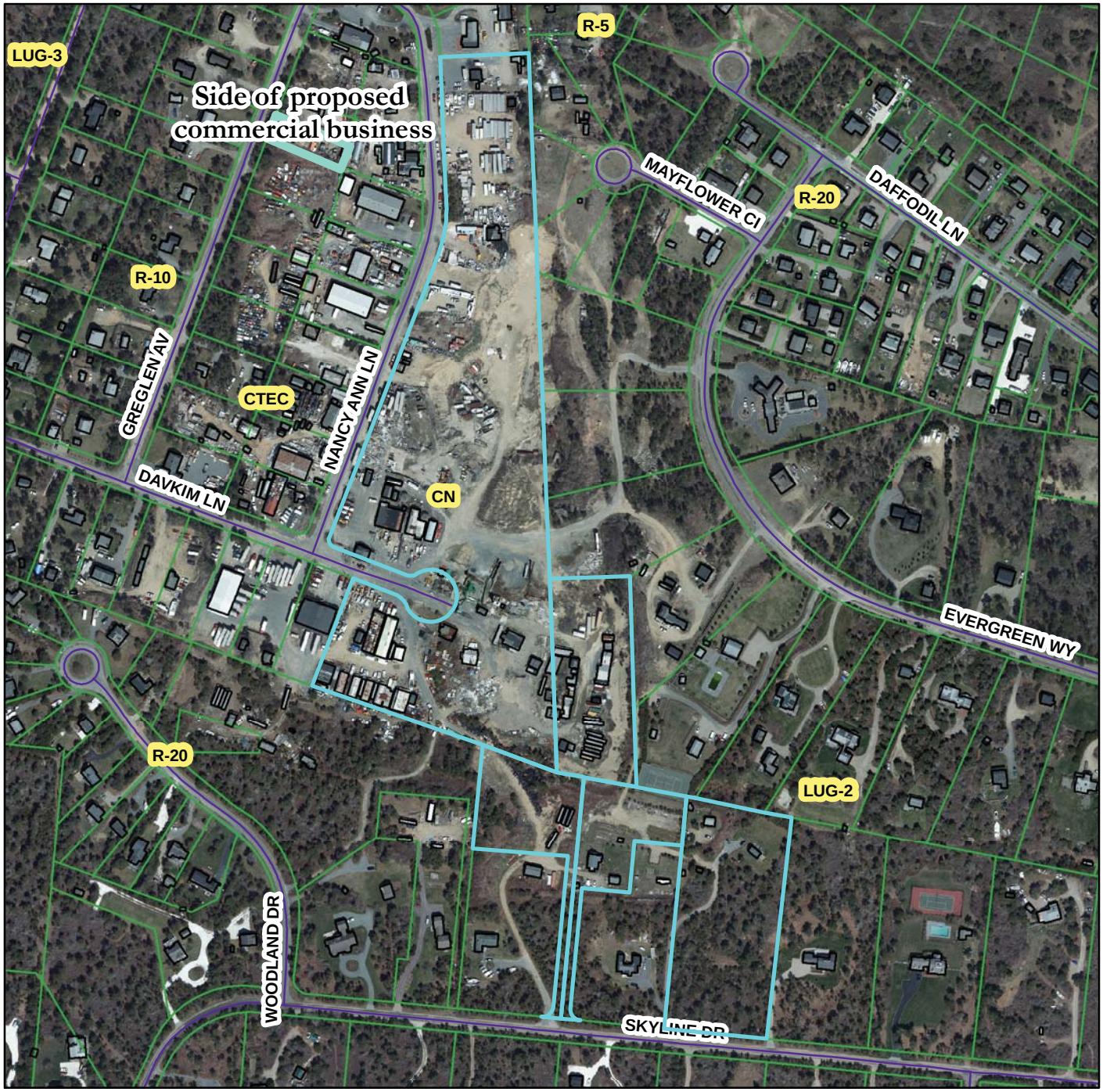
I have copied him on this email if you have any questions.
Thanks!

Holly E. Backus
Land Use Specialist

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

Tel: 508-325-7587 X 7026
Fax: 508-228-7298
hbackus@nantucket-ma.gov
http://www.nantucket-ma.gov

#7918 Richmond Great Point Development, LLC
Definitive Subdivision
42B, 48R, 54R Skyline Drive & 20 Davkim Lane
Map 79 Parcels 44.1, 45.1, 46
Map 68 Parcels 56.1, 57



The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

January 6, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Application for Approval of a Definitive Subdivision Plan
42 (Rear) 48 (Rear) and 54 (Rear) Skyline Drive Properties and 20 Davkim Lane Property

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form B) and associated materials (plans, storm water management report, deeds, etc.) comprising a Definitive Subdivision Plan for the series of adjoining properties located at 42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive, and 20 Davkim Lane.

The submittal is being made in accordance with and conforms to the provisions of Section 2.06 of "*The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts*" as well as "*The Subdivision Control Law of Massachusetts*" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

The primary intent of the subdivision is to consolidate the +/-1 acre (rear) portions of both of the 48 Skyline Drive property and the 54 Skyline Drive property, which have been previously subdivided out from the front portions of these properties, by way of approval not required plans that were previously endorsed by the Town of Nantucket Planning Board, into a single +/- 2 acre conforming / buildable lot. This lot will take access from and derive its frontage off a new roadway, also comprising part of this subdivision, whose layout matches the layout of the previously laid out "paper street" known as Clay Street. This road will intersect with Skyline Drive, at the south, will run north, past the 42 (Front) and 48 (Front) Skyline Drive properties and past the (new) 48 (Rear) / 54 (Rear) Skyline Drive property, and will then turn northwest, running through the southern edge of the 20 Davkim Lane property, and intersecting with the existing portion of Davkim Lane, due east of its existing intersection with Nancy Ann Lane.

The entirety of the 48 (Rear), and 54 (Rear) Skyline Drive properties, which will be consolidated to create the buildable lot upon approval of this subdivision (show as Lot # 1 on the plan), are designated within the Limited Use General 2 (LUG-2) zoning district. The buildable lot resulting from the proposed action will meet or exceed the relevant dimensional criteria and related requirements for such as established in the local zoning bylaw for the above-referenced district, including but not limited to the following:

- Minimum Lot Area (Not Less than 80,000 Square Feet) – Proposed 89,219 Square Feet
- Minimum Lot Frontage (Not Less than 150 Linear Feet – Proposed 302.48 Linear Feet
- Minimum Lot Regularity Factor (Not Less than 0.55) – Proposed 0.568

It is further noted that the land area comprising the entirety of the 48 (Rear), and 54 (Rear) Skyline Drive properties, which will be consolidated to create the buildable lot upon approval of this subdivision (shown as Lot # 1 on the plan), is subject to a covenant in favor of the Nantucket Land Council, Inc. (NLC), dated as of January 15, 1982, recorded at Book 481, Page 314 in the Nantucket County Registry of Deeds. This covenant provides that certain land in this area, including the subject properties, "*shall not be resubdivided, or combined and resubdivided, in such a manner as to create or leave any lot containing less than 80,000 square feet of land*". As described herein and as a review of the proposed subdivision plan will confirm, the current proposal, which resubdivides portions of two lots and consolidates them into a single lot, which is comprised of 89,219 square feet of land area, exceeds and complies with the (applicable) restriction in this covenant.

With respect to access and vehicular circulation, as part of this application, we are respectfully requesting that the Planning Board allow for a "phased" improvement of the new roadway, based on the anticipated progression of development of the (new) 48 (rear) / 54 (Rear) Skyline Drive property, and the other surrounding properties. To this end, our intent is to sell and to provide for the development of the (new) 48 (rear) / 54 (Rear) Skyline Drive property immediately. Our proposal is to initially improve the first +/- 450 linear feet of this roadway to driveway standards, including all required drainage, terminating at a "turnaround", but not to improve it to full roadway standards and not to improve the remaining +/- 800 linear foot long segment running further north which intersects into the existing portion of Davkim Lane until such time as is necessary, based on the future development and improvement of the adjacent (20 Davkim Lane) property. The rationale and underlying basis for this "phasing" request is as follows.

As you are aware and as the Planning Board is aware, the 20 Davkim Lane property, which is +/- 15 acres in size, was recently the subject of zoning warrant articles which were approved at the Nantucket Special Town Meeting which was held on November 9, 2015, which is ultimately expected to result in the development of this property as a multi-family rental apartment residential community. We are currently in the initial phases of the site planning specific to this property, which will take several months to work through and will then be subject to substantial review / approval by the Planning Board, including a special permit, major site plan review, and a subsequent definitive subdivision. Because the precise path and layout of the roadway that will be expected to run through this property is still subject to this planning and permitting process, we would respectfully request the phasing and improvement flexibility described herein relative to the roadway that will serve the current subdivision, in order to improve the segment which is required to allow for the release and development of the 48 (Rear) and 54 (Rear) Skyline Drive properties as a single residential lot as a driveway immediately, while deferring the improvement of the remaining segment of the roadway until such time as the specific development plan for the (much larger) surrounding property is finalized, and reviewed / approved by the Planning Board.

In addition to the completed (Form B) application, we have submitted the following plans and technical materials that are required to be submitted to provide for the processing and approval of the proposed subdivision, including: (1) the *Definitive Plan, Clay Street, Nantucket, Mass* as prepared by Hayes Engineering, Inc., dated December 11, 2015, depicting the subdivision of the lots along with the applicable / customary notes and details (totaling 9 sheets), (2) the *Storm Water Management Report*, as prepared by Hayes Engineering, Inc., dated December 11, 2015, (3) the *Site Analysis Report*, as prepared by Hayes Engineering, Inc., dated December 2015, (4) the *Street Network Plan*, as prepared by Hayes Engineering, Inc., dated December 11, 2015, and (5) the *Requested Waivers*, as prepared by Hayes Engineering, Inc., dated December 2015.

We have also attached Attachment # 1 to the Form B application form, detailing the derivation of the title to the land comprising the proposed subdivision, given that the land includes multiple parcels, and that title to several of the parcels has been derived from different sellers / grantors.

We trust that this submittal conforms to the applicable requirements for such a Definitive Subdivision Plan (AR) and we look forward to the completion of your review and the subsequent review and approval of the plan by the Town of Nantucket Planning Board.

If you any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

David J. Armanetti, Director of Real Estate Development
The Richmond Company, Inc. (Applicant / Development Manager)
On Behalf of Richmond Great Point Development LLC (Owner)

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC
Arthur Reade, Esq.

JAN 11 2016 PM1:19
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

RECEIVED
JAN 11 2016
By

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: JANUARY 6, 2016

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 SUBDIVISION PLAN OF LAND IN NANTUCKET, MASS designed by HAYES ENGINEERING, INC. dated _____, and described as follows: located on 42B/48R/54R SKYLINE DRIVE AND 20 DAWKIM LANE, number of lots proposed THREE (3) total acreage of tract 17.044 ACRES, 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.

SEE ATTACHMENT #1 FOR DETAILS

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 # _____ and shown on Nantucket Assessor's Map # _____, Parcel _____, and said land is free of encumbrances except for the following: CUSTOMARY UTILITY EASEMENTS AND ONE COVENANT IN FAVOR OF NANTUCKET LAND COUNCIL (ATTACHED)

Said plan ○ has ☒ has not evolved from a preliminary plan submitted to the Board on N/A (date) and ○ approved ○ disapproved on N/A (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)

RICHMOND GREAT POINT DEVELOPMENT LLC
PHILIP PASTAN, ITS MANAGER

Contact Phone #: (978) 988-3900 x16 Fax #: (978) 988-3450 E-mail: ppastan@richmondco.com

Name of owner(s): RICHMOND GREAT POINT DEVELOPMENT LLC

Address of owner(s): 23 CONCORD ST., WILMINGTON MA 01887

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 PHILIP PASTAN, ITS MANAGER 12/14/15

Received by Town Clerk:

Date: Jan. 11, 2016

Time: 1:19 p.m.

Received by Board of Health:

Date: 1-11-2016 AB

Time: 1:15 pm

Planning Board File #_____

Attachment 1 to Form B / Application for Approval of a Definitive Subdivision Plan (AR)

Additional Space Needed to Provide Derivation of Title to Land

"Definitive Plan, Clay Street, Nantucket Mass"
42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive and 20 Davkim Lane

The title to the land included in the Application for Approval of a Definitive Subdivision Plan is derived as follows:

As to the Owner of One Hundred Percent (100%) of the 42 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Seventy" on Page 14 of the "*Deed*").

As to the Owner of One Hundred Percent (100%) of the 48 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated July 25, 2014, recorded at the Nantucket County Registry of Deeds, in Book # 1443, Page # 213, recorded on July 25, 2014.

As to the Owner of the One Hundred Percent (100%) of the 54 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

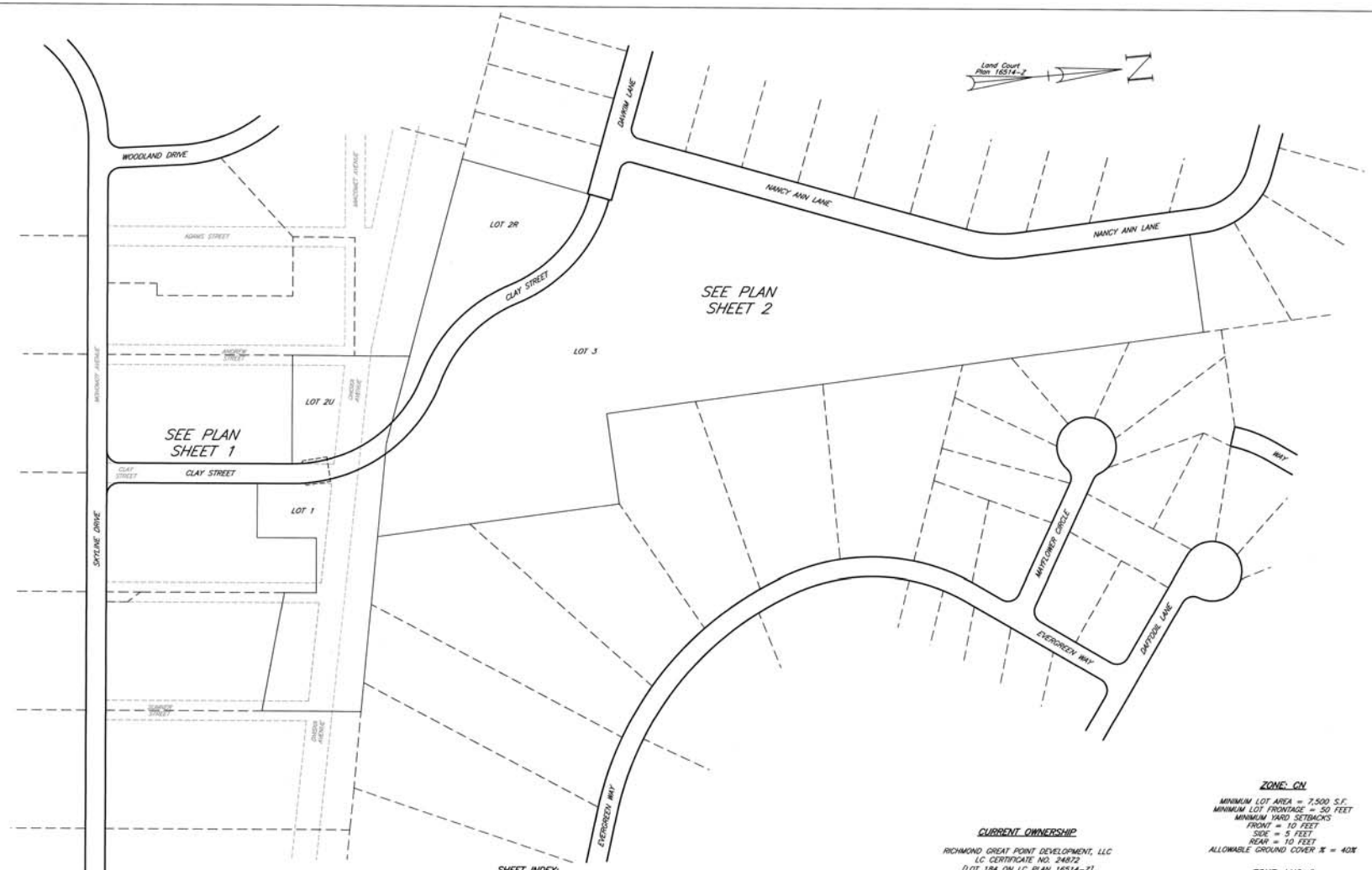
"Quitclaim Deed" recorded as Document # 00002834, recorded on October 10, 2014 at the Nantucket Registry of Deeds (as to a 25% interest in the property).

"*Deed*" dated December 11, 2015, recorded at the Nantucket County Registry of Deeds, in Book # 1515, Page # 1, recorded on December 14, 2015 (as to a 50% interest in the property).

"*Deed*" dated November 30, 2015, recorded at the Nantucket County Registry of Deeds, in Book # 1514, Page # 343, recorded on December 14, 2015 (as to a 25% interest in the property).

As to the Owner of One Hundred Percent (100%) of the 20 Davkim Lane Property
RICHMOND GREAT POINT DEVELOPMENT LLC

"*Deed*" dated August 7, 2013, recorded at the Nantucket County Registry District, as Certificate # 24872, recorded on August 8, 2013 (referred to as "Registered Land – Parcel Thirty-Two" on Page 7 of the "*Deed*").



Vicinity Map
Scale: 1" = 2000'±
0' 1000' 2000

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

⊡ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

SHEET INDEX:

SHEET 1 of 9:	DEFINITIVE INDEX SHEET
SHEET 2 of 9:	DEFINITIVE PLAN 1 of 2
SHEET 3 of 9:	DEFINITIVE PLAN 2 of 2
SHEET 4 of 9:	DEFINITIVE TOPOGRAPHIC PLAN
SHEET 5 of 9:	DEFINITIVE PLAN & PROFILE SHEET 1 of 2
SHEET 6 of 9:	DEFINITIVE PLAN & PROFILE SHEET 2 of 2
SHEET 7 of 9:	INTERIM DRIVEWAY PLAN & PROFILE
SHEET 8 of 8:	DETAIL SHEET
SHEET 9 of 9:	EROSION CONTROL PLAN

NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2U, 2R & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
3. LOT 2U IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LOT 2R TO FORM ONE BUILDING LOT. (TOTAL PARCEL AREA = 112,466 S.F., OR 2.581 ACRES)

CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 184 ON LC PLAN 16514-Z]
#20 DAVKIM LANE
PROPERTY ID 68 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 208 ON LC PLAN 16514-7]
PROPERTY ID 68 56.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1397 PAGE 312
[LOT 428 ON PLAN NO. 2013-69]
#42 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 44.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1443 PAGE 213
[LOT 488 ON PLAN NO. 2013-69]
#48 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 45.1

RICHMOND 54 SKYLINE REALTY TRUST
BOOK 1442 PAGE 111 & BOOK 1442 PAGE 114
[LOT 55 ON PLAN FILE 11-4]
#54 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 46 PART

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

Seal: THOMAS P. WINSLOW #30320 REGISTERED PROFESSIONAL ENGINEER 12-14-2015

Hayes
0' 50' 100' 200' 300'

DEFINITIVE INDEX SHEET
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=100'

December 11, 2015

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

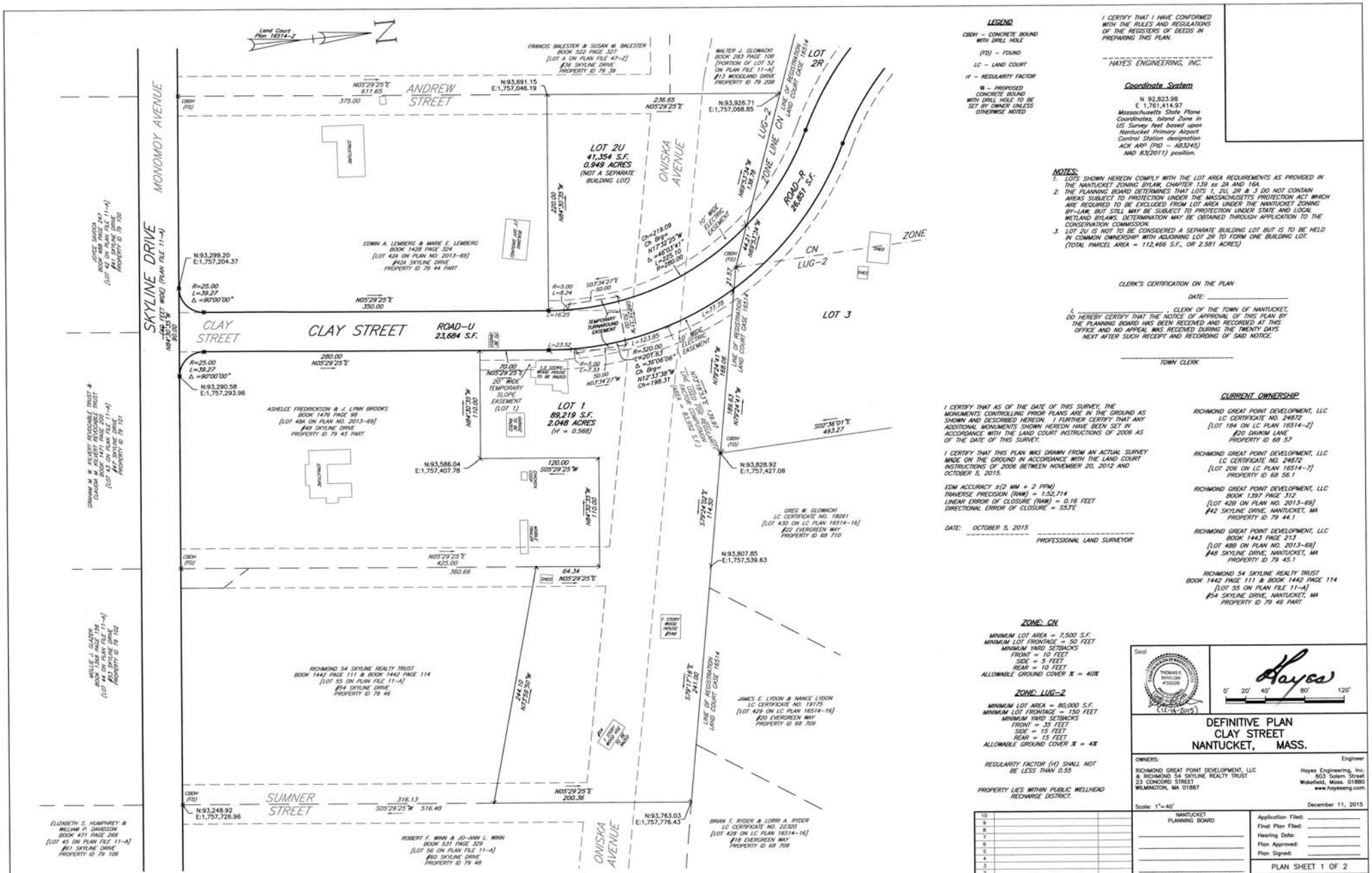
NANTUCKET PLANNING BOARD

Application Filed:	
Final Plan Filed:	
Hearing Date:	
Plan Approved:	
Plan Signed:	

INDEX SHEET

SHEET 1 OF 9

N:\NANWD\Skyline-davkim.dwg, 12/14/2015 10:47:23 AM, TC



LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Coordinate System

N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID – AB3245) NAD 83(2011) position.

NOTES:

1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2U, 2R & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
3. LOT 2U IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LOT 2R TO FORM ONE BUILDING LOT. (TOTAL PARCEL AREA = 112,466 S.F., OR 2.581 ACRES)

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

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 BETWEEN NOVEMBER 20, 2012 AND OCTOBER 5, 2015.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = 53.3"E

DATE: OCTOBER 5, 2015

_____
PROFESSIONAL LAND SURVEYOR

CURRENT OWNERSHIP

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 184 ON LC PLAN 16514-Z]
#20 DAWKIM LANE
PROPERTY ID 68 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872
[LOT 206 ON LC PLAN 16514-7]
PROPERTY ID 68 58.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1397 PAGE 312
[LOT 42B ON PLAN NO. 2013-69]
#42 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 44.1

RICHMOND GREAT POINT DEVELOPMENT, LLC
BOOK 1443 PAGE 213
[LOT 48B ON PLAN NO. 2013-69]
#48 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 45.1

RICHMOND 54 SKYLINE REALTY TRUST
BOOK 1442 PAGE 111 & BOOK 1442 PAGE 114
[LOT 55 ON PLAN FILE 11-A]
#54 SKYLINE DRIVE, NANTUCKET, MA
PROPERTY ID 79 46 PART

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: THOMAS E. WINSLOW #30329 (12-14-2015)

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

December 11, 2015

No.	Revision	Date
10		
9		
8		
7		
6		
5		
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NANTUCKET PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

PLAN SHEET 1 OF 2

SHEET 2 OF 9

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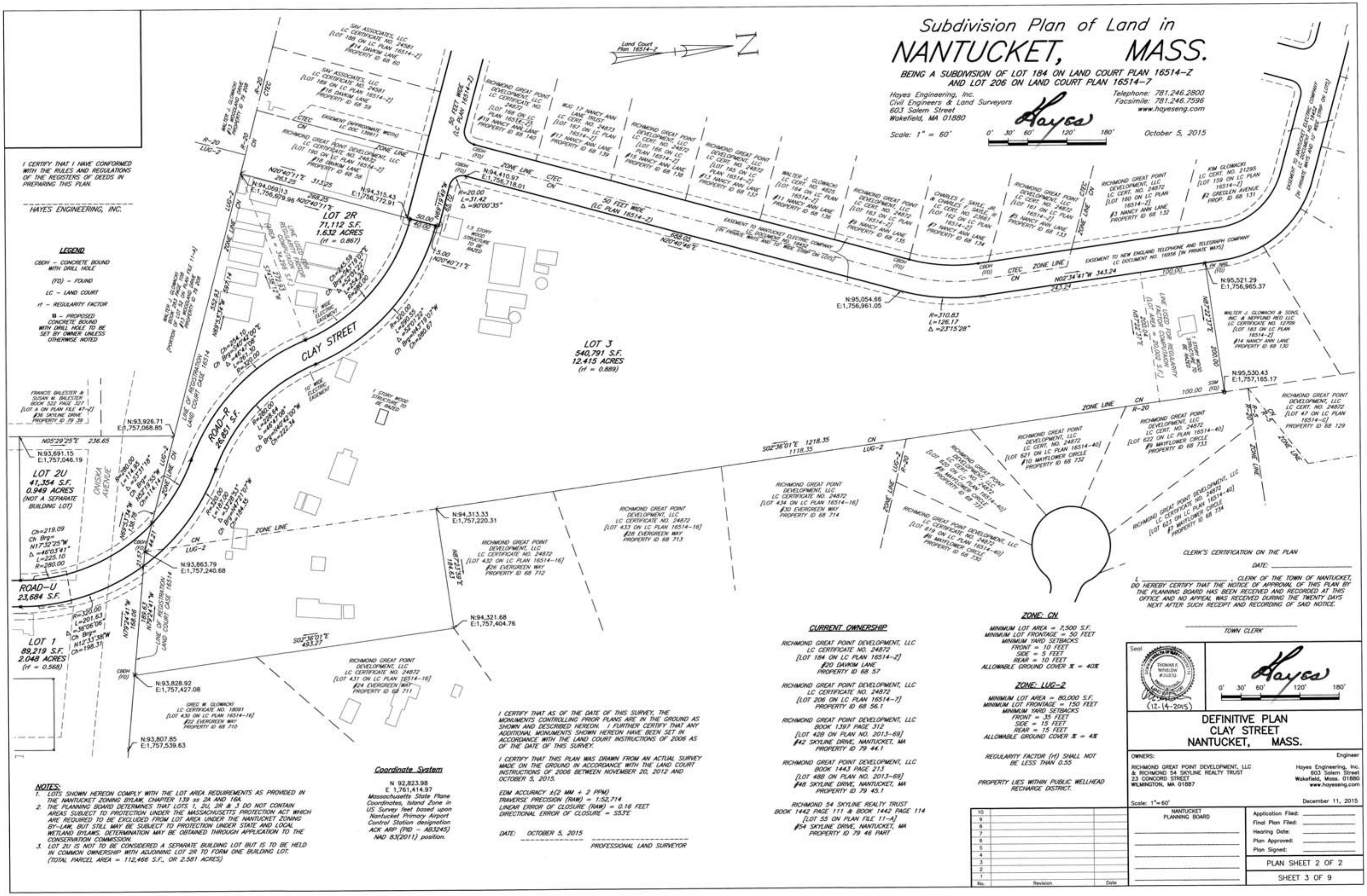
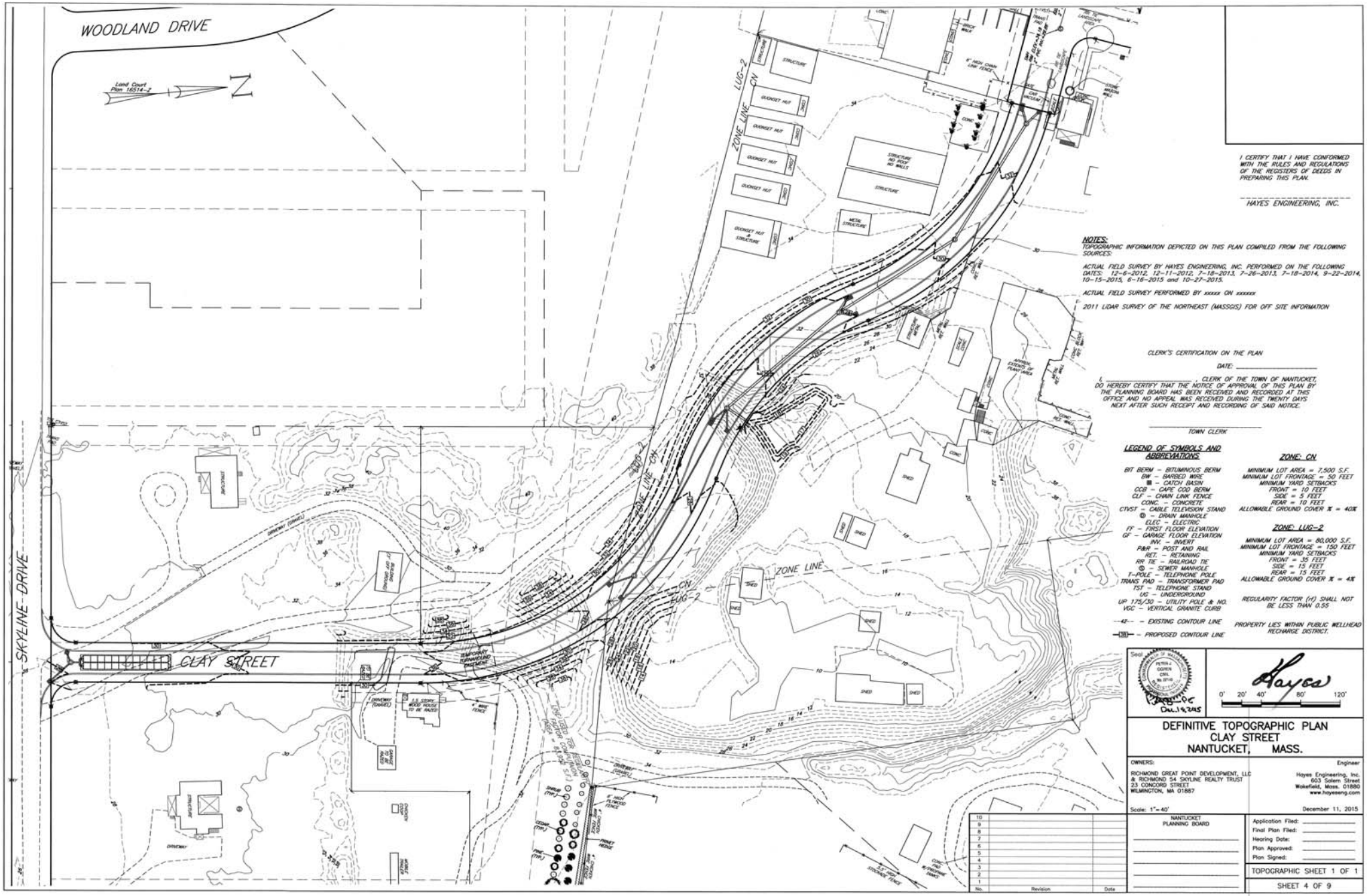

Subdivision Plan of Land in
NANTUCKET, MASS.
BEING A SUBDIVISION OF LOT 184 ON LAND COURT PLAN 16514-Z AND LOT 206 ON LAND COURT PLAN 16514-7
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com
Scale: 1" = 60'
October 5, 2015
Land Court Plan 16514-Z
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
HAYES ENGINEERING, INC.
LEGEND
CBDH - CONCRETE BOUND WITH DRILL HOLE
(FD) - FOUND
LC - LAND COURT
rf - REGULARITY FACTOR
B - PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED
LOT 2R 71,112 S.F. 1.632 ACRES (rf = 0.867)
LOT 3 540,791 S.F. 12.415 ACRES (rf = 0.889)
LOT 2U 41,354 S.F. 0.949 ACRES (NOT A SEPARATE BUILDING LOT)
LOT 1 89,219 S.F. 2.048 ACRES (rf = 0.568)
ROAD-R 26,851 S.F.
ROAD-U 23,684 S.F.
CLAY STREET
ONISKA AVENUE
50 FEET WIDE (LC PLAN 16514-Z)
LINE USED FOR REGULARITY FACTOR COMPUTAION (LOT AREA = 20,002 S.F.)
LINE USED FOR REGULARITY FACTOR COMPUTATION (AREA = 34,296 S.F.)
ZONE LINE
CLERK'S CERTIFICATION ON THE PLAN
DATE:
I, ______, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
TOWN CLERK
ZONE: CN
MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%
ZONE: LUG-2
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%
REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55
PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.
CURRENT OWNERSHIP
RICHMOND GREAT POINT DEVELOPMENT, LLC LC CERTIFICATE NO. 24872 [LOT 184 ON LC PLAN 16514-Z] #20 DAVKIM LANE PROPERTY ID 68 57
RICHMOND GREAT POINT DEVELOPMENT, LLC LC CERTIFICATE NO. 24872 [LOT 206 ON LC PLAN 16514-7] PROPERTY ID 68 56.1
RICHMOND GREAT POINT DEVELOPMENT, LLC BOOK 1397 PAGE 312 [LOT 42B ON PLAN NO. 2013-69] #42 SKYLINE DRIVE, NANTUCKET, MA PROPERTY ID 79 44.1
RICHMOND GREAT POINT DEVELOPMENT, LLC BOOK 1443 PAGE 213 [LOT 48B ON PLAN NO. 2013-69] #48 SKYLINE DRIVE, NANTUCKET, MA PROPERTY ID 79 45.1
RICHMOND 54 SKYLINE REALTY TRUST BOOK 1442 PAGE 111 & BOOK 1442 PAGE 114 [LOT 55 ON PLAN FILE 11-A] #54 SKYLINE DRIVE, NANTUCKET, MA PROPERTY ID 79 46 PART
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 BETWEEN NOVEMBER 20, 2012 AND OCTOBER 5, 2015.
EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:52,714
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET
DIRECTIONAL ERROR OF CLOSURE = S53°E
DATE: OCTOBER 5, 2015
PROFESSIONAL LAND SURVEYOR
Coordinate System
N 92,823.98
E 1,761,414.97
Massachusetts State Plane Coordinates, Island Zone in US Survey feet based upon Nantucket Primary Airport Control Station designation ACK ARP (PID - AB3245) NAD 83(2011) position.
NOTES:
1. LOTS SHOWN HEREON COMPLY WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE NANTUCKET ZONING BYLAW, CHAPTER 139 ss 2A AND 16A.
2. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2U, 2R & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS 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 BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
3. LOT 2U IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LOT 2R TO FORM ONE BUILDING LOT. (TOTAL PARCEL AREA = 112,466 S.F., OR 2.581 ACRES)
Seal
THOMAS F. WINSLOW
12-14-2015
DEFINITIVE PLAN
CLAY STREET
NANTUCKET, MASS.
OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC & RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887
Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com
Scale: 1"=60'
December 11, 2015
NANTUCKET PLANNING BOARD
Application Filed:
Final Plan Filed:
Hearing Date:
Plan Approved:
Plan Signed:
PLAN SHEET 2 OF 2
SHEET 3 OF 9
No.
Revision
Date



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

NOTES:

TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN COMPILED FROM THE FOLLOWING SOURCES:

ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. PERFORMED ON THE FOLLOWING DATES: 12-6-2012, 12-11-2012, 7-18-2013, 7-26-2013, 7-18-2014, 9-22-2014, 10-15-2015, 6-16-2015 and 10-27-2015.

ACTUAL FIELD SURVEY PERFORMED BY xxxxx ON xxxxxx

2011 LIDAR SURVEY OF THE NORTHEAST (MASSGIS) FOR OFF SITE INFORMATION

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

LEGEND OF SYMBOLS AND ABBREVIATIONS:

BIT BERM – BITUMINOUS BERM
BW – BARBED WIRE
■ – CATCH BASIN
CCB – CAPE COD BERM
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
CTVST – CABLE TELEVISION STAND
Ⓜ – DRAIN MANHOLE
ELEC – ELECTRIC
FF – FIRST FLOOR ELEVATION
GF – GARAGE FLOOR ELEVATION
INV. – INVERT
P&R – POST AND RAIL
RET. – RETAINING
RR TIE – RAILROAD TIE
Ⓢ – SEWER MANHOLE
T-POLE – TELEPHONE POLE
TRANS. PAD – TRANSFORMER PAD
TST – TELEPHONE STAND
UG – UNDERGROUND
UP 175/30 – UTILITY POLE & NO.
VGC – VERTICAL GRANITE CURB
42 – EXISTING CONTOUR LINE
(38) – PROPOSED CONTOUR LINE

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: PETER J. COHEN CIVIL No. 37145 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
Dec. 14, 2015

Hayes
0' 20' 40' 80' 120'

DEFINITIVE TOPOGRAPHIC PLAN
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

December 11, 2015

No.	Revision	Date
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NANTUCKET PLANNING BOARD

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Plan Signed: _____

TOPOGRAPHIC SHEET 1 OF 1

SHEET 4 OF 9

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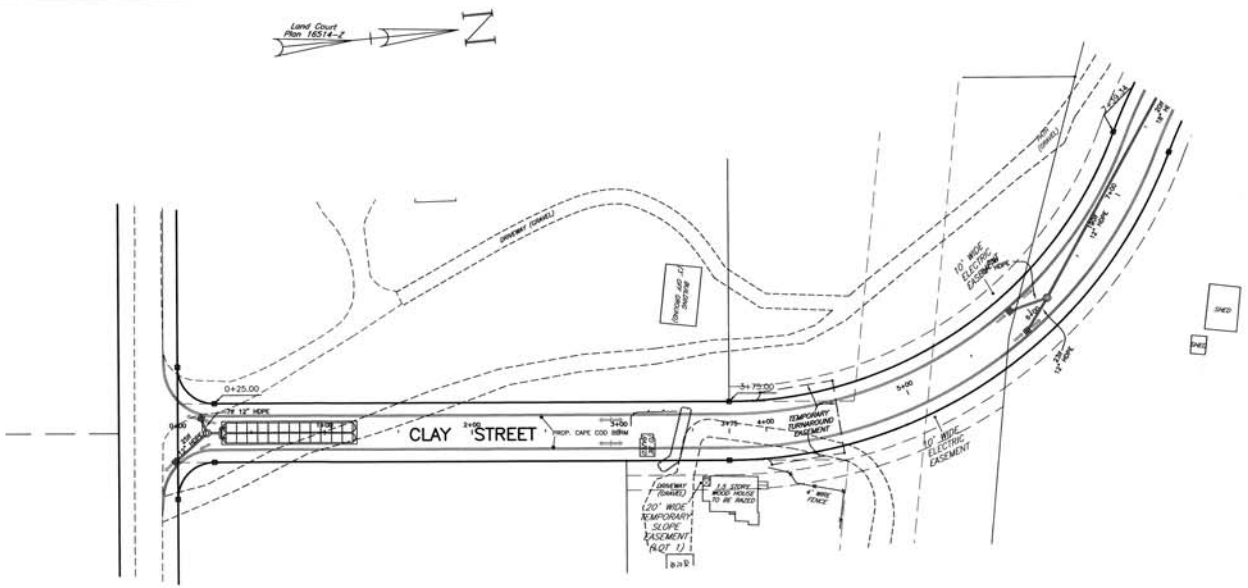
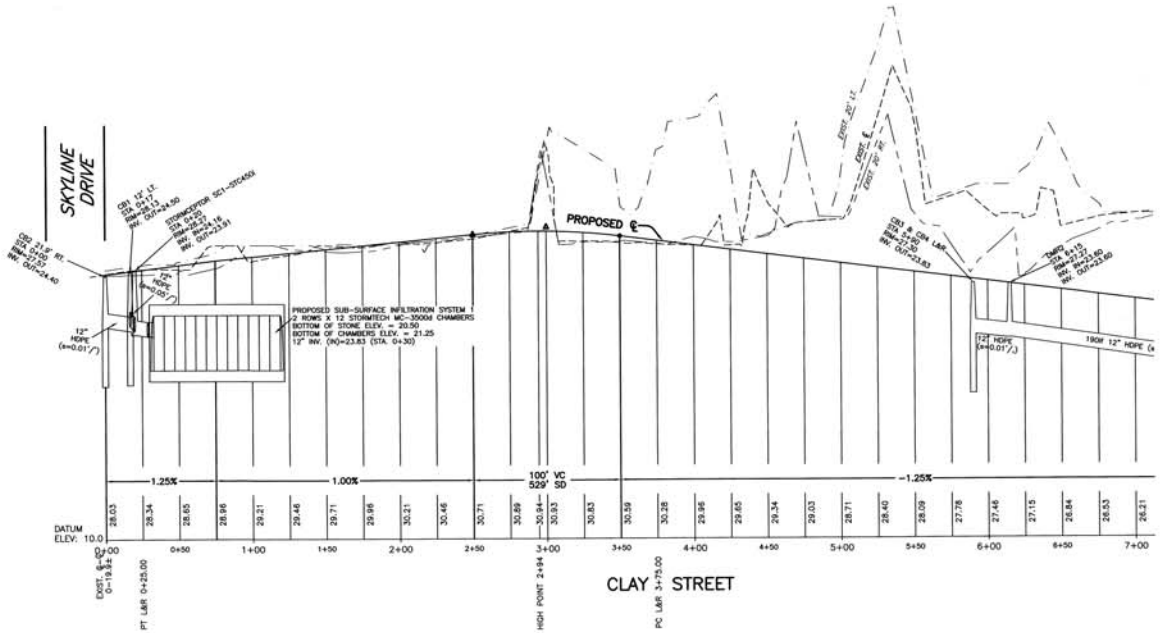




LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

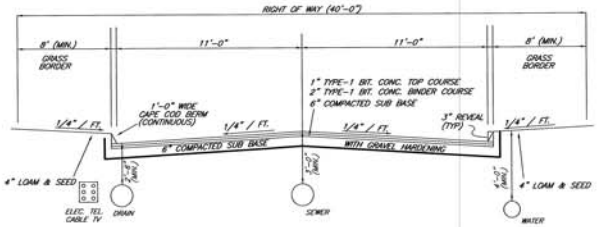
HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK



TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE

ZONE: ON

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: COMMONWEALTH OF MASSACHUSETTS, PETER J. COFFIN, CIVIL, No. 37110, PROFESSIONAL ENGINEER, Dec. 14, 2015

Hayes 0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'(HOR.) & 4'(VER.)

December 11, 2015

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NANTUCKET PLANNING BOARD

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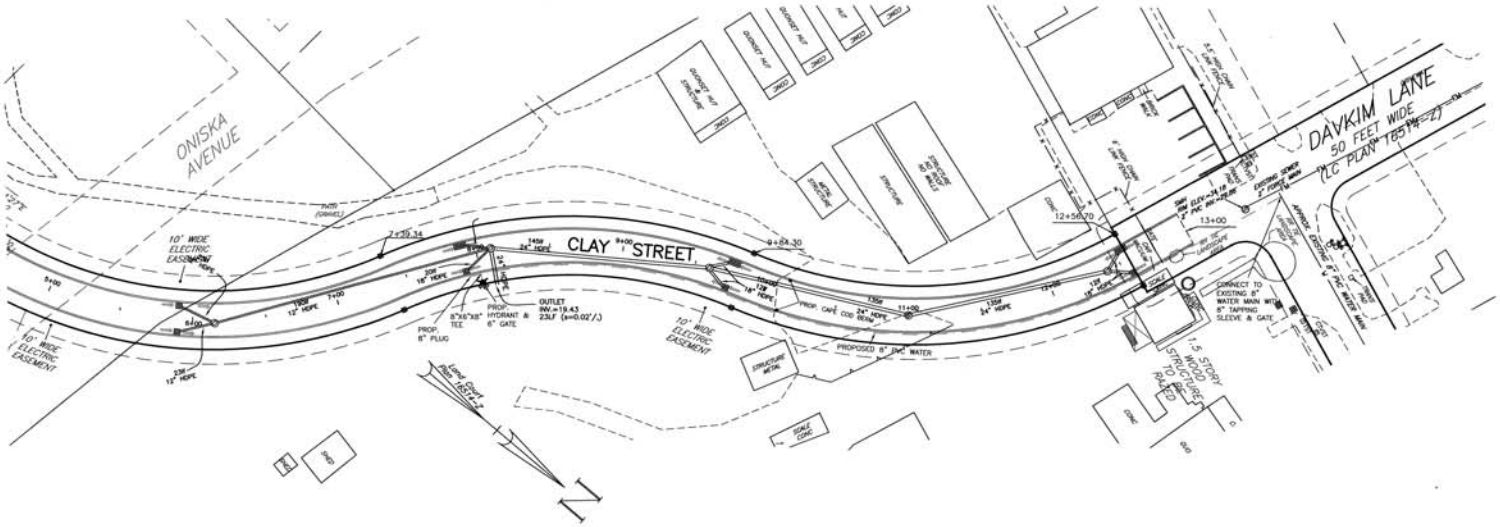
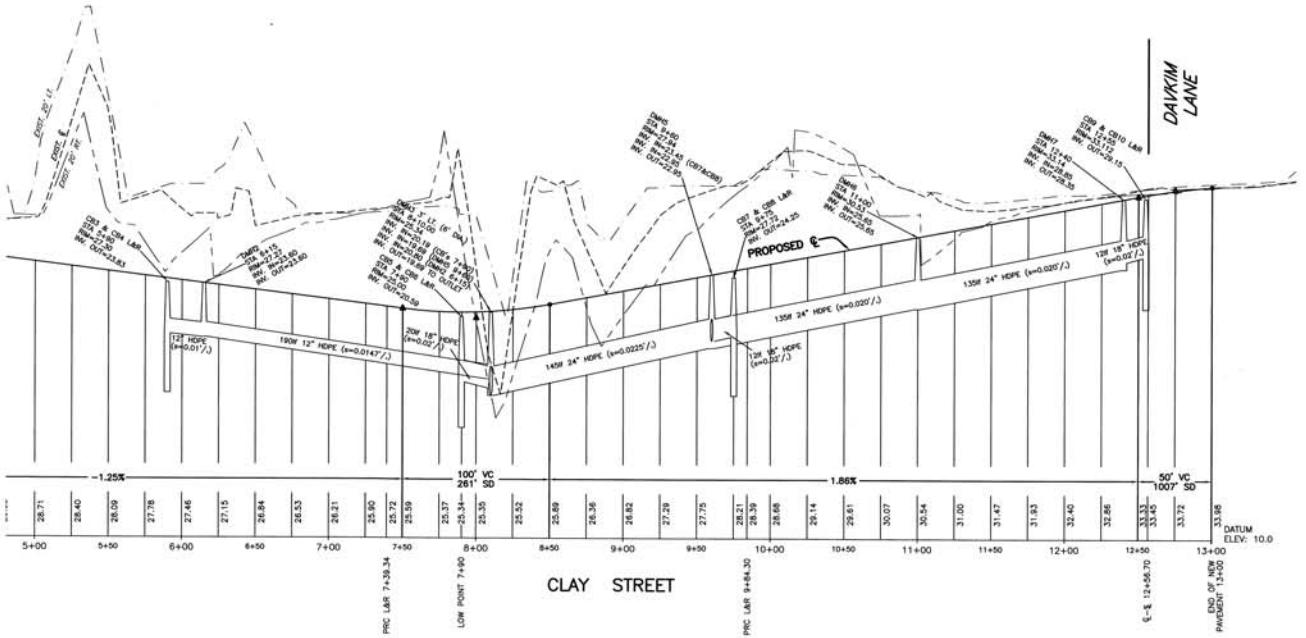
PROFILE SHEET 1 OF 2

SHEET 5 OF 9





I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

LEGEND

CBDH – CONCRETE BOUND WITH DRILL HOLE

(FD) – FOUND

LC – LAND COURT

rf – REGULARITY FACTOR

■ – PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET BY OWNER UNLESS OTHERWISE NOTED

ZONE: GN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal: COMMONWEALTH OF MASSACHUSETTS – PETER J. COHEN – CIVIL – No. 37149 – REGISTERED PROFESSIONAL ENGINEER – Dec 14, 2015

Hayes 0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'(HOR.) & 4'(VER.)

December 11, 2015

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NANTUCKET PLANNING BOARD

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PROFILE SHEET 2 OF 2

SHEET 6 OF 9

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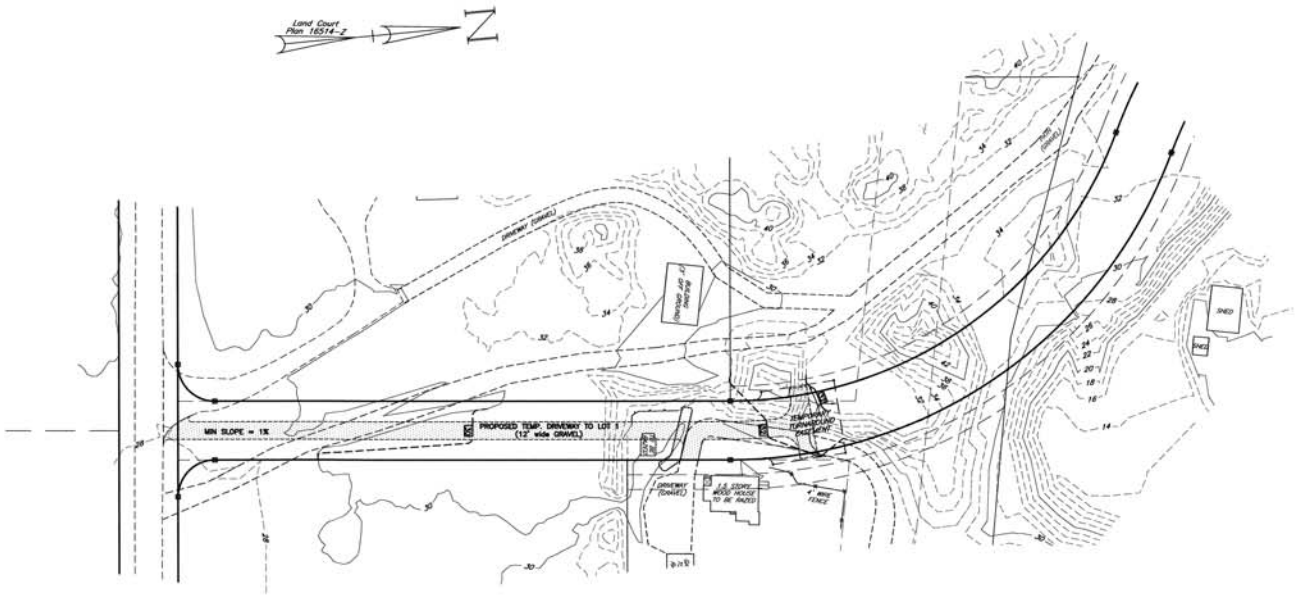

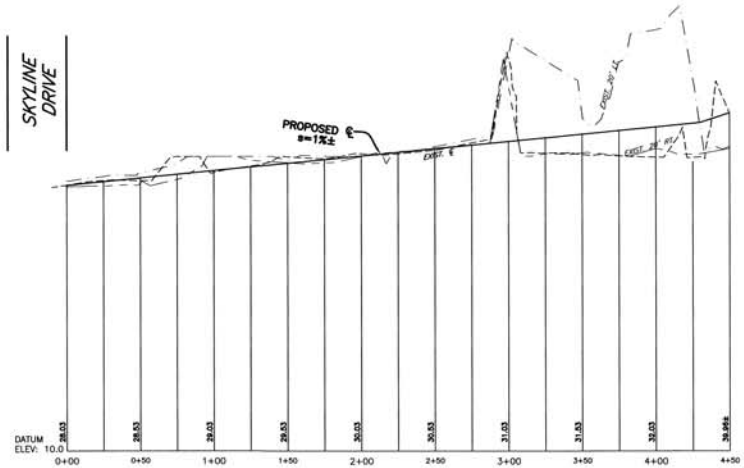

TEMPORARY ACCESS DRIVE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

ZONE: LUG-2

MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS
FRONT = 35 FEET
SIDE = 15 FEET
REAR = 15 FEET
ALLOWABLE GROUND COVER % = 4%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT.

Seal

PETER J. OGREN
CIVIL
No. 31140
REGISTERED PROFESSIONAL ENGINEER
12-14-2015

Hayes
0' 20' 40' 80' 120'

INTERIM DRIVEWAY PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'(HOR.) & 4'(VER.)

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NANTUCKET
PLANNING BOARD

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Plan Signed: _____

PLAN SHEET 1 OF 1

SHEET 7 OF 9

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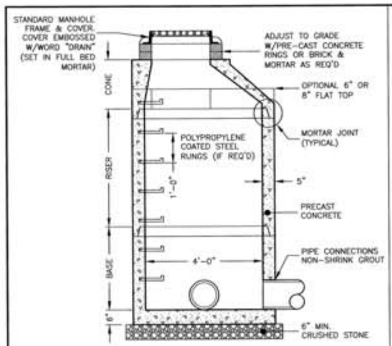
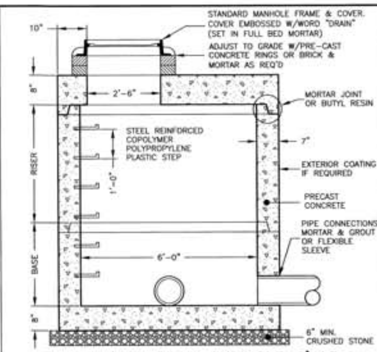


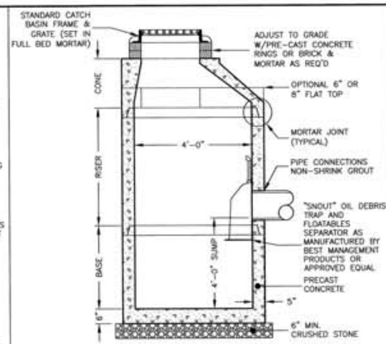
PRE-CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



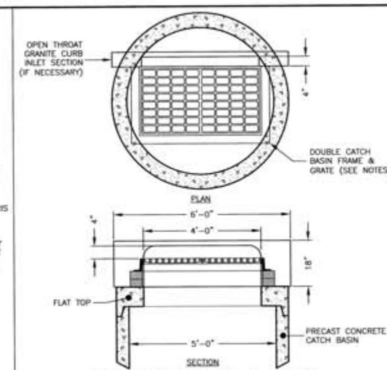
PRE-CAST DRAIN MANHOLE 6' I.D.
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.18 SQ. IN./LINEAL FT. AND 0.18 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.



PRE-CAST CATCH BASIN
NOT TO SCALE

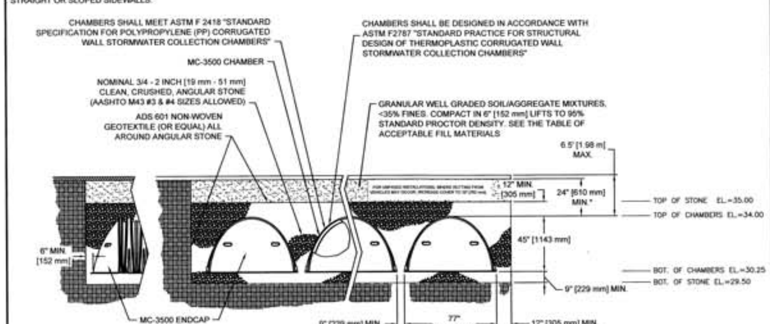
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



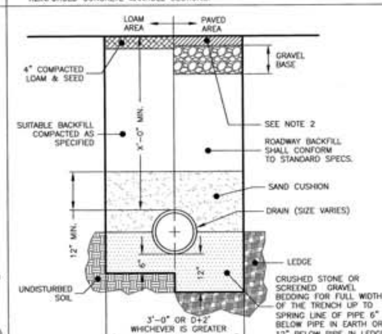
DOUBLE FRAME & GRATE
NOT TO SCALE

NOTES:
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK1200-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.

PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.



MC-3500 TYPICAL CROSS-SECTION
NOT TO SCALE

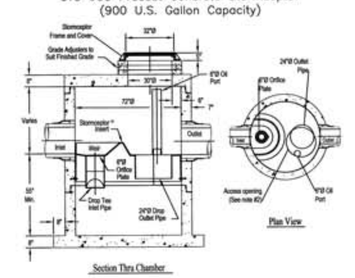


DRAIN TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2" CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.

Rinker

STC 900 Precast Concrete Stormceptor
(900 U.S. Gallon Capacity)



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

STORMCEPTOR STC 900
NOT TO SCALE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

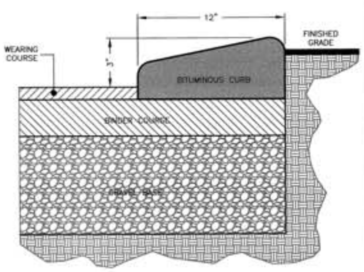
HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

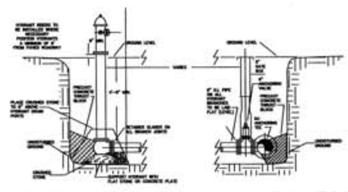
DATE: ______________

I, ______________, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

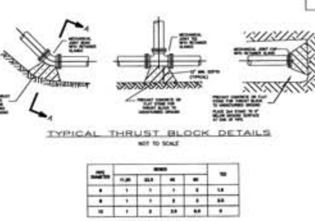
____
TOWN CLERK



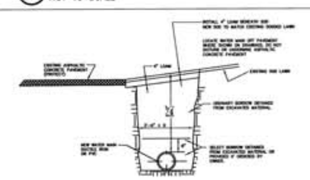
CAPE COD CURB
NOT TO SCALE



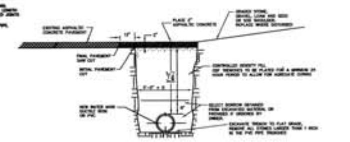
TYPICAL HYDRANT ASSEMBLY INSTALLATION
NOT TO SCALE



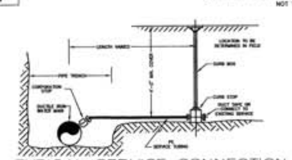
TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE



TYPICAL TRENCH IN SHOULDER (SOD)
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE



TYPICAL CROSS TRENCH IN ROADWAY SURFACE
(SHOWN RIGHT SIDE INSTALLATION LEFT SIDE SIMILAR)
NOT TO SCALE



TYPICAL SERVICE CONNECTION
NOT TO SCALE

No.	Revision	Date
10		
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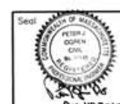
Seal



Dec 14, 2015

0' 20' 40' 80' 120'

DETAIL SHEET
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= N.T.S.

December 11, 2015

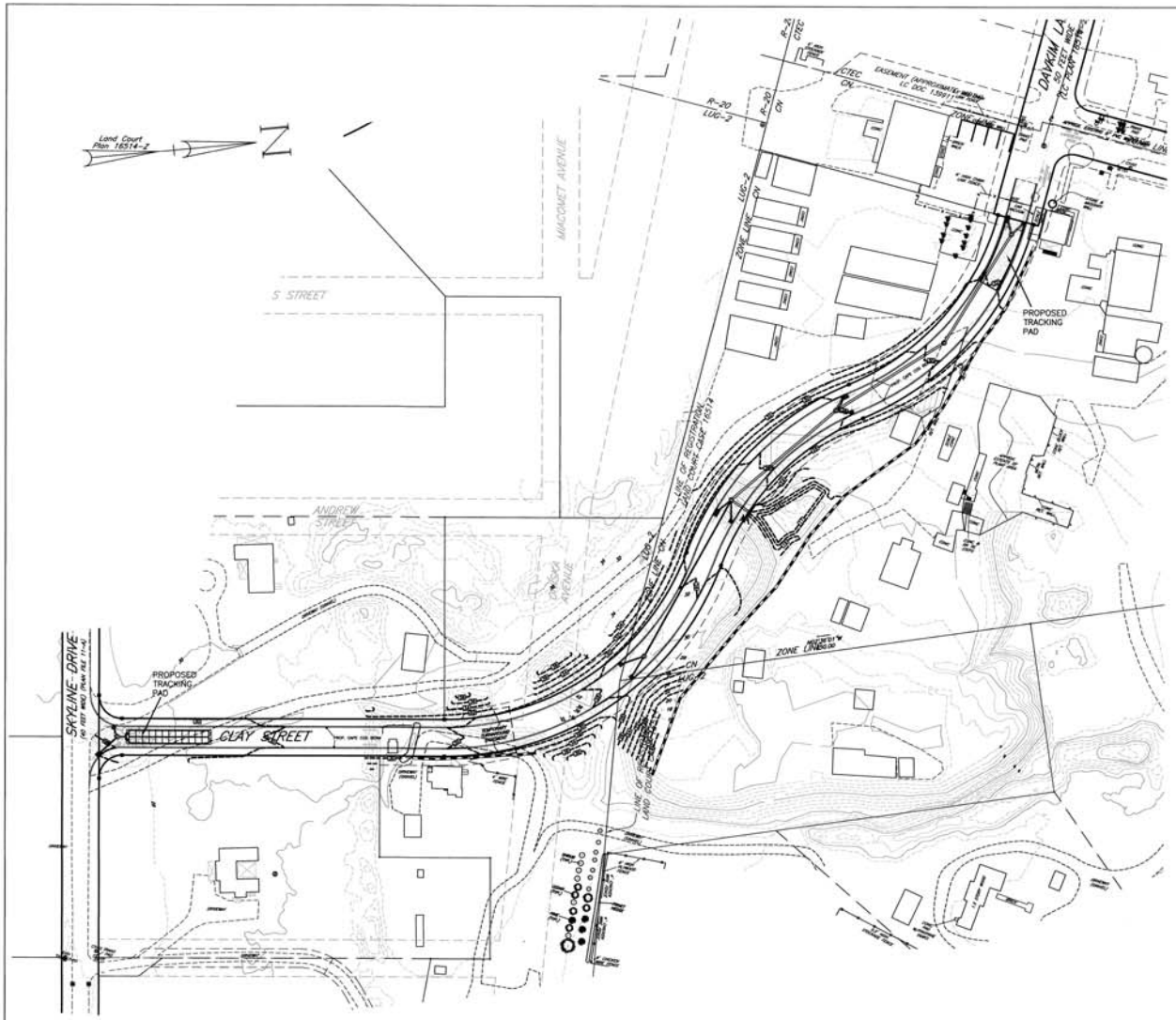
NANTUCKET PLANNING BOARD

Application Filed: ______
Final Plan Filed: ______
Hearing Date: ______
Plan Approved: ______
Plan Signed: ______

DETAIL SHEET 1 OF 1

SHEET 8 OF 9

N:\NAN66\Delphine-details.dwg, 12/14/2015 10:43:34 AM, TC



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

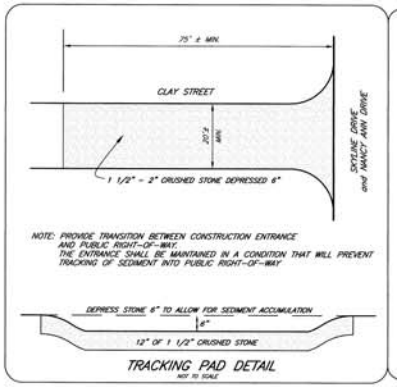
HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

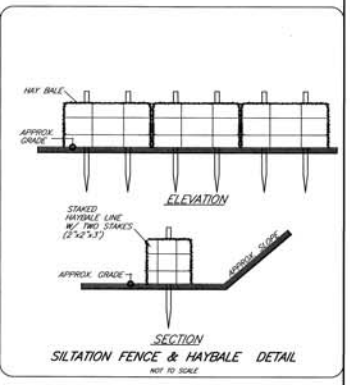
DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK



TRACKING PAD DETAIL
NOT TO SCALE



SILTATION FENCE & HAYBALE DETAIL
NOT TO SCALE

EROSION CONTROL NOTES:

1) EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED IN ACCORDANCE WITH, AS UPDATED FROM TIME TO TIME, THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS", PREPARED FOR FRANKLIN, HAPDEN, HAMPSHIRE CONSERVATION DISTRICTS DATED MARCH 1997 REPRINTED MAY 2003.

2) A "SILT SACK", OR ITS APPROVED EQUIVALENT SHALL BE INSTALLED AND MAINTAINED AT NEW CATCH BASINS STRUCTURES DURING CONSTRUCTION.

3) DURING CONSTRUCTION ON DRY AND WINDY DAYS WHEN POTENTIAL DUST CONDITIONS MAY BE OF CONCERN, EXPOSED SOIL TO BE SPRAYED WITH WATER TO CONTROL DUST.

4) DURING CONSTRUCTION SKYLINE DRIVE AND DAYKIM LANE TO BE MONITORED FOR SEDIMENT AND SHOULD BE SWEPT AS NECESSARY.

EROSION CONTROL LEGEND OF SYMBOLS & ABBREVIATIONS

STACKED HAYBALES

TRACKING PAD

Seal:

PETER J. OLIVIERI CIVIL No. 37140 REGISTERED PROFESSIONAL ENGINEER
Oct 14, 2015

Hayes
0' 30' 60' 120' 180'

EROSION CONTROL PLAN
CLAY STREET
NANTUCKET, MASS.

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
& RICHMOND 54 SKYLINE REALTY TRUST
23 CONCORD STREET
WILMINGTON, MA 01887

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 60'

December 11, 2015

No.	Revision	Date
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NANTUCKET PLANNING BOARD

Application Filed:	
Final Plan Filed:	
Hearing Date:	
Plan Approved:	
Plan Signed:	

ECP SHEET 1 OF 1

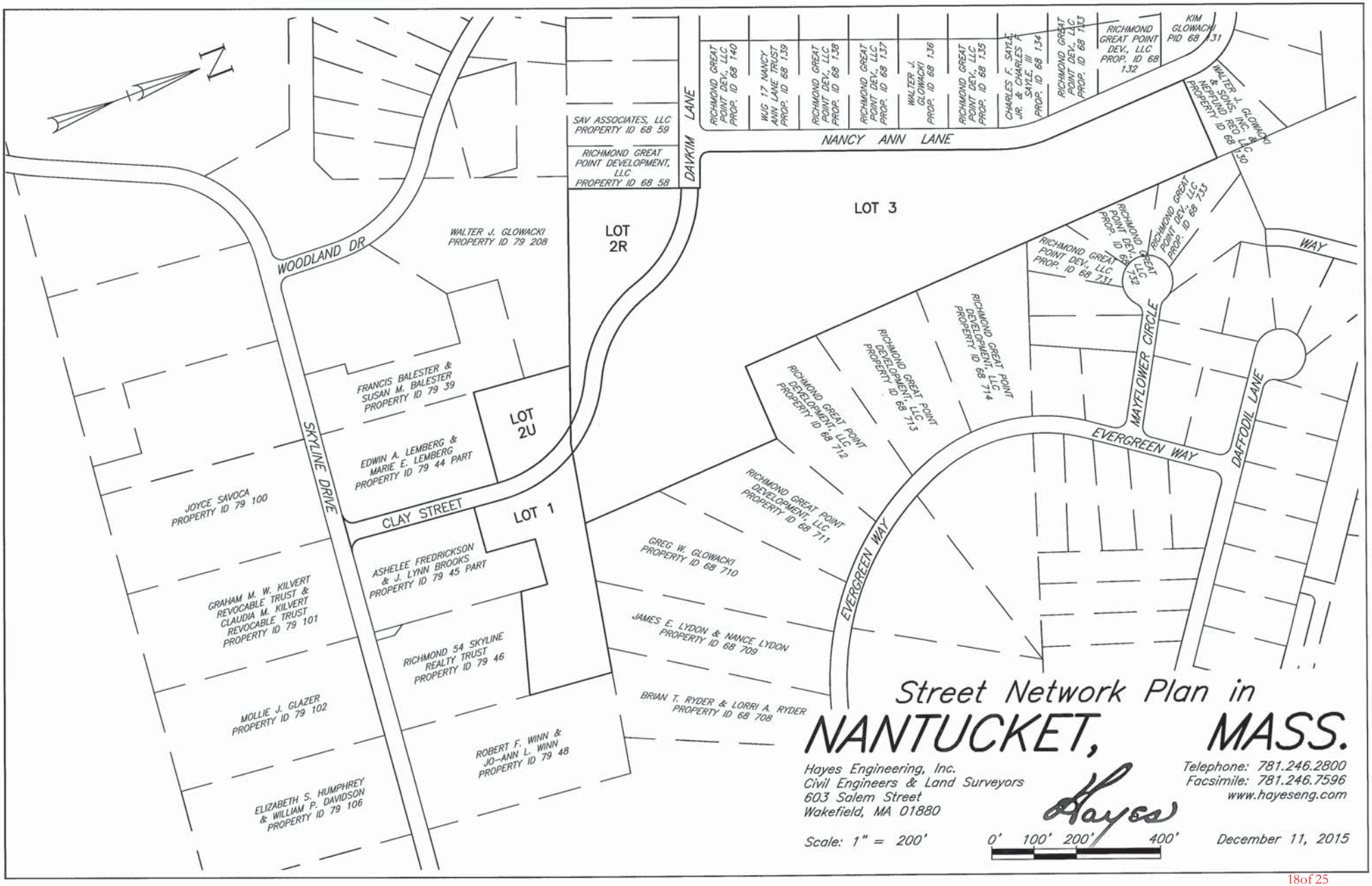
SHEET 9 OF 9

REQUESTED WAIVERS
CLAY STREET
NANTUCKET, MASSACHUSETTS

December 2015

Town of Nantucket Rules and Regulations

Section 2.06b(10)	The elevations shown on the plan are NAVD88 rather than half-tide datum.
Section 2.06b(14)(a)	Landscape Plan to be provided prior to Planning Board approval.
Section 2.06b(14)(b)	Existing trees to be saved will be decided during construction.
Section 4.06(b)(3)	Stormtech® MC-3500 stormwater chambers to be substituted for the leaching basin (Appendix A, Plate No. 12)
Section 4.13	Dry sewer lines are not proposed to be installed.
Section 4.16	Same as Section 2.06b(14)(a) & (b) above.
Section 4.18	No sidewalks are proposed along the sides of the proposed roadway Clay Street. There are no sidewalks on the adjacent streets, Skyline Drive and Davkim Lane.
Section 4.23	Soil tests will be provided prior to Planning Board approval.


N
WOODLAND DR
SKYLINE DRIVE
CLAY STREET
DAVKIM LANE
NANCY ANN LANE
WAY
MAYFLOWER CIRCLE
EVERGREEN WAY
EVERGREEN WAY
DAFFODIL LANE
LOT 1
LOT 2R
LOT 2U
LOT 3
WALTER J. GLOWACKI PROPERTY ID 79 208
FRANCIS BALESTER & SUSAN M. BALESTER PROPERTY ID 79 39
EDWIN A. LEMBERG & MARIE E. LEMBERG PROPERTY ID 79 44 PART
JOYCE SAVOCA PROPERTY ID 79 100
GRAHAM M. W. KILVERT REVOCABLE TRUST & CLAUDIA M. KILVERT REVOCABLE TRUST PROPERTY ID 79 101
MOLLIE J. GLAZER PROPERTY ID 79 102
ELIZABETH S. HUMPHREY & WILLIAM P. DAVIDSON PROPERTY ID 79 106
ASHELEE FREDRICKSON & J. LYNN BROOKS PROPERTY ID 79 45 PART
RICHMOND 54 SKYLINE REALTY TRUST PROPERTY ID 79 46
ROBERT F. WINN & JO-ANN L. WINN PROPERTY ID 79 48
SAV ASSOCIATES, LLC PROPERTY ID 68 59
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 58
GREG W. GLOWACKI PROPERTY ID 68 710
JAMES E. LYDON & NANCE LYDON PROPERTY ID 68 709
BRIAN T. RYDER & LORRI A. RYDER PROPERTY ID 68 708
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 711
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 712
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 713
RICHMOND GREAT POINT DEVELOPMENT, LLC PROPERTY ID 68 714
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 731
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 732
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 733
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 140
WUG 17 NANCY ANN LANE TRUST PROP. ID 68 139
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 138
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 137
WALTER J. GLOWACKI PROP. ID 68 136
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 135
CHARLES F. SAYLE, JR. & CHARLES F. SAYLE, III PROP. ID 68 134
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 133
RICHMOND GREAT POINT DEV., LLC PROP. ID 68 132
KIM GLOWACKI PID 68 131
WALTER J. GLOWACKI & SONS, INC. & REFUND REPORT LLC PROPERTY ID 68 130
Street Network Plan in
NANTUCKET, MASS.
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com
Hayes
Scale: 1" = 200'
0' 100' 200' 400'
December 11, 2015

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

February 4, 2016

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 **Clay Street (Rear of Skyline Drive) Definitive Subdivision**

Dear Mrs. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed Clay Street Definitive Subdivision, located off Skyline Drive, 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.

Along with a site visit conducted on January 15, 2016, we have reviewed the following information to prepare this letter report:

- Letter from The Richmond Company to the Town of Nantucket Planning Board, Subject: Submittal of a Definitive Plan of a Subdivision Plan, 42 (Rear) 48 (Rear) and 54 (Rear) Skyline Drive Properties and 20 Davkim Lane Property, with application package and enclosures including the Form B Application for Approval of a Definitive Subdivision Plan, dated January 6, 2016, and list of requested waivers.

- Site Development Plans; Definitive Plan, Clay Street, Nantucket, MA, 9 sheets, prepared by Hayes Engineering, Inc., dated December 11, 2015.

- Site Analysis Report, Clay Street, and Street Network Plan, prepared by Hayes Engineering, Inc., dated December 2015.

- Storm Water Management Report, Definitive Subdivision, Clay Street, Nantucket, MA, prepared by Hayes Engineering, Inc., dated December 11, 2015.

The proposed development is located on approximately 18.3 acres of land (comprising multiple parcels) situated between Skyline Drive (including potions of the rear of the lots for #42, 48 & 54 Skyline Drive), and the intersection of Nancy Ann Lane & Davkim Lane.

See the Street Network Plan for an overall view of this area. The site is located in both the Land Use General 2 (LUG-2) and Commercial Neighborhood (CN) Zoning Districts and the Public Wellhead Recharge Overlay District. No wetland areas are located on the subject parcels.

Several buildings exist on the property, which is the site of the former Glowacki commercial operations. The applicant proposes to develop this parcel by creating 4 new lots (Lots 1, 2U, 2R & 3) and a roadway lot (designated as 2 roadway lots; Road-U and Road-R). The proposed subdivision road is a 22-ft. wide paved surface, with 1 ft. Cape Cod berms, within a 40-ft. layout, and with 10 ft. wide electric easements on each side. The new subdivision road is approximately 1,300 feet long. Municipal water service is planned for only part of the subdivision (an extension of a water main for the northerly 500 ft. of the road) with the remainder serviced by private wells. Title 5 septic systems are planned to be installed for the new lots.

The following are our review comments:

Definitive Plans, Utilities, and Site Layout

1. We recommend that the applicant discuss with the Board the justification and explanation for the waivers requested. From our review of these waivers, we find they do not present any major additional engineering issues or concerns.

2. While we note that a waiver for submission of a Landscaping Plan (at this time) has been requested. We recommend that when it is submitted to the Board for review, that if street lighting is proposed, that this lighting be specified as “Dark Sky Compliant” with vertical cutoff shielding to mitigate impacts to abutters.

3. The applicant is requesting that the subdivision road be built in phases, and as such is proposing to build the first approximately 450 ft. of the new subdivision road, as a 12 ft. wide gravel driveway to allow access to Lot 1. If the Board chooses to approve this request, we recommend the following conditions:

    a. All proposed drainage piping/structures and utilities should be installed up to the proposed 450 ft. length of the driveway.

    b. A paved asphalt apron should be installed at the intersection with Skyline Drive.

    c. Discussion of the “triggering” event (or date) that will require the upgrade of this driveway to subdivision standards.

4. If it has not already been received, we recommend that the applicant receive approval from the Nantucket Fire Department on the proposed fire hydrant location, with a written report (or e-mail message) to the Planning Board. We also note that only one fire hydrant is proposed (near Station 8+00) along the entire new subdivision road. This may be insufficient for the future use of this property (for fire protection) if the property is further subdivided, and future residences are located more than 300 ft. from a fire hydrant.

5. We recommend that some additional signage be added to the plans as follows:

    a. Street signs at the intersections at each end of Clay Street.

    b. Stop signs (with pavement stop line) at the intersections at Skyline Drive and after the end of Clay Street, on Davkim Lane at the intersection with Nancy Ann Lane.

6. The proposed grading appears to cut through and affect the foundation of the metal structure near Station 10+25. We recommend that the grading at this location be modified or the structure removed/relocated.

7. We recommend that proposed driveway aprons (in conceptual locations), with appropriate driveway detail, be shown on the plans.

8. The roadway cross section detail on sheet 5 indicates *"6" Compacted Sub Base With Gravel Hardening."* We recommend that this roadway base material be specified with a design sieve specification (such as MA DOT M2.01.7, M1.03.0 or similar).

9. The plans show Lots 2U & 2R labeled as "Not a Separate Building Lot" with a "paper" street, Oniska Avenue, located between them. We recommend that the applicant clarify the intent for these lots, and the intended disposition (or relevance) of the apparent paper streets labeled as Summer Street, Andrew Street and Oniska Avenue.

Stormwater Management

This project proposes to mitigate post-development runoff for the new subdivision roadway by collecting runoff flow into a series of new catch basins and drain manholes, followed by discharge to 2 locations:

- A Stormceptor® treatment unit (at the intersection with Skyline Drive), which will discharge to a subsurface infiltration area in the subdivision road.

- A sediment forebay, which overflows to the existing gravel pit area east of the proposed subdivision road, which will act as a large infiltration area.

This stormwater management system will remove the Total Suspended Solids (TSS) in the stormwater, and recharge the stormwater to the aquifer. The proposed design also reduces the peak rate of runoff as compared to the existing conditions, and is additionally designed for the 100-yr. storm.

We have the following stormwater management comments:

1. The applicant proposes to use the existing gravel pit area as a big detention basin/infiltration area – designed for the volume up to the 20 ft. contour level. While this method will work well, it is not the conventional approach, since there are multiple sheds and structures in this area. For the proper use of stormwater management area, these structures should be removed to prevent the storage of materials/contaminants in the stormwater, or a re-design of this area (with no structures in the infiltration area) should be provided.

2. We recommend that the plans (sheets 4 & 8) show the gross length and width of the proposed infiltration bed with the MC-3500 StormTech™ chambers, for clarity during construction.

3. No soil test pit data was provided to evaluate the separation distance from the bottom of the StormTech™ chambers from the estimated seasonal high groundwater elevation. Subject to the approval of the Board, we recommend that the requirement to provide test pit data be added as a condition of the Decision; to conduct these test pits and provide this information to the Board prior to the construction start.

4. We recommend that inspection ports (2 minimum, per row of chambers), with covers brought to finish grade, be added to the plans.

5. The sediment forebay should have the following design features added to the plans:

    a. A flared end section with rip-rap apron for the inlet pipe.

    b. A rip-rap overflow spillway & apron at the 18.5 ft. elevation

    c. Construction Details for the above

6. The following comment pertains to the Stormwater Report:

a. Page63 of the report in Appendix B (HydroCAD® calculations): The elevations shown for the subsurface infiltration chambers are different from those shown in the "MC-3500 Typical Cross-Section" detail on sheet 8. Please clarify and revise accordingly.

b. Page 2 of the report in Appendix D "Checklist for Stormwater Report": The Checklist should be stamped, signed, and dated by the engineer.

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 or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

David Armanetti, The Richmond Co.
John Ogren, P.E., Hayes Engineering, Inc.

2/1/16

To The Nantucket Planning Board,

I am writing this letter in regards to the proposal put forth by Richmond Great Point Development, LLC (#7918) for the approval of a defining subdivision plan regarding 42, 46, 48, 54 Skyline Drive and 20 Davkim Lane. 48 and 54 Skyline Dr. already have access to Skyline Drive. 42 and 46 appear to be entitled to driveways on Skyline as long as they comply with existing zoning laws.

The proposed new road, Clay Street, would connect Davkim Lane to Skyline Dr.. Skyline is a private road that has constant repair issues. The proposed road would connect Skyline Dr. to a large commercial tract zoned RC2. 20 Davkim already has large amounts of frontage on Nancy Ann Lane and Davkim Lane. The proposed new road would only increase traffic and wear-and-tear on a private road and entirely change the nature of the Skyline neighborhood. Every property on Skyline is zoned LUG2. There is no access to any RC2 properties on Skyline, nor should there be. The proposed road only serves the commercial interests of Richmond Great Point Development, LLC and will burden the residents of not only Skyline Drive, but Webster Rd. and Woodland Dr. as well. The road will bring to Skyline Drive much commercial traffic, traffic that does not currently exist. It will also connect the other development of Richmond Great Point Development, LLC to Skyline Drive. Richmond Great Point Development, LLC has plenty of other options for their lot on 20 Davkim Lane.

I urge you to reject the proposed road, Clay St., and help maintain the quiet neighborly feel of Skyline Drive.

Sincerely,

William P. Davidson
(Resident of 61 Skyline Drive for 21 years)

NT MARINE
[illegible] STREET
[illegible] MA 02554
[illegible] 8214

PLANNING BOARD

2751
ET MA

FOR MEETING ON 2/8/16

CASE # 7918

RECEIVED
FEB 01 2016
By

#7972 GG Development LLC
Modification to the Woodland Hill Definitive Subdivision Plan (#7873 & #7661)
Map 55 Parcles 919-928 - Lots 7-20 on Land Court Plan 12559-G
Modification to Red Mill Lane

MAY 6 2016 AM11:31
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

RECEIVED
MAY 06 2016
BY: Health Dept

May 6, 2016

Catherine Ancero
Administrative Specialist
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: ***GG Development LLC***
Application for Approval of a Definitive Subdivision Modification
Planning Board File Nos. 7661, 7873
11 Mill Hill Lane, Nantucket, MA

Dear Catherine:

On behalf of GG Development LLC, enclosed please find an *Application for Approval of a Definitive Subdivision Modification* with respect to the above referenced matter. As further described below, the Applicant is requesting a waiver from the forty (40) foot width of layout requirement under Section 4.03(e) of the *Rules and Regulations Governing the Subdivision of Land* with respect to a small southern portion of Red Mill Lane.

As the Planning Board may recall, as part of the subdivision approval process, the Applicant was required to submit a Petition to the Massachusetts Land Court to eliminate the private unconstructed "Way" shown between Lots 7, 8, 9, 17 and 19 on Land Court Plan No. 12559-G, a copy of which is attached hereto as Exhibit A, and to determine that the Applicant is vested with absolute fee simple ownership of said Way. The Land Court determined that a small southwest corner of the Way, shown on the plan entitled "Plan of Land in Nantucket, Mass", owned by GG Development LLC, prepared by Bracken Engineering, Inc., dated April 18, 2016 (the "Modified Plan"), is owned by the abutting neighbor. Therefore, all but the small carved out portion of the Way was determined to the owned by the Applicant and eliminated by the Land Court.

As a result of the Land Court's determination, the Applicant is able to provide a layout width of forty (40) feet for the majority of Red Mill Lane with the exception of the southern portion of Red Mill Lane where the abutting neighbor's property is carved out. The reduction in the layout width for this small portion of Red Mill Lane will not affect the width for the travelled surface, the utilities, or the drainage.

Applicant therefore respectfully requests a waiver from the forty (40) foot width of layout requirement for a small southern portion of Red Mill Lane and that the Modified Plan be approved accordingly. Please note that I have enclosed a check made payable to the Town of Nantucket in the amount of $250.00, representing the filing fee for this matter, a certified abutters list as well as a check in the amount of $67.40 made payable to Pitney Bowes which represents the abutters notice fee.

Please mark this request for hearing by the Planning Board at its next regularly scheduled meeting on Monday, May 9, 2016. Please feel free to call me should you have questions or comments for me in this matter.

Sincerely,

Richard P. Beaudette

RPB/lld
Enc.
cc: GG Development LLC

MAY 6 2016 AM11:31

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

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: May 6, 2016 File #: #7873, 7661

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 Plan of Land in Nantucket, Mass. designed by Bracken Engineering dated April 18, 2016, and described as follows: located on 11 Mill Hill Lane, shown on Land Court Plan 12559-G, Lots 7 - 20. , number of lots proposed 14, total acreage of tract 2.8, 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 Dorothy Harrison Egan Foundation by deed dated June 23, 2014 and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 25308 and shown on Nantucket Assessor's Map # 55, Parcel 919 - 928 and Map 55.44, Parcel 26, and said land is free of encumbrances except for the following: see Certificate of Title No. 25308 and encumbrance sheet, attached hereto.

Said plan ⊗ has ○ has not evolved from a preliminary plan submitted to the Board on _____(date) and ⊗ approved ○ disapproved on May 12, 2014 (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.* As further illustrated on the plan mentioned above attached hereto,

Applicant requests a waiver from the 40 foot width of layout requirment under Section 4.03(e) of the Rules and Regulations Governing the Subdivision of Land with respect to a small southern portion of "Red Mill Lane" due to a determination by the Massachusetts Land Court that the abutting neighbor owns a portion of the proposed lane.

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)

GG Development LLC

James Georgaklis, Paul E. Grant and Gregory J. Grant, Managers

Contact Phone #: 508-228-4455 Contact Fax #: 508-228-4455

Name of owner(s): GG Development LLC

Address of owner(s): c/o Vaughan, Dale, Hunter & Beaudette, P.C., 2 Whalers Lane, PO Box 659, 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 Richard P. Beaudette, Attorney for GG Development LLC

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File #:

Transfer Certificate of Title

Cert No:25308
Doc No:145447

From Transfer
Certificate No. 22778 Originally Registered October 19, 2007 at the Registry District of Nantucket County

This is to Certify that

GG DEVELOPMENT, LLC, a Massachusetts Limited Liability Company

of 27 Harvard Street, Brookline in the County of Norfolk and the Commonwealth of Massachusetts, 02445 is the owner, in fee simple, of that land situated in Nantucket, in the County of Nantucket and said Commonwealth, bounded and described as follows:

Lots 7-20 on Land Court Plan Number 12559-G, drawn by Bracken Engineering, Inc., Surveyors, dated March 10, 2014, filed with Certificate of Title No. 22,778 at the Registry District of Nantucket County.

There is appurtenant to the land hereby registered rights of way over all the ways shown on said plan, in common with others entitled thereto.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

GG DEVELOPMENT, LLC

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting, and subject also as aforesaid;

Witness **JUDITH C. CUTLER**, Esquire, Chief Justice of the Land Court, at Nantucket in said County of Nantucket the twenty-second day of August in the year two thousand and fourteen at 3 o'clock and 28 minutes in the afternoon.

Jennifer H. Ferreira

Attest, with the Seal of said Court, ----------

Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 11 Mill Hill Lane

Land Court Case No. 12559

CERTIFICATE OF TITLE NO. **25308**

Memoranda Of Encumbrances

Cert No: 22778,25308

Book/Page: /0

Cert No	25308
Document Number	6456
Kind	RELEASE
In Favor of	MACY ALETHA
Date of Instr	04/06/1955
Terms	RELEASE OF INTEREST IN THE WAY RUNNING BETWEEN LOTS A1-A4 AND B6-B9 ON PLAN 1255
Date of Reg	04/13/1955
Time of Reg	11:17AM

Cert No	25308
Document Number	24243
Kind	ORDER OF TAKING
In Favor of	NANTUCKET TOWN OF
Date of Instr	08/12/1981
Terms	SEWER EASEMENT PLAN FILE 10-C
Date of Reg	08/17/1981
Time of Reg	12:00PM

Cert No	25308
Document Number	97106
Kind	EASEMENT
In Favor of	EGAN DOROTHY H
Date of Instr	05/08/2002
Terms	TO USE LOT 3 PL 12559-E AS DRIVEWAY EASEMENT AREA SHOWN ON SKETCH ATTACHED
Date of Reg	05/16/2002
Time of Reg	1:45PM

Cert No	25308
Document Number	145372

Kind	COVENANT
In Favor of	NANTUCKET TOWN PLANNING
Date of Instr	08/11/2014
Terms	Lots 7-20 Pl 12559-G
Date of Reg	08/15/2014
Time of Reg	3:32PM

Cert No	25308
Document Number	145441
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	08/15/2014
Terms	
Date of Reg	08/22/2014
Time of Reg	3:28PM

Cert No	25308
Document Number	145442
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	08/15/2014
Terms	
Date of Reg	08/22/2014
Time of Reg	3:28PM

Cert No	25308
Document Number	145443
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	05/15/2014
Terms	
Date of Reg	08/22/2014
Time of Reg	3:28PM

Cert No	25308
Document Number	145444

Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	08/15/2014
Terms	
Date of Reg	08/22/2014
Time of Reg	3:28PM

Cert No	25308
Document Number	145445
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	08/15/2014
Terms	
Date of Reg	08/22/2014
Time of Reg	3:28PM

Cert No	25308
Document Number	145448
Kind	CERTIFICATE
In Favor of	GG DEVELOPMENT LLC
Date of Instr	07/14/2014
Terms	
Date of Reg	08/22/2014
Time of Reg	3:28PM

Cert No	25308
Document Number	145449
Kind	MORTGAGE **dis by 148102**
In Favor of	BANK OF NEW ENGLAND
Date of Instr	08/22/2014
Terms	$5,619,900.00
Date of Reg	08/22/2014
Time of Reg	3:28PM

Cert No	25308
Document Number	145450

Kind	ASSIGNMENT LEASES & RENTS	**dis by 148102**
In Favor of	BANK OF NEW ENGLAND	
Date of Instr	08/22/2014	
Terms		
Date of Reg	08/22/2014	
Time of Reg	3:28PM	

Cert No	25308	
Document Number	145451	
Kind	MORTGAGE	**dis by 148103**
In Favor of	BANK OF NEW ENGLAND	
Date of Instr	08/22/2014	
Terms	$2,700,000.00	
Date of Reg	08/22/2014	
Time of Reg	3:28PM	

Cert No	25308	
Document Number	145452	
Kind	ASSIGNMENT LEASES & RENTS	**dis by 148103**
In Favor of	BANK OF NEW ENGLAND	
Date of Instr	08/22/2014	
Terms		
Date of Reg	08/22/2014	
Time of Reg	3:28PM	

Cert No	25308	
Document Number	147757	
Kind	CERT OF MUN LIEN	
In Favor of	NANTUCKET TOWN	
Date of Instr	04/01/2015	
Terms		
Date of Reg	04/23/2015	
Time of Reg	3:17PM	

Cert No	25308	
Document Number	147758	

Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	04/01/2015
Terms	
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147759
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	04/01/2015
Terms	
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147760
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	04/01/2015
Terms	
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147761
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	04/01/2015
Terms	
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147762

Kind	CERTIFICATE
In Favor of	GG DEVELOPMENT LLC
Date of Instr	03/06/2015
Terms	
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147763
Kind	CERTIFICATE
In Favor of	GG DEVELOPMENT LLC
Date of Instr	04/16/2015
Terms	
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147764
Kind	DECL OF TRUST
In Favor of	WOODLAND HILL HOMEOWNERS ASSOCIATION
Date of Instr	08/11/2014
Terms	GG Development LLC, Trustee (Lots 7-20 Pl 12559-G)
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147765
Kind	STATEMENT OF CONDITIONS
In Favor of	GG DEVELOPMENT LLC
Date of Instr	08/30/2014
Terms	Lots 7-20 Pl 12559-G
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147766

Kind	DECL OF RESTRICT
In Favor of	WOODLAND HILL HOMEOWNERS ASSOCIATION TRUST
Date of Instr	08/30/2014
Terms	Lots 7-20 Pl 12559-B
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147767
Kind	AGREEMENT
In Favor of	GG DEVELOPMENT LLC TR , WOODLAND HILL HOMEOWNERS ASSOCIATION TRUST , NANTUCKET TOWN PLANNING , GG DEVELOPMENT LLC
Date of Instr	08/11/2014
Terms	Lots 7-20 Pl 12559-G
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147768
Kind	RIGHT OF ENFORCEMENT
In Favor of	NANTUCKET TOWN PLANNING
Date of Instr	08/11/2014
Terms	Lots 7-20 PL 12559-G
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document Number	147769
Kind	MORTGAGE
In Favor of	ROCKLAND TRUST CO
Date of Instr	04/16/2015
Terms	$7,800,000.00
Date of Reg	04/23/2015
Time of Reg	3:17PM

Cert No	25308
Document	147770

Number
Kind ASSIGNMENT LEASES & RENTS
In Favor of ROCKLAND TRUST CO
Date of Instr 04/16/2015
Terms
Date of Reg 04/23/2015
Time of Reg 3:17PM

Cert No 25308
Document Number 147771
Kind COLATRL ASSIGNMT
In Favor of ROCKLAND TRUST CO
Date of Instr 04/16/2015
Terms
Date of Reg 04/23/2015
Time of Reg 3:17PM

Cert No 25308
Document Number 147772
Kind UCC FINANCNG STATEMNT
In Favor of ROCKLAND TRUST CO
Date of Instr
Terms
Date of Reg 04/23/2015
Time of Reg 3:17PM

Cert No 25308
Document Number 148102
Kind DISCHARGE
In Favor of GG DEVELOPMENT LLC
Date of Instr 04/29/2015
Terms dis of docs 145449 & 145450
Date of Reg 05/26/2015
Time of Reg 10:44AM

Cert No 25308
Document 148103

Number	
Kind	DISCHARGE
In Favor of	GG DEVELOPMENT LLC
Date of Instr	04/29/2015
Terms	dis of docs 145451 & 145452
Date of Reg	05/26/2015
Time of Reg	10:44AM

Cert No	25308
Document Number	148562
Kind	EASEMENT
In Favor of	NANTUCKET ELECTRIC CO
Date of Instr	06/26/2015
Terms	electric easement
Date of Reg	07/15/2015
Time of Reg	9:16AM

Cert No	25308
Document Number	148563
Kind	SUBORDIN AGREEMNT
In Favor of	NANTUCKET ELECTRIC CO
Date of Instr	07/06/2015
Terms	subordination of doc 147769 to doc 148562
Date of Reg	07/15/2015
Time of Reg	9:16AM

Cert No	25308
Document Number	149010
Kind	AMENDMENT
In Favor of	WOODLAND HILL HOMEOWNERS ASSOCIATION TRUST
Date of Instr	06/24/2015
Terms	re: doc 147766
Date of Reg	08/20/2015
Time of Reg	3:24PM

Cert No	25308
Document	149011

Number	
Kind	AMENDMENT
In Favor of	WOODLAND HILL HOMEOWNERS ASSOCIATION TRUST
Date of Instr	06/24/2015
Terms	re: doc 147768
Date of Reg	08/20/2015
Time of Reg	3:24PM

Cert No	25308
Document Number	149012
Kind	AMENDMENT
In Favor of	WOODLAND HILL HOMEOWNERS ASSOCIATION TRUST
Date of Instr	06/22/2015
Terms	re: doc 147765
Date of Reg	08/20/2015
Time of Reg	3:24PM

Cert No	25308
Document Number	149013
Kind	PARTIAL RELEASE
In Favor of	GG DEVELOPMENT LLC
Date of Instr	07/07/2015
Terms	release of Lot 20 Pl 12559-G from docs 147769-147772
Date of Reg	08/20/2015
Time of Reg	3:24PM

Cert No	25308
Document Number	149014
Kind	RELEASE
In Favor of	GG DEVELOPMENT LLC
Date of Instr	04/01/2015
Terms	release of Lot 20 Pl 12559-G from doc 145372
Date of Reg	08/20/2015
Time of Reg	3:24PM

Cert No	25308
Document	149015

Number	
Kind	DEED **see Cert 25738**
In Favor of	WOODLAND HILL HOMEOWNERS ASSOCIATION TRUST , GG DEVELOPMENT LLC TR
Date of Instr	06/24/2015
Terms	Lot 20 Pl 12559-G and this cert cancelled as to such lot
Date of Reg	08/20/2015
Time of Reg	3:24PM

Cert No	25308
Document Number	149053
Kind	ORDER TO AMEND CT
In Favor of	GG DEVELOPMENT LLC
Date of Instr	08/21/2015
Terms	order to amend cert
Date of Reg	08/25/2015
Time of Reg	1:07PM

Cert No	25308
Document Number	149112
Kind	CERT OF MUN LIEN
In Favor of	NANTUCKET TOWN
Date of Instr	07/01/2015
Terms	
Date of Reg	08/31/2015
Time of Reg	2:08PM

Cert No	25308
Document Number	149113
Kind	PARGRAPH 6.04CERT
In Favor of	GG DEVELOPMENT LLC
Date of Instr	08/25/2015
Terms	all assessments paid Lot 15
Date of Reg	08/31/2015
Time of Reg	2:08PM

Cert No	25308
Document	149114

Number
Kind RELEASE
In Favor of GG DEVELOPMENT LLC
Date of Instr 06/11/2015
Terms release of Lots 11 & 15 from doc 145372
Date of Reg 08/31/2015
Time of Reg 2:08PM

Cert No 25308
Document Number 149115
Kind DEED **see Cert 25748**
In Favor of 4 OLD MILL COURT LLC
Date of Instr 08/25/2015
Terms Lot 15 Pl 12559-G and this cert cancelled as to such lot
Date of Reg 08/31/2015
Time of Reg 2:08PM

Cert No 25308
Document Number 149502
Kind EASEMENT
In Favor of COMCAST OF MASSACHUSETTS I INC
Date of Instr 09/17/2015
Terms Lots 7-20 Pl 12559-G, cable easment
Date of Reg 10/06/2015
Time of Reg 2:27PM

Cert No 25308
Document Number 149503
Kind SUBORDIN AGREEMNT
In Favor of COMCAST OF MASSACHUSETTS I INC
Date of Instr 09/10/2015
Terms subordination of doc 147769 to doc 149502
Date of Reg 10/06/2015
Time of Reg 2:27PM

Cert No 25308
Document 149812

Number

Kind RELEASE

In Favor of GG DEVELOPMENT LLC

Date of Instr 08/26/2015

Terms release of Lot 7 Pl 12559-G from doc 145372

Date of Reg 11/03/2015

Time of Reg 2:46PM

Cert No 25308

Document Number 150092

Kind RELEASE

In Favor of GG DEVELOPMENT LLC

Date of Instr 11/02/2015

Terms release of Lot 13 Pl 12559-G from doc 145372

Date of Reg 12/01/2015

Time of Reg 11:42AM

Cert No 25308

Document Number 150652

Kind RELEASE

In Favor of GG DEVELOPMENT LLC

Date of Instr 05/04/2015

Terms release of Lot 12 Pl 12559-G from doc 145372

Date of Reg 01/27/2016

Time of Reg 3:20PM

Cert No 25308

Document Number 150653

Kind DEED **see Cert 25951**

In Favor of MATTHEWS LINDSLEY

Date of Instr 01/26/2016

Terms Lot 12 Pl 12559-G and this cert cancelled as to such lot

Date of Reg 01/27/2016

Time of Reg 3:20PM

Cert No 25308

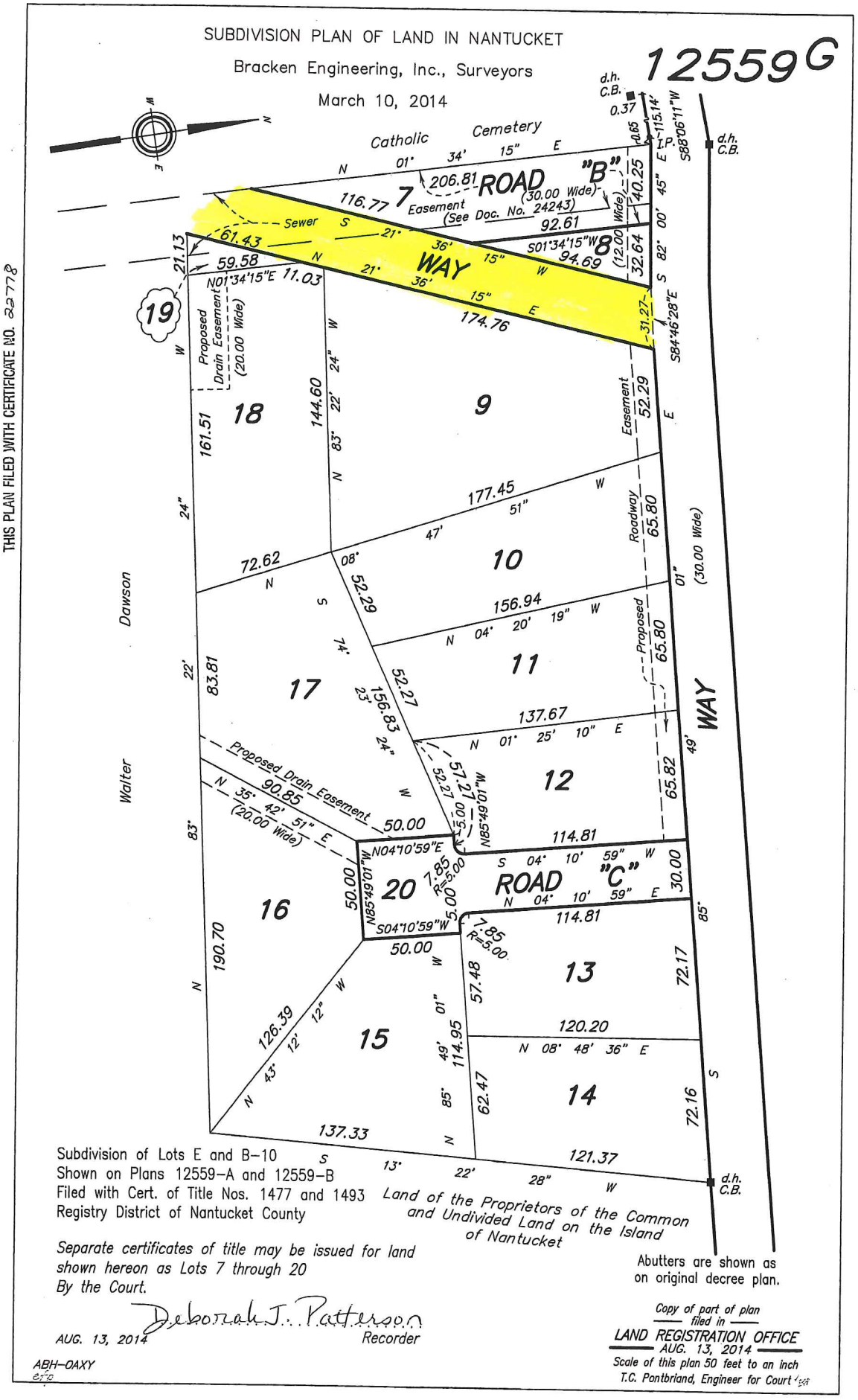
Document 151104

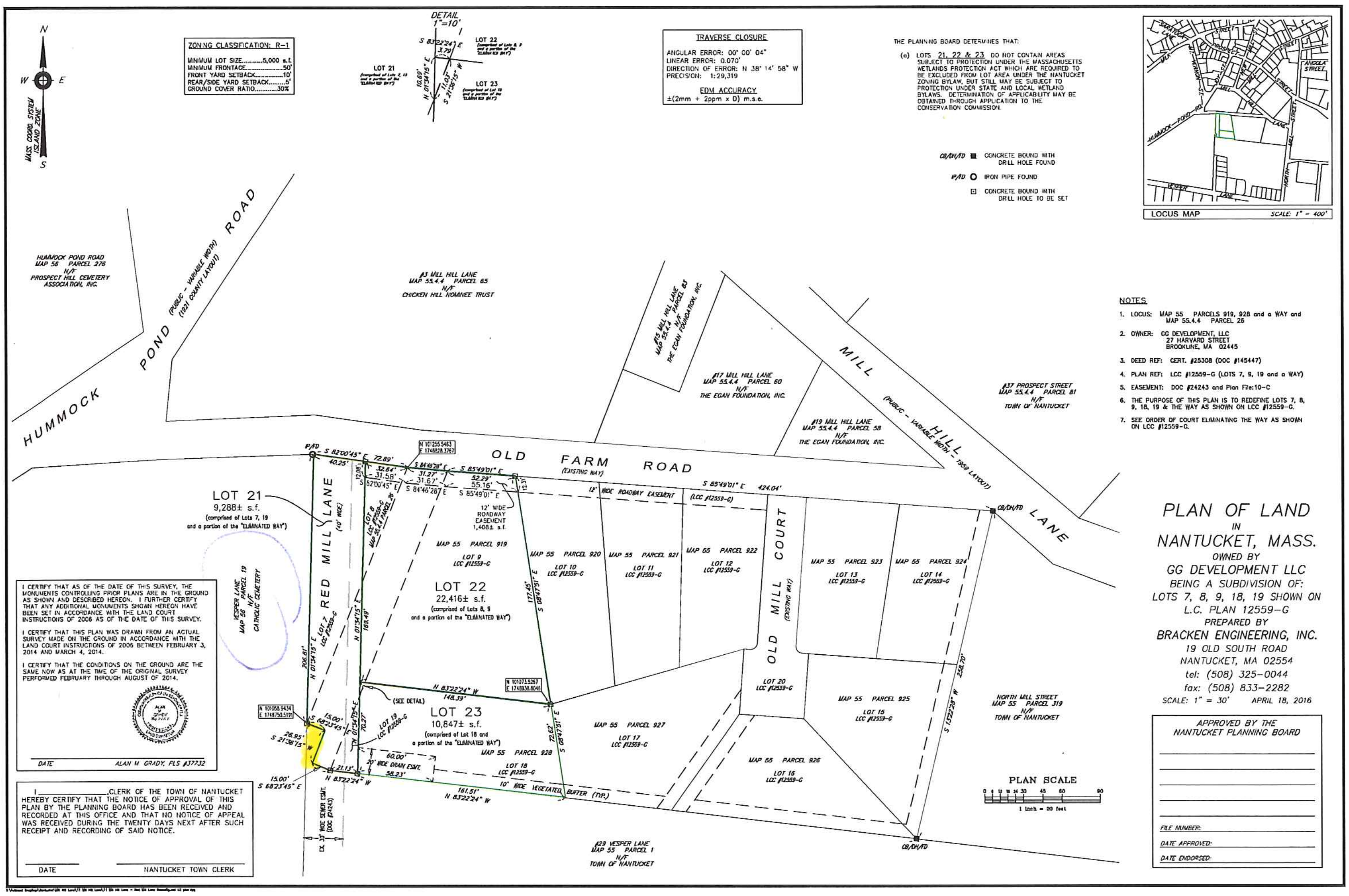
Number	
Kind	RELEASE
In Favor of	GG DEVELOPMENT LLC
Date of Instr	01/27/2016
Terms	release of Lot 10 Pl 12559-G from doc 145372
Date of Reg	03/21/2016
Time of Reg	10:45AM

Cert No	25308
Document Number	151227
Kind	AMENDMENT
In Favor of	NANTUCKET TOWN PLANNING
Date of Instr	10/15/2015
Terms	re: doc 147765, reduce vegetative buffer on Lots 14 & 18 from 10' to 5'
Date of Reg	03/31/2016
Time of Reg	2:10PM

Cert No	25308
Document Number	151439
Kind	ORDER
In Favor of	GG DEVELOPMENT LLC
Date of Instr	04/21/2016
Terms	Plan 12559-G, elimination of way, GG Development LLC has fee ownership
Date of Reg	04/22/2016
Time of Reg	1:41PM

Cert No	
Document Number	
Kind	
In Favor of	
Date of Instr	
Terms	
Date of Reg	
Time of Reg	


SUBDIVISION PLAN OF LAND IN NANTUCKET
Bracken Engineering, Inc., Surveyors
March 10, 2014
12559G
THIS PLAN FILED WITH CERTIFICATE NO. 22778
Catholic Cemetery
ROAD "B" (30.00 Wide)
WAY (12.00 Wide)
Sewer Easement (See Doc. No. 24243)
Proposed Drain Easement (20.00 Wide)
Proposed Drain Easement (20.00 Wide)
Easement
Roadway
Proposed
Dawson
Walter
WAY (30.00 Wide)
ROAD "C"
d.h. C.B.
I.P.
7
8
9
10
11
12
13
14
15
16
17
18
19
20
206.81
116.77
92.61
94.69
61.43
59.58
11.03
174.76
144.60
161.51
177.45
72.62
52.29
156.94
83.81
156.83
137.67
90.85
50.00
114.81
190.70
126.39
137.33
57.48
120.20
114.95
62.47
121.37
72.17
72.16
65.80
65.82
40.25
32.64
31.27
52.29
Subdivision of Lots E and B-10
Shown on Plans 12559-A and 12559-B
Filed with Cert. of Title Nos. 1477 and 1493
Registry District of Nantucket County
Separate certificates of title may be issued for land shown hereon as Lots 7 through 20 By the Court.
Deborah J. Patterson
Recorder
AUG. 13, 2014
Land of the Proprietors of the Common and Undivided Land on the Island of Nantucket
Abutters are shown as on original decree plan.
Copy of part of plan filed in
LAND REGISTRATION OFFICE
AUG. 13, 2014
Scale of this plan 50 feet to an inch
T.C. Pontbriand, Engineer for Court
ABH-OAXY


ZONING CLASSIFICATION: R-1
MINIMUM LOT SIZE..........5,000 s.f.
MINIMUM FRONTAGE..................50'
FRONT YARD SETBACK..............10'
REAR/SIDE YARD SETBACK.........5'
GROUND COVER RATIO...........30%
DETAIL 1"=10'
S 83°22'24" E
3.79'
10.69'
N 01°34'15" E
11.03'
S 21°36'15" W
LOT 21
LOT 22
LOT 23
TRAVERSE CLOSURE
ANGULAR ERROR: 00° 00' 04"
LINEAR ERROR: 0.070'
DIRECTION OF ERROR: N 38° 14' 58" W
PRECISION: 1:29,319
EDM ACCURACY
±(2mm + 2ppm x D) m.s.e.
THE PLANNING BOARD DETERMINES THAT:
(a) LOTS 21, 22 & 23 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.
CB/DH/FD CONCRETE BOUND WITH DRILL HOLE FOUND
IP/FD IRON PIPE FOUND
CONCRETE BOUND WITH DRILL HOLE TO BE SET
LOCUS MAP
SCALE: 1" = 400'
NOTES
1. LOCUS: MAP 55 PARCELS 919, 928 and a WAY and MAP 55.4.4 PARCEL 26
2. OWNER: GG DEVELOPMENT, LLC 27 HARVARD STREET BROOKLINE, MA 02445
3. DEED REF: CERT. #25308 (DOC #145447)
4. PLAN REF: LCC #12559-G (LOTS 7, 9, 19 and a WAY)
5. EASEMENT: DOC #24243 and Plan File:10-C
6. THE PURPOSE OF THIS PLAN IS TO REDEFINE LOTS 7, 8, 9, 18, 19 & THE WAY AS SHOWN ON LCC #12559-G.
7. SEE ORDER OF COURT ELIMINATING THE WAY AS SHOWN ON LCC #12559-G.
HUMMOCK POND ROAD
(PUBLIC - VARIABLE WIDTH) (1921 COUNTY LAYOUT)
HUMMOCK POND ROAD MAP 56 PARCEL 276 N/F PROSPECT HILL CEMETERY ASSOCIATION, INC.
#3 MILL HILL LANE MAP 55.4.4 PARCEL 65 N/F CHICKEN HILL NOMINEE TRUST
#17 MILL HILL LANE MAP 55.4.4 PARCEL 60 N/F THE EGAN FOUNDATION, INC.
#19 MILL HILL LANE MAP 55.4.4 PARCEL 58 N/F THE EGAN FOUNDATION, INC.
#37 PROSPECT STREET MAP 55.4.4 PARCEL 81 N/F TOWN OF NANTUCKET
MILL HILL LANE
(PUBLIC - VARIABLE WIDTH - 1959 LAYOUT)
OLD FARM ROAD
(EXISTING WAY)
12' WIDE ROADWAY EASEMENT (LCC #12559-G)
S 85°49'01" E 424.04'
LOT 21
9,288± s.f.
(comprised of Lots 7, 19 and a portion of the "ELIMINATED WAY")
RED MILL LANE
(40' WIDE)
VESPER LANE MAP 56 PARCEL 19 N/F CATHOLIC CEMETERY
LOT 22
22,416± s.f.
(comprised of Lots 8, 9 and a portion of the "ELIMINATED WAY")
MAP 55 PARCEL 919
LOT 9 LCC #12559-G
LOT 23
10,847± s.f.
(comprised of Lot 18 and a portion of the "ELIMINATED WAY")
MAP 55 PARCEL 928
LOT 18 LCC #12559-G
20' WIDE DRAIN ESMT.
10' WIDE VEGETATED BUFFER (TYP.)
N 83°22'24" W 148.39'
N 83°22'24" W 161.51'
(SEE DETAIL)
MAP 55 PARCEL 920 LOT 10 LCC #12559-G
MAP 55 PARCEL 921 LOT 11 LCC #12559-G
MAP 55 PARCEL 922 LOT 12 LCC #12559-G
MAP 55 PARCEL 923 LOT 13 LCC #12559-G
MAP 55 PARCEL 924 LOT 14 LCC #12559-G
MAP 55 PARCEL 925 LOT 15 LCC #12559-G
MAP 55 PARCEL 926 LOT 16 LCC #12559-G
MAP 55 PARCEL 927 LOT 17 LCC #12559-G
LOT 20 LCC #12559-G
OLD MILL COURT
(EXISTING WAY)
NORTH MILL STREET MAP 55 PARCEL 319 N/F TOWN OF NANTUCKET
#29 VESPER LANE MAP 55 PARCEL 1 N/F TOWN OF NANTUCKET
PLAN SCALE
1 inch = 30 feet
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 BETWEEN FEBRUARY 3, 2014 AND MARCH 4, 2014.
I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY PERFORMED FEBRUARY THROUGH AUGUST OF 2014.
DATE
ALAN M. GRADY, PLS #37732
I ________________, 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 THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
DATE
NANTUCKET TOWN CLERK
PLAN OF LAND
IN
NANTUCKET, MASS.
OWNED BY
GG DEVELOPMENT LLC
BEING A SUBDIVISION OF:
LOTS 7, 8, 9, 18, 19 SHOWN ON
L.C. PLAN 12559-G
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: 1" = 30'
APRIL 18, 2016
APPROVED BY THE NANTUCKET PLANNING BOARD
FILE NUMBER:
DATE APPROVED:
DATE ENDORSED:

LOT 23
6,956± s.f.

LOT 24
7,463± s.f.

LOT 25
10,847± s.f.

RED MILL LANE
(40' WIDE)

EXISTING RODWAY PAVEMENT

30' SEWER EASEMENT & N/F LAYOUT OF CATO LANE (SEE PLAN FILE 10-C & 13-D)

N 01°34'15" E 206.81'

N 01°34'15" E 239.77'

VESPER LANE
MAP 56 PARCEL 19
N/F
CATHOLIC CEMETERY

S 68°23'45" E
15.00'

CURRENT LINE OF REGISTRATION AS DETERMINED BY THE LAND COURT

PREVIOUS LINE OF REGISTRATION AS SHOWN ON THE WOODLAND HILLS DEFINITIVE SUBDIVISION DOCUMENTS

26.95'
S 21°36'15" W

S 68°23'45" E
15.00'

S 83°22'24" E
21.13'

20' WIDE DRAIN ESMT.

S 83°22'24" E
20.08'

10' WIDE VEGETATED BUFFER (TYP.)

101.23'
N 01°34'15" E

N 01°34'15" E
62.00'

#29 VESPER LANE
MAP 55 PARCEL 1
N/F
TOWN OF NANTUCKET

PROPOSED LICENSE AREA
FOR TURN-AROUND
4,201± s.f.

S 88°25'45" E
60.00'

LOT LINE PER Plan Bk: 24 Pg: 84

30' SEWER EASEMENT & N/F LAYOUT OF CATO LANE (SEE PLAN FILE 10-C & 13-D)

N
W E
S
MASS. COORD. SYSTEM
ISLAND ZONE

NOTES

1. LOCUS: MAP 55 PARCELS 919, 928 and MAP 55.4.4 PARCEL 26
2. OWNER: GG DEVELOPMENT, LLC
   27 HARVARD STREET
   BROOKLINE, MA 02445
3. DEED REF: CERT. #25308 (DOC #145447)
4. PLAN REF: LCC #12559-G (LOTS 7, 8, 9, 18, 19 and a WAY)
5. EASEMENT: DOC #24243 and Plan File:10-C
6. SEE ORDER OF COURT (DOCUMENT #151439) ELIMINATING THE WAY AS SHOWN ON LCC #12559-G.

BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

ROADWAY MODIFICATION EXHIBIT
OF
THE WOODLAND HILLS SUBDIVISION
IN NANTUCKET, MASSACHUSETTS

Prepared for:
GG DEVELOPMENT LLC

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

Date:	Drawn:	Checked:
MAY 13, 2016	RMM/BEI	DFB/AMG

S:\Autocad Drawings\Nantucket\Mill Hill Lane\11 Mill Hill Lane\11 Mill Hill Lane - Subdivision Modification Exhibit.dwg

#18-16 MCD Special Permit
Hillsboro & 15th, LLC & 5050 Properties, LLC
1,3,5, 7 Flint Road & 34 Tomahawk Road
Map 69 Parcels 340 through 347

PLANNING OFFICE
APR 11 2016
RECEIVED

APR 11 2016 PM 12:57

Catherine Flanagan Stover, Town Clerk
Town of Nantucket - 16 Broad Street
Nantucket, MA 02554 twnclerk@nantucket.net
508-228-7217 Fax: 508-325-5313
Home: 508-228-7841

Nantucket Planning Board

Application for a Special Permit

Date: April 11, 2016 File #: 17-16

Name of development: _____

Owner(s) name(s): HILLSBORO & 15th, LLC, and 5050 PROPERTIES, LLC, both Utah limited liability companies

Mailing address: c/o Cohen and Cohen Law PC, BO Box 786, Nantucket MA 02554
Phone number: 508-228-0337 Fax number: 508-228-0970 E-mail: Steven@cohenlegal.net

Applicant's name: same

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

Engineer / surveyor's name: Don Bracken, Bracken Engineering Inc.
Mailing address: 19 Old South Road, Nantucket, MA 02554
Phone number: 508-325-0044 Fax number: 508-833-2282 E-mail: Don@BrackenEng.com

Location of lot(s):
☐Street address 1, 3, 5 and 7 Flint Road, and 28, 30, 32 and 34 Tomahawk Road
☐Tax Assessors Map 69 Parcel 340-347
☐Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**
Plan File # Lots 192-199 **OR** Land Court Plan # 26984-8 at Certificate # 150091

Size of parcel: 41,424+/-SF sq. ft. Zoning District: CI (RC-2 freeze)

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
see addendum	

Specify all associated Zoning Code relief sought:

Section	Description
see addendum	

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:
see addendum

Planning Board filing fee due: $ $250 + 123.31 ($6.49x19 to Pitney Bowes)

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

Steven Cohen as authorized attorney for owner/applicant

I/we _____, the undersigned, hereby authorize _____ 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:

- ❑ 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 $6.11 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
- ❑ Completed application form
- ❑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

MCD Special Permit Addendum

HILLSBORO & 15th, LLC, a Utah limited liability company with a mailing address of 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106, and **5050 PROPERTIES, LLC**, a Utah limited liability company, of 786 East Redford Drive, Provo, Utah 84604, apply to the Nantucket Planning Board for a Special Permit for a Major Commercial Development at **1, 3, 5 and 7 Flint Road, and 28, 30, 32 and 34 Tomahawk Road**, Nantucket, Massachusetts (Locus). Said land is shown as Lots 196, 197, 198, 199, 195, 194, 193 and 192, respectively, on Land Court Plan No. 26984-8, filed at the Nantucket Registry District of the Land Court. See Certificate of Title 150091 for the Owner's/Applicant's title.

The locus is in the Commercial Industrial (CI) Zoning District, but is part of a Coffin Subdivision, which is subject to a "zoning freeze" at the Residential Commercial 2 (RC-2) Zoning District, which expires on October 15, 2017.

The locus is vacant. The locus is comprised of eight vacant lots, totaling approximately 41,424+/-SF. Each lot is at or over the 5,000 SF of lot area required in the RC-2 district and less than the 15,000 SF of lot area required in the CI district, but the Locus is well over both. Each Lot also complies with the 40 feet of frontage required in the RC-2 district and the locus complies with the 75 feet of frontage required in the CI district.

The Applicant proposed to construct a self-storage facility. The facility is proposed to be comprised of two buildings. The structures are proposed as close as 8.6 feet +/- from the eastern side lot line, where the CI zone requires 10 foot side and rear setbacks but RC-2 requires only 5 feet.

The primary building is proposed as a structure with a footprint of approximately 17,378+/-SF. A secondary building of is proposed as a structure with a foot print of approximately 3,203 +/-SF. The locus is proposed with a Ground Cover Ratio of 49.9% where 50% is allowed.

The locus is proposed to have mixed commercial and residential use, as allow. The primary building is proposed to have two basement levels and three levels above grade, with a total of 82,457+/-SF of self-storage Gross Floor Area and an office space of about 954+/-SF. The secondary building is proposed to have one level of self-storage with a Gross Floor Area of about 3,203+/-SF. The two buildings are proposed to have a total of about 691+/- storage units, of various sizes, with a Gross Floor Area of about 86,614+/-SF. The secondary building is proposed to have one second story dwelling, a two bedroom apartment for employee housing.

The proposed commercial use requires 31 parking spaces and the apartment requires 2 parking space, for a total of 33 parking spaces. The Applicant proposes to provide 6 designated parking spaces and up to 13 overflow over-flow parallel spaces between the two buildings. The Applicant notes that there is very limited traffic associated with such facilities.

The locus is proposed to have an open area ratio of 27.8% where 30% is required. Applicant seeks a waiver based on the industrial nature of the area.

Plans for storm water, drainage, erosion control, lighting, parking, access, surface material, grading, utilities, and similar are attached. The locus will be connected to Town water, Town sewer, and utilities already existing in the road and will contain no overhead wires. Lighting will comply with the Nantucket zoning by-law.

Waste will be kept in a screened dumpster with daily off-site disposal by staff or a commercial service at peak seasons and as needed in the off seasons.

The facility is proposed to have 3 or less employees at peak operation. NRTA passes will be provided to employees.

A bike rack for employees and customers will be provided on site. The property is near the end of the Old South Road Bike Path.

Emergency vehicle road access is available entirely on paved roads and on three sides of the property.

The facility is proposed with hours of 7AM to 7PM, with no exterior activities (except loading or unloading). The facility is strictly for dead storage of nonhazardous materials. No other commercial activities will take place from the facility and no hazardous materials will be stored therein.

Applicant seeks an MCD Special Permit with relief and waivers pursuant to the following sections of the Nantucket Zoning By-law:

1) Section 139-7A for interior and exterior storage or warehousing (allowed in CI, but requires a Special Permit in RC-2).
2) Section 139-11G for waiver of the open space requirement.
3) Sections 139-11I and 16A to reduce the setback and/or use the 5 foot side/rear yard setback of RC-2 (instead of 10 foot from CI).
4) Section 11J to waive inclusionary housing.
5) Section 139-18 for waiver of the off-street parking requirement.
6) Section 139-19 for waiver of screening and driveways.
7) Section 139-20.1 for waiver of driveway access.
8) Section 139-23 to waive Site Plan, Traffic Study, Drainage, Storm Water Runoff, Landscaping, and other such reviews and requirements, to the extent applicable.

Additionally, the Applicant proposes to build the facility in phases and specifically requests the ability construct the primary building, the secondary commercial building, and the employee apartment separately from each other, and to build less than authorized. Further the Applicant seeks release from the MCD in File 04-84 to the extent necessary.

EROSION CONTROL NOTES:

PROTECTION OF NATURAL FEATURES

DUE REGARD SHALL BE SHOWN FOR ALL NATURAL FEATURES, SUCH AS TREES, WATER COURSES, SCENIC POINTS AND SENSITIVE AREAS. EXISTING TREES NEAR CONSTRUCTION TO BE PROTECTED WITH SNOW FENCING OR CONTRACTOR FENCING.

MINIMIZE SITE DISTURBANCE

DURING THE CONSTRUCTION OF THE ROADWAY AND DRAINAGE SYSTEM, DISTURBANCE TO THE SITE SHALL BE MINIMIZED. CONSTRUCTION EQUIPMENT AND TRUCKS MUST STAY WITHIN THE AREAS OF PROPOSED WORK AS SHOWN ON THE APPROVED PLAN.

TEMPORARY STABILIZATION

TEMPORARY SURFACES SHOULD BE STABILIZED AS SOON AS ACTIVE GRADING IS SUSPENDED, REGARDLESS OF THE TIME OF YEAR. DISTURBED AREAS SHOULD BE RE-VEGETATED EARLY ENOUGH IN THE FALL THAT GOOD COVER IS ESTABLISHED BEFORE COLD WEATHER COMES. TEMPORARY VEGETATION, MULCHING, OR OTHER PROTECTIVE MEASURES MUST BE PROVIDED FOR AREAS THAT WILL BE EXPOSED FOR ONE OR MORE MONTHS. THESE TEMPORARY MEASURES MUST BE APPLIED IMMEDIATELY AFTER DISRUPTION. TEMPORARY MEASURES INCLUDE: SEEDING WITH RYE GRASS OR OTHER ANNUAL GRASSES, JUTE NETTING, SPREADING STRAW MULCH, AND ANY OTHER METHOD ACCEPTABLE TO THE BOARD. IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED. IN DISTURBED AREAS, IF THE SURFACE MATERIAL IS NOT SUITABLE FOR THE GROWING OF SEED, A MINIMUM OF 4 INCHES OF LOAM WILL BE REQUIRED.

PERMANENT STABILIZATION

STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. WOOD CHIPS AND MULCHES WILL NOT GENERALLY BE PERMITTED.
AREAS WHERE THE HORIZONTAL DISTURBANCE IS LESS THAN EIGHT FEET MAY BE TREATED WITH A PERENNIAL GRASS MIXTURE OR SOD. A MINIMUM OF FOUR (4) INCHES OF LOAM IS REQUIRED FOR AREAS THAT WILL BE SEEDED. THE LOAM MUST BE RAKED AND FREE OF ROOTS, STONES, AND TWIGS.

TEMPORARY SEDIMENT CONTROL FOR DRAINAGE

TEMPORARY SEDIMENT CONTROLS MAYBE REQUIRED FOR UNPAVED ROADS, PAVED ROADS WHERE CURBING HAS NOT BEEN INSTALLED, DRAINAGE INLETS, AND DRAINAGE OUTFALLS. TEMPORARY SEDIMENT CONTROLS ALSO MAYBE REQUIRED FOR ALL UNPAVED DRIVEWAYS AND DISTURBED LOTS THAT SLOPE TOWARD THE ROAD. TEMPORARY SEDIMENT CONTROL DEVICES MAY INCLUDE: SILT FENCES, FILTER STRIPS, STAKED HAYBALES, SILT TRAPS, SEDIMENT BASINS, AND CRUSHED ROCK BERMS. TEMPORARY SEDIMENT CONTROL DEVICES MUST BE PLACED ALONG ROAD SIDES WHERE RUNOFF MAY OCCUR AND AROUND STORM DRAIN INLETS AND OUTFALLS. THE PLANNING BOARD MAY REQUIRE A SPECIFIC TYPE OF TEMPORARY SEDIMENT CONTROLS. ALL SEDIMENTS MUST BE REMOVED FROM THE ROADWAY AND OTHER COLLECTION AREAS ON A REGULAR BASIS.

DUST CONTROL

DUST CONTROL IS REQUIRED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED AREAS TO PREVENT OFF-SITE DAMAGE.
1. TEMPORARY STABILIZATION METHODS AS NOTED ABOVE SHALL BE INSTITUTED TO LIMIT THE AMOUNT OF EXPOSED AREAS.
2. EXPOSED SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
3. STONE SHALL BE UTILIZED TO COVER SURFACES IN HEAVY TRAFFIC AREAS IF NECESSARY IN CONJUNCTION WITH WATERING.

RESPONSIBILITY

THE DEVELOPER IS RESPONSIBLE FOR PREVENTING ALL EROSION AND THE BUILD-UP OF SEDIMENT WITHIN THE AREAS DISTURBED. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND REPLACED AND REPAIRED AS NEEDED.

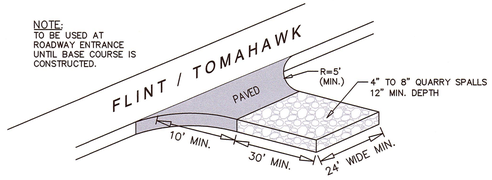
TRACKING PAD NOTES:

FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

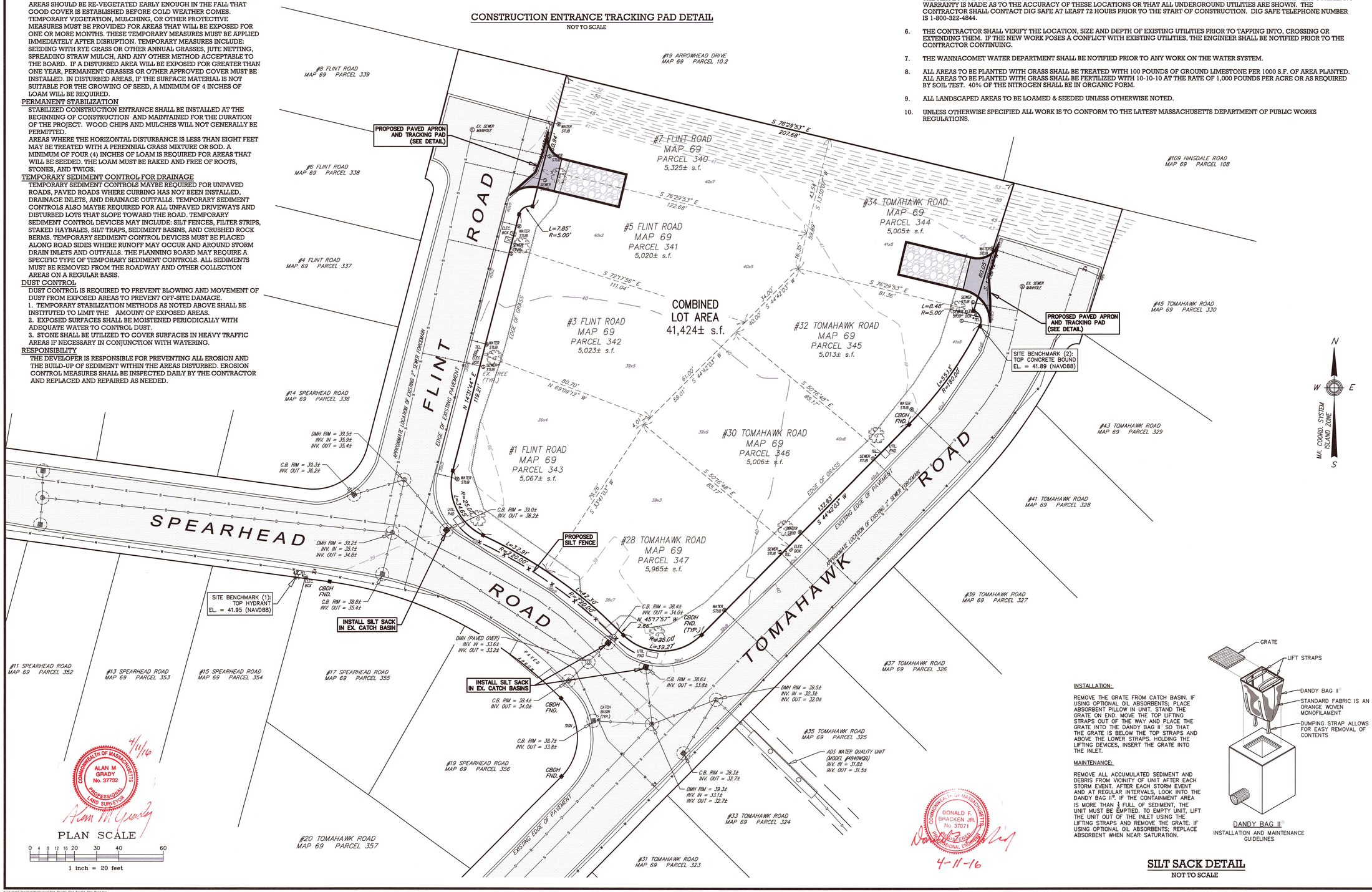
SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

NOTE:
TO BE USED AT ROADWAY ENTRANCE UNTIL BASE COURSE IS CONSTRUCTED.



CONSTRUCTION ENTRANCE TRACKING PAD DETAIL
NOT TO SCALE



PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

4/11/16
COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

PROJECT NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES. SEE EROSION CONTROL NOTES.
5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
7. THE WANNACOMET WATER DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY WORK ON THE WATER SYSTEM.
8. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE IN ORGANIC FORM.
9. ALL LANDSCAPED AREAS TO BE LOAMED & SEEDED UNLESS OTHERWISE NOTED.
10. UNLESS OTHERWISE SPECIFIED ALL WORK IS TO CONFORM TO THE LATEST MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.

INSTALLATION:

REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG II® SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

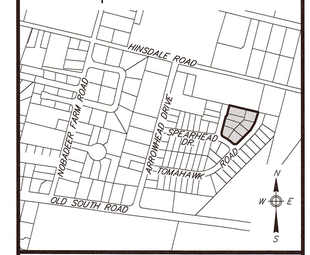
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II®. IF THE CONTAINMENT AREA IS MORE THAN ½ FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY BAG II®
INSTALLATION AND MAINTENANCE GUIDELINES

SILT SACK DETAIL
NOT TO SCALE

DONALD F. BRACKEN JR.
No. 37071
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
4-11-16

Locus Map
Scale: 1" = 500'



Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
   #28, #30, #32 & #34 TOMAHAWK ROAD
   MAP 69 PARCELS 340 thru 347
2. OWNER: KENNETH C. COFFIN, INC.
   P.O. BOX 90
   SIASCONSET, MA 02564
3. APPLICANT: NANTUCKET & TOMAHAWK, LLC
   786 E. REDFORD ROAD
   PROVO, UT 84604
4. DEED REF: CERT #11346
5. PLAN REF: LCC #26984–B (LOTS 192 thru 199)
6. ZONING FREEZE: DOC #133482 (RC–2 ZONE)
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0093–G dated 06/09/2014.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT SHOT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATER SERVICE
- EXISTING SEWER SERVICE
- EXISTING ELECTRIC BOXES
- EXISTING STREET TREE
- EXISTING EDGE OF LAWN
- PROPOSED SILT FENCE
- PROPOSED SILT SACK

ZONE: CI(RC–2*)

	REQUIRED*
LOT AREA:	5,000 s.f.
FRONTAGE:	40'
FRONT YARD:	10'
SIDE/REAR YARD:	5'
GROUND COVER:	50% (MAX)
OPEN AREA:	30% (MIN.)

* SEE ZONING FREEZE (RC–2 ZONE IN DOC #133482)

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS and EROSION CONTROL PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

No.	Date	Revision Description	By
–	–	–	–

Date: APRIL 8, 2016 | Drawn: RMM/BEI | Checked: DFB/AMG | Sheet: 1 of 4

S:\Autocad Drawings\Nantucket\Flint Road\1 Flint Road.dwg

N
W E
S
MA. COORD. SYSTEM
ISLAND ZONE

PROPOSED PARKING CALCULATIONS			
BUILDING #1	954 s.f. (OFFICE)	1 SPACE/500 s.f. of G.F.A.	1.9 SPACES
	82,457 s.f. (SELF-STORAGE)	1 SPACE/3,000 s.f. of G.F.A.	27.5 SPACES
BUILDING #2	3,203 s.f. (SELF-STORAGE)	1 SPACE/3,000 s.f. of G.F.A.	1.1 SPACES
TOTAL			30.5 SPACES
31 SPACES REQUIRED – 6 SPACES PROVIDED (80% REDUCTION)			

GROSS FLOOR AREA CALCULATIONS	
BUILDING #1	STREET LEVEL (–2) – 17,201 s.f.
	STREET LEVEL (–1) – 17,201 s.f.
	STREET LEVEL – 17,378 s.f.
	STREET LEVEL (+1) – 17,351 s.f.
	STREET LEVEL (+2) – 14,280 s.f.
BUILDING #2	STREET LEVEL – 3,203 s.f.
TOTAL	86,614 s.f.

#8 FLINT ROAD
MAP 69 PARCEL 339

#19 ARROWHEAD DRIVE
MAP 69 PARCEL 10.2

#6 FLINT ROAD
MAP 69 PARCEL 338

#4 FLINT ROAD
MAP 69 PARCEL 337

#109 HINSDALE ROAD
MAP 69 PARCEL 108

#12 SPEARHEAD ROAD
MAP 69 PARCEL 335

#14 SPEARHEAD ROAD
MAP 69 PARCEL 336

#45 TOMAHAWK ROAD
MAP 69 PARCEL 330

#43 TOMAHAWK ROAD
MAP 69 PARCEL 329

#41 TOMAHAWK ROAD
MAP 69 PARCEL 328

#39 TOMAHAWK ROAD
MAP 69 PARCEL 327

#37 TOMAHAWK ROAD
MAP 69 PARCEL 326

#35 TOMAHAWK ROAD
MAP 69 PARCEL 325

#33 TOMAHAWK ROAD
MAP 69 PARCEL 324

#31 TOMAHAWK ROAD
MAP 69 PARCEL 323

#11 SPEARHEAD ROAD
MAP 69 PARCEL 352

#13 SPEARHEAD ROAD
MAP 69 PARCEL 353

#15 SPEARHEAD ROAD
MAP 69 PARCEL 354

#17 SPEARHEAD ROAD
MAP 69 PARCEL 355

#19 SPEARHEAD ROAD
MAP 69 PARCEL 356

#20 TOMAHAWK ROAD
MAP 69 PARCEL 357

FLINT ROAD

SPEARHEAD ROAD

TOMAHAWK ROAD

EDGE OF EXISTING PAVEMENT

EXISTING EDGE OF PAVEMENT

PROPOSED INTEGRATED RETAINING WALL (DESIGN BY OTHERS)

PROPOSED STORAGE BUILDING (2)
(3,203 s.f.)

PROPOSED STORAGE BUILDING (1)
(17,378 s.f.)

PROPOSED 10'x10' DUMPSTER PAD

PORTION OF WALL TO BE SLOPED

EXISTING STREET TREE (TO BE RELOCATED)

PAVED SURFACE

OFFICE SPACE
(954 s.f.)

LOADING AREA

OVERHEAD DOOR (TYP.)

H.C. RAMP

H.C. SIGN

12" CAPE COD BERM

PROPOSED LIGHT (SEE NOTE 9)

RELOCATED TREE

6' WIDE CONCRETE WALK

LAWN AREA

EGRESS

ELEC. BOX

TEL. BOX

UTIL. POLE

UTIL. PAD

EX. TREE (TYP.)

PROPOSED TREE

PROPOSED LANDSCAPE BED – PLANTINGS T.B.D.

OVERHANG – COVERED WALK

10.6'
10.5'
10.5'
10.5'
30'
25'
9'
9'
8'
6'
9' (TYP.)
20' (TYP.)
34.8'
28'
28'
15.6'
8.8'
17.0'
11.4'

0 4 8 12 16 20 30 40 60
1 inch = 20 feet

4/11/16
COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
No. 37071
REGISTERED PROFESSIONAL ENGINEER

4-11-16

Locus Map

Scale: 1" = 500'

Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
#28, #30, #32 & #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 thru 347
2. OWNER: KENNETH C. COFFIN, INC.
P.O. BOX 90
SIASCONSET, MA 02564
3. APPLICANT: NANTUCKET & TOMAHAWK, LLC
786 E. REDFORD ROAD
PROVO, UT 84604
4. DEED REF: CERT #11346
5. PLAN REF: LCC #26984–B (LOTS 192 thru 199)
6. ZONING FREEZE: DOC #133482 (RC–2 ZONE)
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0093–G dated 06/09/2014.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: CI(RC–2*)	REQUIRED*	PROPOSED
LOT AREA:	5,000 s.f.	41,424± s.f.
FRONTAGE:	40'	>40'
FRONT YARD:	10'	10.6'
SIDE/REAR YARD:	5'	8.6'
GROUND COVER:	50% (MAX)	49.9%
OPEN AREA:	30% (MIN.)	27.8%

* SEE ZONING FREEZE (RC–2 ZONE IN DOC #133482)

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NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED LAYOUT and LANDSCAPING PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

No.	Date	Revision Description	By
–	–	–	–

Date: APRIL 8, 2016 | Drawn: RMM/BE | Checked: DFB/AMG | Sheet: 2 of 4

S:\Active Drawings\Nantucket\Flint Road\/ Flint Road\/ Flint Road.dwg

N
W E
S
MA. COORD. SYSTEM
ISLAND ZONE

DRAINAGE SCHEDULE

NOTES:
1. ALL DRAINAGE PIPES SHALL BE CONSTRUCTED OF ADS HDPE PIPE UNLESS OTHERWISE SPECIFIED
2. ALL DRAINAGE PIPES SHALL BE 10 INCHES IN DIAMETER AND SET WITH A MINIMUM SLOPE OF S=0.01 ft/ft UNLESS OTHERWISE NOTED HEREON.

DMH 1
RIM.....40.7
INV A (OUT:WQ 1).....36.8
INV B (IN:CB 1).....36.9
INV C (IN:CB 2).....36.9

DMH 2
RIM.....41.0
INV A (OUT:SWMA 1).....36.3
INV B (IN:ROOF).....36.4

WQI 1
RIM.....41.0
INV A (OUT:SWMA 1).....35.7
INV B (IN:DMH 1).....36.0
INV C (IN:CB 3).....36.0

CB 1 (w/ 4' SUMP)
RIM.....40.2
INV (OUT:DMH 1).....37.5

CB 2 (w/ 4' SUMP)
RIM.....40.2
INV (OUT:DMH 1).....37.0

CB 3 (w/ 4' SUMP)
RIM.....40.2
INV (OUT: WQ 1).....36.1

#8 FLINT ROAD
MAP 69 PARCEL 339

#19 ARROWHEAD DRIVE
MAP 69 PARCEL 10.2

#6 FLINT ROAD
MAP 69 PARCEL 338

#109 HINSDALE ROAD
MAP 69 PARCEL 108

#4 FLINT ROAD
MAP 69 PARCEL 337

#45 TOMAHAWK ROAD
MAP 69 PARCEL 330

#12 SPEARHEAD ROAD
MAP 69 PARCEL 335

#14 SPEARHEAD ROAD
MAP 69 PARCEL 336

#43 TOMAHAWK ROAD
MAP 69 PARCEL 329

#41 TOMAHAWK ROAD
MAP 69 PARCEL 328

#39 TOMAHAWK ROAD
MAP 69 PARCEL 327

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MAP 69 PARCEL 355

#19 SPEARHEAD ROAD
MAP 69 PARCEL 356

FLINT ROAD

SPEARHEAD ROAD

TOMAHAWK ROAD

PROPOSED STORAGE BUILDING (2)
SLAB = 41.2

PROPOSED STORAGE BUILDING (1)
SLAB = 41.6

PROPOSED INTEGRATED RETAINING WALL (DESIGN BY OTHERS)

PROPOSED SEWER FORCEMAIN (CONNECT TO EXISTING STUB)

PROPOSED FLYGT EXPLOSION PROOF GRINDER PUMP (MODEL #MP3068) IN 48"ø x 138" TALL WET WELL

PROPOSED WATER SERVICE (SIZE TO BE DETERMINED)

PROPOSED 6" ROOF LEADER

5 L.F. of 10" ADS S=0.033 ft/ft

56 L.F. of 10" ADS S=0.011 ft/ft

71 L.F. of 10" ADS S=0.011 ft/ft

9 L.F. of 10" ADS S=0.025 ft/ft

18 L.F. of 10" ADS S=0.011 ft/ft

8" HDPE

RAMP UP TO DOORS

OVERHEAD DOOR (TYP.)

2% MAX SLOPE (TYP.)

PORTION OF WALL TO BE SLOPED

TW = 50.5
BW = 41.5

BC=41.0
TC=41.5

BC=41.2
TC=41.5

EGRESS

SITE BENCHMARK (1): TOP HYDRANT
EL. = 41.95 (NAVD88)

SITE BENCHMARK (2): TOP CONCRETE BOUND
EL. = 41.89 (NAVD88)

DMH RIM = 39.5±
INV. IN = 35.9±
INV. OUT = 35.4±

C.B. RIM = 39.3±
INV. OUT = 36.2±

DMH RIM = 39.2±
INV. IN = 35.1±
INV. OUT = 34.8±

C.B. RIM = 38.8±
INV. OUT = 35.4±

C.B. RIM = 39.0±
INV. OUT = 36.2±

C.B. RIM = 38.4±
INV. OUT = 34.0±

DMH (PAVED OVER)
INV. IN = 33.6±
INV. OUT = 33.2±

C.B. RIM = 38.4±
INV. OUT = 34.0±

C.B. RIM = 38.7±
INV. OUT = 33.8±

C.B. RIM = 38.6±
INV. OUT = 33.8±

DMH RIM = 39.5±
INV. IN = 32.3±
INV. OUT = 32.0±

ADS WATER QUALITY UNIT (MODEL #4840WQB)
INV. IN = 31.8±
INV. OUT = 31.5±

C.B. RIM = 39.3±
INV. OUT = 32.7±

DMH RIM = 39.3±
INV. IN = 33.1±
INV. OUT = 32.7±

APPROXIMATE LOCATION OF EXISTING 2" SEWER FORCEMAIN

EDGE OF EXISTING PAVEMENT

EXISTING EDGE OF PAVEMENT

PAVED AREA

CATCH BASIN (TYP.)

SIGN

UTIL. POLE

ELEC. BOX

TEL. PED

WATER STUB

SEWER STUB

EX. SEWER MANHOLE

SEWER ELEC. STUB BOX #2

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

7/11/16
COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

4-11-16
COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
No. 37071
REGISTERED PROFESSIONAL ENGINEER

Locus Map

Scale: 1" = 500'

Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
#28, #30, #32 & #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 thru 347
2. OWNER: KENNETH C. COFFIN, INC.
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LEGEND

- EXISTING CONTOUR
- 100x0 EXISTING SPOT SHOT
- W EXISTING WATER LINE
- S EXISTING SEWER LINE
- D EXISTING DRAINAGE LINE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATER SERVICE
- EXISTING SEWER SERVICE
- EXISTING ELECTRIC BOXES
- PROPOSED DRAIN LINE
- PROPOSED ROOF LEADER
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER SERVICE
- FM PROPOSED SEWER FORCEMAIN
- W PROPOSED WATER SERVICE
- 50 PROPOSED CONTOUR
- 90x0 PROPOSED SPOT ELEVATION

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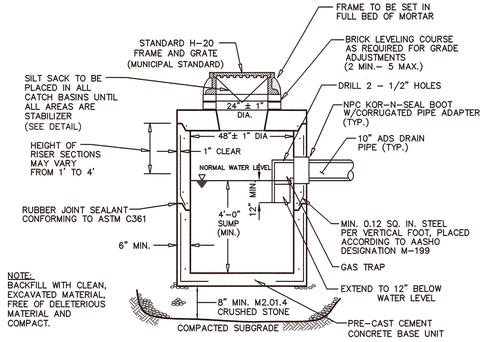
GRADING, DRAINAGE & UTILITIES PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

No.	Date	Revision Description	By
-	-	-	-

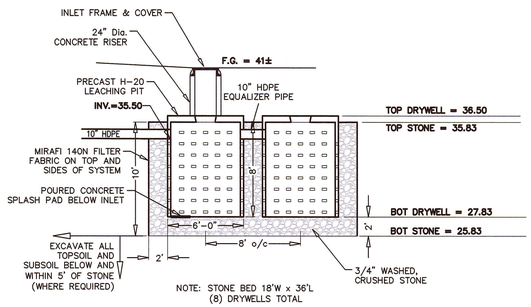
Date: APRIL 8, 2016 | Drawn: RMM/BEI | Checked: DFB/AMG | Sheet: 3 of 4

S:\Autocad Drawings\Nantucket\Flint Road\/ Flint Road\/ Flint Road\/ Flint Road.dwg



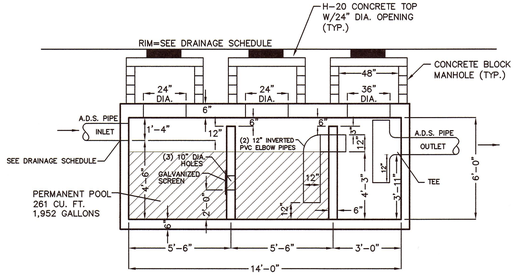
PRE-CAST SHALLOW CONCRETE CATCH BASIN

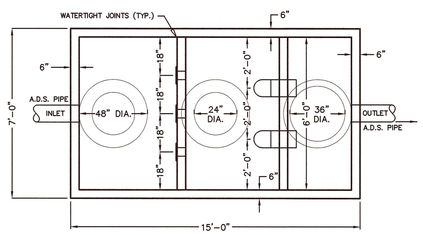
NOT TO SCALE



STORMWATER MANAGEMENT AREA DETAIL

NOT TO SCALE

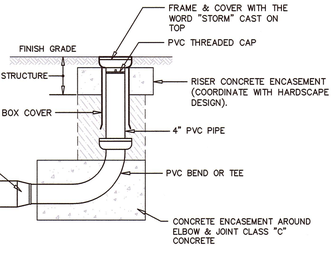




3,500 GALLON SEPTIC TANK

3 CHAMBER WATER QUALITY INLET

NOT TO SCALE

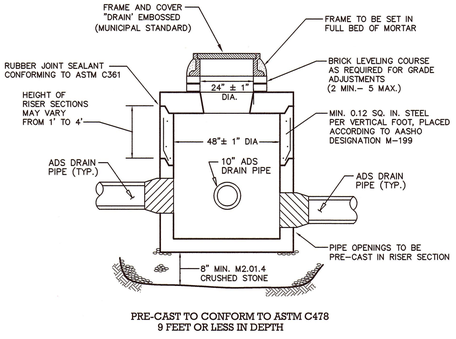


NOTES:
1.) CONTRACTOR TO COORDINATE ALL FINISH MATERIALS OF FRAME AND COVERS WITH FINAL HARDSCAPE OR LANDSCAPE DESIGN.

2.) REFER TO PLAN VIEW FOR CLEANOUT LOCATIONS.

CLEANOUT FOR ROOF DRAIN

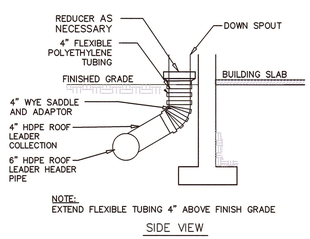
NOT TO SCALE

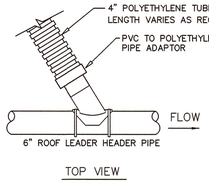


PRE-CAST TO CONFORM TO ASTM C478
9 FEET OR LESS IN DEPTH

PRE-CAST CONCRETE DRAIN MANHOLE

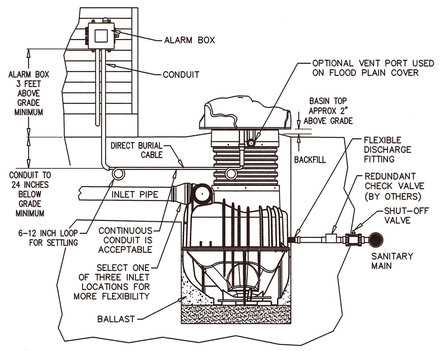
NOT TO SCALE





BUILDING ROOF DRAIN CONNECTION DETAIL

NOT TO SCALE



ELEVATION VIEW OF INSTALLATION/COMPONENTS

NOT TO SCALE

NOTES:

1. FOUNDATION:
WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.

2. BEDDING:
SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100–600mm) AND 42"–48"(1050–1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"–36" (750–900mm) CPEP.

3. HAUNCHING AND INITIAL BACKFILL:
SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

5. MINIMUM COVER:
MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

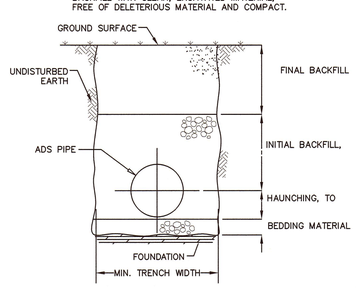
SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm) *
H25 (FLEXIBLE PAVEMENT)	12 (300)
H25 (RIGID PAVEMENT)	12 (300)
E80 RAILWAY HEAVY CONSTRUCTION	24 (610)
	48 (1220)

* TOP OF PIPE TO BOTTOM OF GRAVEL BASE COURSE

A.D.S. PIPE INSTALLATION NOTES

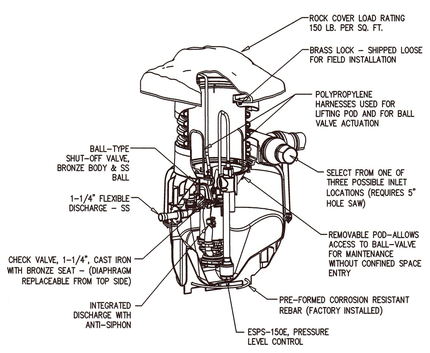
NO SCALE

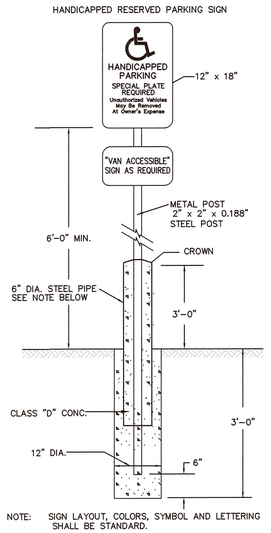
NOTE:
BACKFILL WITH CLEAN, EXCAVATED MATERIAL, FREE OF DELETERIOUS MATERIAL AND COMPACT.



TYPICAL TRENCH CROSS-SECTION

NOT TO SCALE

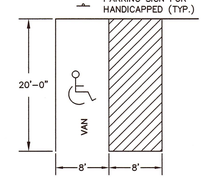




NOTE: SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.

HANDICAP PARKING SIGN

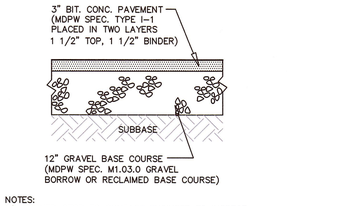
NOT TO SCALE



NOTE:
GRADE TO BE 2% MAXIMUM IN ANY DIRECTION ACROSS HANDICAP STALLS AND LOADING AREAS.

HANDICAP PARKING DETAIL

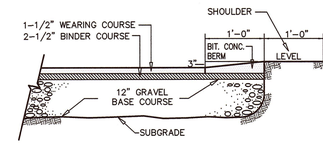
NOT TO SCALE



NOTES:
1.) CONTRACTOR TO CONTACT ENGINEER TO INSPECT SUBBASE PRIOR TO INSTALLING PAVEMENT BASE COURSE.

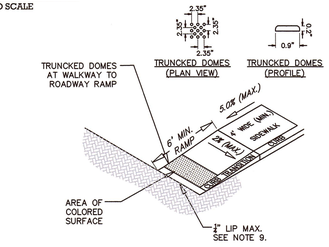
PARKING AREA PAVEMENT SECTION

NOT TO SCALE



CAPE COD BERM

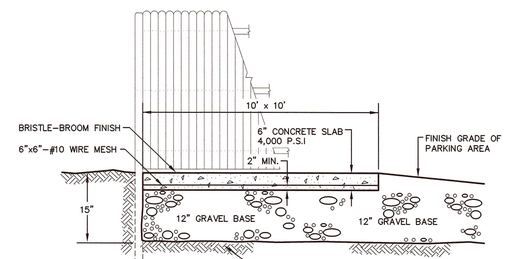
NOT TO SCALE



NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1.0% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8.33%.
4. A MINIMUN DISTANCE OF 3' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN THE ACCESSIBLE ROUTE (I.E.,HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200'.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWING TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY AND AUDIBLY WITH ADJOINING SURFACES.

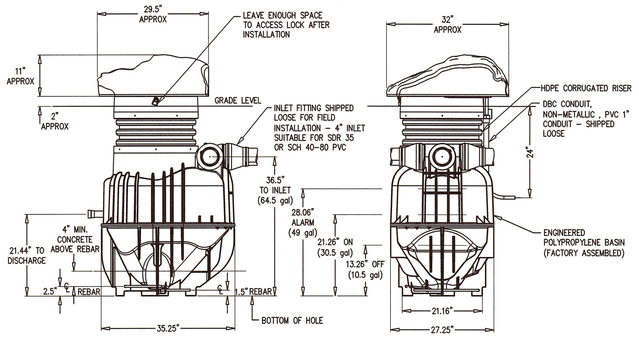
HANDICAP RAMP DETAIL

NOT TO SCALE



CONCRETE PAD and FENCE FOR TRASH CONTAINER

NOT TO SCALE



SIMPLEX, EcoTRAN SYSTEM, OGP

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
No. 37077
REGISTERED PROFESSIONAL ENGINEER

4-11-16

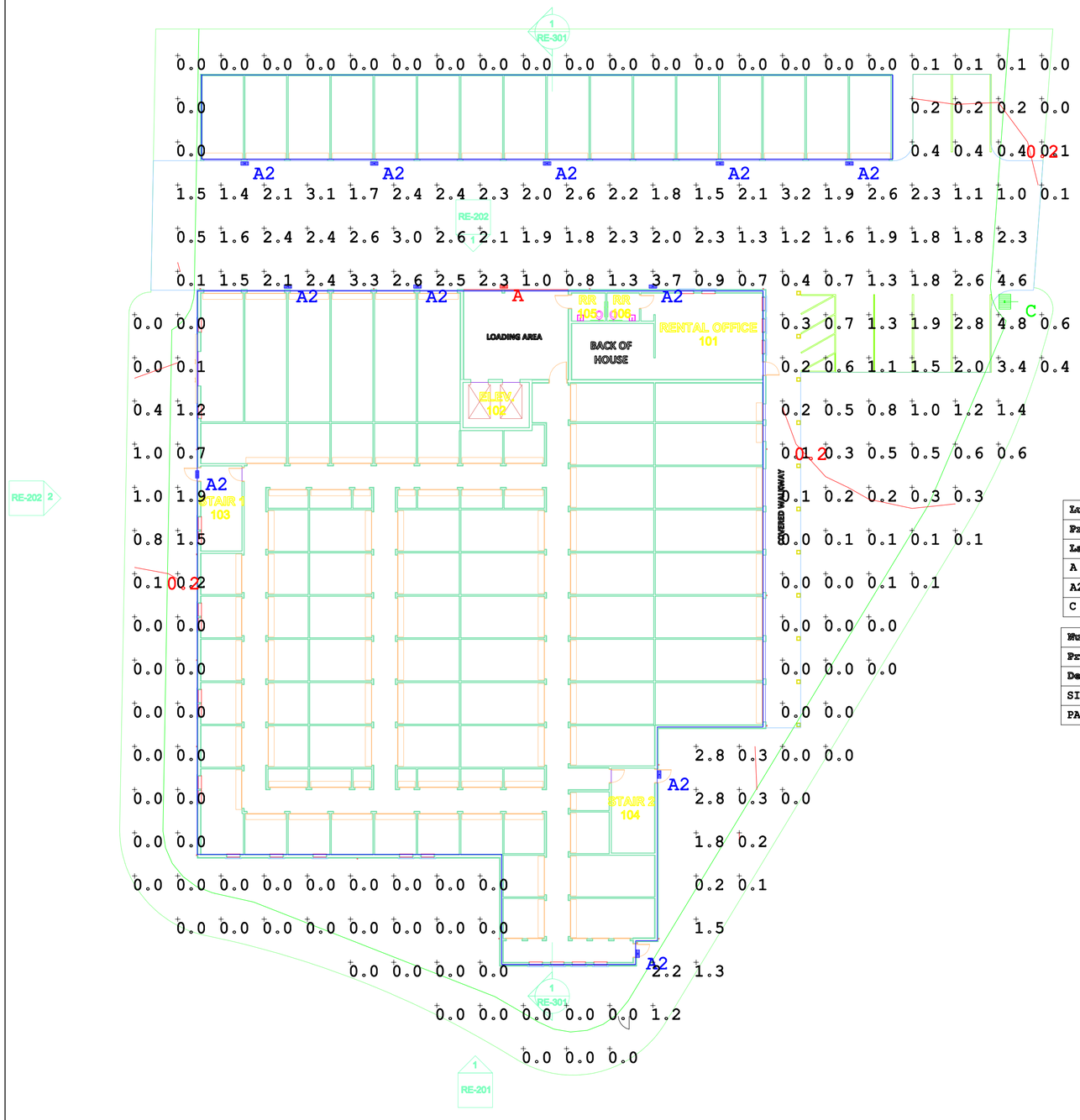
Prepared By:
BRACKEN ENGINEERING, INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

CONSTRUCTION DETAILS
IN NANTUCKET, MASSACHUSETTS
Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

No.	Date	Revision Description	By

Date:	Drawn:	Checked:	Sheet:
APRIL 8, 2016	RMM/BEI	DFB/AMG	4 of 4

S:\Autocad Drawings\Nantucket\Flint Road\© Flint Road\© Flint Road.dwg



Luminaire Schedule					
Project: Project_1					
Label	Symbol	Qty	Description	Lum. Lumens	LLF
A		1	22WT LED VISOR WALLPACK - VISOR22U1 @ 15' AFG	1686	0.900
A2		11	19WT LED VISOR WALLPACK - VISOR22U1 @ 8' AFG	1355	0.900
C		1	250WT PS METAL HALIDE - FULL CUTOFF-FRWD/THRW W/BLS - FFM8825-M @ 25' POLE HGT	8578	0.700

Numeric Summary						
Project: Project_1						
Description	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE @ GRADE	Fc	0.83	4.8	0.0	N.A.	N.A.
PARKING LOT @ GRADE	Fc	1.86	3.7	0.2	9.30	18.50

PHOTOMETRIC LIGHTING PLAN

0 10 20 30 40 50

SCALE IN FEET

NOTES:

THIS LIGHTING DESIGN IS BASED ON INFORMATION PROVIDED BY OTHERS. ACTUAL RESULTS MAY DIFFER FROM DESIGN, DUE TO INACCURATE, ADDITIONAL OR MISSING CRITICAL SITE INFORMATION THAT IS PERTINATE TO THIS DESIGN. SIMKAR CORPORATION OR CEW LIGHTING IS NOT RESPONSIBLE FOR DIFFERENCES IN DESIGN VERSUS ACTUAL PERFORMANCE BASED ON THIS SITE INFORMATION.

ILLUMINANCE VALUES SHOWN ARE CALCULATED FROM THE LUMINAIRE LABORTORY TEST DATA LISTED. LABORATORY TEST ARE MADE UNDER OPTIMUM CONDITIONS, WITH LAMP OUTPUT AT RATED VALUE AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING STANDARDS.

SIMKAR CORPORATION
700 Ramona Ave
Philadelphia, PA 19120
www.simkar.com
www.cewlighting.com

Project:

TURNKEY SELF STORAGE PROJECT

Scale: AS SHOWN

Date: 4-6-16

Project# turnkey1.agi

Drawn By: D.A.O.

Email: doneal@simkar.com

Sheet Size: C

SIMKAR CORPORATION
LIGHTING APPLICATIONS

Fax: 972-692-6654

STORMWATER REPORT

PREPARED FOR

Nantucket & Tomahawk, LLC

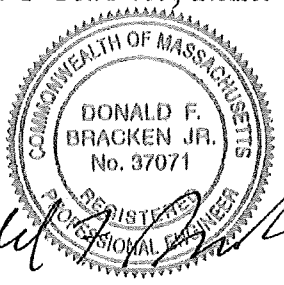
FOR

#1, #3, #5, #7 Flint Road
#28, #30, #32, #34 Tomahawk Road
Nantucket, MA

Map 69 Parcels 340 through 347

PREPARED BY

BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554



Donald F. Bracken, Jr., P.E.
April 8, 2016

OBJECTIVE

To design a stormwater management system for a new self-storage facility including parking and driveway areas will be paved.

EXISTING CONDITIONS

The site is currently vacant and cleared and located in a commercial subdivision. The site has frontage and access from Flint Road and Tomahawk Road which are paved roads.

USGS soil mapping for this site indicate Evesboro sand which drains very well and has a low runoff potential.

A preliminary Geotechnical Report included test borings on site and in the area of drainage disposal system. Soil descriptions include fine to medium sands and gravels. The site has been filled with these materials but is suitable for a subsurface drainage system.

PROPOSED CONDITIONS

Runoff from the parking areas will be collected via deep sump catch basins and diverted through a water quality tank and into a subsurface infiltration system. A portion of the building's roof runoff will be collected via a gutter system and piped directly into the infiltration system.

The remaining roof runoff will be collected via a gutter system and connected to the subdivision's drainage system. Additional site runoff will also be directed into catch basins in the subdivision's drainage system. This runoff has been designed to not exceed the allowable runoff of 50% of a developed commercial site within the subdivision.

HYDROLOGIC MODELING

To estimate what runoff would be generated under proposed watershed conditions and to determine the capacity of the infiltration system, a mathematical model of the watersheds was prepared. The model utilized the standard engineering practices based on the National Engineering Handbook, Section 4, Hydrology (NEH-4), and the Soil Conservation Services (SCS)

Technical Release 20 (TR-20), Urban Hydrology for Small Watersheds. The system was analyzed using the rainfall data for the twenty-five (25) year, 24 hour duration storm frequencies as required in the "Rules and Regulations Governing the Subdivision of Land" for Nantucket. The precipitation was based on the Natural Resources Conservation Service Maps, revised in 1986.

The "TR-20" program calculates the runoff based on the rainfall and watershed characteristics, and produces a runoff hydrograph, (a runoff rate versus time curve). The stage-storage-discharge curves for a specific infiltration area are used to compute an outflow hydrograph by hydraulically routing an inflow hydrograph through the infiltration area. This procedure calculates the relationship of the inflow hydrograph with the characteristics of the infiltration area to determine the outflow, stage, and storage capacity of the infiltration area for a given time during the specified storm event.

To assist in the analysis, the Stormwater Modeling System utilized was Hydrocad®. This program is largely based on hydrologic techniques developed by the Natural Resource Conservation Service, combined with other hydrologic and hydraulic calculations.

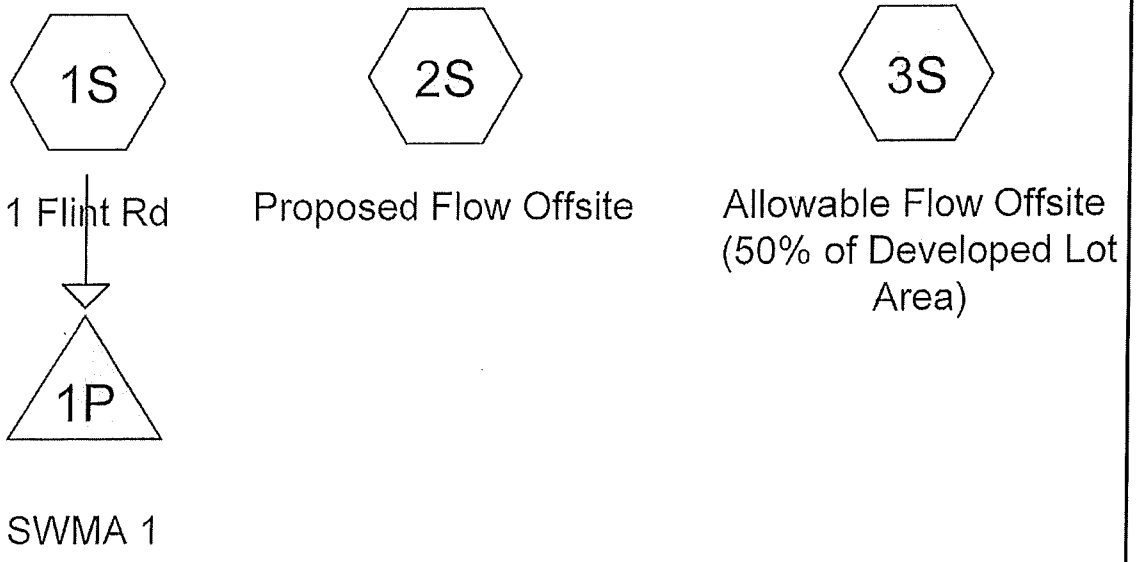
CONCLUSION

The drainage system has been designed to adequately handle the 25 year storm event in accordance with the Town's standards. The runoff from the site that will be discharged directly into the street drainage system will not exceed the allowable of 50% of the developed lot area and will actually result in a substantial reduction in allowable flow.

The following is a comparison of allowed and proposed runoff:

Allowable peak flow: 2.40 cubic feet per second (cfs)
Proposed peak flow: 1.33 cfs
Reduction: 46%

Allowable volume: 7,667 cubic feet (cf)
Proposed Volume: 4,181 cf
Reduction: 45%



Subcat Reach Pond Link

Routing Diagram for 1 Flint Road - PostDev
Prepared by Bracken Engineering, Inc., Printed 4/11/2016
HydroCAD® 10.00 s/n 03102 © 2013 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 1 Flint Rd Runoff Area=19,587 sf 100.00% Impervious Runoff Depth=5.46"
Tc=5.0 min CN=98 Runoff=2.53 cfs 0.205 af

Subcatchment 2S: Proposed Flow Offsite Runoff Area=21,829 sf 47.10% Impervious Runoff Depth=2.31"
Tc=5.0 min CN=67 Runoff=1.33 cfs 0.096 af

Subcatchment 3S: Allowable Flow Offsite Runoff Area=20,712 sf 85.00% Impervious Runoff Depth=4.45"
Tc=5.0 min CN=89 Runoff=2.40 cfs 0.176 af

Pond 1P: SWMA 1 Peak Elev=35.37' Storage=3,241 cf Inflow=2.53 cfs 0.205 af
Outflow=0.31 cfs 0.205 af

Total Runoff Area = 1.426 ac Runoff Volume = 0.477 af Average Runoff Depth = 4.01"
23.59% Pervious = 0.336 ac 76.41% Impervious = 1.090 ac

Summary for Subcatchment 1S: 1 Flint Rd

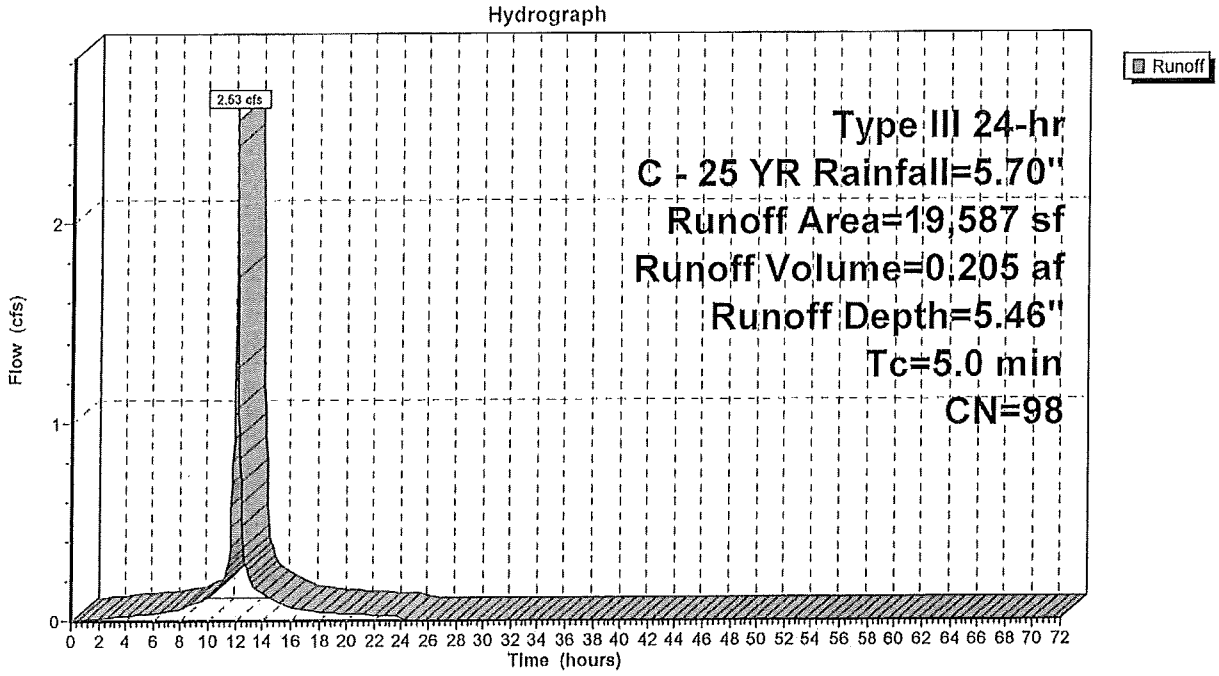
Runoff = 2.53 cfs @ 12.07 hrs, Volume= 0.205 af, Depth= 5.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

Area (sf)	CN	Description
7,313	98	Paved roads w/curbs & sewers, HSG A
12,274	98	Roofs, HSG A
19,587	98	Weighted Average
19,587		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: 1 Flint Rd



Summary for Subcatchment 2S: Proposed Flow Offsite

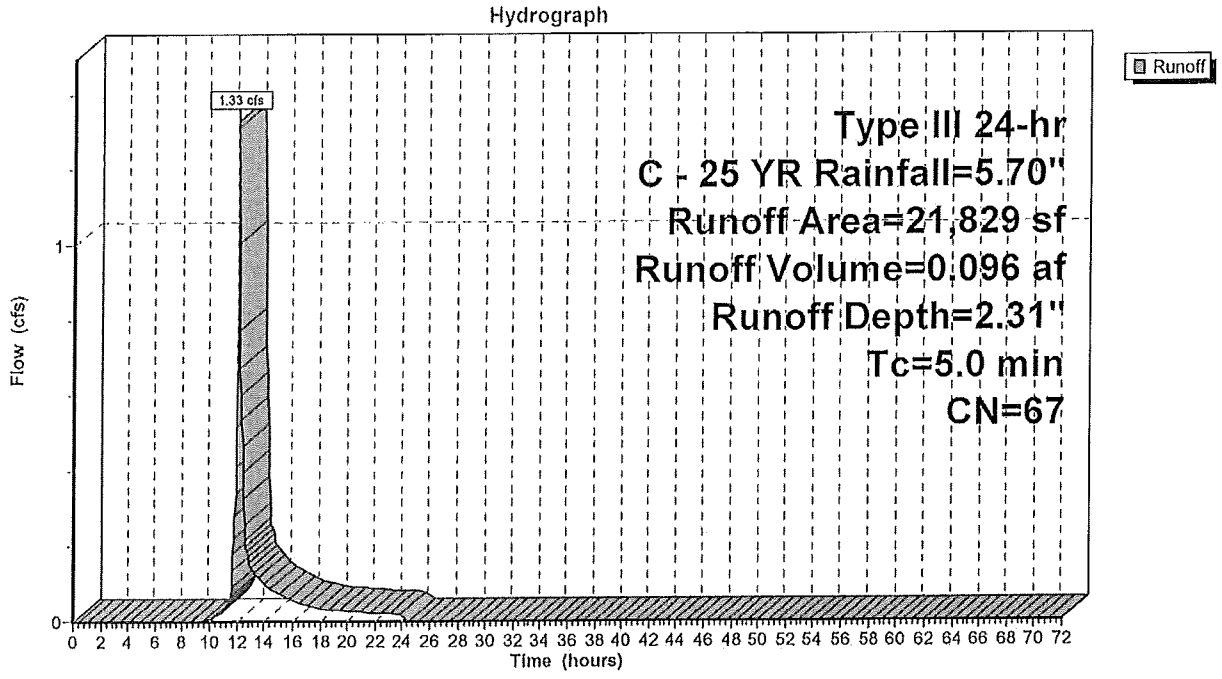
Runoff = 1.33 cfs @ 12.08 hrs, Volume= 0.096 af, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

	Area (sf)	CN	Description
	1,148	98	Paved parking, HSG A
	11,548	39	>75% Grass cover, Good, HSG A
*	9,133	98	Roof
	21,829	67	Weighted Average
	11,548		52.90% Pervious Area
	10,281		47.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S: Proposed Flow Offsite



Summary for Subcatchment 3S: Allowable Flow Offsite (50% of Developed Lot Area)

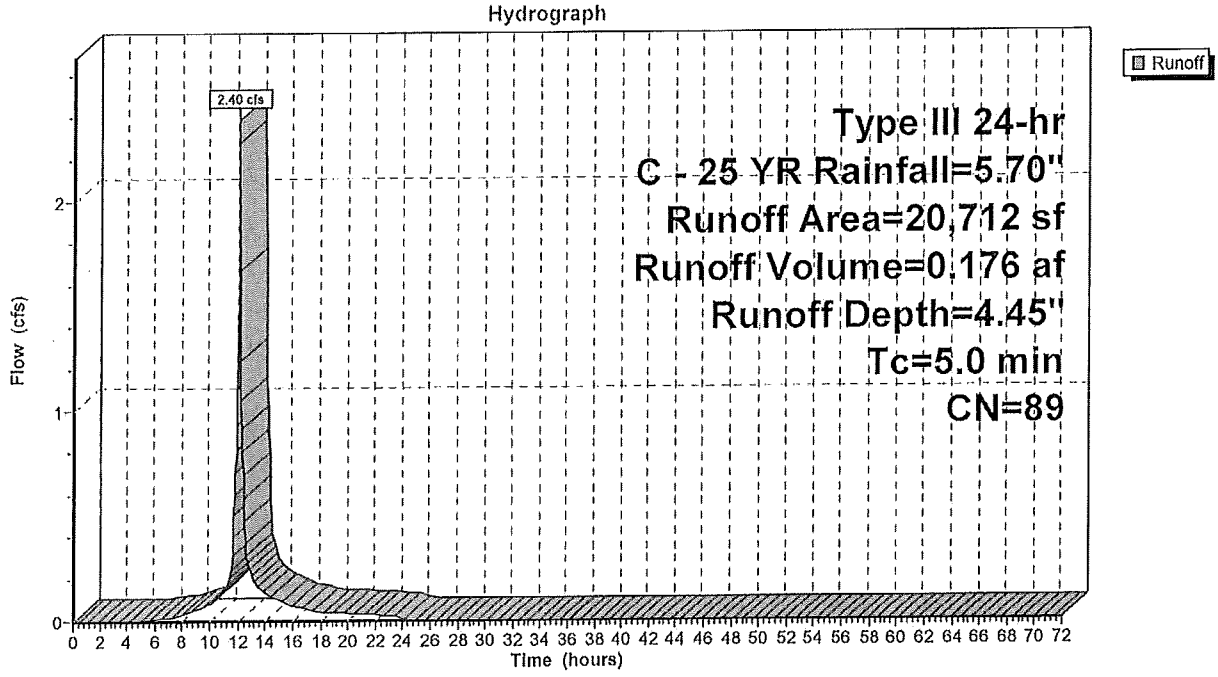
Runoff = 2.40 cfs @ 12.07 hrs, Volume= 0.176 af, Depth= 4.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

Area (sf)	CN	Description
20,712	89	Urban commercial, 85% imp, HSG A
3,107		15.00% Pervious Area
17,605		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: Allowable Flow Offsite (50% of Developed Lot Area)



Summary for Pond 1P: SWMA 1

Inflow Area = 0.450 ac,100.00% Impervious, Inflow Depth = 5.46" for C - 25 YR event
Inflow = 2.53 cfs @ 12.07 hrs, Volume= 0.205 af
Outflow = 0.31 cfs @ 12.62 hrs, Volume= 0.205 af, Atten= 88%, Lag= 33.1 min
Discarded = 0.31 cfs @ 12.62 hrs, Volume= 0.205 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 35.37' @ 12.62 hrs Surf.Area= 612 sf Storage= 3,241 cf

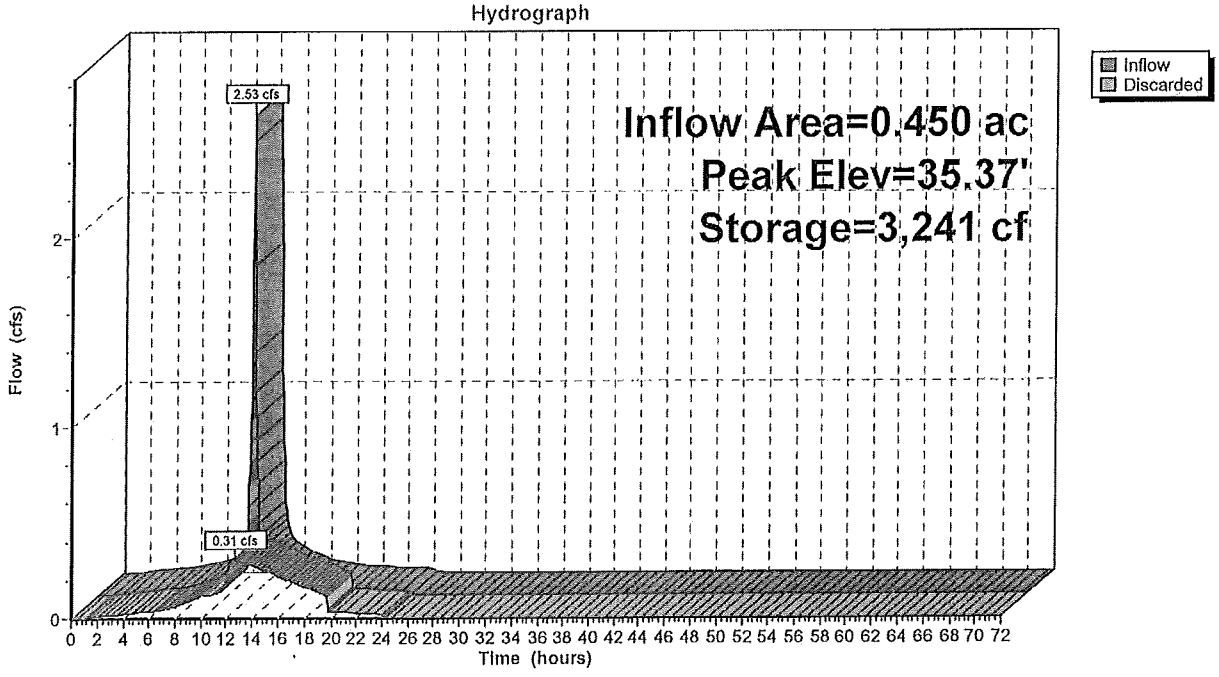
Plug-Flow detention time= 91.2 min calculated for 0.205 af (100% of inflow)
Center-of-Mass det. time= 91.2 min (836.2 - 745.0)

Volume	Invert	Avail.Storage	Storage Description
#1	25.83'	1,599 cf	**18.00'W x 34.00'L x 10.00'H Prismatoid** 6,120 cf Overall - 2,124 cf Embedded = 3,996 cf x 40.0% Voids
#2	27.83'	1,810 cf	**6.00'D x 8.00'H Vertical Cone/Cylinder** x 8 Inside #1 2,124 cf Overall - 3.0" Wall Thickness = 1,810 cf
		3,408 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	25.83'	**8.270 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.31 cfs @ 12.62 hrs HW=35.37' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.31 cfs)

Pond 1P: SWMA 1



OPERATION & MAINTENANCE PLAN

Stormwater Management Systems

#1, #3, #5, and #7 Flint Road

#28, #30, #32, and #34 Tomahawk Road

Nantucket, Massachusetts

Dated: April 8, 2016

The Stormwater Management System employs Best Management Practices (BMPs) as set forth in the revised Massachusetts Stormwater Standards and Massachusetts structural BMPs, including this Operation and Maintenance Plan, to reduce the types and concentrations of contaminants contained within stormwater runoff. Structural BMPs that are part of the system and include deep sump catch basins, water quality tanks, and underground recharge structures. The stormwater management systems are designed to remove a total minimum of 89% TSS prior to outfalls in accordance with the Massachusetts Stormwater Standards. The drainage system will function to both remove contaminants and recharge the groundwater.

This Operation and Maintenance Plan is intended to identify the party or parties responsible for operation and maintenance of the drainage systems and to set forth a schedule and tasks for inspections and maintenance.

Responsibility for Operation and Maintenance:

The applicant for this project is Nantucket & Tomahawk, LLC. The applicant, their designated representative, or future owners of the property shall be responsible for the continuous operation and maintenance of the systems or shall enter into an agreement with a qualified maintenance contractor to conduct the work.

The contractor shall have demonstrated capabilities in sediment removal, cleaning and maintenance of drainage structures, and shall have the equipment to physically remove the accumulated sediments and the ability to repair the structural components of the systems.

Maintenance Schedule and Tasks:

Pavement Sweeping- Routine maintenance of the system shall consist of sweeping the parking lot pavement surface with a motorized sweeper a minimum of four times total per year, including two times during the spring following the last snow melt to remove sands and other debris, and four times during the late fall, or as necessary.

Deep Sump Catch Basin - The proposed catch basin is to be a minimum of four feet in diameter and equipped with a four foot deep sump to trap sediments and any debris/trash. The pipe inlets shall be

hooded to prevent floating debris and oils from entering the subsurface drainage conveyance system. The actual removal of sediments, trash, and associated pollutants only occurs when the deep sumps are cleaned out; therefore, frequent maintenance is required. The more frequent the cleaning, the less likely sediments will be re-suspended and subsequently discharged. In addition, frequent cleaning also results in more volume available for future storms and enhances overall performance.

In areas of high sediment loading, deep sumps should be inspected and cleaned as necessary, particularly after every major storm event. The recommended inspection frequency is every three months, and cleaning two to three times per year. Disposal of accumulated sediment and trash is to be in accordance with applicable local, state, and federal guidelines and regulations.

Water Quality Tank- The water quality tank shall be inspected after every major storm, but at least every month and cleaned if necessary. Tank should be cleaned twice a year and access is available via the frame and covers to grade. Remove accumulated sediment and debris from the chambers and dispose at an approved off-site location. Maintenance of the upstream drainage systems BMPs, the catch basins, will reduce the possibility of debris and sediment accumulating in the chambers.

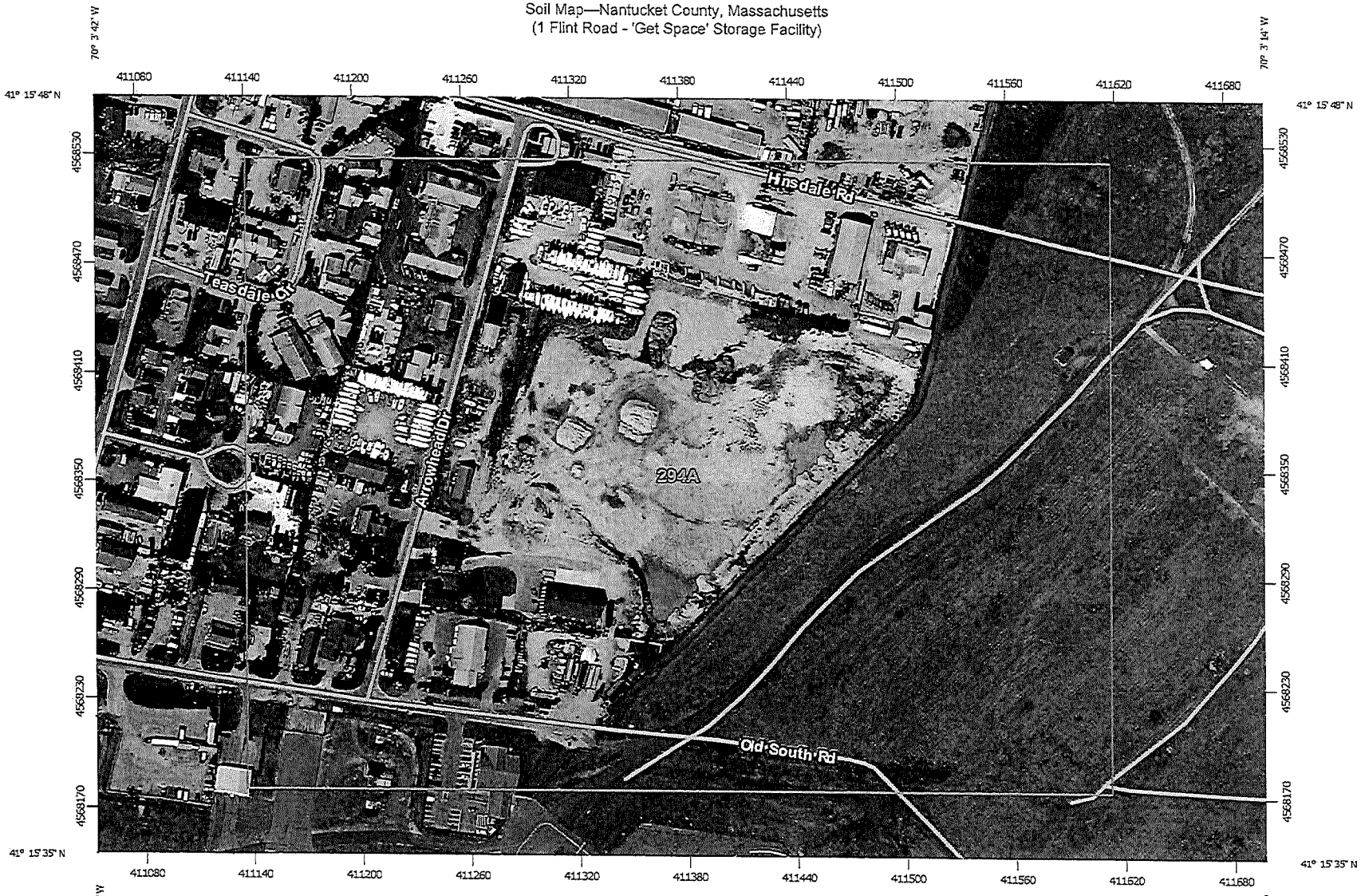
Subsurface Infiltration Systems- The subsurface infiltration system shall be inspected twice a year to ensure that the chambers are clean of debris and sediment. Access is available via the frame and covers to grade. Remove accumulated sediment and debris from the chambers and dispose at an approved off-site location. Maintenance of the upstream drainage systems BMPs, the catch basins and water quality tank, will reduce the possibility of debris and sediment accumulating in the chambers.

Operation & Maintenance Plan acknowledged/accepted

_____ _____

Applicant: Nantucket & Tomahawk, LLC Date

Soil Map—Nantucket County, Massachusetts
(1 Flint Road - 'Get Space' Storage Facility)



Map Scale: 1:2,950 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/7/2016
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nantucket County, Massachusetts
Survey Area Data: Version 12, Sep 19, 2014

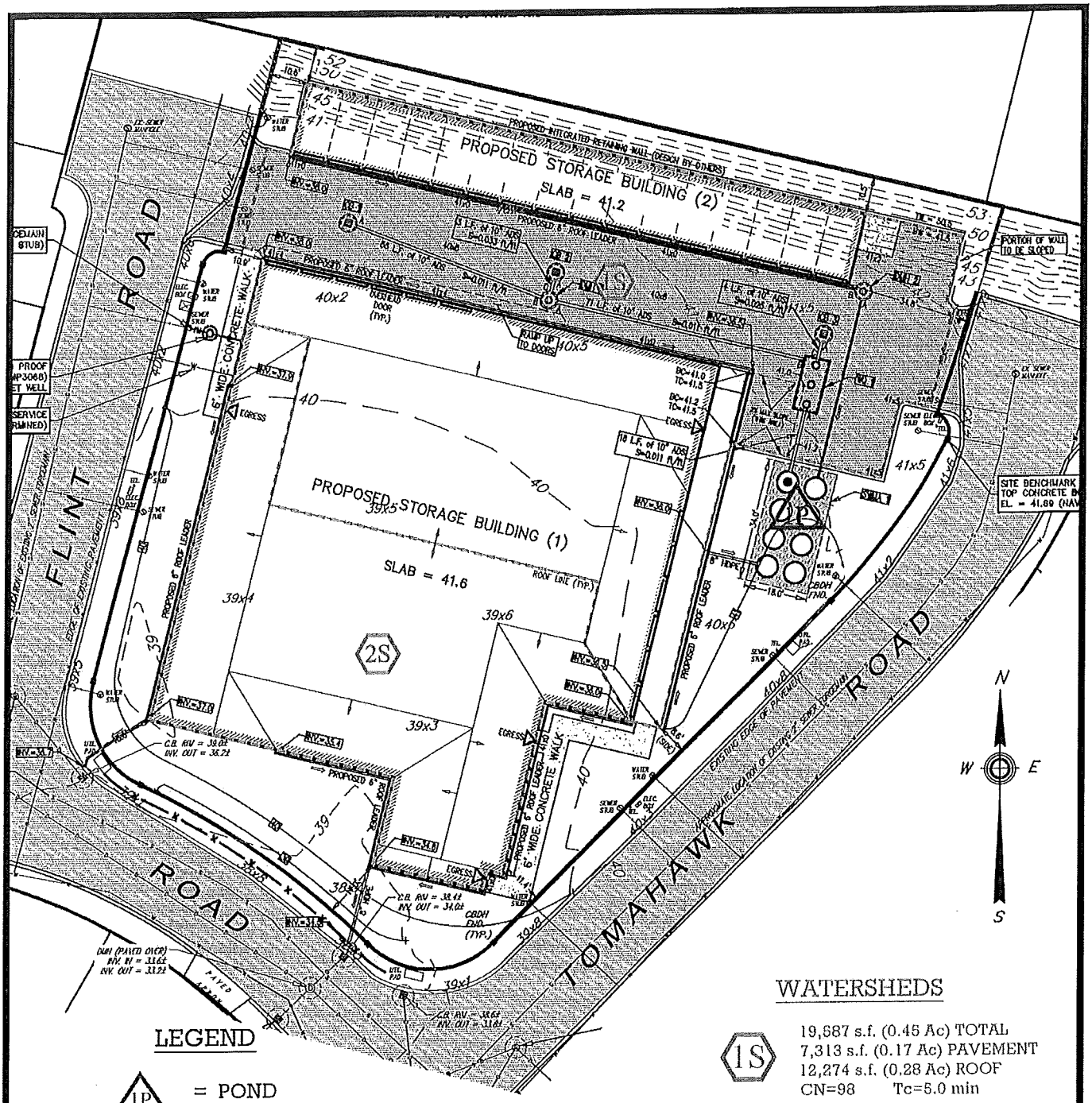
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2011—Oct 8, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Nantucket County, Massachusetts (MA019)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
294A	Evesboro sand, 0 to 3 percent slopes	41.1	100.0%
Totals for Area of Interest		41.1	100.0%



LEGEND

1P = POND

1S = WATERSHED

= WATERSHED BOUNDARY

WATERSHEDS

1S

19,687 s.f. (0.45 Ac) TOTAL
7,313 s.f. (0.17 Ac) PAVEMENT
12,274 s.f. (0.28 Ac) ROOF
CN=98 Tc=5.0 min

2S

21,829 s.f. (0.50 Ac) TOTAL
1,148 s.f. (0.03 Ac) PAVEMENT
9,133 s.f. (0.21 Ac) ROOF
11,548 s.f. (0.26 Ac) GRASS
CN=67 Tc=5.0 min

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POST-DEVELOPMENT WATERSHED PLAN

MAJOR COMMERCIAL DEVELOPMENT
1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 thru 347

Prepared for:

Date: APRIL 8, 2016
Rev:
Drawn By: RMM/BEI
Checked: DFB

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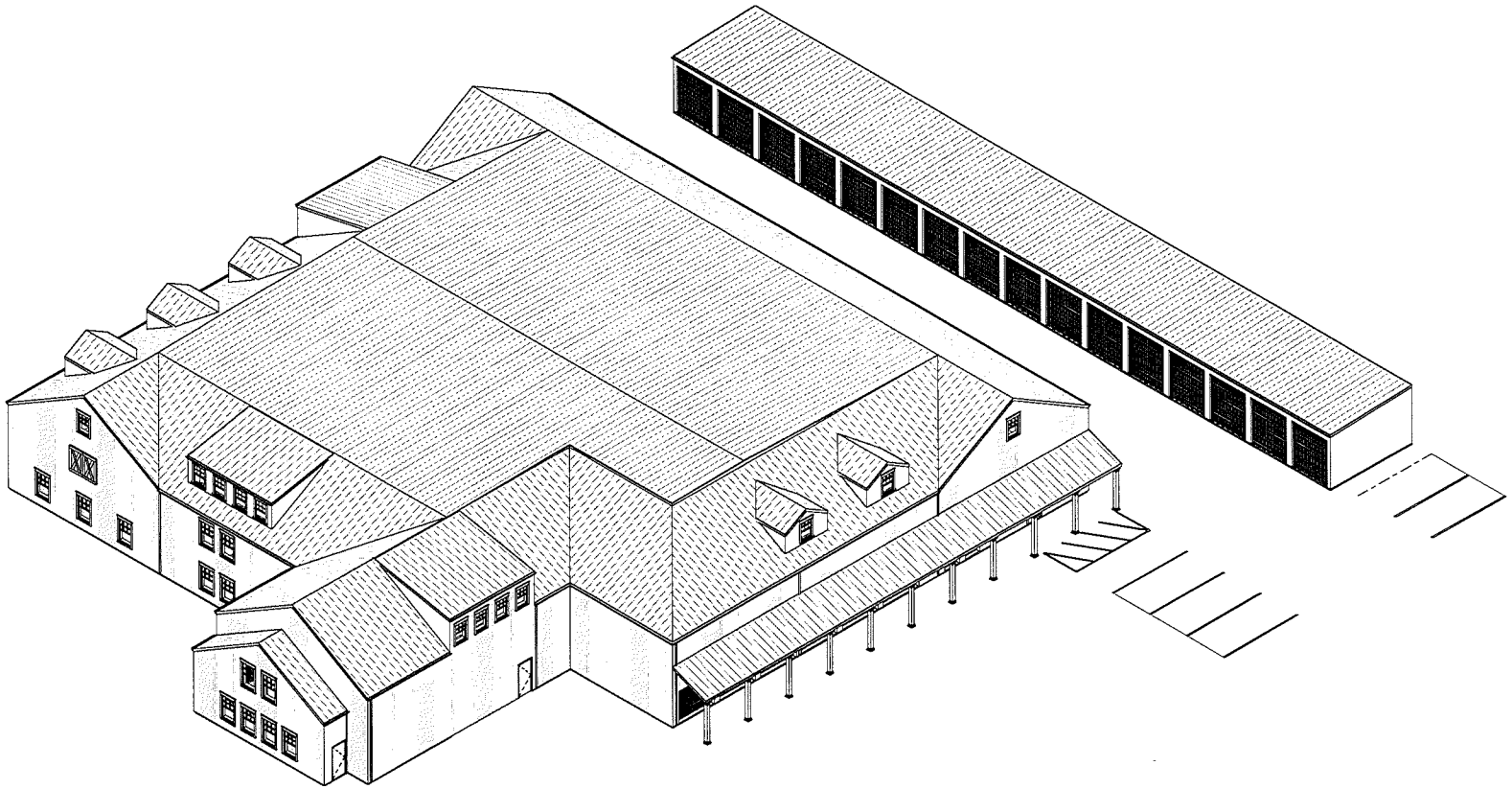


get_space
237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-4248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

No.	Description	Date

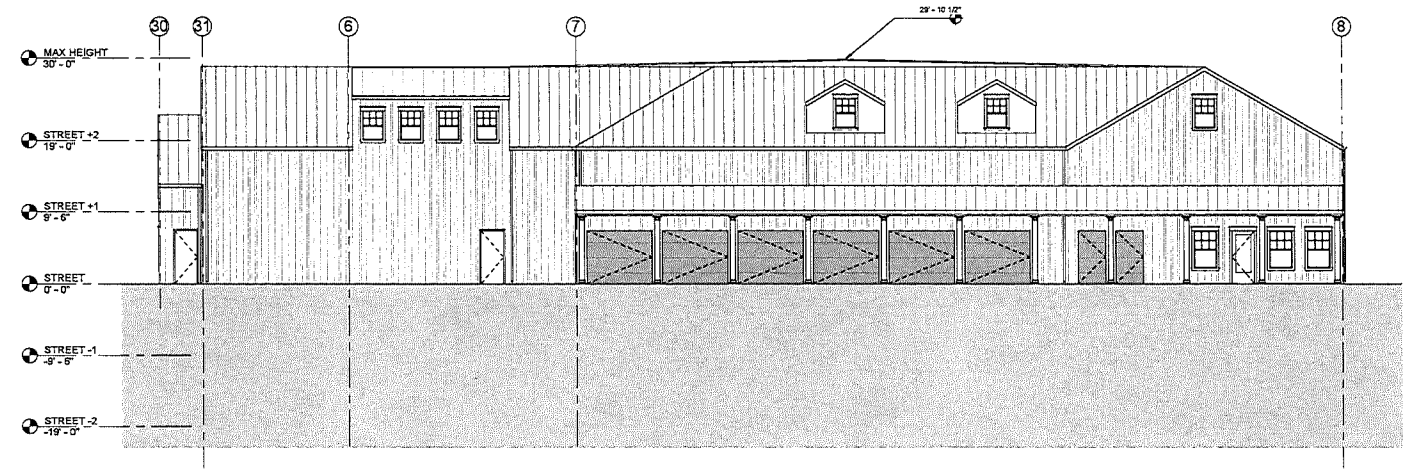
RE-901

3D AXONOMETRIC

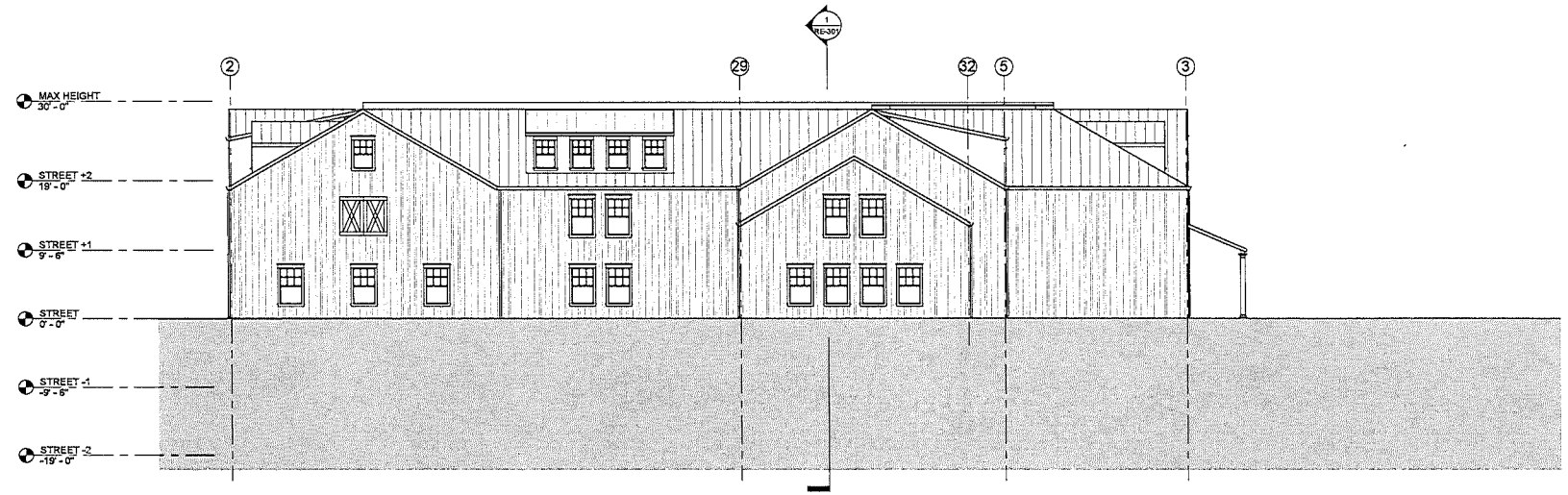
22" x 34" (ANSI D)

SCHEMATIC DESIGN

4/5/2016 4:08:43 PM



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA
02554

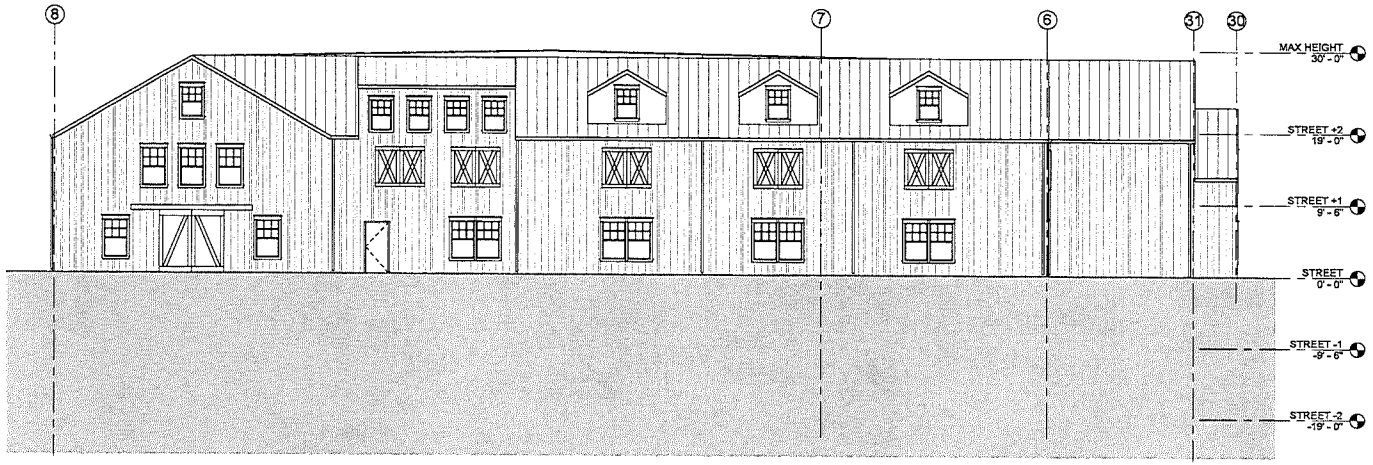
No.	Description	Date

RE-201

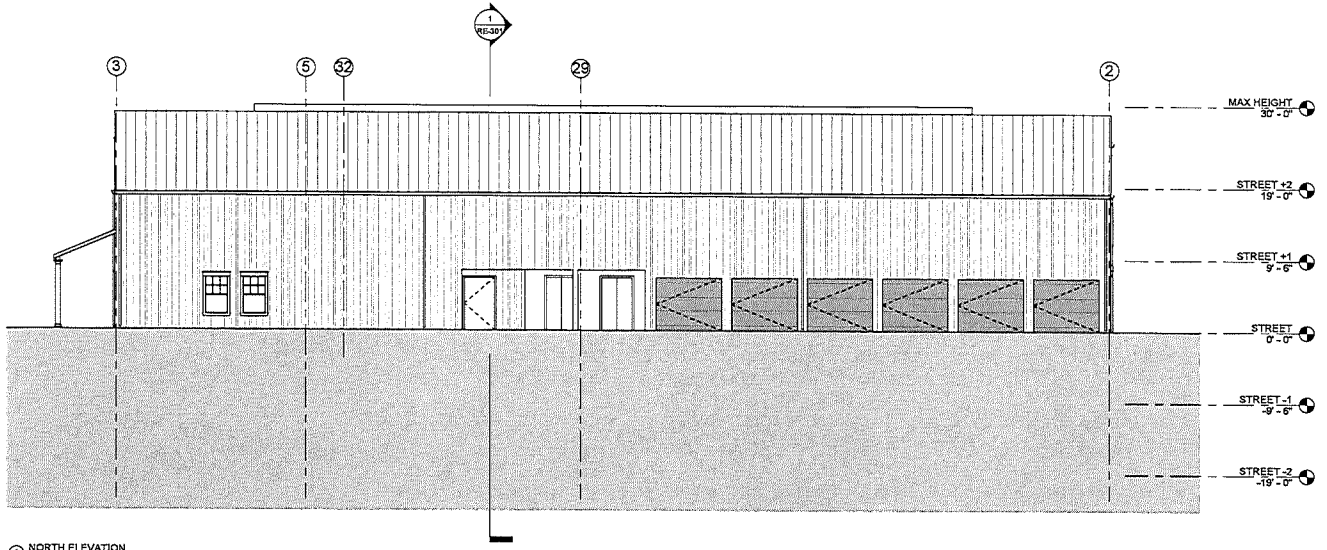
BUILDING A ELEVATIONS

22" x 34" (ANSI D) | 1/8" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:37 PM



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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(503) 974-4248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA
02554

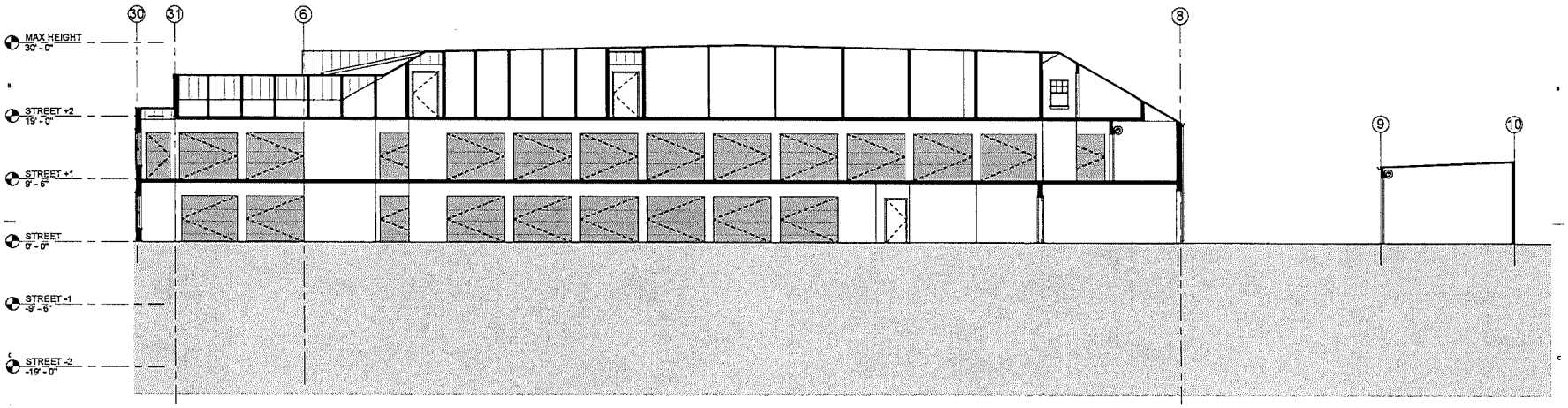
No.	Description	Date

RE-202

BUILDING A ELEVATIONS

22" x 34" (ANSI D) | 1/8" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:39 PM



get_space
237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-4248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

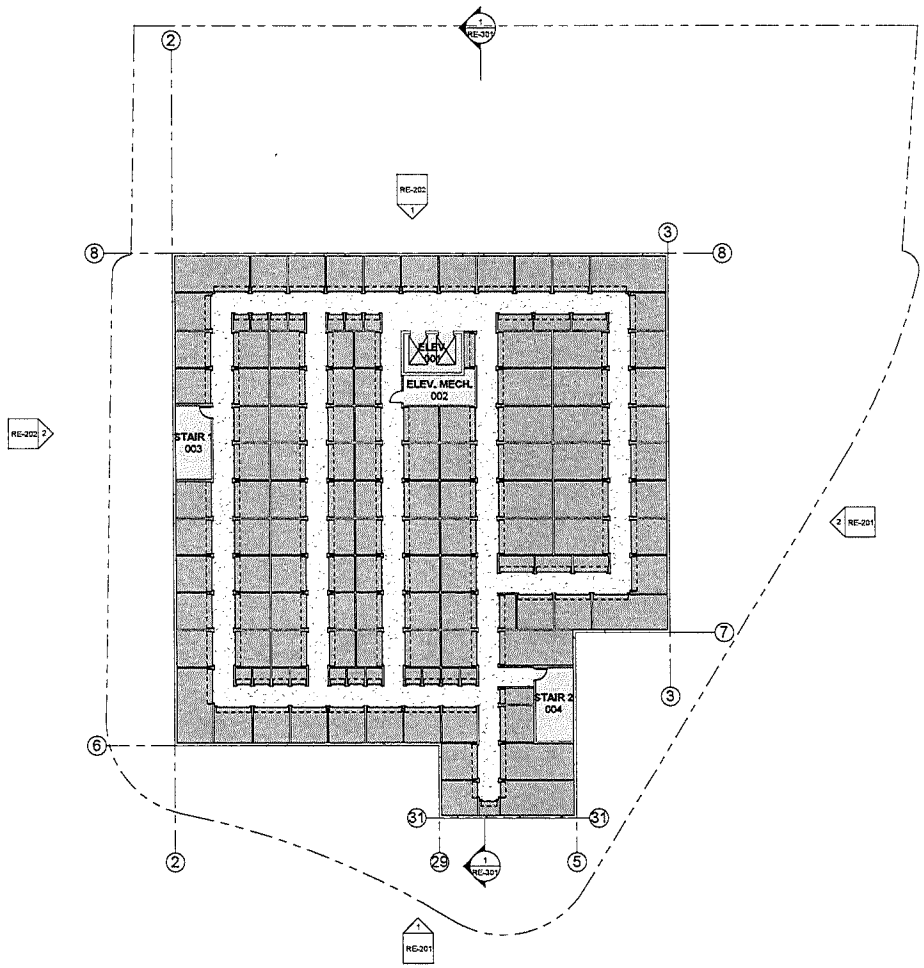
No.	Description	Date

RE-301

BUILDING SECTIONS

22" x 34" (ANSI D) | 1/8" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:41 PM



get_space
237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-6248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

No.	Description	Date

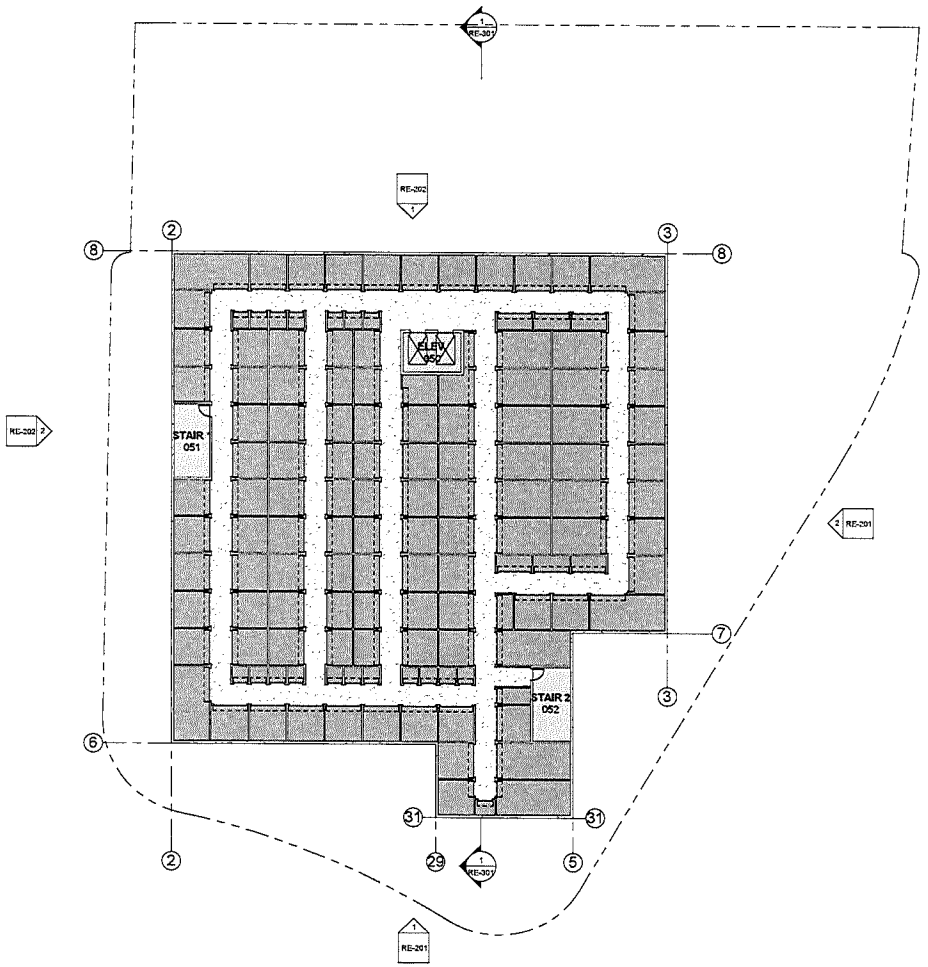
RE-110

STREET LEVEL -2 PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:30 PM

Below Grade 2



get_space
237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-4248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

No.	Description	Date

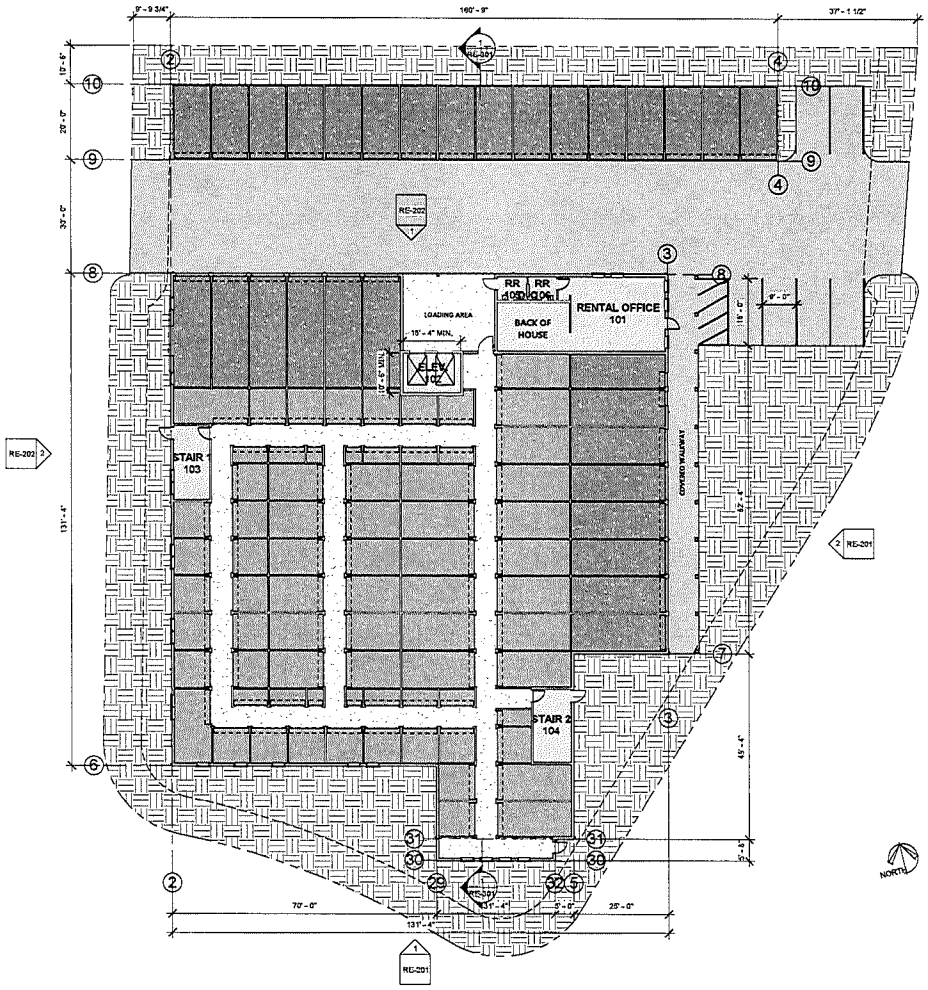
RE-120

STREET LEVEL -1 PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:32 PM

Below Grade 1



get_space
237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-4248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA
02554

No.	Description	Date

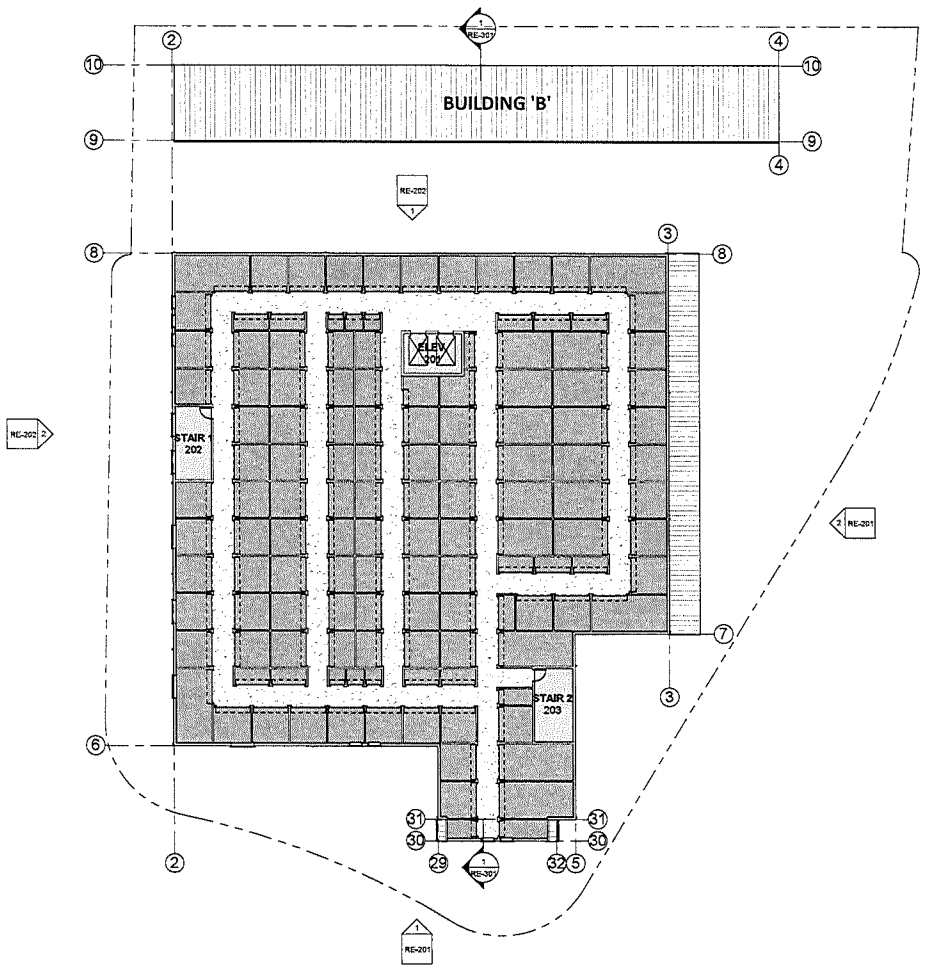
RE-130

STREET LEVEL PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:33 PM

At Grade



get_space
237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-4248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

No.	Description	Date

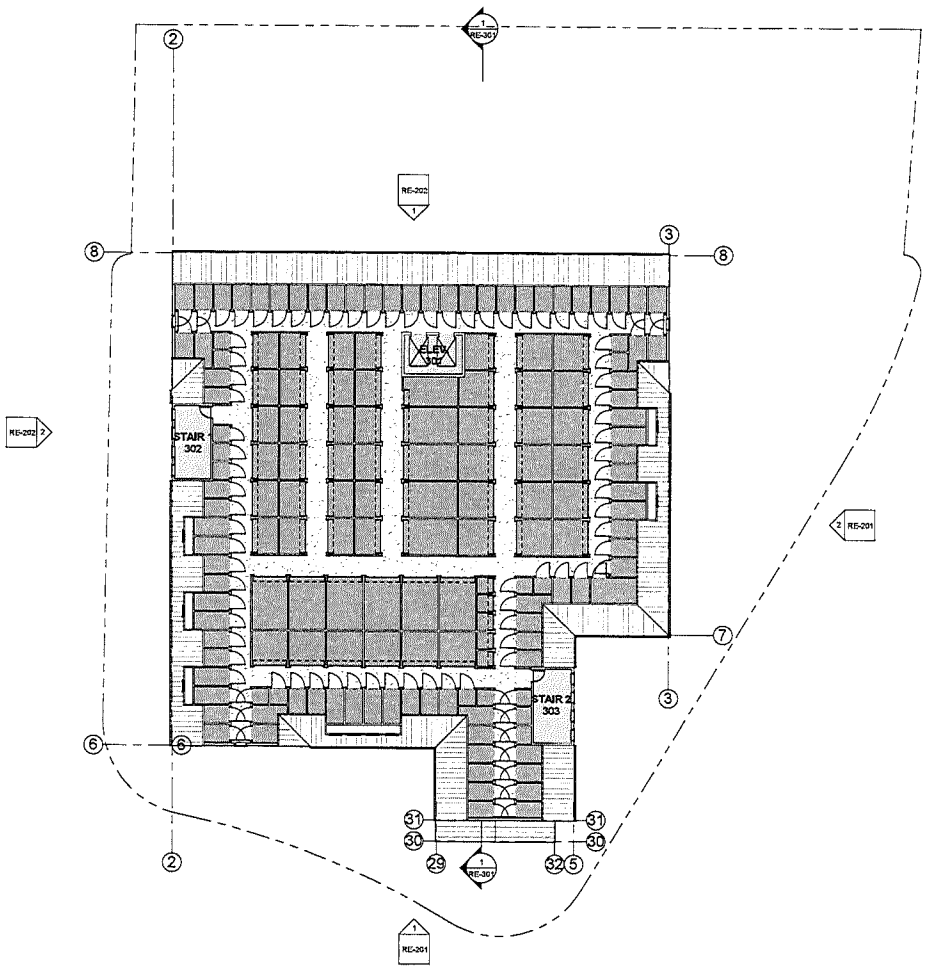
RE-140

STREET LEVEL +1 PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:34 PM

Level 2
above Grade



get_space
237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-4248
DESIGN@GETSPACE.COM

NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

No.	Description	Date

RE-150

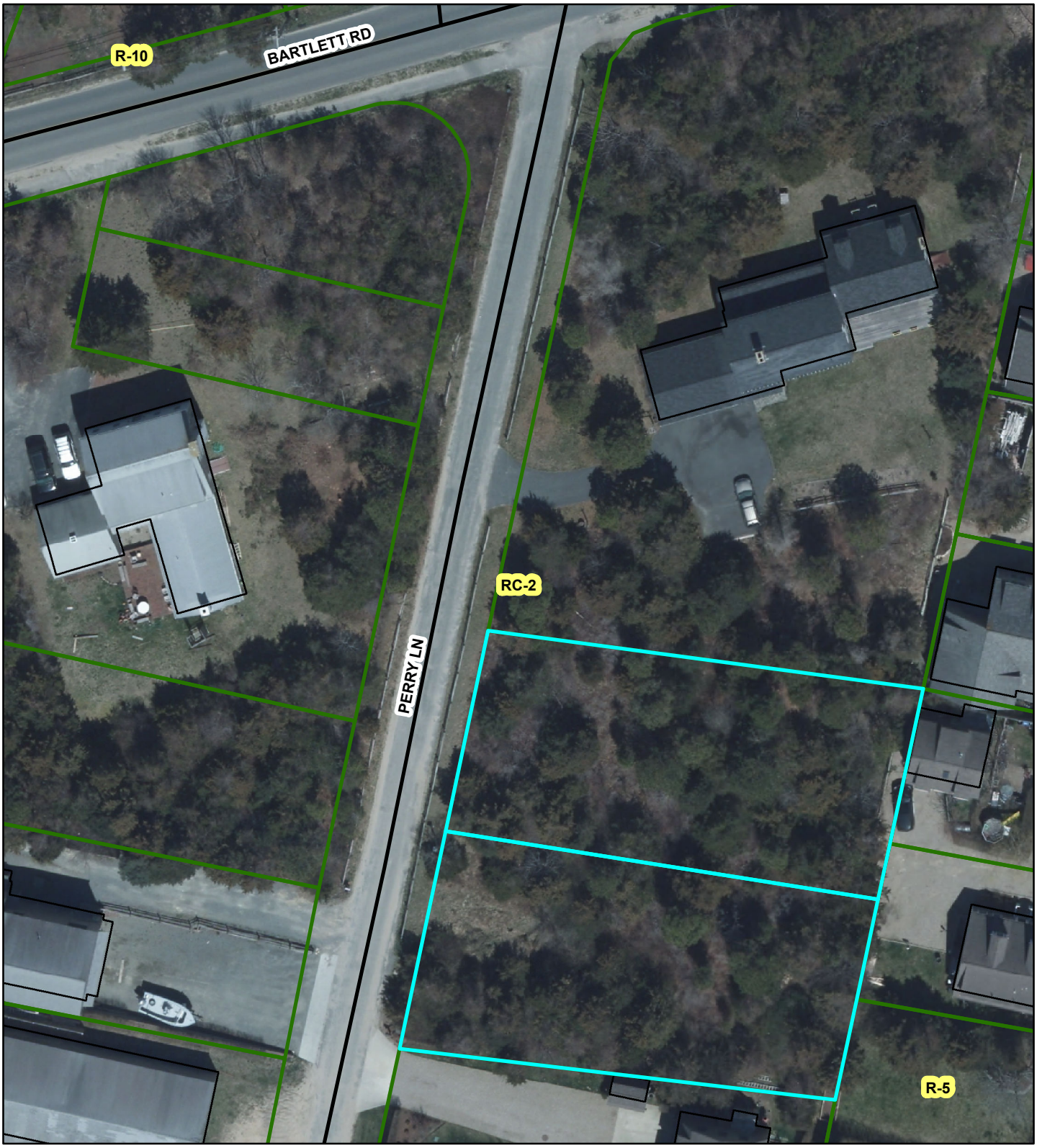
STREET LEVEL +2 PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:35 PM

Level 3
above Grade

#22-16 & #23-16 Special Permits
Walter J. Glowacki
4 & 6 Perry Lane
Map 67 Parcels 725.3 & 725.4



Holly Backus

From: Holly Backus
Sent: Monday, June 06, 2016 8:56 AM
To: 'Frances Scarcille'; nikki
Cc: Catherine Ancero
Subject: RE: Electronic Copies Of Materials Submitted For 4 & 6 Perry

Good Morning Frances,

Thank you for the electronic copies. We look forward to the hard copies.

Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Frances Scarcille [mailto:frances.scarcille@gmail.com]
Sent: Sunday, June 05, 2016 9:30 PM
To: Holly Backus; nikki
Subject: Electronic Copies Of Materials Submitted For 4 & 6 Perry

Dear Holly,

Attached here, are the electronic copies of the materials which I Express Mailed to Nikki on Friday. She will bring you these hard copies this morning (Monday, June 6th). In addition, I have mailed a couple extra "packages" directly to you (with regular mail).

******* JUNE 6th ELECTRONIC SUBMISSION FOR 4 AND 6 PERRY LANE*******

Included in the submission are the following (see attachments):

1. **2-page brief description of numbered revisions / updates, made to our engineer's site drawing, as per your requests.**
2. **Revised Engineer's Site Plan Drawing (24 X 36)**
3. **Revised Engineer's Site Plan Drawing (11 X 17)**
4. **Tree Expert's sketch and schedule for Walter's planting of Leland Cypress (also see item #1)**
5. **Photo of Leland Cypress Trees**
6. **Photo of Fence (to screen south, east, and west)**

Holly, hopefully this will meet with everyone's approval, and still be fair to Walter.
Let me know. Take care.

Thanks,
Frances

June 3, 2016 For: WALTER GLOWACKI 4 & 6 PERRY LANE

SPECIAL USAGE PERMIT REQUESTED UPDATES

*****Photographs & Drawings Will Accompany Our Formal Submission*****

The following requested updates have been made in the plans for the property of Mr. Walter Glowacki at 4 and 6 Perry Lane. These updates are reflected in the accompanying engineer's site plan drawing. (John Spink, P.E.)

1. LELAND CYPRESS SCREENING (Front Hedge)

Leyland Cypress Trees, are fast growing privacy trees.
It is known for its fast growth rate of **around 3 feet** per year.
The Leyland Cypress Tree is perfect for those searching for privacy, or nice property line barrier. Leyland Cypress is a hardy plant that grows to be up to 35-40 feet tall.

The entire frontage (western side) of 4 & 6 Perry Lane will be planted- out with a screening hedge of Leland Cypress tress, provided by Luther Bates of Cape Cod Cypress Trees in Chatham. (see attached photo, and sketched diagram of planting schedule)
The landscape plan reflects the planting of twenty-six (5 - 6 ft) Leyland Cypress Trees at 4 & 6 Perry Lane, Nantucket for Walter Glowacki. In this plan there are two lines of trees, one on either side of the driveway, running parallel to Perry Lane. I have spaced the trees at 5 ft apart on center (trunk to trunk distance), with a 2 ft row offset (zigzag pattern) with the objective to expeditiously create a thick evergreen screen as a year-round visual and auditory buffer.
These trees are approx 2.5 - 3ft in diameter,and between 5 - 6 ft tall after planting.
(see above description of the fast growing nature of this tree)

FRONT GATE

We will be having a wooden gate (2-sided), which will open wide enough to allow for entry of large vehicles. when this gate is closed, it will afford us security, as well as completing the "screening barrier" of the Leland Cypress.

Note- Hydrangeas will be planted for property enhancement.

2. PRIVACY FENCING

The privacy fencing will be 6-foot solid wood fencing , with a lattice top. (see accompanying photographs)
As per your request, we have fully extended the fence the entire length of the south side of the property. In addition, the fence will be constructed across the entire back of the property (east side). The fence will also be constructed across

the entire left side of the property (north side), even though there are thickly grown trees, belonging to Walter already there.

3. SET BACK

We will make the set-back 5 and 1/2 ft (as opposed to the 5 ft required by law).

4. LANDSCAPE PLAN and PARKING and LOADING ARRANGEMENT

The current drawing (engineer's site plan) should be sufficient as it depicts this quite readily. The rendering depicts the driveway, apron, materials used (Belgian block and shells or gravel) , and so forth.
As far as any other landscaping, Mr Glowacki is fond of enhancing his properties with hydrangeas and trees.
See also item # 1 above.

5. PARKING SPACES

Our engineer has indicated the 6 parking spaces.
Peter said that the board wanted to see some parking spaces
As with all properties, parking spaces are required. This is NOT "outdoor storage", and no business is to be conducted here.
Remember the driveway, and apron are shared by 4 and 6 Perry.
Parking space requirement / allowance should reflect this.

6. LIGHTING

Our engineer has added the requested solar lighting for outdoor safety.

24-LELAND
CYPRESS AND
SPILIT RAIL

2 LINES OF LELAND
CYPRESS 5'-6' x15 GAL.,
5' O.C., MID SPACE
STAGGERED AND 2'
APART.

10' SET BACK LINE

LOT 4
LOT 6

DRIVE
12' WIDE
5' RETURN RADIUS
10' LONG SET
BELGIAN BLOCK

10 - HYDRANGES

24-LELAND
CYPRESS AND
SPLIT RAIL FENCE

PERRY LANE

EDGE OF PAVEMENT

N 12° 04' 50" W
70.00'

N 77° 55' 10" W
137.10'

EXISTING TREE LINE

6' TOTAL HEIGHT
WOOD FENCE
WITH LATTICE TOP
NATURAL
WEATHERING

5' SET BACK LINE

BUILDING 5.5' SET BACK

70'

DRIVE CRUSHED
SHELLS OR
GRAVEL

OVERHEAD DOOR

BUILDING FOUNDATION SET
INSIDE SETBACK LINE

RIDGE ELEVATION
14'-8"

49'

MAP 67 LOT 425.4

SHINGLED STEEL
BUILDING
OVERHEAD DOORS

SOLAR LIGHT

6' HIGH x 12' WIDE
WOODEN GATE

EXTERIOR OF
BUILDING SIDED
WITH SHINGLES

6' TOTAL HEIGHT
WOOD FENCE
WITH LATTICE TOP
NATURAL
WEATHERING

DRIVE CRUSHED
SHELLS OR
GRAVEL

PARKING & DRIVE
CRUSHED SHELLS
OR GRAVEL

WOOD FRAME
BUILDING

GARAGE
22' x 22'
RIDGE
ELEV.
14'-0"

10'x20' PARKING ①
10'x20' PARKING ②
10'x20' PARKING ③
10'x20' PARKING ④
10'x20' PARKING ⑤
10'x20' PARKING ⑥

MAP 67 LOT 425.3

BUILDING FOUNDATION SET
INSIDE SETBACK LINE

LOAM/SEED &
LANDSCAPE

5' SET BACK LINE

N 77° 55' 10" W
137.10'

6' TOTAL HEIGHT
WOOD FENCE
WITH LATTICE TOP
NATURAL
WEATHERING

EXISTING TREE LINE

PROPERY DATA FROM PLAN OF
LAND, REGISTRY OF DEEDS,
PLAN 22, PAGE 91 (1/17/1984 REG.)

LOT 4
LOT 6

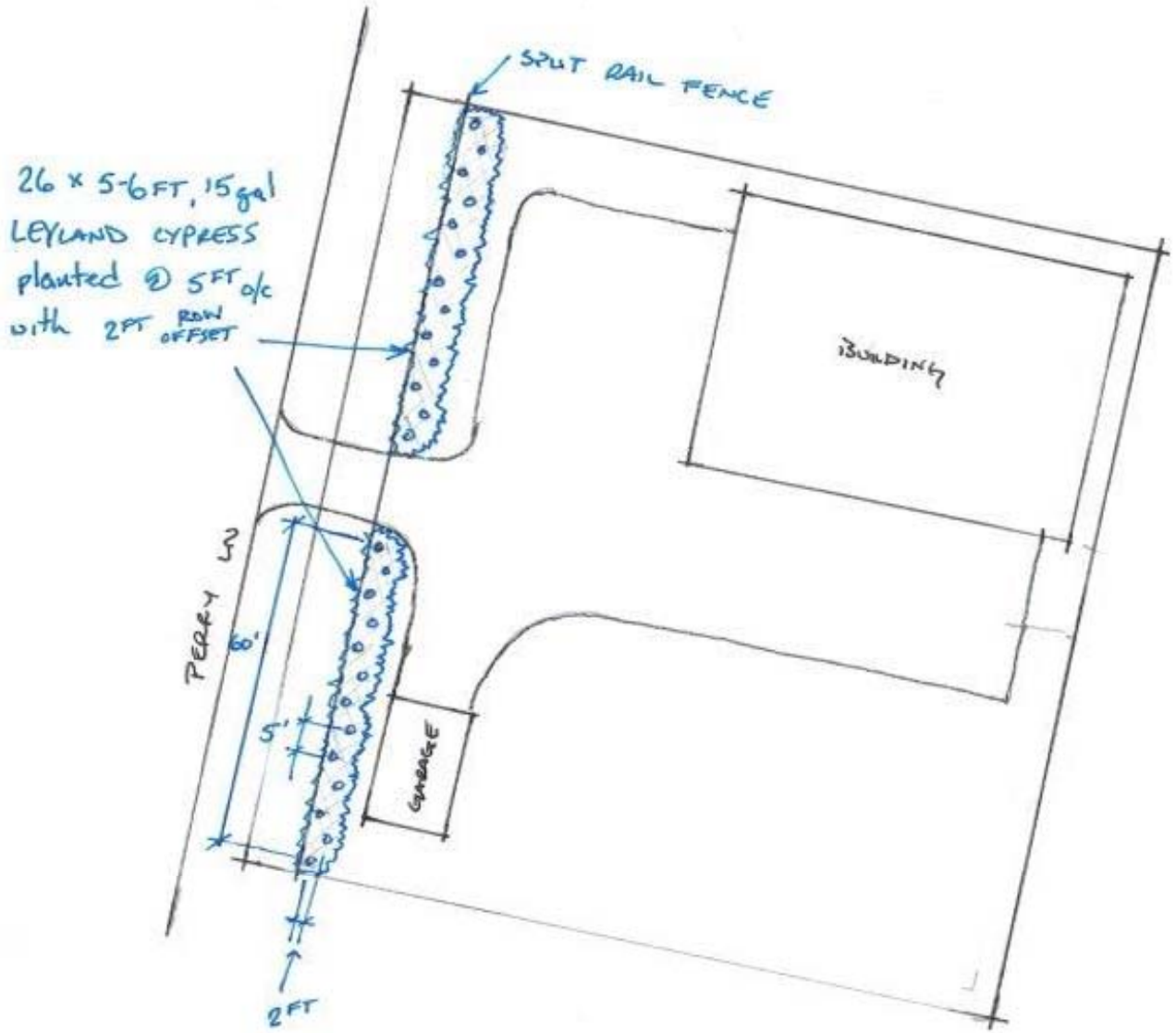
20 15 10 5 0 20 40

SCALE 1"=20'

CHARLES T. CAMP
No.38377
REGISTERED
LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS

JOHN CULVER SPINK
No. 30097
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

PROJECT: GARAGE INSTALLATION 4 & 6 PERRY LANE PARCELS 425.4 & 425.3 NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346-1052 774-766-0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 6/3/16 DRAWN/CHECK: JCS SCALE: 1"=20'
PLAN SET: PLOT/SITE PLAN		DRAWING: PLOT/SITE PLAN	SHEET NO. 1



CAPE COD LEYLAND CYPRESS

5/26/16

N

1" = 32FT

0 20 40

GLOWACKI

4 PERRY LANE, HANT

Holly Backus

From: Holly Backus
Sent: Thursday, June 02, 2016 10:32 AM
To: 'Frances Scarcille'; pkyburg@gmail.com
Cc: Catherine Ancero
Subject: RE: Please Let Me Know What You Think ASAP

Hi Frances,

I agree with you on the fence. The Board was adamant about screening this property from the neighbors and having the fence around all sides would help.
Please note that the Board was also adamant about having the larger building moved back from side and rear property lines. The Board may be inclined to request landscaping around the perimeter of the properties, instead of along the front. One of the photos that you emailed showed vegetation from the "left side" of the property. If the intent is to show the existing to be retained for screening purposes, than it would make sense to show the existing vegetation on the proposed plan. Also, what is the proposed lighting for the site?

Please let me know if you have any questions.
Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Frances Scarcille [mailto:frances.scarcille@gmail.com]
Sent: Thursday, June 02, 2016 9:55 AM
To: pkyburg@gmail.com; Holly Backus
Subject: Please Let Me Know What You Think ASAP

Hi Peter, (and Holly)

Can you please look at this update of the plot plan, and let me know what you think. ASAP. The engineer will change whatever we want. I wonder if we should have a fence all the way across the back (as opposed to leaving if off where the building is)?

Thanks,
Frances

Holly Backus

From: Holly Backus
Sent: Friday, June 03, 2016 12:59 PM
To: 'Frances Scarcille'
Cc: Catherine Ancero; 'Peter Kyburg'
Subject: RE: Drawing For 4 and 6 Perry Lane

Thank you Frances.

The North side property line that you reference; are the trees located on the subject lot or the neighbor's lot? That's very important.

Yes, these hard copies are for Monday's deadline. Two hard copies are fine, along with a PDF.

The parking spaces are new; if this is for personal storage, what is the purpose of the parking spaces?

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Frances Scarcille [mailto:frances.scarcille@gmail.com]
Sent: Friday, June 03, 2016 11:12 AM
To: Holly Backus
Subject: Drawing For 4 and 6 Perry Lane

Hi Holly,

Here is the drawing for 4 and 6 Perry Lane.
As you can see, it even shows solar lighting. (and hydrangeas!)
Lots of screening, and fencing, etc..

We will also submit a drawing exactly like this, but without a fence on that north side which is naturally screened by a thick line of trees.

For those hard copies you need, are they for June 6th ? Also, do you want them to be 24 X 36 ? 3 copies ?

Holly Backus

From: Frances Scarcille [frances.scarcille@gmail.com]
Sent: Friday, June 03, 2016 1:36 PM
To: Holly Backus; pkyburg@gmail.com
Subject: Answer To Your Questions

Categories: Planning Board Matters

Hi Holly,

In answer to your questions:

1. Those trees are Walter's; however, we will just go ahead and put up the fence (for a symmetrical appearance) on both north and south sides. That should keep everyone happy!

2. Peter said that the board wanted to see some parking spaces. As with all properties, parking spaces are required. This is not "outdoor storage", and no business is to be conducted here.

I will get you two hard copies of the drawing. I was thinking also of including photos of the fence, trees, etc.
Also, a little written description of the changes.
Would that be good ?

Thanks,
Frances

Holly Backus

From: Holly Backus
Sent: Friday, June 03, 2016 1:51 PM
To: 'Peter Kyburg'; Frances Scarcille
Cc: Catherine Ancero
Subject: RE: parking 4 Perry
Attachments: Site Plan June 2 4 & ^ Perry Lane.pdf

Hi Peter,

I do see in my notes from the last meeting that they Board asked for parking; my apologies. Although there is no dwelling proposed on the property, I would recommend reducing that down to two parking spaces; the required amount for a dwelling in the RC-2 zoning district. The Board can clarify on the amount at the meeting, should that not be sufficient.

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Peter Kyburg [mailto:pkyburg@gmail.com]
Sent: Friday, June 03, 2016 1:10 PM
To: Holly Backus; Frances Scarcille
Subject: parking 4 Perry

Holly,
The parking spaces were requested in the list of items the board indicated they would like to see on the plan. We are not conducting any kind of business that would require spaces per se. We can take them right back off the plan, if need be.
PK

--

--
Peter D. Kyburg, Esq.
Law Offices of Peter D. Kyburg, P.C.
18 Broad Street
Nantucket, MA 02554
Telephone (508) 228-2790

Fax (508) 228-7852

email: pkyburg@gmail.com
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Holly Backus

From: Holly Backus
Sent: Friday, June 03, 2016 1:54 PM
To: 'Frances Scarcille'; pkyburg@gmail.com
Cc: Catherine Ancero
Subject: RE: Answer To Your Questions

Thanks Frances,

We just want the plans to clearly represent what is existing and what is proposed in relation to the existing vegetation.
Thank you for the clarification on the use.
The items you emailed previously should be included in your re-submittal and a description would be highly recommended.

Please let me know if you have further questions.
Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Frances Scarcille [mailto:frances.scarcille@gmail.com]
Sent: Friday, June 03, 2016 1:36 PM
To: Holly Backus; pkyburg@gmail.com
Subject: Answer To Your Questions

Hi Holly,

In answer to your questions:

1. Those trees are Walter's; however, we will just go ahead and put up the fence (for a symmetrical appearance) on both north and south sides. That should keep everyone happy!

2. Peter said that the board wanted to see some parking spaces. As with all properties, parking spaces are required. This is not "outdoor storage", and no business is to be conducted here.

**I will get you two hard copies of the drawing. I was thinking also of including photos of the fence, trees, etc.
Also, a little written description of the changes.
Would that be good ?**

**Thanks,
Frances**

Holly Backus

From: Holly Backus
Sent: Friday, June 03, 2016 11:13 AM
To: 'Peter Kyburg'; Catherine Ancero; Frances Scarcille; Nikki
Subject: RE: Proposed Easement for Common Driveway, 4 and 6 Perry Lane

Thank you Peter.
We will provide to the Board.

PLANNING BOARD

FILE # 22-16 AND 23-16

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Peter Kyburg [mailto:pkyburg@gmail.com]
Sent: Friday, June 03, 2016 10:58 AM
To: Holly Backus; Catherine Ancero; Frances Scarcille; Nikki
Subject: Proposed Easement for Common Driveway, 4 and 6 Perry Lane

Holly:
Please find the Draft Easement as captioned above.
Please let me know if you have any questions or comments on the same.
Peter.

--

--
Peter D. Kyburg, Esq.
Law Offices of Peter D. Kyburg, P.C.
18 Broad Street
Nantucket, MA 02554
Telephone (508) 228-2790

Fax (508) 228-7852

email: pkyburg@gmail.com
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COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

DECLARATION OF EASEMENT

WHEREAS WALTER J. GLOWACKI, (hereinafter "Glowacki") is the developer of two lots on Perry Lane (numbers 4 and 6); and

WHEREAS the plans as approved by the Nantucket Planning Board called for common driveways entering onto Perry Lane in order to reduce the curb cuts entering onto Perry Land; and

WHEREAS Glowacki has constructed the driveway aprons and curb cuts in accordance with said plans; and

WHEREAS Glowacki would like to memorialize the existence of said common drive to insure that adjacent lot owners use this common drive;

NOW THEREFORE, Glowacki hereby establishes the following easements, as a common scheme for the benefit of both lots on Perry Lane.

1. The following enumerated lots shall share a common driveway:

(a) Lot 4 and Lot 6 on Plan 22, Page 91, registered on January 17, 1984 in the Nantucket Registry of Deeds.

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss Date: June ____, 2016

The foregoing instrument was sworn to and acknowledged before me, notary public, by Walter J. Glowacki, who identified himself by _____ presenting identification which was a , or, _____ as being personally known to be the person whose name is signed on the foregoing instrument, and acknowledged to me that he signed it vountarily for its stated purpose, as his free act and deed.

_____
Notary Public
My commission expires:

Legal Counsel (Peter Kyburg (zoning lawyer)

Nantucket Planning Board

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

APR 8 2016 AM11:27

Application for a Special Permit

Date: March 23, 2016 File #: 22-16

Name of development: _____

Owner(s) name(s): Walter J. Glowacki

Mailing address: 3 Waydale Rd. (office); Box 28; Nantucket 02554

Phone number: (484)-222-1888 Fax number: _____ E-mail: (cell) 484-222-1888

Applicant's name: Frances Scarcille / frances.scarcille@gmail.com

Mailing address: 484-222-1888

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

* Engineer / surveyor's name: John Spink P.E / MA # 30097

Mailing address: 59 Clay St.; Middleboro, MA. 02346

Phone number: 774-766-0544 Fax number: _____ E-mail: jspink1@gmail.com

Location of lot(s):

- ☑ Street address 4 Perry Lane; Nantucket, MA. 02554
- ☑ Tax Assessors Map 67 Parcel 425.4
- ☑ Nantucket Registry of Deed: Plan Book 1434 and Page 168 **OR**

Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 9,792 sq. ft. Zoning District: RC-2

Special Permit sought: (check one) (for usage)

- ○ Cluster subdivision
- ○ Commercial WECS
- ○ Driveway Access/Curb Cut Special Permit
- ○ Harbor Overlay District (HOD)
- ○ Major Commercial Development (MCD)

* Note: If we must have a local surveyor, (engineer) we will enlist Paul Santos of Nantucket Surveyors.

- ○ 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
139-7.A	Personal storage (interior) for personal tools and equipment such as landscaping; mowers; snow-plow; etc. also: Sports equipment such as jet-skis; boats; boat trailers, etc. (see attached explanation)

Specify all associated Zoning Code relief sought:

Section	Description
	Note: Peter Kyburg is currently generating a common Driveway Easement document. He will submit to Marcus Silverstein. Walter Glowacki owns both 4 and 6 Perry Ln. The Driveway Easement is for 4 Perry. (shared with 6 Perry)

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. (see attached permission document)

Walter J Glowacki

Owner(s)' Signature(s)

Frances Scarcille

Applicant's Signature

I/we Walter J. Glowacki, the undersigned, hereby authorize Frances Scarcille (agent) Peter Kyburg (lawyer) 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.

Walter J Glowacki

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
- ☑ Completed application form
- ☑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

Frances Scarcille (agent) 484-222-1888
Peter Kyburg (legal counsel) zoning lawyer

I authorize Frances Scarcille to act on my behalf regarding HDC compliance for my property at 4 and 6 Perry Lane.
(Map 67 ; Parcel 425.3 / 425.4)
Also includes Planning Board and Bldg. Dept.
(All special permits included.)

Walter J. Glowacki

Walter J. Glowacki

August 28, 2015 / March 2016

* Note: Peter Xyburg (Walter's zoning lawyer) will be handling any special permitting (including Planning Board) (in conjunction with Frances Scarcille)

Letter of Explanation For SPECIAL USAGE PERMIT

Property: 4 Perry Lane
Owner : Walter Glowacki

Walter Glowacki is requesting a Special Usage Permit for his property at 4 Perry Lane. The usage is for personal storage (interior).

This request entails the respectful honoring of the visual impact of the Perry Lane neighborhood, with diligent consideration for the neighboring properties.

Mr. Glowacki has recently sold 100 acres of land, here on Nantucket. Most of the possessions which had been "housed" on this (sold) land will be removed from the island. There are, however, some personal items which are used by Walter (and members of his household). These items include tools and equipment for the maintenance of his personal residential properties, and for the maintenance of his rental and business properties. Included in this list of items, which require (out-of-sight) storage, are lawn mowers; snowplows ; tree spades ; pool / patio furniture, etc..

In addition, Walter Glowacki has a large collection of costly water craft, (and other sports equipment) for his household members. This list includes jet skis and jet ski trailers ; boats and their trailers, etc..

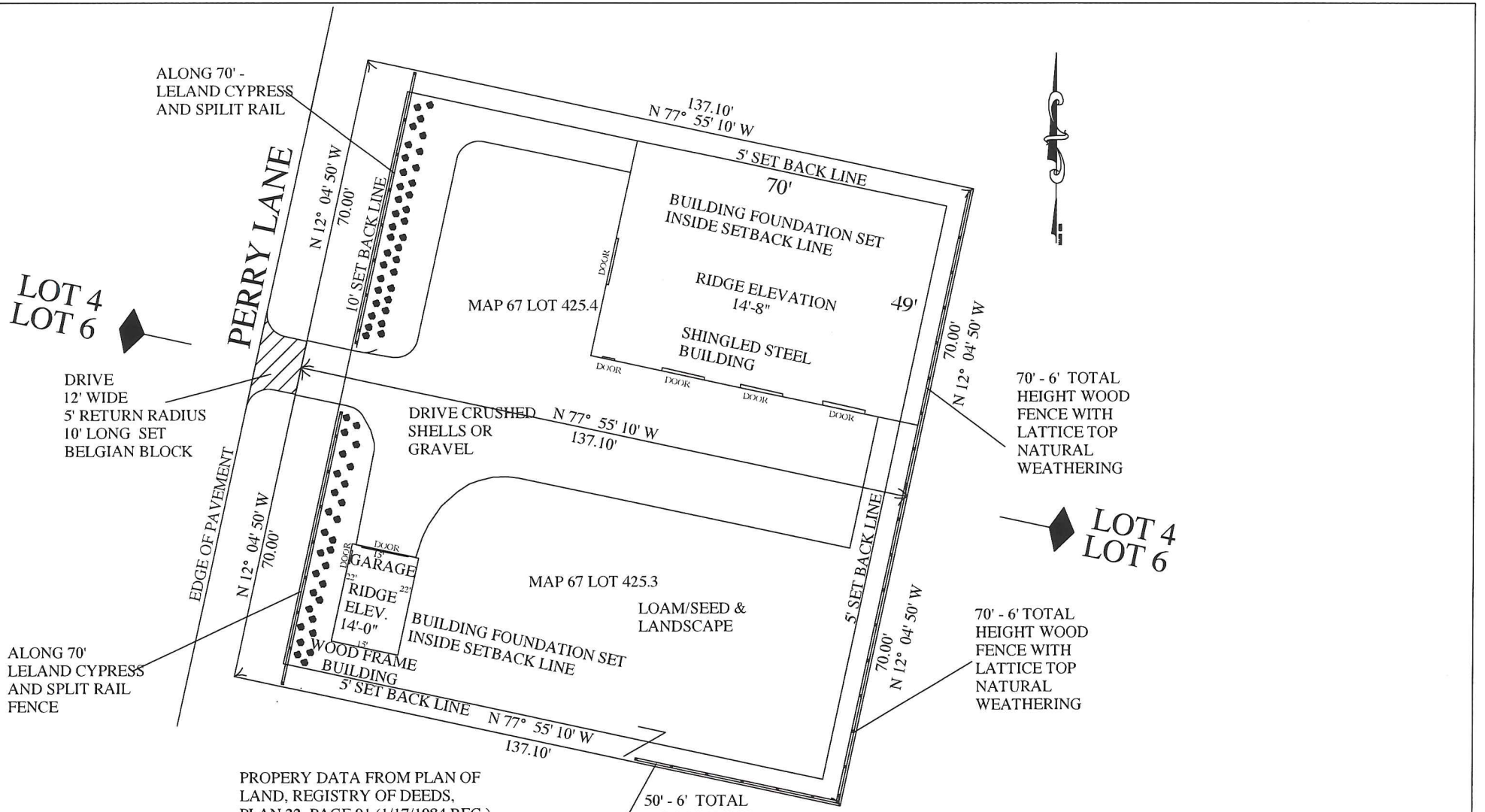
Walter is streamlining his possessions ; however, the above things are items which are used. He is seeking a Special Usage Permit to store these necessary items in a safe, neat, and tidy manner.

We have enlisted the legal services of Mr. Glowacki's lawyer. Peter Kyburg.

Thank you kindly for your consideration.

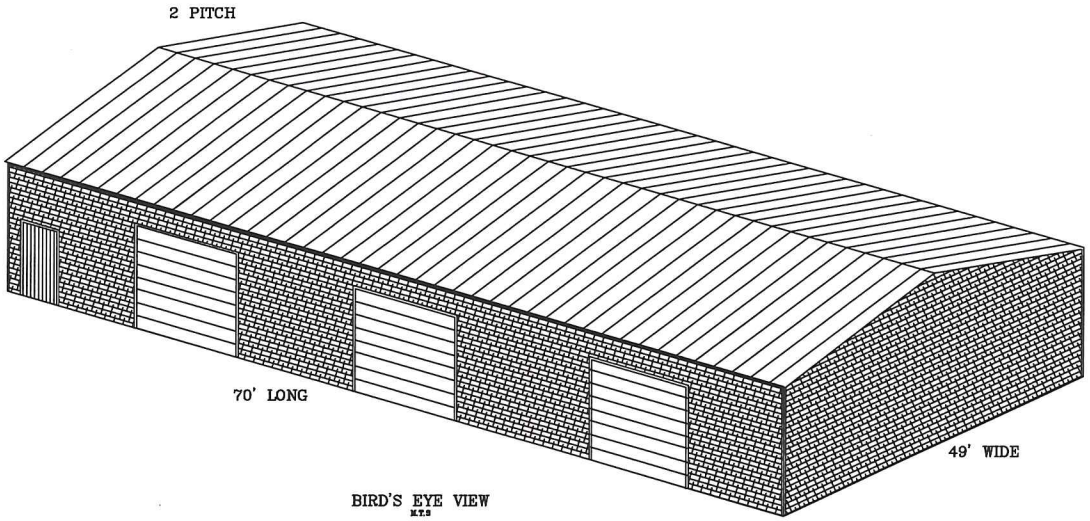
Respectfully Submitted,

Frances Scarcille (agent)
(484)-222-1888



PROJECT: GARAGE INSTALLATION 4 PERRY LANE–PARCEL 425.4 NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346–1052 774–766–0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 10/29/2015
PLAN SET: PLOT/SITE PLAN		DRAWING: PLOT/SITE PLAN	DRAWN/CHECK: JCS SCALE: 1"=20' SHEET NO. 1

2 PITCH



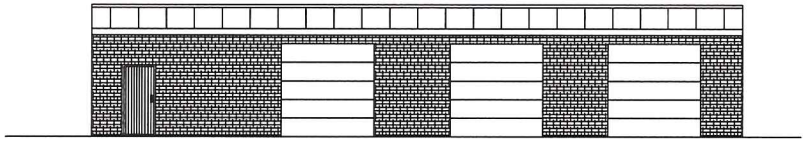
BIRD'S EYE VIEW
N.T.S.

LOOKING NORTHWEST

STEEL BUILDING

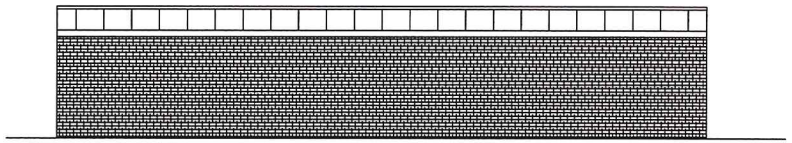
PROJECT: BUILDING INSTALLATION 4 PERRY LANE NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346-1052 774-766-0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 12/14/2015
PLAN SET: BIRD'S EYE VIEW		DRAWING: STEEL BUILDING 2 PITCH	DRAWN/CHECK: JCS
			SCALE: N.T.S.
			SHEET NO. 1

70' LONG



SOUTH ELEVATION
N.T.S

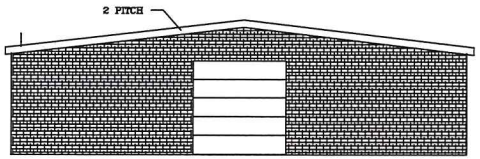
70' LONG



NORTH ELEVATION
N.T.S

STEEL BUILDING

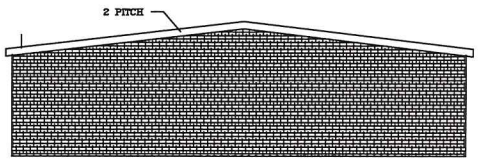
49' WIDE



15' HIGH

WEST ELEVATION
N.T.S

49' WIDE



15' HIGH

EAST ELEVATION
N.T.S

PROJECT: LARGE BUILDING 4 PERRY LANE NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346-1052 774-766-0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 12/14/2015
PLAN SET: ELEVATIONS		DRAWING: STEEL BUILDING 2 PITCH	DRAWN/CHECK: JCS
			SCALE: N.T.S.
			SHEET NO. 1

APR 11 2016 AM9:46

Nantucket Planning Board

Application for a Special Permit

Date: April 8, 2016 File #: 23-16

Name of development: _____

Owner(s) name(s): Walter J. Glowacki

Mailing address: 3 Waydale Road (office); Box 28; Nantucket 02554

Phone number: 484-222-1888 Fax number: _____ E-mail: cell: (484) 222-1888

Applicant's name: Frances Scarcille / frances.scarcille@gmail.com

Mailing address: _____

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

Engineer / surveyor's name: John Spink, P.E. / MA # 30097

Mailing address: 59 Clay St.; Middleboro, MA. 02346

Phone number: (774)-766-0544 Fax number: _____ E-mail: jspink1@gmail.com (me)

Location of lot(s):

- ☑ Street address 6 Perry Lane
- ☑ Tax Assessors Map 67 Parcel 425.3
- ☑ Nantucket Registry of Deed: Plan Book 1434 and Page 168 (22/91) **OR**

Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 9,792 s.f. sq. ft. Zoning District: R.C-2

Special Permit sought: (check one) (for usage) - storage and warehousing

- ○ Cluster subdivision
- ○ Commercial WECS
- ○ Driveway Access/Curb Cut Special Permit
- ○ Harbor Overlay District (HOD)
- ○ Major Commercial Development (MCD)

(Legal counsel - Peter Kyburg - zoning lawyer)

* Note: If we must have a local surveyor, we will enlist Paul Santos.

Note: Garage will be moved from 20 Day Kim Lane It is 347sf (using only 3.62% of allowable coverage)

- ○ 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)
- X Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-7.A	Special usage permit for the storage of a valuable antique car in a 21' X 16' wood/shingle garage on 6 Perry Lane. This request entails the respectful honoring of the visual impact of the Perry Lane neighborhood with diligent consideration.

Specify all associated Zoning Code relief sought:

Section	Description

Note: Peter Kyburg is currently generating a common Driveway Easement document. We will submit to Marcus Silverstein. Walter Glowacki owns both 4 and 6 Perry Ln.

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.

(* see attached permission document)

Walter J Glowacki

Owner(s)' Signature(s)

Frances Scarcille

Applicant's Signature

I/we Walter J. Glowacki, the undersigned, hereby authorize Frances Scarcille (agent) Peter Kyburg (lawyer) 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.

Walter J Glowacki

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
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(Map 67 ; Parcel 425.3 / 425.4)
Also includes Planning Board and Bldg. Dept.
(All special permits included.)

Walter J. Glowacki

Walter J Glowacki

August 28, 2015 / March 2016

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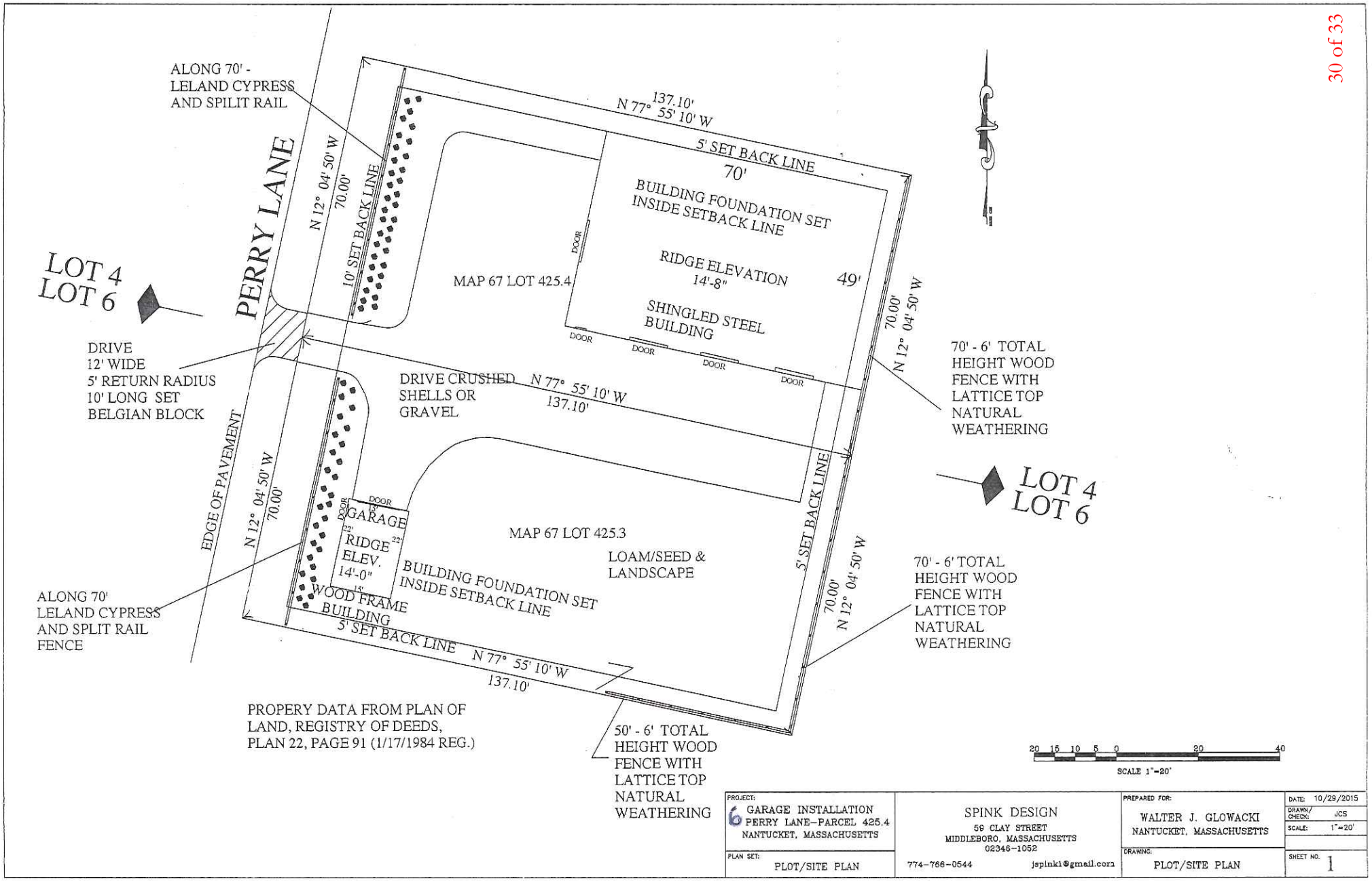
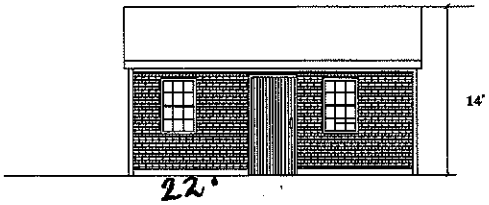


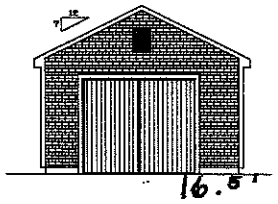
PROJECT: 6 GARAGE INSTALLATION PERRY LANE–PARCEL 425.4 NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346–1052 774–766–0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 10/29/2015
			DRAWN/CHECK: JCS
			SCALE: 1"=20'
PLAN SET: PLOT/SITE PLAN		DRAWING: PLOT/SITE PLAN	SHEET NO. 1

6 Perry Lane

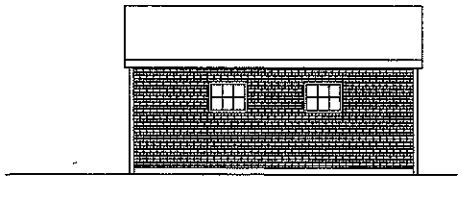
WOOD GARAGE



WEST ELEVATION
N.T.S



NORTH ELEVATION
N.T.S

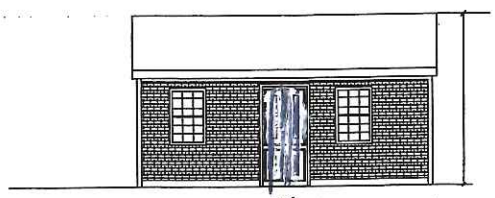


EAST ELEVATION
N.T.S

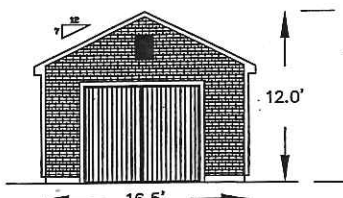
SOUTH ELEVATION
N.T.S

PROJECT: GARAGE INSTALLATION 6 PERRY LANE NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346-1052 774-786-0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 10/29/2015
PLAN SET: GARAGE INSTALLATION		DRAWING: GARAGE	DRAWN/CHECK: JCS SCALE: N.T.S. SHEET NO. 1

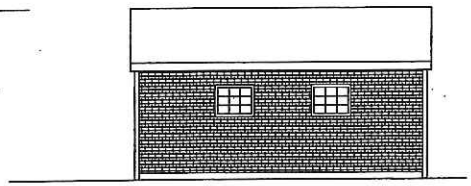
WOOD GARAGE



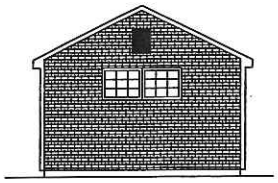
WEST ELEVATION
N.T.S



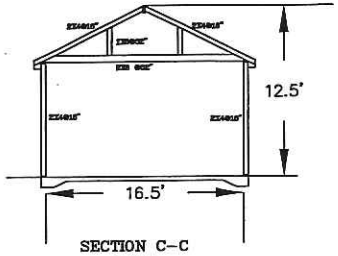
NORTH ELEVATION
N.T.S



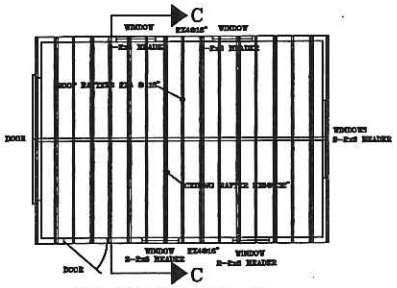
EAST ELEVATION
N.T.S



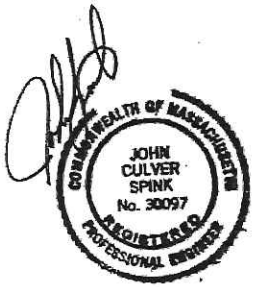
SOUTH ELEVATION
N.T.S



SECTION C–C
N.T.S



ROOF/CEILING FRAMING
N.T.S



PROJECT: GARAGE INSTALLATION 6 PERRY LANE NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346–1052 774–766–0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 10/27/201 DRAWN/CHECK: JCS SCALE: N.T.S.
PLAN SET: GARAGE INSTALLATION		DRAWING: GARAGE	SHEET NO. 1

CERTIFICATE NO: 69698 DATE ISSUED: 10/27/15

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 Nº: 67 PARCEL Nº: 495.3

Street & Number of Proposed Work: 6 Perry Lane

Owner of record: Walter J. Glowacki

Mailing Address: PO Box 28 ; Nantucket 02554

Walter Glowacki's Gaskin : Ennes

Contact Phone #: (484) 222-1899 E-mail:

AGENT INFORMATION (if applicable)

Name: Project Engineer

Mailing Address: John Spink, PE #30097

Contact Phone #: E-mail:

FOR OFFICE USE ONLY

Date application received: 9-4-2015 Fee Paid: $ 75

Must be acted on by: 11-17-2015

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: 21' Sq. Footage 1st floor: 347 Decks/Patio: Size: ________ ☐ 1st floor ☐ 2nd floor

Width: 16.5 Sq. footage 2nd floor: ________ Size: ________ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: ________

Difference between existing grade and proposed finish grade: North Same South Same East Same West Same

Height of ridge above final finish grade: North ________ South ________ East ________ West ________

Additional Remarks

Historic Name: REVISIONS* 1. East Elevation

Original Date: (describe) 2. South Elevation

Original Builder: 3. West Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A 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 ____ 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 ________

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other ________

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other ________

C. Dimensions: Fascia ________ Rake ________ Soffit (Overhang) ________ Corner boards ________ Frieze ________

Window Casing ________ Door Frame ________ Columns/Posts: Round ________ Square ________

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 ________ Clapboard (if applicable) ________ Roof ________

Trim ________ Sash ________ Doors ________

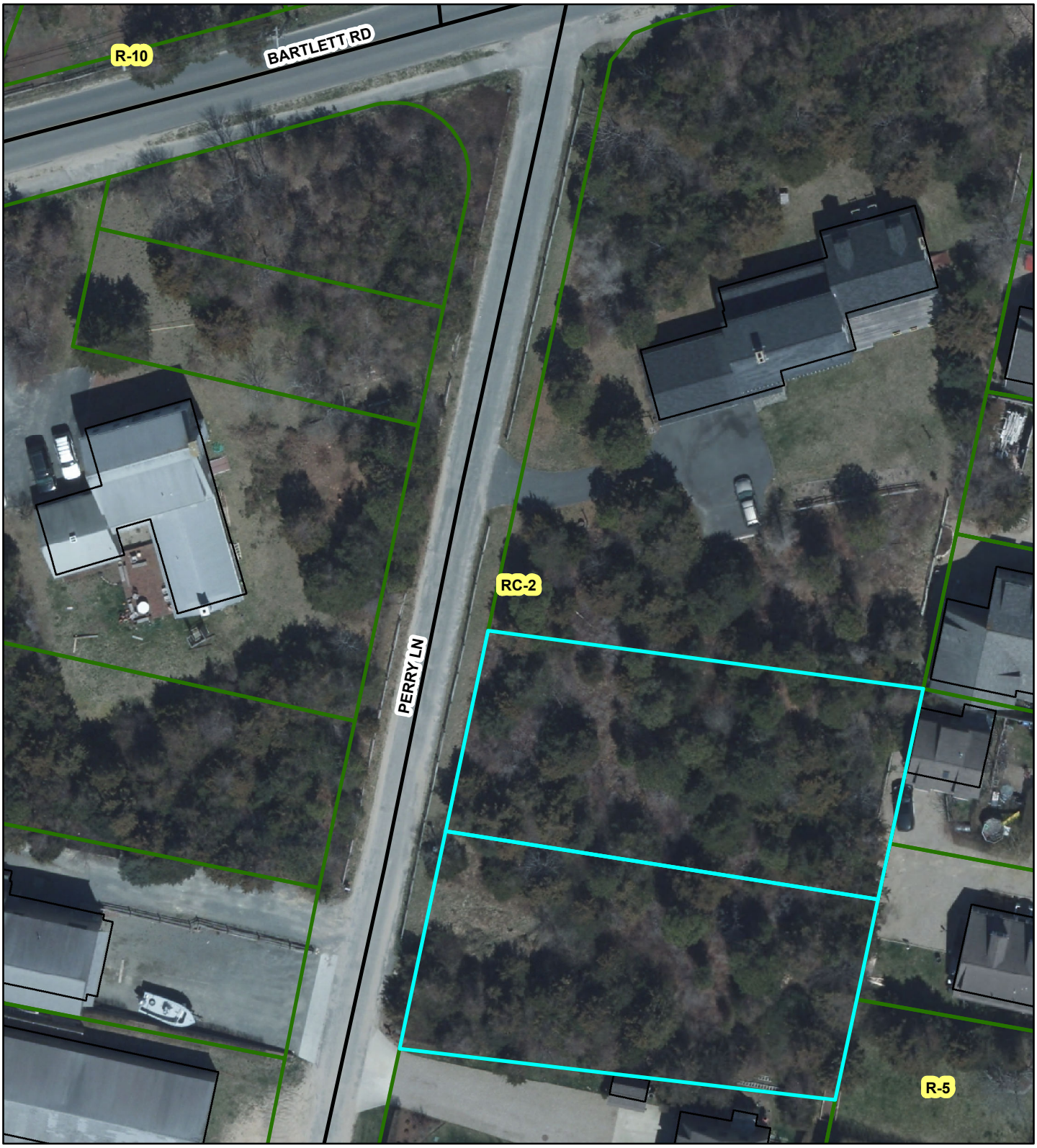
Deck ________ Foundation ________ Fence ________ Shutters ________

* 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.

Date ________ Signature of owner of record ________ Signed under penalties of perjury

#22-16 & #23-16 Special Permits
Walter J. Glowacki
4 & 6 Perry Lane
Map 67 Parcels 725.3 & 725.4



APR 11 2016 AM9:46

Nantucket Planning Board

Application for a Special Permit

Date: April 8, 2016 File #: 23-16

Name of development: _____

Owner(s) name(s): Walter J. Glowacki

Mailing address: 3 Waydale Road (office); Box 28; Nantucket 02554

Phone number: 484-222-1888 Fax number: _____ E-mail: cell: (484) 222-1888

Applicant's name: Frances Scarcille / frances.scarcille@gmail.com

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

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Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

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(Legal counsel - Peter Kyburg - zoning lawyer)

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Walter J Glowacki

Owner(s)' Signature(s)

Frances Scarcille

Applicant's Signature

I/we Walter J. Glowacki, the undersigned, hereby authorize Frances Scarcille (agent) Peter Kyburg (lawyer) 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.

Walter J Glowacki

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
- ☑ Completed application form
- ☑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

Frances Scarcille (agent) 484-222-1888
Peter Kyburg (legal counsel) zoning lawyer

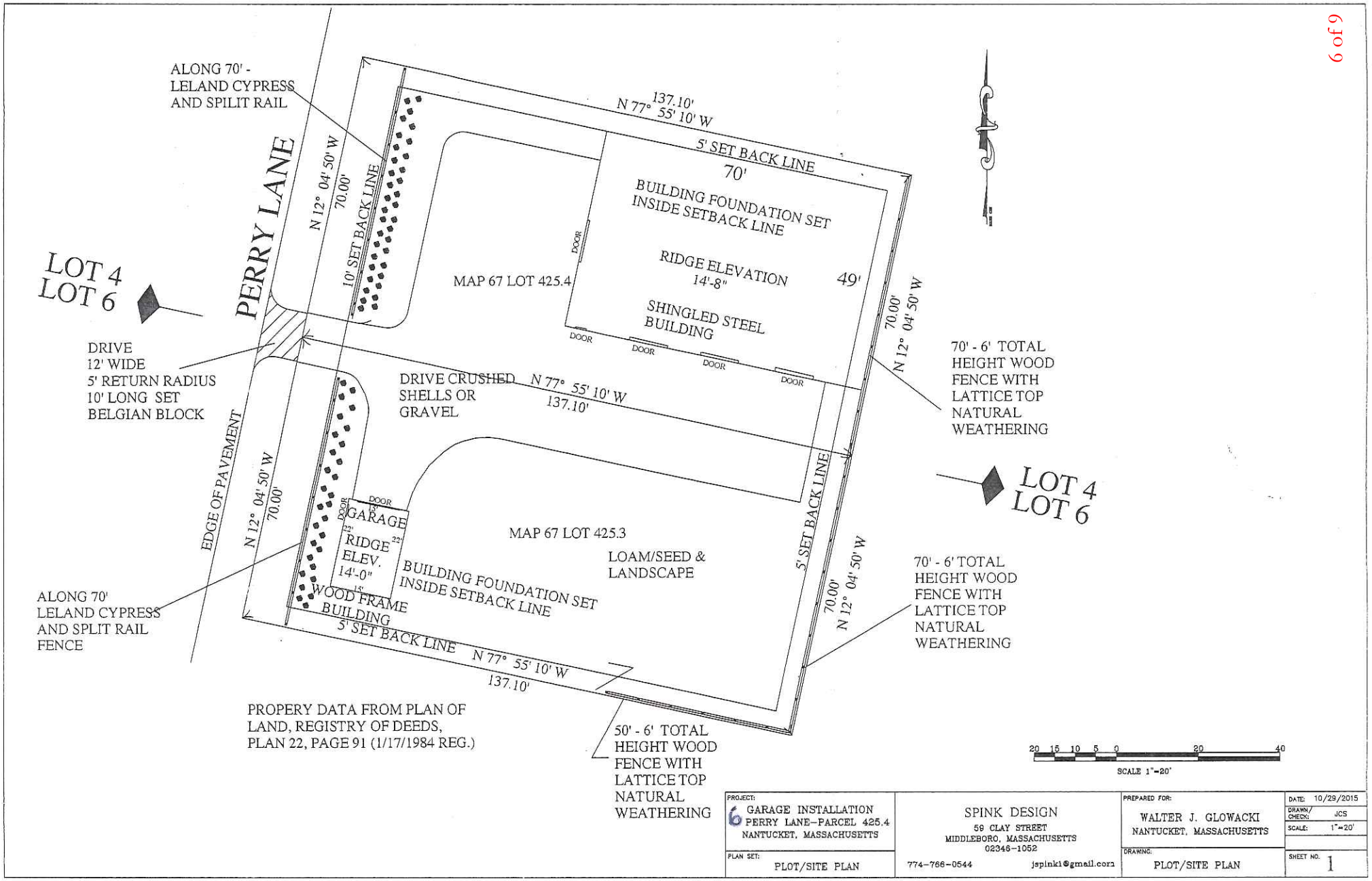
I authorize Frances Scarcille to act on my behalf regarding HDC compliance for my property at 4 and 6 Perry Lane.
(Map 67 ; Parcel 425.3 / 425.4)
Also includes Planning Board and Bldg. Dept.
(All special permits included.)

Walter J. Glowacki

Walter J Glowacki

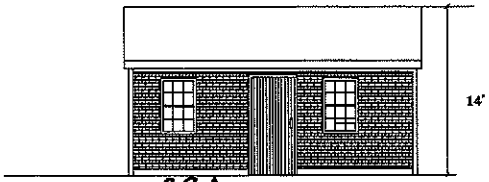
August 28, 2015 / March 2016

* Note: Peter Kyburg (Walter's zoning lawyer) will be handling any special permitting (including Planning Board) (in conjunction with Frances Scarcille)

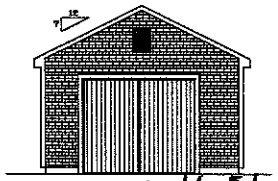

ALONG 70' -
LELAND CYPRESS
AND SPILIT RAIL
PERRY LANE
N 12° 04' 50" W
70.00'
10' SET BACK LINE
137.10'
N 77° 55' 10" W
5' SET BACK LINE
70'
BUILDING FOUNDATION SET
INSIDE SETBACK LINE
RIDGE ELEVATION
14'-8"
49'
SHINGLED STEEL
BUILDING
MAP 67 LOT 425.4
DOOR
DOOR
DOOR
DOOR
DOOR
70.00'
N 12° 04' 50" W
LOT 4
LOT 6
DRIVE
12' WIDE
5' RETURN RADIUS
10' LONG SET
BELGIAN BLOCK
DRIVE CRUSHED
SHELLS OR
GRAVEL
N 77° 55' 10" W
137.10'
70' - 6' TOTAL
HEIGHT WOOD
FENCE WITH
LATTICE TOP
NATURAL
WEATHERING
LOT 4
LOT 6
EDGE OF PAVEMENT
N 12° 04' 50" W
70.00'
DOOR
DOOR
GARAGE
22'
RIDGE
ELEV.
14'-0"
22'
15'
WOOD FRAME
BUILDING
MAP 67 LOT 425.3
LOAM/SEED &
LANDSCAPE
BUILDING FOUNDATION SET
INSIDE SETBACK LINE
5' SET BACK LINE
70.00'
N 12° 04' 50" W
70' - 6' TOTAL
HEIGHT WOOD
FENCE WITH
LATTICE TOP
NATURAL
WEATHERING
ALONG 70'
LELAND CYPRESS
AND SPLIT RAIL
FENCE
5' SET BACK LINE
N 77° 55' 10" W
137.10'
PROPERY DATA FROM PLAN OF
LAND, REGISTRY OF DEEDS,
PLAN 22, PAGE 91 (1/17/1984 REG.)
50' - 6' TOTAL
HEIGHT WOOD
FENCE WITH
LATTICE TOP
NATURAL
WEATHERING
20 15 10 5 0 20 40
SCALE 1"=20'
PROJECT:
6 GARAGE INSTALLATION
PERRY LANE-PARCEL 425.4
NANTUCKET, MASSACHUSETTS
PLAN SET:
PLOT/SITE PLAN
SPINK DESIGN
59 CLAY STREET
MIDDLEBORO, MASSACHUSETTS
02346-1052
774-766-0544
jspink1@gmail.com
PREPARED FOR:
WALTER J. GLOWACKI
NANTUCKET, MASSACHUSETTS
DRAWING:
PLOT/SITE PLAN
DATE: 10/29/2015
DRAWN/CHECK: JCS
SCALE: 1"=20'
SHEET NO. 1

6 Perry Lane

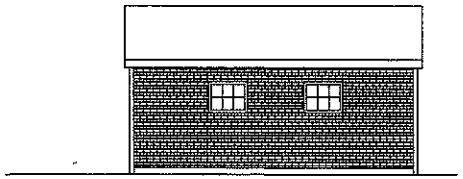
WOOD GARAGE



WEST ELEVATION
N.T.S



NORTH ELEVATION
N.T.S

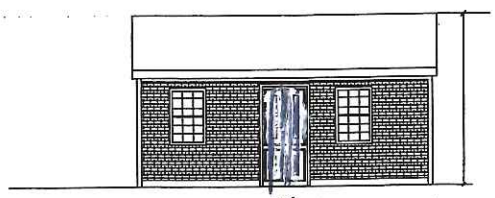


EAST ELEVATION
N.T.S

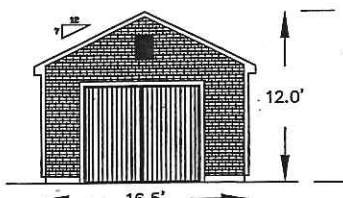
SOUTH ELEVATION
N.T.S

PROJECT: GARAGE INSTALLATION 6 PERRY LANE NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346-1052 774-786-0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 10/29/2015
PLAN SET: GARAGE INSTALLATION		DRAWING: GARAGE	DRAWN/CHECK: JCS SCALE: N.T.S. SHEET NO. 1

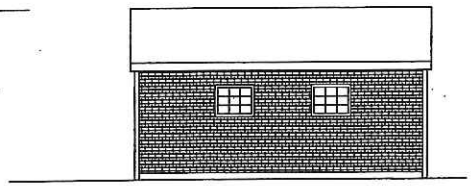
WOOD GARAGE



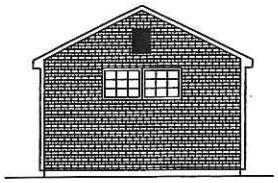
WEST ELEVATION
N.T.S



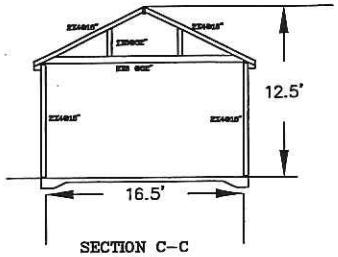
NORTH ELEVATION
N.T.S



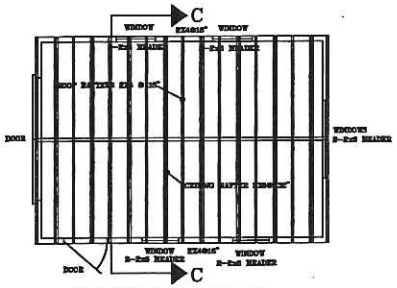
EAST ELEVATION
N.T.S



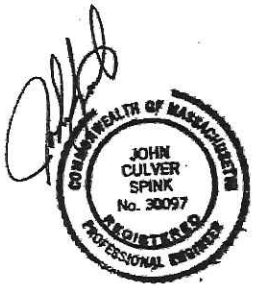
SOUTH ELEVATION
N.T.S



SECTION C–C
N.T.S



ROOF/CEILING FRAMING
N.T.S



PROJECT: GARAGE INSTALLATION 6 PERRY LANE NANTUCKET, MASSACHUSETTS	SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346–1052 774–766–0544 jspink1@gmail.com	PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS	DATE: 10/27/201 DRAWN/CHECK: JCS SCALE: N.T.S.
PLAN SET: GARAGE INSTALLATION		DRAWING: GARAGE	SHEET NO. 1

CERTIFICATE NO: 69698 DATE ISSUED: 10/27/15

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°: 60 PARCEL N°: 405.3/4

Street & Number of Proposed Work: [redacted] 6 Perry Lane

Owner of record: Walter J. Glowacki

Mailing Address: PO Box 28 : Nantucket : 02554

Walter Glowacki : Assistant : Thomas

Contact Phone #: [redacted] E-mail: [redacted]

AGENT INFORMATION (if applicable)

Name: Project Engineer

Mailing Address: John Spink, PE # 39007

[redacted]

Contact Phone #: [redacted] E-mail: [redacted]

FOR OFFICE USE ONLY

Date application received: 9-4-2015 Fee Paid: $ 75.

Must be acted on by: 11-4-2015

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

Would like garage to be moved from Dave Kinsley's to Perry Lane

☐ 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 34' of

Size of Structure or Addition: Length: 21' Sq. Footage 1st floor: 347 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16.5 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North [redacted] South [redacted] East [redacted] West [redacted]

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

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 12/12 Secondary Mass 12/12 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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other white PVC

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front white fiberglass Rear _____ Side 3/4 wall to left

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash white Doors white

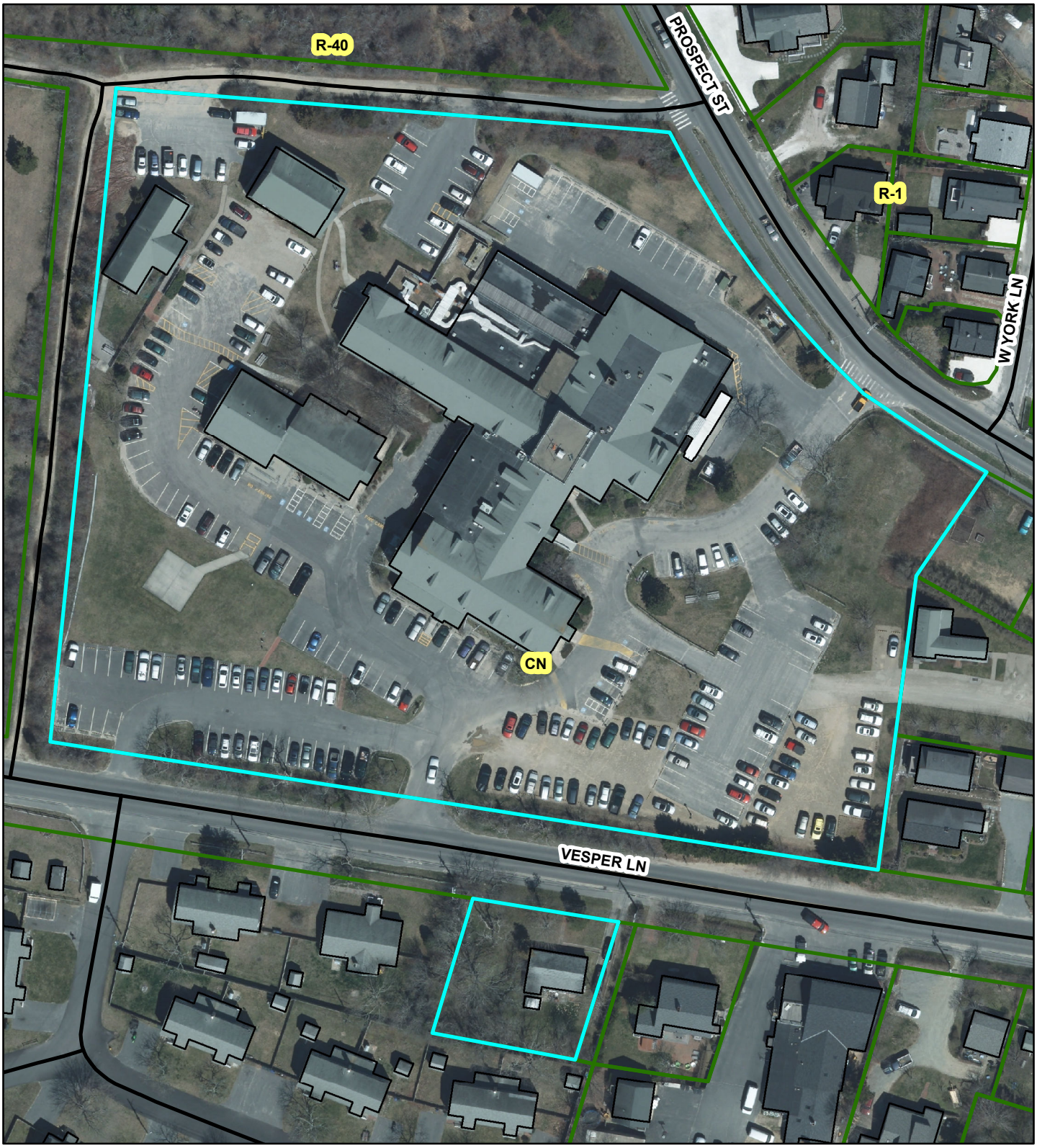
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

#25-16 Site Plan Review
Nantucket Cottage Hospital
57 & 59 South Prospect Street and 10 Vesper Lane
Map 55 Parcel 3, 130, 249 & 805



PLANNING BOARD

FILE # 25-16

goulston&storrs
counsellors at law

RECEIVED
APR 13 2016
By
Catherine Flanagan Stover, Town Clerk
Town of Nantucket - 16 Broad Street
Nantucket, MA 02554 twnclerk@nantucket.net
508-228-7217 Fax: 508-325-5313
Home: 508-228-7841
APR 13 2016 AM9:43

April 13, 2016

VIA HAND DELIVERY

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554
Attn: Andrew V. Vorce, Director of Planning
Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Re: Application for Site Plan Review Approval from the Nantucket Planning Board (the "Planning Board") Regarding the Nantucket Cottage Hospital Redevelopment Located at 57 and 59 Prospect Street and 10 Vesper Lane

Dear Mr. Vorce and Ms. Snell:

As you know, Nantucket Cottage Hospital (the "Hospital") desires to undertake certain work in connection with the construction of a new hospital at the current Hospital site. Such work includes the construction of a new hospital, demolition and relocation of certain Hospital owned buildings, new hardscaping, landscaping, and drainage improvements, and other associated improvements all as more fully shown on the plans enclosed herewith (the "Work"), at 57 & 59 Prospect Street and 10 Vesper Lane. The Hospital is the only hospital on Nantucket and the Work is necessary for the Hospital to continue to provide quality healthcare services on the island and to accommodate the need to construct a "new" hospital, while maintaining the vital services at the existing hospital. As more fully set forth in a letter from Dr. Margot Hartmann attached hereto, the maintaining of the highest quality medical services for Nantucket is key to all of these efforts.

Based on our discussions with the Town and pursuant to Sections 139-23 of the Town of Nantucket Bylaws, enclosed herewith please find a complete Site Plan Review application seeking Site Plan Review approval of the plans for the Work (the "Application"). As noted above, the enclosed application documentation includes the following:

a) Application Fee (1 Original) ($20,000.00)[1];
b) Site Plan Narrative (2 Originals);
c) Abutters Lists (2 copies of abutters lists for each of 57 Prospect Street, 59 Prospect Street, and 10 Vesper Lane);

d) Form of Abutters Notice;
e) Abutters Notice Fee ($401.14);
f) Site Plan Set prepared by RJ O'Connell & Associates, Inc. (unless otherwise noted below) containing the following plans (2 Originals):
   i. Cover Sheet;
   ii. Existing Conditions Plan;
   iii. Demolition and Erosion Control Plan;
   iv. Grading and Drainage Plan;
   v. Utility Plan;
   vi. Parking and Traffic Control Plan;
   vii. Landscape Plan – prepared by William Fleming & Associates;
   viii. Aerial Site Plan – prepared by William Fleming & Associates;
   ix. Building Elevation Plans – prepared by Cannon Design;
   x. Site Lighting Plan;
   xi. General Notes;
   xii. Erosion Control Details;
   xiii. Drainage Details – I;
   xiv. Drainage Details – II;
   xv. Utility Details;
   xvi. Site Details – I;
   xvii. Site Details – II; and
   xviii. Landscape Detail Plans – prepared by William Fleming & Associates;
g) Stormwater Report prepared by RJ O'Connell & Associates, Inc. (2 Originals);
h) Traffic Impact Assessment prepared by Vanasse & Associates, Inc. (2 Originals);
i) Helicopter Approach and Landing Plan; and
j) Construction Management Plan prepared by Suffolk Construction (2 Originals).

Please note that, in connection with certain ways to be conveyed to the Hospital by the Town, an "Approval Not Required" plan is being filed with the Planning Board under separate cover.

Based on the materials submitted with the Application, and consistent with the requirements of Section 139-23 of the Nantucket Bylaws, we believe that the Hospital has provided all of the information required for the Planning Board to review the Hospital's Application and respectfully request that the Planning Board find that the project proposed in the Application is in compliance with the review objectives and performance standards of Section 139-23 of the Bylaws and grant its approval of the Application.

Please contact me with any questions concerning the above or if the Planning Board would like additional information. I respectfully request that the Planning Board review the Hospital's request for Site Plan Review approval at the Planning Board's May 9, 2016, meeting. We look

forward to working with the Planning Board and its staff and consultants on this exciting project to bring a new hospital to Nantucket to serve current and future generations.

Sincerely,

Nantucket Cottage Hospital
By its attorney,
John E. Twohig

cc:

Frank Kovac

[1] NOTE: The Hospital, as a non-profit public service entity, requests that the Planning Board accept $20,000.00 in lieu of the Application Fee that would otherwise have been due ($76,535.84). The enclosed fee will be sufficient for plan review and third party consultants. To the extent additional consultant fees are required, please advise. We respectfully request that, given this is a redevelopment of the existing hospital on the current existing hospital's site and will result in a new hospital of similar size to the existing hospital, the application fee due pursuant to the Major Commercial Development Fee calculation not be assessed.

8720032.6

NANTUCKET
COTTAGE HOSPITAL
MASSACHUSETTS GENERAL HOSPITAL AFFILIATE

April 11, 2016

Town of Nantucket
Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

As we consider the present and future health care needs of Nantucket, I'm reminded of the sage words of Nantucket Cottage Hospital co-founder Dr. John S. Grouard in the early 1900s: "It is imperative that the conditions under which medicine and surgery are practiced (here) must be superseded by more modern ones."

Nantucket Cottage Hospital's core mission has never changed. We are striving to improve health care on Nantucket; a new building that will serve the island today and into the future is a critical piece of this puzzle.

Our existing half-century-old building was constructed with an "inpatient" medical model that is no longer in use. It is a patchwork of aging infrastructure in which advanced medical equipment and services rely upon mechanical systems in place while President Dwight Eisenhower was still in the White House. This means the hospital must spend roughly $1 million every year in maintenance and repair costs simply to maintain the building, rather than investing those funds in enhancing patient care and advancing services.

The antiquated layout of our current building allows for little patient privacy. Patients must often travel through public hallways after donning a hospital gown for an exam, and encounters with friends and neighbors are often unavoidable. On a small island and in our tight-knit community, patients simply do not have the privacy they expect and deserve.

Having just one functioning operating room limits our abilities to care for patients. For instance, when a woman goes into labor, the hospital's only OR must be reserved in the event of a C-section, restricting other surgical services.

NANTUCKET
COTTAGE HOSPITAL
MASSACHUSETTS GENERAL HOSPITAL AFFILIATE

In our current building, only one clinical area – our CT scan room – conforms to Department of Public Health (DPH) code. Every remaining area is undersized and grandfathered to allow us to continue operating the hospital under today's stricter regulatory framework.

Our current hospital building has simply reached the end of its useful life.

We evaluated whether it was prudent to renovate the existing structure or construct a new building to serve the needs of Nantucketers for generations to come. After careful assessment, our conclusion is that a new hospital is the right option for Nantucket.

We have designed a new hospital that will transform the patient experience to enhance privacy and safety, while maintaining the comfort and familiarity of the community hospital we all know so well. This will be a building that honors the architectural heritage of Nantucket, while also reflecting the state-of-the-art care provided inside.

By co-locating 24/7 departments like the Emergency Department and the medical/surgical inpatient beds, and creating multi-function patient rooms, we will have greater flexibility and efficiency to meet fluctuations in demand.

An additional operating room in the new hospital will make it possible for regular surgeries, endoscopies and C-sections to proceed simultaneously.

Clinical space for ambulatory specialties will increase, allowing greater capacity for specialty offerings and the ability to maximize both our on-site and off-site locations with opportunities for further growth in services. Meanwhile, unified primary care, walk-in care and specialty clinic space in the new hospital will increase access to our providers.

New technology will be implemented throughout the building to enhance care, with every room telemedicine capable.

NANTUCKET
COTTAGE HOSPITAL
MASSACHUSETTS GENERAL HOSPITAL AFFILIATE

Additionally, all clinical areas within the new hospital will be DPH-licensed space, which will augment our fiscal sustainability.

The new hospital will also allow us to explore new opportunities to serve the island community with alternative medical models, such as a rural health clinic. Furthermore, our ability to recruit and retain key medical staff members in the future will be greatly improved with a new hospital.

Over the past five years we've addressed a number of key challenges by getting a better handle on our finances and reimbursements. The next piece of our puzzle which we must address is our failing building.

The site plan review by the Nantucket Planning Board is a key step toward realizing this goal, and with the expertise and wisdom of your staff and board members, we believe the plan will allow us to maximize the potential for our site at 57 Prospect Street with a new hospital for the island community.

Sincerely,

Margot Hartmann MD.

Margot Hartmann, MD, PhD
President & CEO

TO: Nantucket Planning Board

FROM: Goulston & Storrs PC

DATE: April 13, 2016

REFERENCE: Application for Site Plan Review and Approval
Nantucket Cottage Hospital

BACKGROUND:

This narrative has been prepared in support of the Project's (described below) site plan review application (the "Site Plan Review Application"), submitted as of the date hereof with the Nantucket Planning Board (the "Planning Board"). The Sections below describe the information provided herewith in accordance with Section 139-23 of the Nantucket Bylaws (the "Bylaws").

PROJECT DESCRIPTION:

Nantucket Cottage Hospital ("NCH") proposes to construct an approximately 106,605 square foot new hospital at 57 Prospect Street, which will require the demolition of the existing hospital and associated structures and the construction of certain improvements located on NCH owned properties, all as more fully depicted on the plans included with the Site Plan Review Application (the "Project"). The proposed Project is necessary for NCH to continue to provide quality healthcare services in the Town of Nantucket (the "Town") and to accommodate the need to construct a "new" hospital while maintaining the vital services at the existing hospital.

SECTION 139-23 OF THE BYLAWS – SITE PLAN:

Pursuant to Section 139-23 of the Bylaws a site plan package titled "Site Plan for New Nantucket Cottage Hospital", prepared by RJ O'Connell & Associates, Inc. (the "Site Plan Set") is attached hereto. The following information required by Section 139-23(B)(1)(a)-(r) is included within the Site Plan:

a) **Name:** Name of the project, locus, boundaries, North arrow, date, and scale of the plan are on each sheet of the Site Plan Set.

b) **Key Map:** Key Map at a scale of 1" = 500', depicting the property with reference to surrounding properties, roads, and zoning district lines are shown on the Cover Sheet and C-4 "Parking & Traffic Control Plan" of the Site Plan Set.

c) **Parties:** Name and address of the owner of record, developer, and professional seal and certification of the certifying professional are on the Cover Sheet of Site Plan Set.

d) **Abutters:** Names and addresses of all owners of record of all abutting property owners are shown on Sheet EC-1 "Existing Conditions Plan" of the Site Plan Set and an abutters list is included with the Site Plan Review Application.

e) **Existing Conditions:** Existing lot lines, easements, and rights-of-way are depicted on Sheet EC-1 "Existing Conditions Plan" of the Site Plan Set.

f) **Dimensions and Use of Structures:** The location, dimensions, and use of all existing and proposed structures within the site are depicted on Sheets C-1 "Demolition and Erosion Control Plan", C-2 "Grading and Drainage Plan" and EC-1 "Existing Conditions Plan" of the Site Plan Set.

g) **Dimensions and Use of Improvements:** The location, dimensions, and use of all present and proposed site improvements within the site are depicted on Sheets C-1 "Demolition and Erosion Control Plan", C-2 "Grading and Drainage Plan" and EC-1 "Existing Conditions Plan" of the Site Plan Set.

h) **Utilities:** General location and identity of all present and proposed utility systems are shown on Sheet C-3 "Utility Plan" and Sheet C-8 "Utility Details" of the Site Plan Set. The utility systems are more fully explained as follows:

i. **Water**

A proposed eight-inch (8") cement lined, ductile iron (CLDI) water main will be installed along the west and north sides of the Project site and will connect to the existing eight-inch (8") transit water main in Vesper Lane, and a proposed water main planned to be installed by the Wannacomet Water Company in South Prospect Street. This will provide two separate sources of water and a loop around the site. Domestic water service for the proposed new hospital will be provided by a four-inch (4") CLDI pipe and fire protection will be provided by an eight-inch (8") CLDI pipe, at the north side of the proposed new hospital building. Additional fire protection will be provided by five (5) new hydrants, two (2) hydrants on the east side of the building, one (1) hydrant at the northwest corner of the site, and two (2) hydrants on the west side of the proposed new hospital building. A two-inch (2") CLDI line will be installed from the north side of the relocated medical office building and will connect to the water main line in South Prospect Street to provide domestic water service. A four-inch (4") CLDI line will be installed from the north side of the relocated Founder's Building and will connect to the existing eight-inch (8") water main in Vesper Lane to provide domestic water service

and fire protection. A well is proposed on the north side of the site to provide non-potable water for irrigation and emergency use.

The results of a hydrant flow test performed by the Wannacomet Water Company on March 1, 2016 are as follows:

Static Pressure	=	50 psi
Residual Pressure	=	42 psi
Flow Rate	=	2,030 gallons per minute

Based on the results of this test, and preliminary calculations, it appears there is sufficient flow and pressure within the existing water distribution system to accommodate the Project's domestic water and fire flow needs and no fire pump will be required.

The water demand associated with the proposed new hospital was calculated utilizing flow data for the existing hospital facility provided by the Wannacomet Water Company, dated October 7, 2013, which noted the existing hospital's average monthly usage to be approximately 197,000 gallons per month or approximately 6,600 gallons per day ("gpd"). To estimate the proposed new hospital's average water demand, the average flows for the existing hospital were converted to gallons per day per square-foot based on an existing building area of approximately 86,400 square-feet. The existing hospital's average water usage per square-foot is 0.076 gpd per square-foot. Based on this, the proposed new hospital and relocated medical office building are approximately 116,750 square-feet and the estimated average daily water usage is approximately 8,900 gpd. The proposed new hospital will be equipped with state-of-the art low flow plumbing fixtures, which should reduce the anticipated water demand by 20% and result in approximately 7,120 gpd, or an increase of only 520 gpd.

ii. **Sewer**

A six-inch (6") PVC sewer line will be installed on the west side of the Project site, and will connect into an existing sewer manhole on the north side of Vesper Lane, where the sanitary sewer flows eastward in an existing eight-inch (8") sewer main. A six-inch (6") PVC sanitary sewer line will also be installed on the north side of the relocated medical office building and will connect to an existing sewer manhole in South Prospect Street. A (6") PVC sanitary sewer line will also be installed from the north side of the relocated Founder's Building to an existing sewer manhole at the south side of Vesper Lane.

As water demand is estimated to be approximately 110% of sanitary demand, the proposed sanitary sewer flow from the facility is estimated to be approximately 6,470 gpd, or an increase of only 470 gpd.

iii. **Electric/ Telephone**

Electric service for the proposed new hospital will be provided by two (2) 13.2 KV lines installed in subsurface duct banks comprised of two (2) five-inch (5") concrete encased conduits from two (2) new utility poles installed on the north side of Vesper Lane, and will connect to the southwest corner of the Project site. Electric service for the relocated medical office building will be provided by an overhead power line from an existing utility pole on the south side of South Prospect Street and service for the relocated Founder's Building will be provided by an overhead power line from an existing utility pole on the south side of Vesper Lane.

Telephone/data services will be provided from a utility pole on the east side of South Prospect Street installed in two (2) four-inch (4") concrete encased conduits on the north side of the proposed new hospital and from a utility pole on the north side of Vesper Lane through two (2) four-inch (4") concrete encased conduits to the south side of the proposed new hospital.

iv. **Heating**

Heating for the proposed new hospital will be provided by a proposed twelve thousand gallon (12,000 gal) underground diesel fuel tank at the northwest corner of the Project site and a proposed underground eight thousand gallon (8,000 gal) propane tank at the north side of the Project site. Both tanks will be outside of the Public Wellhead Discharge District. The location design and installation of such tanks will be coordinated with the Nantucket Fire Department.

i) **Erosion:** Erosion and sedimentation control measures are shown on Sheets C-1 "Demolition and Erosion Control Plan" and C-5 "Erosion Control Details" of the Site Plan Set.

j) **Topography:** Plan showing existing and proposed topography is shown on Sheet C-2 "Grading and Drainage Plan" of the Site Plan Set.

k) **Flood Hazard:** Information related to the Flood Hazard (Overlay) District boundary, base flood elevation, and existing and proposed lowest floor elevation, pursuant to Section 139-12A of the Bylaws, is not applicable.

l) **Public Wellhead Recharge District:** The Public Wellhead Recharge District boundary is shown on Sheet EC-1 "Existing Conditions Plan" of the Site Plan Set.

m) **Wetlands:** A plan showing the location of wetlands regulated pursuant to Section 136 of the Wetlands Code, is not applicable.

n) **Zoning:** A Zoning Table, demonstrating compliance with the dimensional and bulk requirements of this chapter is shown on Sheet C-4 "Parking and Traffic Control Plan" of the Site Plan Set.

o) **Abutting Land Uses:** Abutting land uses and the location and use of structures and appurtenant improvements on abutting properties are shown on Sheet EC-1 "Existing Conditions" of the Site Plan Set. As shown on Sheet EC-1, the Project site is abutted by residential uses to the east, Mill Hill Park to the north, and the cemetery and conservation land to the west.

p) **General Information:** The Site Plan Set generally show the location and identification of all existing and proposed site improvements, including public and private ways, parking areas, driveways, sidewalks, ramps, curbs, including traffic directional arrows and paintstriping; fences and buffers for screening purposes; paths; outdoor lighting fixtures; walls; service areas; refuse, and other waste disposal containers; standard specifications and typical cross-sections, as appropriate.

q) **Landscaping:** A depiction of the existing natural vegetation, including the identity and location of trees four inches in diameter or greater; the location, size, and type of all existing ornamental vegetation; and the location, size and type of proposed landscaping, conforming to the landscaping and buffering standards of Section 139-23 of the Bylaws is shown on Sheets ASP-1 "Aerial Site Plan", L-1 "Landscape Plan", L-3 "Landscape Details", L-3 "Landscape Details", and EC-1 "Existing Conditions Plan" of the Site Plan Set. As shown on such sheets the Project site takes advantage of the environment and the unique topographic conditions to provide attractive and aesthetically pleasing views of the Project from adjacent roadways and lands. The southern edge of the Project will have a vegetative buffer including trees and the northeast entrance along Prospect Street will lead to a healing garden. The Project is buffered to the north, east, and west by a park, residences, and the cemetery and conservation land, respectively.

r) **Building Elevations:** Building elevations and perspective drawings, as submitted or to be submitted to the Historic District Commission (for informational purposes) are shown on Sheets A301, A302, and A303 "Building Elevations" of the Site Plan Set.

In addition, pursuant to Sections 139-12(J) & 139-23(B)(2) of the Bylaws, the following information is included within the Site Plan Set:

a) **Storm Drainage:** Storm drainage system details, including existing and proposed drainage pipes; drainage swales; detention and/or retention ponds; catch basins, including leaching catch basins and leaching galleries; headwalls, endwalls, and manholes, including top-of-frame and invert elevations and pipe gradients; and associated storm drainage calculations are shown on Sheets C-2 "Grading and Drainage Plan", C-6 "Drainage Details – I", and C-7 "Drainage Details – II" and set forth as follows:

The Project site currently includes the three-story Nantucket Cottage Hospital, a one-story medical office building, a one-story building housing office and support services, and a two-story dormitory building. There are approximately two hundred and fifty (250) paved parking spaces for patients, visitors, and staff. Approximately 35% of the site is currently pervious open space and the remaining 65% of the site consists of impervious building roof and paved surfaces. Stormwater runoff along the north and west side of the property is collected in catch basins that discharge either to leaching dry wells or a subsurface infiltration system located in the southwest corner of the site. Runoff from the east side of the site sheet flows overland to a surface retention basin in the eastern corner of the property. Most stormwater runoff is retained on-site.

A stormwater management system has been designed that will improve upon current stormwater runoff conditions, both in terms of peak flow control and water quality. The stormwater system will comply with the requirements of Sections 139-23J(6) and 139-12B(2)(5)[1] of the Bylaws and with the Massachusetts Stormwater Management Policy and all its standards for an undeveloped site. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

i. Collect storm runoff in catch basins with deep sumps and inverted (hooded) outlets;
ii. Route storm runoff through hydrodynamic particle separators for additional pollutant removal;
iii. Construct subsurface infiltration systems to temporarily retain stormwater runoff and slowly infiltrate it into the ground, thereby reducing the peak rates and volume of runoff discharged from the site;

iv. Implement a Stormwater Pollution Prevention Plan (SWPPP) to control erosion sedimentation and other construction related impacts in accordance with the requirements of the EPA's NPDES Construction General Permit for Discharges from Construction Activities;

v. Implement a Long Term Pollution Prevention Plan (LTPPP) to prevent illicit discharges to the stormwater management system.

Included within the stormwater management report submitted as part of this application is a post- construction Operations and Maintenance Plan (O&M). The O&M plan outlines the maintenance and inspection activities to be performed for each stormwater BMP to ensure they function as designed and operate at peak efficiency.

The stormwater report prepared by RJ O'Connell & Associates, dated April 11, 2016, and included in the Site Plan Review Application, sets forth a detailed description of the proposed stormwater management system for the Project site.

b) **Traffic:** Traffic Impact Assessment, dated December 2015, prepared by Vanasse & Associates, Inc.

Vanasse & Associates, Inc., has prepared a comprehensive Transportation Impact Assessment in support of the Project (the December 2015 Transportation Impact Assessment). The assessment was prepared in consultation with the Town of Nantucket and the Massachusetts Department of Transportation ("MassDOT"); was performed in accordance with MassDOT's *Transportation Impact Assessment (TIA) Guidelines* and the requirements of the Nantucket Planning & Economic Development Commission; and was conducted pursuant to the standards of the Traffic Engineering and Transportation Planning professions for the preparation of such reports. Based on this assessment, we have concluded the following with respect to the Project:

1. At the completion of the Project, the hospital campus is expected to generate approximately 1,166 vehicle trips on an average weekday (two-way, 24-hour volume), or an increase of 126 vehicle trips over the current volume of traffic generated by the existing hospital, with 180 vehicle trips expected during the weekday morning peak-hour and 158 vehicle trips expected during the weekday evening peak-hour, both of which represent an increase of 23 vehicle trips over the current volume of traffic generated by the existing hospital during the weekday peak hours. Increased visitations during the peak summer months may increase the peak-hour traffic volume projections for the hospital campus by between 40 and 50 vehicle trips over average-month conditions, with the daily traffic volume projection increasing by approximately 320 vehicle trips;

2. The addition of Project-related traffic to the study area intersections was not shown to result in a significant impact on operating conditions (motorist delays or vehicle queuing) at the study intersections over anticipated future conditions without the Project (No-Build average or peak-month conditions). Under average-month traffic conditions, the addition of Project-related traffic was shown to result in a degradation in level-of-service at only one (1) of the six (6) study area intersections; under peak-month traffic conditions, no intersections were shown to experience a degradation in level-of-service as a result of the Project;

3. No apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study intersections; and

4. Lines of sight at the Project site driveway intersections with South Prospect Street and Vesper Lane were found to exceed or could be made to exceed the required minimum sight distance for the appropriate design speed along the intersecting roadways, excepting a slight limitation at the north Project site driveway on South Prospect Street which can be addressed with the installation of an advance warning sign.

Based on the above, it was concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner. The December 2015 Transportation Impact Assessment includes a comprehensive, multi-modal transportation improvement program for the Project, which includes specific measures to encourage the use of public transportation services and pedestrian and bicycle trips in order to further reduce the overall impact of the Project on the transportation infrastructure.

Table 1 below summarizes existing (2015) and projected future (2022) traffic volumes along Vesper Lane and Prospect Street under both average and peak-month conditions, and their relationship to the Project:

Table 1
TRAFFIC VOLUME SUMMARY

Time Period	Two-Way Traffic in Vehicles			
	2015 Existing[a] Average/Peak	**2022 No-Build[b] Average/Peak**	**Project-Generated Traffic[c] Average/Peak**	**2022 Build[d] Average/Peak**
Vesper Lane:				
Average Weekday Daily	3,700/4,225	3,410/4,480	42/42	3,452/4,522
Weekday Morning Peak-Hour	262/289	279/355	9/9	288/364
Weekday Evening Peak-Hour	332/380	307/403	9/9	316/412
South Prospect Street:				

Average Weekday Daily	4,455/5,770	5,300/6,710	84/84	5,384/6,794
Weekday Morning Peak-Hour	410/529	478/605	14/14	492/619
Weekday Evening Peak-Hour	401/519	477/604	14/14	491/618

[a]Based on weekday evening peak-hour traffic volumes representing 9 percent of the average weekday traffic volume.
[b]Includes traffic growth at 1 percent per year and development projects by others identified by the Planning Department.
[c]Based on data provided by Nantucket Cottage Hospital for the new/expanded services that will be available.
[d]Build condition traffic volumes were developed by adding Project-generated traffic to the 2022 No-Build traffic volumes.

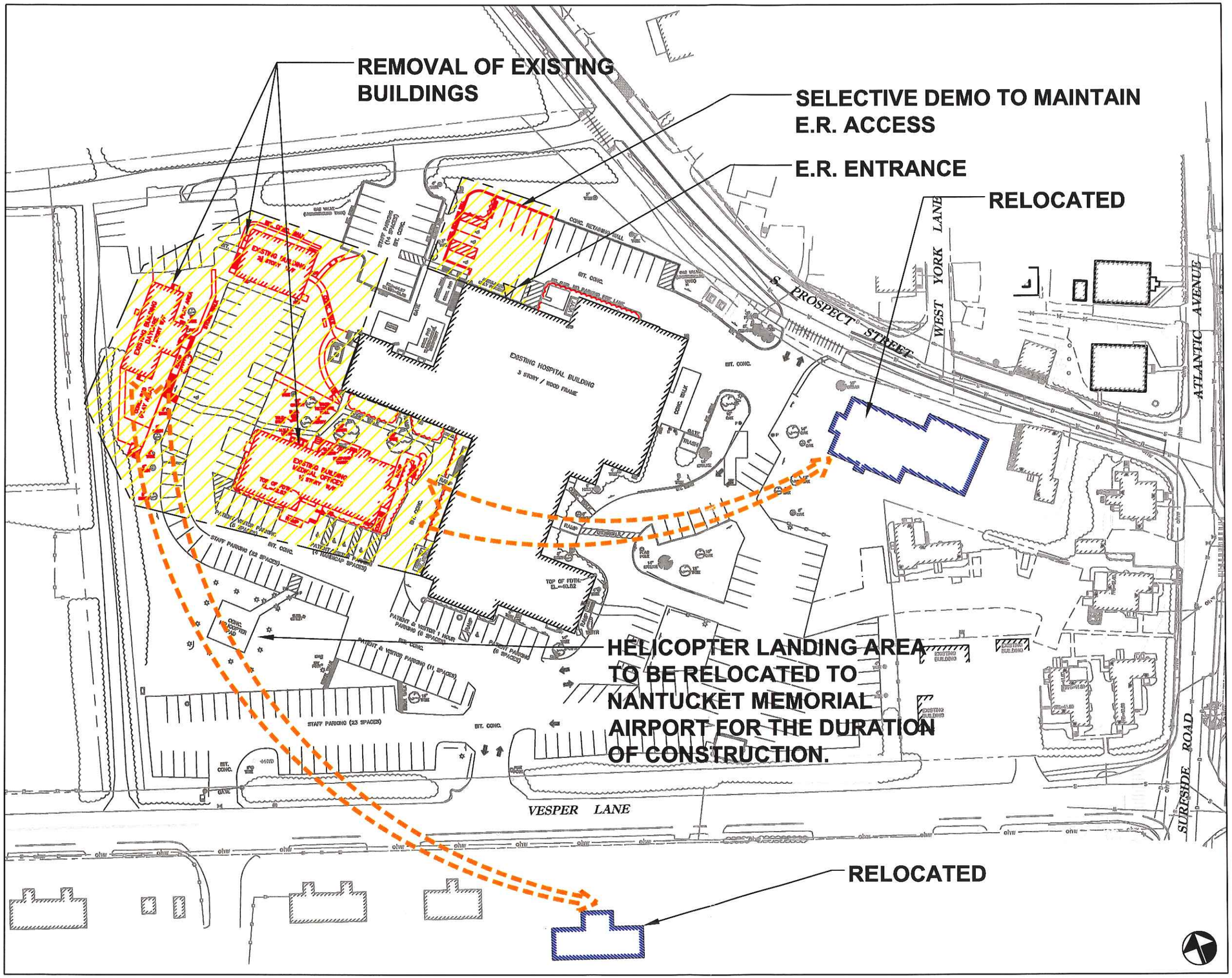
Please note that, as requested by the Planning Board the following materials, separate from the Site Plan Set, are also included with the Site Plan Review Application:

a) **Helicopter:** Helicopter Approach and Landing Plan prepared by RJ O'Connell & Associates, Inc. As shown on such plan, the helipad is be relocated to the northwest corner of the Project site. The proposed pad and associated appurtenances are designed in accordance with the Federal Aviation Administration's Advisory Circular for Heliport Design, dated April 24, 2012, and maintain sufficient clearances for the approach and departure surfaces to the west and east. The helipad is currently going through the permitting and licensing process which should be completed within six months.

b) **Construction Management:** Construction Management Plan prepared by Suffolk Construction.

REQUEST:

Pursuant to Section 139-23(A) of the Bylaws, Site Plan Review is enacted under the authority of M.G.L. c. 40A for the purposes of protecting the health, safety, convenience, and general welfare of the inhabitations of the Town. The driving force behind the Project is to improve the health, safety, convenience, and general welfare of the inhabitations of the Town by modernizing and improving NCH's facilities and the quality of healthcare available in the Town. NCH, therefore, respectfully requests that the Planning Board find that the Project is in compliance with the review objectives and performance standards of Section 139-23 of the Bylaws and grant its approval of the Site Plan Review Application.



NANTUCKET COTTAGE HOSPITAL

PHASE 1 ACTIVITIES

APPROX. 5 WEEKS

- DEMO AND RELOCATED EXISTING BUILDINGS
- CONSTRUCT APPROX. 100 PARKING SPACES AT #16 VESPER LANE

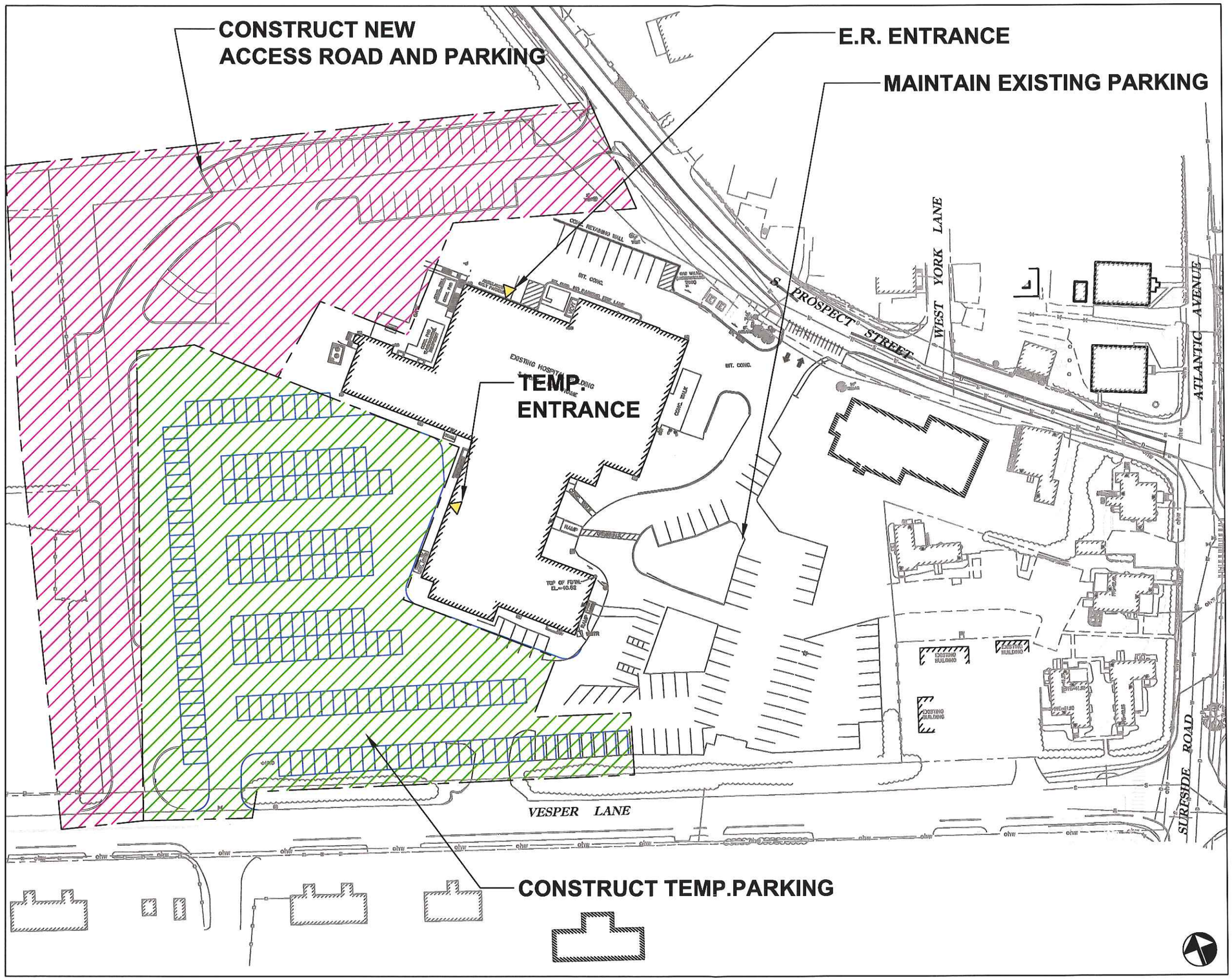
SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G.	CHECKED BY: A.P.
SCALE : NTS	DATE : 04-08-16

PROJECT:
NANTUCKET COTTAGE HOSPITAL
NEW BUILDING

TITLE:
CONSTRUCTION MANAGEMENT PLAN

DRAWING NO:
CMP.01



NANTUCKET COTTAGE HOSPITAL

PHASE 2 ACTIVITIES

APPROX. 15 WEEKS

- UTILIZE 100 PARKING SPACES AT #16 VESPER LANE
- CONSTRUCT NEW ACCESS ROAD
- CONSTRUCT TEMP PARKING

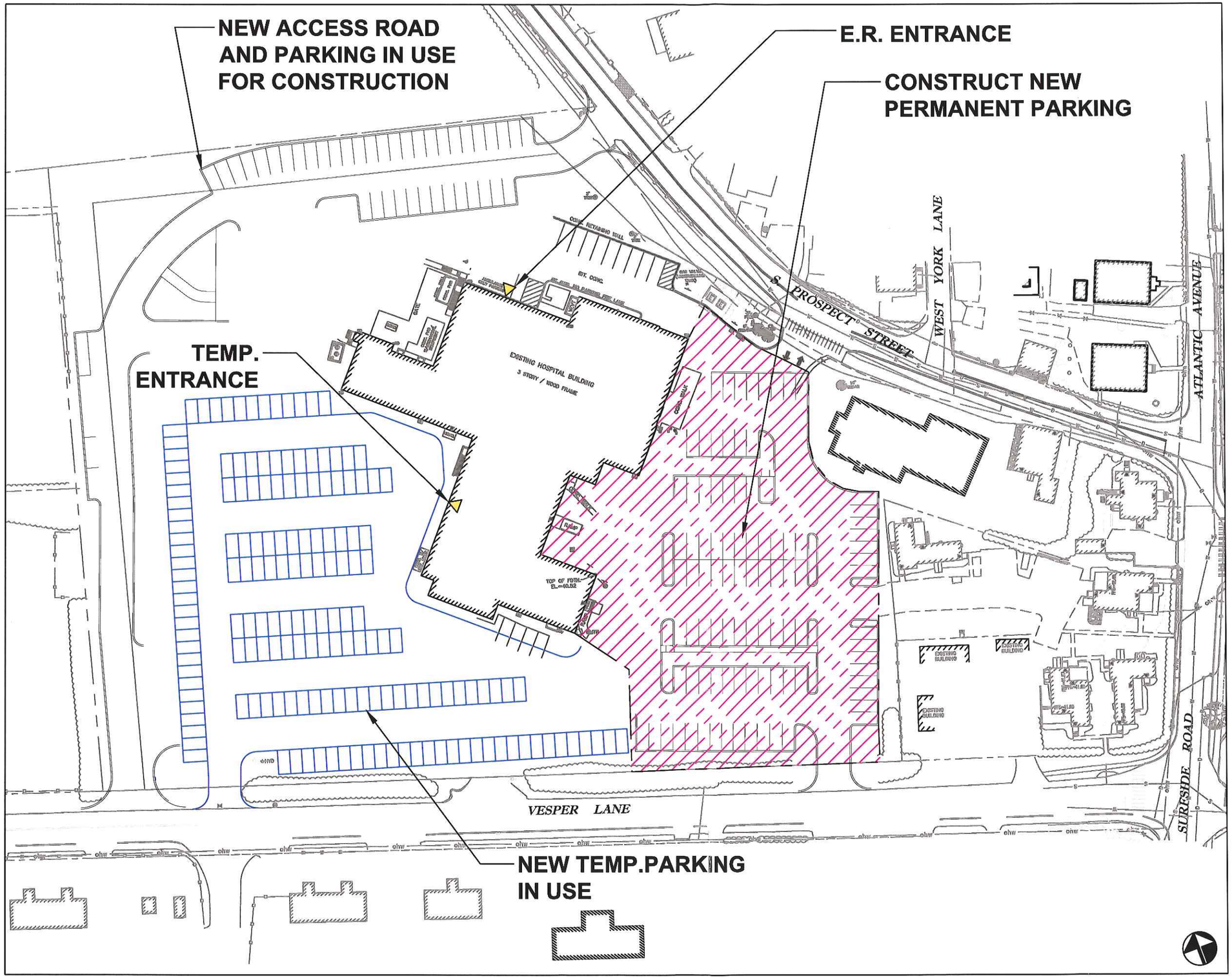
SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G. CHECKED BY: A.P.
SCALE : NTS DATE : 04-08-16

PROJECT:
NANTUCKET COTTAGE HOSPITAL
NEW BUILDING

TITLE:
CONSTRUCTION MANAGEMENT PLAN

DRAWING NO:
CMP.02



NANTUCKET COTTAGE HOSPITAL

PHASE 2A ACTIVITIES

APPROX. 10 WEEKS

- UTILIZE 100 PARKING SPACES AT #16 VESPER LANE
- NEW ACCESS ROAD IN USE
- TEMP PARKING IN USE
- CONSTRUCT NEW PERMANENT PARKING

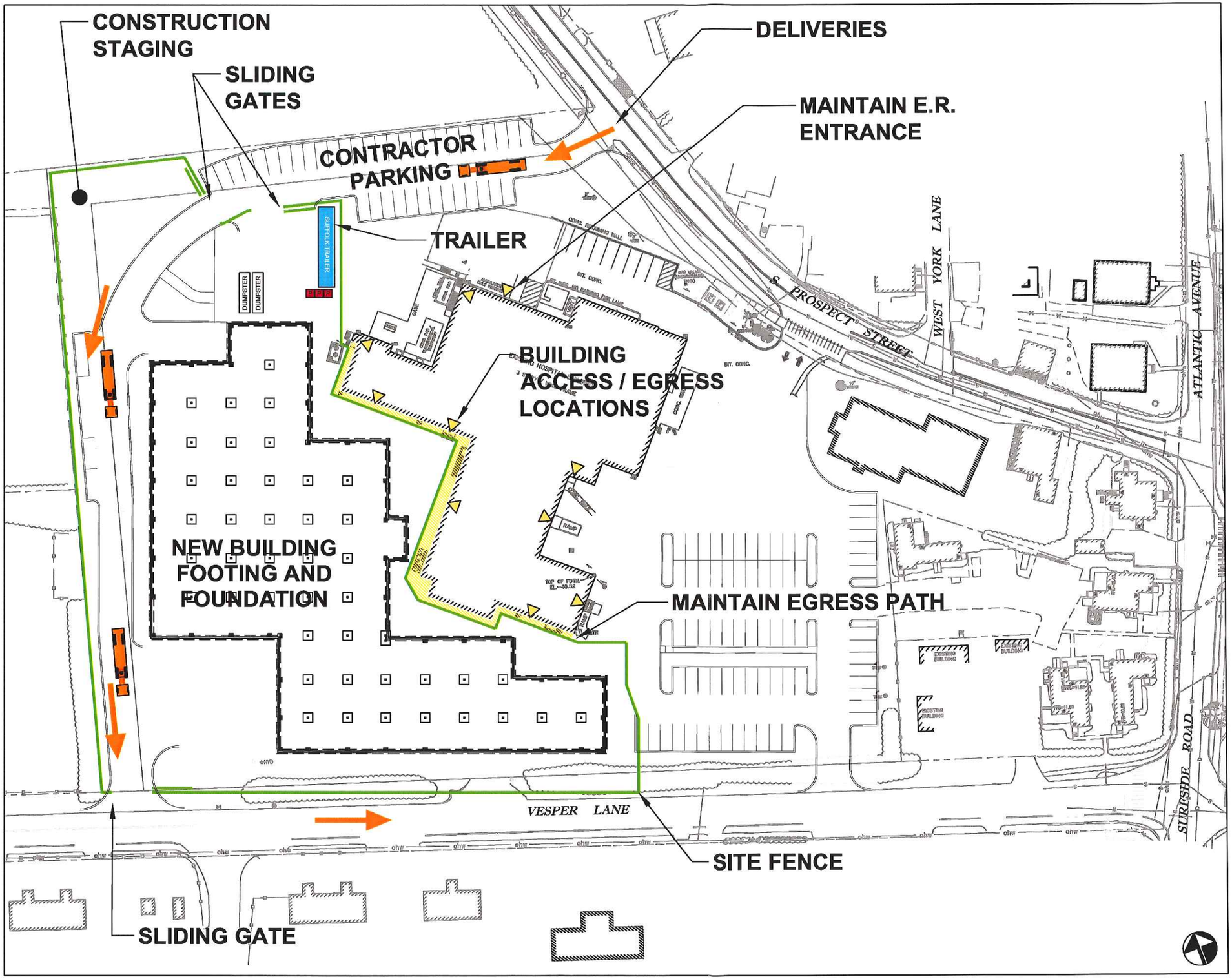
SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G. CHECKED BY: A.P.
SCALE : NTS DATE : 04-08-16

PROJECT:
NANTUCKET COTTAGE HOSPITAL
NEW BUILDING

TITLE:
CONSTRUCTION MANAGEMENT PLAN

DRAWING NO:
CMP.03



NANTUCKET COTTAGE HOSPITAL

PHASE 3 ACTIVITIES

APPROX. 61 WEEKS

- UTILIZE 100 PARKING SPACES AT #16 VESPER LANE
- CONSTRUCT NEW BUILDING

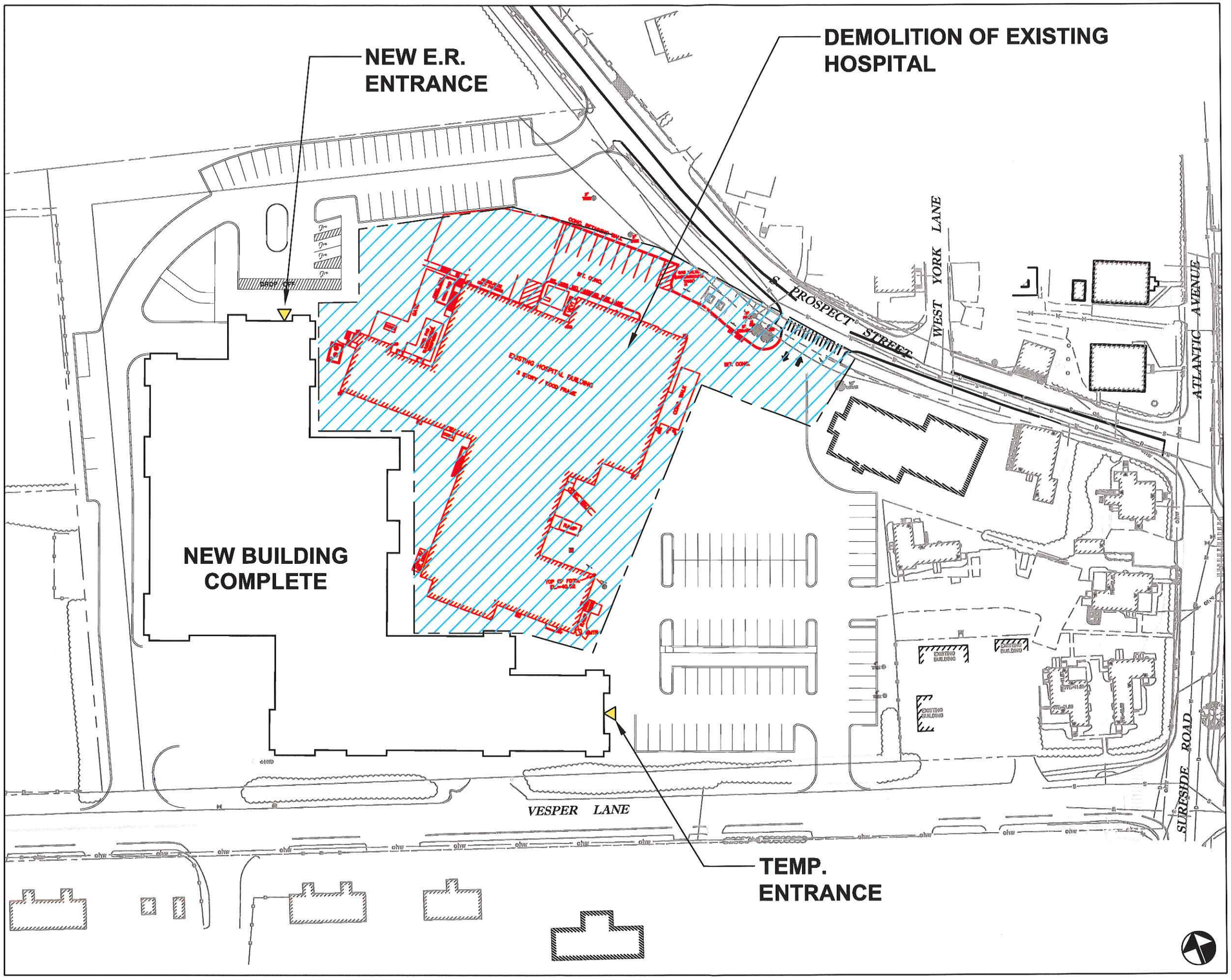
SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G.	CHECKED BY: A.P.
SCALE : NTS	DATE : 04-08-16

PROJECT:
NANTUCKET COTTAGE HOSPITAL
NEW BUILDING

TITLE:
CONSTRUCTION MANAGEMENT PLAN

DRAWING NO:
CMP.04



NANTUCKET COTTAGE HOSPITAL

PHASE 4 ACTIVITIES

APPROX. 8 WEEKS

- **UTILIZE 100 PARKING SPACES AT #16 VESPER LANE**
- **DEMO EXISTING HOSPITAL**

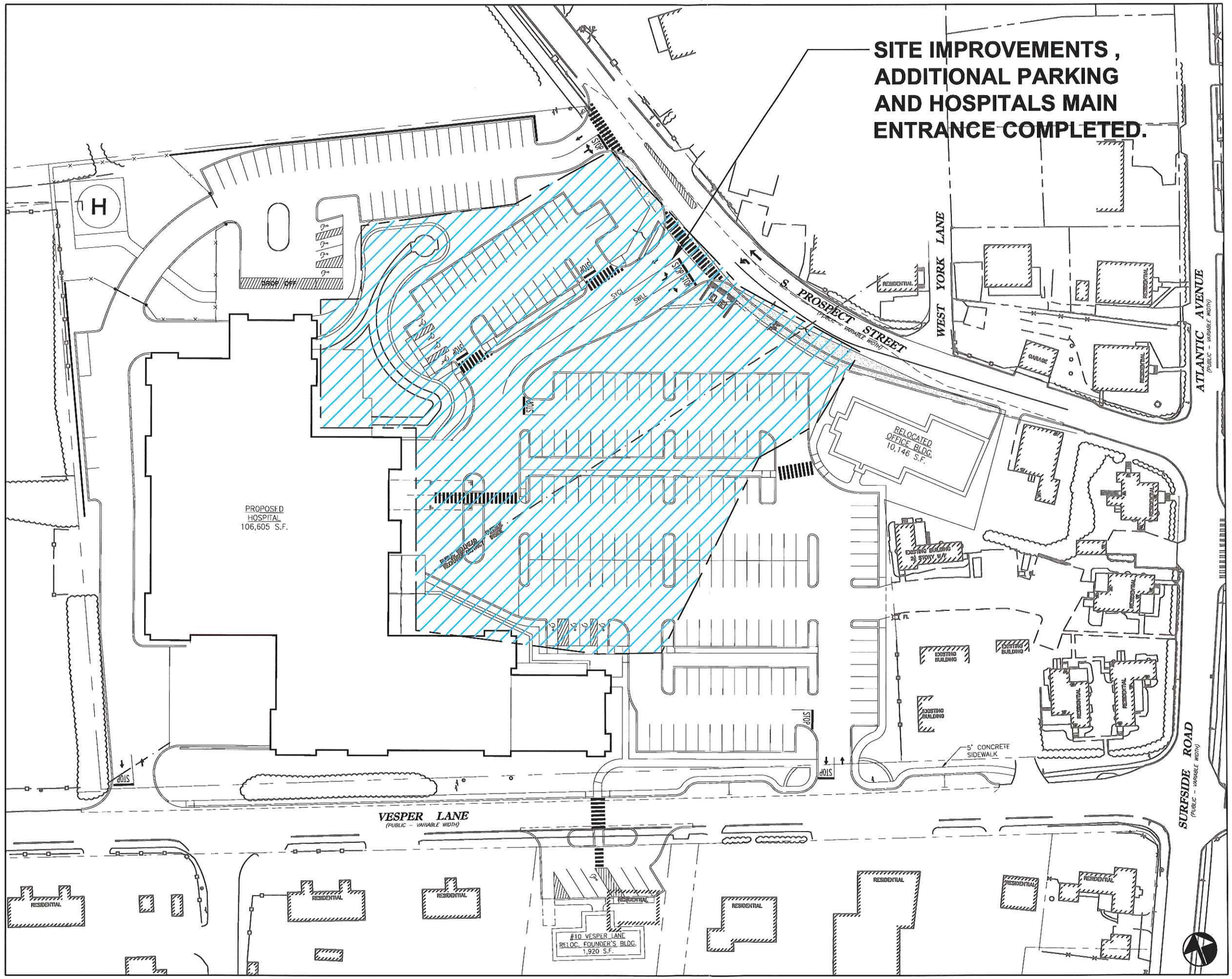
SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G. CHECKED BY: A.P.
SCALE : NTS DATE : 04-08-16

PROJECT:
NANTUCKET COTTAGE HOSPITAL
NEW BUILDING

TITLE:
CONSTRUCTION MANAGEMENT PLAN

DRAWING NO:
CMP.05



NANTUCKET COTTAGE HOSPITAL

PHASE 5 ACTIVITIES

APPROX. 8 WEEKS

- **UTILIZE 100 PARKING SPACES AT #16 VESPER LANE**
- **PART TWO - NEW PERMANENT PARKING**
- **SITE IMPROVEMENTS**

SUFFOLK
build smart
65 ALLERTON ST.
BOSTON MA, 02119
TEL: (617) 517-4500

DRAWN BY: J.W.G.	CHECKED BY: A.P.
SCALE : NTS	DATE : 04-08-16

PROJECT:
NANTUCKET COTTAGE HOSPITAL
NEW BUILDING

TITLE:
CONSTRUCTION MANAGEMENT PLAN

DRAWING NO:
CMP.06

Helicopter:
As shown on the attached plan, the helipad is be relocated to the northwest corner of the Project site. The proposed pad and associated appurtenances are designed in accordance with the Federal Aviation Administration's Advisory Circular for Heliport Design, dated April 24, 2012, and maintain sufficient clearances for the approach and departure surfaces to the west and east. The helipad is currently going through the permitting and licensing process which should be completed within six months.

NOTE:
1. THE HELIPAD DESIGN IS PROPOSED TO BE SET 1.5' ABOVE THE PROPOSED FINISH FLOOR ELEVATION.
2. TREES NEAR FLIGHT PATH MAY REQUIRE PRUNING OR RELOCATION TO MAINTAIN CLEARANCE.

No.	Revision	Date

Designed by:	SPG
Drawn by:	RJK/SAO
Checked by:	SPG
Scale:	1"=60'
Date:	04/11/2016

Prepared For:

NANTUCKET COTTAGE HOSPITAL

57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825-8100

Prepared By:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVE
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PHONE: 781-279-0180
FAX: 781-279-0173

Project Name:

NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:

HELICOPTER APPROACH AND LANDING PLAN

Drawing No.:

HP-1

Project No.: 13081

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Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Engineer\Helicopter Pad\13081_HP-1 HELICOPTER PAD.dwg
Apr 08, 2016 - 15:51pm

SITE PLAN FOR
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

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ATTN: KARA BUZANOSKI, DIRECTOR

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P: 800-266-2278

SEWER:
PUBLIC WORKS DEPARTMENT
188 MADAKET ROAD
NANTUCKET, MA 02554
P: 508-228-7244
ATTN: PERRY BUTLER, SPECIALIST

WATER:
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978-688-6508 (F)

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20 TEASDALE CIRCLE
NANTUCKET, MA 02554
508-228-9026 (T)
508-228-5292 (F)

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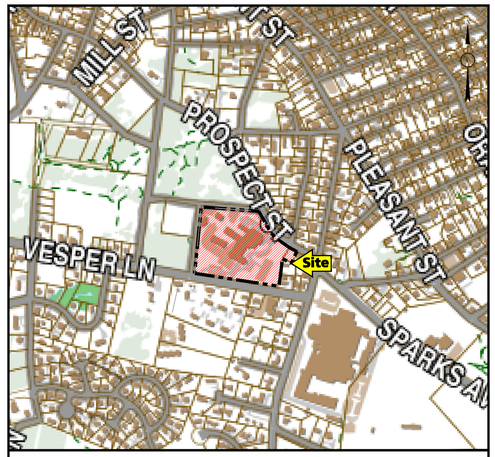
ONE TECHNOLOGY PARK DRIVE
WESTFORD, MA 01886
978-392-0900 (T)
978-392-0987 (F)



KEY PLAN
1"=500'

PREPARED BY:

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PHONE: 781-279-0180
FAX: 781-279-0173

PREPARED FOR:

NANTUCKET COTTAGE HOSPITAL
57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554

Drawing Index

Drawing Date	Last Revision	Drawing	Drawing Description
04/11/2016	-	-	COVER SHEET
04/11/2016	-	EC-1	EXISTING CONDITIONS PLAN
04/11/2016	-	SP-1	SITE PLAN
04/11/2016	-	C-1	DEMOLITION AND EROSION CONTROL PLAN
04/11/2016	-	C-2	GRADING AND DRAINAGE PLAN
04/11/2016	-	C-3	UTILITY PLAN
04/11/2016	-	C-4	PARKING AND TRAFFIC CONTROL PLAN
04/11/2016	-	L-1	LANDSCAPE PLAN (BY WILLIAM FLEMING & ASSOCIATES)
04/11/2016	-	ASP-1	AERIAL SITE PLAN (BY WILLIAM FLEMING & ASSOCIATES)
04/11/2016	-	A301	BUILDING ELEVATIONS (BY CANNON DESIGN) (SUBJECT TO HISTORIC DISTRICT COMMISSION (HDC) APPROVAL. SUBMITTED FOR INFORMATION PURPOSES ONLY)
04/11/2016	-	A302	BUILDING ELEVATIONS (BY CANNON DESIGN) (SUBJECT TO HISTORIC DISTRICT COMMISSION (HDC) APPROVAL. SUBMITTED FOR INFORMATION PURPOSES ONLY)
04/11/2016	-	A303	BUILDING ELEVATIONS (BY CANNON DESIGN) (SUBJECT TO HISTORIC DISTRICT COMMISSION (HDC) APPROVAL. SUBMITTED FOR INFORMATION PURPOSES ONLY)
04/11/2016	-	SL-1	SITE LIGHTING PLAN
04/11/2016	-	N-1	GENERAL NOTES
04/11/2016	-	C-5	EROSION CONTROL DETAILS
04/11/2016	-	C-6	DRAINAGE DETAILS - I
04/11/2016	-	C-7	DRAINAGE DETAILS - II
04/11/2016	-	C-8	UTILITY DETAILS
04/11/2016	-	C-9	SITE DETAILS - I
04/11/2016	-	C-10	SITE DETAILS - II
04/11/2016	-	L-2	LANDSCAPE DETAILS (BY WILLIAM FLEMING & ASSOCIATES)
04/11/2016	-	L-3	LANDSCAPE DETAILS (BY WILLIAM FLEMING & ASSOCIATES)

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED:

DATE ENDORSED:

PLANNING BD. FILE NO.:

- ☐ NOTICE OF INTENT
- ☒ NOT FOR CONSTRUCTION
- ☐ ISSUED FOR REVIEW
- ☐ ISSUED FOR PERMIT
- ☐ ISSUED FOR BID/PRICING
- ☐ ISSUED FOR CONSTRUCTION

Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_Cover Sheet.dwg
Apr 08, 2016 - 16:09pm

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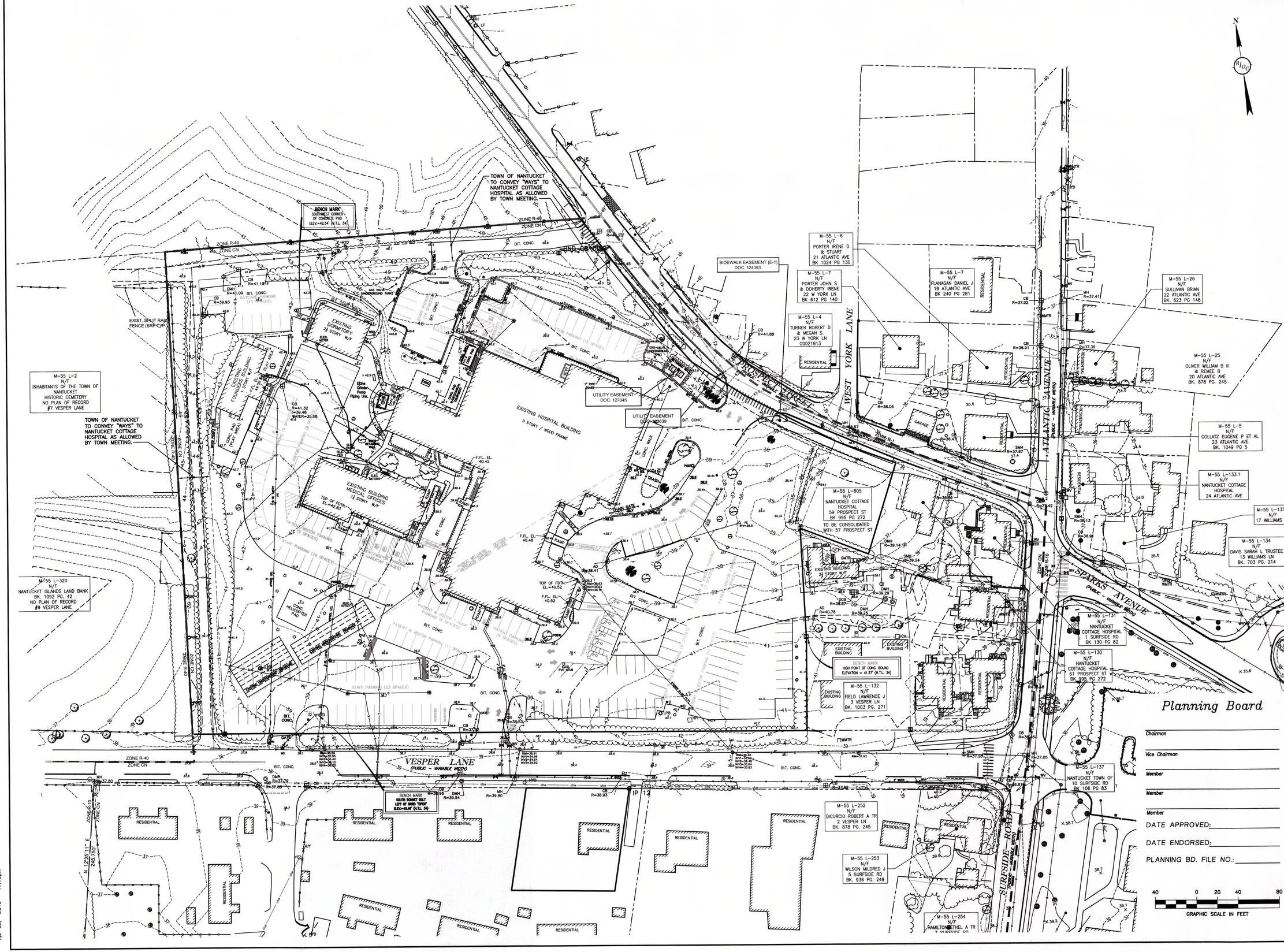
NANTUCKET, MA



No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal:

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. O'CONNELL
CIVIL
No. 34677
REGISTERED PROFESSIONAL ENGINEER
4/13/16

Designed by:	SPG
Drawn by:	WJH
Checked by:	SPG
Scale:	1"=40'
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825-8100

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
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80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
EXISTING CONDITIONS

Drawing No.:
EC-1
Project No.: 13081

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Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_EC-1 Exist Cond.dwg
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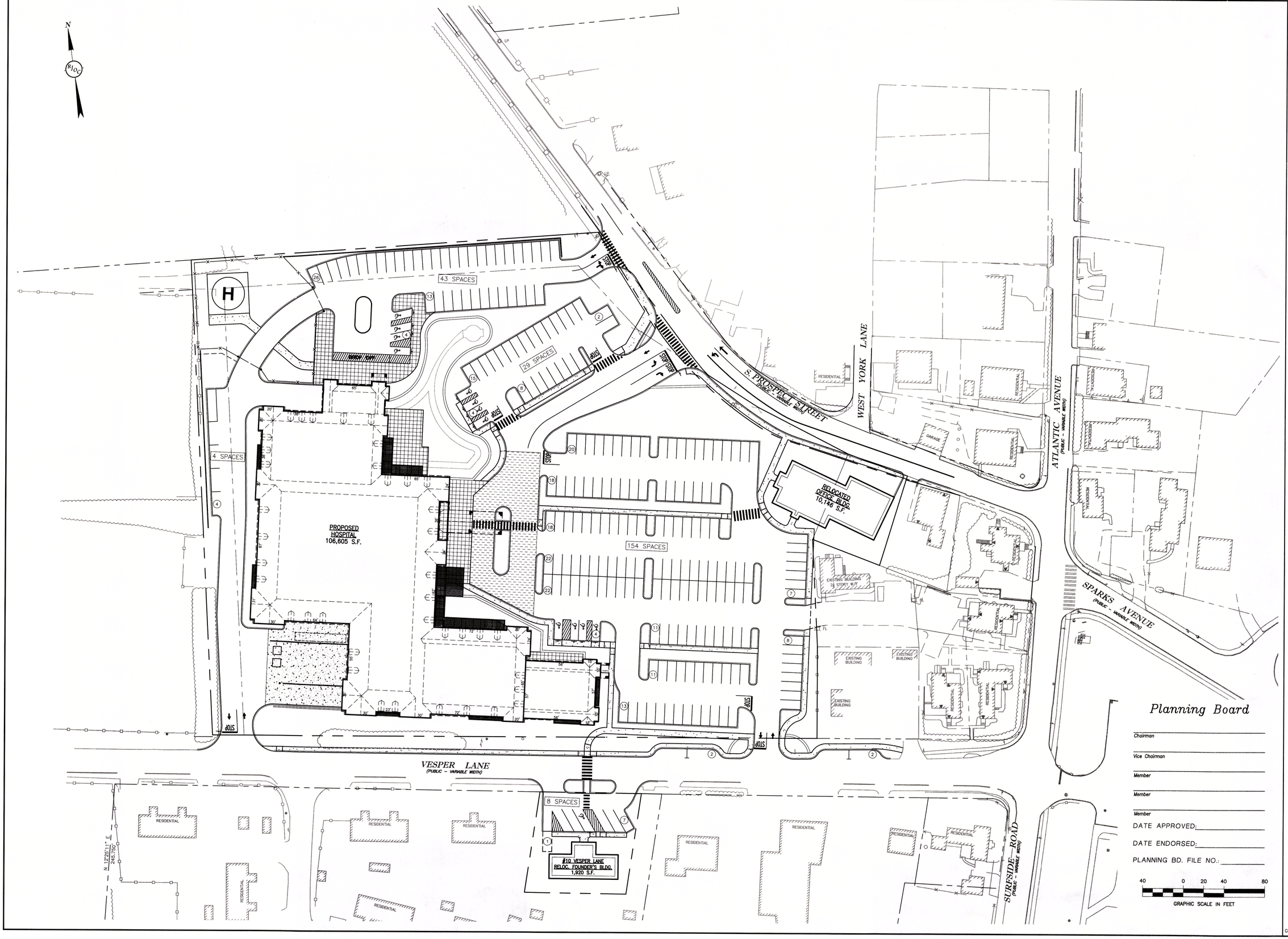
NCH PACKET # 1



No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal:

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. O'CONNELL
CIVIL
No. 34677
REGISTERED PROFESSIONAL ENGINEER
4/14/16

Designed by:	SPG
Drawn by:	RJK
Checked by:	SPG
Scale:	1"=40'
Date:	04/11/2016

Prepared for:

NANTUCKET COTTAGE HOSPITAL

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Project Name:

NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:

SITE PLAN

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED:

DATE ENDORSED:

PLANNING BD. FILE NO.:

40 0 20 40 80
GRAPHIC SCALE IN FEET

Drawing No.:

SP-1

Project No.: 13081

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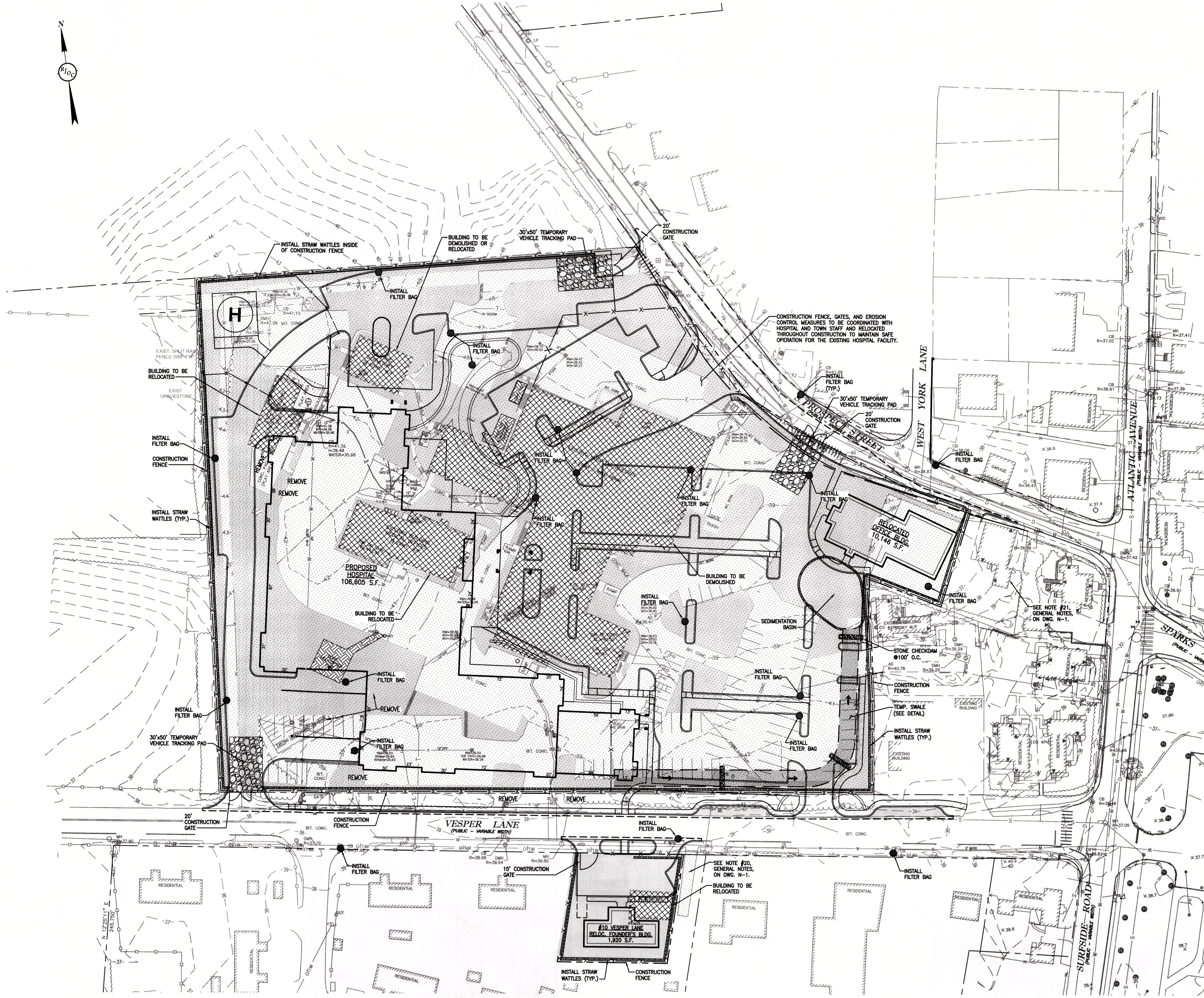
Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_SP-1 Site Plan.dwg
Apr 08, 2016 - 15:51pm



LEGEND

(cross-hatch)	APPROXIMATE LIMITS OF EXISTING BUILDING AND APPURTENANCES TO BE REMOVED (OR RELOCATED)
(grey shade)	APPROXIMATE LIMITS OF EXISTING LANDSCAPE AREAS, LANDSCAPE ISLANDS, CURBING TO BE REMOVED AND/OR CLEARING AND GRUBBING
(dot pattern)	APPROXIMATE LIMITS OF PAVEMENT RECLAMATION
(diagonal hatch)	APPROXIMATE LIMITS OF EXISTING CONCRETE PADS TO BE REMOVED

Planning Board

Chairman
Vice Chairman
Member
Member
Member
DATE APPROVED:
DATE ENDORSED:
PLANNING BD. FILE NO.:

40 0 20 40 80
GRAPHIC SCALE IN FEET

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS RICHARD J. O'CONNELL CIVIL No. 34077 REGISTERED PROFESSIONAL ENGINEER

Designed by: SPG
Drawn by: MCR
Checked by: JJS
Scale: 1"=40'
Date: 04/11/2016

Prepared for:
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Prepared by:
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781-279-0180
FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
DEMOLITION AND EROSION CONTROL PLAN

Drawing No.:
C-1
Project No.: 13081

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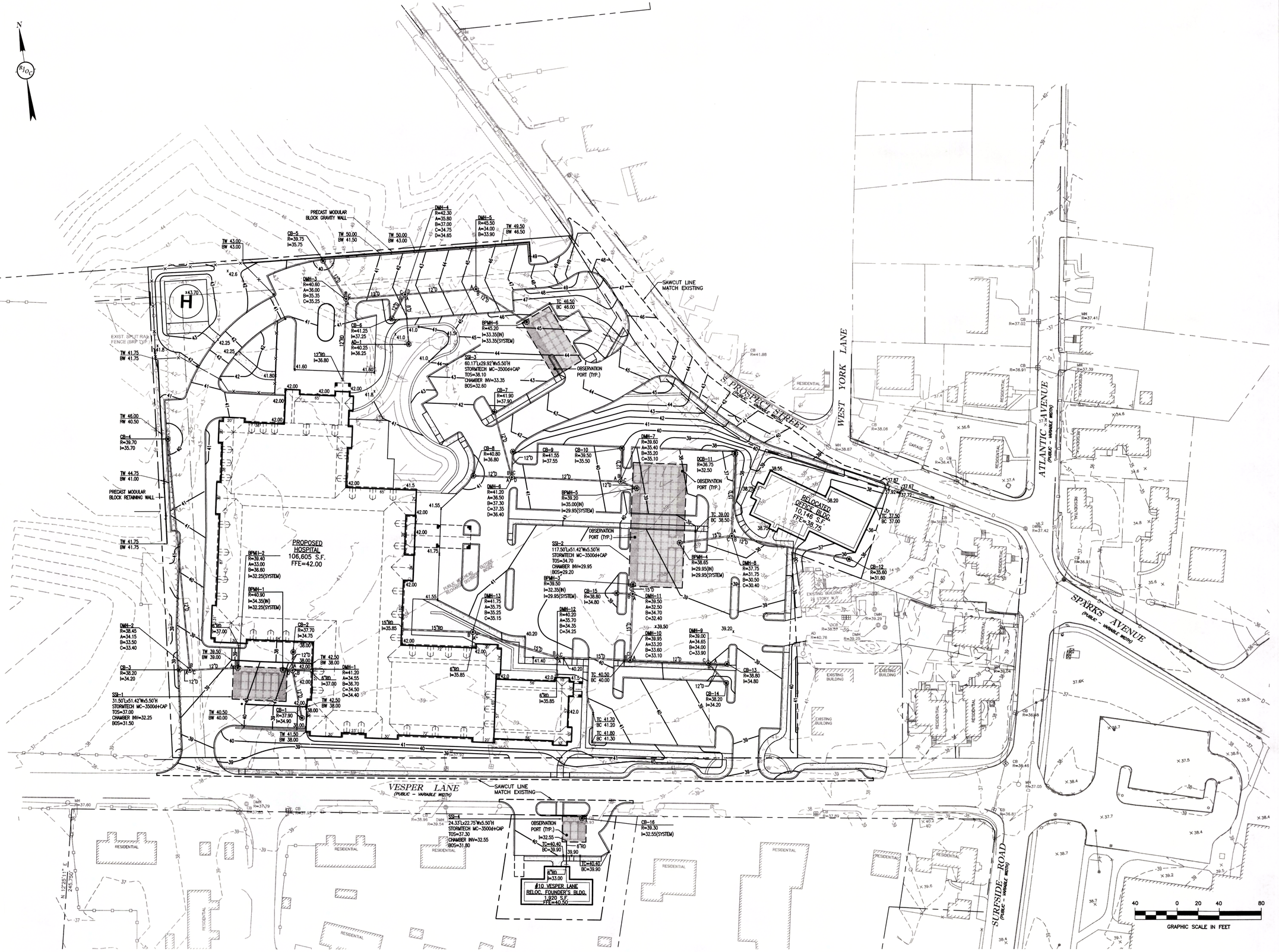

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS — RICHARD J. O'CONNELL — CIVIL — No. 34677 — REGISTERED PROFESSIONAL ENGINEER — 4/11/16

Designed by:	SPG
Drawn by:	WJH
Checked by:	JJS
Scale:	1"=40'
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825-8100

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
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FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
GRADING & DRAINAGE PLAN

Drawing No.: **C-2**
Project No.: 13081

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Apr 11, 2016 - 7:52am

N

PROPOSED WELL FOR NON-POTABLE IRRIGATION

(2) 4" CONDUIT FOR TEL/DATA

8"x12" TAPPING SLEEVE, 8" VALVE AND ROAD BOX TO GRADE

COORDINATE TEL/DATA SERVICE CONNECTION WITH PROVIDER

PROPOSED WATER LINE (BY TOWN)

8,000 GALLON PROPANE TANK

12,000 GALLON DIESEL TANK (10' DIA.x24') SEE NOTE #10, UTILITY NOTES ON DWG. N-1

6" SEWER I=38.00

6" PVC; 1.25%; 20 LF

SMH-1 R=40.25 A=37.75 B=37.65

6" PVC; 0.50%; 207 LF

4" CLDI DOMESTIC WATER SERVICE

8" CLDI FIRE PROTECTION

PROPOSED HOSPITAL 106,605 S.F. FFE=42.00

(2) 5" CONDUIT WITH 13.2 KV PRIMARY SERVICE

SMH-2 R=38.90 A=36.60 B=35.60

ELECTRIC MANHOLE

SMH-3 R=39.25 A=36.15 B=36.05

(2) 5" CONDUIT WITH 13.2 KV PRIMARY SERVICE

6" PVC; 0.5%; 64 LF

6" PVC; 0.5%; 112 LF

CONNECT TO EXIST. SMH INV=35.50

(2) 4" CONDUIT FOR TEL/DATA

RELOCATE UTILITY POLE AND COORDINATE TEL/DATA SERVICE CONNECTION WITH PROVIDER

UTILITY POLE BY OTHERS

8"x6" TAPPING SLEEVE, 6" VALVE AND ROAD BOX TO GRADE

(2) 5" CONDUIT WITH 13.2 KV PRIMARY SERVICE

UTILITY POLE BY OTHERS

VESPER LANE (PUBLIC - VARIABLE WIDTH)

CONNECT TO EXIST. SMH I=35.85

6" PVC; 1%; 45 LF

SMH-4 R=39.90 A=36.15 B=36.05

6" PVC; 1%; 35 LF

6" SEWER I=36.50

#10 VESPER LANE RELOC. FOUNDER'S BLDG. 1,820 S.F. FFE=40.50

8"x6" TAPPING SLEEVE, 6" VALVE AND ROAD BOX TO GRADE

WATER SERVICE

S. PROSPECT STREET (PUBLIC - VARIABLE WIDTH)

WEST YORK LANE

CONNECT TO EXIST. SMH I=35.85

WATER SERVICE

6" PVC; 1%; 25 LF

6" SEWER I=34.15

RELOCATED OFFICE BLDG. 10,145 S.F. FFE=39.75

ATLANTIC AVENUE (PUBLIC - VARIABLE WIDTH)

SPARKS AVENUE (PUBLIC - VARIABLE WIDTH)

SURFSIDE ROAD (PUBLIC - VARIABLE WIDTH)

RESIDENTIAL

EXISTING BUILDING

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED:

DATE ENDORSED:

PLANNING BD. FILE NO.:

40 0 20 40 80

GRAPHIC SCALE IN FEET

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS — RICHARD J. O'CONNELL — CIVIL — No. 34677 — REGISTERED PROFESSIONAL ENGINEER

Designed by:	SPG
Drawn by:	RJK
Checked by:	SPG
Scale:	1"=40'
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825-8100

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
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781-279-0180
FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
UTILITY PLAN

Drawing No.:
C-3

Project No.: 13081

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Apr 11, 2016 - 7:54am

ZONING TABLE

ZONING DISTRICT: COMMERCIAL–NEIGHBORHOOD (CN)
TOWN OVERLAY HOSPITAL SUB–DISTRICT

DIMENSIONAL REQUIREMENTS:	REQUIREMENT	EXISTING	PROPOSED		COMPLIANT
			HOSPITAL LOT	10 VESPER LANE	
LOT SIZE	7,500 SF MINIMUM	6.34 ACRES (1)	6.25 ACRES (1)	0.22 ACRES	YES
FRONTAGE	50 FEET MINIMUM	397 FEET (S. PROSPECT) 596 FEET (VESPER)	406 FEET (S. PROSPECT) 596 FEET (VESPER)	100 FEET	YES
FRONT YARD	10 FEET MINIMUM	51.2 FEET (S. PROSPECT) 104.9 FEET (VESPER)	15.1 FEET (S. PROSPECT) 11.8 FEET (VESPER)	48 FEET	YES
SIDE YARD	5 FEET MINIMUM	40.6 FEET	5 FEET	10 FEET	YES
REAR YARD	10 FEET MINIMUM	N/A	N/A	14 FEET	YES
BUILDING HEIGHT	50 FEET MAXIMUM	< 50 FEET	44 FEET	>30 FEET	YES
OPEN AREA	20% MINIMUM	35.0%	23.9%	38.0%	YES
PARKING	2 SPACES/1000 SF (2) GFA OR 238 SPACES	250 SPACES	230 SPACES	8 SPACES	YES
GROUND COVER RATIO	40% MAXIMUM	15.3%	23.4%	20.4%	YES

(1) INCLUDES #59 S. PROSPECT ST.

(2) FOR HOSPITAL USE

HEAVY DUTY PAVEMENT
STANDARD DUTY PAVEMENT
CONCRETE SIDEWALK
PRECAST CONCRETE CURB (PCC)
SLOPED GRANITE CURB (SGC)

PROPOSED MODULAR BLOCK GRAVITY WALL
PROPOSED HELIPAD
ACTUATED EMERGENCY GATE
POTENTIAL CONNECTION TO CEMETERY TO PROVIDE TWO (2) SPACES
ACTUATED EMERGENCY GATE
RESERVE AMBULANCE PARKING
PROPOSED MODULAR BLOCK RETAINING WALL
HARDSCAPE AREA (SEE LANDSCAPE PLAN)
PROPOSED HOSPITAL 106,605 S.F.
IMAGING CENTER
DUMPSTER
PROPOSED CONCRETE LOADING AREA
SCREEN/RETAINING WALL
DECORATIVE LANDSCAPE WALL
SAWCUT LINE
LAND TO BE CONVEYED TO TOWN OF NANTUCKET FOR ROADWAY IMPROVEMENT=3988 SF
RELOCATED OFFICE BLDG. 10,146 S.F.
#10 VESPER LANE RELOC. FOUNDER'S BLDG. 1,920 S.F.
5' CONCRETE SIDEWALK
AREA AVAILABLE FOR TOWN INSTALLATION OF PARKING SPACES
STACKED SPACE
43 SPACES
29 SPACES
4 SPACES
154 SPACES
8 SPACES
S. PROSPECT STREET (PUBLIC – VARIABLE WIDTH)
WEST YORK LANE
ATLANTIC AVENUE (PUBLIC – VARIABLE WIDTH)
SPARKS AVENUE (PUBLIC – VARIABLE WIDTH)
VESPER LANE (PUBLIC – VARIABLE WIDTH)
SURFSIDE ROAD (PUBLIC – VARIABLE WIDTH)
ZONE R-40 ZONE CN
ZONE R-1 ZONE CN
ZONE R-10 ZONE CN
RESIDENTIAL
EXISTING BUILDING 3½ STORY W/F
EXISTING BUILDING
GARAGE
N 12°25'11" E 245.75'

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED:

DATE ENDORSED:

PLANNING BD. FILE NO.:

40 0 20 40 80
GRAPHIC SCALE IN FEET

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS RICHARD J. O'CONNELL CIVIL No. 34677 REGISTERED PROFESSIONAL ENGINEER 4/11/16

Designed by:	SPG
Drawn by:	RJK
Checked by:	SPG
Scale:	1"=40'
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
67 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825-8100

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
PARKING AND TRAFFIC CONTROL PLAN

Drawing No.: **C-4**
Project No.: 13081

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Apr 06, 2016 - 12:51pm

GENERAL IRRIGATION NOTES:

1. The design/build irrigation sub-contractor shall provide a complete system for the irrigation areas shown on the plan, which includes new and existing transplanted plant materials. Shop drawings shall be provided at a suitable scale to illustrate that the designated plant materials will be irrigated by either spray heads, mist heads or drip irrigation tubing.
2. Irrigation to be coordinated with General Contractor to locate the necessary PVC sleeving to complete irrigation program.
3. All lawn areas shall be spray head irrigated. The heads shall be located for head to head coverage with absolutely no over spray onto the pavement.
4. All trees, shrubs and ground cover shall be drip irrigated / irrigated with shrub mist heads.
5. The irrigation layout and all of the components shall conform to the specifications. The specifications call for shop drawings to be submitted for approval, as well as conformance to the materials specified.
6. The Contractor shall be extremely careful during the installation process not to disturb new or existing plant materials. The Contractor is to coordinate his work with other sub-contractors. Sleeving under pavements must be available and in the proper location prior to paving.
7. The irrigation Contractor shall conform to any local codes or ordinances that may be required to complete the work.
8. This irrigation alternate shall include the cost of connecting to either the building water mains down stream of the back flow preventer of the irrigation well.
9. The irrigation contractor shall test water source for water quality including minerals that may cause staining of concrete and granite pavement and curbs.
10. Irrigation Contractor shall coordinate with the Town of Nantucket for irrigation requirements prior to shop drawing preparation.

GENERAL NOTES:

1. CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING TO EXAMINE EXISTING CONDITIONS FOR THEMSELVES. CONTRACTOR TO FAMILIARIZE THEMSELVES W/ DESIGN DOCUMENTS NOTES & DETAILS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
2. CONTRACTOR SHALL NOTIFY / COORDINATE WITH THE TOWN OF NANTUCKET. PRIOR TO PLANT MATERIAL INSTALLATION.
3. CONTRACTOR SHALL COORDINATE WITH THE TOWN OF NANTUCKET.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL CONTACT DIG SAFE @ 1-888-344-7233 TO HAVE THE EXISTING UTILITIES MARKED.
5. All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
6. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings. See specification.
7. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc. ANSI Z60.1-Current Edition.
8. All plants to be balled in burlap or container grown. No plastic burlap.
9. All plants to be approved by the Landscape Architect.
10. Stake location of all proposed plant material for approval of Landscape Architect prior to commencement of planting.
11. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
12. Heal all construction scars with naturalized grass, lawn or mulch as indicated by drawings and/or as directed by Landscape Architect.
13. "Dry Roots" shall be added to all new tree planting pits. All new loam shall be tested and amended as stated in the loam report. Provided by loam supplier.
14. Landscape Contractor shall submit a watering schedule program for the (60) day maintenance period for review by the Landscape Architect & to Owner for all proposed plant material.
15. Protect existing plant material within construction limits. Provide watering program for all proposed plant material during construction.

NOTE: A Water Treatment program from April 15th until September 30th shall provide a minimum of 1 1/2" of water per week to all trees, shrubs and ground covers.

PLANT MATERIAL LIST – NANTUCKET COTTAGE HOSPITAL, NANTUCKET, MA.

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES						
PPG	9	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	7 -8'	B&B	NATURAL SHAPE, UNSHEARED
TP	15	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7 -8'	B&B	NATURAL SHAPE, UNSHEARED
AC	14	ABIES CONCOLOR	WHITE FIR	7 -8'	B&B	NATURAL SHAPE, UNSHEARED
JV	20	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7 -8'	B&B	NATURAL SHAPE, UNSHEARED
DECIDUOUS AND ORNAMENTAL TREES						
GT	16	GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST	4 -4 1/2"	B&B	6' HIGH BRANCHING
AB	4	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6 -7'	B&B	SINGLE-STEM SPECIMEN
PSC	16	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	3 1/2-4"	B&B	
TC	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	4 -4 1/2"	B&B	6' HIGH BRANCHING
AS	14	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	7'-8'	B&B	MULTI STEM SPECIMENS
CB	4	CARPINUS B. 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	3 1/2-4"	B&B	6' HIGH BRANCHING
AR	7	ACER RUBRUM	RED MAPLE	4 -4 1/2"	B&B	6' HIGH BRANCHING
QA	6	QUERCUS ALBA	WHITE OAK	3-3 1/2"	B&B	6' HIGH BRANCHING
CK	14	CORNUS x 'STELLAR PINK'	STELLAR PINK DOGWOOD	3-3 1/2"	B&B	SINGLE-STEM SPECIMEN
MS	10	MALUS SARGENTII	SARGENT CRABAPPLE	3-3 1/2"	B&B	SINGLE-STEM SPECIMEN
NS	12	NYSSA SYLVATICA	BLACK GUM TUPELO	4 -4 1/2"	B&B	6' HIGH BRANCHING
UA	5	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	4 -4 1/2"	B&B	6' HIGH BRANCHING
SHRUBS						
RW	7	ROSA RUGOSA	RED ROGUSA ROSE	#2	CAN	
RR	12	ROSA RUGOSA 'ALBA'	WHITE ROGUSA ROSE	#2	CAN	
JB	231	JUNIPERUS H. 'BAR HARBOR'	BAR HARBOR JUNIPER	18-24"	CAN	
JS	88	JUNIPERUS C. 'SARGENTII'	SARGENT JUNIPER	18-24"	CAN	
PM	11	PRUNUS MARITIMA	BEACH PLUM	3 -4'	B&B	
MP	73	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	2 -2 1/2'	B&B	CLIP TO 3' TALL HEDGE
LO	19	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	3 -5'	B&B	2'-0" O.C. CLIP TO 8' TALL HEDGE
AV	44	AZALEA VISCOSUM	SWAMP AZALEA	2 -2 1/2'	B&B	
KL	41	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2 -2 1/2'	B&B	
HN	33	HYDRANGEA M. 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	#5	CAN	
HT	44	HYDRANGEA 'TWIST AND SHOUT'	TWIST AND SHOUT HYDRANGEA	#3	CAN	
IGC	161	ILEX G. 'COMPACTA'	DWARF INKBERRY	#3	CAN	
IG	40	ILEX GLABRA	INKBERRY	6-7'	B&B	
CS	130	CORNUS SERICEA 'ALLMAN'S COMPACTA'	ALLMAN'S COMPACT DOGWOOD	2'-3'	B&B	
VC	35	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	2'-3'	B&B	
BS	88	BUXUS S. 'NEWPORT BLUE'	NEWPORT BLUE BOXWOOD	2 1/2-3'	B&B	CLIP TO 3' TALL HEDGE
RA	11	RHUS AROMATICA	FRAGRANT SUMAC	2 1/2-3'	B&B	
IV	39	ILEX V. 'RED SPRITE'	RED SPRITE WINTERBERRY	2 1/2-3'	B&B	PROVIDE (1) IVM MALE
PERENNIALS, ORNAMENTAL GRASSES, FERNS AND GROUNDCOVER						
HH	203	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILIES	1 GAL	GAL	YELLOW
IS	154	IRIS SIBERICA 'CAESAR'S BROTHER'	CAESAR'S BROTHERS IRIS	1 GAL	GAL	PURPLE
HR	42	HEMEROCALLIS 'RED HOT RETURNS'	RED HOT RETURNS DAYLILIES	1 GAL	GAL	RED
AU	256	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	#1	POT	
HF	43	HEMEROCALLIS FULVA	FULVA DAYLILY	#1	POT	
CA	79	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	#2	POT	
PH	134	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1	POT	
AT	17	ASCLEPIAS TUBEROSA	ORANGE MILKWEED	#1	POT	
AI	22	ASCLEPIAS INCARNATA	PURPLE SWAMP MILKWEED	#1	POT	
ED	22	EUTROCHIUM DUBIUM	COASTAL JOE-PYE WEED	#1	POT	
OC	27	OSMUNDASTRUM CINNAMOMUM	CINNAMON FERN	#1	POT	
OR	7	OSMUNDA REGALIS	ROYAL FERN	#1	POT	

GRAPHIC LEGEND

- PROTECT EXISTING TREELINE / VEGETATION TO REMAIN, TYP.
- EVERGREEN TREES (DRIP OR MIST HEAD IRRIGATION)
- DECIDUOUS SHADE TREES (DRIP OR MIST HEAD IRRIGATION)
- ORNAMENTAL & FLOWERING TREES (DRIP OR MIST HEAD IRRIGATION)
- EVERGREEN SHRUBS (DRIP OR MIST HEAD IRRIGATION)
- DECIDUOUS SHRUBS (DRIP OR MIST HEAD IRRIGATION)
- GRASSES & FERNS & PERENNIALS (DRIP OR MIST HEAD IRRIGATION)
- SEEDED LAWN (SPRAY-HEAD IRRIGATION)
- UNILOCK (4X16) PATTERN B PROMENADE PEDESTRIAN PLANK PAVER ENDURA COLOR FINISH
- UNILOCK (4X16) PATTERN C PROMENADE PEDESTRIAN PLANK PAVER ENDURA COLOR FINISH
- STAMPED BITUMINOUS VEHICULAR DROP OFF
- 3'-10" HIGH NANTUCKET (3) SPLIT RAIL FENCE
- 18" HIGH NANTUCKET FIELDSTONE WALL
- PROPOSED NANTUCKET STYLE PERGOLA
- BENCH — PROPOSED TEAK BENCH
- PROPOSED TRASH RECEPTACLE

LANDSCAPE NOTES:

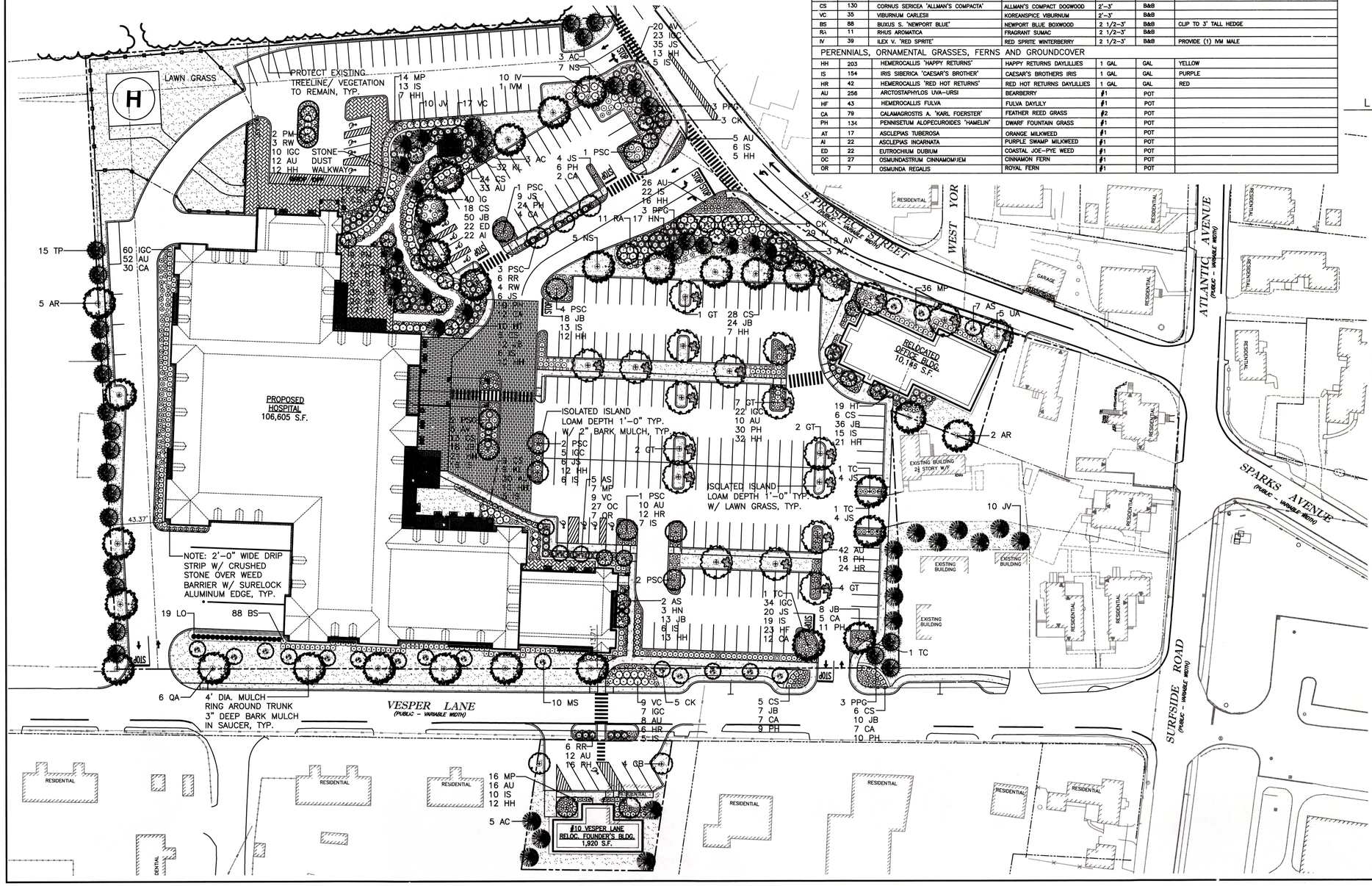
LOAM DEPTHS SHALL BE AS FOLLOWS:

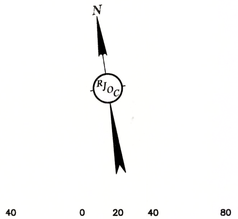
A. LAWN AREAS – 6" ROLLED LOAM THICKNESS SEE DETAIL 1 SHEET L-2
INCORPORATE SOIL TESTING LABORATORIES RECOMMENDATIONS FOR FERTILIZER / LIMESTONE RECOMMENDATIONS FOR LAWN AREAS.
LAWN GRASS
(PACIFIC NORTHWEST SEED, LTD. WILMINGTON, MA.)
LANDSCAPE/UTILITY MIXTURE FOR SUN/SHADE:
40% ENCHANTED PERENNIAL RYEGRASS
40% CREEPING RED FESCUE
20% GOLDRUSH KENTUCKY BLUEGRASS

B. PLANT BEDS – 1 -0" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH.
(3) PARTS SANDY LOAM
(1) PART PEAT MOSS
(1) PART AGED COMPOST COW MANURE BY VOLUME
*INCORPORATE HYDROGEL (VITERRA GELSCAPE OR APPROVED EQUAL) AND A FERTILIZER (DRY-ROOTS) AND LIMESTONE (SUPERPHOSPHATE) INTO THE PLANTING MIX DURING THE MIXING PROCESS AT A RATE RECOMMENDED BY THE SOILS TESTING LABORATORY & HYDROGEL MANUFACTURER TO INSURE GOOD GROWTH. PLANTING MIX FOR PLANTS SHALL BE USED WHERE SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED (TREES & SHRUBS PH'S).

C. ISOLATED PLANTED ISLANDS / SIDEWALK TREES – 3' – 0" LOAM DEPTH (SEE DETAIL)
INCORPORATE SOIL TESTING LABORATORIES RECOMMENDATIONS FOR FERTILIZER / LIMESTONE RECOMMENDATIONS FOR LAWN AREAS.
(3) PARTS SANDY LOAM
(1) PART PEAT MOSS
(1) PART AGED COMPOST COW MANURE BY VOLUME
*INCORPORATE HYDROGEL (VITERRA GELSCAPE OR APPROVED EQUAL) AND A FERTILIZER (DRY-ROOTS) AND LIMESTONE (SUPERPHOSPHATE) INTO THE PLANTING MIX DURING THE MIXING PROCESS AT A RATE RECOMMENDED BY THE SOILS TESTING LABORATORY & HYDROGEL MANUFACTURER TO INSURE GOOD GROWTH. PLANTING MIX FOR PLANTS SHALL BE USED WHERE SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED (TREES & SHRUBS PH'S).

FOR LANDSCAPE DETAILS SEE SHEETS L2 + L-3





Planning Board

Chairman _____

Vice Chairman _____

Member _____

Member _____

Member _____

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE NO.: _____

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS WILLIAM JOHN FLEMING No. 759 REGISTERED LANDSCAPE ARCHITECT 4.11.16

Designed by:	WJF
Drawn by:	WFF
Checked by:	WJF
Scale:	AS NOTED
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825-8100

Prepared by:
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Prepared by:
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781-279-0180
FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
LANDSCAPE PLAN

Drawing No.:
L-1
Project No.: 13081

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Planning Board

Chairman ______

Vice Chairman ______

Member ______

Member ______

Member ______

DATE APPROVED: ______

DATE ENDORSED: ______

PLANNING BD. FILE NO.: ______

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Drawn by:	WFF
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Scale:	AS NOTED
Date:	04/11/2016

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Project Name:

NEW NANTUCKET COTTAGE HOSPITAL NANTUCKET, MA

Drawing Name:

AERIAL SITE PLAN

Drawing No.:

ASP-1

Project No.: 13081

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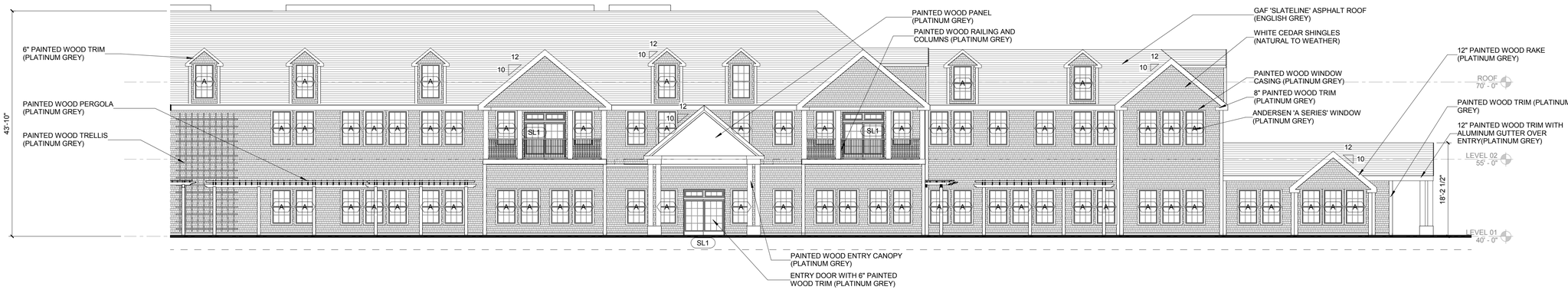
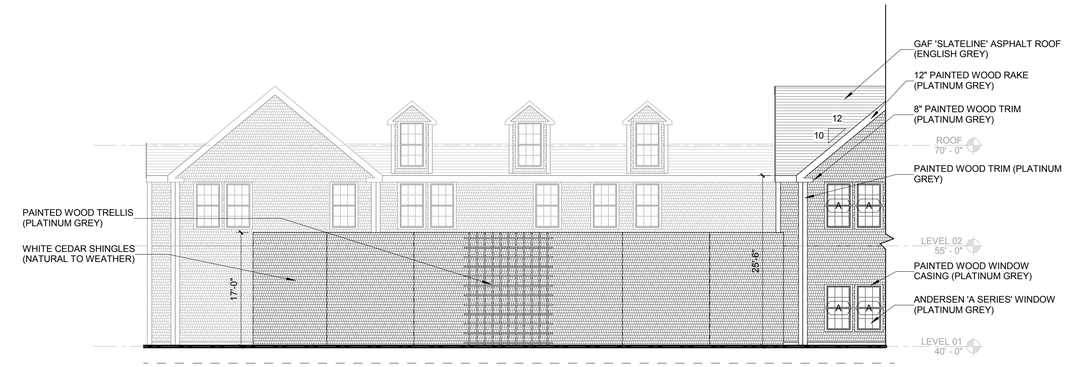


4 EAST ELEVATION A
3/32" = 1'-0"
0 21'-4"

3 EAST ELEVATION B
3/32" = 1'-0"
0 21'-4"



2 SOUTH ELEVATION B
3/32" = 1'-0"
0 21'-4"

1 SOUTH ELEVATION A
3/32" = 1'-0"
0 21'-4"

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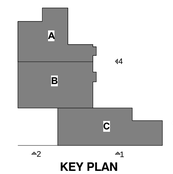
NOT FOR CONSTRUCTION

Subject to Historic District Commission (HDC) Approval

Submitted for Informational Purposes Only

No.	Description	Date
1	SITE PLAN REVIEW	06 APR 2016



KEY PLAN

Drawing Title:

BUILDING ELEVATIONS

Project No.: 004174.00 Checked by: DK

A301

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3 SOUTH ELEVATION C

3/32" = 1'-0"

0 21'-4"

2 WEST ELEVATION A

3/32" = 1'-0"

0 21'-4"

1 WEST ELEVATION B

3/32" = 1'-0"

0 21'-4"

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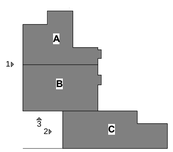

KEY PLAN

Drawing Title:

BUILDING ELEVATIONS

Project No.: 004174.00 Checked by: DK

A302

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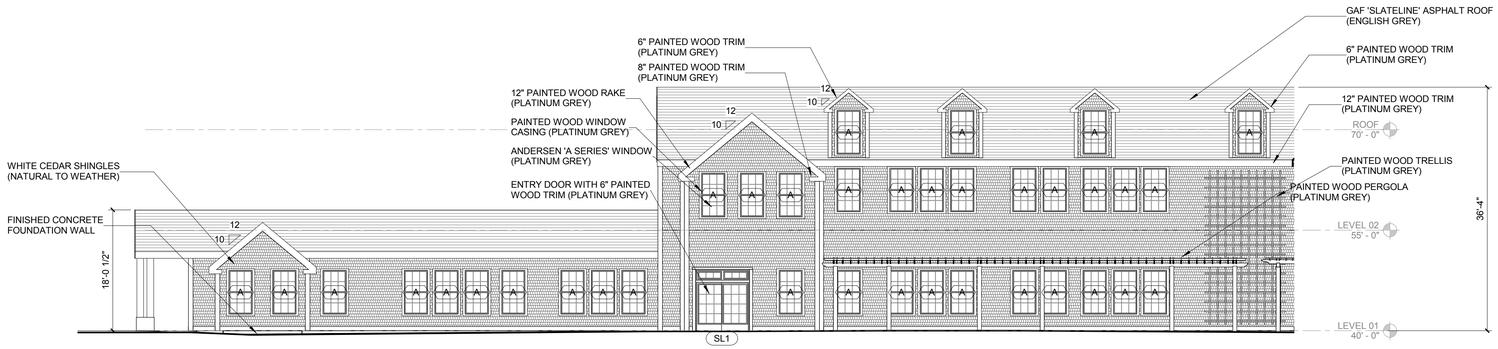
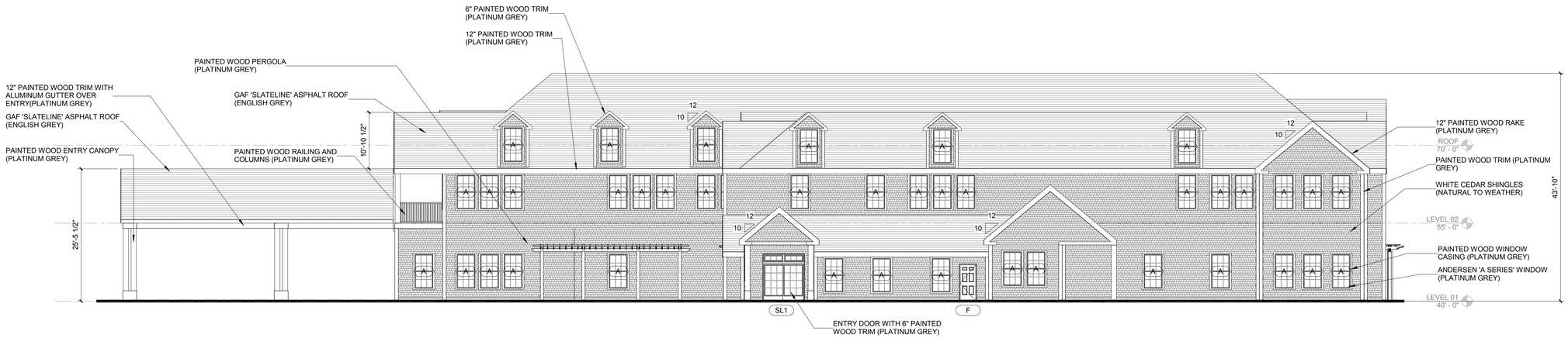


2 NORTH ELEVATION B

3/32" = 1'-0"

0 21'-4"



1 NORTH ELEVATION A

3/32" = 1'-0"

0 21'-4"

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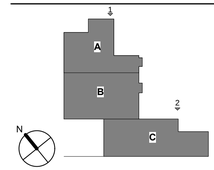

KEY PLAN

Drawing Title:

BUILDING ELEVATIONS

Project No.: 004174.00 Checked by: DK

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LUMINAIRE SCHEDULE

QTY	IMAGE	PLAN SYMBOL	DESCRIPTION	INSTALLATION METHOD	LIGHT SOURCE SPEC	INPUT WATTS	SHIELDING/OPTICS	REFERENCED PRODUCTS
38			DECORATIVE POST TOP-PEDESTRIAN SCALE	POLE 12'-0"	2040 LM LED 2700K 80+ CRI	30.8	TYPE 3 OPTICS Type III	STERNBERG - 6590SRLED-PT-1RND-27-T3
12			DECORATIVE POST TOP-PEDESTRIAN SCALE	POLE 12'-0"	2245LM LED 2700K 80+ CRI	31.2	TYPE 5 OPTICS Type V Square	STERNBERG - 6590SRLED-PT-1RND-27-T5
67			POST TOP-VEHICULAR SCALE	POLE 21'-0"	5255 LM LED 3000k 75+ CRI	69W	TYPE 3 OPTICS HOUSE SIDE SHEILD AVAILABLE Type III	KIM LIGHTING - WP9-S-3-P-35-60L-3K-VOLTS
5			POST TOP-VEHICULAR SCALE	POLE 21'-0"	5353 LM LED 3000k 75+ CRI	69W	TYPE 4 OPTICS HOUSE SIDE SHIELD AVAILABLE Type IV Forward Throw	KIM LIGHTING - WP9-S-4-P-35-60L-3K-VOLTS

- 0.5 fc
- 1.0 fc
- 2.0 fc
- 3.0 fc

IES Parking Lot Design Criteria (Enhanced Security):
- Min: 0.5 fc
- Max: 5.0 fc
- Max to Min: 15:1

Designed Calculation Summary:
- Min: 0.5 fc
- Max: 4.1 fc
- Max to Min: 10.25:1

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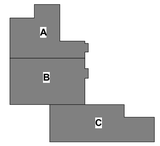

KEY PLAN

Drawing Title:

SITE LIGHTING PLAN

Project No.: 004174.00 Checked by: DK

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GENERAL NOTES

1. THESE PLANS HAVE BEEN PREPARED FROM THE FOLLOWING:
   A. EXISTING CONDITIONS PLAN, NANTUCKET COTTAGE HOSPITAL PREPARED BY BLACKWELL & ASSOCIATES RECEIVED ON 12/10/2014.
   B. FIELD SURVEY CONDUCTED NOVEMBER 2015 BY R.J. O'CONNELL & ASSOCIATES, INC., STONEHAM, MA.
2. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
3. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES ESPECIALLY WHERE NEW WORK CONNECTS TO EXISTING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" (1-800-344-7233) AT LEAST TWO (2) WEEKS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND VERTICAL BENCH MARKS NECESSARY FOR THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
6. THE LIMIT OF WORK LINE IS THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E.., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).
7. DISPOSAL OF ALL DEMOLISHED MATERIALS MUST BE OFF-SITE BY THE CONTRACTOR AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND MUNICIPAL REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND EXISTING SITE CONDITIONS AS SHOWN ON THESE PLANS.
9. REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING LOCATIONS, BUILDING DIMENSIONS, EXACT UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, BUILDING SIDEWALKS, AND DOOR LOCATIONS.
10. ALL CONSTRUCTION DUMPSTERS SHALL BE PROPERLY MAINTAINED. ALL DUMPSTERS SHALL BE LOCATED ON A BITUMINOUS CONCRETE OR CONCRETE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRASH DISPOSAL ON A REGULAR BASIS AND SHALL ENSURE THAT THE DUMPSTER AREAS ARE PROPERLY MAINTAINED.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GENERAL UPKEEP AND ROUTINE MAINTENANCE OF THE ENTIRE SITE TO ENSURE AN AESTHETICALLY PLEASING APPEARANCE DURING ALL PHASES OF CONSTRUCTION.
12. UNLESS OTHERWISE INDICATED, AREAS DISTURBED BY CONSTRUCTION SHALL HAVE 6-INCHES OF LOAM EVENLY SPREAD AND COMPACTED ON A PREPARED SUBGRADE AND PLANTED WITH LAWN SEED MIX PER THE SPECIFICATIONS.
13. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN THE SITE SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER, OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME VEGETATION.
14. THE CONTRACTOR SHALL SUPPLY AND MAINTAIN ALL MATERIAL, EQUIPMENT AND LABOR ASSOCIATED WITH TEMPORARY TRAFFIC DIVERSIONS THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH M.U.T.C.D. STANDARDS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
15. THE GENERAL CONTRACTOR AND SUBCONTRACTORS WILL HAVE A COPY OF THE SITE PLAN REVIEW CONDITIONS ON SITE AT ALL TIMES AND WILL BE INCORPORATED INTO ALL CONSTRUCTION CONTRACTS.
16. NO AUTHORIZED ACTIVITY SHALL AFFECT ABUTTING PROPERTIES. IF THE APPLICANT MUST WORK ON AN ABUTTING PROPERTY, WRITTEN AUTHORIZATION FROM THE OWNER OF SAID LAND SHALL BE OBTAINED AND PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK.
17. THE OWNER'S REPRESENTATIVE AND/OR GENERAL CONTRACTOR MUST CONTACT THE DEPARTMENT OF PUBLIC HEALTH AND THE NANTUCKET FIRE DEPARTMENT IN THE EVENT OF A HAZARDOUS LEAK OR SPILL.
18. ALL TYPES OF FILL MATERIAL IMPORTED TO THE SITE MUST BE CLEAN AND SUITABLE FOR THE USE SPECIFIED. THE GENERAL CONTRACTOR WILL PROVIDE THE OWNER'S GEOTECHNICAL ENGINEER WITH RECORDS INDICATING THE TYPE, QUANTITY, ORIGIN AND SOURCE OF ANY FILL MATERIAL IMPORTED TO THE SITE.
19. THE CONTRACTOR SHALL PROVIDE THE ENGINEER TWO (2) COMPLETE SETS OF AS-BUILT DRAWINGS PREPARED AND STAMPED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS SHOWING EXACT DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL BUILDINGS, UTILITIES, STRUCTURES, PIPES, CURBING, STRIPING, LANDSCAPING, ETC AS INSTALLED. DELIVERABLES ARE TO BE STAMPED REPRODUCIBLE DRAWINGS AND AUTOCAD 2012 OR NEWER ELECTRONIC FILES.
20. EXISTING DRIVEWAY FOR #10 VESPER LANE TO BE REMOVED, LOAMED AND SEEDED IF CONSENTED BY THE COAST GUARD.
21. GREENLIGHT BUILDING TO BE RELOCATED UPON APPROVAL AND FUNDING AS WELL AS FINALIZATION OF BIKE PATH NETWORK AND EASEMENTS.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. SUITABLE BUILDING MATERIALS THAT CAN BE REUSED AS ON-SITE FILL, AS DETERMINED BY THE OWNER'S GEOTECHNICAL ENGINEER (I.E. BRICK, BLOCK AND CONCRETE) SHALL BE RECYCLED TO PRODUCE PROCESSED SITE FILL PER THE GRADATION REQUIREMENTS NOTED IN THE SITE WORK SPECIFICATION AND SHALL COMPLY WITH THE DEP'S ASPHALT, BRICK AND CONCRETE (ABC) POLICY. NOTIFY THE LOCAL BOARD OF HEALTH AT LEAST 30 DAYS PRIOR TO THE START OF CRUSHING OPERATIONS.
3. PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES, ON-SITE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON DRAWING C-1 MUST BE INSTALLED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES WHETHER DESIGNATED ON THESE DRAWINGS OR DISCOVERED IN THE FIELD. SERVICES SHALL BE CAPPED OFF AT THE PROPERTY IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY/ENTITY STANDARDS.
5. ALL EXISTING BITUMINOUS CONCRETE PAVEMENT SHALL BE PULVERIZED, STRIPED AND STOCKPILED IN AREAS TO BE DETERMINED BY THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER OWNER'S REPRESENTATIVE AND USED AS RECLAIMED ASPHALT PAVEMENT BORROW MATERIAL IN ACCORDANCE WITH THE SITEWORK SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW DRAINAGE AND UTILITIES TO REMAIN AND/OR BE CONSTRUCTED.
7. DURING ON-SITE DEMOLITION WORK, STORM RUNOFF SHALL BE CONTROLLED AND DIRECTED TOWARD TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

EROSION CONTROL NOTES

1. ALL PROPOSED SLOPES WILL BE NO STEEPER THAN 2H:1V. ALL 3H:1V SLOPES OR STEEPER WILL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR ENGINEER APPROVED EQUAL) PRIOR TO HYDRO SEEDING AND PROTECTED FROM EROSION.
2. THE CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES, MATERIALS FOR CONSTRUCTING WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER AND/OR OWNER'S REPRESENTATIVE TO CORRECT ANY EMERGENCY EROSION OR SILTATION PROBLEMS.
3. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. ALL SEDIMENT OR DEBRIS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
4. SILT SACKS SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS LOCATED IN DISTURBED AREAS AND SUBJECT TO STORMWATER RUNOFF FROM THE SITE THROUGHOUT CONSTRUCTION. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM (ON OR OFF-SITE) AT ANY TIME.
5. CATCH BASINS WHICH SERVE AS TEMPORARY SEDIMENT TRAPS MUST BE INSPECTED EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN EVENT OF 0.25 INCHES OR GREATER.
6. UPON COMPLETION OF ALL SITE WORK CONSTRUCTION, THE SITE CONTRACTOR SHALL INSPECT ALL ON-SITE CATCH BASINS AND DRAINAGE STRUCTURES AND REMOVE ALL SEDIMENT, TRASH AND DEBRIS THAT HAS ACCUMULATED WITHIN EACH STRUCTURE DURING THE COURSE OF CONSTRUCTION.
7. ALL CONSTRUCTION SHALL MEET OR EXCEED THE TOWN OF NANTUCKET'S RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND CONSTRUCTION SPECIFICATIONS FOR STABILIZED ROAD SURFACES.
8. ALL SLOPES EXCEEDING FIFTEEN (15) PERCENT RESULTING FROM THE SITE GRADING ACTIVITIES SHALL BE EITHER COVERED WITH SIX (6) INCHES OF TOPSOIL AND PLANTED WITH A VEGETATIVE COVER SUFFICIENT TO PREVENT EROSION OR BE STABILIZED BY A RETAINING WALL.
9. PRIOR TO THE START OF ANY AUTHORIZED ACTIVITY THE GENERAL CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL A DUST CONTROL PLAN TO THE OWNER'S REPRESENTATIVE. THE DUST CONTROL PLAN WILL OUTLINE MEASURES TO CONTROL AND MITIGATE DUST DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION AND IN ALL TYPES OF WEATHER CONDITIONS. THE APPROVED DUST CONTROL PLAN SHALL BE IMPLEMENTED DURING ALL PHASES OF THE AUTHORIZED ACTIVITIES AND WILL CONTINUE UNTIL THE PROJECT HAS BEEN GRANTED AS-BUILT APPROVAL.
10. THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS DEPICT THE MINIMUM REQUIRED CONTROL AND ARE REPRESENTATIVE OF A SINGLE STAGE OF CONSTRUCTION FOR EACH PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL DEVICES AS THE PROJECT PROGRESSES AND SITE DRAINAGE CONDITIONS CHANGE.
11. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES IF REQUIRED DUE TO WEATHER CONDITIONS, SEASON AND/OR CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF DISTURBED AREAS.
13. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN INDIVIDUAL WITH SPECIFIC PROFESSIONAL TRAINING AND EXPERTISE IN EROSION AND SEDIMENT CONTROL. THE EROSION CONTROL MONITOR SHALL CONDUCT AN INSPECTION BASED ON THE FREQUENCY OUTLINED IN NOTE 5 AND PREPARE AN INSPECTION REPORT WHICH SHALL BE KEPT ON SITE AT ALL TIMES AND SHOWN TO LOCAL, STATE AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROLS AND ANY MAINTENANCE REQUIRED AND PERFORMED. THIS REPORT SHALL CONFORM TO THE REQUIREMENTS OF THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
14. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILED DESCRIPTIONS OF THE TYPE, INSTALLATION, INSPECTION AND MAINTENANCE PROCEDURES FOR STRUCTURAL AND NON-STRUCTURAL MEASURES REQUIRED TO CONTROL SEDIMENT AND EROSION ON-SITE DURING CONSTUCTION.
15. <u>WINTER CONSTRUCTION AND STABILIZATION</u>
   THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15

   SEDIMENT BARRIERS: DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

   MULCHING: ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1000 SF OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A 1-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH WORKDAY DURING FINAL GRADING ACTIVITIES.

   SOIL STOCKPILING: STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A 4-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

   SEEDING: BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 SF. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE RE-VEGETATED IN THE SPRING.

   WINTER STABILIZATION OF DITCHES AND CHANNELS: ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH:
   <u>INSTALL A SOD LINING IN THE DITCH</u>: A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD ONTO AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.
   <u>INSTALL A STONE LINING IN THE DITCH</u>: A DITCH MUST BE LINED WITH STONE RIP RAP BY NOVEMBER 15. CONTACT REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH.

   WINTER STABILIZATION OF DISTURBED SLOPES: ALL STONE-COVERED SLOPES GREATER THAN 15% MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. AND ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE.
   <u>TEMPORARY VEGETATION AND EROSION CONTROL MATS</u>: BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1000 SF AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST 3 INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIP RAP.
   <u>SOD:</u> THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   <u>EROSION CONTROL MIX</u>: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   <u>STONE RIP RAP</u>: PLACE A LAYER OF STONE RIP RAP ON THE SLOPE BY NOVEMBER 15. CONTACT THE PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIP RAP.

   WINTER STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN:
   <u>TEMPORARY VEGETATION</u>: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1000 SF, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SF, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST 3 INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR WINTER PROTECTION AS DESCRIBED BELOW.
   <u>SOD</u>: STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   <u>SOD:</u> BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1000 SF ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEQE'S (D.E.P.) <u>EROSION AND SEDIMENT CONTROL GUIDELINES</u>, AUGUST 1983 AND USDA <u>S.C.S. EROSION AND SEDIMENT CONTROL IN SITE DEVELOPMENT</u>, <u>MASSACHUSETTS CONSERVATION GUIDE</u>, SEPTEMBER 1983 AND ALL LOCAL MUNICIPAL REGULATIONS.
17. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, SHALL BE MAINTAINED DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
18. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.
19. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
20. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. NO AREA SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN 14 DAYS AFTER SOIL HAS BEEN DISTURBED.
21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION.
22. THE ROWS OF STAKED WATTLES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION IN GOOD WORKING ORDER AND SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. UPON COMPLETION OF THE PROJECT, THE WATTLES SHALL BE PROPERLY DISPOSED OF OR RECYCLED.
23. ALL CONSTRUCTION MATERIAL, DEBRIS, FILL AND EXCAVATED MATERIAL SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER'S REPRESENTATIVE. ALL MATERIAL SHALL BE STABILIZED TO PREVENT EROSION. ALL EXCESS FILL AND EXCAVATED MATERIALS THAT ARE NOT USED IN CONJUNCTION WITH CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL REGULATIONS. AT NO TIME SHALL ANY DEBRIS OR OTHER CONSTRUCTION RELATED MATERIALS BE BURIED ON-SITE.

DRAINAGE NOTES:

1. CORRUGATED POLYETHYLENE PIPE (CPP) SHALL CONFORM WITH ASTM 2648 AND ASTM F477, SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 "MEGA GREEN" PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
2. ALL RAINWATER ROOF AND CANOPY DRAINS SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
3. ALL CATCH BASINS AND OTHER DRAINAGE STRUCTURES TO BE CONSTRUCTED, REPLACED, OR RECONSTRUCTED SHALL CONFORM TO CURRENT MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS AND DESIGNED AND INSTALLED FOR H20 LOADING. ALL NEW CATCH BASINS SHALL BE EQUIPPED WITH APPROPRIATELY SIZED "TEE" OR ENVIRONMENTAL HOODS. FOUR (4') FOOT SUMPS SHALL BE PROVIDED IN ALL NEW CATCH BASINS.
4. ALL MANHOLES, CATCH BASINS AND OIL/PARTICLE SEPARATORS SHALL BE PUMPED AND CLEANED AT THE END OF CONSTRUCTION. SEDIMENT AND OTHER POLLUTANTS SHALL BE REMOVED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
5. ALL EXISTING STRUCTURES AND/OR DRAINAGE LINES DESIGNATED AS "TO BE REMOVED" SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. AFFECTED AREAS SHALL BE BACK FILLED WITH SUITABLE FILL MATERIAL AND COMPACTED IN 12" LIFTS TO REACH REQUIRED GRADE.
6. ALL PROPOSED CATCH BASIN FRAMES AND GRATES SHALL BE AS SPECIFIED OR APPROVED EQUAL.
7. ALL PROPOSED DOUBLE CATCH BASIN FRAMES AND GRATES SHALL BE AS SPECIFIED OR APPROVED EQUAL. TWO (2) GRATES PER DOUBLE CATCH BASIN.
8. THE EXISTING UTILITIES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND CONFIRM WITH TEST PITS PRIOR TO EXCAVATION AND CONSTRUCTION.
9. ALL EXISTING UTILITY SERVICES MAY NOT BE SHOWN ON THE UTILITY PLAN (DRAWING NUMBER C-3). THE SITE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION AND ELEVATION.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY-DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
11. DETECTABLE WARNING TAPE TO BE INSTALLED A MINIMUM ONE (1') FOOT ABOVE DRAINAGE PIPE.

UTILITY NOTES (GENERAL)

1. DUE TO THE SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDINGS SHALL BE INSTALLED TO A POINT 10 FEET (10') FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
2. ALL REQUIRED UTILITY SERVICE ENCASEMENTS (CONCRETE) SHALL EXTEND 10 FEET (10') FROM THE CROSSING IN EITHER DIRECTION.
3. ALL EXISTING LIGHT POLE BASES AND CONDUIT THAT ARE TO BE REMOVED WILL BE DISPOSED OF OFF-SITE BY CONTRACTOR. EXISTING CONCRETE LIGHT POLE BASES MAY BE CRUSHED ON-SITE FOR USE IN AREAS THAT REQUIRE PROCESSED SITE FILL.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY THE TOWN OF NANTUCKET AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO FINAL CONNECTION AND BACKFILLING OF SERVICES.
5. ALL REQUIRED UTILITIES SERVICING THE BUILDINGS SHALL BE PROVIDED BY THE SITE CONTRACTOR TO WITHIN TEN (10') FEET OF THE BUILDING AT THE LOCATIONS SHOWN ON THE UTILITY PLANS. ALL REQUIRED CONNECTION FEES FOR THE UTILITIES TO THE BUILDINGS SHALL BE PAID FOR BY THE BUILDING CONTRACTOR. ANY NECESSARY EXTENSIONS, RELOCATIONS OR CONNECTIONS BEYOND TEN FEET (10') OF THE BUILDING TO COMPLETE THE CONNECTION OF UTILITIES SHALL BE MADE BY THE SITE CONTRACTOR.
6. THE SITE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY/ALL PERMITS REQUIRED FOR THE INSTALLATION OF ALL SITE UTILITIES.
7. ALL EXISTING UTILITY CASTINGS INDICATED TO REMAIN SHALL BE RESET TO FINISHED GRADE AS REQUIRED.
8. DETECTABLE WARNING TAPE TO BE INSTALLED A MINIMUM ONE (1') FOOT ABOVE UTILITIES AND IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY REQUIREMENTS.
9. PRIOR TO THE START OF ANY AUTHORIZED ACTIVITY THE SITE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF NANTUCKET AND PROVIDE COPIES TO THE OWNER.
10. APPROXIMATE LOCATION OF UNDERGROUND FUEL TANK SUBJECT TO FIRE DEPARTMENT REVIEW.

SEWER NOTES

1. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE (P.V.C.), S.D.R. 35 AND SHALL CONFORM WITH ASTM-D3034 UNLESS NOTED OTHERWISE.
2. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET (10') ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THEN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
3. ALL SEWER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED THE TOWN OF NANTUCKET DEPARTMENT OF PUBLIC WORKS STANDARDS.
4. SANITARY SEWER SERVICE TO BUILDING WILL END TEN FEET (10') OUTSIDE THE BUILDING LIMITS AS SHOWN ON THE PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
5. ALL SEWER WORK MUST BE INSPECTED BY NANTUCKET DPW PERSONNEL PRIOR TO BACKFILLING. ALLOW AT LEAST 3 BUSINESS DAYS FOR DPW TO SCHEDULE THE INSPECTION.
6. DETECTABLE WARNING TAPE TO BE INSTALLED A MINIMUM ONE (1') FOOT ABOVE SEWER MAIN AND IN ACCORDANCE WITH THE SEWER DEPARTMENT REQUIREMENTS.

WATER NOTES

1. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5'-0" OF COVER AND MAXIMUM OF 6'-0" OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
2. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN OR INDICATED.
3. ALL WATER MAIN FITTINGS, TEES ETC. SHALL BE RESTRAINED WITH APPROPRIATELY SIZED THRUST BLOCKS.
4. ALL HYDRANTS SHALL MEET THE WANNACOMET WATER COMPANY AND NANTUCKET FIRE DEPARTMENT REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE WANNACOMET WATER COMPANY'S AND FIRE DEPARTMENT'S REQUIREMENTS.
5. A MINIMUM DISTANCE OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.
6. DOMESTIC WATER SERVICES 2-1/2" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP, SADDLE, CURB STOP AND BOX.
7. ALL POTABLE WATER MAINS 3" OR LARGER SHALL BE CEMENT LINED DUCTILE IRON PIPE CLASS 52 AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES. FITTINGS SHALL BE MECHANICAL JOINT WITH, DUCTILE IRON CLASS 350 RESTRAINT DEVICE (MEGALUG) AS MANFACTURED BY EBAA IRON, INC. OR APPROVED EQUAL
8. FIRE SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE VALVE AND REQUIRED ACCESSORIES. DOMESTIC WATER SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE BOX, AND TEE FITTINGS.
9. WATER METERS AND BACK FLOW PREVENTERS TO BE LOCATED WITHIN THE BUILDING.
10. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH THE WANNACOMET WATER COMPANY STANDARDS AND REQUIREMENTS. IN THE ABSENCE OF STANDARDS, THEY SHALL CONFORM TO THE REQUIREMENTS IN THE SITEWORK SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE AUBURN WATER DISTRICT. COPIES OF TEST RESULTS WILL BE SUBMITTED TO THE WANNACOMET WATER COMPANY FOR APPROVAL.
11. MAINTAIN A MINIMUM SEPARATION OF THREE FEET (3') BETWEEN GAS AND WATER MAINS (MEASURED FROM THE CENTER OF THE PIPE).
12. ALL NEW GATE VALVES INSTALLED FOR THIS PROJECT WILL OPEN IN THE DIRECTION REQUIRED BY THE WANNACOMET WATER COMPANY.
13. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED WANNACOMET WATER COMPANY'S STANDARDS.
14. DETECTABLE WARNING TAPE TO BE INSTALLED A MINIMUM OF SIX(6) INCHES ABOVE THE WATER MAIN AND IN ACCORDANCE WITH THE WATER DEPARTMENT REQUIREMENTS.

LAYOUT & TRAFFIC CONTROL PLAN NOTES:

1. HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATION, 521 CMR, LATEST EDITIONS UNLESS OTHERWISE NOTED.
2. VAN ACCESSIBLE HANDICAP PARKING SPACES SHALL BE SIGNED AS "VAN ACCESSIBLE" PER 521CMR23.4.7B.
3. ALL PROPOSED CURBING SHALL BE PRECAST CONCRETE CURBING UNLESS OTHERWISE NOTED.
4. ALL PAVEMENT STRIPING SHALL BE PAINTED WITH <u>2</u> COATS OF PAINT.
5. PARKING AND TRAFFIC CONTROL PLAN IS SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.
6. ALL EXISTING CURBING TO BE REMOVED WILL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
7. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT BUILDING LOCATIONS, BUILDING DIMENSIONS, EXACT UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, BUILDING SIDEWALKS AND DOOR LOCATIONS.
8. FOR PAVEMENT SECTION SEE DETAIL SHEET C-10.
9. ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR INDICATED OTHERWISE.

Planning Board

Chairman ____________________

Vice Chairman ____________________

Member ____________________

Member ____________________

Member ____________________

DATE APPROVED: ____________________

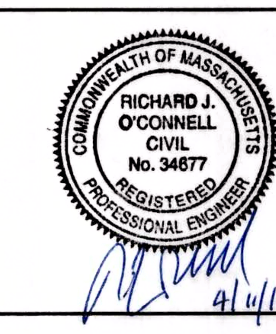
DATE ENDORSED: ____________________

PLANNING BD. FILE NO.: ____________________

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

No.	Revision	Date

Seal:



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781-279-0180
FAX: 781-279-0173

Project Name:

NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:

GENERAL NOTES

Drawing No.: **N-1**

Project No.: 13081

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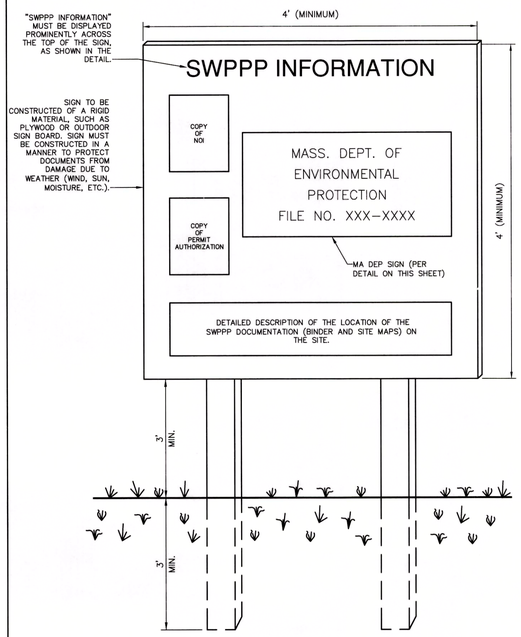
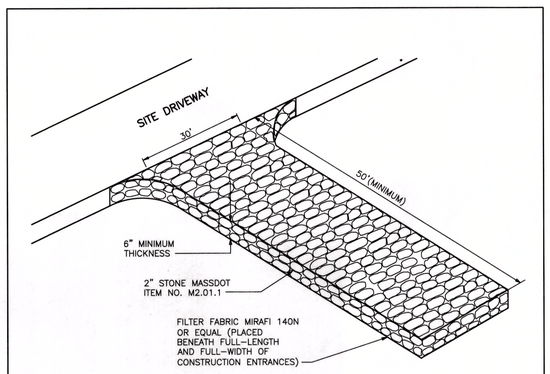
Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_N-1 NOTES.dwg
Apr 08, 2016 - 15:34pm



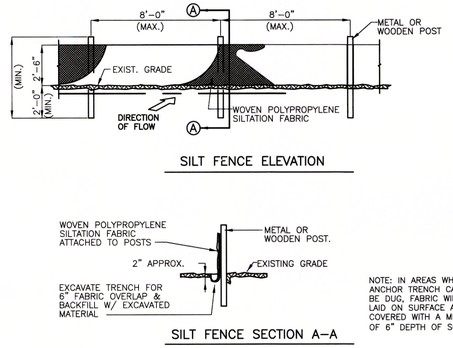
NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
SCALE: N.T.S.



PERSPECTIVE

VEHICLE TRACKING PAD
SCALE: N.T.S.

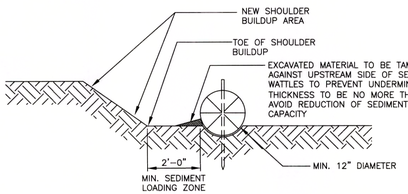


SILT FENCE ELEVATION

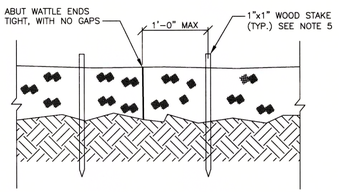
SILT FENCE SECTION A-A

NOTE: IN AREAS WHERE ANCHOR TRENCH CANNOT BE DUG, FABRIC WILL BE LAID ON SURFACE AND COVERED WITH A MINIMUM OF 6" DEPTH OF SOIL.

SILTATION FENCE DETAIL
SCALE: N.T.S.



SECTION SEDIMENT WATTLE



ELEVATION SEDIMENT WATTLES CONNECTION

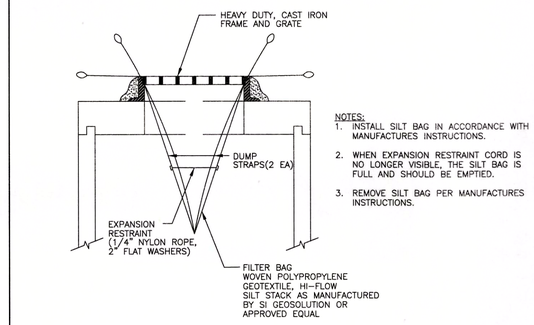
NOTES:

1. SEDIMENT WATTLES ARE TO BE INSTALLED, AS SLOPES ARE CONSTRUCTED TO GRADE OR AS DIRECTED BY THE ENGINEER. SIZE, INSTALLATION AND MAINTENANCE SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS FOR SLOPE, SWALE, AND PERIMETER PROTECTION AND AS FILED CONDITIONS WARRANT.
2. TRENCHES TO BE CONSTRUCTED ALONG AND PARALLEL TO THE CONTOURS. TRENCH DEPTH TO BE $\frac{1}{3}$ THE THICKNESS OF THE SEDIMENT WATTLE. PLACE EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. LOCATE SEDIMENT WATTLES AS INDICATED ON PLANS OR AS DIRECTED BY THE ENGINEER. SPACE WATTLE TRENCHES ACCORDING TO THE FOLLOWING SCHEDULE:

SLOPE RATIO	MAX SPACING INTERVALS
1:1 AND STEEPER, APPLY MINIBENCHING OR OTHER SUITABLE BMP'S.	
2:1	10'-0"
3:1	20'-0"
4:1	30'-0"
5:1	40'-0"
6:1	40'-0"

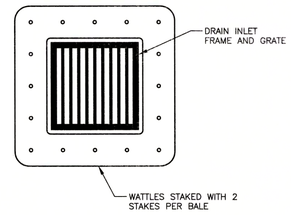
4. SEDIMENT WATTLES TO BE IN CONTINUOUS CONTACT WITH TRENCH BOTTOM AND SIDES. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE. DO NOT OVERLAP THE ENDS ON TOP OF EACH OTHER.
5. STAKES TO PENETRATE SOIL OF TRENCH BOTTOM 12" MINIMUM. STAKES TO BE EXPOSED 3" MAXIMUM ABOVE THE TOP OF WATTLE. SPACE STAKES 4'-0" O.C. MAX., 1'-0" MAX. AT WATTLE ENDS. A 20" DIAMETER WATTLE MAY NEED TO BE MADE FROM 2-3 ROLLED EXCELSIOR OR STRAW BLANKETS.
6. REPAIR ANY RILLS OR GULLIES PROMPTLY.
7. THE INSTALLATION AND MAINTENANCE OF SEDIMENT WATTLE BMP'S SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY.

WATTLE EROSION AND SILTATION BARRIER
SCALE: N.T.S.



NOTES:
1. INSTALL SILT BAG IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
2. WHEN EXPANSION RESTRAINT CORD IS NO LONGER VISIBLE, THE SILT BAG IS FULL AND SHOULD BE EMPTIED.
3. REMOVE SILT BAG PER MANUFACTURES INSTRUCTIONS.

TYPICAL FILTER BAG DETAIL
SCALE: N.T.S.



NOTE:
THIS DETAIL IS TO BE USED WHEN PARKING AREAS ARE AT SUBGRADE ELEVATION.

NOTES:
1. BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

TYPICAL WATTLE INLET PROTECTION DETAIL
SCALE: N.T.S.

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED:

DATE ENDORSED:

PLANNING BD. FILE NO.:

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS — RICHARD J. O'CONNELL — CIVIL — No. 34677 — REGISTERED PROFESSIONAL ENGINEER — 4/11/16

Designed by:	SPG
Drawn by:	MCR
Checked by:	SPG
Scale:	N.T.S.
Date:	04/11/2016

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Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA
Drawing Name:
EROSION CONTROL DETAILS

Drawing No.:
C-5
Project No.: 13081

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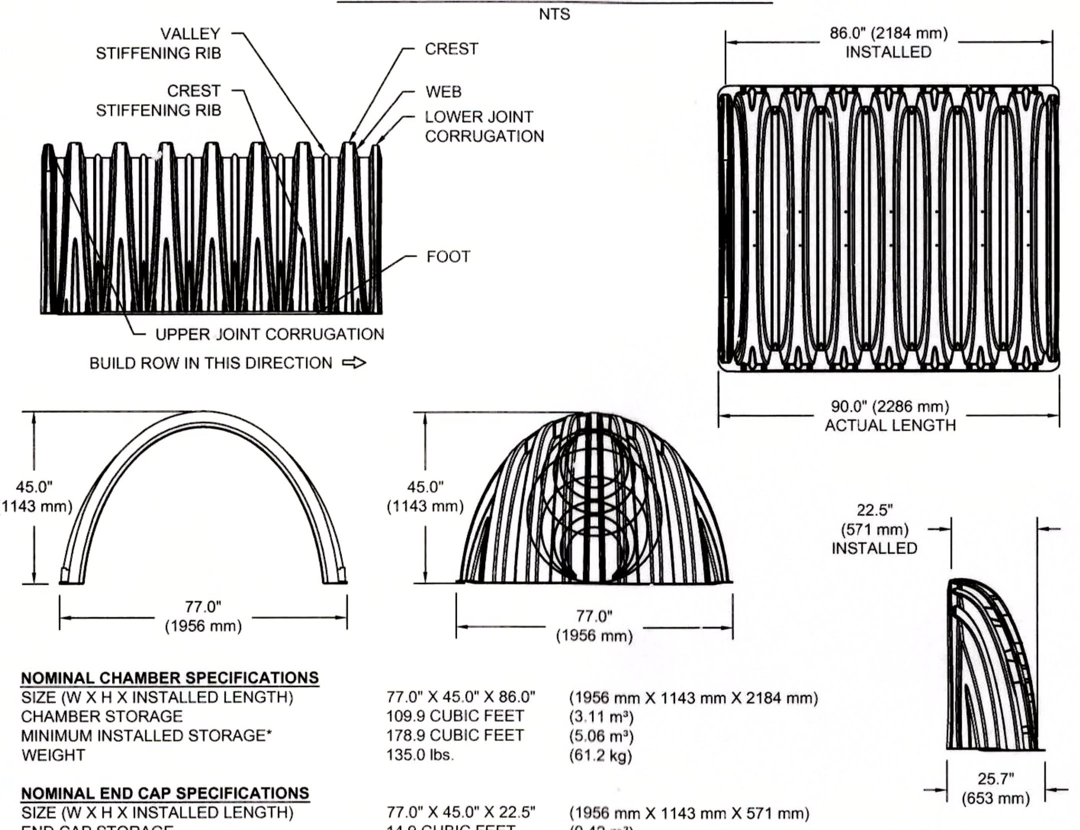
Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_C-5 EROSION CONTROL DETAILS.dwg
Apr 06, 2016 - 10:48am

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET	(5.06 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

NOMINAL END CAP SPECIFICATIONS

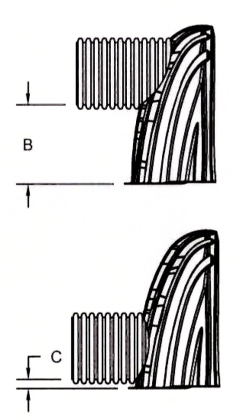
SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 22.5"	(1956 mm X 1143 mm X 571 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET	(1.30 m³)
WEIGHT	50.0 lbs.	(22.7 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP30BC	30" (750 mm)	---	

NOTE: ALL DIMENSIONS ARE NOMINAL

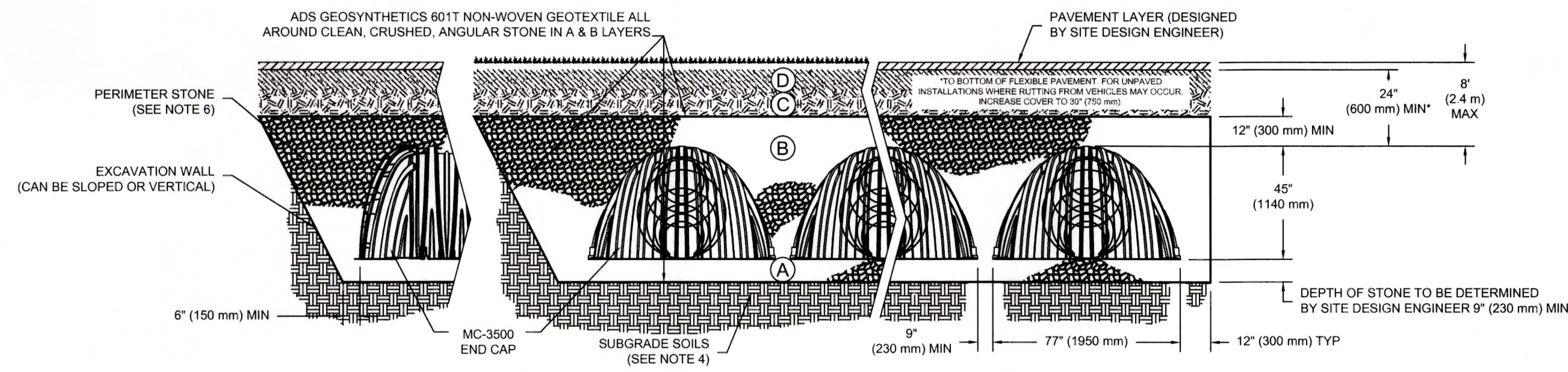


CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

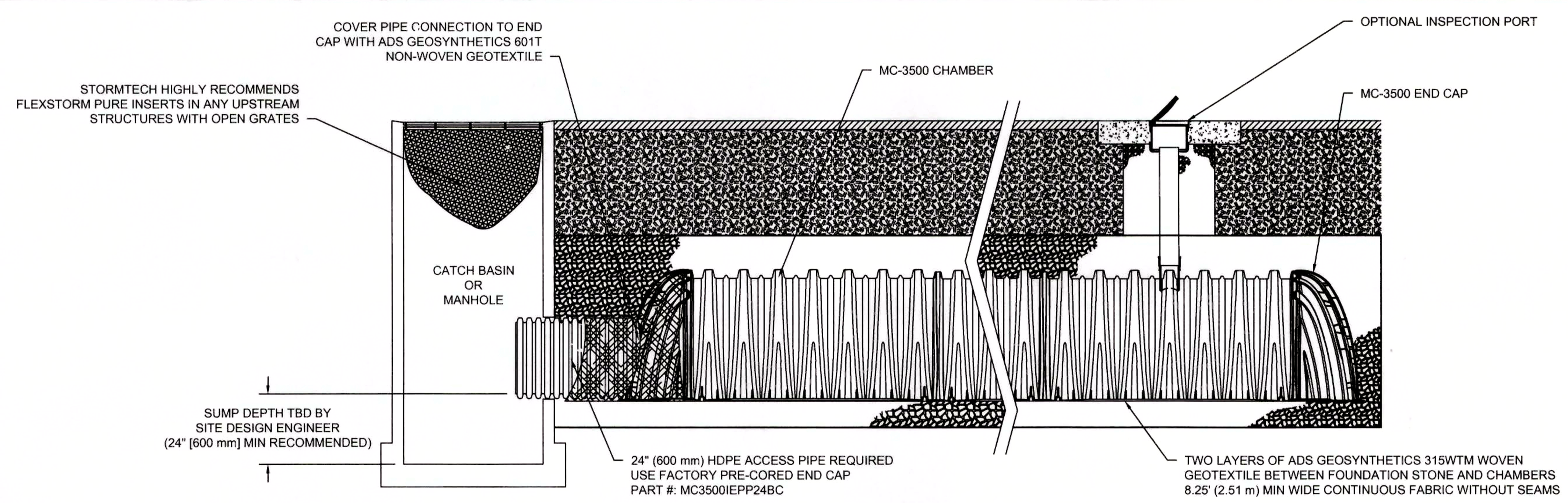
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 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.



NOTES:

1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 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 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.
5. 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.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

StormTech
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
SHEET 6 OF
REV | DRW | CHK | DESCRIPTION | DATE: | PROJECT #: | DRAWN: | CHECKED:



MC-3500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

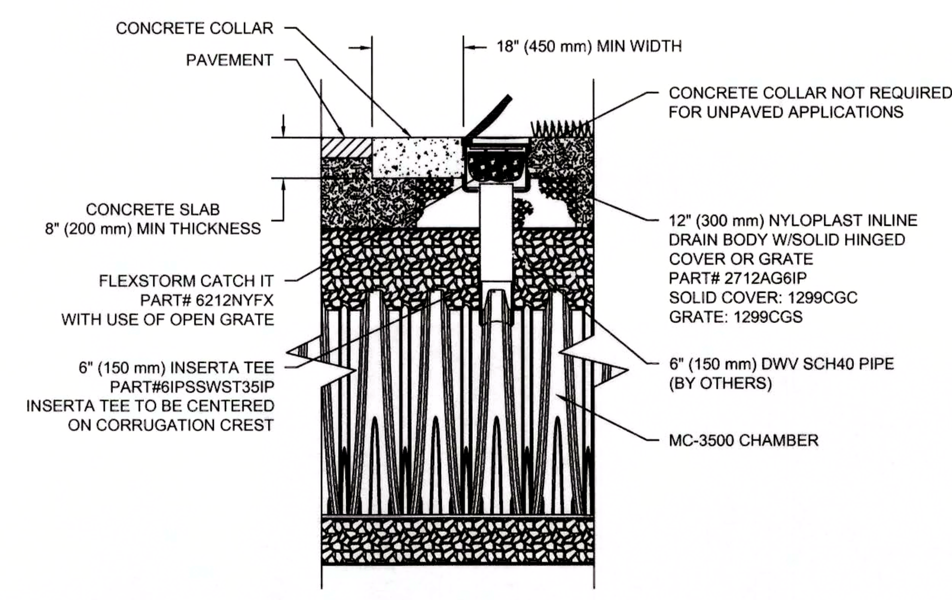
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

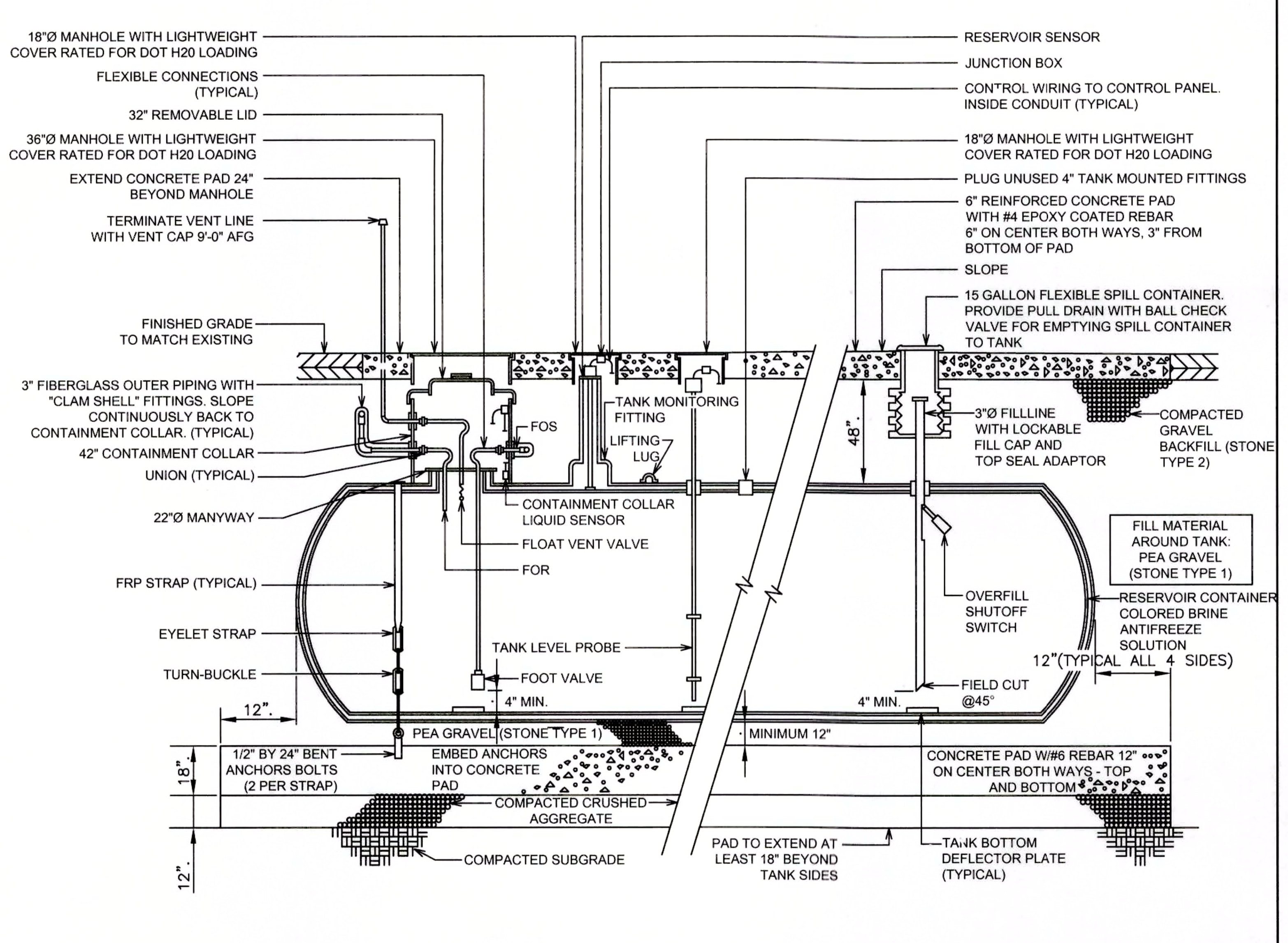
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-3500 6" INSPECTION PORT DETAIL
NTS

StormTech
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
SHEET 7 OF
REV | DRW | CHK | DESCRIPTION | DATE: | PROJECT #: | DRAWN: | CHECKED:



NO. 2 FUEL OIL TANK
SCALE: N.T.S.

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS, RICHARD J. O'CONNELL, CIVIL No. 34677, REGISTERED PROFESSIONAL ENGINEER (signed) 4/11/16

Designed by:	SPG
Drawn by:	MCR
Checked by:	SPG
Scale:	N.T.S.
Date:	04/11/2016

Prepared for:
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Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Planning Board

Chairman ____
Vice Chairman ____
Member ____
Member ____
Member ____
DATE APPROVED: ____
DATE ENDORSED: ____
PLANNING BD. FILE NO.: ____

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL NANTUCKET, MA

Drawing Name:
DRAINAGE DETAILS - II

Drawing No.:
C-7

Project No.: 13081

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Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_C-7 DRAINAGE DETAILS-II.dwg
Apr 08, 2016 - 1:17pm

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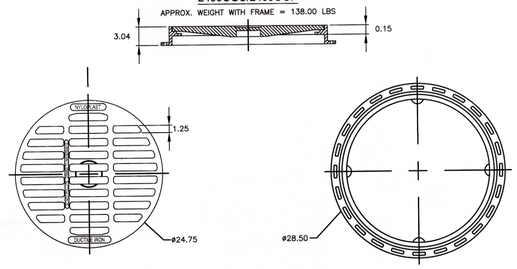

NOTES:

ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE.
COVER AND GRATE SHALL MEET H-20 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

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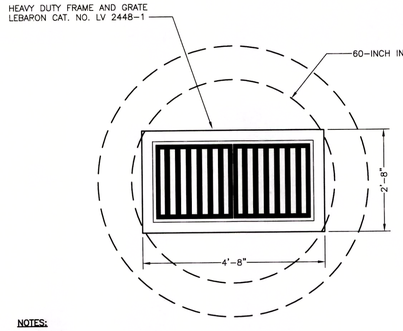
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	3-8-06		
APPD BY	CJA	PROJECT NO./NAME	
DATE	3-8-06		
DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1

Nyloplast
3128 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 24 IN SOLID COVER ASSEMBLY - TYPE S
24 IN STANDARD GRATE ASSEMBLY - TYPE B

DWG NO. 7001-110-210 REV B

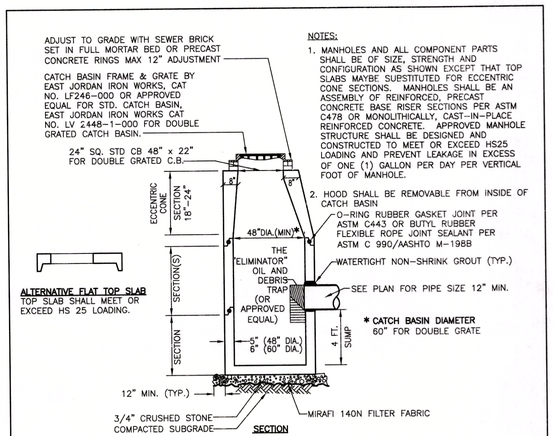
NYLOPLAST AREA DRAIN GRATE
SCALE: N.T.S.



NOTES:

1. CATCH BASIN COVER SLAB TO BE CAST WITH 22" x 48" OPENING TO ACCOMMODATE FRAME AND GRATE.
2. COVER SLAB TO MEET OR EXCEED H-20 LOADING.

TYPICAL DOUBLE CATCH BASIN GRATE DETAIL
SCALE: N.T.S.



ALTERNATIVE FLAT TOP SLAB
TOP SLAB SHALL MEET OR EXCEED HS 25 LOADING.

NOTES:

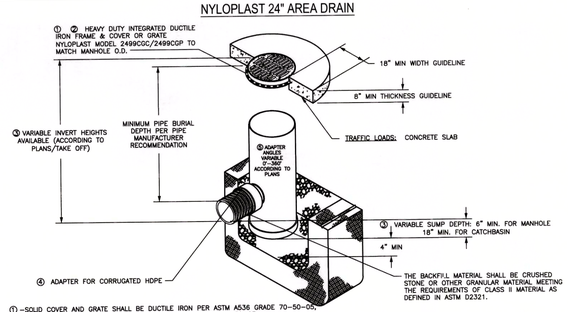
1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED HS25 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. HOOD SHALL BE REMOVABLE FROM INSIDE OF CATCH BASIN.

O-RING RUBBER GASKET JOINT PER ASTM C443 OR BUTYL RUBBER FLEXIBLE ROPE JOINT SEALANT PER ASTM C 990/AASHTO M-198B
WATERTIGHT NON-SHRINK GROUT (TYP.)

* CATCH BASIN DIAMETER
60" FOR DOUBLE GRATE

CATCH BASIN WITH HOOD
SCALE: N.T.S.

NYLOPLAST 24" AREA DRAIN



① -SOLID COVER AND GRATE SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
② -FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ -DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
④ -DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
⑤ -ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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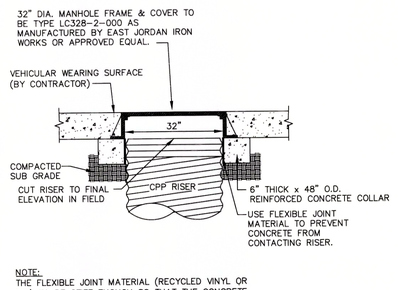
DRAWN BY	EBC	MATERIAL	
DATE	4-3-06		
APPD BY	CJA	PROJECT NO./NAME	
DATE	4-3-06		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3128 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV B

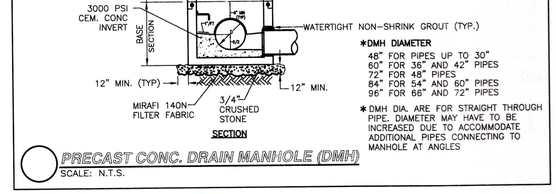
NYLOPLAST 24" AREA DRAIN DETAIL
SCALE: N.T.S.



NOTE:
THE FLEXIBLE JOINT MATERIAL (RECYCLED VINYL OR EQ.) TO BE STIFF ENOUGH SO THAT THE CONCRETE CAN NEVER ENGAGE WITH THE RISER CORRUGATIONS.

MANHOLE COVER GUIDELINES

SUBSURFACE DETENTION SYSTEM OBSERVATION HOLE DETAIL
SCALE: N.T.S.



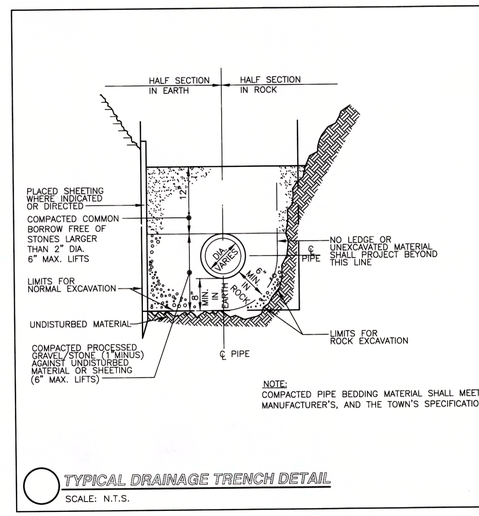
NOTES:

1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS.
2. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE.
3. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H-20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
4. DRAIN MANHOLES SHALL HAVE CONCRETE INVERTS INSTALLED.

*DMH DIAMETER
48" FOR PIPES UP TO 30"
60" FOR 36" AND 42" PIPES
72" FOR 48" PIPES
84" FOR 54" AND 60" PIPES
96" FOR 66" AND 72" PIPES

* DMH DIA. ARE FOR STRAIGHT THROUGH PIPE. DIAMETER MAY HAVE TO BE INCREASED DUE TO ACCOMMODATE ADDITIONAL PIPES CONNECTING TO MANHOLE AT ANGLES

PRECAST CONC. DRAIN MANHOLE (DMH)
SCALE: N.T.S.



NOTE:
COMPACTED PIPE BEDDING MATERIAL SHALL MEET MANUFACTURER'S, AND THE TOWN'S SPECIFICATIONS.

TYPICAL DRAINAGE TRENCH DETAIL
SCALE: N.T.S.

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE NO.: _____

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal:

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. O'CONNELL
CIVIL
No. 34677
REGISTERED PROFESSIONAL ENGINEER
4/11/16

Designed by:	SPG
Drawn by:	MCR
Checked by:	SPG
Scale:	N.T.S.
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
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Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
DRAINAGE DETAILS - I

Drawing No.:
C-6

Project No.: 13081

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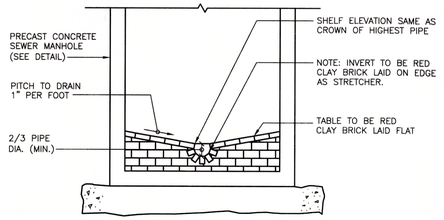
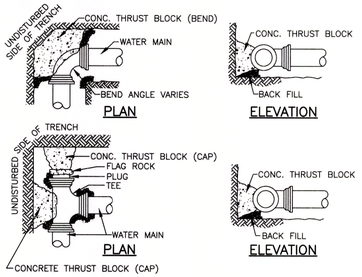
Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_C-6 DRAINAGE DETAILS-I.dwg
Apr 06, 2016 - 10:50am



NOTES:
1. MATERIALS, METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF NANTUCKET'S SEWER DEPARTMENT SPECIFICATIONS

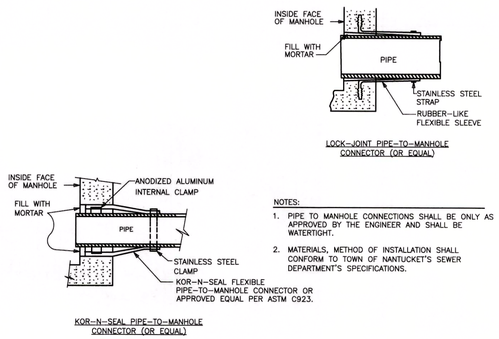
BRICK INVERT AND CHANNEL DETAIL FOR SEWER MANHOLE
SCALE: N.T.S.



MINIMUM THRUST BLOCKING BEARING AREAS IN SQUARE FEET					
PIPE DIA.	TEES/CAP/HYD	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	2	2	2	1
6"	4	5	3	2	1
8"	6	8	5	2	1
10"	9	13	7	3	2
12"	13	18	10	4	3
14"	18	25	14	6	4
16"	23	32	18	8	6

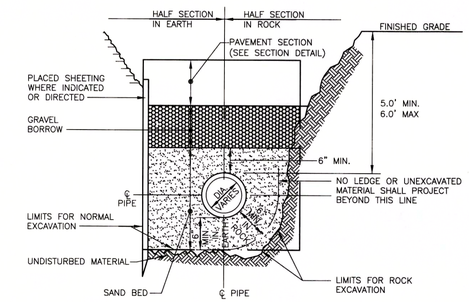
NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. SIZE OF CONCRETE THRUST BLOCKS AS NOTED BELOW.
4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 4,000 P.S.I.
5. MINIMUM BEARING AREA BASED ON 2000 LB/SF ALLOWABLE SOIL BEARING PRESSURE WITH A 1.5 SAFETY FACTOR.
6. A MINIMUM OF 1/3 CUBIC YARD OF CONCRETE MUST BE USED FOR THRUST BLOCKS
7. MATERIALS, METHOD INSTALLATION SHALL CONFORM TO THE WANNACOMET WATER COMPANY SPECIFICATIONS.

TYPICAL THRUST BLOCK DETAIL
SCALE: N.T.S.



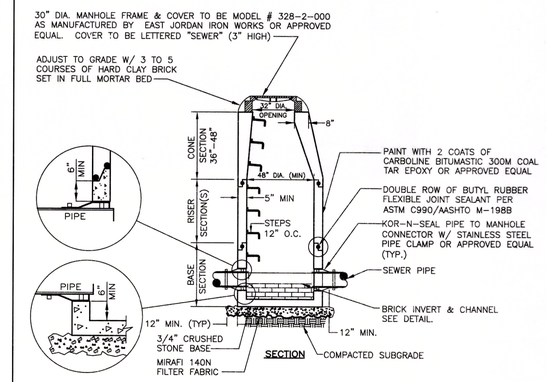
NOTES:
1. PIPE TO MANHOLE CONNECTIONS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND SHALL BE WATERTIGHT.
2. MATERIALS, METHOD OF INSTALLATION SHALL CONFORM TO TOWN OF NANTUCKET'S SEWER DEPARTMENT'S SPECIFICATIONS.

PIPE CONNECTIONS TO SEWER MANHOLE DETAIL
SCALE: N.T.S.



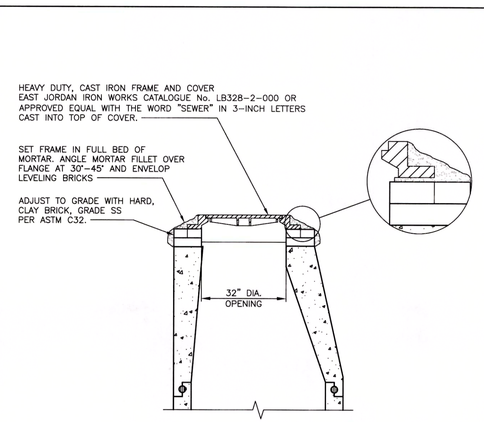
NOTE:
WHERE MORE STRINGENT, CONTRACTOR SHALL COMPLY WITH THE WANNACOMET WATER COMPANY REQUIREMENTS.

TYPICAL WATER TRENCH DETAIL
SCALE: N.T.S.

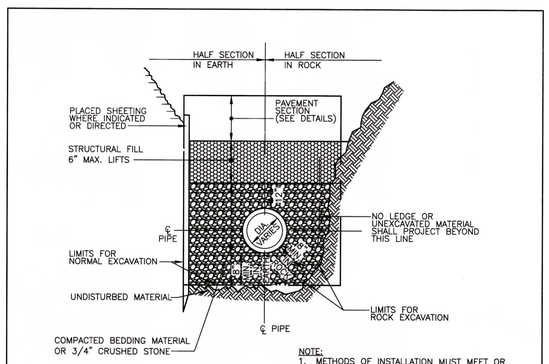


NOTES:
1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H-20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. MANHOLE STEPS TO BE STEEL REINFORCED, CO-PLYMER, POLY-PROPLYLENE PLASTIC CONFORMING TO ASTM D4101. STEEL REINFORCING SHALL BE A DEFORMED 1/2" ROD, GRADE 60, ASTM A615. ALIGN STEPS WITH MANHOLE OPENING.

PRECAST CONC. SEWER MANHOLE (SMH) WITH BRICK INVERT
SCALE: N.T.S.

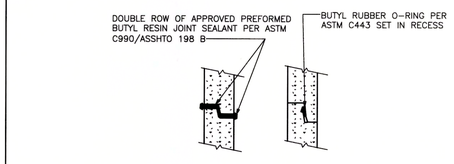


PRECAST CONCRETE SEWER MANHOLE (SMH) CASTING DETAIL
SCALE: N.T.S.



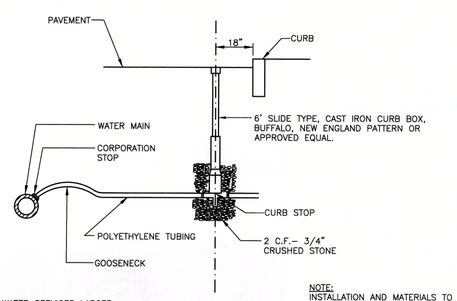
NOTE:
1. METHODS OF INSTALLATION MUST MEET OR EXCEED THE TOWN OF NANTUCKET'S SEWER DEPARTMENT AND PIPE MANUFACTURER'S SPECIFICATION'S.
2. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE OR EVERY 300' WHICHEVER IS LESS.
3. ALL BUILDING SEWERS AND SEWER LINES SHALL HAVE A METALLIC TRACE TAPE IN THE TRENCH ONE FOOT BELOW FINISHED GRADE.

TYPICAL SEWER TRENCH DETAIL
SCALE: N.T.S.



NOTES:
1. HORIZONTAL JOINTS BETWEEN PRECAST CONCRETE MANHOLE SECTIONS SHALL BE OF A TYPE APPROVED BY THE ENGINEER. JOINTS SHALL BE MADE WATERTIGHT WITH A BUTYL RUBBER O-RING PER ASTM C443 OR A DOUBLE ROW OF BUTYL RESIN JOINT SEALANT IN ROPE FORM CONFORMING TO AASHTO 198 B/ASTM C990.
2. ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF NANTUCKET'S SPECIFICATIONS.

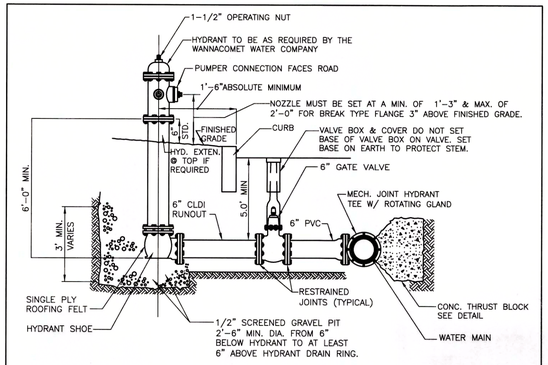
DETAIL 'A' SEWER MANHOLE JOINTING METHODS
SCALE: N.T.S.



NOTE: WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO MAIN W/ APPROVED SADDLE.

NOTE:
INSTALLATION AND MATERIALS TO BE IN ACCORDANCE WITH THE WANNACOMET WATER COMPANY SPECIFICATIONS.

TYPICAL WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.



NOTE:
1. HYDRANT MATERIALS AND INSTALLATION SHALL MEET OR EXCEED THE TOWN OF NANTUCKET'S WATER DISTRICT DEPARTMENT'S SPECIFICATIONS.
2. HYDRANTS SHALL BE INSTALLED NOT LESS THAN 34 INCHES FROM GROUND AND NOT MORE THAN 40 INCHES HIGH.

TYPICAL FIRE HYDRANT CONNECTION DETAIL
SCALE: N.T.S.

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED:

DATE ENDORSED:

PLANNING BD. FILE NO.:

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS — RICHARD J. O'CONNELL — CIVIL — No. 34677 — REGISTERED PROFESSIONAL ENGINEER — 4/11/16

Designed by:	SPG
Drawn by:	MCR
Checked by:	SPG
Scale:	N.T.S.
Date:	04/11/2016

Prepared for:
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Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
UTILITY DETAILS

Drawing No.:
C-8

Project No.: 13081

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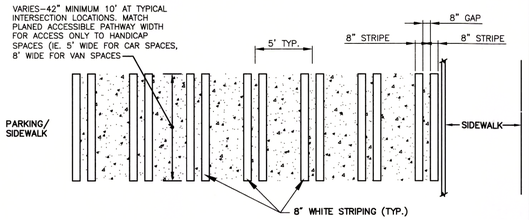
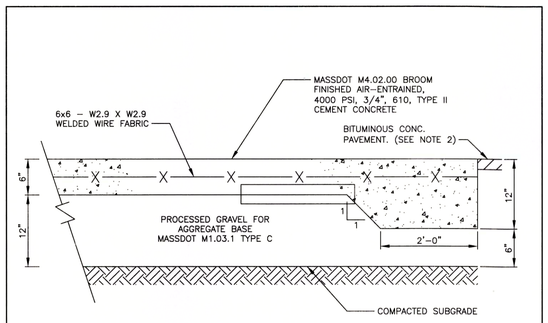
Apr 06, 2016 - 10:54am



GENERAL NOTES

1. LADDER BARS SHALL BE 5'–0" CENTER TO CENTER, BEGINNING AT THE MARKED CENTERLINE OF THE ROADWAY.
2. STRIPING TO BE SOLID WHITE NON–REFLECTIVE TRAFFIC PAINT OR THERMOPLASTIC AS SPECIFIED ON PROJECT PLANS.
3. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASE SYNTHETIC RESIN, FED. SPEC. TTP–115 TYPE 1. IF SEAL COAT IS USED, IT SHALL BE COMPATIBLE WITH STRIPING COMPOUND.

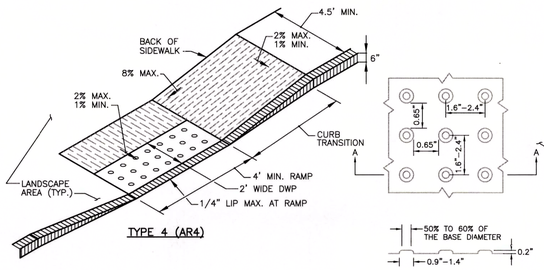
PAINTED CROSSWALK DETAIL
SCALE: N.T.S.

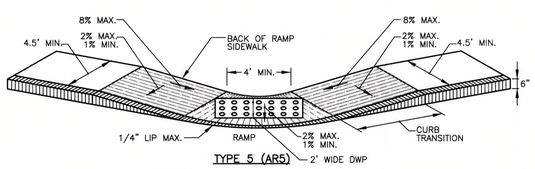


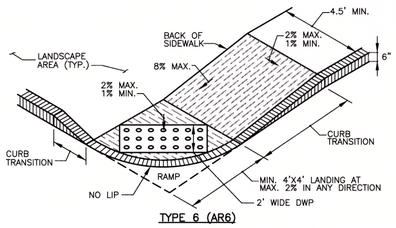
NOTES:

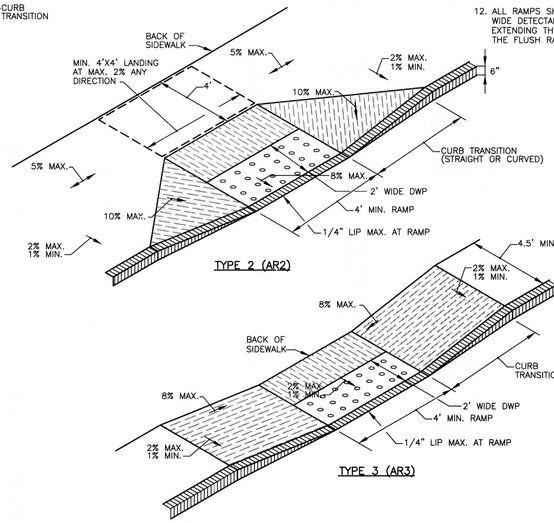
1. CONSTRUCTION AND MATERIALS PER GEOTECHNICAL ANALYSIS.
2. WHERE CONCRETE PAVEMENT ABUTS BITUMINOUS CONCRETE PAVEMENT, INCREASE THE OUTER 2' OF THE CONCRETE PAVEMENT TO 12".

TYPICAL CONCRETE PAVEMENT SECTION
SCALE: N.T.S.

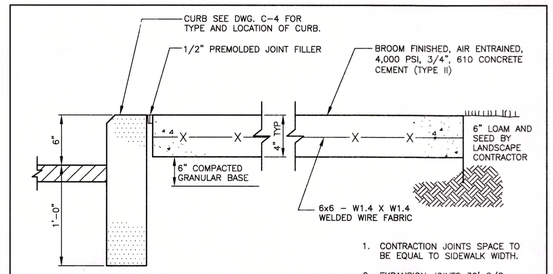






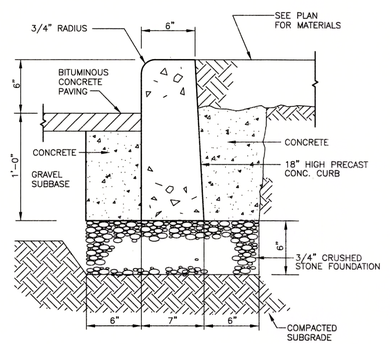


ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.



1. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
2. EXPANSION JOINTS 30' O/C
3. ALL JOINTS SEALED PER SPEC

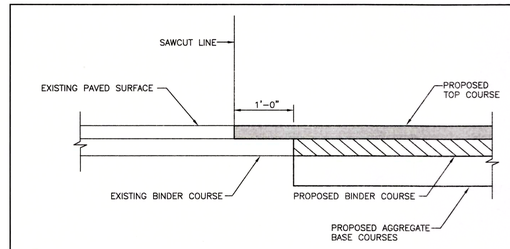
TYPICAL CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.



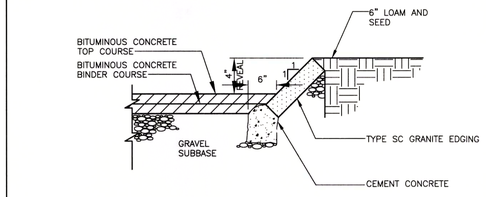
NOTES:

1. PLACE GRAVEL AND CRUSHED STONE AND THOROUGHLY COMPACT SO THAT CURBING IS COMPLETELY SUPPORTED THROUGHOUT ITS LENGTH.
2. CURBING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE, JOINTS FILLED WITH CEMENT MORTAR AND NEATLY POINTED ON THE TOP AND FRONT EXPOSED PORTIONS. AFTER POINTING, CURBING SHALL BE CLEANED OF ALL EXCESS MORTAR FORCED OUT OF JOINTS.
3. SEE DWG. C–4 FOR LOCATION.

TYPE A CURB (PRE-CAST CONCRETE) DETAIL
SCALE: N.T.S.



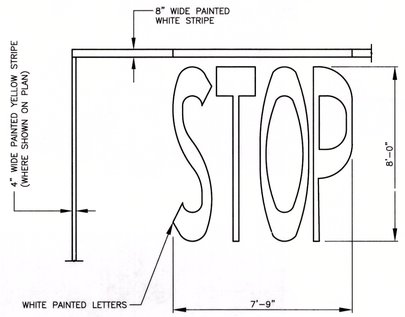
TYPICAL MATCH EXISTING PAVEMENT DETAIL
SCALE: N.T.S.



NOTES:

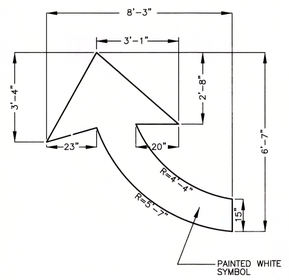
1. PLACE GRAVEL TO SETTING EDGING. SPACES BEHIND THE EDGING SHALL BE FILLED WITH GRAVEL AND THOROUGHLY COMPACTED SO THAT THE EDGING IS COMPLETELY SUPPORTED THROUGHOUT ITS LENGTH.
2. EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE. JOINTS FILLED WITH CEMENT MORTAR AND NEATLY POINTED ON THE TOP AND FRONT EXPOSED PORTIONS. AFTER POINTING, EDGING SHALL BE CLEANED OF ALL EXCESS MORTAR FORCED OUT OF JOINTS.
3. SEE DWG. C–4 FOR LOCATION.

TYPE B CURB (SLOPED GRANITE) DETAIL
SCALE: N.T.S.



NOTE:
ALL OTHER PAVEMENT LETTERINGS SHALL CONFORM TO THE DIMENSIONS OF THIS DETAIL UNLESS OTHERWISE NOTED.

TYPICAL PAINTED 'STOP' DETAIL
SCALE: N.T.S.



TYPICAL PAINTED TURN ARROW DETAIL
SCALE: N.T.S.

Planning Board

Chairman _____

Vice Chairman _____

Member _____

Member _____

Member _____

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE NO.: _____

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS — RICHARD J. O'CONNELL — CIVIL — No. 34677 — REGISTERED PROFESSIONAL ENGINEER — 4/11/16

Designed by:	SPG
Drawn by:	MCR
Checked by:	SPG
Scale:	N.T.S.
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825-8100

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
SITE DETAILS - I

Drawing No.:
C-9

Project No.: 13081

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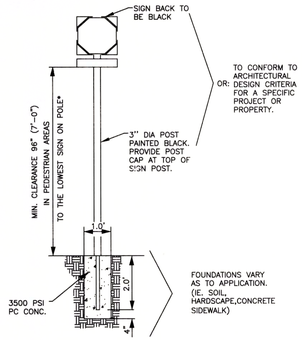
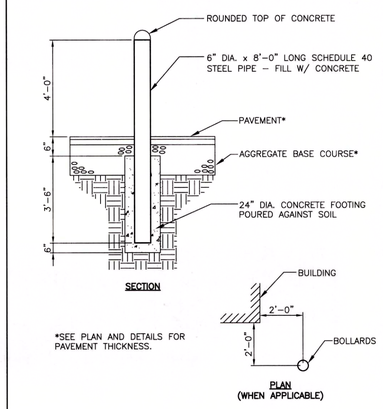
Drawing name: G:\MA\Nantucket\NED Nantucket Cottage Hospital\Main\13081_C-9 SITE DETAILS-I.dwg
Apr 06, 2016 – 10:56am



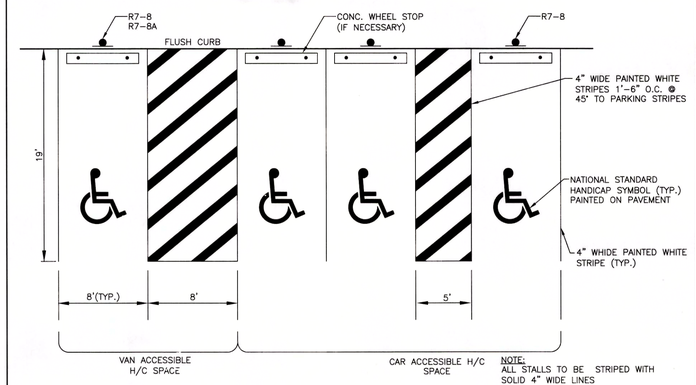
TYPICAL REGULATORY SIGNS, INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
(1) STOP SIGN
(2) YIELD SIGN
(3) SPEED LIMIT SIGN
(4) PEDESTRIAN CROSSWALK
(5) DIRECTIONAL SIGN
*NOTE: IN NON-PEDESTRIAN AREAS ADJUST SIGN HEIGHT FOR CLEAR VISIBILITY BASED UPON SITE SPECIFIC CONDITIONS.

INTERIOR REGULATORY SIGN
SCALE: N.T.S.



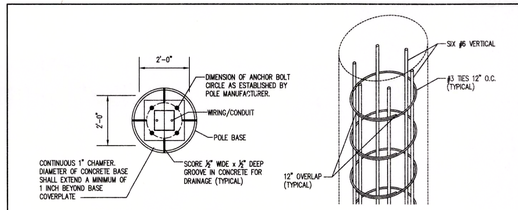
*SEE PLAN AND DETAILS FOR PAVEMENT THICKNESS.

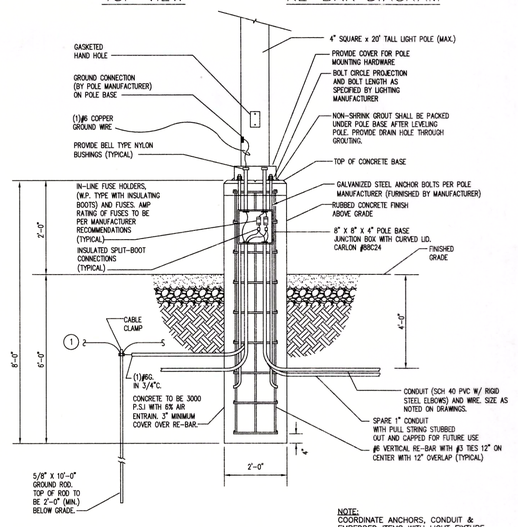
TYPICAL 6-INCH BOLLARD DETAIL
SCALE: N.T.S.



NOTE: ALL STALLS TO BE STRIPED WITH SOLID 4" WIDE LINES

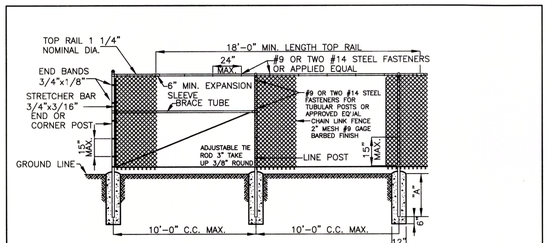
HANDICAP PARKING STALLS DETAIL
SCALE: N.T.S.





NOTE: COORDINATE ANCHORS, CONDUIT & EMBEDDED ITEMS WITH LIGHT FIXTURE AND SITE LIGHTING DOCUMENTS.

LIGHT POLE MOUNTING FOUNDATION
SCALE: N.T.S.



END OR CORNER POSTS:
NOMINAL 2" DIAMETER GALVANIZED STEEL PIPE, OR 2 1/2"x2"H SECTION.

LINE POSTS:
NOMINAL 1-1/2" DIAMETER GALVANIZED STEEL PIPE OR 1-7/8"x1-5/8" STEEL H SECTION.

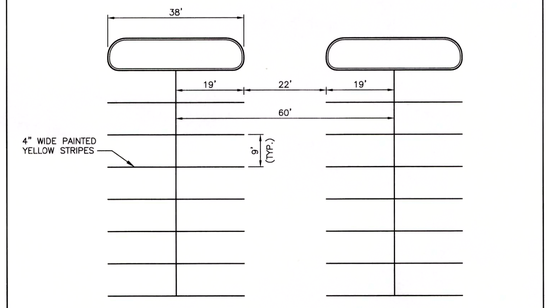
BRACE TUBES
NOMINAL 1-1/4" DIA. GALVANIZED STEEL PIPE.

LINE GATE & END POST BASE ("A")
2'-6" FOR 4 FT. FENCE. 3'-0" FOR 6 FT. FENCE. 5'-0" FOR ALL OTHERS

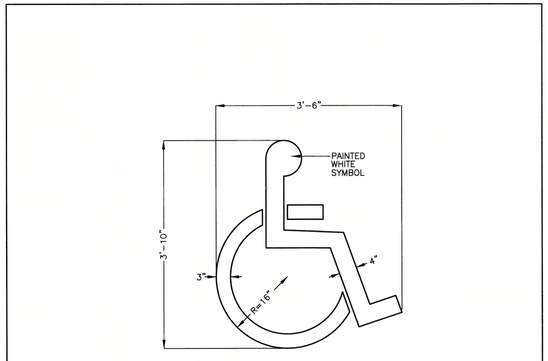
STRETCHER BARS LENGTH TO BE 1 INCH LESS THAN FULL HEIGHT OF FABRIC. ONE STRETCHER BAR FOR EACH GATE & END POST & TWO STRETCHER BARS FOR CORNER & BRACING.

NOTES:
1.ROUND BASES MAY BE SUBSTITUTED FOR THE SQUARE BASES SHOWN BY USING FIBER TUBULAR FORMS.
2.BRACING NOT REQUIRED FOR 4'-0" FENCE

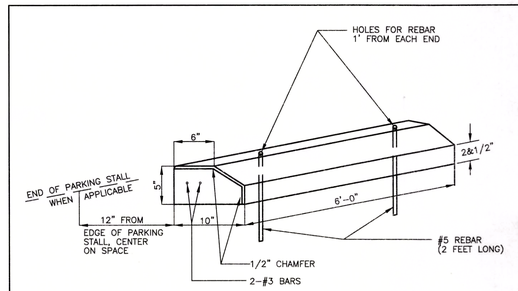
TYPICAL CHAIN LINK FENCE DETAIL
SCALE: N.T.S.



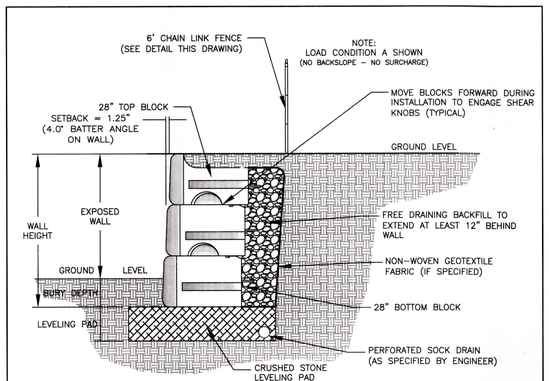
TYPICAL PARKING LOT STRIPING DETAIL
SCALE: N.T.S.



TYPICAL PAINTED HANDICAP SYMBOL DETAIL
SCALE: N.T.S.

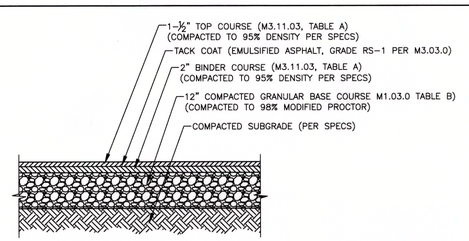


TYPICAL PRECAST CONCRETE WHEEL STOP DETAIL
SCALE: N.T.S.

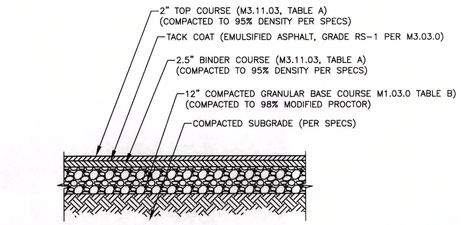


SEE REDI-ROCK.COM FOR DETAILED SECTION DRAWINGS OF EACH CONDITION SHOWN IN THE DESIGN CHARTS

TYPICAL GRAVITY 'DESIGN BUILD' WALL WITH 28-INCH BLOCKS (REDI-ROCK)
SCALE: N.T.S.

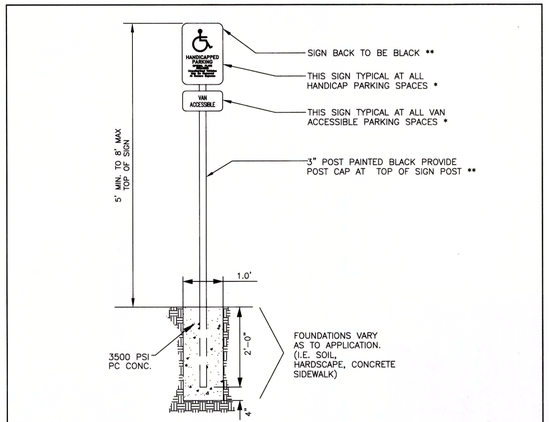


STANDARD DUTY ASPHALT PAVEMENT SECTION



HEAVY DUTY ASPHALT PAVEMENT SECTION

PAVEMENT SECTION
SCALE: N.T.S.



*ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
** OR: TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.
***OR: PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMENDATIONS.

HANDICAP SIGN ASSEMBLY WITHOUT BOLLARD
SCALE: N.T.S.

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED:

DATE ENDORSED:

PLANNING BD. FILE NO.:

No.	Revision	Date
1.	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal: COMMONWEALTH OF MASSACHUSETTS — RICHARD J. O'CONNELL — CIVIL — No. 34677 — REGISTERED PROFESSIONAL ENGINEER — 4.11.16

Designed by:	SPG
Drawn by:	MCR
Checked by:	SPG
Scale:	N.T.S.
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
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(508) 825-8100

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:
SITE DETAILS - II

Drawing No.: **C-10**
Project No.: 13081

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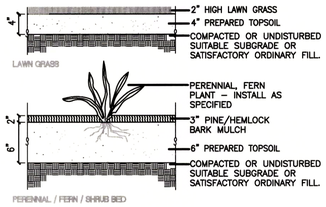
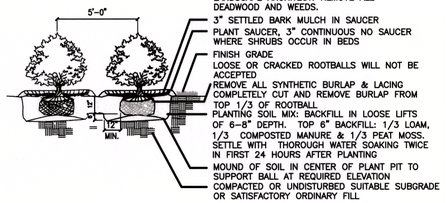
Drawing name: G:\MA\Nantucket\NED\Nantucket Cottage Hospital\Main\13081_C-10 SITE DETAILS-II.dwg
Apr 08, 2016 - 11:00am

FOR OVERALL PLANT MATERIAL LIST / INFORMATION SEE SHEET L-1
FOR ADDITIONAL LANDSCAPE DETAILS SEE SHEET L-3



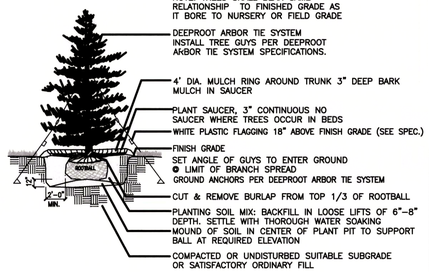
1 **PERENNIAL & LAWN GRASS**
SCALE: N.T.S.

NOTE: INCORPORATE HYDROGEL (VITERRA GELSCAPE OR APPROVED EQUAL) AND A FERTILIZER (DRY–ROOTS) AND LIMESTONE (SUPERPHOSPHATE) INTO THE PLANTING MIX DURING THE MIXING PROCESS AT A RATE RECOMMENDED BY THE SOILS TESTING LABORATORY & HYDROGEL MANUFACTURER TO INSURE GOOD GROWTH. PLANTING MIX FOR PLANTS SHALL BE USED WHERE SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED (TREES & SHRUBS PH'S).



2 **TYPICAL SHRUB PLANTING**
SCALE: N.T.S.

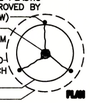
NOTE: INCORPORATE HYDROGEL (VITERRA GELSCAPE OR APPROVED EQUAL) AND A FERTILIZER (DRY–ROOTS) AND LIMESTONE (SUPERPHOSPHATE) INTO THE PLANTING MIX DURING THE MIXING PROCESS AT A RATE RECOMMENDED BY THE SOILS TESTING LABORATORY & HYDROGEL MANUFACTURER TO INSURE GOOD GROWTH. PLANTING MIX FOR PLANTS SHALL BE USED WHERE SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED (TREES & SHRUBS PH'S).

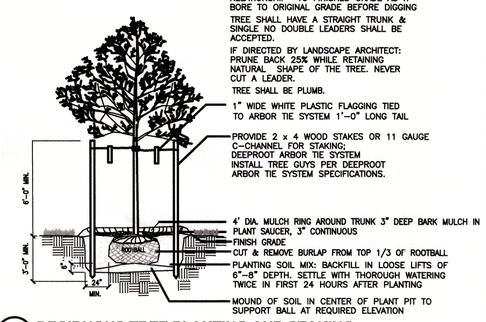


3 **EVERGREEN TREE PLANTING**
SCALE: N.T.S.

NOTE: INCORPORATE HYDROGEL (VITERRA GELSCAPE OR APPROVED EQUAL) AND A FERTILIZER (DRY–ROOTS) AND LIMESTONE (SUPERPHOSPHATE) INTO THE PLANTING MIX DURING THE MIXING PROCESS AT A RATE RECOMMENDED BY THE SOILS TESTING LABORATORY & HYDROGEL MANUFACTURER TO INSURE GOOD GROWTH. PLANTING MIX FOR PLANTS SHALL BE USED WHERE SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED (TREES & SHRUBS PH'S).

NOTE: CONTRACTOR MAY USE PLASTIC TREE GUYING CHAIN IF APPROVED BY L.A. C–CHANNEL (SEE BELOW)





4 **DECIDUOUS TREE PLANTING AND STAKING**
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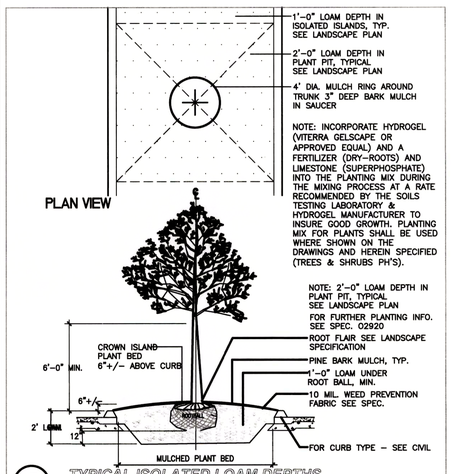
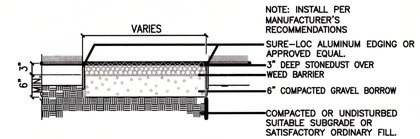


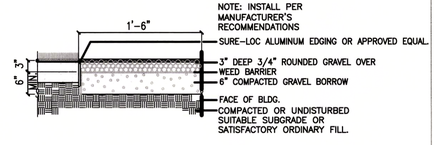
5 **TYPICAL ISOLATED LOAM DEPTHS**
SCALE: N.T.S.

NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



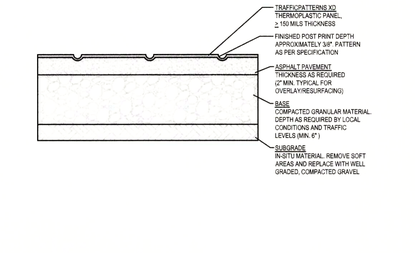
6 **STONEDUST WALKWAY W/ ALUMINUM EDGE**
SCALE: N.T.S.

NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



7 **ALUMINUM EDGE W/ GRAVEL DRIP STRIP**
SCALE: N.T.S.

NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

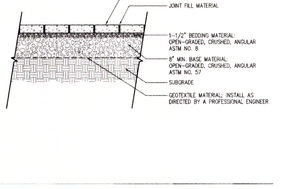


8 **STAMPED ASPHALT SURFACING SYSTEM**
SCALE: N.T.S.

NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

NOTES:
1) THIS PERMEABLE PAVEMENT DETAIL IS A RECOMMENDED MINIMUM AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
2) ALL AGGREGATE MATERIAL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.
3) COMPACT SUBSOIL WITH A CALIFORNIA BEARING RATIO (CBR) OF LESS THAN 5% AS DIRECTED BY A PROFESSIONAL ENGINEER.
4) SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.
5) INSTALL PVC UNDERDRAIN PIPE WHERE INFILTRATION RATE OF SUBSOIL IS LESS THAN 0.5 IN./HR. SIZE AS DIRECTED BY A PROFESSIONAL ENGINEER.
6) NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MUCK, SOILS WITH HIGH ORGANIC CONTENT.
7) MAINTAIN A MINIMUM DISTANCE OF 2' BETWEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.
8) THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.
9) CROWN ROADWAY APPLICATIONS AT A 1.5 TO 1.7% SLOPE FOR INCREASED PAVEMENT STIFFNESS. (CROWNING IS NOT FOR DRAINAGE PURPOSES.)
10) ONLY USE CRUSHED, ANGULAR GRANITE CHIPS FOR JOINT MATERIAL IN ROADWAY APPLICATIONS.

UNILOCK (4X16) PATTERN B PROMENADE
UNILOCK (4X16) PATTERN C PROMENADE
PEDESTRIAN PLANK PAVER ENDURA COLOR FINISH
NOTE: OR TOWN APPROVED EQUAL

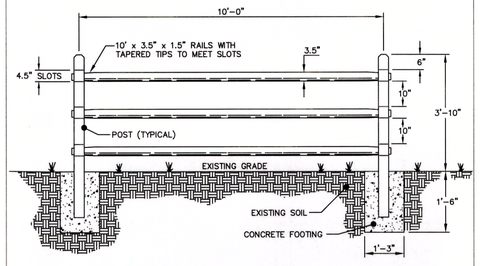


9 **PEDESTRIAN PLANK PAVER DETAIL**
SCALE: N.T.S.

NOTES:
1) END POST SHALL BE TERMINAL POST.

NOTE: FENCE TO BE STAINED W/ BLEACHING OIL TO WEATHER, TYP.

3'–10" NANTUCKET (3) SPLIT RAIL CEDAR FENCE OR TOWN APPROVED EQUAL.

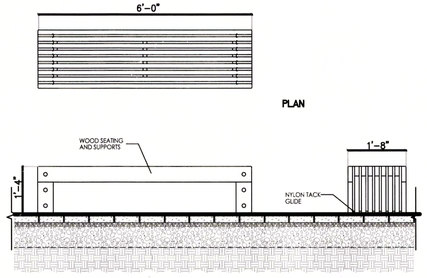


10 **NATURAL CEDAR (3) SPLIT RAIL FENCING DETAIL**
SCALE: N.T.S.

landscape forms ©
431 LAWNDALE AVE. KALAMAZOO, MI 49048 PHONE: 800-521-2846 FAX: 269-381-3455

NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

Palisade Bench, 72", Freestanding, Backless
NOTE: OR TOWN APPROVED EQUAL.



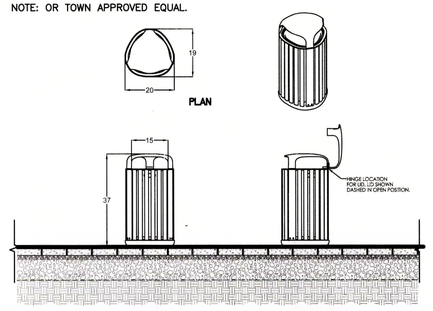
11 **LANDSCAPE FORMS 6'-0" LONG PALISADE BENCH**
SCALE: N.T.S.

landscape forms ©
431 LAWNDALE AVE. KALAMAZOO, MI 49048 PHONE: 800-521-2846 FAX: 269-381-3455

FGP Side opening litter receptacle, wood

NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

NOTE: OR TOWN APPROVED EQUAL.



12 **LANDSCAPE FORMS FGP TRASH RECEPTACLE**
SCALE: N.T.S.

Planning Board

Chairman _____
Vice Chairman _____
Member _____
Member _____
Member _____
DATE APPROVED: _____
DATE ENDORSED: _____
PLANNING BD. FILE NO.: _____

No.	Revision	Date
		04/11/2016
1.	ISSUED FOR SITE PLAN REVIEW	

Seal:
COMMONWEALTH OF MASSACHUSETTS WILLIAM JOHN FLEMING REGISTERED LANDSCAPE ARCHITECT NO. 759
04.11.16

Designed by:	WJF
Drawn by:	WFF
Checked by:	WJF
Scale:	AS NOTED
Date:	04/11/2016

Prepared for:
NANTUCKET COTTAGE HOSPITAL
57 SOUTH PROSPECT STREET
NANTUCKET, MA 02554
(508) 825–8100

Prepared by:
WILLIAM FLEMING ASSOCIATES incorporated
LANDSCAPE ARCHITECTURE
PLANNING
375 MAIN ST.
SUITE #1
STONEHAM, MA 02180
T 781 438 3098
F 781 438 3611
E wfleming@williamfleming.com

Prepared by:
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CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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STONEHAM, MA 02180
781–279–0180
FAX: 781–279–0173

Project Name:
NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA
Drawing Name:
LANDSCAPE DETAILS

Drawing No.:
L-2
Project No.: 13081

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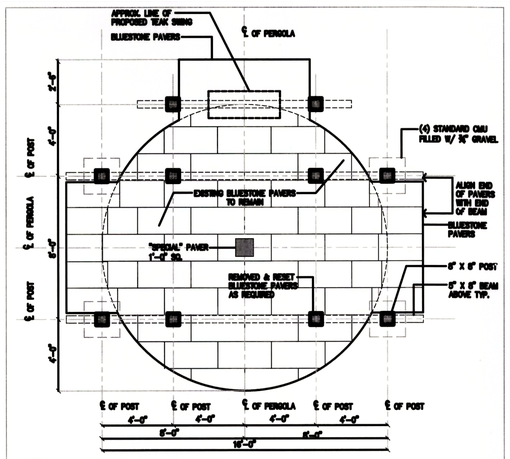
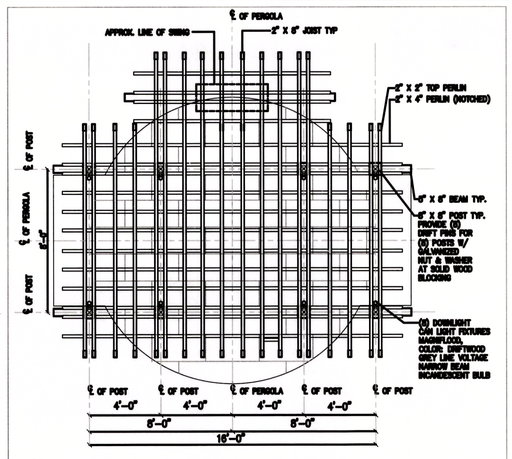
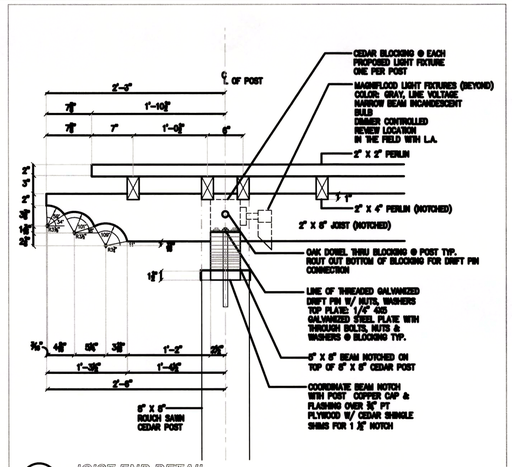


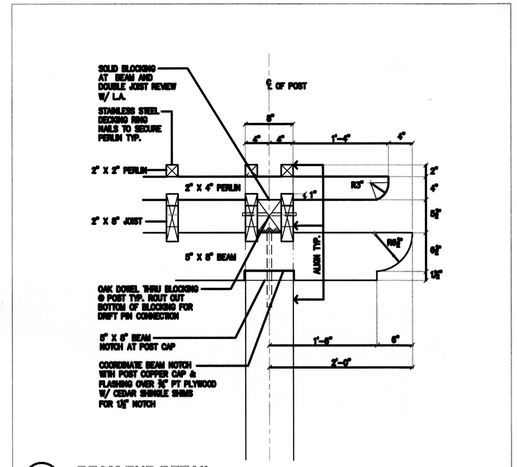
1 PERGOLA PLAN
SCALE: 1/4"=1'-0"



2 PERGOLA ROOF PLAN
SCALE: 1/4"=1'-0"



3 JOIST END DETAIL
SCALE: 1"=1'-0"



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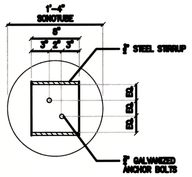

5 POST / SONOTUBE PLAN
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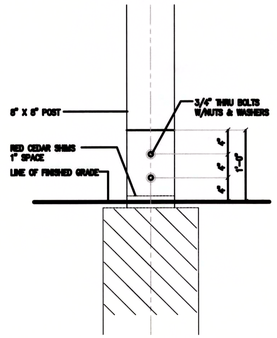
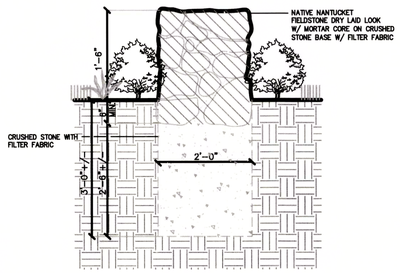
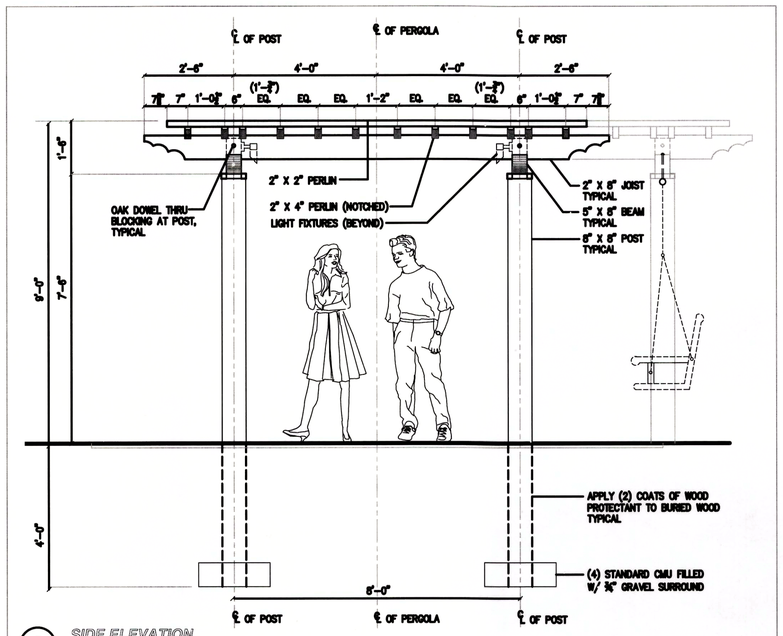


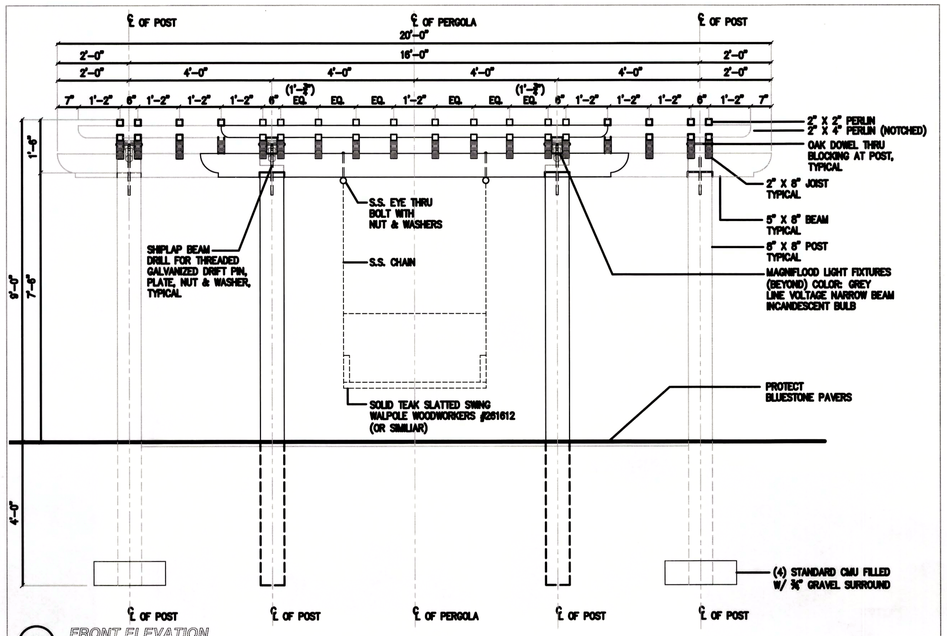
6 POST / SONOTUBE ELEVATION
SCALE: 1"=1'-0"



7 SECTION THRU FIELDSTONE WALL
SCALE: 1"=1'-0"



8 SIDE ELEVATION
SCALE: 1/2"=1'-0"



9 FRONT ELEVATION
SCALE: 1/2"=1'-0"

PERGOLA SPECIFICATIONS:

1. ALL WOOD COMPONENTS ROUGH SAWN, EASTERN HEMLOCK.
2. PRIOR TO ASSEMBLY, ALL NOTCHES SHALL BE COATED WITH (1) COAT OF A CLEAR PRESERVATIVE (BLEACHING OIL). 30 DAYS AFTER INSTALLATION, APPLY ANOTHER COAT. 30 DAYS LATER, APPLY ANOTHER COAT.
3. (2) 3/4" DIA. X 1'-6" LONG THREADED HOT DIPPED GALVANIZED ANCHOR BOLTS W/GALV. NUT AND WASHERS PER SONOTUBE FOOTINGS.
4. (4) 3" THICK STEEL STIRRUP. 8x8 WITH (2) VERTICAL PLATES 8x1'-0". (2) ¾" GALV. THREADED RODS WITH GALV. NUTS AND WASHERS.
5. (4) COPPER CAP FLASHING, REVERSE PAN.
6. (4) 8" X 8" X 8' LONG HEMLOCK POSTS. (SEE DETAIL).
7. (2) 6" X 10" HEMLOCK BEAMS, 19'-6"+/-, NOTCHED ON TOP OF POST, SHIP LAPPED.
8. (14) 2" X 10" HEMLOCK JOISTS, 13'-0"+/-, NOTCHED ON TOP OF BEAMS.
9. (7) 2" X 4" PERLIN, 16'-4" +/-, NOTCHED ON TOP OF JOISTS AND TOE NAILED.
10. (14) 2" X 2" PERLIN, 10'-0" +/-, NAILED.
11. ALL FASTNERS TO BE STAINLESS STEEL.
12. (4) 3/4" DIA. GALVANIZED THRU BOLTS W/NUTS AND WASHERS AT SOLID WOOD BLOCKING.
13. NOTE: EASTERN HEMLOCK IS RS GREEN AND MUST BE INSALLED AND ALLOWED TO DRY FOR 30 DAYS.

Planning Board

Chairman

Vice Chairman

Member

Member

Member

DATE APPROVED: _____

DATE ENDORSED: _____

PLANNING BD. FILE NO.: _____

No.	Revision	Date
1	ISSUED FOR SITE PLAN REVIEW	04/11/2016

Seal:

COMMONWEALTH OF MASSACHUSETTS
WILLIAM JOHN FLEMING
REGISTERED LANDSCAPE ARCHITECT
No. 46
4.11.16

Designed by:	WJF
Drawn by:	WFF
Checked by:	WJF
Scale:	AS NOTED
Date:	04/11/2016

Prepared for:

NANTUCKET COTTAGE HOSPITAL

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Project Name:

NEW NANTUCKET COTTAGE HOSPITAL
NANTUCKET, MA

Drawing Name:

LANDSCAPE DETAILS

Drawing No.:

L-3

Project No.: 13081

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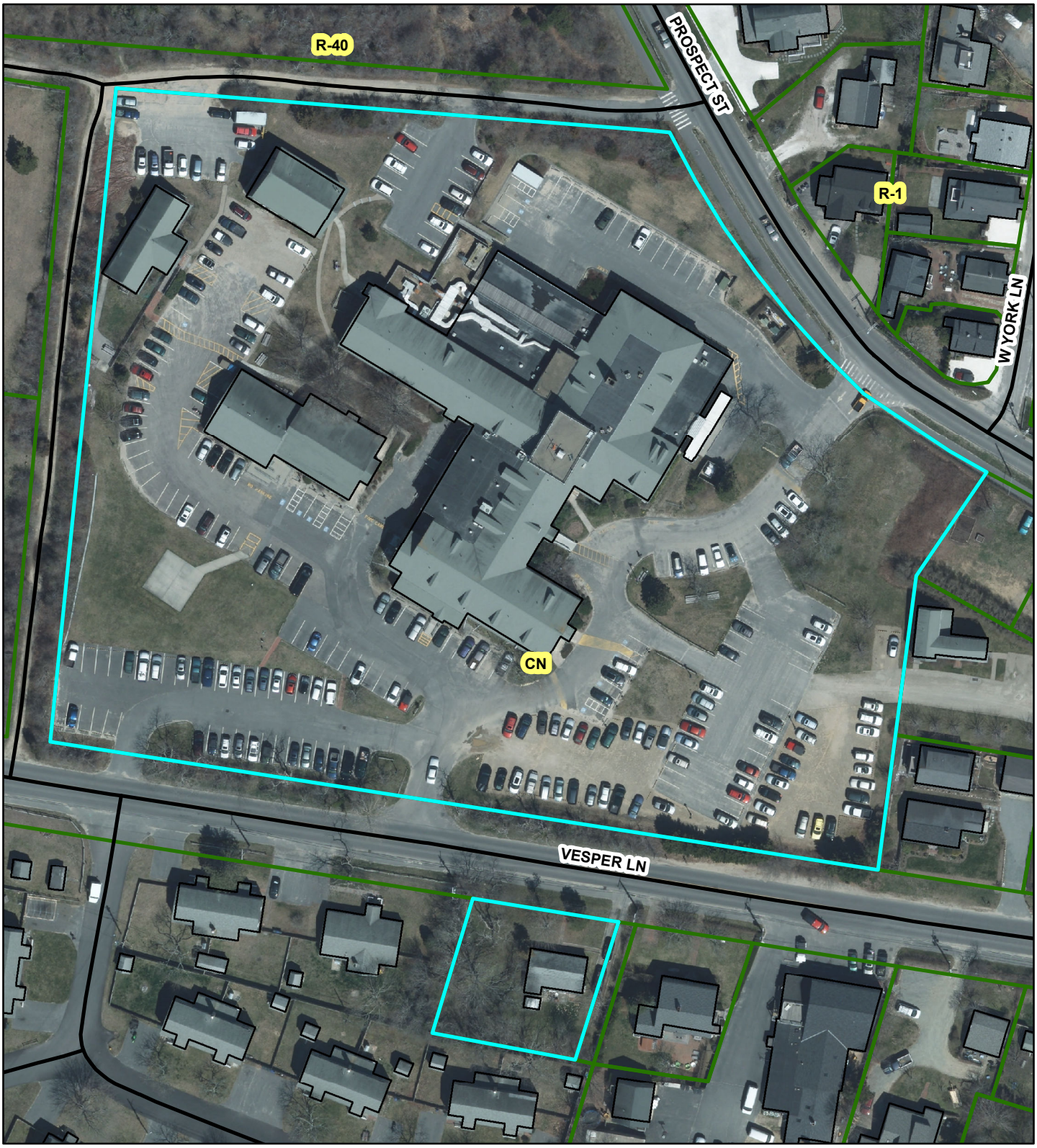
#25-16 Site Plan Review
Nantucket Cottage Hospital
57 & 59 South Prospect Street and 10 Vesper Lane
Map 55 Parcel 3, 130, 249 & 805



Stormwater Report

Nantucket Cottage Hospital
57 South Prospect Street
Nantucket, MA 02554

Prepared for:

Nantucket Cottage Hospital
57 South Prospect Street
Nantucket, MA 02554

Prepared by:

R.J. O'Connell & Associates, Inc.
80 Montvale Ave, Suite 201
Stoneham, MA 02180

Date:

April 11, 2016

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I. STORMWATER REPORT NARRATIVE

1.0 Introduction

R.J. O'Connell & Associates, Inc. (RJOC) has prepared this stormwater report on behalf of Nantucket Cottage Hospital for the proposed redevelopment of the Nantucket Cottage Hospital located at 57 South Prospect Street in Nantucket, Massachusetts (refer to Figure 1, "USGS Map"). This study uses the computer program HydroCAD, version 10.00 based on the Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service (SCS) TR-20 Computer Program for Project Formulation Hydrology, to model existing and proposed hydrologic site conditions. The study presents a comparative analysis of pre-redevelopment hydrologic conditions to post-redevelopment conditions and demonstrates that the proposed condition will be a significant improvement over the existing stormwater management condition.

2.0 Site Location and Description

The proposed project is located on a 6.25 acre parcel of land located at 57 South Prospect Street and 59 South Prospect Street in Nantucket, Massachusetts. The site is bounded by South Prospect Street and Surfside Road on the east, Vesper Lane on the south, an undeveloped parcel and Mill Hill Cemetery on the west, and Mill Hill Park on the north. Currently located on the site is the 3-story Nantucket Cottage Hospital, a 1-story medical office building, a 1-story Founder's Building, and a 2-story dormitory building. Also located on-site are approximately 250 paved parking spaces for patients, visitors, and staff. Stormwater runoff along the north and west side of the property is collected in catch basins that discharge either to leaching dry wells or a subsurface infiltration system in the southwest corner of the site. Runoff from the east side of the site sheet flows overland to a surface retention basin in the eastern corner of the property. Most stormwater runoff is retained on-site.

The proposed project also includes work to be done on the parcel at 10 Vesper Lane, which is also owned by the Nantucket Cottage Hospital. This parcel is bounded by Vesper Lane on the north, a residential home on the east, and U.S. Coast Guard apartment housing on the south and west. There is currently a 1-story residential building on the site. There are no drainage structures on the parcel, and the stormwater runoff flows into the Town's drainage system in Vesper Lane.

3.0 Proposed Project

The proposed project consists of the construction of a new 2-story, ±106,605 square foot hospital to replace the existing Nantucket Cottage Hospital. Parking areas will be reconfigured and reconstructed to accommodate approximately 230 vehicles and the existing helipad will be relocated. New utilities, including water, sanitary sewer, electric, and telephone will be provided to serve the proposed facility. South Prospect Street will be widened to accommodate a left hand turn lane into the site, which requires land from the hospital and a reconfiguration of the right-of-way. Construction will be phased to enable the existing hospital building to remain operational during construction of the new hospital. The existing dormitory will be demolished, and the Founder's Building and medical office buildings will be relocated prior to construction.

The proposed work on 10 Vesper Lane includes the relocation or demolition of the existing building. Once that building has been removed, the 1-story Founder's Building from 57 South Prospect Street will be relocated to 10 Vesper Lane.

A stormwater management system has been designed that will improve upon current stormwater runoff conditions, both in terms of peak flow control and water quality. The stormwater system is consistent with the objectives of the Massachusetts Stormwater Management Policy and all the standards for an undeveloped site. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

- Collect storm runoff in catch basins with deep sumps and hooded outlets;
- Construct StormTech subsurface infiltration systems designed with Isolator Rows to remove 80% TSS for the 1-inch water quality volume storm event. Runoff exceeding the 1-inch water quality storm is directed to a StormTech chamber system to be temporarily retained and slowly infiltrated into the ground, thereby reducing the peak rates and volume of runoff discharged from the site;
- Implement a Stormwater Pollution Prevention Plan (SWPPP) to control erosion sedimentation and other construction related impacts in accordance with the requirements of the EPA's NPDES Construction General Permit for Discharges from Construction Activities;
- Implement an Operation and Maintenance Plan (O&M) for the proposed stormwater management system that describes the various components of the system, identifies inspection and maintenance tasks, and provides a schedule to follow, which will ensure the proper long-term performance of the system;
- Implement a Long Term Pollution Prevention Plan (LTPPP) to prevent illicit discharges to the stormwater management system.

The proposed stormwater management measures described above will have no adverse impacts to adjacent properties. Runoff quantity will be reduced, water quality enhanced, and existing conditions improved, resulting in an overall benefit to the surrounding area.

4.0 Compliance with MassDEP Stormwater Handbook

This redevelopment program includes a stormwater management system that will collect, pre-treat, treat, and reduce stormwater runoff in conformance with MassDEP's Stormwater Management Policy. According to Standard 7 in the Massachusetts Stormwater Handbook, a redevelopment project is defined as follows:

- *Development, rehabilitation, expansion and phased projects on previously developed sites, provided the redevelopment results in no net increase in impervious area.*

As a redevelopment project, the portion of the site previously developed is required to meet Standards 2 through 6 to the maximum extent practicable, and shall fully comply with Standards 1, 8, 9 and 10. This redevelopment program results in a net increase in impervious area. To that extent, stormwater Best Management Practices (BMPs) have been incorporated into the design so that the entire site complies fully with all the Stormwater Management Standards as if the site was previously undeveloped.

Standard 1: No new stormwater conveyances may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

Stormwater runoff from paved surface parking areas will be collected in deep sump catch basins with hooded outlets and directed to StormTech Isolator Rows for treatment of 1-inch of runoff from impervious areas prior to retention and infiltration in the chamber systems. These systems will be designed to hold and infiltrate runoff from the 25-year storm event. No new stormwater conveyances discharging untreated stormwater to wetlands or waters of the Commonwealth are proposed.

Standard 2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

The proposed redevelopment will retain and infiltrate runoff on-site from all storms up to and including the 25-year event, which will result in a net decrease in peak rates of runoff discharged from the site under post-redevelopment conditions compared to pre-redevelopment rates.

Standard 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determine in accordance with the Massachusetts Stormwater Handbook.

Groundwater recharge will be increased through the use of subsurface infiltration systems sized to retain and infiltrate runoff from roofs and paved surfaces up to and including the 25-year storm event.

Standard 4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

A redevelopment project is required to meet the pretreatment requirements of Standard 4 (44% TSS removal). Runoff from paved surface parking areas will be collected in catch basins with deep sumps and hooded outlets, and will be directed to StormTech Isolator Rows designed for 80% TSS removal from the 1-inch of runoff from impervious areas of the post-redeveloped project. Any runoff exceeding 1-inch will bypass the Isolator Rows to be retained and infiltrated by the chamber systems.

Standard 5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

The project is classified as a land use with higher pollutant loads (LUHPPL) due to having a parking lot with high intensity use. Stormwater Best Management Practices (BMPs) have been selected that MassDEP has determined suitable for pre-treating and treating runoff from such land uses, including catch basins with deep sumps and hooded outlets and StormTech subsurface

infiltration systems with Isolator Rows. As a result, discharge of stormwater with high pollutant loads will be significantly reduced.

Standard 6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

A portion of the site is located within a Zone II of a public water supply. Specific structural, stormwater best management practices suitable for managing and treating discharges to this area have been provided.

Standard 7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pre-treatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

Most of this project qualifies as a redevelopment project. Although there is an increase in impervious area, stormwater BMPs have been designed so that, not only the increased impervious area, but the entire site complies with all the Stormwater Management Standards.

Standard 8: A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentations, and pollution prevention plan) shall be developed and implemented.

A Stormwater Pollution Prevention Plan (SWPPP) to control erosion, sedimentation and other pollutant sources, and prevent erosion and sediment from moving off-site during construction and land disturbance activities has been developed for this project, and can be found in Appendix E. The SWPPP is preliminary, and subject to change. It will be finalized before construction commences. Erosion and Sediment Control Plans are included in the site plan set.

Standard 9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

An Operation and Maintenance Plan (O&M) has been developed and can be found in Appendix F. It will be implemented to ensure the long term, post-construction operation of the stormwater management system.

Standard 10: All illicit discharges to the stormwater management system are prohibited.

An illicit discharge compliance statement is included in the Operation and Maintenance Plan (O&M; refer to Appendix F).

TRANSPORTATION IMPACT ASSESSMENT

NANTUCKET COTTAGE HOSPITAL MODERNIZATION
NANTUCKET, MASSACHUSETTS

Prepared for:

NANTUCKET COTTAGE HOSPITAL
MASSACHUSETTS GENERAL HOSPITAL AFFILIATE

December 2015

Prepared by:

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Dear Reviewer:

This letter shall certify that this *Transportation Impact Assessment* has been prepared under my direct supervision and responsible charge. I am a Registered Professional Engineer (P.E.) in the Commonwealth of Massachusetts (Massachusetts P.E. No. 38871, Civil) and hold Certification as a Professional Traffic Operations Engineer (PTOE) from the Transportation Professional Certification Board, Inc. of the Institute of Transportation Engineers (ITE) (PTOE Certificate No. 993). I am also a Fellow of the Institute of Transportation Engineers (FITE).

Sincerely,

VANASSE & ASSOCIATES, INC.

Jeffrey S. Dirk

Jeffrey S. Dirk, P.E., PTOE, FITE
Principal

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EXECUTIVE SUMMARY

Vanasse & Associates, Inc. (VAI) has conducted a Transportation Impact Assessment (TIA) in order to determine the potential impacts on the transportation infrastructure associated with the proposed reconstruction and modernization of the Nantucket Cottage Hospital located at 57 South Prospect Street in Nantucket, Massachusetts (hereafter referred to as the "Project"). This study was prepared in consultation with the Town of Nantucket and the Massachusetts Department of Transportation (MassDOT); was performed in accordance with MassDOT's *Transportation Impact Assessment (TIA) Guidelines* and the requirements of the Nantucket Planning & Economic Development Commission; and was conducted pursuant to the standards of the Traffic Engineering and Transportation Planning professions for the preparation of such reports. Based on this assessment, we have concluded the following with respect to the Project:

1. At the completion of the Project, the hospital campus is expected to generate approximately 1,166 vehicle trips on an average weekday (two-way, 24-hour volume), or an increase of 126 vehicle trips over the current volume of traffic generated by the hospital, with 180 vehicle trips expected during the weekday morning peak-hour and 158 vehicle trips expected during the weekday evening peak-hour, both of which represent an increase of 23 vehicle trips over the current volume of traffic generated by the hospital during the weekday peak hours. Increased visitations during the peak summer months may increase the peak-hour traffic volume projections for the hospital campus by between 40 and 50 vehicle trips over average-month conditions, with the daily traffic volume projection increasing by approximately 320 vehicle trips;

2. The addition of Project-related traffic to the study area intersections was not shown to result in a significant impact on operating conditions (motorist delays or vehicle queuing) at the study intersections over anticipated future conditions without the Project (No-Build average or peak-month conditions). Under average-month traffic conditions, the addition of Project-related traffic was shown to result in a degradation in level-of-service at only one (1) of the six (6) study area intersections; under peak-month traffic conditions, no intersections were shown to experience a degradation in level-of-service as a result of the Project;

3. No apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study intersections; and

4. Lines of sight at the Project site driveway intersections with South Prospect Street and Vesper Lane were found to exceed or could be made to exceed the required minimum sight distance for the appropriate design speed along the intersecting roadways, excepting a slight

limitation at the north Project site driveway on South Prospect Street which can be addressed with the installation of an advance warning sign (discussion follows).

Based on the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner with implementation of the recommendations that follow.

RECOMMENDATIONS

A detailed transportation improvement program has been developed that is designed to provide safe and efficient access to the Project site and address any deficiencies identified at off-site locations evaluated in conjunction with this study. The following improvements have been recommended as a part of this evaluation and, where applicable, will be completed in conjunction with the Project subject to receipt of all necessary rights, permits, and approvals.

Project Access

Access to the Project site will be provided by way of four (4) driveways as follows: two (2) driveways that will intersect the north side of Vesper Lane consisting of an east driveway that will be located approximately 240 feet west of Surfside Road and will serve the primary parking field for the Project, and a west driveway that will be situated parallel to the west property line at the location of an existing gravel road and will serve the loading area for the reconstructed hospital building and as a connection to the northern access road within the campus; two (2) driveways that will intersect the west side of South Prospect Street consisting of a south driveway that will be located approximately 160 feet north of West York Lane and will serve as the primary entrance to the campus, and a north driveway that will be situated parallel to the north property line at the location of an existing gravel road and will serve the patient drop-off/pick-up area and the emergency room, with continuing access to the loading area and the west access to Vesper Lane. The existing driveways that serve the campus will be closed or modified as described above in conjunction with the Project. The following recommendations are offered with respect to affording safe and efficient access to the Project site:

- The primary access to the Project site will be from the South Prospect Street south driveway which should provide two (2) exiting travel lanes (separate left and right-turn lanes) and a single entering travel lane separated by a double-yellow centerline or raised median, with a left-turn lane provided on the South Prospect Street northbound approach. Vehicles exiting the primary Project site driveway should be placed under STOP-sign control with a marked STOP-line provided.

- The remaining Project site driveways should be 24-feet in width and accommodate one entering and one exiting travel lane, with vehicles exiting the Project site placed under STOP-sign control with a marked STOP-line provided.

- The South Prospect Street Project site driveways should be designed to incorporate the multi-use path crossing of the driveways in a safe manner, ensuring that clear sight lines are provided to and from the path for motorists, pedestrians and bicyclists (additional recommendations follow).

- All signs and pavement markings to be installed within the Project site shall conform to the applicable standards of the *Manual on Uniform Traffic Control Devices* (MUTCD).[1]

[1] *Manual on Uniform Traffic Control Devices (MUTCD)*; Federal Highway Administration; Washington, D.C.; 2009.

- Sidewalks and crossings compliant with the Americans with Disabilities Act (ADA) should be provided within the Project site linking the proposed buildings and other amenities to the existing sidewalk infrastructure along Vesper Lane and South Prospect Street.

- Signs and landscaping along the roadways internal to the Project site and at the Project site driveway intersections with Vesper Lane and South Prospect Street should be designed and maintained so as not to restrict lines of sight.

- The existing split-rail fence along the Project site frontage on South Prospect Street should be relocated within the site so as to afford the required sight lines along South Prospect Street to and from the Project site driveways. In addition, a sign indicating "Hospital Entrance Ahead" should be installed on South Prospect Street approximately 100 feet south of the north Project site driveway.

- Existing vegetation located along the north side of Vesper Lane and adjacent to the Project site driveways should be trimmed and/or removed in order to provide the required lines of sight along Vesper Lane to and from the Project site driveways.

Off-Site Improvement Measures

Sparks Avenue at Surfside Road, Atlantic Avenue and South Prospect Street (a.k.a. Four Corners)

One or more approaches to this off-set, four-legged, unsignalized intersection were shown to be operating at an overall level-of-service (LOS) "D" during the peak hours under 2015 Existing peak-month traffic volume conditions, conditions that, absent improvements, are expected to degrade in the future independent of the Project. Recognizing these deficiencies, the Town undertook a detailed analysis of improvement strategies for the intersection that included: three (3) roundabout alternatives; installation of the traffic control signal; all-way STOP-sign control; and realignment of the approaches to the intersection. As a result of this evaluation, it was recommended that the intersection be reconstructed as a modern roundabout with a 100-foot diameter center island, and that a right-turn slip-ramp be provided for motorists travelling between Surfside Road northbound and Sparks Avenue eastbound. These improvements were included in the *Draft Nantucket Regional Transportation Plan 2016-2040.*[2] It was identified that the implementation of these improvements would require the acquisition of private property by the Town and the relocation or modification of one or more structures. With the reconstruction of the intersection as a modern roundabout as defined above, the improved intersection was shown to operate at LOS "A" under both average and peak-month conditions with no movement operating below LOS "C".

Recognizing the importance of this intersection in providing access to the Project and the residences and businesses in the area, and the relatively minor impact of the Project on overall operating conditions at the intersection, the Project proponent will work with the Town to advance the design and reconstruction of the Four Corners intersection as a modern roundabout. This effort will include the preparation of design plans for the improvements, up to and including the MassDOT 100 Percent Design/Project Specifications and Estimate (PS&E) design level, and all required supporting documentation for the Town to apply for State funding for the reconstruction of the intersection.

[2] *Draft Nantucket Regional Transportation Plan 2016 – 2040;* Nantucket Planning and Economic Development Commission; 2015.

Surfside Road at Vesper Lane and the Nantucket High School Driveway

All movements from the Vesper Lane approach to Surfside Road were shown to be operating at or over capacity (defined as LOS "E" or "F", respectively) during the peak hours under 2015 Existing peak-month traffic volume conditions. Absent improvements, these operating conditions are predicted to further degrade in the future independent of the Project. A review of the motor vehicle crash history at the intersection did not indicate an inherent safety deficiency. Given the proximity of this intersection to the Four Corners intersection, it is expected that the aforementioned improvements that are contemplated at Four Corners will extend to and include improvements at the Surfside Road/ Vesper Lane/Nantucket High School Driveway intersection. The improvements at Four Corners will provide operational benefits at the Surfside Road/Vesper Lane/Nantucket High School Driveway intersection by: i) reducing vehicle travel speeds approaching the intersection along Surfside Road; and ii) providing additional gaps in the flow of traffic approaching the intersection. In consideration of the Four Corners improvements and the relatively minor impact of the Project at this intersection, no improvements appear to be required to accommodate the relatively minor increase in traffic that is expected as a result of the Project (six (6) additional vehicles during the peak hours).

Pedestrian and Bicycle Improvements

The following pedestrian and bicycle improvements are recommended to provide safe and efficient pedestrian and bicycle access to the Project site:

- The South Prospect Street Project-site driveways and the associated multi-use path crossings will be constructed to provide enhanced safety for pedestrians and bicyclists crossing the driveways. These measures include: i) ensuring that sight lines are sufficient to and from the crossing; ii) providing warning signs for both motorists, pedestrians and bicyclists at and in advance of the crossing; and iii) installing pavement markings or using a textured surface to delineate the crossing from the driveway.

- Work with the Town to improve pedestrian and bicycle crossings along South Prospect Street, Vesper Lane and Surfside Road.

- In consultation with the Town, identify an appropriate location to construct a crosswalk across Vesper Lane to link the sidewalks that are to be constructed within the Project site to the sidewalk along the south side of Vesper Lane.

Transportation Demand Management Measures

At present, the Nantucket Regional Transit Authority (NRTA) does not provide bus service to the Project site; however, the NRTA *Mid-Island Loop* and *Miacomet Loop* bus lines travel along Surfside Road and South Prospect Street, respectively, proximate to the hospital. In addition, the Project will be connected to existing and proposed pedestrian and bicycle facilities in the area. These amenities provide opportunities to reduce automobile trips associated with the Project. In an effort to reduce the overall number of automobile trips in the area and to integrate the Project into the available transportation resources, the following Transportation Demand Management (TDM) measures will be implemented as a part of the Project:

- Assign a full-time, on-site Transportation Coordinator which coordinator may have other duties and responsibilities at the Project;

- Post information regarding public transportation services, maps, schedules and fare information in a central location;
- Provide a "commuting alternatives packet" to employees of the Project detailing available public transportation services, bicycle and walking alternatives, and commuter options available through MassRIDES' and their NuRide program which rewards individuals that choose to walk, bicycle, carpool, vanpool or that use public transportation to travel to and from work;
- Include pedestrian and bicycle accommodations within the Project site including sidewalks and paths linking buildings and on-site parking to sidewalks and bicycle paths along South Prospect Street and Vesper Lane (sidewalks only);
- Work with the Town and the NRTA to construct an NRTA bus stop with shelter within the Project site or along South Prospect Street to accommodate bus service to the Project site;
- Provide preferential parking for alternatively fueled vehicles and for car/vanpools;
- Provide electric vehicle (EV) charging stations in reserved parking spaces, and incorporate infrastructure to allow for future expansion of EV charging stations as demand increases;
- Offer direct deposit for employee paychecks;
- Provide a shower, changing room and locker facility for employees;
- Provide a kitchen facility with a refrigerator and microwave oven for employees;
- To the extent feasible, coordinate employee schedules to be consistent with public transportation schedules;
- Provide a "guaranteed-ride-home" to employees that car/vanpool, use public transportation or that walk/bicycle to work for use in the event of unplanned emergencies that may occur during the workday; and
- Provide secure bicycle parking throughout the hospital campus, including both exterior bicycle racks adjacent to building entrances and weather protected bicycle parking in a secure area.

Traffic Monitoring and Reporting Program

The Project proponent will conduct a post-development traffic monitoring and employee survey program in order to evaluate the success, and to refine the elements, of the TDM program, and to validate the trip projections for the Project. The monitoring program will include:

i) Obtaining traffic volume information over a continuous seven day, weeklong period at the driveways serving the Project site;

ii) Performing manual turning movement and vehicle classification counts at the Project site driveway intersections with South Prospect Street and Vesper Lane during the weekday morning (6:00 to 9:00 AM) and evening (3:00 to 6:00 PM) peak hours;

iii) Evaluating motor vehicle crash data at the Project site driveway intersections with South Prospect Street and Vesper Lane;

iv) Observing parking occupancy and utilization of car/vanpool spaces, alternatively fueled vehicle spaces and electric vehicle charging stations within the Project site;

v) Documenting bicycle parking demands for both outside and inside bicycle parking facilities; and

vi) Conducting an employee survey of commuting modes.

The monitoring program will commence six (6) months after issuance of the first Certificate of Occupancy for the Project and will continue on an annual basis for a period of 2-years thereafter. The results of the monitoring program will be summarized in a report to be provided to the NP&EDC within 2-months after the completion of the data collection effort. The report will document the traffic volumes associated with the Project as occupied at the time that the traffic counts are completed, and use of public transportation resources and alternative modes of transportation to single-occupant vehicles. If the measured traffic volumes exceed the traffic volume projections that form the basis of this assessment by more than 10 percent on a regular and sustained basis during the monitoring period, the Project proponent will identify and undertake corrective measures in conjunction with the appropriate parties and subject to receipt of all necessary rights permits and approvals. These measures may include without limitation:

- Sign and pavement marking installation
- Expansion of the TDM program to provide additional measures and inducements to reduce traffic and parking demands
- Increasing the amount of bicycle parking
- Expanding the number of electric vehicle charging stations, can/vanpool parking spaces and alternatively fueled vehicles if demands equal or exceed the supply provided
- Providing additional on-site amenities to encourage use of public transportation

The identified corrective measures, if any, will be documented in the transportation monitoring and reporting program report, and will identify the appropriate parties responsible for implementation, required approvals, and the timeline for implementation. The status of implementation of the identified improvement measure will be documented in the subsequent monitoring report.

With implementation of the above recommendations, safe and efficient access will be provided to the Project site and the Project can be accommodated within the confines of the existing and improved transportation system.

#27-16 Seven North Later LLC
7 North Water Street
Map 42.4.2 Parcel 87
Special Permit for new driveway

2016 MAY 13 PM 3:19

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MAY 13 2016 PM2:06

Nantucket Planning Board

Application for a Special Permit

Date: 5/10/2016 File #: 27-16

Name of development: _____

Owner(s) name(s): 7 NORTH WATER ST LLC

Mailing address: 11 DENISE COURT, LINCROFT, NJ 07738
Phone number: 917-676-4714 Fax number: _____ E-mail: _____

Applicant's name: (SAME)

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

Engineer / surveyor's name: NANTUCKET SURVEYORS

Mailing address: 5 WINDY WAY, NANTUCKET, MA 02554
Phone number: 508-228-0240 Fax number: _____ E-mail: _____

Location of lot(s):

- ☐ Street address 7 NORTH WATER STREET
- ☐ Tax Assessors Map 42.4.2 Parcel 87
- ☐ Nantucket Registry of Deed: Plan Book 1529 and Page 232 **OR**
  Plan File # 2016-23 **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: @ 4700 SF sq. ft. Zoning District: RO H

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
139-20.1(B)(2)(b)	DRIVE WAY ACCESS

Specify all associated Zoning Code relief sought:

Section	Description
Applicant is seeking special permit relief in order to construct a driveway access within 25 ft. of the intersection between North Water Street and Ash Street. There had been a stacked 2-car driveway, visible on the 1975 Town aerial, but it was closed off prior to 1998, when the road was resurfaced. The Inn was recently sold and is being converted to a private residence and is now in need of off-Street parking.	

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: $ N/A

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.

X _____

Owner(s)' Signature(s)

_____

Applicant's Signature

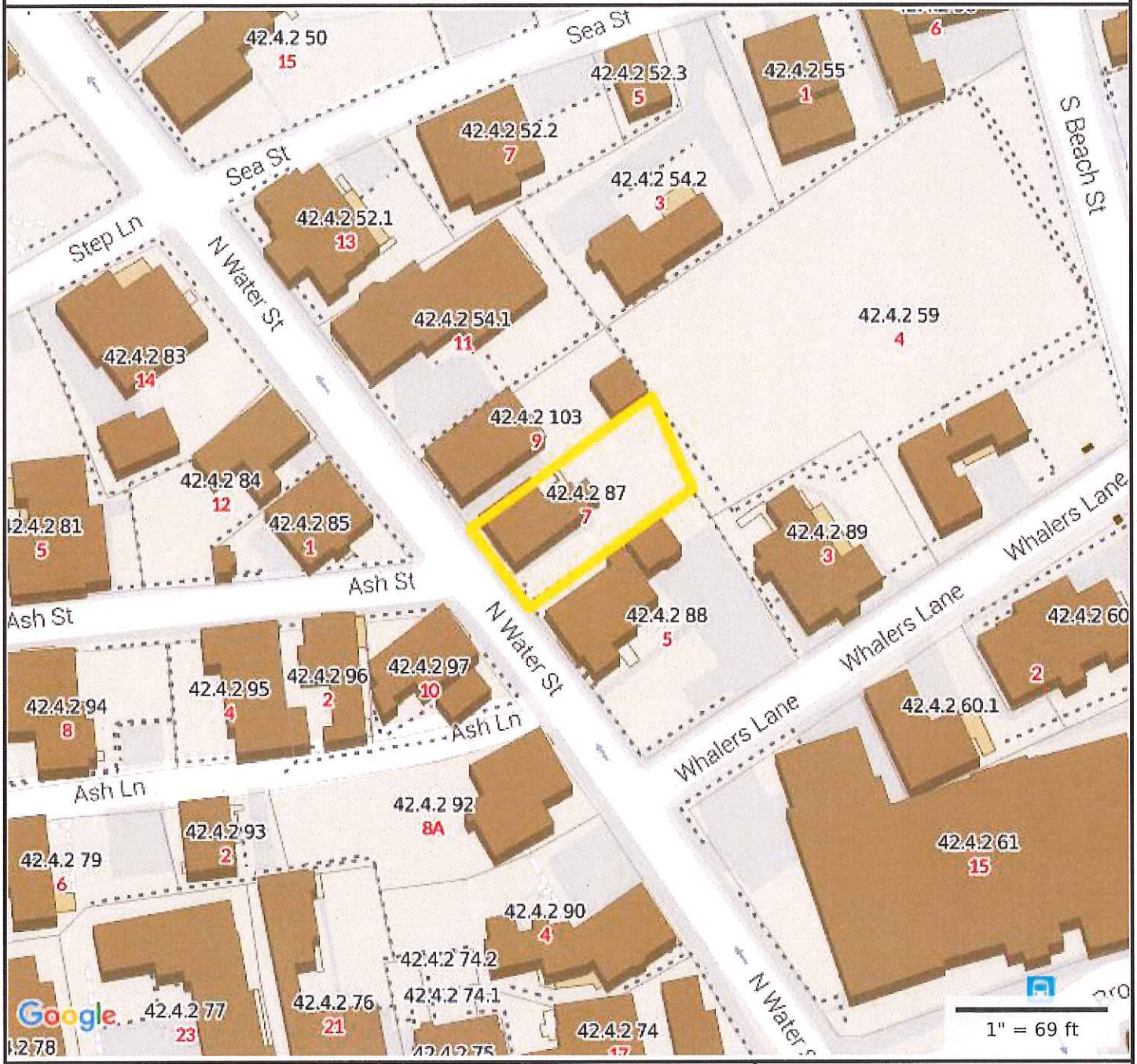
I/we 7 NORTH WATER ST LLC, the undersigned, hereby authorize ROBERT SARKISIAN to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

X _____ 5/12/16

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
- ☑ Completed application form
- ☐ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)



Property Information

Property ID	42.4.2 87
Location	7 N WATER ST
Owner	OREILLY SARA S TR

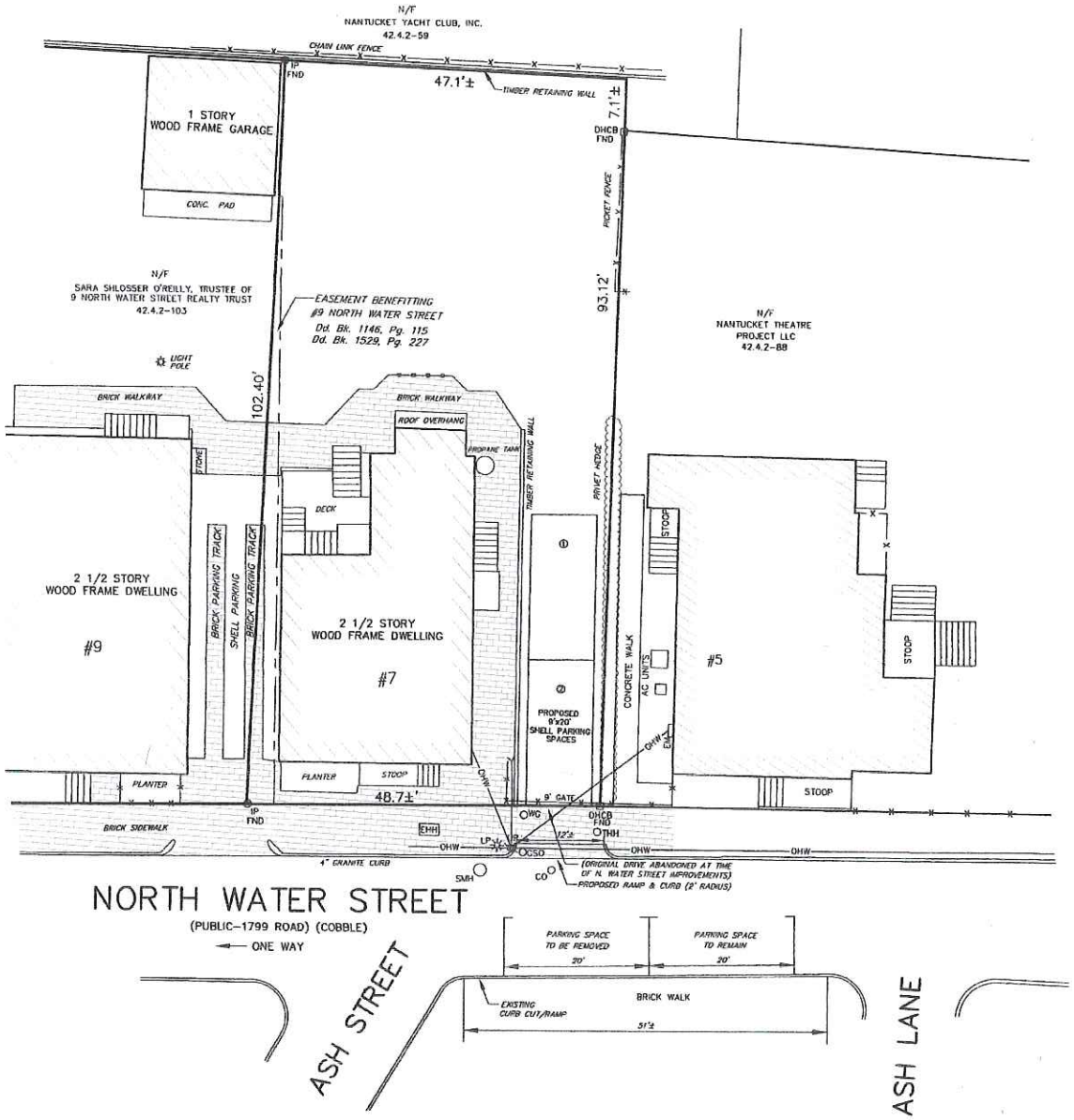
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Parcels updated December, 2014
Properties updated January, 2015

42.4.2 54.2
42.4.2 52.1
42.4.2 54.1
42.4.2 59
83
42.4.2 103
42.4.2 84
42.4.2 87
42.4.2 85
42.4.2 89
42.4.2 88
42.4.2 60
42.4.2 95
42.4.2 96
42.4.2 97
42.4.2 60.1
42.4.2 92
42.4.2 93
42.4.2 61
42.4.2 90
42.4.2 74.2
42.4.2 76
42.4.2 74.1
42.4.2 77
42.4.2 74
42.4.2 75

SEA ST
ASH ST
N WATER ST
WHALERS LN
ASH LN
BROAD ST
2013



CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 0'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 50%

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.
N.B. 273/48

DAVID J. SANTOS No. [illegible] REGISTERED PROFESSIONAL LAND SURVEYOR
4/15/16

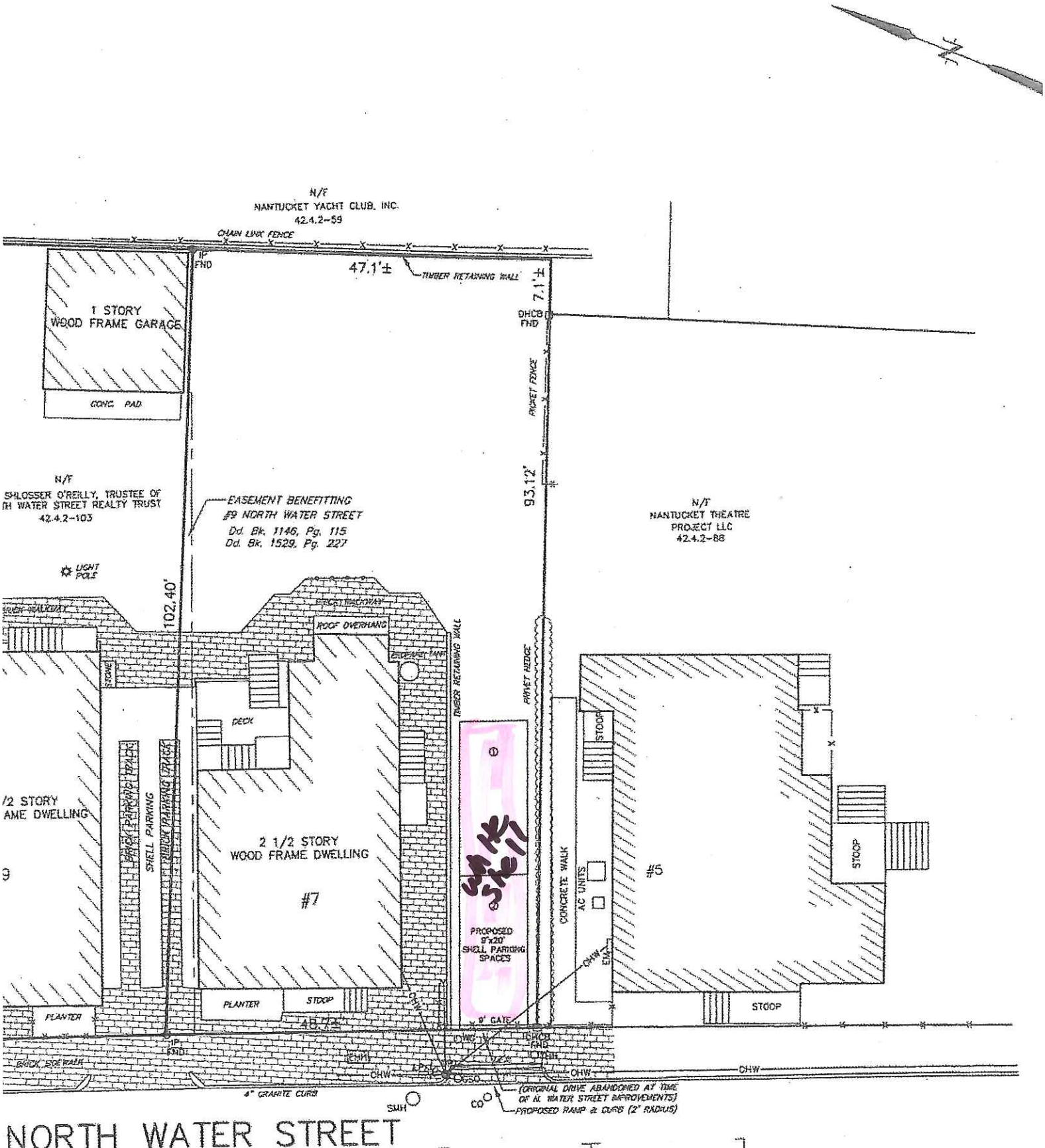
COPYRIGHT BY NANTUCKET SURVEYORS, LLC

CURB CUT/ DRIVEWAY ACCESS
PERMIT PLOT PLAN
#7 NORTH WATER STREET
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: 3/18/16
REVISED 4/15/16
DEED REFERENCE: Dd.Bk. 1529, Pg. 232
PLAN REFERENCE: PL. NO. 2016-23
ASSESSOR'S REFERENCE:
MAP: 42.4.2 PARRCEL: 87
PREPARED FOR:
7 NORTH WATER ST LLC
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554
N-10748

DRIVEWAYS ON NORTH WATER STREET:

WHALING MUSEUM	Large multi-car brick
4 North Water Street	Large multi-car brick
8 North Water Street	Double wide 2-car brick on side on Ash Lane
9 North Water Street	2 car deep shell/grass parking
1 Ash Street	Double wide 2-car gravel/shell (fronts N. Water, access Ash Street)
11 North Water Street	Shell multi-car
12 North Water Street	Brick single car
13 North Water Street	3-car wide brick off of Sea Street
7 Sea Street	Large multi-car shell
14 North Water Street	Brick 3-car deep off of Step Lane
3 Step Lane (Veranda House)	Single car cobblestone off Step Lane
20 North Water Street	Brick and cobblestone single car
22 North Water Street	Double wide 2-car asphalt
23 North Water Street	Brick single car
24 North Water Street	Brick/gravel single car
26/28 North Water Street	Shell/brick apron single car
2 Chester Street	Brick/cobblestone single car

Several driveways on Centre, Ash, Sea Streets and Ash Lane and surrounding area are a mixture of shell, brick, cobblestone and some gravel.


N/F
NANTUCKET YACHT CLUB, INC.
42.4.2-59
CHAIN LINK FENCE
IP FND
47.1'±
TIMBER RETAINING WALL
7.1'±
1 STORY
WOOD FRAME GARAGE
CONC. PAD
OHCB
FND
PICKET FENCE
93.1'2'
N/F
SHLOSSER O'REILLY, TRUSTEE OF
TH WATER STREET REALTY TRUST
42.4.2-103
EASEMENT BENEFITTING
#9 NORTH WATER STREET
Dd. Bk. 1146, Pg. 115
Dd. Bk. 1529, Pg. 227
N/F
NANTUCKET THEATRE
PROJECT LLC
42.4.2-88
LIGHT
POLE
102.40'
ROOF OVERHANG
STONE
DECK
TIMBER RETAINING WALL
PICKET FENCE
/2 STORY
AME DWELLING
9
SHELL PARKING
2 1/2 STORY
WOOD FRAME DWELLING
#7
PROPOSED
9'x20'
SHELL PARKING
SPACES
CONCRETE WALK
AC UNITS
#5
STOOP
PLANTER
STOOP
4' GATE
BRICK
FND
BRICK EDGE WALK
OHW
4" GRANITE CURB
SMH
CO
(ORIGINAL DRIVE ABANDONED AT TIME
OF N. WATER STREET IMPROVEMENTS)
PROPOSED RAMP & CURB (2' RADIUS)
NORTH WATER STREET
(PUBLIC-1799 ROAD) (COBBLE)
ONE WAY
STREET
PARKING SPACE
TO BE REMOVED
20'
PARKING SPACE
TO REMAIN
20'
BRICK WALK
EXISTING
CURB CUT/RAMP
51'±
LANE

7 North Water Street

Remove existing portion of white Gate and Fence to accommodate two 9' x 20' tandem (stacked) parking spaces.
The driveway will be white shell.

Rear view of 7 North Water Street

Driveway will go to the left of the brick walk way

The existing white gate will be removed

#28-16 Nantucket Theatre Project LLC
5 North Water Street
Map 42.4.2 Parcel 88
Modification to a Previously Granted Special Permit

RECEIVED
MAY 13 2016
CHK #2977
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554
MAY 13 2016 AM9:56

Nantucket Planning Board

Application for a Special Permit

Date: 5/10/16 File #: 28-16

Name of development: _____

Owner(s) name(s): NantucketTheatreProjectLLC

Mailing address: c/o Cohen & Cohen Law PC, PO Box 786, Nantucket MA 02554

Phone number: 508-228-0337 Fax number: 508-228-0970 E-mail: Steven@ CohenLegal.net

Applicant's name: SAME

Mailing address: SAME

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

Engineer / surveyor's name: Nantucket Surveyors - Paul Santos

Mailing address: 5 Windy Way, Nantucket MA 02554

Phone number: 508-228-0240 Fax number: 508-228-9856 E-mail:psantos@nantucketsurveyors.com

Location of lot(s):

☐Street address 5 North Water Street _____

☐Nantucket Registry of Deed: Plan Book 10 and Page 49 **OR**

Plan File # **OR** Land Court Plan # at Certificate # _____

☐Tax Assessors Map 42.4.2 Parcel 88

Size of parcel: 8070SF _____ 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)

- ○ 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
_____	Alter Site Plan
_____	_____
_____	_____

Specify all associated Zoning Code relief sought:

Section	Description
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 + $274.

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

Steven Cohen AS Attorney

I/we _____, the undersigned, hereby authorize _____ 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:

- ☐ 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 $6.11 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
- ☐ Completed application form
- ☐ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

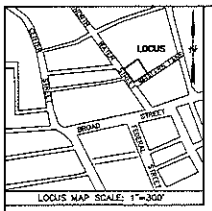
MCD Special Permit Addendum
5 North Water Street

Nantucket Theatre Project LLC, Owner/Applicant
See Deed at Nantucket ROD Book 1475, Page 171

The locus, 5 North Water Street, Nantucket, Massachusetts is a conforming lot of approximately 8070 SF in the Commercial Down Town zoning district (CDT). On May 13, 2013, the Nantucket Planning Board, issued Major Commercial Development Special Permit No. 10-14, which was recorded at the Nantucket Registry of Deeds at Book 1388, Page 342, and was modified at Book 1466, Page 333, at Book 1493, Page 39 and at Book 1493, Page 42.

The locus is under construction as a non-profit theater and theatre institute. Due to a delay in the manufacturing of the elevator, it will not be available for delivery until mid-summer, at the soonest. In order for the White Heron Theater to have a season this summer, it cannot wait until the elevator is delivered and installed. However, all of the bathrooms for the public are in the basement, so handicapped persons would not be able to access them without the elevator. To be able to open for the summer and also provide accessible rest room facilities, the applicant proposes to place a portable unit, the box trailer type (i.e., not the plastic latrine type) in the open area of the property temporarily, from June through October of 2016. This facility would only be for one season and would be open to the public during business hours.

To install this accessible facility temporarily and to obtain a temporary Certificate of Occupancy, the Applicant is also seeking approval from the Architectural Access Board and the HDC. Applicant seeks approval from the Planning Board to modify the approved site plan for this temporary structure and for approval to operate under a Temporary Certificate of Occupancy. The portable facility would be placed in the court yard and will comply with setbacks. The CDT zone allows 75% Ground Cover Ratio, but even with the portable rest room the lot will be complaint, so no Ground Cover Ratio waiver is needed. The premises current has a limited waiver of the open requirement, but the 2016 Annual Town Meeting eliminated the open space requirement for the CDT district, so that is not an issue.



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 95
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 5, 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%±
MINIMUM OPEN SPACE REQUIRED =30% (SECT. 139-11G)
MINIMUM 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 STORMWATER 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:

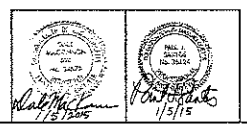
LIGHTING PLAN BY OTHERS TO BE IN COMPLIANCE WITH TOWN BY-LAW CHAPTER 102 "DARK SKY" COMPLIANT DESIGN

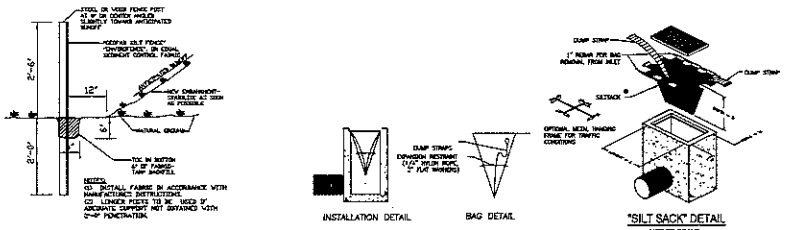
MAJOR COMMERCIAL DEVELOPMENT

#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





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

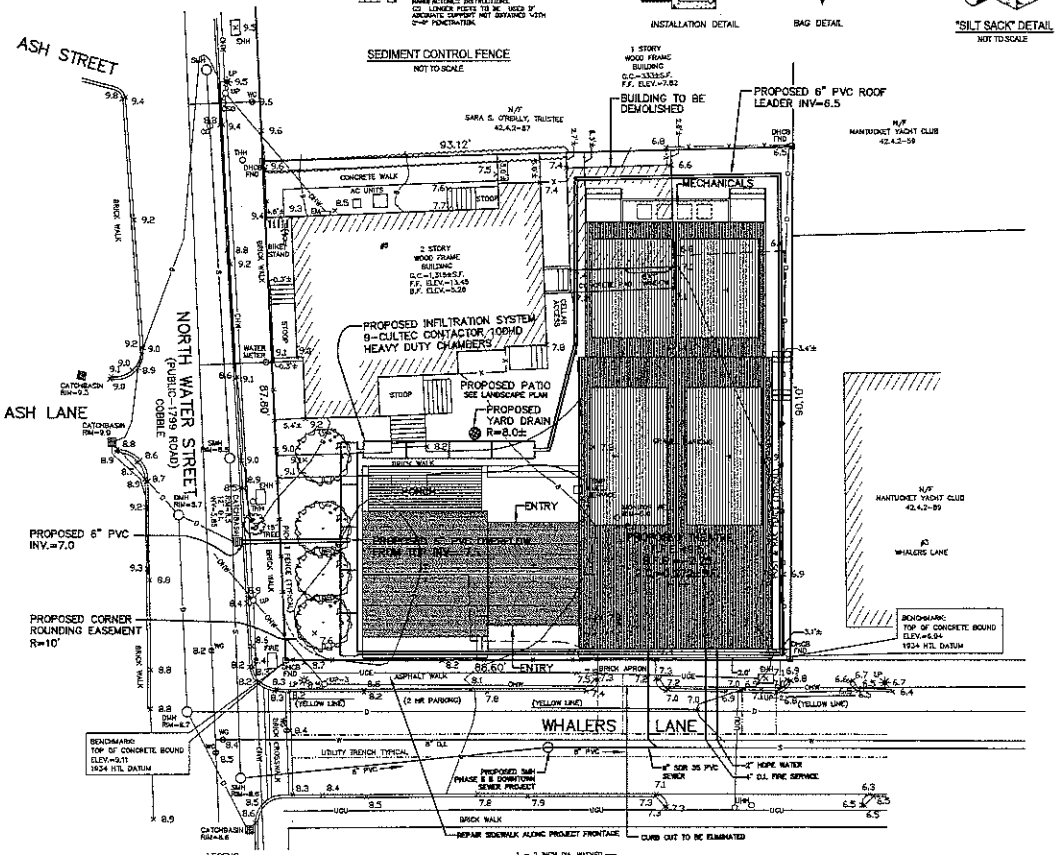
1. INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCES.
2. INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
3. DEMO EXISTING 1 STORY WOOD FRAME BUILDING.

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.

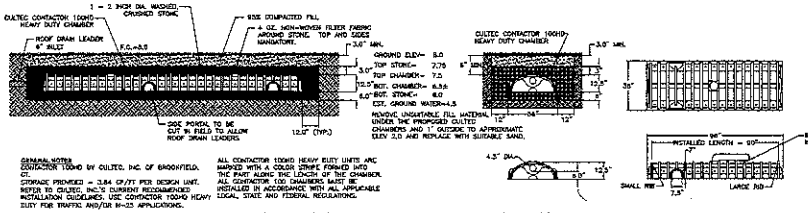
PHASE III SITE STABILIZATION

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



GENERAL NOTES
CONTRACTOR TO BE APPROVED 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 ONE LENGTH OF THE CHAMBER. ALL CONTRACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC ROOF DRAINAGE LEACHING SYSTEM DETAILS

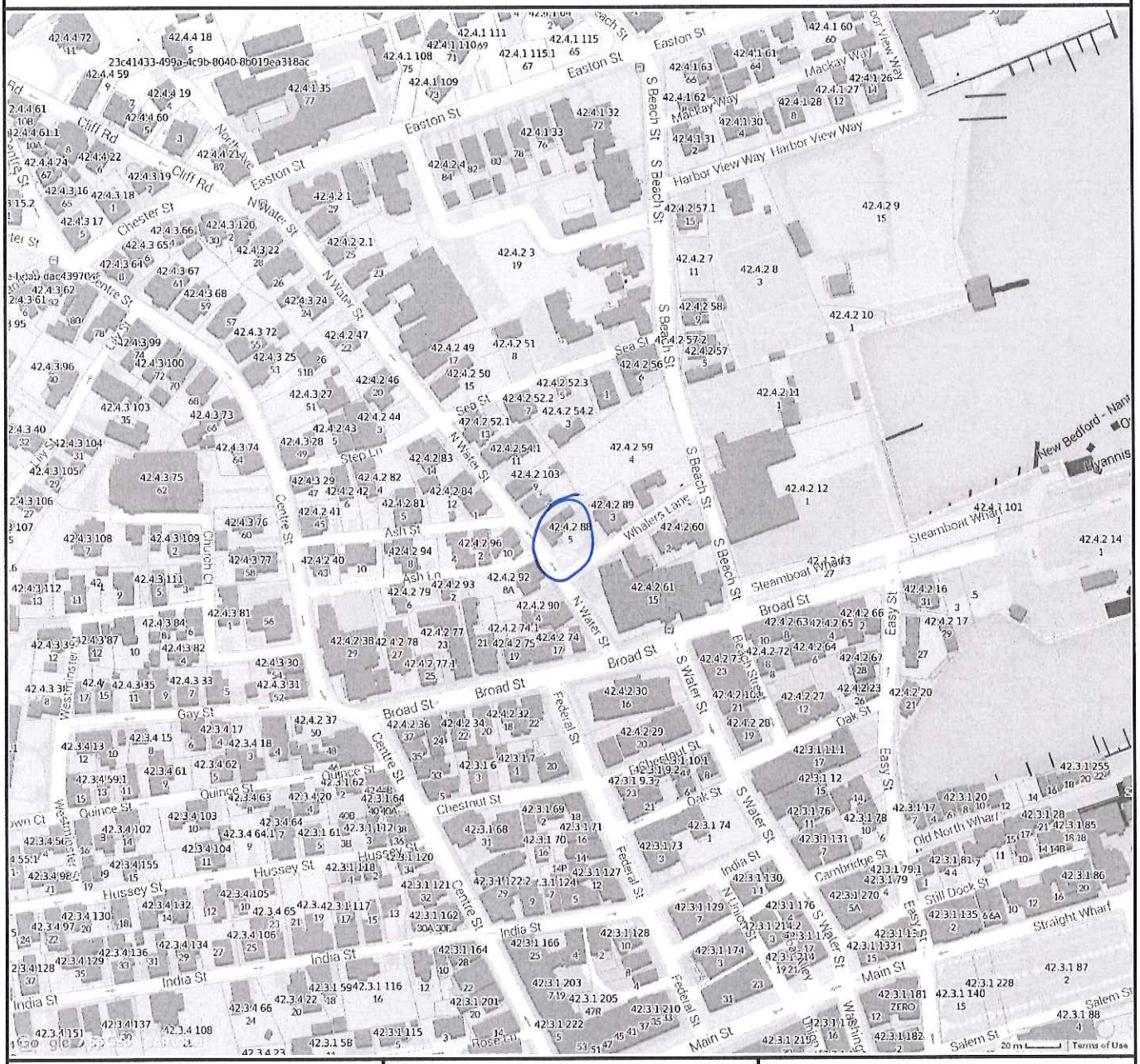
WHITE HERON Theatre Company
NANTUCKET THEATRE INSTITUTE

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

BARRY FEINBERG, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRMAN
NATHANIEL LOWELL
JOHN MCCULLOUGH

DATE APPROVED 12-08-14
DATE SIGNED 01-05-15
FILE NO. #10-14

N-10453



Property Information

Property ID	42.4.2 88
Location	5 N WATER ST
Owner	NANTUCKET THEATRE PROJECT LLC

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.

Parcels updated December, 2014
Properties updated January, 2015

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT
SPECIAL PERMIT

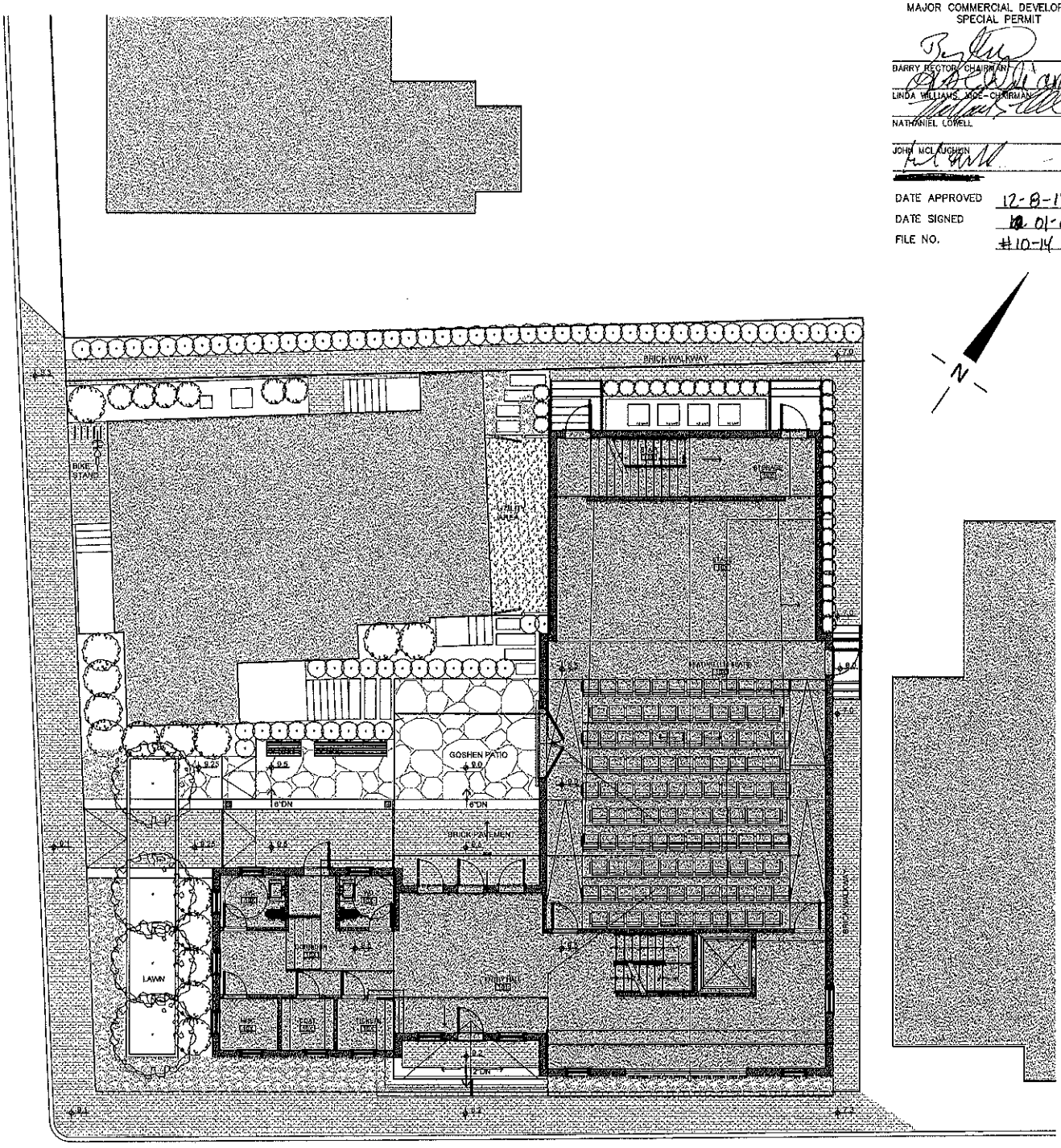
BARRY HECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRMAN

NATHANIEL LOWELL

JOHN MCLAUGHLIN

DATE APPROVED 12-8-14
DATE SIGNED 01-05-15
FILE NO. #10-14



LANDSCAPE DESIGN STUDIO
AHERN LLC
t: (508) 333 5138
f: (508) 325 4616
design@ahernllc.com
PB 2213 Nantucket MA 02584

WHITE HERON THEATRE COMPANY
5 NORTH WATER STREET NANTUCKET MA
LANDSCAPE PLAN
Scale 1/8" = 1'-0"
December 1 2014 / REVISED January 5 2015
PLAN UPDATE FOR P.B. ENDORSEMENT

ASSOCIATED ELEVATOR COMPANIES, INC.

May 10, 2016

Andersen Company LLC
PO Box 867
Siasconset, MA 02564
Attn: Scott Andersen

RE: 5 No Water St, Nantucket, MA

Scott,

Due to the major increased work load imposed on the elevator industry including new installations and modernization of existing elevators, **engineering and manufacturing leads times have doubled above standard lead times** including the availability of qualified licensed elevator technicians to furnish and install all elevator related equipment.

That said the elevator for the above referenced project will not be completed in manufacturing till the week of July 11th, 2016.

Allowing 2 weeks for equipment to arrive in Nantucket we would tentatively schedule our licensed elevator installers to commence installation of elevator Monday July 25th, 2016

Please confirm site readiness and allow us to coordinate and tentatively schedule elevator installation Monday July 25th, 2016

Sincerely

ASSOCIATED ELEVATOR COMPANIES, INC.
Brad McClay
Brad McClay, Vice President
Ext. 102

Encl.

ADMINISTRATIVE OFFICES
583 Forest Road, Unit D • P.O. Box 500 • South Yarmouth, MA 02664
508-760-3875 • 800-828-5151 (MA) • 800-422-4922 (RI) • 508-760-2809 FAX
www.associatedelevator.com

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Nantucket Planning Board

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.

The lot is the subject of Special Permit relief granted in ZBA file 73-86 and recorded at Book 260, Page 336, allowing for the change of use from retail to real estate office. The Lot also has Special Permit relief granted in ZBA file 25-92 and recorded at Book 387, Page 113 allowing for an addition to the smaller building (which was not built) and waiving related parking requirements. These ZBA Special Permits would have provided for a total waiver of 14 parking spaces had the second special permit been exercised.

PROPOSAL

Applicant plans to establish a theatre and arts facility at 5 North Water Street. During its planning stages, the Applicant received limited Special Permits and Variances from the Planning Board and Zoning Board of Appeals for use of the locus for such performances, and related practices, education, promotion, administration, housing, and concessions. The permits allowed the use of a tent as a temporary theater for the 2013 and 2014 seasons (see ZBA File 22-13, Variance recorded in Book 1388, Page 241, and extended in File 61-13, and also Planning Board File 5-13, Special Permit recorded in Book 1388, Page 342). Applicant now proposes to remove the small structure and to construct a permanent theater facility, as approved by the Nantucket Historic District Commission. The facility would have a main stage with 150 seats and space for ancillary functions, such as practice, storage, administration, sales, and concessions, as well as public restrooms (when the theater is open). The top floor of will serve as a multi-purpose space for a patrons club, functions, and ancillary arts related activities. The Applicant also proposes to use the facility for collaborations with other arts organizations and for arts education. Applicant proposes hours of operations from 8 am until mid-night, but expects that performances will be much more limited in scope. The existing antique structure will be used for administrative purposes and for staff housing during the peak season (but not rented out for housing to third parties).

Ground Cover

The proposed structure will have a Ground Cover Ratio of 56.8%, but up to 75% is allowed in the CDT district under Section 139-16, so no waiver is needed.

Open Space

The lot currently has forty-two (42) percent open space. However, the proposed development will provide 26.6% Open Space, where 30% is required for an MCD under Section 139-11(G). The Applicant seeks relief from this requirement. The Applicant notes that the site is located within the historic downtown area, where street trees, compact planting beds, window boxes, and climbing vines are appropriate vegetation, and that the site plan provides for a street side courtyard that will be vegetated as well.

Height:

The Applicant proposed to construct a structure with a height of greater than thirty (30) feet. This is allowed under Section 139-17C (5) in the CDT district for historic preservation, or if the structure is complementary and appropriate for the scale of the structures in the area, and is not detrimental to the adjoining properties. Applicant notes that its height of nearly 34 feet has been approved by the Historic District Commission, after significant redesign and consideration in the streetscape.

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.

FINDINGS

Based on review of this application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the Applicant, and testimony received at the public hearings, the Planning Board finds that:

- The application and proposal substantially comply with the local bylaws of the Town of Nantucket and regulations and/or applicable provisions of the Massachusetts General Laws;
- Public amenities and abutting properties have been adequately protected by the following measures:
    - The improvement of the sidewalk;
    - Provision of public restroom facilities;
    - Limitations on light, noise, and other nuisances;
    - Use of existing utilities and of municipal sewer and water;
    - Operation of a theater on the site; and
    - Landscaping will be installed in appropriate locations on the site.
- Adequate protection of unique natural, scenic, or historic features of the site have been or will be provided by the following measures:
    - Maintenance of the historic main structure on the site.
- Adequate methods for the disposal of stormwater runoff and sanitary wastes and protection of environmental resources, and for the supply of potable water have been provided by the following measures:
    - Surface water runoff overflow will be directed to the municipal stormwater system. A contribution of $5,000 proposed by the applicant for the cost of future maintenance is adequate, and consistent with similar proposals in the area. There are no unresolved issues regarding sewage and refuse disposal are on the record;
    - Sanitary waste and water service are provided municipal service; and
    - Garbage will be collected in an enclosed container and removed from the site daily adequately.
- The proposed building has received a Certificate of Appropriateness from the Nantucket Historic District Commission, is not detrimental to adjoining properties, and does not cast them in shadow or result in the loss of privacy, air circulation, sunlight, safe ingress and regress or overcrowding.
- Impact on traffic and safety upon public and private rights-of-way have been mitigated or improved by the following measures:
    - Elimination of the curb cut on Whalers Lane;
    - Maintenance of traffic site lines at Whales Lane and North Beach Street;
    - Provision of NRTA bus passes for on-site staff; and
    - Provision of a bicycle rack for general use.
- The project will not place excessive demands on Town services or infrastructure. Based on the conditions imposed and the good faith efforts of the Applicant to implement them, the Planning Board finds that no public amenity will be adversely affected;
- The proposed staff apartment is adequate to satisfy the intent of the requirement for inclusionary housing compared to this limited proposed use.

- 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

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.

JAN 06 2015 TOWN CLERK

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Fe[illegible] Register of Deeds

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

Nantucket Planning Board

RECEIVED
2015 MAR 30 PM 2 53
NANTUCKET TOWN CLERK

APPROVAL OF MODIFICATION #1
TO SPECIAL PERMIT DECISION #10-14
FOR A MAJOR COMMERCIAL DEVELOPMENT

NANTUCKET THEATRE INSTITUTE, INC.

Special Permit #06-15

Applicant/Owner: Nantucket Theatre Project, LLC
c/o Cohen & Cohen Law PC
PO Box 786
Nantucket, MA 02554

Property Address: 5 North Water Street

Assessor Map 42.4.2 Parcel 88
Plan Book 10, Page 49

February 19, 2015

GENERAL DESCRIPTION

At a public hearing on February 19, 2015, the Nantucket Planning Board considered the application of The Nantucket Theatre Institute, Inc. (hereafter the Applicant) for a Modification to Major Commercial Development (MCD) Special Permit # 10-14 pursuant to the following sections of the Nantucket Zoning Bylaw: Major Commercial Development (139-11) and Height (139-17).

PROPOSAL

Applicant plans to establish a theatre and arts facility at 5 North Water Street. During its planning stages, the Applicant received limited Special Permits and Variances from the Planning Board and Zoning Board of Appeals ("ZBA") for use of the locus for such performances, and related practices, education, promotion, administration, housing, and concessions. The permits allowed the use of a tent as a temporary theater for the 2013 and 2014 seasons (see ZBA relief granted by Variance in File No. 22-13, recorded in Book 1388, Page 241, and extensions granted in File No.s 61-13 and 06-14, and; Planning Board Special Permit # 05-13, recorded in Book 1388, Page 342 and Special Permit # 01-14). Most recently, Applicant presented an application for a Major Commercial Development Special Permit in order to construct a permanent theater facility with 150 seats and space for ancillary functions. This application was approved by the Planning

Board at the December 8, 2014 hearing by virtue of Major Commercial Development Special Permit # 10-14 (the "Decision"), recorded in Book 1466, Page 333.

The applicant is now requesting to amend "Condition # 9" in said Decision with a proposed structure height of up to thirty-five (35) feet, as opposed to the previously approved 34 foot maximum. The site is located at 5 North Water Street and is shown on Tax Assessors Map 42.4.2 as Parcel 88.

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 February 2, 2015, with its Addendum;
- The prior special permit and variance relief granted by the Planning Board and the Zoning Board of Appeals;
- Representations and testimony received in connection with the public hearing held February 19, 2015; and
- Other documents on file with the Planning Board.

FINDINGS

Based on review of this application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the Applicant, and testimony received at the public hearings, the Planning Board finds that:

- The proposal has been approved by the Historic District Commission, and is complementary and appropriate for the scale of the adjoining streetscape, which is supported by the existence of surrounding buildings of equivalent height;
- The proposed building has received a Certificate of Appropriateness from the Nantucket Historic District Commission, is not detrimental to adjoining properties, and does not cast them in shadow or result in the loss of privacy, air circulation, sunlight, safe ingress and regress or overcrowding.

SIGNATURE PAGE TO FOLLOW

DECISION AND RECORD OF VOTE

The Planning Board renders this decision based on the "Proposal" and "Findings" section of decision, as well as compliance with the following sections of the Nantucket Zoning Bylaw: Commercial Downtown (CDT) zoning district (139-7), Major Commercial Development (139-11), and Height (139-17).

At the February 19, 2015 meeting, the Board voted 4-0 to CLOSE the public hearing, to APPROVE the requested modification, and to ENDORSE this decision based upon on the following:

1. That the following waiver from Section 139-17 shall be granted:

   139-17 C(5) Height exceptions for buildings within the CDT district
   SPECIAL PERMIT GRANTED – the proposed structure height of 35 feet is complementary and appropriate for the scale of the structures in the area, has been approved by the Historic District Commission, and is not detrimental to the adjoining properties. For additional information, see the "Findings" section of this decision.

2. That this approval is based on the following conditions:

   a) Modified Condition # 9 shall read:
   9) That the new structure shall not be greater than ~~34~~ 35 feet in height.

   b) Except as herein modified, the relief granted by this Board in prior Decision referenced above remains in full force and effect.

Barry G. Rector APPROVED

Joseph Marcklinger APPROVED

Nathaniel Lowell APPROVED

Carl Borchert APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS March 30, 2015

On the 30th day of March, 2015, 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.

Doris C. Strang
Notary Public

10/09/2020
My Commission Expires

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

RECEIVED
2015 MAR 30 PM 2 53
NANTUCKET TOWN CLERK

Nantucket Planning Board

APPROVAL OF MODIFICATION #2
TO SPECIAL PERMIT DECISION #10-14
FOR A MAJOR COMMERCIAL DEVELOPMENT

NANTUCKET THEATRE INSTITUTE, INC.

Special Permit #10-15

Applicant / Owner: Nantucket Theatre Project, LLC
c/o Cohen & Cohen Law PC
PO Box 786
Nantucket, MA 02554

Property Address: 5 North Water Street

Assessor Map 42.4.2 Parcel 88
Plan Book 10, Page 49

March 9, 2015

GENERAL DESCRIPTION

At a public hearing on March 9, 2015, the Nantucket Planning Board considered the application of The Nantucket Theatre Institute, Inc. (hereafter the Applicant) for a Modification to Major Commercial Development (MCD) Special Permit # 10-14 pursuant to the following sections of the Nantucket Zoning Bylaw: Major Commercial Development (139-11), and; Inclusionary Housing (139-11.J).

PROPOSAL

Applicant plans to establish a theatre and arts facility at 5 North Water Street. During its planning stages, the Applicant received limited Special Permits and Variances from the Planning Board and Zoning Board of Appeals ("ZBA") for use of the locus for such performances, and related practices, education, promotion, administration, housing, and concessions. The permits allowed the use of a tent as a temporary theater for the 2013 and 2014 seasons (see ZBA relief granted by Variance in File No. 22-13, recorded in Book 1388, Page 241, and extensions granted in File No.s 61-13 and 06-14, and; Planning Board Special Permit # 05-13, recorded in Book 1388, Page 342 and Special Permit # 01-14). Most recently, Applicant presented an application for a Major Commercial Development Special Permit in order to construct a permanent theater facility with 150 seats and space for ancillary functions. This application was approved by the Planning Board at the December 8, 2014 hearing by virtue of Major Commercial Development Special Permit # 10-14

(the "Decision"), recorded in Book 1466, Page 333, and further amended at the February 19, 2015 hearing by virtue of Special Permit # 06-15 (not yet recorded).

The applicant is now requesting to amend said Decision in which a partial waiver was granted from the provision of inclusionary housing. The waiver, pursuant to Section 139-11.J, was based on the representation that the applicant proposed a 2-bedroom apartment in the existing structure on the lot. Although the apartment would be available for employees and/or actors, it would not be income restricted. Applicant now seeks clarification and approval of a full waiver of the provisions of Section 139-11.J and, therefore, fully eliminating any requirement for inclusionary housing. The site is located at 5 North Water Street and is shown on Tax Assessors Map 42.4.2 as Parcel 88.

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 February 18, 2015, with its Addendum;
- The prior special permit and variance relief granted by the Planning Board and the Zoning Board of Appeals;
- Representations and testimony received in connection with the public hearing held March 9, 2015; and
- Other documents on file with the Planning Board.

FINDINGS

Based on review of this application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the Applicant, and testimony received at the public hearings, the Planning Board finds that the originally proposed employee apartment is no longer required as a condition of approval. The Board notes that the language contained in Section 139-11J states that the Planning Board *may* require applicants to provide inclusionary housing as a condition of approval. The Board considers this option on a case by case basis and determines whether or not to require it based on the specific circumstances of an application. In many cases, the applicant volunteers to provide housing because it is a necessity to attract employees. In other cases, it is not practical for financial or other reasons. Specific to this application, the applicant represented that Building Code requirements relative to preservation of the "antique" structure in which the apartment was planned to be contained have caused a substantial hardship and that moving forward with plans to include an apartment are not feasible.

SIGNATURE PAGE TO FOLLOW

DECISION and RECORD OF VOTE

The Planning Board renders this decision based on the "Proposal" and "Findings" section of this decision and upon compliance with the following sections of the Nantucket Zoning Bylaw: Commercial Downtown (CDT) zoning district (139-7); Major Commercial Development (139-11), and; Inclusionary Housing (139-11.J).

At the March 9, 2015 meeting, the Board voted 5-0 to close the public hearing, to APPROVE the requested modification, and to ENDORSE this decision based upon the following:

1. That the following waiver from Section 139-11J shall be granted:

   139-11 J Inclusionary Units
   WAIVER GRANTED – while the original proposal included a 2 bedroom apartment for use by staff and/or actors to be located on the second floor of the existing main structure, the Board now waives that requirement. Furthermore, in consideration of the scale and nature of this project, the Board determines that the provision of off-site employee housing is not required.

2. That this approval is based on the following conditions:

   a) No inclusionary housing shall be required for the proposed project. If the applicant/owner later determines that an on-site employee dwelling unit is feasible within the structures, the Planning Board may approve the dwelling unit without holding a public hearing;
   b) Except as herein modified, the relief granted by this Board in prior Planning Board Decisions (#'s 10-14 as modified by #06-15) referenced above remains in full force and effect.

Barry G. Rector APPROVED

Joseph Marcklinger APPROVED

Nathaniel Lowell APPROVED

Linda F. Williams APPROVED

John McLaughlin APPROVED

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS March 30, 2015

On the 30th day of March, 2015, before me, the undersigned notary public, personally appeared Joseph Marcklinger, 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.

Doris C. Strang
Notary Public

10/09/2020
My Commission Expires

Holly Backus

From: Holly Backus
Sent: Monday, June 06, 2016 8:15 AM
To: 'greta van susteren'
Cc: Catherine Ancero
Subject: RE: 5 North Water Street

Good Morning Greta,

Thank you for your email.
Staff will make sure your comments are provided to the Board.
If you are on island, please feel free to attend the meeting on Monday, June 13th at 6:30PM at the Public Safety Facility at 4 Fairgrounds Road.

Please let me know if you have any questions or if I can be of further assistance.
Thank you,

Holly E. Backus
Land Use Specialist
Town of Nantucket

-----Original Message-----
From: greta van susteren [mailto:gretavs@icloud.com]
Sent: Sunday, June 05, 2016 3:21 PM
To: Holly Backus
Subject: Re: 5 North Water Street

TO: Nantucket Planning Board
From: Greta Van Susteren
8 Water Street

Nantucket Theatre Project is seeking a special permit for temporary portable restrooms.

I have no objection to putting them on the less traveled street Whaler's Lane. That makes sense to use that street to accommodate the theatre.

Water Street is too heavily traveled (cars and foot) and hence it makes sense to put on the less traveled side.

Best, Greta Van Susteren

Holly Backus

From: Holly Backus
Sent: Monday, June 06, 2016 8:51 AM
To: 'Carter Mills'
Cc: jedsoffice@bellsouth.net; Catherine Ancero
Subject: RE: Objection to Portable Public Restrooms at 5 North Water Street

Good Morning,

Thank you for your email/letter.
Staff will make sure your comments are provided to the Board.
If you are on island, please feel free to attend the meeting on Monday, June 13th at 6:30PM at the Public Safety Facility at 4 Fairgrounds Road.

Please let me know if you have any questions or if I can be of further assistance.
Thank you,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Carter Mills [mailto:cartermills@squirecreek.net]
Sent: Sunday, June 05, 2016 6:53 PM
To: Holly Backus
Cc: jedsoffice@bellsouth.net
Subject: Objection to Portable Public Restrooms at 5 North Water Street

Please see the attached letter.

A. Carter Mills IV
cartermills@squirecreek.net
318.791.1057

A. CARTER MILLS, IV
(A PROFESSIONAL LAW CORPORATION)

June 5, 2016

VIA E-MAIL
hbackus@nantucket-ma.gov

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: **Objection to Portable Public Restrooms at 5 North Water Street**
(#28-16 Nantucket Theatre Project LLC, 5 North Water Street)

On behalf of James Davison, who owns 8A North Water Street, I am writing in response to the referenced Public Notice to object to the request by the Owner of 5 North Water Street to "locate portable restrooms on the site ... for use by the patrons and the public." Mr. Davison and his wife enjoy sitting on their front porch across the street and believe portable public restrooms at 5 North Water Street would create a nuisance.

Sincerely,

A. Carter Mills IV

192 Twin Creeks Bend, Choudrant, Louisiana 71227
ph: (318) 791-1057 – email: cartermills@squirecreek.net

Holly Backus

From: Holly Backus
Sent: Tuesday, June 07, 2016 8:39 AM
To: 'Jim Frates'
Cc: Catherine Ancero
Subject: RE: Planning Board Hearing on 5 North Water Street

Good Morning Mr. Frates,

Thank you for your email.
Your comments will be provided to the Planning Board members prior to the meeting.

I understand you will not be able to attend the meeting, however the meetings are recorded and streamed live on the town's website (http://www.nantucket-ma.gov/363/Video-On-Demand) for the community's convenience.

Please let me know if you have any questions or if I can be of further assistance.
Thank you,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Jim Frates [mailto:jim.frates@alkermes.com]
Sent: Monday, June 06, 2016 4:46 PM
To: Holly Backus
Cc: Jim Frates
Subject: Fwd: Planning Board Hearing on 5 North Water Street

Please note, I was given notice of this hearing by a neighbor this morning and so just sent you the note below. Perhaps a minute or two late, please confirm receipt and accept my apologies for being so close to the deadline...and the spelling errors I see upon a closer read. I will correct in the version below if you care to use that for the public record.
Thank you
Jim
781 480 8313 cell

Sent from my iPad

Begin forwarded message:

> **From:** Jim Frates <jim.frates@alkermes.com>
> **Date:** June 6, 2016 at 4:34:37 PM EDT
> **To:** "hbackus@nantucket-ma.gov" <hbackus@nantucket-ma.gov>, Jim Frates <jim.frates@alkermes.com>
> **Subject: Planning Board Hearing on 5 North Water Street**
>
> Dear Planning Board,
> My family and I write to adamantly oppose the ideas that any special permits or exceptions be granted for public restrooms at the Nantucket Theatre. While we understand the desire of the theatre to be up and running as soon as possible, we feel strongly that shortcutting basic

occupancy and crowd hygiene rules and common sense put an undue burden on already disturbed residential neighbors.

Our family purchased 10 North Water Street, directly across from the new large theatre more than thirty years ago and have watched as the commercial district slowly expanded. It has eaten up a once quiet neighborhood. The additional stress of outdoor, noisy, smelly, unsightly and unsanitary bathrooms (where are hands washed, trash collected, etc.) seems a step too far when even single households would have the requirement of basic plumbing to receive their occupancy certificate.

We are unable to be at the hearing on Monday, June 13th but as long time summer residents who will be in our home from the middle of June on this year please keep our neighborhood up to Nantucket standards. A porta potty will be an eye sore and a nuisance drawing additional crowds and pollution. Who will be there to manage the late night issue that may arise on Saturday's or Sunday's when the potty will attract the late night crowd leaving the bar? Waste piles up on North Water Street and our front step as it is (cans, containers, trash, cigarette butts) and these public restrooms will make the problem worse. They may be cleaned Monday morning or at the start of a business day but they ruin our weekends and mornings.

The neighbors have quietly and peacefully born the massive construction inconvenience without complaint, please don't inflict this outdoor porta potty open to crowds and the public because of poor schedule management on the owners part. This is not a fairgrounds, we live, sleep and walk on North Water every night and don't deserve a porta potty for a neighbor. Ask yourself if you would put it next to your house.
Respectfully submitted,
James Frates and Elizabeth Pegg
10 North Water Street
Nantucket, 02554

471 Grove Street
Needham, MA. 02492

781 609 6127 w
781 235 2546 h
617 480 8313 cell

Sent from my iPad
This message may contain confidential or privileged information. If you are not the intended recipient, please advise the sender immediately by reply e-mail and delete this message and any attachments without retaining a copy. Thank you for your cooperation.

Holly Backus

From: Holly Backus
Sent: Tuesday, June 07, 2016 8:54 AM
To: '7 Northwater'
Cc: Catherine Ancero
Subject: RE: case 28-16

Good Morning Dana,

Thank you for your email.
Your questions and comments will be provided to the Planning Board members prior to the meeting.

I understand you will not be able to attend the meeting, however the meetings are recorded and streamed live on the town's website (http://www.nantucket-ma.gov/363/Video-On-Demand) for the community's convenience.

Please let me know if you have any questions or if I can be of further assistance.
Thank you,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: 7 Northwater [mailto:7northwater@gmail.com]
Sent: Monday, June 06, 2016 4:55 PM
To: Holly Backus
Subject: case 28-16

Attention Holly Backus and HDC Planning Board

Case 28-16

I am the owner of 7 North Water Street and cannot attend meeting on Monday June 13th but wanted to express my thoughts regarding this matter.

I am new to the area and am excited for a great season on Nantucket. I am not looking to make waves but I am not in favor of portable bathrooms being installed with regards to not truly understanding where the location would be and how it will affect my property with public usage, noise, smell, and aesthetics. I spoke with Mike Kopko an executive over at the theatre and expressed my concerns and he stated that the outdoor bathrooms are off the table now and he was going to make an alternative plan inside. I have no idea if that is the case. Secondly my question is in regards of the Temporary Certificate occupancy. Does this change the working hours on the exterior of the property during summer season? Will that be disruptive to the people that are renting my property? If so, how ? I'm just trying to manage my expectations and renters expectations as there is so much work being done within the vicinity. I'm under the assumption that a privacy fence and extensive

landscaping were going to be installed on our property border and that a lot of my fears would go away. If that is accurate, when is that happening and what is the timeline expected?

Thanks again for your time.

Dana Pascucci

917 676 4714

Holly Backus

From: Holly Backus
Sent: Tuesday, June 07, 2016 9:08 AM
To: 'Mary Parker'
Cc: Catherine Ancero
Subject: RE: #28-16 Nantucket Theatre Project

Good Morning Mrs. Parker,

Thank you for your email.
Your questions and comments will be provided to the Planning Board members prior to the meeting.

If you are on-island, please feel free to attend the meeting on Monday, June 13th at 6:30PM at the Public Safety Facility at 4 Fairgrounds Road. If not, the meetings are recorded and streamed live on the town's website (http://www.nantucket-ma.gov/363/Video-On-Demand) for the community's convenience.

Please let me know if you have any questions or if I can be of further assistance.
Thank you,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Mary Parker [mailto:islandgirlmary@yahoo.com]
Sent: Monday, June 06, 2016 5:18 PM
To: Holly Backus
Subject: RE: #28-16 Nantucket Theatre Project

Dear Mr. Rector,

I am vehemently opposed to having potable toilets situated at the White Heron Theatre for the 2016 Summer season. Besides the stench and appearance, the whole concept sounds unacceptable.

It will be offensive to the entire neighborhood if they are visible from the street and the concept that they will be available for patrons "and the public" suggests that they will either be visible or "promoted" to the public somehow. We have very sufficient public toilets at the Town Building that are well maintained by a committed staff.

I cannot imagine that several porta-johns can handle the capacity of the 50+ seating of the theatre and suspect that odor will become an issue quickly. Where is the proposed location of the toilets on the site?

My up-scale rental home is within sight of the theatre and my tenants will pass it frequently during their stay at my home. I do not wish them to have to pass by portable toilets. They are unsanitary, odor producing and an extremely "shabby" addition to our neighborhood.

Sincerely,

Mary Parker
2 Ash Lane

#29-16 Mary G. Heard, Estate of Edward Heard
2 Lucretia Mott Lane
Map 42.3.2 Parcel 125 (portion of)
Special Permit for second driveway access

PLANNING OFFICE
MAY 16 2016
RECEIVED

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MAY 16 2016 AM8:08

Nantucket Planning Board

Application for a Special Permit

Date: MAY 16, 2016 File #: 29-16

Name of development: _____

Owner(s) name(s): MARY G. HEARD ESTATE OF EDWARD HEARD

Mailing address: 59 PUNCH BOWL DR. FALMOUTH, MA 02540

Phone number: _____ Fax number: _____ E-mail: mgheard@yahoo.com

Applicant's name: SAME AS OWNER

Mailing address: _____

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

Engineer / surveyor's name: JEFFREY L. BLACKWELL

Mailing address: 20 TEASDALE CIRCE NANTUCKET, MA 02554

Phone number: 228-9026 Fax number: _____ E-mail: jeff@blackwellsurvey.com

Location of lot(s):

- Street address 2 LUCRETIA MOTT LANE
- Tax Assessors Map 42.3.2 Parcel PORTION 125
- Nantucket Registry of Deed: Plan Book 2016-33 and Page _____ **OR**

Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 4342 sq. ft. Zoning District: ROH

Special Permit sought: (check one)

- O Cluster subdivision
- O Commercial WECS
- ✓ Driveway Access/Curb Cut Special Permit
- O Harbor Overlay District (HOD)
- O 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)	NO MORE THAN ONE DRIVEWAY ACCESS SHALL BE ALLOWED ON A LOT.

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.

x Mary G. Heard
Owner(s)' Signature(s)

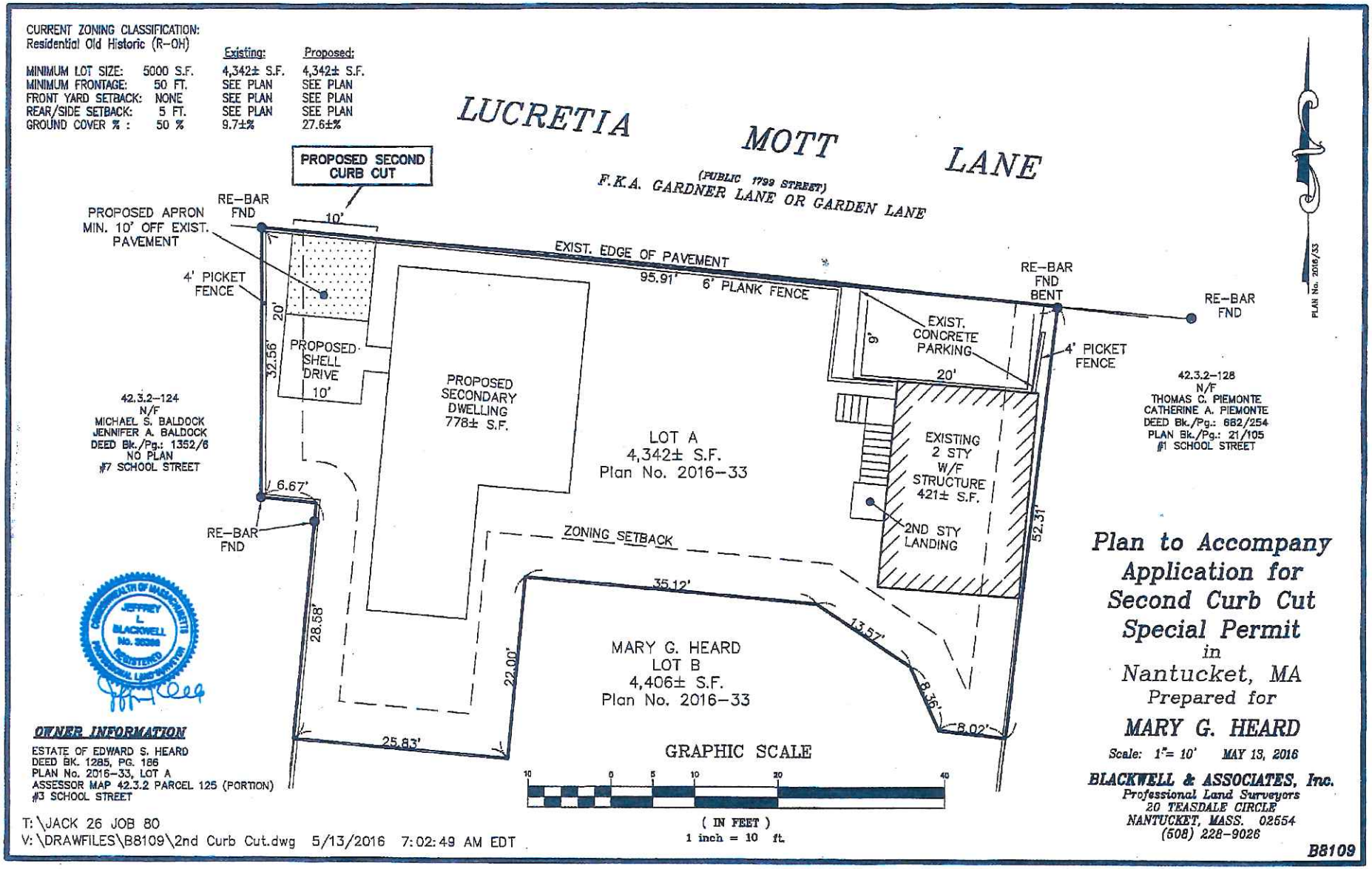
Applicant's Signature

I/we MARY G. HEARD, the undersigned, hereby authorize _____ 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.

x Mary G. Heard
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 $6.11 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
- ☐ Completed application form
- ☐ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)


CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)
Existing: Proposed:
MINIMUM LOT SIZE: 5000 S.F. 4,342± S.F. 4,342± S.F.
MINIMUM FRONTAGE: 50 FT. SEE PLAN SEE PLAN
FRONT YARD SETBACK: NONE SEE PLAN SEE PLAN
REAR/SIDE SETBACK: 5 FT. SEE PLAN SEE PLAN
GROUND COVER % : 50 % 9.7±% 27.6±%
LUCRETIA MOTT LANE
(PUBLIC 1799 STREET)
F.K.A. GARDNER LANE OR GARDEN LANE
PROPOSED SECOND CURB CUT
10'
RE-BAR FND
PROPOSED APRON MIN. 10' OFF EXIST. PAVEMENT
EXIST. EDGE OF PAVEMENT
95.91'
6' PLANK FENCE
RE-BAR FND BENT
RE-BAR FND
4' PICKET FENCE
20'
32.56'
PROPOSED SHELL DRIVE
10'
PROPOSED SECONDARY DWELLING 778± S.F.
LOT A
4,342± S.F.
Plan No. 2016-33
EXIST. CONCRETE PARKING
9'
20'
4' PICKET FENCE
EXISTING 2 STY W/F STRUCTURE 421± S.F.
2ND STY LANDING
52.31'
42.3.2-124
N/F
MICHAEL S. BALDOCK
JENNIFER A. BALDOCK
DEED Bk./Pg.: 1352/6
NO PLAN
#7 SCHOOL STREET
42.3.2-128
N/F
THOMAS C. PIEMONTE
CATHERINE A. PIEMONTE
DEED Bk./Pg.: 682/254
PLAN Bk./Pg.: 21/105
#1 SCHOOL STREET
6.67'
RE-BAR FND
ZONING SETBACK
35.12'
13.57'
8.36'
8.02'
28.58'
22.00'
25.83'
MARY G. HEARD
LOT B
4,406± S.F.
Plan No. 2016-33
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.
PLAN No. 2016/33
OWNER INFORMATION
ESTATE OF EDWARD S. HEARD
DEED BK. 1285, PG. 186
PLAN No. 2016-33, LOT A
ASSESSOR MAP 42.3.2 PARCEL 125 (PORTION)
#3 SCHOOL STREET
T:\JACK 26 JOB 80
V:\DRAWFILES\B8109\2nd Curb Cut.dwg 5/13/2016 7:02:49 AM EDT
Plan to Accompany Application for Second Curb Cut Special Permit
in
Nantucket, MA
Prepared for
MARY G. HEARD
Scale: 1"= 10' MAY 13, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
B8109

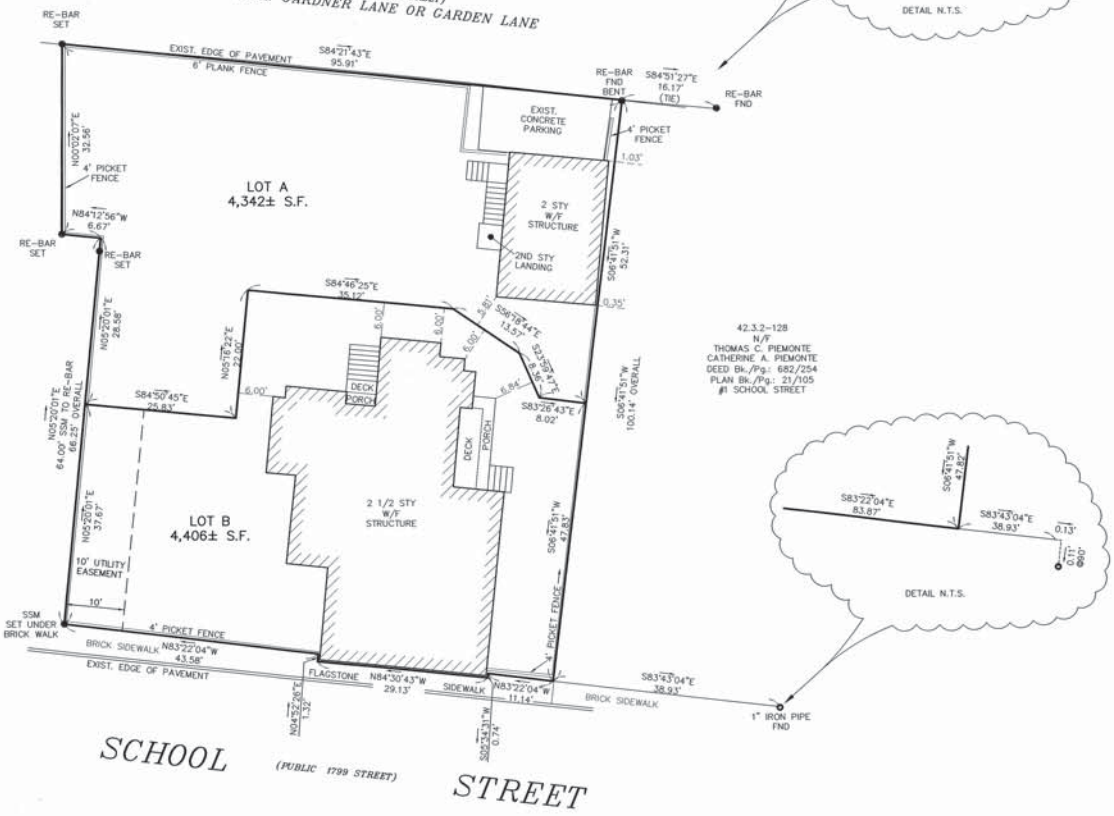
LOCUS MAP 1" =320' ±

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.

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 % :	50 %



PLAN Bk./Pg.: 21/105

NANTUCKET REGISTRY OF DEEDS
Date: 4/15/2016
Time: 3:16 PM
Plan No.: 2016-33
Attest: Jennifer H. Fenuccio, Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

2016 00000033
Bk: Pg:0 Page: 0
Doc: PLAN 04/15/2016 03:16 PM

LEGEND

(FND) (SET) ○	DENOTES IRON PIPE MONUMENT (SEE PLAN)
(FND) (SET) ●	DENOTES RE-BAR MONUMENT (SEE PLAN)
SSM SET ●	DENOTES STEEL SURVEY MARKER SET

Division Plan of Land in Nantucket, MA

Prepared for

EDWARD S. HEARD

Scale: 1"= 10' MARCH 31, 2016

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

Barry Rosenberg, Chairman
Linda Williams, Vice Chairman
Nathaniel Lowell
Clark Mortenson
John McLaughlin

DATE SIGNED: 4-11-16

FILE No.: 7954

B8109

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.

OWNER INFORMATION
ESTATE OF EDWARD S. HEARD
DEED BK. 1285, PG. 186
ASSESSOR MAP 42.3.2 PARCEL 125
#7 SCHOOL STREET

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

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: 4-1-16

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

T:\JACK 26 JOB 80
V:\DRAWFILES\B8109\81-L.dwg 3/25/2016 10:21:04 AM EDT

Nantucket Planning Board

May 10, 2016

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

Re: 3 School Street – Mary G. Heard (Map 42.3.2 Parcel 125)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on May 9, 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:

Planning staff recommends approval of this application 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.

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,

Barry Rector
Chairman

cc: **Mary G. Heard**
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.

#30-16 Richard A. Travaglione
27 & 29 Tomahawk Road
Map 69 Parcels 321 & 322
Special Permit with waivers & Site Plan Review

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)

May 16, 2016

By Hand

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MAY 16 2016 AM10:56

Leslie Snell
Deputy Director of Planning
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

RE: 27 Tomahawk Road
Map 69, Parcel 321
Richard A. Travaglione, Trustee
Kate Mitchell, Trustee
27 Tomahawk Road Realty Trust
Special Permit Application

29 Tomahawk Road
Map 69, Parcel 322
Richard A. Travaglione, Trustee
Kate Mitchell, Trustee
29 Tomahawk Road Realty Trust
Special Permit Application

Dear Leslie:

Enclosed please find an application for a Special Permit relief, an Abutter's List, and site plan. Applicant is the owner of the property at 27 and 29 Tomahawk Road and is requesting Special Permit relief to allow interior storage and warehousing on the two lots under the uses allowed in the Residential Commercial – 2 (RC-2) zoning district and for relief from the maximum driveway width for commercial uses.

The property is currently zoned Commercial Industrial, which allows interior and exterior storage and warehousing by right. However, by virtue of a Zoning Freeze, the RC-2 intensity regulations and uses may be applied to the Locus. The Applicant is electing the intensity and use regulations of the RC-2 zoning district.

Accordingly, the Applicant is requesting Special Permit relief from the Planning Board per Nantucket Zoning Bylaw Section 139-30.A. to allow the Premises at 27 Tomahawk Road to be used for interior storage and warehousing per Section 139-7.A. The Applicant is also requesting Special Permit relief per Section 139-20.1B.(2)(f)[1] for the width of the driveway curb-cut to be 42' when the maximum allowable is 30'. Finally, the Applicant is requesting Special Permit relief pursuant to Section 139-16.E.(3) from the requirements in Section 139-16E.(1) which require a minimum of 20% open space for a lot containing a commercial structure. The Applicant proposes an open space of 14% (or 700 sf) for 27 Tomahawk Road.

With respect to the Premises at 29 Tomahawk Road, the Applicant is requesting Special Permit relief from the Planning Board per Nantucket Zoning Bylaw Section 139-30.A. to allow the Premises to be used for interior storage and warehousing per Section 139-7.A. The Applicant is also requesting Special Permit relief per Section 139-20.1B.(2)(f)[1] for the width of the driveway curb-cut to be 35' when the maximum allowable is 30'. Finally, the Applicant is requesting Special Permit relief pursuant to Section 139-16.E.(3) from the requirements in Section 139-16E.(1) which require a minimum of 20% open space for a lot containing a commercial structure. The Applicant proposes an open space of 15% (or 750 sf) for 29 Tomahawk Road.

The Applicant intends to include a housing unit in the structure on 29 Tomahawk Road. Per the RC-2 zoning district allowed uses, this use is allowed by right and therefore relief is not requested.

The Applicant further requests Minor Site Plan review pursuant to Nantucket Zoning Bylaw Section 139-23.B.

If you have any questions or need anything further to process the enclosed please contact me.

Trusting you find everything in order, I remain

Very truly yours,

John B. Brescher

Enclosures

Nantucket Planning Board

Application for a Special Permit

Date: _____ File #: _____

Name of development: Tomahawk Road

Owner(s) name(s): Richard A. Travaglione, Trustee of 29 Tomahawk Road Realty Trust
Richard A. Travaglione, Trustee of 27 Tomahawk Road Realty Trust

Mailing address: PO Box 160, West Barnstable, MA 02668
Phone number: 228-0771 Fax number: _____ E-mail: john@gliddenandglidden.com

Applicant's name: Richard A. Travaglione, Trustee of 29 Tomahawk Road Realty Trust
Richard A. Travaglione, Trustee of 27 Tomahawk Road Realty Trust

Mailing address: PO Box 160, West Barnstable, MA 02668
Phone number: 228-0771 Fax number: _____ E-mail: john@gliddenandglidden.com

Engineer / surveyor's name: Nantucket Engineering & Survey, PC

Mailing address: 20 Mary Ann Drive
Phone number: 825-5053 Fax number: _____ E-mail: art@nantucketengineer.com

Location of lot(s):

☐ Street address 27 & 29 Tomahawk Road

☐ Tax Assessors Map 69 Parcel 321 & 322

☐ Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File # _____ **OR** Land Court Plan # 26984-8 at Certificate # 25847, 25892
Lots 182 & 183

Size of parcel: 5000 sf +/- sq. ft. Zoning District: RE-2 per AREsubdivision approval 11/20/09

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
139-30.A.	Commercial use allowed by special permit
139-20.L.B.(2)(f)[1]	Driveway curb-cut width
139-16.E.3	Relief from the 20% open space requirement

Specify all associated Zoning Code relief sought:

Section	Description
	see attached letter

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 Richard A. Taylor, the undersigned, hereby authorize _____ 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:

- ❑ 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 $6.11 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
- ❑ Completed application form
- ❑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

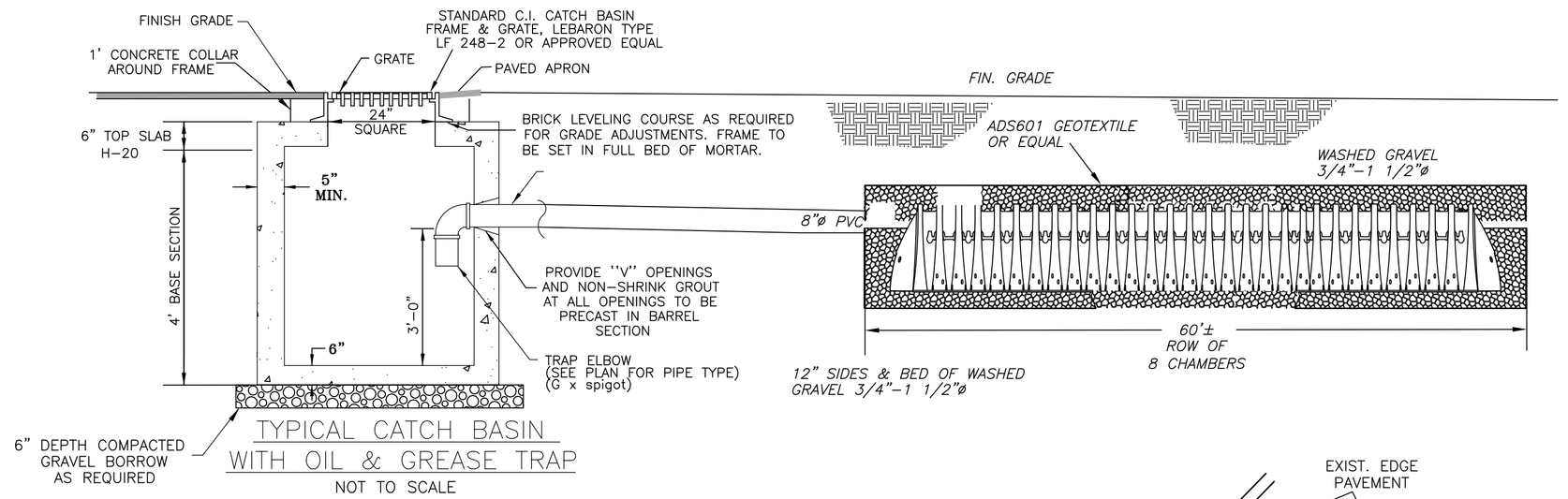
DIMENSIONAL ZONING CLASSIFICATION*:
Residential Commercial (RC–2)

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

*PER A.R. SUBDIVISION APPROVAL – 11/20/09

LEGEND

- CBLP ■ — *DENOTES CONCRETE BOUND FOUND*
- EHH — *DENOTES EXIST. ELEC. HAND HOLE*
- TP — *DENOTES EXIST. TELECOMMUNICATION PEDESTAL*
- *DENOTES EXIST. WATER SHUT OFF*
- *DENOTES EXIST. HYDRANT*
- x42.4 — *DENOTES EXIST. GRADE SPOT ELEVATION*
- — —50— — *DENOTES EXIST. GRADE CONTOUR*
- *DENOTES EXIST. CHERRY TREE*
- —— FM —— *DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN*
- —— W —— *DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN*
- —— D —— *DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE*

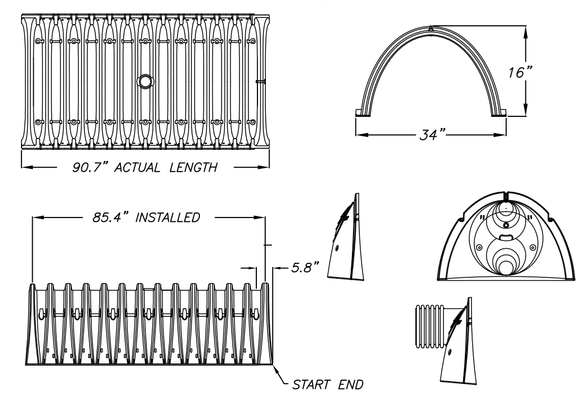


TYPICAL CATCH BASIN
WITH OIL & GREASE TRAP
NOT TO SCALE

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.

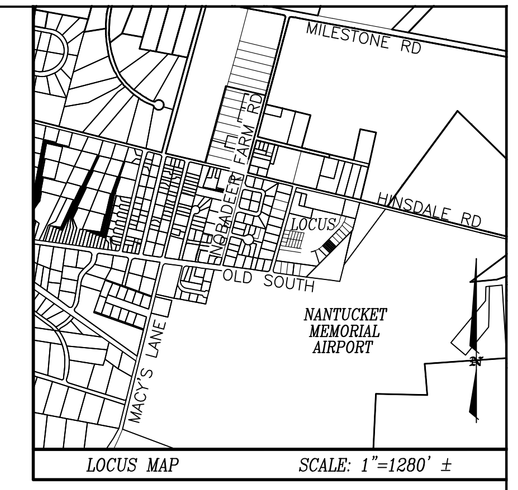
STORMTECH SC–310 CHAMBER

NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	–	*34" x 16" x 85.4"*
CHAMBER STORAGE	–	*14.7 CUBIC FEET*
MINIMUM INSTALLED STORAGE	–	*31.0 CUBIC FEET*
WEIGHT	–	*35 LBS.*



LOCUS MAP SCALE: 1"=1280' ±

OWNER OF RECORD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
27 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25847
L.C.C. 26984–8, LOT 182
ASSESSOR'S MAP 69 PARCELS 321
#27 TOMAHAWK ROAD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
29 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25892
L.C.C. 26984–8, LOT 183
ASSESSOR'S MAP 69 PARCELS 322
#29 TOMAHAWK ROAD

ZONING CALCULATIONS

ITEM	#27	#29
STRUCTURE GROUND COVER	2,090± S.F. (42%)	1,870± S.F. (42%)
OTHER IMPERVIOUS AREA	2,210± S.F.	2,380± S.F.
OPEN AREA	700 S.F. (14%)	750 S.F. (15%)
LOT AREA	5,000± S.F.	5,000± S.F.
PARKING REQUIRED	2	4
PARKING PROVIDED	3	4

MINIMUM REQUIRED OPEN SPACE = 20% OF LOT AREA
CURB CUT EXCEEDS MAXIMUM ALLOWABLE WIDTH

NOTE:
SEWER EJECTOR PUMP TO BE 10' MIN FROM PROPERTY LINES AND BUILDING FOUNDATION, OR LOCATED WITHIN THE STRUCTURE

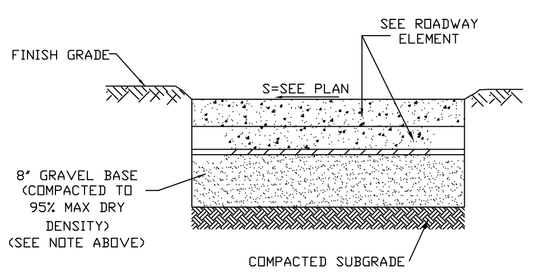
NOTE:
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS–BUILT PLAN & PROFILES" DATED: 10–20–14, REV.: 08–25–15

L.C.C. 26984–8

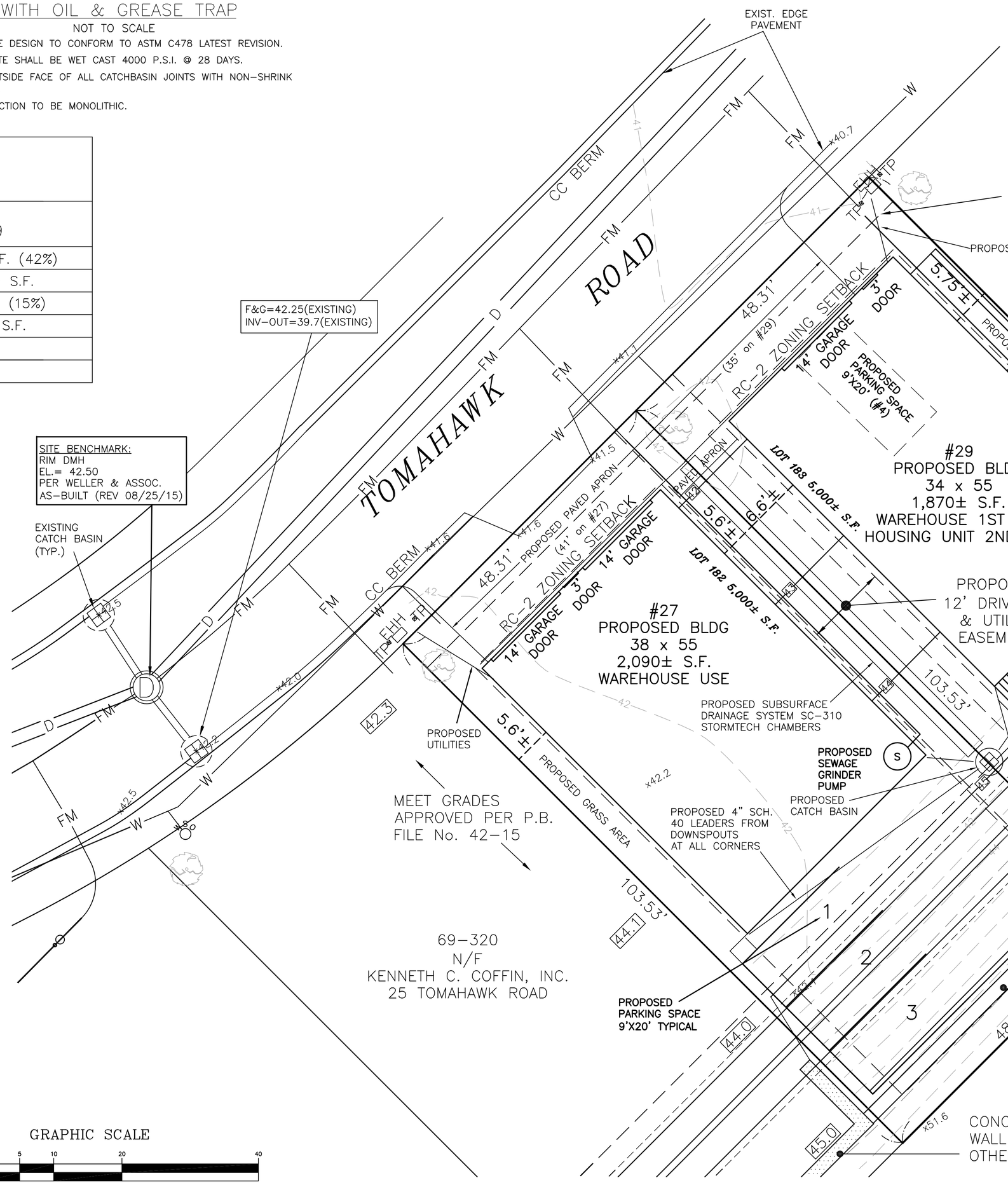
TYPE–I

PAVING ELEMENTS, PARKING LOT 3" BIT. CONC.–TYPE I–1 HOT MIX (2" BINDER COURSE, 1" TOP COURSE/MASS DPW SPEC'S M3.II)

NOTE: GRAVEL BASE SHALL BE A MIN. OF 8" ACK PAC. OR 3/4" DENSE GRADED CRUSHED STONE COMPACTED TO 95% MAXIMUM DRY DENSITY.



TYPICAL PARKING LOT SECTION
(NOT TO SCALE)



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PERMITTING PLAN–NOT FOR CONSTRUCTION

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

Site Plan Review
In Nantucket, MA

SCALE: 1"= 10' DATE: MAY 11, 2016

Applicant: ***RICHARD A. TRAVAGLIONE, TRUSTEE KATE MITCHELL, TRUSTEE***
Cert. of Title: ***25847 25892*** Plan: ***LCC 26984–8 LOTS 182–183***
Tax Map–Parcel: ***69–321 & 322***
Locus: ***27 & 29 TOMAHAWK ROAD***

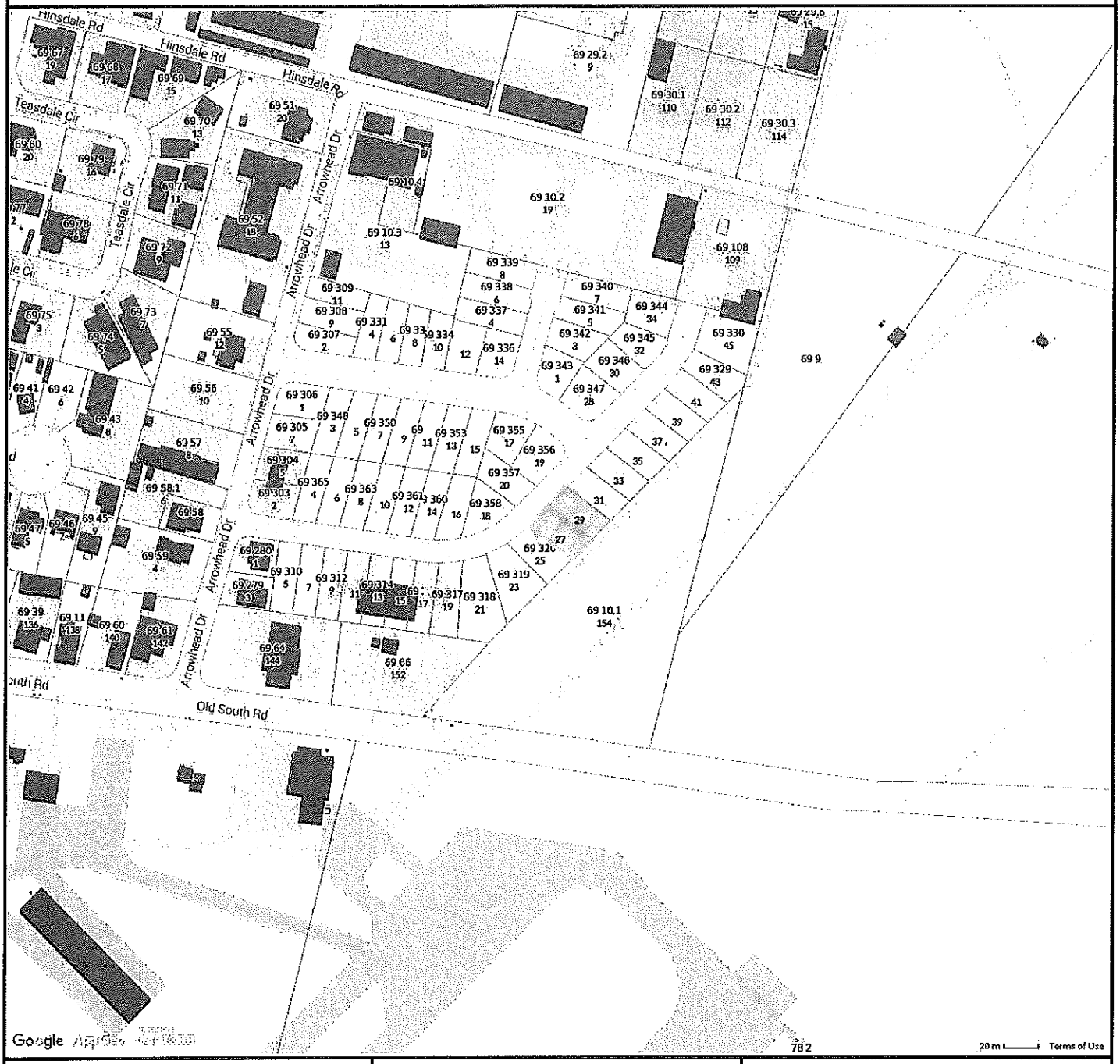
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508–825–5053

Nantucket Planning Board

MINOR SITE PLAN APPROVAL
PUBLIC WELLHEAD RECHARGE DISTRICT
COMMERCIAL USE SPECIAL PERMIT

Barry Rector, Chairman
Linda Williams, Vice–Chairman
Nathaniel Lowell
John Trudell
Joseph Marcklinger

DATE SIGNED FILE # ***B8237***



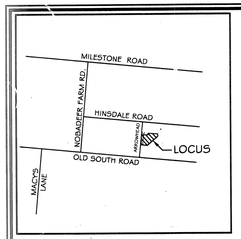
Property Information

Property ID	69 321
Location	27 TOMAHAWK RD
Owner	KENNETH C COFFIN INC

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.

Parcels updated December, 2014
Properties updated January, 2015



N

LAND COURT CASE # 26984

ASSESSORS MAP 69 PARCEL 10

NOTE: BUILDING OFFSETS ARE TO CORNERBOARDS 4' ABOVE GRADE.

ZONING CLASSIFICATION:
DISTRICT: RC-2 (RESIDENTIAL COMMERCIAL 2)
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40'
FRONT YARD SETBACK: 10'
REAR & SIDE YARD SETBACK: 5'
MAXIMUM GROUND COVERAGE: 50%

RECORD OWNER:
KENNETH C. COFFIN INC.
PO BOX 90
SIASCONSET, MA 02564

INSTRUMENT ACCURACY:
TOPCON GTS-802A EDM
+(2MM + 2MM)

TRAVERSE DATA:
PRECISION: 1 : 247994
ERROR OF CLOSURE:
LINEAR: 0.008'
DIRECTION: N2°00'01"W

THE ZONING BOARD DETERMINES THAT LOTS ___ 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.

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

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN MAY 21, 2007 AND JUNE 9, 2008.

PROFESSIONAL LAND SURVEYOR — 11-12-10 DATE

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

PROFESSIONAL LAND SURVEYOR — 11-12-10 DATE

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY

PROFESSIONAL LAND SURVEYOR — 11-12-10 DATE

PLAN OF LAND
IN
NANTUCKET, MA
BEING A SUBDIVISION OF LOT 93
AS SHOWN ON LCP # 26984-5
PREPARED FOR
WB NANTUCKET HOLDINGS, LLC

SCALE:	DRAWN BY:
1" = 40'	TMW
JOB NUMBER: 06-056	DATE: 11-09-2010
	SHEET NUMBER: DEF-1

WELLER & ASSOCIATES
1645 FALMOUTH RD., SUITE 4C ~ P.O. BOX 417 CENTERVILLE, MA 02632
2 WINDY WAY, #232 NANTUCKET, MA 02554
TEL.: (508) 775-0735 ~ FAX: (508) 775-0754
EMAIL: tnsweller@comcast.net
PROFESSIONAL ENGINEERS & LAND SURVEYORS

⊞ = CONCRETE BOUND TO BE SET

MAP 69 PARCEL 10.3
MARK LOMBARDI

MAP 69 PARCEL 10.2
ARROWHEAD TECHNOLOGY CORP.

MAP 69 PARCEL 108
ARROWHEAD TECHNOLOGY CORP.

MAP 69 PARCEL 10.1
TOWN OF NANTUCKET

MAP 69 PARCELS 62-64
150 OLD SOUTH ROAD L.P.

MAP 69 PARCELS 65 & 66
BARRY E. BYRNE

CB/DH FOUND (DISTURBED)

CB/DH FOUND

CB/DH SET

LOT 92 LCP # 26984-5

LOT 91 LCP # 26984-5

- EXISTING BUILDINGS TO BE REMOVED

DRIVE

ARROWHEAD

SPEARHEAD ROAD

TOMAHAWK ROAD

FLINT ROAD

LOT 9 5003.4 S.F. r = 0.83 (170)
LOT 8 5004.2 S.F. r = 0.84 (169)
LOT 7 5013.6 S.F. r = 0.90 (168)
LOT 6 5000.4 S.F. r = 1.00 (167)
LOT 5 5000.1 S.F. r = 0.96 (166)
LOT 4 5000.1 S.F. r = 0.96 (165)
LOT 3 5000.0 S.F. r = 1.03 (164)
LOT 47 5000.1 S.F. r = 0.69
LOT 46 5000.5 S.F. r = 0.72 (206)
LOT 45 5001.4 S.F. r = 0.74 (207)
LOT 44 5001.1 S.F. r = 0.76 (208)
LOT 43 5022.7 S.F. r = 0.88 (204)
LOT 42 5003.7 S.F. r = 1.02 (203)
LOT 41 5002.8 S.F. r = 0.74 (202)
LOT 40 5262.1 S.F. r = 0.75 (201)
LOT 39 5467.3 S.F. r = 0.79 (200)
LOT 49 5011.6 S.F. r = 0.76 (209)
LOT 48 5011.6 S.F. r = 0.76 (211)
LOT 51 5011.6 S.F. r = 0.76 (210)
LOT 50 5011.6 S.F. r = 0.76 (212)
LOT 53 5011.6 S.F. r = 0.76 (214)
LOT 52 5011.6 S.F. r = 0.76 (213)
LOT 55 5011.6 S.F. r = 0.76 (216)
LOT 54 5011.6 S.F. r = 0.76 (215)
LOT 57 5011.6 S.F. r = 0.76 (218)
LOT 56 5011.6 S.F. r = 0.76 (217)
LOT 59 5011.6 S.F. r = 0.76 (220)
LOT 58 5008.6 S.F. r = 0.76 (219)
LOT 61 5011.6 S.F. r = 0.76 (222)
LOT 60 5000.0 S.F. r = 0.79 (221)
LOT 63 5162.5 S.F. r = 1.00 (224)
LOT 62 5001.8 S.F. r = 0.84 (223)
LOT 65 5773.4 S.F. r = 1.05 (226)
LOT 64 5000.2 S.F. r = 0.87 (225)
LOT 66 71593.7 S.F. 1.64 AC. (227)
LOT 10 5001.1 S.F. r = 0.75 (171)
LOT 11 5001.1 S.F. r = 0.75 (172)
LOT 12 5001.1 S.F. r = 0.75 (173)
LOT 13 5001.1 S.F. r = 0.75 (174)
LOT 14 5001.1 S.F. r = 0.75 (175)
LOT 15 5001.1 S.F. r = 0.75 (176)
LOT 16 5003.5 S.F. r = 0.74 (177)
LOT 17 5884.6 S.F. r = 0.76 (178)
LOT 18 9778.5 S.F. r = 0.91 (179)
LOT 19 8407.5 S.F. r = 0.88 (180)
LOT 20 5006.5 S.F. r = 0.85 (181)
LOT 21 5000.6 S.F. r = 0.87 (182)
LOT 22 5000.6 S.F. r = 0.87 (183)
LOT 23 5000.6 S.F. r = 0.87 (184)
LOT 24 5000.6 S.F. r = 0.87 (185)
LOT 25 5000.6 S.F. r = 0.87 (186)
LOT 26 5000.6 S.F. r = 0.87 (187)
LOT 27 5000.6 S.F. r = 0.87 (188)
LOT 28 5077.2 S.F. r = 0.85 (189)
LOT 29 5444.5 S.F. r = 0.87 (190)
LOT 30 7774.9 S.F. r = 0.95 (191)
LOT 31 5004.4 S.F. r = 0.97 (192)
LOT 32 5014.3 S.F. r = 0.86 (193)
LOT 33 5006.0 S.F. r = 0.96 (194)
LOT 34 5966.0 S.F. r = 1.03 (195)
LOT 35 5066.9 S.F. r = 1.03 (196)
LOT 36 5022.7 S.F. r = 0.88 (197)
LOT 37 5018.9 S.F. r = 0.76 (198)
LOT 38 5319.9 S.F. r = 0.77 (199)

SEE ADDITIONS OR CHANGES
RE: PLANNING BOARD ENDORSEMENT
ON 8½x11 SHT DATED OCT 18, 2010
IN ENGINEERING FILES 776

26984-8
LAND COURT
FEB 22 2011
FILED

NANTUCKET PLANNING BOARD
APPROVAL REQUIRED UNDER
SUBDIVISION CONTROL LAW

DATE SIGNED: 11-16-2010

FILE NUMBER: 7084

Holly Backus

From: Ed Pesce [epesce@comcast.net]
Sent: Thursday, May 19, 2016 1:20 PM
To: Holly Backus; art@nantucketengineer.com
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Categories: Planning Board Matters

Hello Art & Holly,

Just to clarify – Please add 2 inspection ports (one on each end), with covers brought to grade. Since there is no water quality structure between the CB and the infiltration chambers, these ports will make it easier for inspection and maintenance in the future.

Art - The only other item I wanted to check was your sizing calculations for the drainage. Can you send you send me that? Don't type anything up for me if you have hand notes and calculations – just scan and e-mail me those.

Thanks very much,

ED

_____

Edward L. Pesce, P.E., LEED® AP
Pesce Engineering & Associates, Inc.
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206
Fax: 508-743-0211
Cell: 508-333-7630
epesce@comcast.net

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Thursday, May 19, 2016 12:35 PM
To: Ed Pesce <epesce@comcast.net>
Subject: FW: #30-16 Special Permit for 27 & 29 Tomahawk

FYI ☺

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Arthur Gasbarro [mailto:art@nantucketengineer.com]
Sent: Thursday, May 19, 2016 12:30 PM
To: Holly Backus
Cc: John Brescher; Catherine Ancero
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Hi Holly,

Here is a pdf of the site plan, and I will also drop off two stamped full size copies.

I will add the ports along with any other requirements that he may have.

Art

Arthur D. Gasbarro, PE, PLS, LEED AP
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
www.NantucketEngineer.com

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Thursday, May 19, 2016 11:22 AM
To: Arthur Gasbarro <art@nantucketengineer.com>
Cc: John Brescher <john@gliddenandglidden.com>; Catherine Ancero <CAncero@nantucket-ma.gov>
Subject: #30-16 Special Permit for 27 & 29 Tomahawk

Good Morning,

I just wanted to touch base on this application.

If we could receive at least (2) larger copies of the plans….even a clearer PDF would be sufficient, that would be great!

Also, I had the opportunity to go over a couple of these new applications for the June PB meeting with Ed Pesce this morning. He briefly looked at the proposed plan and had a concern on the drainage in regards to the "ports being to grade." (Art, although I'm not an engineer, I have only worked with them for 10+ years and do know some storm-water terminology, but I will not act like I know exactly what he is referring to in this instance!) ☺ Of course, we want to make sure that the run-off is proposed to be contained on-site.

I will let you both know if anything comes up while I review for the staff report.
Thanks!!

Holly E. Backus
Land Use Specialist

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

Tel: 508-325-7587 X 7026
Fax: 508-228-7298
hbackus@nantucket-ma.gov
http://www.nantucket-ma.gov

Holly Backus

From: Arthur Gasbarro [art@nantucketengineer.com]
Sent: Wednesday, June 08, 2016 6:32 AM
To: Ed Pesce; Holly Backus; 'John Brescher'
Cc: Catherine Ancero; Leslie Snell
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk
Attachments: Stormwater.pdf; SitePlan_6-8-16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Planning Board Matters

Sorry that this got by me. Attached is a revised plan with the inspection ports added to the drainage system. I also added another catch basin to capture the runoff from the driveway between the structures. The area of the apron along the road is the only portion that will not be contained onsite. I will drop off hard copies first thing as well.

Please contact me with any questions or should you need anything further.

Regards,

Art

Arthur D. Gasbarro, PE, PLS, LEED AP
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
www.NantucketEngineer.com

From: Ed Pesce [mailto:epesce@comcast.net]
Sent: Tuesday, June 07, 2016 11:34 PM
To: 'Holly Backus' <hbackus@nantucket-ma.gov>; 'John Brescher' <john@gliddenandglidden.com>
Cc: 'Catherine Ancero' <CAncero@nantucket-ma.gov>; 'Leslie Snell' <LSnell@nantucket-ma.gov>; Arthur Gasbarro <art@nantucketengineer.com>
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Holly & John,

Sorry - I didn't read all the way down this string of e-mail. Yes, I did do a cursory review of this with Holly in her office. She's right that my comments included a couple revisions that I recommended.

However, again I don't recall seeing a revised plan yet for this site yet. And I would agree with holly that a reduced escrow fee would be appropriate – say $3,000 (subject to Leslie's approval).

Thanks,

ED

Edward L. Pesce, P.E., LEED® AP
Pesce Engineering & Associates, Inc.
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206
Fax: 508-743-0211
Cell: 508-333-7630
epesce@comcast.net

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Tuesday, June 07, 2016 9:28 AM
To: John Brescher
Cc: Catherine Ancero; Leslie Snell; Ed Pesce; Arthur Gasbarro
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Good Morning John,

Ed did a cursory review on staff's behalf, although no escrow funds were collected at the time of submittal. (I am assuming due to the size of the project.) Staff provided a comment to Art in an email on May 19th (see below.) I'm sure that Art understood Ed's comments (although it was through my email) and he has since emailed staff a revised plan incorporating the comment.

I agree, the Board has had past concerns within this subdivision for other projects, however I believe the subdivision was thoroughly reviewed for stormwater requirements through the subdivision process. I'm sure a smaller escrow could be requested for a more detailed look. However, I have copied both Ed and Art on this email.

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: John Brescher [mailto:john@gliddenandglidden.com]
Sent: Tuesday, June 07, 2016 9:13 AM
To: Holly Backus
Cc: Catherine Ancero; Leslie Snell
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Good morning!

Out of curiosity, has Ed Pesce seen any of these plans and will he have comments prior to the meeting? I believe the Planning Board has wanted him to weigh in on this subdivision in the past.

Just let me know when you have a chance.

Thanks!

Best,
John

John B. Brescher, Esquire

Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Thursday, May 19, 2016 12:33 PM
To: Arthur Gasbarro <art@nantucketengineer.com>
Cc: John Brescher <john@gliddenandglidden.com>; Catherine Ancero <CAncero@nantucket-ma.gov>
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Thanks Art!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Arthur Gasbarro [mailto:art@nantucketengineer.com]
Sent: Thursday, May 19, 2016 12:30 PM
To: Holly Backus
Cc: John Brescher; Catherine Ancero
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Hi Holly,

Here is a pdf of the site plan, and I will also drop off two stamped full size copies.

I will add the ports along with any other requirements that he may have.

Art

Arthur D. Gasbarro, PE, PLS, LEED AP
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
www.NantucketEngineer.com

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Thursday, May 19, 2016 11:22 AM
To: Arthur Gasbarro <art@nantucketengineer.com>
Cc: John Brescher <john@gliddenandglidden.com>; Catherine Ancero <CAncero@nantucket-ma.gov>
Subject: #30-16 Special Permit for 27 & 29 Tomahawk

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Thanks!!

Holly E. Backus
Land Use Specialist

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

Tel: 508-325-7587 X 7026
Fax: 508-228-7298
hbackus@nantucket-ma.gov
http://www.nantucket-ma.gov

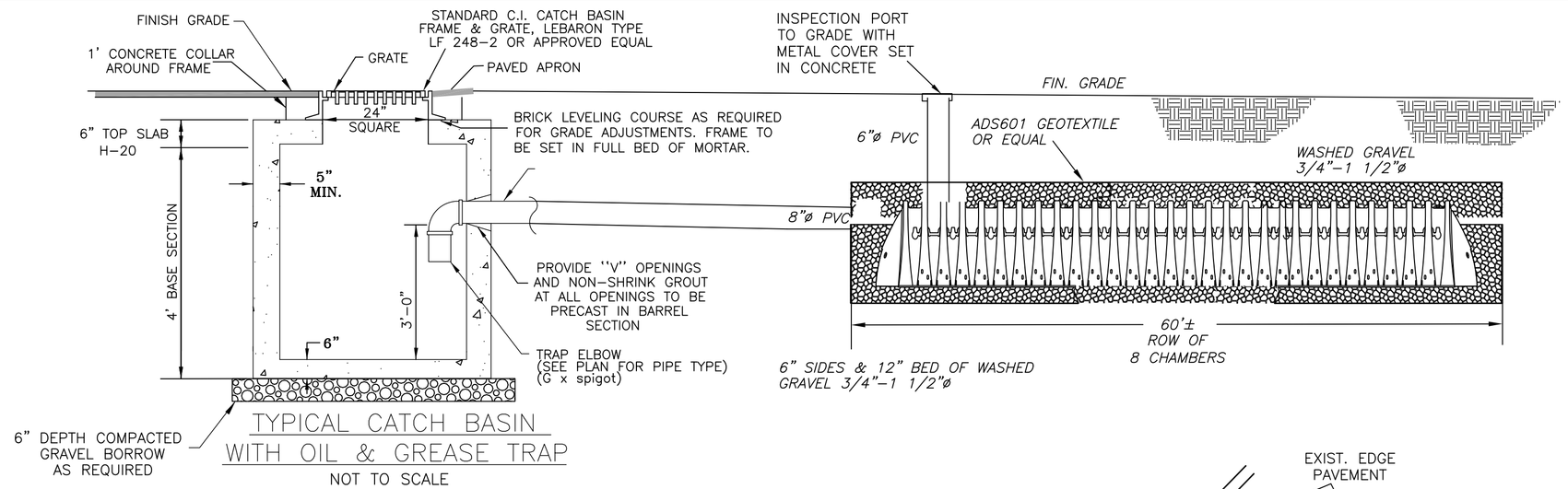
DIMENSIONAL ZONING CLASSIFICATION*:
Residential Commercial (RC–2)

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

*PER A.R. SUBDIVISION APPROVAL – 11/20/09

LEGEND

- CBLP ■ — *DENOTES CONCRETE BOUND FOUND*
- EHH — *DENOTES EXIST. ELEC. HAND HOLE*
- TP — *DENOTES EXIST. TELECOMMUNICATION PEDESTAL*
- *DENOTES EXIST. WATER SHUT OFF*
- *DENOTES EXIST. HYDRANT*
- x42.4 — *DENOTES EXIST. GRADE SPOT ELEVATION*
- –50– — *DENOTES EXIST. GRADE CONTOUR*
- *DENOTES EXIST. CHERRY TREE*
- FM — *DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN*
- W — *DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN*
- D — *DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE*

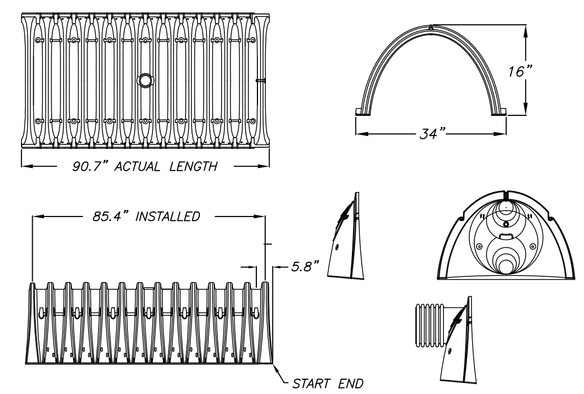


TYPICAL CATCH BASIN
WITH OIL & GREASE TRAP
NOT TO SCALE

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.

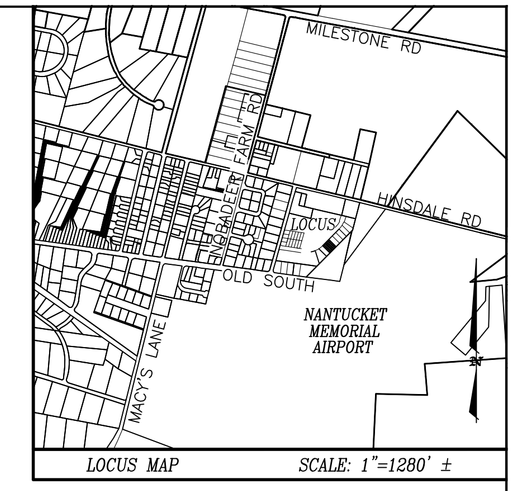
STORMTECH SC–310 CHAMBER

NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	–	*34" x 16" x 85.4"*
CHAMBER STORAGE	–	*14.7 CUBIC FEET*
MINIMUM INSTALLED STORAGE	–	*31.0 CUBIC FEET*
WEIGHT	–	*35 LBS.*



LOCUS MAP SCALE: 1"=1280' ±

OWNER OF RECORD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
27 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25847
L.C.C. 26984–8, LOT 182
ASSESSOR'S MAP 69 PARCELS 321
#27 TOMAHAWK ROAD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
29 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25892
L.C.C. 26984–8, LOT 183
ASSESSOR'S MAP 69 PARCELS 322
#29 TOMAHAWK ROAD

ZONING CALCULATIONS

ITEM	#27	#29
STRUCTURE GROUND COVER	2,090± S.F. (42%)	1,870± S.F. (42%)
OTHER IMPERVIOUS AREA	2,210± S.F.	2,380± S.F.
OPEN AREA	700 S.F. (14%)	750 S.F. (15%)
LOT AREA	5,000± S.F.	5,000± S.F.
PARKING REQUIRED	2	4
PARKING PROVIDED	3	4

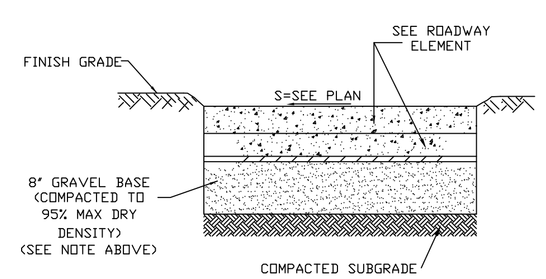
MINIMUM REQUIRED OPEN SPACE = 20% OF LOT AREA
CURB CUT EXCEEDS MAXIMUM ALLOWABLE WIDTH

NOTE:
SEWER EJECTOR PUMP TO BE 10' MIN FROM PROPERTY LINES AND BUILDING FOUNDATION, OR LOCATED WITHIN THE STRUCTURE

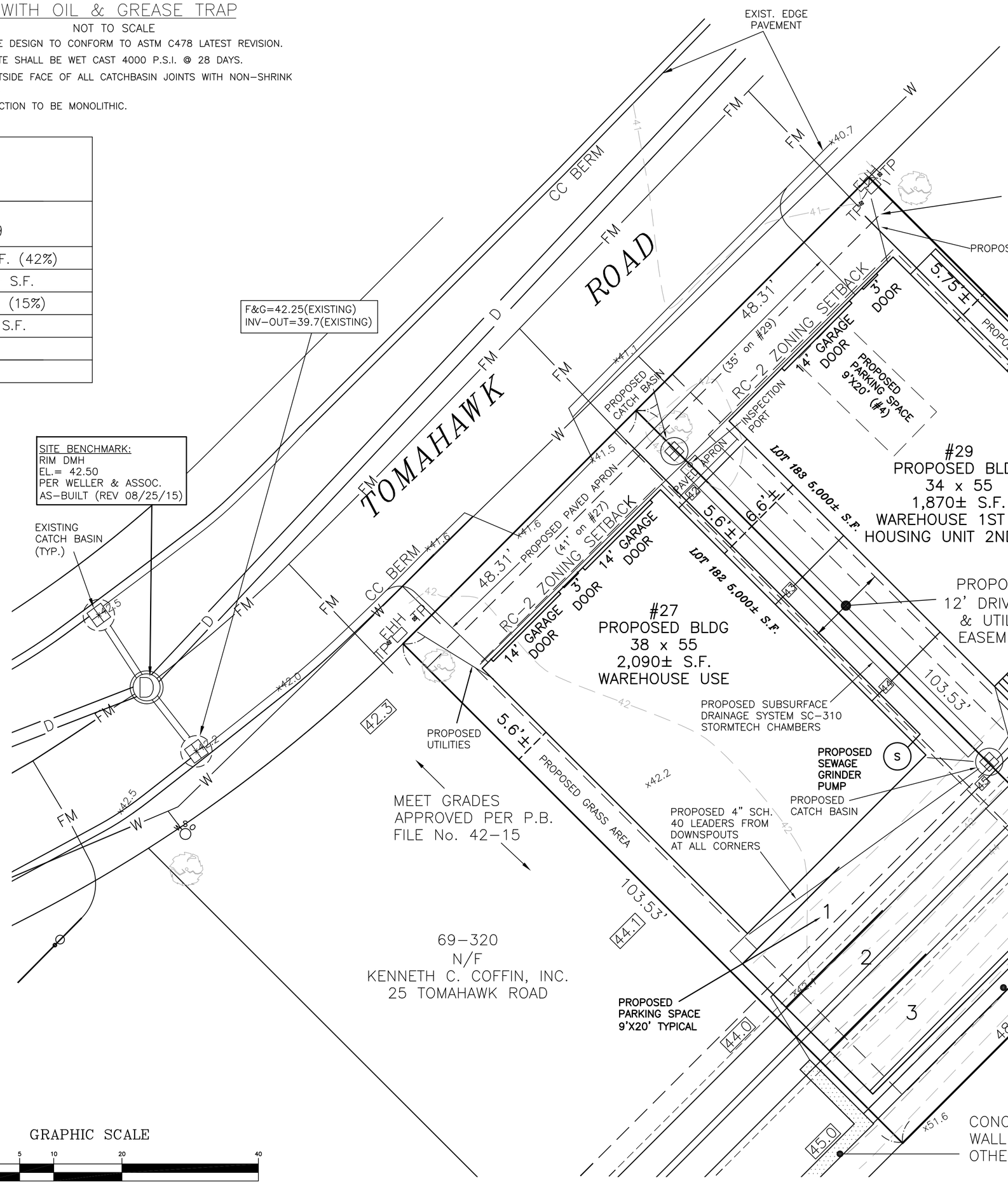
NOTE:
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS–BUILT PLAN & PROFILES" DATED: 10–20–14, REV.: 08–25–15

TYPE–I
PAVING ELEMENTS, PARKING LOT 3" BIT. CONC.–TYPE I–1 HOT MIX (2" BINDER COURSE, 1" TOP COURSE/MASS DPW SPEC'S M3.11)

NOTE: GRAVEL BASE SHALL BE A MIN. OF 8" ACK PAC. OR 3/4" DENSE GRADED CRUSHED STONE COMPACTED TO 95% MAXIMUM DRY DENSITY.



TYPICAL PARKING LOT SECTION
(NOT TO SCALE)



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PERMITTING PLAN–NOT FOR CONSTRUCTION

Site Plan Review
In Nantucket, MA

SCALE: 1"= 10' DATE: MAY 11, 2016
REVISED: JUNE 8, 2016

Applicant: *RICHARD A. TRAVAGLIONE, TRUSTEE, KATE MITCHELL, TRUSTEE*
Cert. of Title: *25847, 25892* Plan: *LCC 26984–8*
Tax Map–Parcel: *69–321 & 322*
Locus: *27 & 29 TOMAHAWK ROAD*

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508–825–5063

Nantucket Planning Board
MINOR SITE PLAN APPROVAL
PUBLIC WELLHEAD RECHARGE DISTRICT
COMMERCIAL USE SPECIAL PERMIT

Barry Rector, Chairman
Linda Williams, Vice–Chairman
Nathaniel Lowell
John Trudell
Joseph Marcklinger

DATE SIGNED FILE # B8237

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

27 & 29 TOMAHAWK ROAD
COMMERCIAL USE DEVELOPMENT
COMBINED LOT AREA = 10,000 S.F.

DRAINAGE ANALYSIS
&
STORMWATER MANAGEMENT
OPERATION AND MAINTENANCE PLAN

- The proposed stormwater management system will be owned by the owner/applicant, who will be responsible for the operation and maintenance of the system.

- The paved area will be swept by hand twice per year.

- 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 property owner will be responsible for both routine and non-routine tasks associated with the stormwater management system.

- The owner will maintain records of performed maintenance activities.

- The structures will have gutters and downspouts connected to the drainage system.

- The drainage system is designed to infiltrate a 25-year storm.

Nantucket Engineering & Survey
20 Mary Ann Drive
Nantucket, MA 02554

6/8/16

27 & 29 Tomahawk Rd

Drainage Analysis

Gutters & Leaders to Connect to System.

Contributing Area of Parking + Bldgs = 6,600 +/- S.F. = 0.152 Ac.

Rational Method - Small Site - $Q = C \cdot i \cdot A$

$C = 0.85$ - Industrial/Business Use.

$i = 2.2$ inches/hour - 1 Hr Duration - 25-Yr Storm - Barnstable County

$A = 0.152$ - Contributing Watershed

$$Q_{25} = (0.85)(2.2)(0.152) = 0.28 \text{ cfs}$$

Infiltration Rate - Med. Sand - Less than 2 min/inch ← use

$$\text{Rate} = 2 \text{ min/in} = 0.50 \text{ gal/ft}^2\text{/min} \times 0.1337 \text{ ft}^3\text{/gal} / 60 \text{ sec/min}.$$
$$= 0.0011 \text{ ft}^3\text{/ft}^2\text{/sec}$$

Drainage Structure Sizing

$$A_{REQ} = Q / \text{infil. rate} = \frac{0.28 \text{ cfs}}{0.0011 \text{ ft}^3\text{/ft}^2\text{/sec}} = 255 \text{ S.F.}$$

Leaching Area Provided = 7.34 SF/FT x 60 FT = 440 SF.

+ Ends = (2)(6.7) = 13.4 = 453 SF.

453 SF > 255 SF. ✓

#31-16 A.D. Associates LLC
4B Bartlett Road
Map 67 Parcel 14
Special Permit

PLANNING OFFICE
MAY 17 2016
RECEIVED

Ck#9259
$250

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MAY 17 2016 AM 7:26

Nantucket Planning Board

Application for a Special Permit

Date: May 16, 2016 File #: 31-16

Name of development: Four Bartlett Road Condominium

Owner(s) name(s): A.D. Associates LLC

Mailing address: c/o Sarah F. Alger, P.C., Two South Water Street, Nantucket, Massachusetts 02554
Phone number: (508) 228-1118 Fax number: (508) 228-8004 E-mail: sfa@sfapc.com

Applicant's name: Same as above.

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

Engineer / surveyor's name: Emack Surveying, LLC

Mailing address: Two Washaman Avenue, Nantucket, Massachusetts 02554
Phone number: (508) 325-0940 Fax number: _____ E-mail: emackack@comcast.net

Location of lot(s):

☐Street address 4B Bartlett Road

☐Tax Assessors Map 67 Parcel 14

☐Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File # 2007-60 and 2008-43 **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 7,247± sq. ft. Zoning District: RC-2

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
See attached Addendum.	

Specify all associated Zoning Code relief sought:

Section	Description
See attached Addendum.	

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:

Not applicable.

Planning Board filing fee due: $ 250.00

Engineering Inspection Escrow Deposit due: $ waiver requested

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 A. D. Associates LLC, the undersigned, hereby authorize Sarah F. Alger 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:

- ☑ 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 $6.11 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
- ☑ Completed application form
- ☑ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

ADDENDUM

Applicant seeks a Special Permit under Nantucket Zoning By-law (the "By-law") §139-18.D for relief from the parking requirements of the By-law and, to the extent necessary, from the screening requirements under By-law §139-19.D.

The Applicant proposes to convert existing basement storage space to use as a laboratory, medical sterilization and decontamination area, and staff break room ancillary to the existing offices on the first and second floors. Seventeen (17) parking spaces are required for the proposed uses, where a total of thirteen (13) spaces are provided, nine (9) on site and four (4) on an abutting property by easement.

A waiver of site plan review under By-law §139-23, as well as the engineering escrow, are requested because all changes are to the interior of the existing structure and will not affect the exterior of the locus or the site plan.

The steps on the west side of the existing structure do not meet setback but have the benefit of an existing special permit issued by the Nantucket Zoning Board of Appeals, dated June 1, 2007, recorded with Nantucket Deeds in Book 1129, Page 232. The locus and the structure and uses otherwise are in conformity with the provisions of the Nantucket Zoning By-law.

The Planning Board has jurisdiction over this application by virtue of By-law §139-30.A.

The locus is located at 4B Bartlett Road, is shown on Nantucket Tax Assessor's Map 67 as Parcel 14, is shown on Plan Nos. 2007-60 and Plan 2008-43, and is located in the Residential Commercial- 2 ("RC-2") Zoning District.

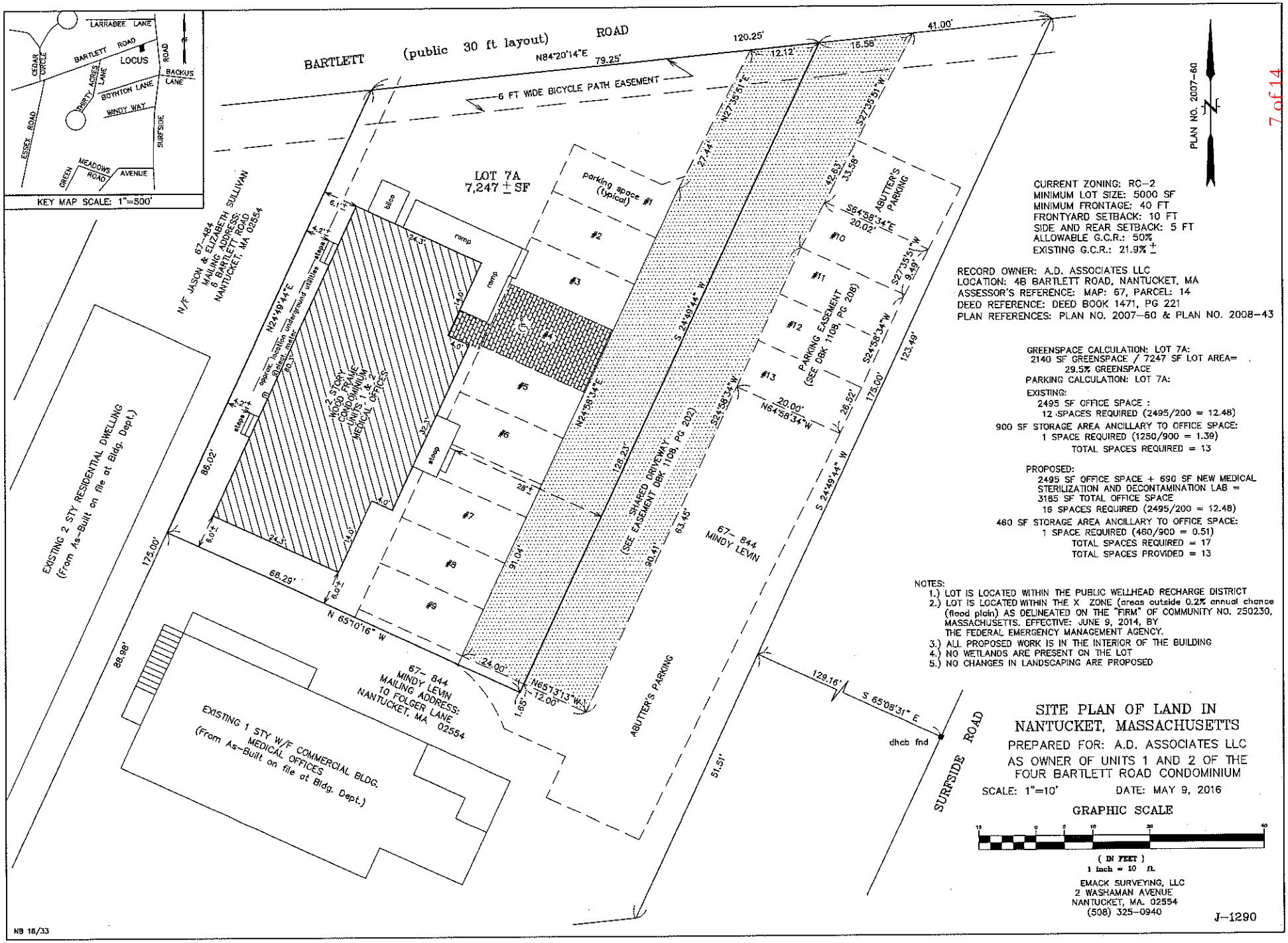
Property Information

Property ID	67 867
Location	4B BARTLETT RD #1
Owner	NANTUCKET AELLA LTD INC

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.

Parcels updated December, 2014
Properties updated January, 2015



CURRENT ZONING: RC-2
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 40 FT
FRONTYARD SETBACK: 10 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 21.9% ±

RECORD OWNER: A.D. ASSOCIATES LLC
LOCATION: 48 BARTLETT ROAD, NANTUCKET, MA
ASSESSOR'S REFERENCE: MAP: 67, PARCEL: 14
DEED REFERENCE: DEED BOOK 1471, PG 221
PLAN REFERENCES: PLAN NO. 2007-60 & PLAN NO. 2008-43

GREENSPACE CALCULATION: LOT 7A:
2140 SF GREENSPACE / 7247 SF LOT AREA=
29.5% GREENSPACE
PARKING CALCULATION: LOT 7A:
EXISTING:
2495 SF OFFICE SPACE :
12 SPACES REQUIRED (2495/200 = 12.48)
900 SF STORAGE AREA ANCILLARY TO OFFICE SPACE:
1 SPACE REQUIRED (1250/900 = 1.39)
TOTAL SPACES REQUIRED = 13

PROPOSED:
2495 SF OFFICE SPACE + 690 SF NEW MEDICAL STERILIZATION AND DECONTAMINATION LAB = 3185 SF TOTAL OFFICE SPACE
16 SPACES REQUIRED (2495/200 = 12.48)
460 SF STORAGE AREA ANCILLARY TO OFFICE SPACE:
1 SPACE REQUIRED (460/900 = 0.51)
TOTAL SPACES REQUIRED = 17
TOTAL SPACES PROVIDED = 13

NOTES:
1.) LOT IS LOCATED WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT
2.) LOT IS LOCATED WITHIN THE X ZONE (areas outside 0.2% annual chance (flood plain) AS DELINEATED ON THE "FIRM" OF COMMUNITY NO. 250230, MASSACHUSETTS. EFFECTIVE: JUNE 9, 2014, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3.) ALL PROPOSED WORK IS IN THE INTERIOR OF THE BUILDING
4.) NO WETLANDS ARE PRESENT ON THE LOT
5.) NO CHANGES IN LANDSCAPING ARE PROPOSED

SITE PLAN OF LAND IN NANTUCKET, MASSACHUSETTS

PREPARED FOR: A.D. ASSOCIATES LLC
AS OWNER OF UNITS 1 AND 2 OF THE FOUR BARTLETT ROAD CONDOMINIUM

SCALE: 1"=10' DATE: MAY 9, 2016

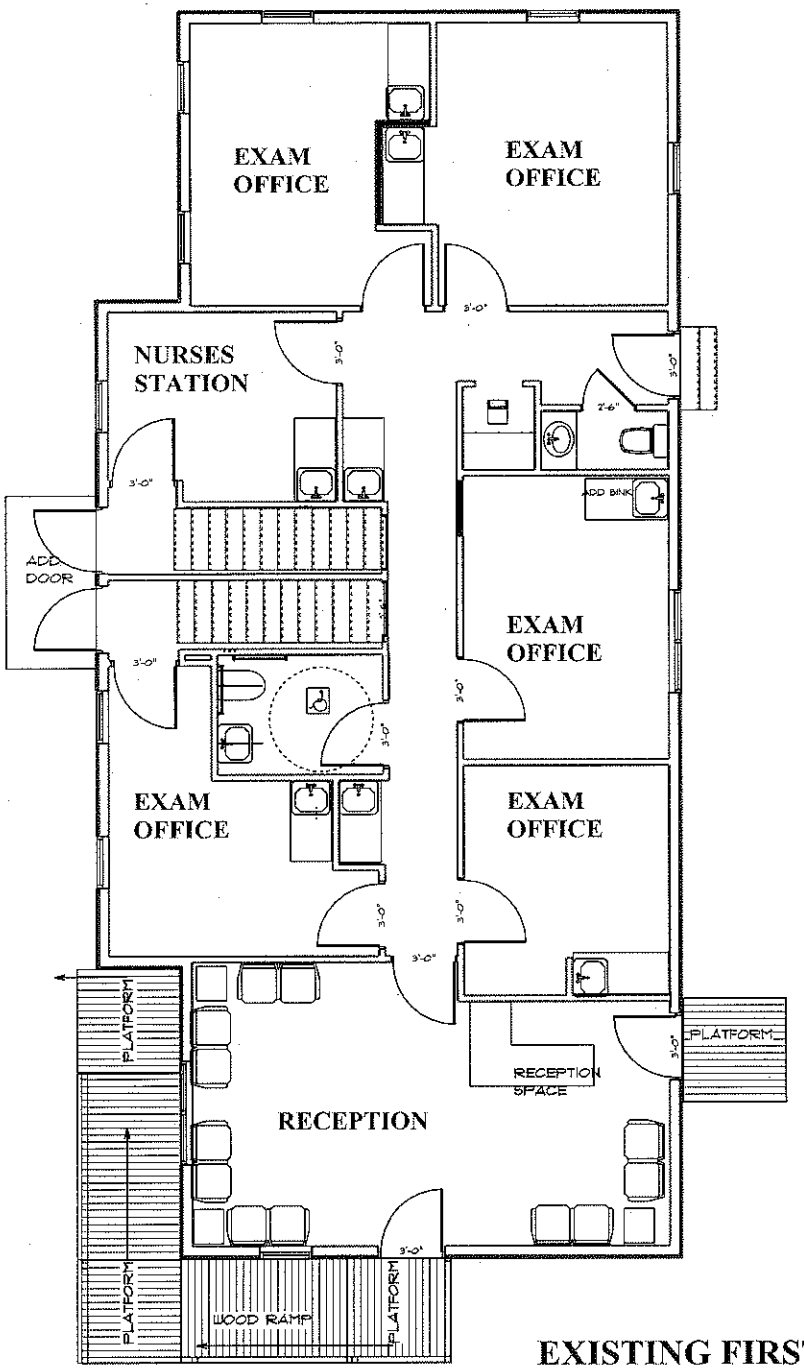
GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

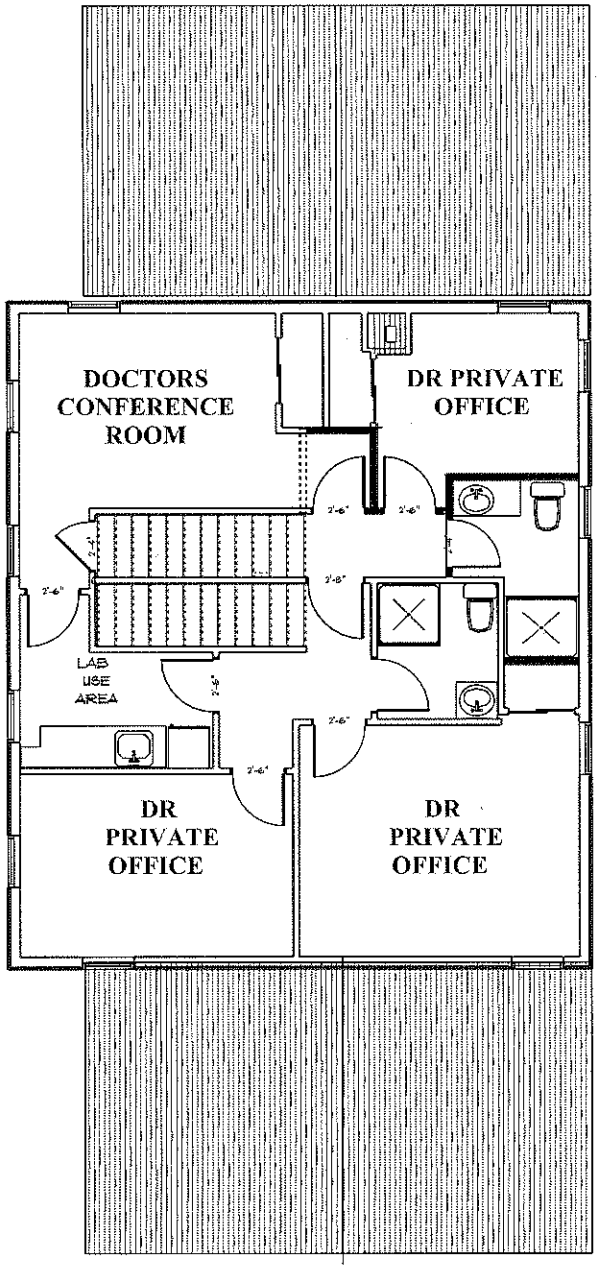
EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1290

NB 16/33



EXISTING FIRST FLOOR



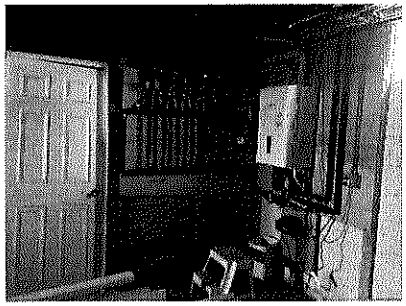
EXISTING SECOND FLOOR

4 BARTLETT ROAD-
MEDICAL OFFICES

SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 5-1-16 REV

VAL OLIVER DESIGN
PO BOX 3051
NANTUCKET, MA 02584

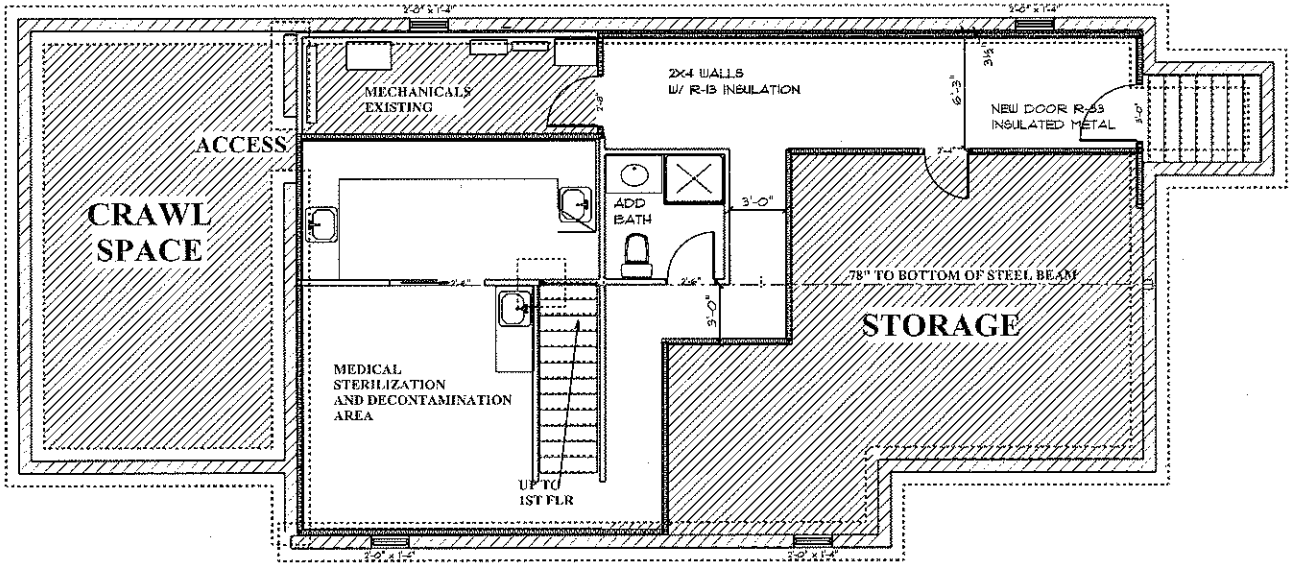
8 OF 14

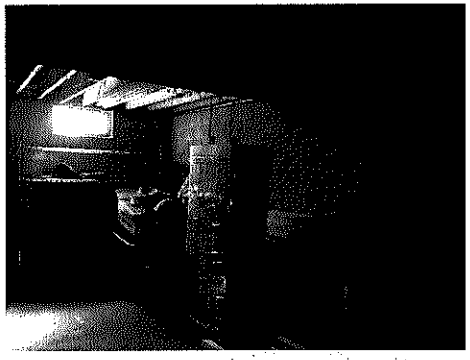


PROPOSED LAYOUT FOR BASEMENT LEVEL FINISH (@663 sf)

NOTE: (281 SF HALLWAY)

UNFINISHED AREAS





SCALE: 1/4"=1"
DRAWN BY: VO
DATE: 3-6-15 REV

4 BARTLETT ROAD-
PROPOSED ALTERATIONS
TO EXISTING BUILDING
TO BECOME DOCTORS OFFICES

VAL OLIVER DESIGN
PO BOX 3051
NANTUCKET, MA 02584

2008 00000043
Bk: Pg: 0 Page: 0
Doc: PLAN 05/28/2008 11:16 AM

NANTUCKET REGISTRY OF DEEDS
Date 05.28.2008
Time 11:16 AM
Plan BK. ___ PG. ___
Plan File No. 2008-43
Jennifer H. Ferreira
Attest: Register
SHEET 1 OF 5
RESERVED FOR REGISTRY USE ONLY

LOCUS MAP SCALE: 1"=2083'

BARTLETT (public 30 ft layout) ROAD

N84°20'14"E 79.25'

120.25'

12.12'

16.58'

41.00'

6 FT WIDE BICYCLE PATH EASEMENT

40.00'

N23°01'45"E 34.27'

N25°03'39"E 266.06'

LOT 7A
7,247 ± SF

parking space #1 (typical)

#2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13

bilco

stoop

steps

2 STORY WOOD FRAME CONDOMINIUM UNITS 1 & 2 COMMERCIAL

N24°49'44"E 86.02'

N24°58'34"E 126.23'

S 24°49'44" W 175.00'

S24°58'34"W 63.45'

N65°13'13"W 12.00'

N 65°10'16" W 68.29'

88.98'

24.00'

1.65'

N27°35'51"E 27.44'

S27°35'51"W 33.58'

42.63'

S64°58'34"E 20.02'

S27°35'51"W 9.49'

PARKING EASEMENT (SEE DBK 1108, PG 208)

N64°58'34"W 20.00'

26.52'

SHARED DRIVEWAY (SEE EASEMENT DBK 1108, PG 202)

90.41'

91.04'

51.51'

S 24°49'44" W 123.49'

S 65°08'31" E 129.16'

SURFSIDE ROAD

67-484
N/F JASON & ELIZABETH SULLIVAN

67-14.3
N/F PETER E. & SUSAN SYLVIA

67-14.4
N/F CHARLES H. GIFFORD, IV

67-14 (PORTION OF)
N/F MINDY LEVIN

DETAIL N.T.S.
N25°03'39"E 266.06'
207.71' S84°13'32"W
160.43' S84°13'32"W
1.16'
dhcb fnd
dhcb fnd
BOYNTON LANE

DETAIL N.T.S.
dhcb fnd
0.10'
0.02'
S 24°49'44" W 123.49'
51.51'
129.16'
S 65°08'31" E

DETAIL N.T.S.
dhcb fnd
0.15'
0.16'
175.00'
S 84°20'14" W 120.25'
S 24°49'44" W

dhcb fnd
BOYNTON LANE
dhcb fnd

PLAN NO. 2007-60

RECORD OWNER: NANTUCKET AELLA LTD., INC.
LOCATION: 4 BARTLETT ROAD, NANTUCKET, MA
ASSESSOR'S REFERENCE: MAP: 67, PARCEL: 14 (PORTION OF)
DEED REFERENCE: DEED BOOK 213, PG 24
PLAN REFERENCE: PLAN NO. 2007-60

CONDOMINIUM NAME: FOUR BARTLETT ROAD CONDOMINIUM
CONSTRUCTION: WOOD FRAME
NUMBER OF UNITS: 2
NUMBER OF FLOORS:
UNIT 1: 4 FLOORS (INCLUDING BASEMENT AND ATTIC)
UNIT 2: 4 FLOORS (INCLUDING BASEMENT AND ATTIC)

CONDOMINIUM SITE PLAN OF LAND IN NANTUCKET, MASSACHUSETTS

FOUR BARTLETT ROAD CONDOMINIUM

PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1"=10' DATE : FEBRUARY 26, 2008

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

CURRENT ZONING: RC-2
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 40 FT
FRONTYARD SETBACK: 10 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50%

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING, AS BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN; NAMELY UNITS 1 & 2.

ROBERT A EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR — FEB 26 2008 DATE

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"

PROFESSIONAL LAND SURVEYOR — FEB 26, 2008 DATE

NB 18/33

J-833SITE

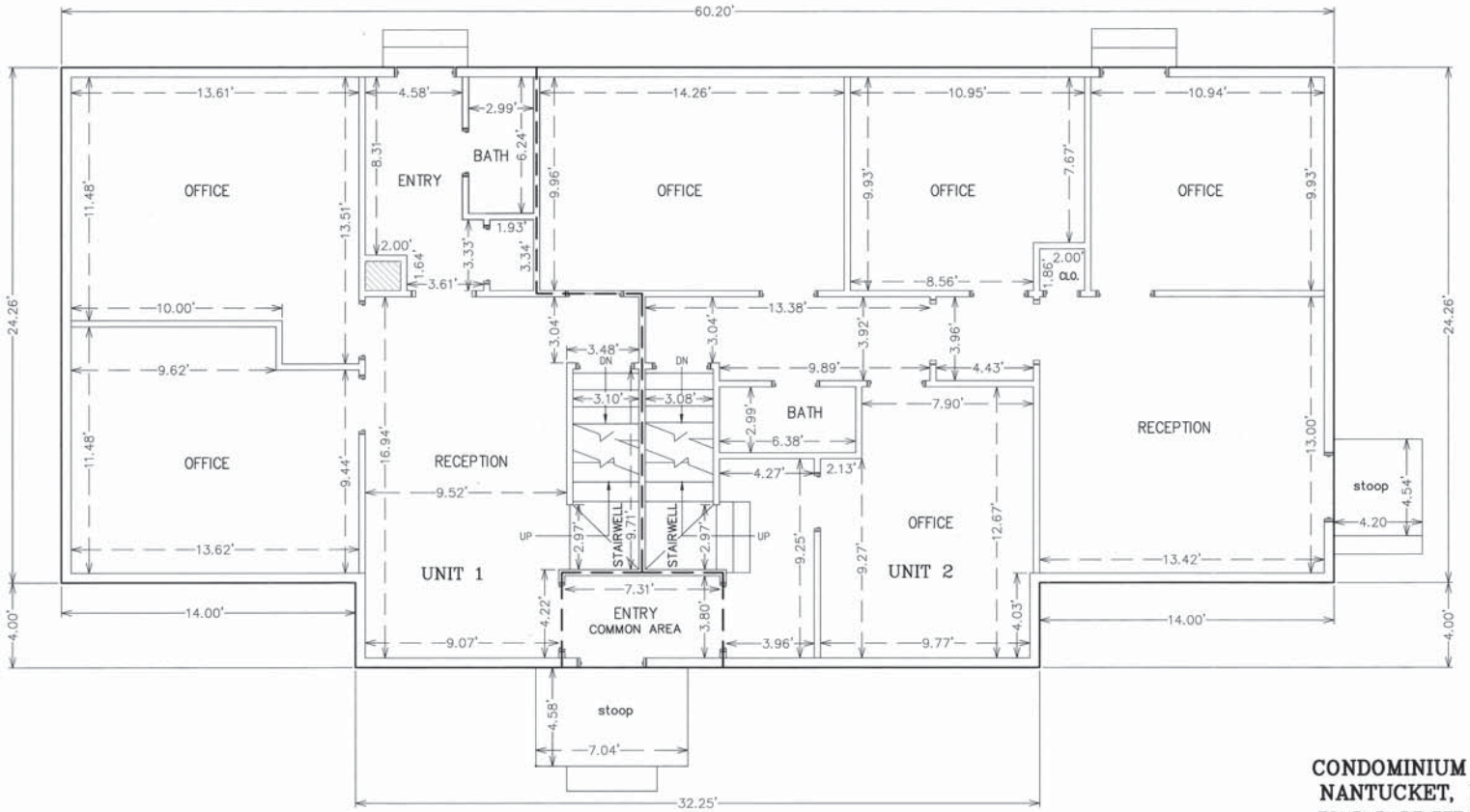
2008 00000043
Bk: Pg: 0 Page: 1 of 0
Doc: PLAN 05/28/2008 11:16 AM

NANTUCKET REGISTRY OF DEEDS
Date 05.28.2008
Time 11:16 AM
Plan BK. — PG. —
Plan File No. 2008-43
Attest: Register
SHEET 2 OF 5
RESERVED FOR REGISTRY USE ONLY

CONDOMINIUM NAME: FOUR BARTLETT ROAD CONDOMINIUM
CONSTRUCTION: WOOD FRAME
NUMBER OF UNITS: 2

NUMBER OF ROOMS (not including storage, attic, bath rooms, hallways, closets and entries):
UNIT 1: 5 ROOMS
UNIT 2: 7 ROOMS
APPROXIMATE FLOOR AREA UNIT 1: 1510 ±SF (including basement and attic)
APPROXIMATE FLOOR AREA UNIT 2: 2086 ±SF (including basement and attic)
NUMBER OF FLOORS:
UNIT 1: 4 FLOORS
UNIT 2: 4 FLOORS

RECORD OWNER: NANTUCKET AELLA LTD., INC.
LOCATION: 4 BARTLETT ROAD, NANTUCKET, MA
ASSESSOR'S REFERENCE: MAP: 67, PARCEL: 14
DEED REFERENCE: DEED BOOK 213, PG 24
PLAN REFERENCE: PLAN BOOK 22, PG 14



1ST FLOOR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING, AS BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN; NAMELY UNITS 1 & 2.

PROFESSIONAL LAND SURVEYOR — DATE: FEB 26 2008

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"

PROFESSIONAL LAND SURVEYOR — DATE: FEB 26 2008

COMMONWEALTH OF MASSACHUSETTS — ROBERT A. EMACK No. 37730 — REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

LINE DIVIDING UNITS = — — — — — — —

CONDOMINIUM FLOOR PLAN IN NANTUCKET, MASSACHUSETTS

FOUR BARTLETT ROAD CONDOMINIUM

PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1"= 4' DATE : FEBRUARY 26, 2008

GRAPHIC SCALE

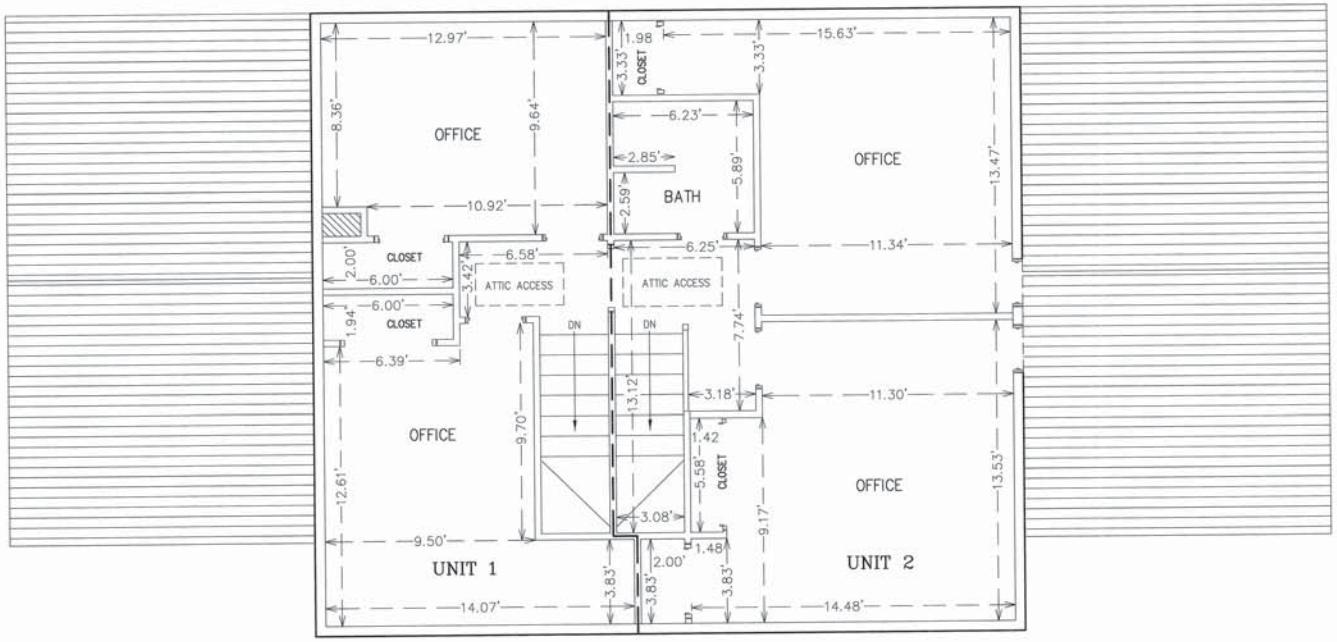
4 0 2 4 8 16

(IN FEET)
1 inch = 4 ft.

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-833 FLOOR
SHEET 1 OF 4

2008 00000043
Bk: Pg: 0 Page: 1 of 0
Doc: PLAN 05/28/2008 11:16 AM
NANTUCKET REGISTRY OF DEEDS
Date 05.28.2008
Time 11:16 AM
Plan BK. — PG. —
Plan File No. 2008-43
Attest: Jennifer H. Ferreira Register
SHEET 3 OF 5
RESERVED FOR REGISTRY USE ONLY



2nd FLOOR

CONDOMINIUM FLOOR PLAN IN NANTUCKET, MASSACHUSETTS

FOUR BARTLETT ROAD CONDOMINIUM

PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1"= 4' DATE : FEBRUARY 26, 2008

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)
1 inch = 4 ft.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING, AS BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN; NAMELY UNITS 1 & 2.

PROFESSIONAL LAND SURVEYOR — FEB 26 2008 DATE

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"

COMMONWEALTH OF MASSACHUSETTS ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR — FEB 26 2008 DATE

LEGEND

LINE DIVIDING UNITS = — — — — — — —

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J833 FLOOR
SHEET 2 OF 4

2008 00000043
Bk: Pg: 0 Page: 1 of 0
Doc: PLAN 05/28/2008 11:16 AM

NANTUCKET REGISTRY OF DEEDS
Date 05.28.2008
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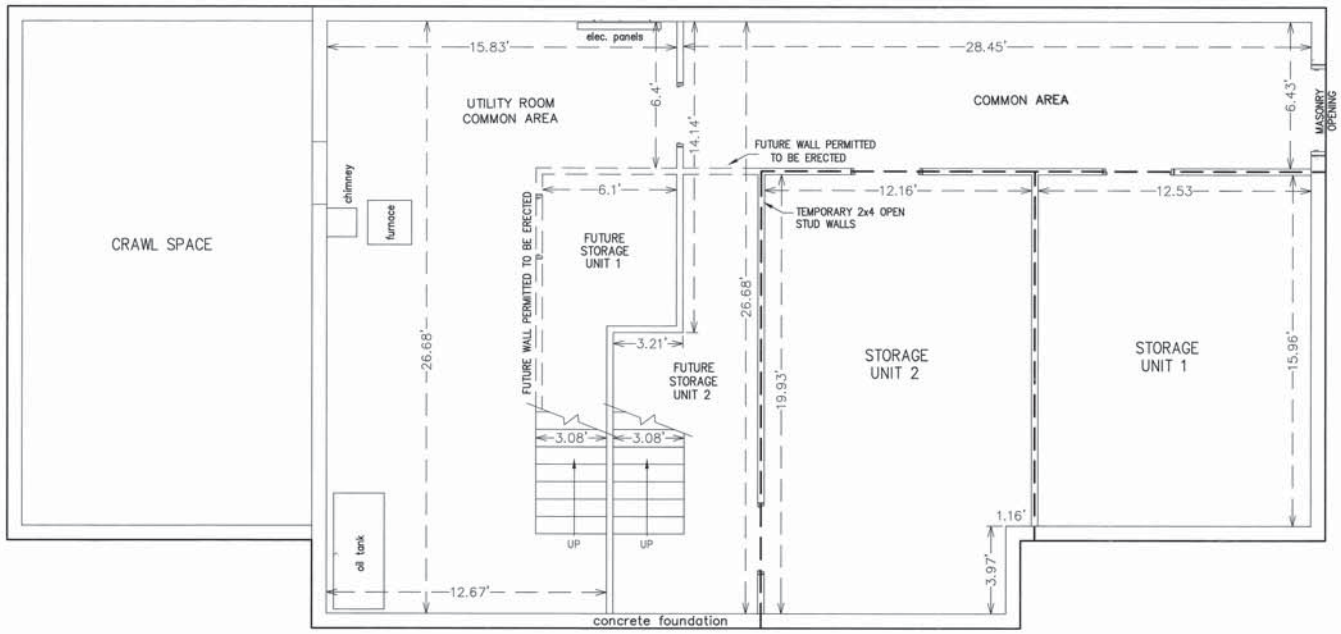
Plan File No. 2008-43
Attest: Jennifer H. Ferreira Register
SHEET 4 OF 5

RESERVED FOR REGISTRY USE ONLY



BASEMENT LEVEL

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING, AS BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN; NAMELY UNITS 1 & 2.

PROFESSIONAL LAND SURVEYOR — FEB 26 2008 DATE

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PROFESSIONAL LAND SURVEYOR — FEB 26 2008 DATE

COMMONWEALTH OF MASSACHUSETTS — ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

LINE DIVIDING UNITS = — — — — — — —

CONDOMINIUM FLOOR PLAN IN NANTUCKET, MASSACHUSETTS

FOUR BARTLETT ROAD CONDOMINIUM

PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1"= 4' DATE : FEBRUARY 26, 2008

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)
1 inch = 4 ft.

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J833 FLOOR
SHEET 3 OF 4

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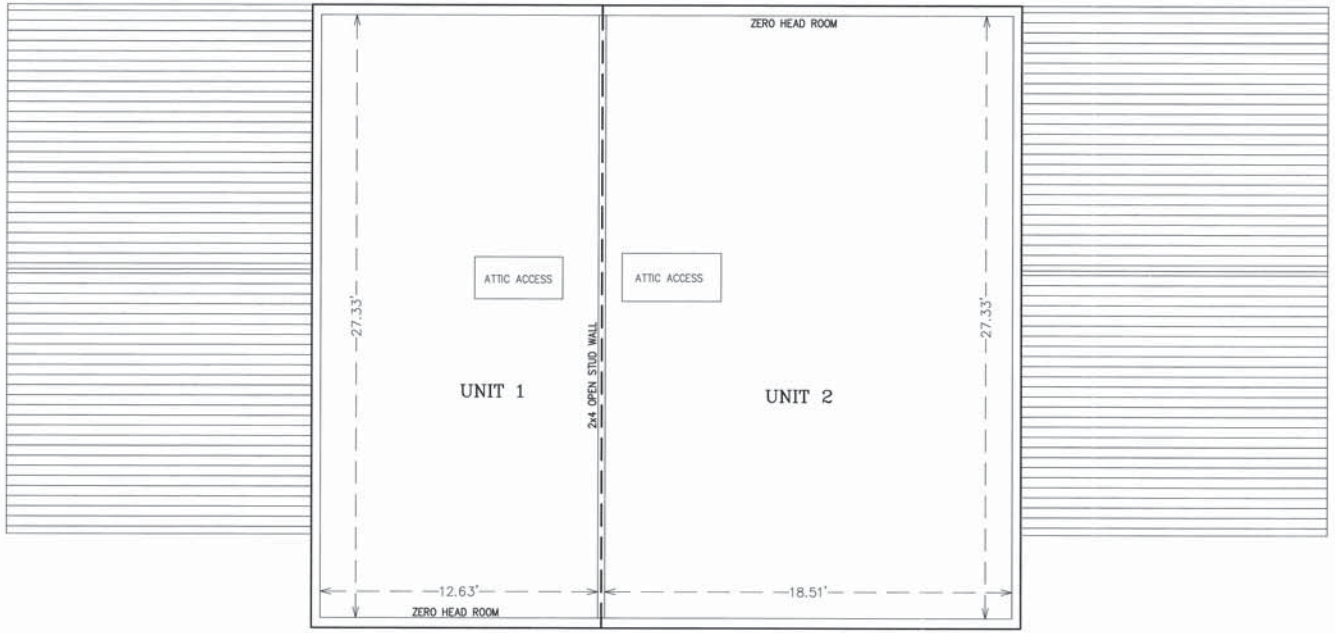

ATTIC

CONDOMINIUM FLOOR PLAN IN NANTUCKET, MASSACHUSETTS

FOUR BARTLETT ROAD CONDOMINIUM

PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1"= 4' DATE : FEBRUARY 26, 2008

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)
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Robert A. Emack
PROFESSIONAL LAND SURVEYOR

FEB 26 2008
DATE

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COMMONWEALTH OF MASSACHUSETTS ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

Robert A. Emack
PROFESSIONAL LAND SURVEYOR

FEB 26 2008
DATE

LEGEND

LINE DIVIDING UNITS = — — — — — — —

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J833 FLOOR
SHEET 4 OF 4

#32-16 Donald T. Visco & Phyllis J. Visco
10 Tomahawk Road
Map 69 Paracel 362
Special Permit

PLANNING OFFICE
MAY 18 2016
RECEIVED

CK# 7356
250—

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MAY 17 2016 PM1:14

Nantucket Planning Board

Application for a Special Permit

Date: May 16, 2016 File #: 32-16

Name of development: _____

Owner(s) name(s): Donald T. Visco and Phyllis J. Visco, as Trustees of the Visco Family Nominee Trust

Mailing address: 3 Zachary Way, Nantucket, MA 02554

Phone number: 508-228-1795 Fax number: _____ E-mail: _____

Applicant's name: Ack Tomahawk LLC

Mailing address: 2 Zachary Way, Nantucket, MA 02554

Phone number: 508-228-2339 Fax number: 508-228-2439 E-mail: viscopumping@aol.com

Engineer / surveyor's name: Jeffrey L. Blackwell/Blackwell & Associates

Mailing address: 20 Teasedale Circle, Nantucket, MA 02554

Phone number: 508-228-9064 Fax number: _____ E-mail: _____

Location of lot(s):

☒ Street address 10 Tomahawk Road (Lot 229)

☒ Tax Assessors Map 69 Parcel 362 & 363 (portion)

☐ Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File # _____ **OR** Land Court Plan # 26984-9 (Lot 229) at Certificate # 24981

Size of parcel: 7,517 s.f. sq. ft. Zoning District: C1 215

HCB

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
139-18	Parking
139-7A	Interior and Exterior Storage and Warehousing
139-20	Off Street Loading
139-20.1	Driveway Width

Specify all associated Zoning Code relief sought:

Section	Description

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.

Donald T. Visco

Owner(s)' Signature(s) Donald T. Visco, as Trustee
Ack Tomahawk LLC
By:
Applicant's Signature

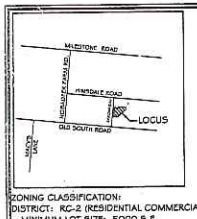
I/we _____, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

_____

_____
Owner(s)' signature(s)

Check List:

- ☒ 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
- ☐ Completed application form
- ☒ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)



N

ASSESSORS MAP 69 PARCEL 10

LAND COURT CASE # 26984

NOTE: BUILDING OFFSETS ARE TO CORNERBOARDS 4' ABOVE GROUND.

ZONING CLASSIFICATION:
DISTRICT: RC-2 (RESIDENTIAL COMMERCIAL 2)
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40'
FRONT YARD SETBACK: 10'
REAR & SIDE YARD SETBACK: 5'
MAXIMUM GROUND COVERAGE: 50%

RECORD OWNER:
KENNETH C. COFFIN INC.
PO BOX 90
SIASCONSET, MA 02564

INSTRUMENT ACCURACY:
TOPCON GTS-802A EDM
+(2MM + 2MM)

TRAVERSE DATA:
PRECISION: 1 : 247894
ERROR OF CLOSURE:
LINEAR: 0.000'
DIRECTION: N2°00'01"W

THE ZONING BOARD DETERMINES THAT LOTS [illegible] 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.

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

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN MAY 21, 2007 AND JUNE 9, 2008.

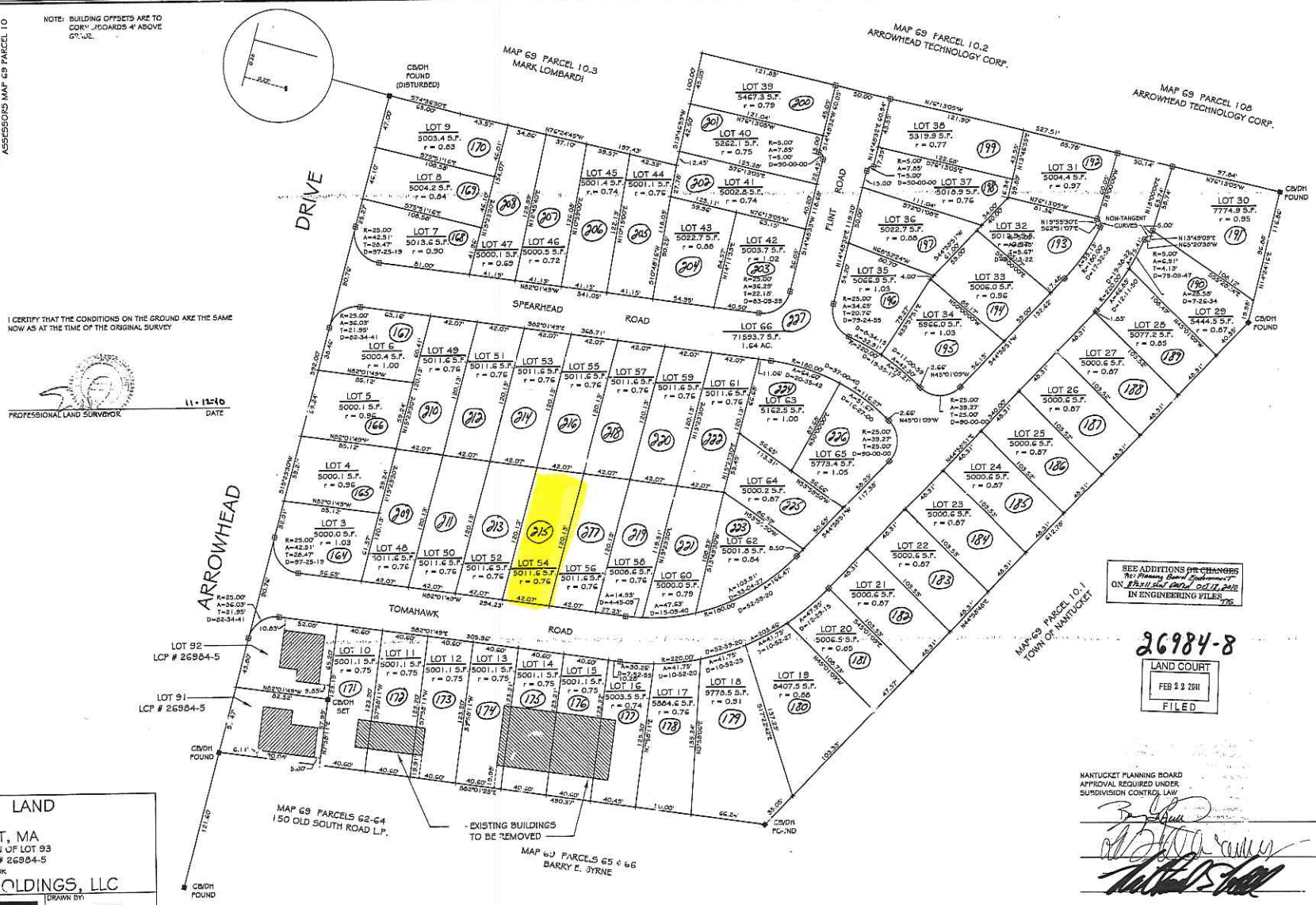
PROFESSIONAL LAND SURVEYOR — DATE 11/12/2010

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

PROFESSIONAL LAND SURVEYOR — DATE 11-12-10

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY

PROFESSIONAL LAND SURVEYOR — DATE 11-12-10



⊞ = CONCRETE BOUND TO BE SET

SEE ADDITIONS ~~OR CHANGES~~ Nantucket Planning Board Endorsement ON ~~PLAN(S) DATED~~ OCT 12, 2010 IN ENGINEERING FILES 176

26984-8

LAND COURT
FEB 22 2011
FILED

NANTUCKET PLANNING BOARD
APPROVAL REQUIRED UNDER
SUBDIVISION CONTROL LAW

DATE SIGNED: 11-16-2010

FILE NUMBER: 7084

PLAN OF LAND

IN

NANTUCKET, MA

BEING A SUBDIVISION OF LOT 93
AS SHOWN ON LCP # 26984-5

PREPARED FOR

WB NANTUCKET HOLDINGS, LLC

SCALE:		DRAWN BY:
1" = 40'		TMW
JOB NUMBER: 06-056	DATE: 11-09-2010	SHEET NUMBER: DEF-1

WELLER & ASSOCIATES
1645 FALMOUTH RD., SUITE 4C ~ P.O. BOX 417 CENTERVILLE, MA 02632
2 WINDY WAY, #232 NANTUCKET, MA 02554
TEL.: (508) 775-0735 ~ FAX: (508) 775-0754
EMAIL: tnsweller@comcast.net
PROFESSIONAL ENGINEERS & LAND SURVEYORS

DRAWING INDEX

1 SITE PLAN
2 FLOOR PLANS
3 ELEVATIONS EAST & WEST
4 ELEVATIONS NORTH & SOUTH
5
6
7

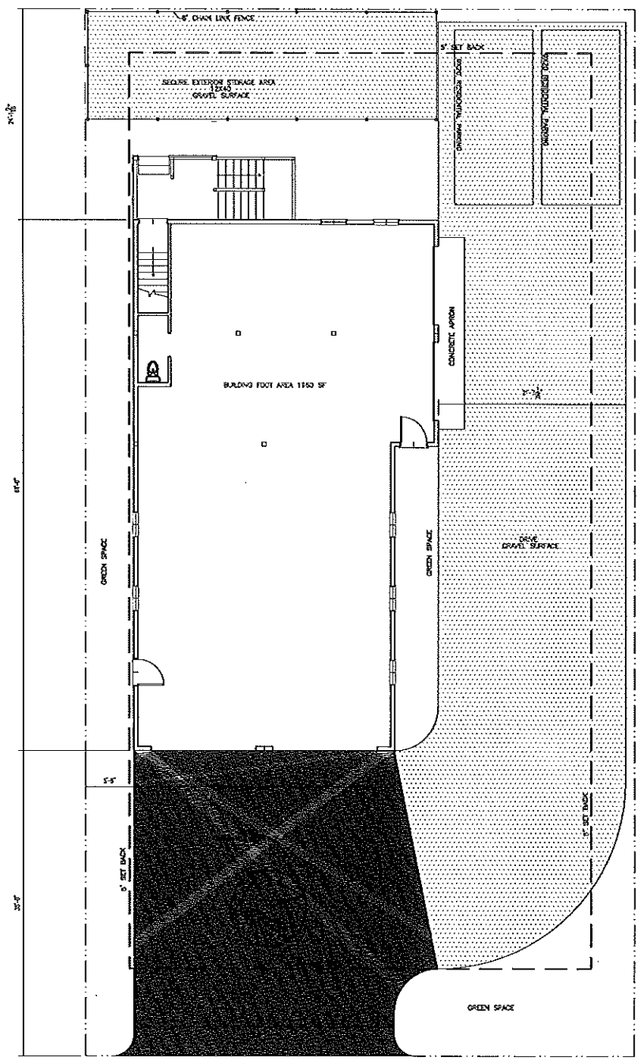
LOCUS MAP
10 TOMAHAWK ROAD

MAP NO.	69
PARCEL NO.	362
ZONING CLASSIFICATION	CI w/RC-2 FREEZE
LOT AREA	7517 SF
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	50%
ALLOWED G.C.	3,758 SF
EXISTING G.C.	26 %
PROPOSED G.C.	1,960 SF

USE GROUP R3 & S1
TYPE 5A, PROTECTED

SITE INFO

BUILDING & DECK AREA	2,093 SF	27.8 %
IMPERVIOUS SURFACE	1,122 SF	15 %
PERVIOUS SURFACE	2,763 SF	36.8 %
GREEN SPACE	1,539 SF	20.4 %



TOMAHAWK ROAD

SITE PLAN

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

Project
ACK TOMAHAWK LLC
TOMAHAWK ROAD
NANTUCKET, MA
COMMERCIAL STRUCTURE
Job No

Notes
HDC APPL.
CERT. NO.

PLANNING BOARD PLAN

Title
SITE PLAN

Date
5/4/2016

Scale
1/8"=1'0"

5

2014 00145362
Cert: 25297 Doc: DD
Registered: 08/15/2014 03:12 PM

LAND COURT, BOSTON. The Land herein described will be shown on our approved plan to follow as Referred to

AUG 14 2014

Plan 26984-8 Lot 215
(EXAMINED AS DESCRIPTION ONLY)
T.C. PONTBRIAND
~~ACTING~~ CHIEF ENGINEER (T/6)

DEED

KENNETH C. COFFIN, INC., a Massachusetts Corporation, with a mailing address of Post Office Box 90, Siasconset, Massachusetts 02564, for consideration paid in the amount of Two Hundred Twenty-Five Thousand ($225,000.00) Dollars grants to DONALD T. VISCO and PHYLLIS J. VISCO, Trustees of the VISCO FAMILY NOMINEE TRUST, under Declaration of Trust dated July 30, 2001, recorded with Nantucket Deeds in Book 707, Page 110, as Amended by Book 1210, page 188, with a mailing address of Post Office Box 1081, Nantucket, Massachusetts 02554, with QUITCLAIM COVENANTS,

That certain parcel of vacant land, located in the Town and County of Nantucket, Commonwealth of Massachusetts, now known and numbered as 10 Tomahawk Road, shown as Lot 215 on Land Court Plan No. 26984-8, filed with Certificate of Title No. 11,346 at Nantucket Registry District.

Said land is subject to the following matters:

(a) Real estate taxes for fiscal year 2015.

(b) Matters set forth on Certificate of Title No. 11,346 at Nantucket Registry District.

(c) Planning Board Covenant dated November 20, 2009, Registered with Nantucket Registry District as Document No. 133107, as affected by Restated Covenant registered as Document No. 133481, as affected by Form J Certificate of Completion registered with Nantucket Registry District for the Land Court as Document No. 145102.

(d) Statement of Conditions of Subdivision Approval dated as of November 20, 2009, registered with Nantucket Registry District as Document No. 133482.

(e) Declaration of Restrictions and Easements dated as of November 20, 2009, registered with Nantucket Registry District as Document No. 133483.

(f) Coffin Owners Association Trust dated as of November 20, 2009, registered with Nantucket Registry District as Document No. 133484.

(g) Grant of Easement to Nantucket Electric Company, dated April 17, 2013, registered with Nantucket Registry District as Document No. 140871.

(h) Easement to Verizon New England, Inc. dated July 16, 2014, registered with the Nantucket Registry District as Document No. 145101.

For title, see Certificate of Title No. 11,346 at Nantucket Registry District.

Executed and sealed on August 14, 2014.

Kenneth C. Coffin, Inc.
BY:

Kenneth T. Coffin, President

David Coffin, Treasurer

NANTUCKET LAND BANK
CERTIFICATE
☑ Paid $ 4500.00
☐ Exempt
☐ Non-applicable
35442 8/15/14
No. Date
Authorization

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 08/15/2014 03:12 PM
Ctrl# 461282 27158 Doc# 00145362
Fee: $1,026.00 Cons: $225,000.00

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss August 14, 2014

On this 14th day of August, 2014, before me, the undersigned notary public, personally appeared, Kenneth T. Coffin, (a) ✓ personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of Kenneth C. Coffin, Inc., for its stated purpose.

Patricia A. Halsted
Official signature and seal of Notary Public
Printed name:

OMMONWEALTH OF MASSACHUSETTS

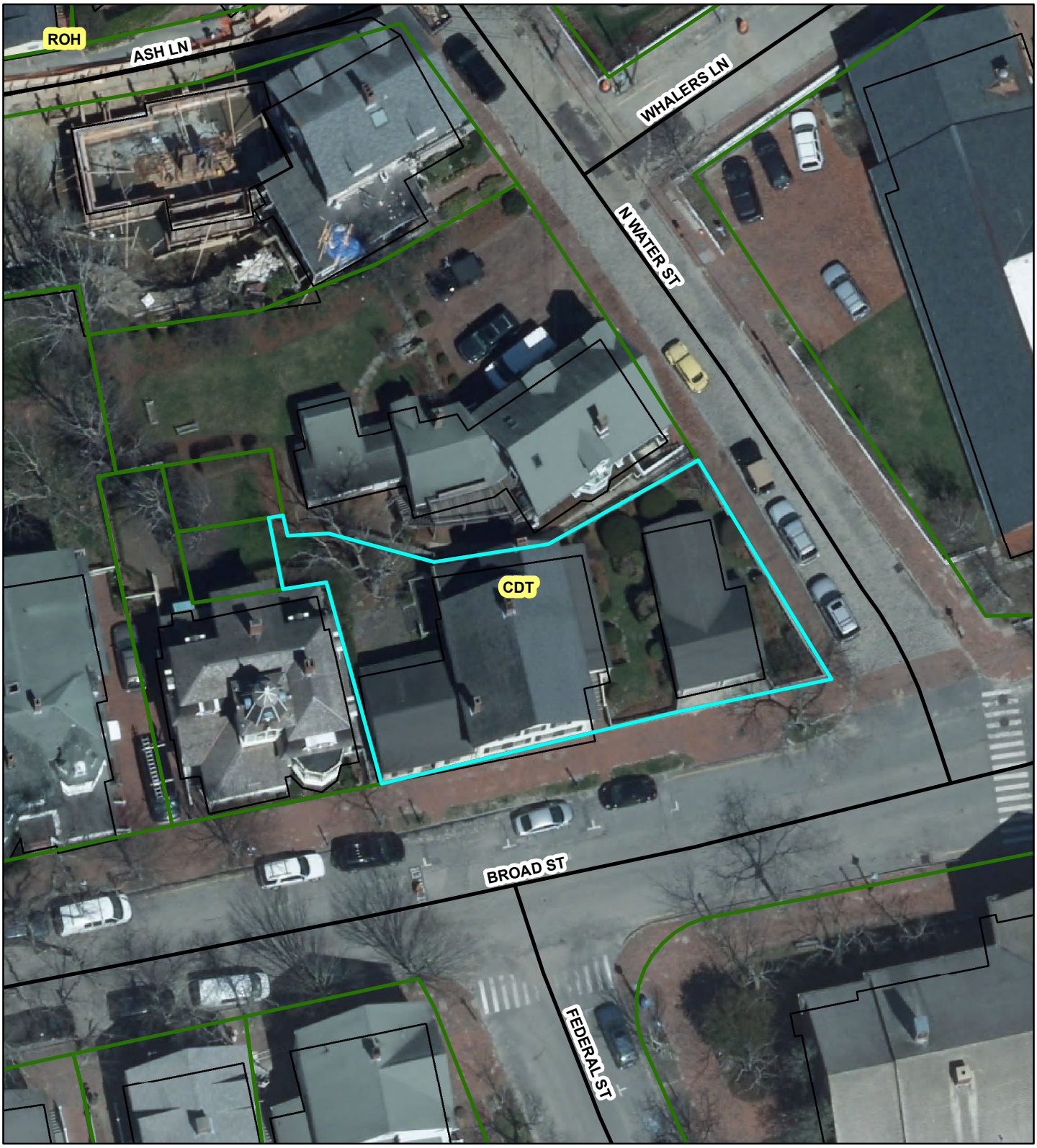
Nantucket, ss August 14, 2014

On this 14th day of August, 2014, before me, the undersigned notary public, personally appeared, David Coffin, (a) ✓ personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of Kenneth C. Coffin, Inc., for its stated purpose.

Patricia A. Halsted
Official signature and seal of Notary Public
Printed name:

PATRICIA A. HALSTED
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 16, 2020

#33-16 Faros 17 Broad Street LLC
17 Broad Street
Map 42.4.2 Parcel 74
Modification to MCD Special Permit #36-13



PLANNING OFFICE
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Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

PLANNING BOARD

Date: May 16, 2016

Name of Development: 17 Broad Street

Planning Board File No.: 36-13 and 52-15

FILE # 33-16

Owner(s)' Name(s): Faros 17 Broad LLC

Mailing Address: c/o Sarah F. Alger, P.C., Two South Water Street, Nantucket, Massachusetts 02554
Phone number: (508) 228-1118 Fax number: (508) 228-8004 E-mail: sfa@sfapc.com

Applicant's Name: Same as above.

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

Engineer/Surveyor: Nantucket Surveyors, LLC

Mailing Address: Five Windy Way, Nantucket, Massachusetts 02554
Phone number: (508) 228-0240 Fax number: (508) 228-9856 E-mail: psantos@nantucketsurveyor.com

Location of Lots:
Street Address: 17 Broad Street

Tax Assessor's Map: 42.4.2 Parcel: 74

Nantucket County Registry of Deeds:

Land Court Plan _____ **or** Plan Book _____ Page _____
or Plan File #: Lot 1A on Plan No. 2013-44

Size of Parcel 5,396± square feet
Zoning District CDT

Describe proposed modification in detail:

See attached Addendum.

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):

Faros 17 Broad LLC

By: _____

Applicant's Signature:

Faros 17 Broad LLC

By: _____

I/we Faros 17 Broad LLC, the undersigned, hereby authorize Sarah F. Alger 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):

Faros 17 Broad LLC

By: _____

This application must be accompanied by a filing fee of $250.00 payable to Town of Nantucket plus $6.11 per abutters notice payable to Pitney Bowes Reserved Funds, 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. 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.

ADDENDUM

Application for an Amendment
to a Previously Granted Special Permit
Faros 17 Broad Street LLC
17 Broad Street
Nantucket, Massachusetts
Planning Board File No. 36-13 and 52-15

The Applicant seeks to modify the existing Major Commercial Development Special Permit Decision in Planning Board File #36-13, dated May 12, 2014, recorded with Nantucket Deeds in Book 1438, Page 107 and Book 1445, Page 284, as affected by a modification of special permit, dated November 19, 2015, recorded in Book 1523, Page 172 (the "Decision") as follows:

1. Sections 1.2 & 3.3. The Applicant asks that these sections be modified, as appropriate, to provide that the improvements being made by the Applicant in Broad and North Water Streets pursuant to license issued by the Nantucket Board of Selectmen and the ongoing obligations assumed by the Applicant pursuant to such license satisfy the conditions of these sections.

2. Section 2.3. The Applicant seeks an extension of the prohibition on exterior work from June 15 to June 30 for calendar year 2016, so that the Applicant can finish the project and be open for the summer. The Applicant also seeks a clarification that "exterior work" applies to construction and hardscaping and does not include landscaping and exterior painting.

3. Open Space. To the extent necessary, the Applicant requests that the Special Permit and the site plan be amended to eliminate any requirement to provide open space, since open space is no longer required in the Commercial Downtown ("CDT") zoning district.

The Locus is located at 17 Broad Street, is shown on Nantucket Tax Assessor's Map 42.4.2 as Parcel 74, is Lot 1A on Plan No. 2013-44 at Nantucket Deeds, and is located in the Commercial Downtown ("CDT") Zoning District.

RECEIVED
2014 MAY 21 PM 2 34
NANTUCKET TOWN CLERK

Nantucket Planning Board

MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT DECISION

17 BROAD STREET

May 12, 2014

Special Permit #36-13

Applicant: Faros 17 Broad Street LLC

Owner: Bank of America, NA and Wylie A. Collins, as Trustee of the Louise W. Collins State Street Revocable Living Trust

17 Broad Street

Tax Assessors Map 42.4.2 Parcel 74
Nantucket Registry of Deeds Plan No. 2013-44 Lot 1A
Nantucket Registry of Deeds Book 109, Page 404
Nantucket Registry of Deeds Book 115, Page 516
(the "Locus")

GENERAL DESCRIPTION

The Nantucket Planning Board at the following public hearings considered the application of Faros 17 Broad Street, LLC (the "Applicant") for a Major Commercial Development (MCD) Special Permit pursuant to Nantucket Zoning By-law (the "By-law) §139-11 as well as for special permit relief pursuant to the following sections of the By-law: Inclusionary Housing (§139-11.J); Height (§139-17.C), Site Plan Review (§139-23); Traffic Study (§139-23.F(2)(b)); and Special Permit (§139-30):

• December 9, 2013	• March 10, 2014
• February 10, 2014	• April 14, 2014
• May 12, 2014	

PROPOSAL

Project Description

The Locus is located in the Commercial Downtown ("CDT") zoning district. The Locus is a conforming lot, containing about 5,396 square feet where a minimum of 3,750 square feet is required, and having frontage on Broad Street of about 110.66 feet where a minimum of 35 feet is required. The Locus is also located in the Formula Business Exclusion Overlay District and the Town Overlay District. The property is served by municipal water and sewer services.

The Locus is currently improved by an historic mid-nineteenth century Greek Revival single-family dwelling and a circa 1950's free-standing garage. The residential use of the Locus is a pre-existing, nonconforming use, a primary dwelling being allowed only as an Accessory Use in the CDT zoning district. The existing single-family dwelling is nonconforming as to front yard setback, encroaching on to Broad Street by about 0.4 feet and as to rear yard setback, having rear yard setback on the north of about 3.9 feet. The Locus and the structures currently meet the side yard setback and ground cover of the By-Law. The open space requirement for an MCD is thirty percent. The project meets this requirement by providing approximately 30.3% open space.

The Applicant proposes to demolish the existing garage and a small, later addition to the dwelling on the Locus. The existing dwelling, as so modified, will be relocated, and additions to it will be made to convert the use of the Locus to a transient residential facility or hotel (the "Hotel). The project as proposed will have approximately 3,130 square feet of ground cover and will consist of the following:

- 24 Guest Rooms
  - 23 One-Bedroom Rooms.
  - 1 Two-Bedroom Master Suite with kitchen and dining amenities
- 1-Two-Bedroom Staff Apartment (in lieu of inclusionary housing)
- Library Lounge
- Commercial Kitchen
- Staff Laundry
- Covered Porch

As so improved and used, the Locus and the buildings on it will become conforming as to front yard setback on North Water Street, will become conforming as to use, and will be conforming as to side and read yard setbacks and ground cover. The highest point of the proposed structure will be about thirty-eight (38) feet to the top of the elevator penthouse and about thirty-four (34) feet to the top of the highest ridge, where maximum height in the CDT zoning district is thirty (30) feet in the absence of a special permit. Due to changes in the By-law adopted at the 2014 Annual Town Meeting, no off-street loading facility or parking is required in the CDT.

Operations

The Library Lounge may serve breakfast daily to Hotel guests from 7:00 a.m. to 11:00 a.m. The Library Lounge may also serve "small bites" (such as tapas, nuts, charcuterie, cheeses, finger foods, and other mini appetizers) in the late afternoon and evening as a pre- or post-dinner snack. Room service will also be provided. No lunch or dinner shall be served. Food will be prepared in an on-site commercial kitchen. Alcoholic beverages shall be served in accordance with all local, state, and federal laws. All food and beverages shall be charged to Hotel guest accounts. There shall be no cash or credit cards accepted for food or beverage purchases except when included with room charges in a Hotel guest account. There shall be a maximum of six (6) employees on peak shift at the Hotel, which may consist of one (1) innkeeper, one (1) assistant innkeeper, and four (4) house hosts who will handle cleaning, maintenance, and guest services. There shall be one employee, who is responsible for the operations, on site at all times that the Hotel is open. The Applicant submitted a management plan further detailing how the Hotel will be operated and managed, a copy of which is attached hereto as Exhibit A (the "Hotel Management Plan").

Access

Guest pick up and drop off will take place on Broad Street. Trash and recyclables will be handled on the north side of the structure from North Water Street. The other areas outside of the Hotel, including the outdoor seating area at the corner of the property at Broad and North Water Streets, will be used only for low impact activities. The Applicant has agreed to close the existing curbcut on Broad Street and to offer a contribution in an amount of $10,000.00 to the Town of Nantucket to be used for street light repair, tree planting, or sidewalk improvements on Broad or North Water Streets.

Inclusionary Housing
The Applicant proposes to provide one two-bedroom staff apartment on site in lieu of inclusionary housing.

Street Lighting
The Applicant has submitted a lighting plan entitled "Schematic Outdoor Lighting Plan" prepared by Emeritus Development Ltd., which identifies the location of the lighting throughout the site. Most of the lighting throughout the interior of the site will be foot lamps and building lights.

Landscaping
The Applicant is proposing extensive landscaping throughout the site. Vegetated buffers will be planted and maintained between the site and:

- Broad and North Water Street;
- Property to the west identified on Tax Assessors Map 42.4.2 as Parcel 75 ; and
- Property to the north identified on Tax Assessors Map 42.4.2 as Parcel 90.

Drainage
The proposed site drainage and stormwater management will be in substantial compliance with the Massachusetts Stormwater Management Policy as applicable. The drainage system will be tied to the drainage component of the Phase IIB Downtown Sewer and Water Replacement Project.

Utilities
The Hotel will connect to the municipal sewer system and water system. All other utilities will be installed underground and in accordance with the requirements of the respective utility.

BASIS OF THE FINDINGS
The Planning Board's findings and decision refer to and are based upon the following:

- An application to the Planning Board for a Special Permit dated November 12, 2013; and Supplemental Filings by Sarah F. Alger, P.C. dated February 3, 2014 and March 3, 2014, including the Hotel Management Plan, Exhibit A hereto;
- Plan entitled "Major Commercial Development, # 17 Broad Street in Nantucket Massachusetts, Scale I" = 1 0'," dated 11/12/13, revised 02/13/14, 02/24/14, and 05/05/14, prepared by Nantucket Surveyors, LLC.
- Plan entitled "Architectural Plans, Floor Plans, Elevations and Building Sections," dated 05/01/14, prepared by Emeritus Development Ltd.
- Plan entitled "Schematic Outdoor Lighting Plan," dated 05/06/14, prepared by Emeritus Development Ltd.
- Plan entitled "Conceptual Landscape Plan," revised May 06, 2014, prepared by Ahern LLC".
- Planning Staff reports;
- Representation, and testimony received in connection with the public hearings held December 9, 2013, February 10, 2014, March 10, 2014, April 14, 2014; and May 12, 2014; and
- Other assorted plans and documents on file with the Planning Board.

FINDINGS
Based upon review of the application in accordance with the By-law, plans and other materials submitted by the Applicant, and testimony received at the public hearings, the Planning Board finds that:

- The application and proposal complies with the local bylaws of the Town of Nantucket and regulations and/or applicable provisions of the Massachusetts General Laws.
- The structure and the uses permitted herein are in harmony with the general purpose and intent of the By-law and will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood in that the preservation of the historic portion of the structure is important to the district as is the provision of much needed hotel rooms.

- The proposed project meets the intent of the MCD Guidelines as amended through July 29, 2002 and adopted by the Planning Board, and the Major Site Plan review objectives have been satisfied as detailed below.
- Public amenities and abutting properties have been adequately protected by the following measures:
  - Extensive landscaping is proposed along the periphery of the site between the site and abutting properties;
  - Improvements have been designed to direct noise and disturbance away from abutting properties;
  - All utilities will be installed underground; and
  - The Applicant has agreed to close the existing curbcut on Broad Street and to offer a contribution in an amount of $10,000.00 to the Town of Nantucket to be used for street light repair, tree planting, or sidewalk improvements on Broad or North Water Streets.
- Adequate protection of unique natural, scenic, or historic features of the site have been or will be provided by the following measures:
  - The proposal is focused on the renovation and repurposing of a well-known historic structure.
- Adequate methods for the disposal of stormwater runoff and sanitary wastes and protection of environmental resources, and for the supply of potable water have been provided by the following measures:
  - Water will be provided to the site by the Wannacomet Water Company;
  - Sanitary waste disposal will be via the Town sewer system;
  - The drainage system will be tied to the drainage component of the Phase IIB Downtown Sewer and Water Replacement Project; and
  - Refuse disposal is adequate.
- Off-street parking and loading are no longer required in the CDT zoning district consistent with the scenic and historic integrity of the neighborhood.
- A traffic study in accordance with By-law §139-23.F(2)(b) is unnecessary in the Planning Board's judgment to make a finding that the review objectives and performance standards set down in By-law §§139-23.I and J have been met. Traffic and safety upon public and private public rights-of-way have been minimized and mitigated based upon:
  - Removal of the curbcut and restoration of the sidewalk on Broad Street; and
  - Dedication of $10,000.00 for infrastructure improvements.
- The inclusionary housing requirement has been adequately met through the provision of one two-bedroom staff apartment on site in lieu of inclusionary housing, and the public benefits to be gained by such substitution outweigh possible detriment.
- The project will not place excessive demands on Town services or infrastructure. Based on the conditions imposed and the good faith efforts of the Applicant to implement them, the Planning Board finds that no public amenity will be adversely affected.
- The lighting as proposed is sufficient for the use of the site and will comply with the provisions of the By-law and the Town Code.
- The Applicant is proposing substantial landscaping. The landscaping proposed is adequate for the proposal.
- The elevator shaft is a penthouse necessary for mechanical purposes, is not higher than eight feet, has an area less than 25% of the building ground cover, is reasonable and customary, and as such is excluded from the height of the structure pursuant to By-law §139-17.B(2).
- The proposed height of the structure of about 38 feet is:

  (a) both necessary and desirable to the restoration and preservation of the existing, historic structure in that having the addition taller than the historic structure differentiates the addition from the historic structure and retains the scale and proportion of the historic structure;

  b) both complementary and appropriate to the scale of the adjoining streetscape, which is supported by the existence of surrounding buildings of equivalent height (for example, the Town Building, Whaling Museum, the Brotherhood) as shown on the streetscape submitted by the Applicant and the pending receipt of approval from the Historic District Commission; and

  (c) not detrimental to adjoining properties by substantially casting them in shadow or resulting in the loss of privacy, air circulation, sunlight, safe ingress and egress or overcrowding, particularly since

the property is bordered by a street on two (2) sides, and the Applicant made a significant effort to keep the structure as far away, and as screened as much as possible, from the two adjacent properties.

DECISION

The Planning Board renders this decision based on compliance with the following sections of the Bylaw: Major Commercial Development (§139-11); Height (§139-17); Major Site Plan Review (§139-23); Special Permit (§139-30); and Alteration and Extension of Pre-Existing Non-Conforming Structures and Use (§139-33).

The Applicant shall be granted special permits for the following sections of the Nantucket Zoning Bylaw:

a. 139-11 (Major Commercial Development)
b. 139-11.J (Inclusionary Housing)
c. 139-17.C (Height)
e. 139-23 (Site Plan Review)
f. 139-23.F(2)(b) (Traffic Study waiver)
g. 139-30 (Special Permit)

Based on the foregoing findings and waivers, a motion was made and duly seconded and adopted to **GRANT** the above special permits based on the following conditions:

1. Required Plan Modifications
   - 1.1 The Applicant submit a final plan set within six (6) months from the date of the decision (May 12, 2014) including final site plan, landscaping plans, elevations, lighting plans, floor plans, etc. The plan set shall be uniform and shall have the Planning Board signature block in the lower right hand corner;
   - 1.2 Within eight weeks of the issuance of any building permit, the Applicant shall identify the extent of any work to occur within any public right of way and on any public property (including, but not limited to, sidewalks, curbs, crosswalks, pavement markings, lighting, and landscaping) and shall offer the performance of such work to the Nantucket Board of Selectmen for acceptance as a gift;
   - 1.3 The relocation or change in the shape, height up to a variance of one (1) foot, colors, materials, or massing of the structure or in the door and window types and openings, or the change in hardscape, landscape specimens, number and location of signs, heights and types of fences, and types of lighting fixtures as a result of HDC review or otherwise shall not constitute a material change requiring a public hearing. Any such changes shall documented in the final plan set of the final as-built; and
   - 1.4 A final as-built of all site improvements shall be submitted by the Applicant and final site inspection shall be completed by the Planning Board prior to the issuance of the final Certificate of Occupancy.

2. Programmatic Issues
   - 2.1 There shall be a maximum of twenty-four (24) guest rooms, consisting of twenty-three (23) one-bedroom rooms and one (1) two-bedroom master suite with kitchen and dining amenities. There shall also be one two-bedroom staff apartment;
   - 2.2 The Hotel shall be operated in accordance with the Hotel Management Plan attached as Exhibit A hereto;
   - 2.3 No exterior construction shall take place from June 15th to September 15th of any year;
   - 2.4 All employees shall be issued Nantucket Regional Transit Authority (NRTA) vouchers free of charge on an annual basis;
   - 2.5 Complimentary NRTA vouchers shall be made available, free of charge, to overnight guests of the Hotel;
   - 2.6 The guest rooms (with the exception of the two-bedroom suite) shall be constructed and furnished so as to meet the definition of "hotel" pursuant to By-law §139-2; and

2.7 There shall be no outdoor music at any time. All doors and windows in the Hotel must be closed to minimize the impact of the sound of any amplified music within the interior of the Hotel.

3. Administrative

3.1 A construction management plan shall be submitted to the Planning Board prior to the issuance of any building permits;

3.2 Prior to the issuance of any building permits, a pre-construction meeting shall take place at the site which shall include PLUS staff, the contractor, and the Applicant or its representative and may include consulting engineers for the Planning Board, engineers for the Applicant, utility company representatives, and staff from other Town departments as appropriate; and

3.3 The Applicant has agreed to offer a contribution in an amount of $10,000.00 to the Town of Nantucket to be used for street light repair, tree planting, or sidewalk improvements on Broad or North Water Streets. Variations of the type or location of such improvements may be voted by the Planning Board by a majority vote without need for a public hearing. Said payment shall be made to the Town of Nantucket prior to the issuance of any Certificates of Occupancy.

4. Other

4.1 The failure or refusal of any Town board, commission, agency, or department, including, but not limited to the Nantucket Board of Selectmen and the Wannacomet Water Department to accept any easement, gift, contribution, improvement, or the like, shall not affect the intent or findings of this decision, the Applicant's ability to proceed under the other provisions of this decision, or the special permits and waivers granted in this decision.

4.2 Any deadlines for the submission of plans, documents, funds, etc. may be extended by a majority vote of the Board without holding a public hearing.

SIGNATURE PAGE TO FOLLOW

RECORD OF VOTE

On May 12, 2014 the Planning Board voted 4-1 to close the public hearing, **APPROVE** this Application and to **ENDORSE** this decision.

Barry G. Rector APPROVED

Linda Williams APPROVED

Nathaniel Lowell APPROVED

Joseph Marklinger APPROVED

John McLaughlin DISAPPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On the 20th day of May, 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 My Commission Expires

KAREN L. E. BRADFORD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 18, 2020

Town & County Building
16 Broad St
Nantucket, MA 02554

JAN 20 2016 PM3:07

Nantucket Planning Board

MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT DECISION

17 BROAD STREET

Special Permit #52-15

Owner/Applicant: Faros 17 Broad LLC

Locus: 17 Broad Street

Nantucket Registry of Deeds
Lot 1A, Plan No. 2013-44
Book 1440, Page 128

Nantucket Tax Assessors Map 42.4.2 Parcel 74

November 19, 2015

Proposal

The Nantucket Planning Board held a public hearing on November 19, 2015, to consider the application of Faros 17 Broad LLC. (the "Applicant"), for a modification to a previously granted Major Commercial Development (MCD) Special Permit under §139-11, Major Commercial Development, of the Nantucket Zoning Bylaw (the "By-law"):

Description of the Proposed Project

The Applicant seeks to modify the existing Major Commercial Development Special Permit Decision in Planning Board File #36-13, dated May 12, 2014, recorded with Nantucket Deeds in Book 1438, Page 107 and Book 1445, Page 284 (the "Decision") as follows:

1. Amend the site plan to show full foundations under the existing approved porch along North Water Street and the porch and entry stairway on Broad Street, increasing the ground cover of the project from about 59% to about 65%, where maximum ground cover of 75% is allowed.

2. Amend the Decision as follows:

   (a) Delete Condition 2.1 of the Decision and replace it with the following language:

   "There shall be a maximum of twenty (20) guest rooms. Two of the guest rooms may, but are not required to, be master suites, each of which may consist of one (1) bedroom, one (1) bathroom, one (1) half-bath, and one (1) living room. The remaining eighteen (18) guest rooms may each have one (1) bedroom and one (1) bathroom. There may also be one (1) one-bedroom manager's sleeping unit, a separate manager's kitchen, and a staff break area."

   (b) Eliminate the restriction of the Library (restaurant and bar) to Hotel guests and Hotel room accounts.

   (c) Provide for a restaurant and bar having up to sixty (60) total seats and total rated occupancy of eighty-eight (88) people, serving breakfast, lunch, and dinner to the general public, with the permitted hours of operation being daily, from 7:00 AM to 1:00 AM.

   (d) Increase the number of employees at peak shift from six (6) to twenty-two (22).

3. Delete the Hotel Management Plan attached to the Decision as Exhibit A and replace it with the "Hotel and Restaurant Management Plan" attached hereto as Exhibit A.

The Locus is located at 17 Broad Street, is shown on Nantucket Tax Assessor's Map 42.4.2 as Parcel 74, is Lot 1A on Plan No. 2013-44 at Nantucket Deeds, and is located in the Commercial Downtown ("CDT") Zoning District.

Basis of the Findings

The Planning Board's findings and decision refer to the following:

- An Application for a Special Permit dated September 14, 2015, filed with the Planning Board and stamped in with the Town Clerk on October 14, 2015;
- Restaurant concept and sample menu;
- Restaurant seating count diagram;
- Proposed furniture plan by floor;
- Design Development Presentation by Roman and Williams Buildings and Interiors;
- Seating and Occupancy Narrative by Emeritus Development Ltd, dated September 9, 2015;
- Plan entitled, "Foundation As-Built Plot Plan," drawn by Nantucket Surveyors, LLC, dated September 14, 2015; and
- Landscape schematic plan drawn by Ahern, LLC, dated September 2, 2015.

Findings were also based upon the following:

- Staff Report
- Representation and testimony received in connection with the public hearings held November 19, 2015. Minutes of the meeting are on file with the Planning Office and the Town Clerk; and
- Other assorted documents and plans on file with PLUS.

The Planning Board closed the public hearing on November 19, 2015.

Decision and Vote:
On **November 19, 2015**, a motion was made and duly seconded to close the public hearing and voted **5-0** in favor. The Board's approval is based and conditioned upon compliance with the "Proposal," "Description of the Proposed Project," "Basis of Findings," and "Findings" as set forth in this decision, and as shown on the plans referenced herein. The Planning Board renders this decision based on compliance with the Bylaw §139-11, Major Commercial Development. Except as modified here; the Major Commercial Development Special Permit Decision in Planning Board File #36-13, dated May 12, 2014, recorded with Nantucket Deeds in Book 1438, Page 107 and Book 1445, Page 284, remains in full force and effect. The Board made a motion and duly seconded to **APPROVE** the requested modification of the Major Commercial Development Special Permit with relief and waivers from the Nantucket Zoning Bylaw subject to the following conditions:

1. That there will be no live entertainment;
2. That there will be no patio dining;
3. That the owner of the property / applicant shall meet with the Planning Board after one (1) full year of operation from the date of issuance of the Certificate of Occupancy.

SIGNATURE PAGE TO FOLLOW

RECORD OF VOTE

The Planning Board, at its public hearing held **November 19, 2015**, voted **5-0** to close the public hearing, to **APPROVE** the requested modification to the previously granted Major Commercial Development special permit, to **GRANT** the requested relief by special permit, and to **ENDORSE** this Special Permit decision.

Barry Rector APPROVED

Linda Williams APPROVED

Joseph Mackinger APPROVED

Nathaniel Lowell APPROVED

Diane Coombs APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On the 15th day of December, 2015, before me, the undersigned notary public, personally appeared Linda Williams, 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

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

My Commission Expires October 9, 2020

EXHIBIT A

Faros 17 Broad LLC
17 Broad Street
Nantucket, Massachusetts
Planning Board File No. 52-15

Hotel and Restaurant Management Plan
(Rules and Regulations)

1. The Hotel shall be constructed in accordance with the plans (the "Hotel Plans") approved by the Nantucket Planning Board as part of the issuance of its Major Commercial Development Special Permit in File No. 36-13, dated May 12, 2014, recorded with Nantucket Deeds in Book 1438, Page 107 and Book 1445, Page 284, as the same may be amended, from time to time, by the Planning Board (the "MCD Permit").

2. The Hotel shall conform at all times with the conditions imposed by the Nantucket Planning Board in the MCD Special Permit and all other applicable local, state, and federal laws, by-laws, rules, and regulations.

3. The Hotel shall contain a maximum of twenty (20) guest rooms. Two (2) of the guest rooms may, but are not required to, be master suites, each of which may consist of one (1) bedroom, one (1) bathroom, one (1) half-bath, and one (1) living room. The remaining eighteen (18) guest rooms may each have one (1) bedroom and one (1) bathroom. There may also be one (1) one-bedroom manager's sleeping unit, a separate manager's kitchen, and a staff break area.

4. There shall be a maximum of twenty-two (22) employees on peak shift at the Hotel, which may consist of one (1) innkeeper, one (1) assistant innkeeper, four (4) house hosts who will handle cleaning, maintenance, and guest services, one (1) bar back, one (1) bartender, three (3) servers, three (3) back waiters, one (1) hostess, one (1) manager, four (4) cooks, one (1) dishwasher, and one (1) expediter/manager.

5. There shall be one employee of the Hotel, who is responsible for the Hotel operations, on-site at all times that the Hotel is open. The name of any such employee and a telephone number (pager or mobile device) that may be used to reach such employee twenty-four hours a day shall be provided upon request to each direct abutter of the Hotel, the Nantucket Police Department, the Nantucket Building Department, the Nantucket Health Department, and the Nantucket Planning Board. This information shall be updated at the time of any change and shall be available at the Hotel during its normal operating hours.

6. The Hotel shall maintain an open log of any complaints received relative to the operations of the Hotel and of any action taken to abate or address any issues raised by such complaints.

7. All exterior lighting shall comply with the provisions of the Nantucket Zoning By-law (the "By-law") and Chapter 102 of the Town Code and shall be generally directed downward and placed so as to not be directed at any neighboring parcels.

8. The Hotel shall be kept neat and clean at all times. Hotel laundry will be done off-site and will be dropped off and picked up once daily. The Hotel shall be serviced by a commercial refuse removal service, with pick-up at regular, frequent intervals, as needed (twice daily, once in the morning and once in the afternoon). Trash and recyclables will be handled from North Water Street on the north side of the structure, and the receptacles will be placed so as to be screened from view. Food may be

delivered six days per week, with a maximum of four (4) deliveries per day. Food deliveries will be brought in by hand truck along Broad Street from existing loading zones already in use for other restaurants in the area.

9. All kitchen equipment shall be vented so as to minimize any odor or nuisance to adjacent properties. Any commercial hood and ventilation system shall be properly cleaned, maintained, and serviced on an annual basis.

10. No exterior storage of furniture, refuse, debris, unregistered or inoperable vehicles, or other materials constituting a nuisance shall be permitted upon the Hotel grounds.

11. There shall be no motor vehicles permitted on the Hotel grounds. The Hotel, through its website, in its print materials, and as part of the reservation process, shall discourage Hotel guests from bringing vehicles to the island and shall encourage Hotel guests to take advantage of walking, bicycling, taxis, and the NRTA while on island. There shall be bicycle storage on the Hotel grounds as shown on the Hotel Plans for Hotel guests to use throughout their stay. Employees shall likewise be encouraged to use the NRTA and bicycles as transportation. NRTA passes or vouchers shall be made available to Hotel guests and staff.

10. The Library (restaurant and bar), having sixty (60) total seats and total rated occupancy of eighty-eight (88) people, may serve breakfast, lunch, and dinner to the general public, with the permitted hours of operation being daily, from 7:00 AM to 1:00 AM (approximate range of service: breakfast 7:00 to 10:00 AM; lunch 11:30 AM to 2 PM; and dinner 5:30 PM to 10 PM, with the bar closing at 1:00 AM.) Room service may also be provided. Food will be prepared in an on-site commercial kitchen. Alcoholic beverages will be served in accordance with all local, state, and federal laws.

11. Guest pick up and drop off will take place on Broad Street. The other areas outside of the Hotel, including the porches and the outdoor seating area at the corner of the property at Broad and North Water Streets, will be used only for low impact activities (for example, as areas for guests to have coffee and read). There shall be no outdoor music at any time. All doors and windows in the Hotel shall be closed, except as required to provide natural ventilation, to minimize the impact of the sound of any amplified music within the interior of the Hotel.

12. No loud music or other noise violating Chapter 101 of the Code or any other provisions of law from time to time in effect shall be permitted in the Hotel. After 10:00 P.M., televisions, stereos, and the like shall be operated so as not to be audible upon any adjacent property. The Hotel shall be air conditioned, and except as necessary to provide natural ventilation, the doors and windows of all public areas of the Hotel shall remain closed as necessary to prevent any disturbance to adjacent properties.

13. The Hotel shall be responsible for compliance with all provisions of this plan by its guests and employees within the Hotel and areas immediately adjacent to the Hotel.

14. This Management Plan may be modified from time to time by the Hotel, provided that any such amendment is in keeping with the spirit and intent all approvals.

15. This Management Plan and any future revisions to it shall be posted on the Hotel website and shall be available at the front desk of the Hotel and in each guest room. It shall also be provided to each Hotel guest and filed with the Nantucket Planning Board and the Nantucket Building Department.

Holly Backus

From: Catherine Ancero
Sent: Thursday, May 19, 2016 12:19 PM
To: Holly Backus
Subject: FW: North Water Street Trees @ 17 Broad

See email below

From: Sarah F. Alger [mailto:sfa@sfapc.com]
Sent: Wednesday, May 18, 2016 7:06 PM
To: Andrew Vorce; Leslie Snell
Cc: Catherine Ancero
Subject: Fwd: North Water Street Trees @ 17 Broad

FYI. For the 17 Broad file.

Sarah F. Alger, PC
Two South Water Street
Nantucket, Massachusetts 02554
508-228-1118 telephone
508-228-8004 fax
Five Parker Road
Osterville, Massachusetts 02655
508-428-8594 telephone
508-420-3162 fax

Sent from my iPhone. Please excuse any egregious typographical errors.

Begin forwarded message:

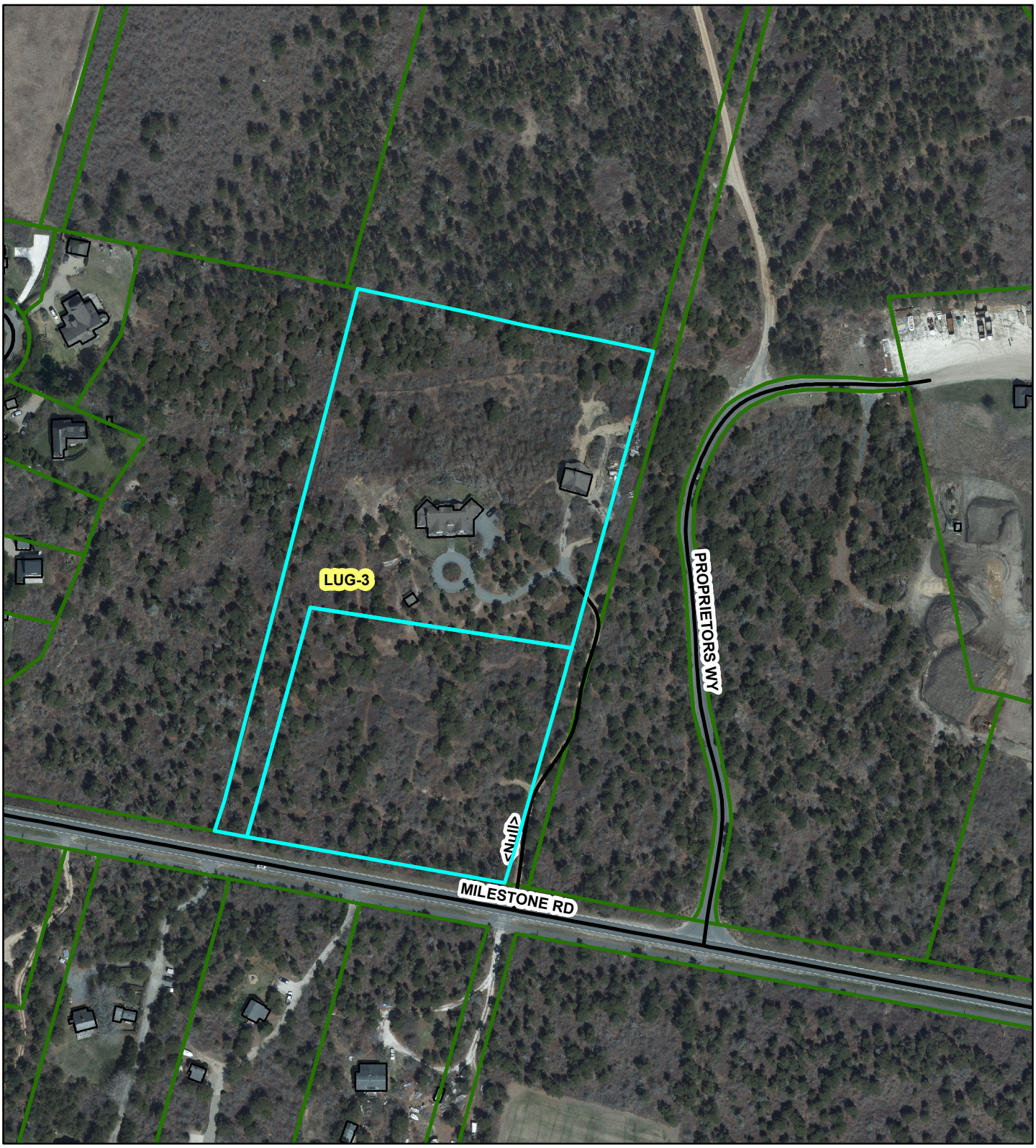
> **From:** <sfa@sfapc.com>
> **Date:** May 18, 2016 at 18:50:51 EDT
> **To:** Mooney Erika <emooney@nantucket-ma.gov>, <LGibson@nantucket-ma.gov>
> **Cc:** Leventhal Jeremy <jleventhal@farosproperties.com>, Leventhal Alexander <aleventhal@farosproperties.com>, Gould Elliot <egould@farosproperties.com>, <mmcgowan@sconsetgardener.com>, Santos Paul <psantos@nantucketsurveyors.com>, <steve@hollister.consulting>, Kelley James <shimmopond@aol.com>
> **Subject: North Water Street Trees @ 17 Broad**
>
> Dear Erika,
>
> I was able to speak with Marty McGowan about the tree root issue that Mr. DeCosta raised at the meeting tonight. Please let the Board know that my clients will install a "root remediation system" along North Water Street to aid in directional root growth away from or under the sidewalks.
>
> Thank you for your attention.
>
> Regards,

Sarah Alger

Sarah F. Alger, PC
Two South Water Street
Nantucket, Massachusetts 02554
508-228-1118 telephone
508-228-8004 fax
Five Parker Road
Osterville, Massachusetts 02655
508-428-8594 telephone
508-420-3162 fax

Sent from my iPhone. Please excuse any egregious typographical errors.

Sketch Plan:
Linda J. Bellevue, Trustee
68 & 70 Milestone Road
Map 54 Parcels 35 & 35.1



READE, GULLICKSEN, HANLEY & GIFFORD, LLP

SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
MARIANNE HANLEY
WHITNEY A. GIFFORD

(508) 228-3128
FAX: (508) 228-5630

MAILING ADDRESS:

POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

June 3, 2016

BY HAND DELIVERY

Barry Rector, Chairman
Nantucket Planning Board
Planning and Land Use Services
Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

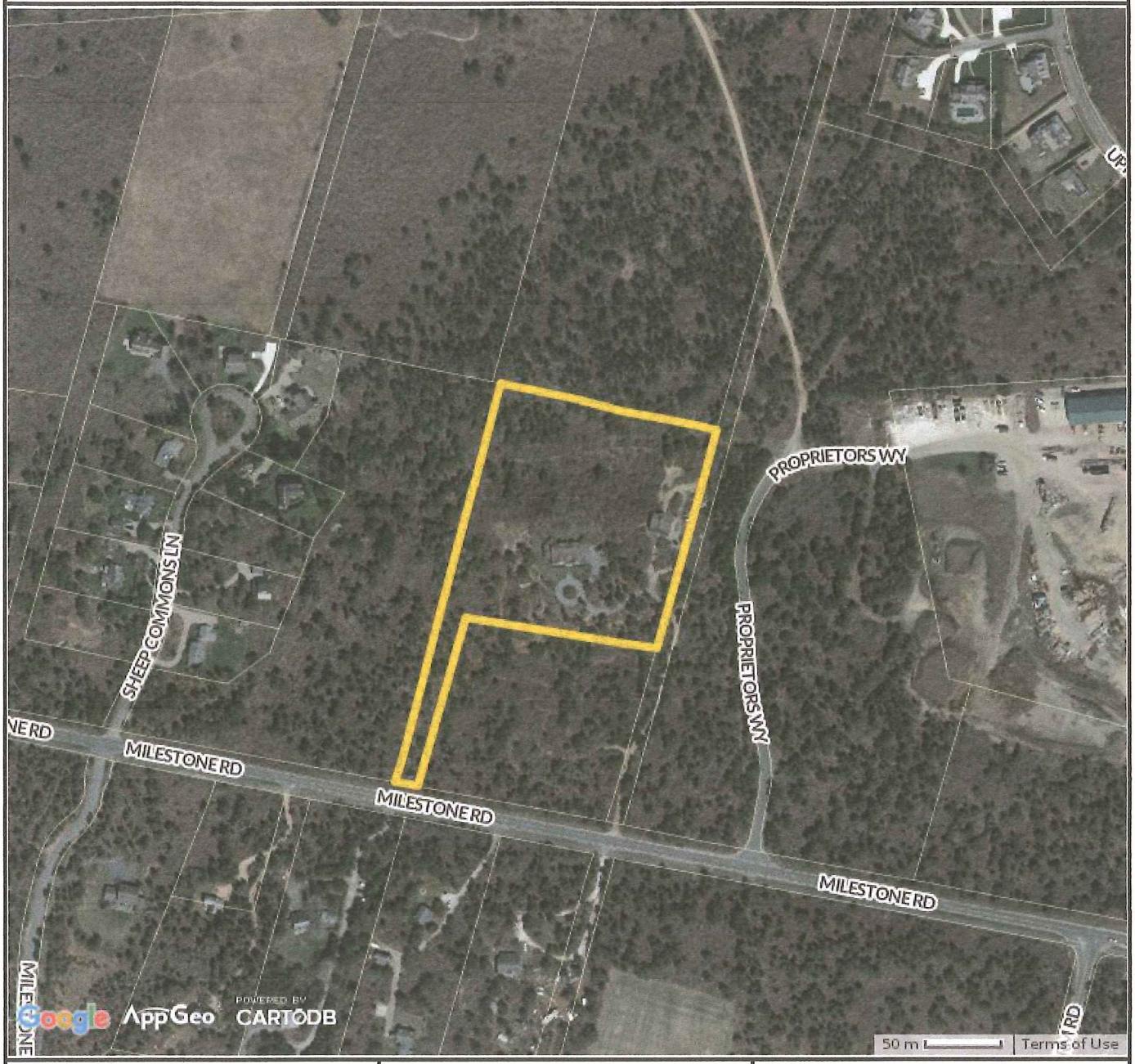
Re: 68 and 70 Milestone Road
Linda J. Bellevue, Trustee
Assessor's Parcels 54-35 and 54-35.1

Dear Chairman Rector:

Would you kindly place the above matter on the Planning Board agenda for the meeting of June 13, 2016, for discussion of the enclosed sketch plan.

My client, Linda J. Bellevue, as Trustee of the Linda J. Bellevue Trust-2014, owns the land shown as Lots 23 and 24 on Land Court Plan 36941-G by virtue of Certificate of Title No. 25340 at Nantucket Registry District. Both of these lots comply with zoning requirements, and derive their frontage from Milestone Road; apparently, frontage averaging was employed in creating the lots. Both lots also have frontage on the Proprietors Road which they abut to their east. Actual access to Lot 24, which is improved, is derived from a driveway in the Proprietors Road.

The attached sketch plan by Blackwell & Associates, Inc., depicts a redivision of these lots so that each will have frontage on the Proprietors Road, but Lot 24 will no longer front on Milestone Road. We believe that this is a superior arrangement, as construction of a driveway within Lot 24 to Milestone Road would be inadvisable from a traffic safety standpoint.



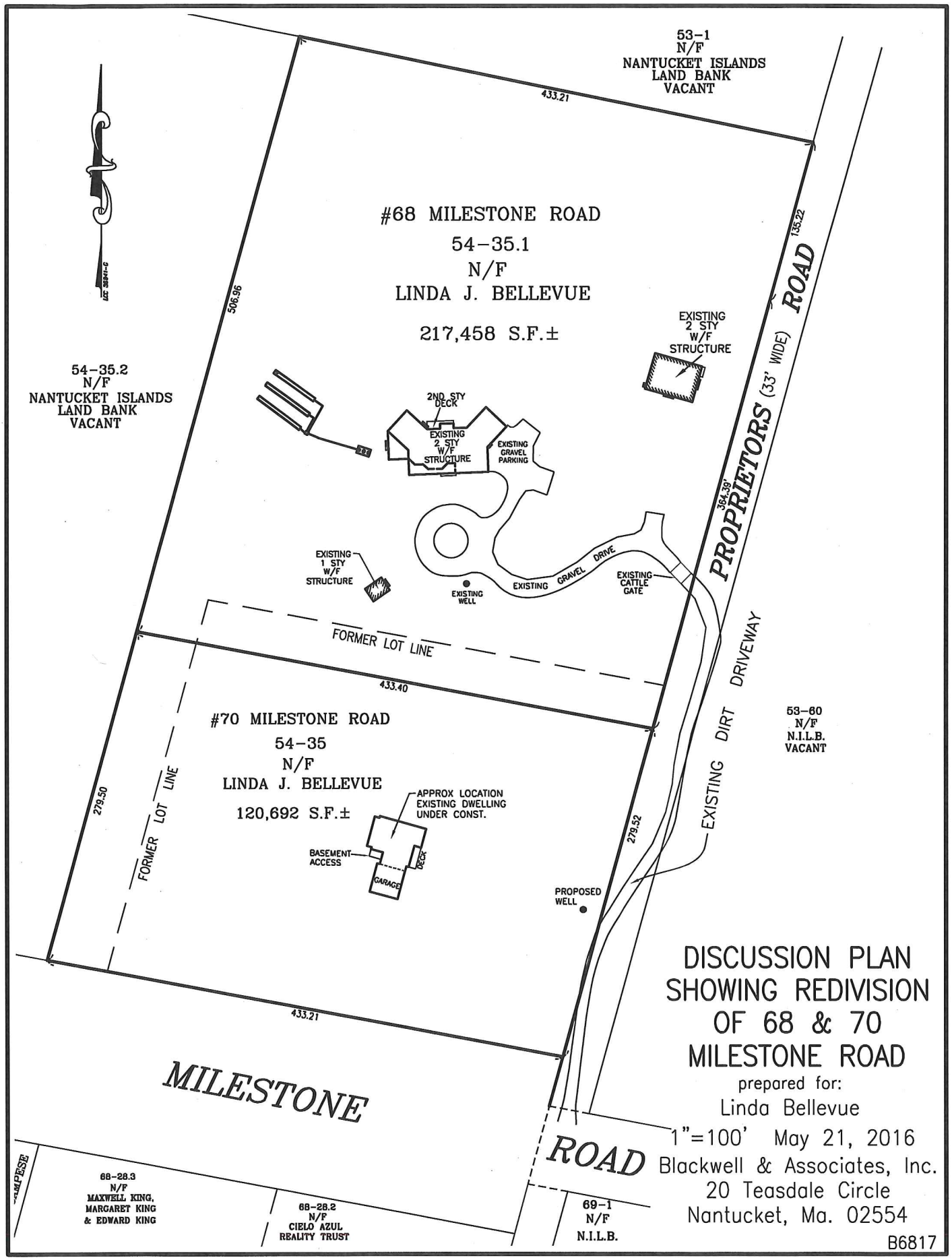
Property Information

Property ID	54 35.1
Location	68 MILESTONE RD
Owner	BELLEVUE LINDA J 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.

Parcels updated December, 2014
Properties updated January, 2015



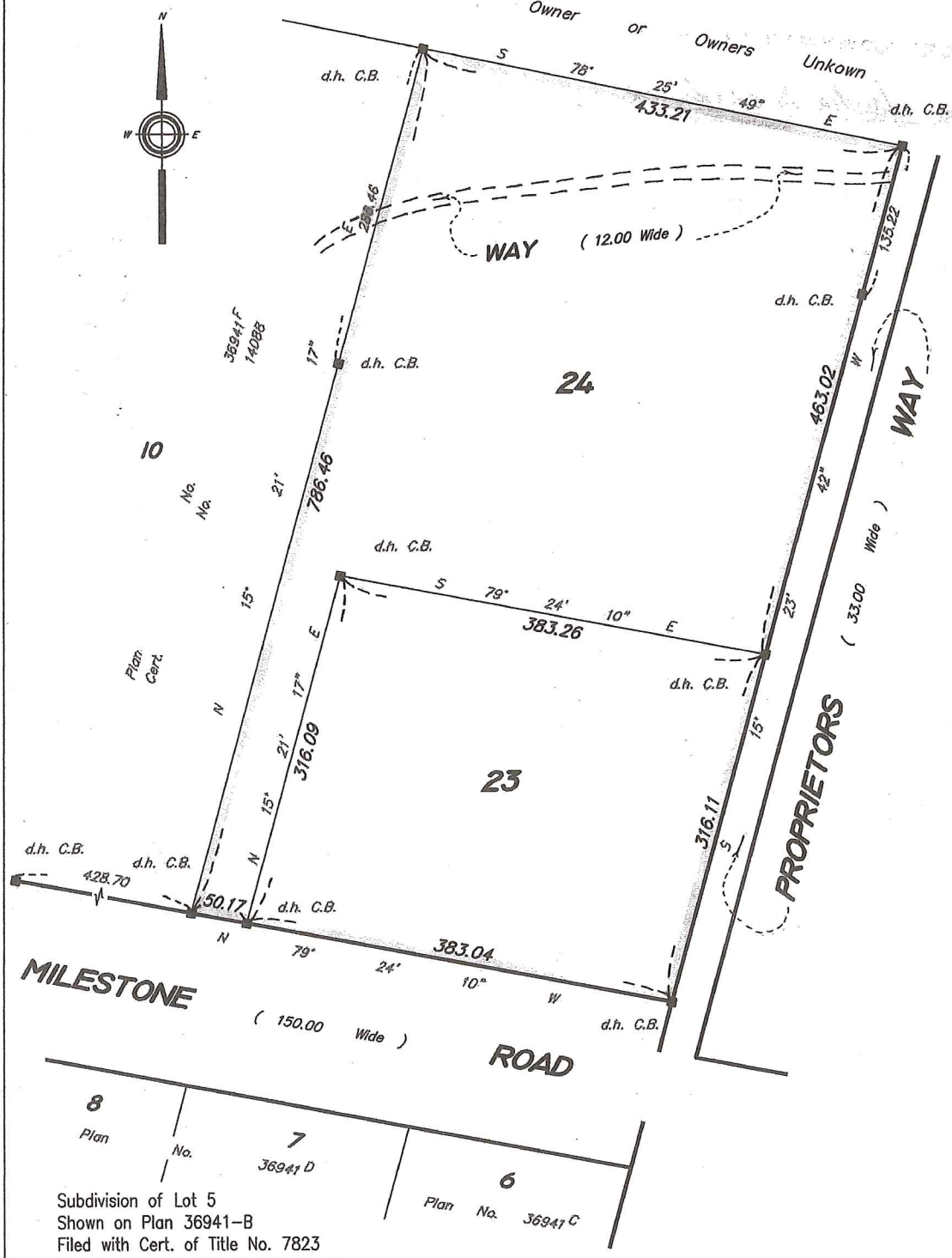
V:\DRAWFILES\B6817\70-SEPTIC-DESIGN.dwg, DivisionSketch, 5/21/2016 6:11:02 PM, Adobe PDF.pc3, 1:

SUBDIVISION PLAN OF LAND IN NANTUCKET

Nantucket Surveyors, Inc., Surveyors

August 19, 1994

36941G



Subdivision of Lot 5
Shown on Plan 36941-B
Filed with Cert. of Title No. 7823
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 23 and 24 By the Court.

AUG. 25, 1994 Recorder

JAV-004U

Abutters are shown as on original decree plan.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
AUG. 25, 1994
Scale of this plan 100 feet to an inch
Louis A. Moore, Engineer for Court

THIS PLAN FILED WITH CERTIFICATE NO. 16258

Transfer Certificate of Title

Cert No:25340
Doc No:145659

From Transfer
Certificate No. 16258 Originally Registered April 8, 1994 at the Registry District of Nantucket County

This is to Certify that

LINDA J. BELLEVUE, Trustee of the LINDA J. BELLEVUE TRUST-2014 u/d/t dated June 23, 2014, for which a trust certificate pursuant to M.G.L. Ch. 184, sec. 35 is registered as Document No. 145660 at the Registry District of Nantucket County

of 70 Milestone Road, Nantucket in the County of Nantucket and the Commonwealth of Massachusetts, 02554 is the owner, in fee simple, of that land situated in Nantucket, in the County of Nantucket and said Commonwealth, bounded and described as follows:

Lots 23 & 24 on Land Court Plan Number 36941-G, drawn by Nantucket Surveyors, Inc., Surveyors, dated August 19, 1994, and filed with Certificate of Title No. 16,258 at the Registry District of Nantucket County.

So much of Lot 5 (now known as Lots 23 & 24) as lies within the limits of the Way, 12 feet wide, approximately shown on said plan, is subject to the rights of all those lawfully entitled thereto, in and over the same, as set forth in a Stipulation between the Petitioners and the Town of Nantucket and the Nantucket County Commissioners, filed with the papers in this case on December 5, 1972.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

LINDA J. BELLEVUE, Trustee of the LINDA J. BELLEVUE TRUST-2014

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting, and subject also as aforesaid.

Witness **JUDITH C. CUTLER**, Esquire, Chief Justice of the Land Court, at Nantucket in said County of Nantucket the nineteenth day of September in the year two thousand and fourteen at 1 o'clock and 31 minutes in the afternoon.

Attest, with the Seal of said Court, Jennifer H. Ferreira

Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 68 & 70 Milestone Road

Land Court Case No. 36941

CERTIFICATE OF TITLE NO. **25340**

Memoranda Of Encumbrances

Cert No: 25340

Book/Page: /0

Cert No	25340
Document Number	14618
Kind	DISMISSAL
In Favor of	NANTUCKET TOWN OF , NANTUCKET COUNTY OF , COUNTY COMMISSIONERS
Date of Instr	11/19/1972
Terms	"-in and to the right of way shown on Lot 1-" Plan 36941-A
Date of Reg	07/02/1973
Time of Reg	1:20PM

Cert No	25340
Document Number	66094
Kind	EASEMENT
In Favor of	NANTUCKET ELECTRIC CO
Date of Instr	09/19/1994
Terms	utility easement for Lots 23 & 24 Pl. 36941-G see sketch attached to doc
Date of Reg	10/06/1994
Time of Reg	2:36PM

Cert No	25340
Document Number	109129
Kind	NOTICE
In Favor of	BELLEVUE LINDA J
Date of Instr	09/29/2004
Terms	Lot 24 Pl. 36941-G
Date of Reg	09/29/2004
Time of Reg	3:07PM

Cert No	25340
Document Number	145660

Kind	TRUSTEE CERT
In Favor of	LINDA J BELLEVUE TRUST - 2014
Date of Instr	06/23/2014
Terms	Linda J. Bellevue, Trustee
Date of Reg	09/19/2014
Time of Reg	1:31PM

Cert No	25340
Document Number	145661
Kind	TRUSTEE CERT
In Favor of	LINDA J BELLEVUE TRUST - 2014
Date of Instr	06/23/2014
Terms	Linda J. Bellevue, Trustee
Date of Reg	09/19/2014
Time of Reg	1:31PM

Cert No	25340
Document Number	146897
Kind	DECL OF HOMESTEAD
In Favor of	BELLEVUE LINDA J TR, LINDA J BELLEVUE TRUST 2014
Date of Instr	09/17/2014
Terms	
Date of Reg	01/09/2015
Time of Reg	2:48PM

Cert No	
Document Number	
Kind	
In Favor of	
Date of Instr	
Terms	
Date of Reg	
Time of Reg	

KOPELMAN AND PAIGE, P.C.
The Leader in Public Sector Law

101 Arch Street
Boston, MA 02110
T: 617.556.0007
F: 617.654.1735
www.k-plaw.com

2016 MAY 13 PM 3:30

RECEIVED
MAY 13 2016
By

May 11, 2016

Jonathan M. Silverstein
jsilverstein@k-plaw.com

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

Re: Plans Submitted to the Planning Board for Consideration

Dear Ms. Snell:

You have requested an opinion regarding the Planning Board's practice of allowing sketch or concept plans in connection with certain types of applications that come before the Board. It is my understanding that the Board permits applicants to submit sketch plans in connection with certain special permit and site plan review applications, such as applications for secondary or tertiary dwellings and applications for more than one driveway. Specifically, you requested an opinion as to whether the Planning Board's established practice is appropriate or if all plans submitted to and considered by the Planning Board must be prepared by a licensed Professional Land Surveyor. In my opinion, the Planning Board's established practice is acceptable and does not run afoul of any applicable laws.

When the Planning Board serves as the Special Permit Granting Authority for a certain application, the Board also serves as the Site Plan Review Authority. See Zoning Bylaw, Section 139-23(B). As the Site Plan Review Authority, the Planning Board "may accept plans prepared by a professional land surveyor, registered architect, landscape architect, or designer, as appropriate." Id. Furthermore, the Planning Board may require that plans submitted to the Board include varying levels of detail based on the size and complexity of a particular project. Id. at B(1)(a) – (r). Nothing in the Zoning Act, G.L. c.40A, or the Town's Zoning Bylaw requires that all plans submitted in connection with special permit and site plan review applications be prepared by a licensed Professional Land Surveyor. Based of the foregoing, in my opinion, it is within the Planning Board's discretion to accept sketch plans when it determines such plans are sufficient to review a particular application.

Please note that I am not opining on whether the submission of a sketch plan or concept plan to the Planning Board constitutes the unlicensed practice of land surveying. In my opinion, the Planning Board is not the body responsible for enforcing the unlicensed practice of land surveying. The state Board of Registration of Professional Engineers and of Land Surveyors is responsible for such matters. The Planning Board need not concern itself with the unlicensed practice of land surveying or any other profession unless such unlicensed practice affects the Planning Board's ability to fulfill its statutory and regulatory duties. Here, it is my

understanding that the Planning Board has determined that sketch or concept plans are sufficient for the purpose of reviewing certain applications, such as applications for secondary or tertiary dwellings and applications for more than one driveway. Therefore, in my opinion, the Planning Board's established practice of permitting sketch or concept plans is within its authority.

Please do not hesitate to contact me should you have any questions regarding this matter.

Very truly yours,

Jonathan Silverstein (BAG)

Jonathan M. Silverstein

JMS/BAG/eon
cc: Town Manager

553350.2/NANT/0012

Fog Island Cafe
5 Amelia Drive
Map 67 Parcel 435
Dinner Theater Activities Discussion

2016 MAY 25 PM 2:27

FOG ISLAND CAFE

5/25/2016

Andrew V. Vorce, AICP
Director of Planning
2 Fairgrounds Road
Nantucket, Ma. 02554

Dear Planning Board:

Fog Island Inc. is gearing up our operation at 5 Amelia Drive. This summer we would like to include a few Dinner theater activities as an accessory use for our patio under the blue awning.

The events would take place various evenings throughout the summer (Evening tapas @ 7:00 PM, performances 7:30 -9:30 PM, evenings ending by 10 PM) at 5 Amelia Drive. We would aim for two different events over the summer months (One July, One August), possibly 2-6 evening performances per event, depending on public demand.

The events would serve also as part of our internship program for culinary students. For almost two decades Fog Island has been mentoring culinary students where they obtain college credits upon completing their restaurant training with us.

Our menus can be viewed online at www.fogisland.com

In hopes that you'll give positive feedback and support, thank you for the chance to submit our request for an Entertainment License.

Sincerely,

Mark Dawson
Fog Island Inc.

Scott L. Martin & Andrea G. Martin, Trustees of 36 Pocomo Road Nominee Trust
36 Pocomo Road
Map 14 Parcel 79
Brush cutting discussion

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

May 27, 2016

BY HAND-DELIVERY AND FACSIMILE

Jeff Carlson, Natural Resources Coordinator
Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, Massachusetts 02554

Re: Scott L. Martin and Andrea G. Martin, Co-Trustees of
36 Pocomo Road Nominee Trust,
36 Pocomo Road, Nantucket, Massachusetts 02554
Map 14, Parcel 11, Certificate of Title No. 23066

Dear Jeff:

This letter will serve to confirm that I represent Mr. and Mrs. Robert C. Wright, the owners of 29 and 33 Medouie Creek Road, Nantucket, Massachusetts 02554. My clients are concerned about the illegal brush cutting that has taken place on the abutting property located at 36 Pocomo Road and owned by Scott L. Martin and Andrea G. Martin, Co-Trustees of the 36 Pocomo Road Nominee Trust and shown as Parcel 79 on Nantucket Assessors Map 14. There is an isolated vegetated wetland on the 36 Pocomo Road property as shown on the

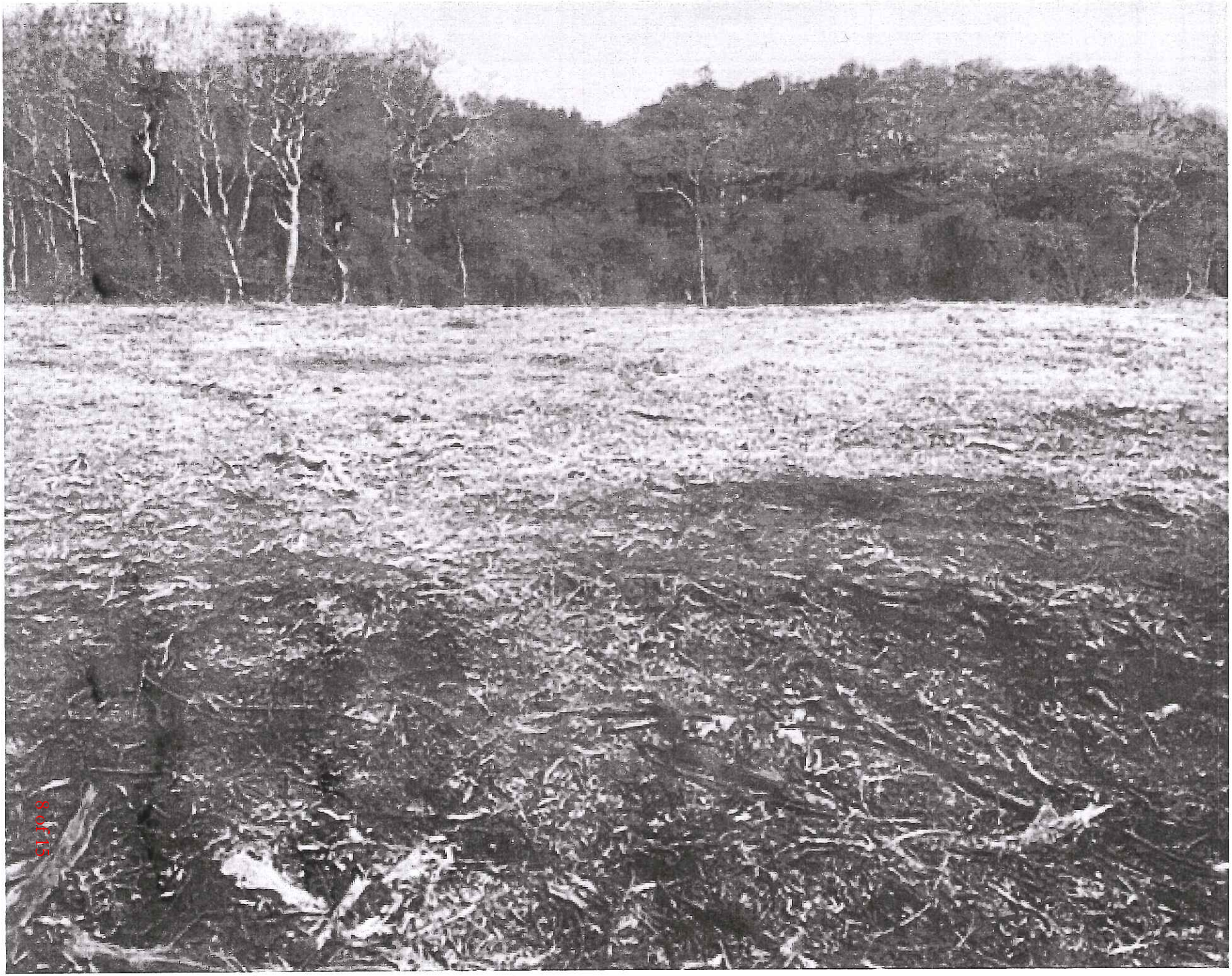
enclosed wetlands plan. The property has been extensively "clear cut" within the wetland buffer zones surrounding this wetland without any required determinations or orders from the Nantucket Conservation Commission. Enclosed are pictures of the clear cutting areas on the 36 Pocomo Road property.

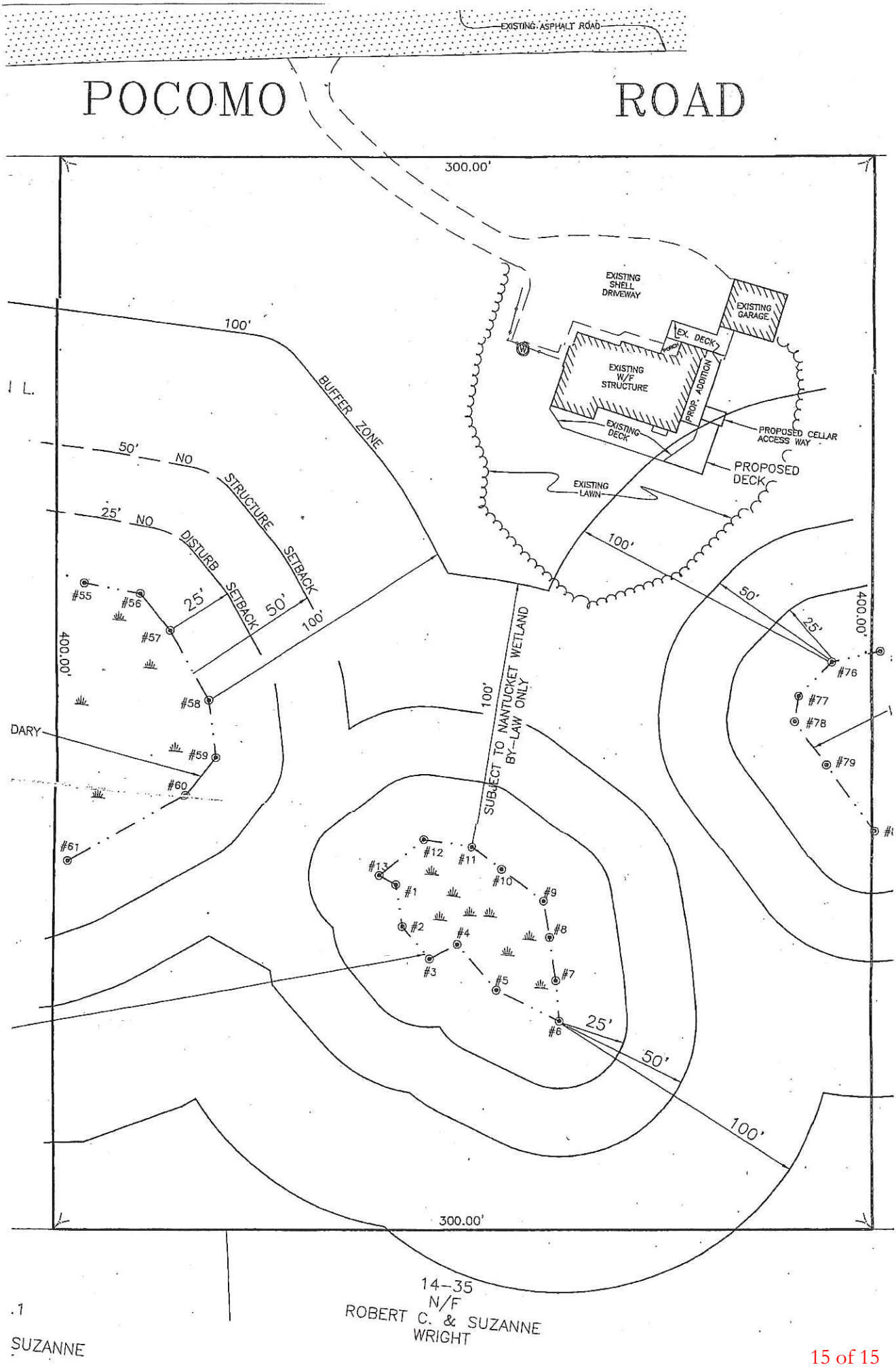
In these circumstances, Mr. and Mrs. Wright ask the Nantucket Conservation Commission to deem this illegal clear cutting a violation of Chapter 136 of the Nantucket Wetlands By-Law and issue an enforcement order against the 36 Pocomo property pursuant to Section 136-4F of the Town By-Law. In addition, Mr. and Mrs. Wright ask the Commission to require the owners of the 36 Pocomo Road property, Scott L. Martin and Andrea G. Martin, Co-Trustees of the 36 Pocomo Road Nominee Trust, to restore the brush cut area within the wetland buffer zones on the 36 Pocomo Road Property to its prior condition by re-vegetating and replicating this area as soon as possible.

Should you have any questions or concerns, please contact me. Thank you for your help.

Sincerely,

KFD/mep
Enc.
cc: Arthur I. Reade, Jr., Esquire
James Kelly, Chairman, Nantucket Board of Selectmen
Barry Rector, Chairman, Nantucket Planning Board
Roberto Santamaria, Nantucket Board of Health Director
Stephen Butler, Nantucket Building Commissioner




EXISTING ASPHALT ROAD
POCOMO ROAD
300.00'
EXISTING SHELL DRIVEWAY
EXISTING GARAGE
EX. DECK
PORCH
EXISTING W/F STRUCTURE
PROP. ADDITION
EXISTING DECK
PROPOSED CELLAR ACCESS WAY
PROPOSED DECK
EXISTING LAWN
100'
BUFFER ZONE
50' NO STRUCTURE SETBACK
25' NO DISTURB SETBACK
50'
100'
400.00'
#55
#56
#57
#58
#59
#60
#61
DARY
100'
SUBJECT TO NANTUCKET WETLAND BY-LAW ONLY
#12
#11
#13
#10
#1
#9
#2
#8
#4
#3
#7
#5
#6
25'
50'
100'
#76
#77
#78
#79
400.00'
300.00'
14-35
N/F
ROBERT C. & SUZANNE
WRIGHT
SUZANNE

Holly Backus

From: Catherine Ancero
Sent: Thursday, June 09, 2016 9:09 AM
To: Holly Backus
Subject: FW: Senate Bill 2311
Attachments: Muni Leaders sign-on letter DRAFT.docx; ATT00001.htm

See email below. Will scan and save under packet "Other Business"

From: Andrew Vorce
Sent: Wednesday, June 08, 2016 8:27 PM
To: Catherine Ancero
Subject: Fwd: Senate Bill 2311

For PB packet.

Sent from my iPhone

Begin forwarded message:

> **From:** "Judi Barrett (Home)" <judith.barrett@cloverset.org>
> **To:** "Judith A. Barrett (Home)" <judith.barrett@cloverset.org>
> **Subject: Senate Bill 2311**
>
> Dear Friends and Colleagues,
>
> As you've probably heard by now, the Senate is expected to vote tomorrow on a bill with long-awaited improvements to the Zoning Act. As a planner who's been involved with zoning reform for many years, I think the Senate Ways and Means Committee has done an admirable job of trying to craft a bill that addresses many of the concerns of professional planners, city and town officials, the real estate industry, and others. I'll be the first to admit that S2311 contains some provisions that I'm not all that wild about, but I also understand that the legislature has to work with many constituents and that lots of interests have to be balanced when land use laws change. That is what compromise is for! I also know that we've all been at this for a long time. If we can't move forward this year, it's unlikely that we will see any zoning reform progress on Beacon Hill for a long time to come. With all of this in mind, I've become an enthusiastic supporter of S2311 and I hope you will be, too.
>
> S2311 includes features that can benefit everyone. For example:
>
> · The bill clearly provides that communities can charge development impact fees. This has been a subject of disagreement for a long time. By providing for impact fees in state law, the legality of requiring them will be settled. Communities will still have to be careful about how they approach calculating, accounting for and reporting impact fee revenues, but there will no longer be a question about whether an impact fee is legal.
>
> · The bill requires communities to prepare and adopt a master plan, but it also simplifies the minimum requirements for master plans and clarifies the procedures for adoption. The bill further encourages communities to align their zoning bylaws and ordinances with the goals and policies of the master plan.

· S2311 specifically provides for site plan review, which doesn't appear anywhere in the present Zoning Act. It's about time!

· The bill requires communities to adopt as-of-right zoning for multifamily housing (which can be regulated through site plan review). Through the master plan requirement, S2311 equips communities to decide where multifamily development should happen instead of leaving the decision to Chapter 40B comprehensive permits.

· The bill clearly provides for inclusionary zoning, which has also been the subject of legal disagreements over the years. Communities that align inclusionary zoning with the regulations for multifamily housing will be able to generate housing units eligible for the Subsidized Housing Inventory without having to rely on Chapter 40B.

· Communities will have the option to eliminate the "Approval Not Required" process under the Subdivision Control Law and replace it with a minor subdivision review process.

· Communities will have the option to pass zoning amendments with a simple majority vote if they wish, rather than the 2/3 requirement that everyone has to meet today. Similar flexibility would be available for approval of special permits.

· S2311 provides for accessory dwelling units "as of right" in all communities. This will allow cities and towns to provide for "informal" affordability through the creation of small housing units that have little if any impact on the neighborhoods in which they're located. As you may know, accessory dwellings also help seniors stay in their homes if they want to, rather than being forced to sell because they can't afford their housing costs.

Members of the real estate industry seem to be opposed to S2311. Apparently they think it does not give them enough concessions. We need to make it clear to the Senate that S2311 is a critically important piece of legislation, both for community planning and for meeting the housing needs of people of all ages. I hope you'll consider contacting your state senator to say that you support S2311.

Thanks for listening!

Judi Barrett

June XX, 2016

Senate President Stan Rosenberg
State House Room 332
Boston, MA 02133

Dear Senate President Rosenberg;

As municipal leaders across the Commonwealth, we write to express our support for S. 2311, *An Act Promoting Housing and Sustainable Development*.

This important legislation will provide overdue updates to our antiquated planning and zoning laws while giving cities and towns opportunities to stimulate housing production. The legislation takes a balanced approach that introduces more certainty and predictability for developers and property owners, while also giving cities and towns the tools necessary to meet the needs of today and shape the future of our communities.

We are building fewer than half of the homes that we need annually to meet our current statewide needs and prevent job loss to other states. Our restrictive and outdated zoning laws are partly to blame. This bill doesn't just help us update outdated policies, it also helps us to ensure that we can remain economically competitive.

We urge you to take this opportunity to advance S. 2311 and pass meaningful zoning reform and housing production legislation.

Sincerely,

Kimberley Driscoll
Mayor of Salem

Joseph Curtatone
Mayor of Somerville

Setti Warren
Mayor of Newton

Thomas Ambrosino
City Manager, Chelsea

Adam Chapdelaine
Town Manager, Arlington

Thomas Younger
Town Administrator, Swampscott

Michelle Ciccolo
Lexington Board of Selectmen

James McKenna
Town Manager, Winthrop

Edward Bettencourt, Jr,
Mayor of Peabody

Michael Cahill
Mayor of Beverly

Keith Bergman, President | **Erin Wortman**, Vice President | **Taber Keally**, Treasurer | **Sandra Hackman**, Secretary | **Marc Draisen**, Executive Director
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