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JOHN R. ALGER

1931-2007

March 5, 2014

Andrew Vorce, AICP  
Director of Planning  
Planning and Land Use Services  
Town of Nantucket  
Two Fairgrounds Road  
Nantucket, Massachusetts 02554

Re: Proposed alternative access  
plan to Baxter Road

Dear Andrew:

As we have discussed, I am attaching for your review and consideration a proposed plan of the Judy properties in Sconset. This plan takes advantage of the proposed SR-20 zoning and provides for alternative access to Baxter Road.

We believe that this plan is preferable to the so-called Ryan-Furrow paper way for a variety of reasons.

- The plan preserves the existing Judy structures on three separate lots, which is something we understand is important to the Judy family.
- The plan provides a retreat option for the houses remaining on Baxter Road. We would suggest that Lots 8, 10, and 11 be restricted to this purpose.
- In addition to the three lots with the existing structures and the three retreat lots, the plan provides a minimum of five (5) additional lots for the Judy family.
- The Town could reach an agreement with the Judy family for access based upon this plan that would not require the payment of damages. The proposed taking of the Ryan-Furrow paper way would result in damage awards for both the Ryan and the Furrow interests, potentially in the range of two to three million dollars.
- The design allows for flexibility. The Ryan-Furrow paper way provides no flexibility.

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- The plan allows for the construction of a two-way road that would provide access to Baxter Road. One of the issues with the so-called Ryan-Furrow paper way is that there is not room within the twenty-foot paper way for a travel lane in each direction. A single-lane road would result in vehicle conflicts that would necessitate the backing and/or staging of vehicles and would create a hazardous condition with respect to traffic safety on both Baxter Road and the proposed access road. A driver turning from Baxter onto the proposed road where a vehicle is headed east would be a head-on conflict.
- The topography at the Judy property lends itself more easily to the construction of a safe, two-way lane. The existing topography at the proposed intersection of the Ryan-Furrow paper way with Baxter Road presents a challenge with respect to providing adequate driver sight distance. The proposed alternative to modify the existing grades along Baxter Road is less than ideal due to the impact that it would have on surrounding properties and, eventually, the eroding coastal bank. All of the proposed grading work would occur within the 100-foot buffer zone to the eroding bank and would be subject to the review and approval of the Conservation Commission. The ground surface in this area should be excavated as little as possible so as to maintain the greatest natural resistance to erosive forces. Further, lowering the grade of the existing road may have impacts on the existing infrastructure including sewer, water and other utilities.
- An access road over the Judy property would be significantly easier and less expensive to design and construct. In addition, the neighbors are willing to have the necessary road plans for a proposed road over the Judy property prepared at their expense.
- An access road over the Judy property would meet the needs of all vehicles. The Ryan-Furrow paper way cannot accommodate heavy vehicles. The retaining walls at the Ryan-Furrow way, which is currently used as the driveway to the Furrow property, are already failing with the limited use currently occurring on the way.
- The neighbors are willing to support this plan and the accompanying re-zoning of the Judy property.

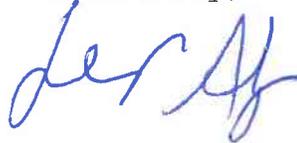
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Please review this proposal and accompanying plans, and let me know if you have any questions or if you would like to discuss it.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah F. Alger". The signature is written in a cursive style with a large initial "S".

SFA/

Enclosures

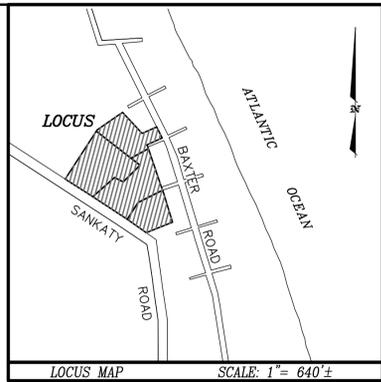
CURRENT ZONING CLASSIFICATION:  
Limited Use General 3 (L.U.G.-3)  
MINIMUM LOT SIZE: 120,000 S.F.  
MINIMUM FRONTAGE: 200 FT.  
FRONT YARD SETBACK: 35 FT.  
REAR/SIDE SETBACK: 20 FT.  
GROUND COVER % : 3%

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%

PROPOSED ZONING CLASSIFICATION:  
Scotset Residential 20 (SR-20)

MINIMUM LOT SIZE: 20,000 S.F.  
MINIMUM FRONTAGE: 75 FT.  
FRONT YARD SETBACK: 30 FT.  
REAR/SIDE SETBACK: 10 FT.  
GROUND COVER % : 12.5%

**NOTE:**  
THIS PLAN HAS BEEN PREPARED FOR DISCUSSION  
PURPOSES ONLY BASED ON RECORD PLANS.



**OWNER'S REFERENCE:**

S.C. NOMINEE TRUST  
DEED BK. 647, PG. 188  
PLAN FILE 54-E, LOT D  
DEED BK. 647, PG. 191  
PLAN BK. 6, PG. 16, LOT 24  
ASSESSOR'S MAP 48, PARCEL 38.1  
108 BAXTER ROAD

S.J. NOMINEE TRUST  
CERT. OF TITLE #18649  
L.C.C. 9548-D, LOT 23  
PLAN FILE 54-E, LOT A-1 & A-2  
ASSESSOR'S MAP 48, PARCEL 27  
117 SANKATY ROAD

S.G. NOMINEE TRUST  
CERT. OF TITLE #19248  
L.C.C. 9548-D, LOT 24  
DEED BK. 645, PG. 152  
PLAN FILE 54-E, LOT B-2  
ASSESSOR'S MAP 48, PARCEL 26  
115 SANKATY ROAD

S.D. NOMINEE TRUST  
CERT. OF TITLE #18650  
L.C.C. 36116-A, LOT 1 (REMAINDER)  
DEED BK. 643, PG. 191  
PLAN FILE 54-E, LOT C  
ASSESSOR'S MAP 48, PARCEL 47.1  
111 SANKATY ROAD

**CONCEPT PLAN**  
**Baxter Road Access**  
**Site Plan**  
in  
Nantucket, Mass.

Scale: 1" = 40' FEBRUARY 22, 2014

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

GRAPHIC SCALE

