



**Secondary Dwelling  
Nantucket 62 Walsh LLC  
60-62 Walsh Street**





# Nantucket Planning Board

## APPLICATION FOR A SECONDARY (2<sup>ND</sup>) DWELLING PERMIT

Date Submitted: \_\_\_\_\_ Fee Amount: \_\_\_\_\_

Applicant: Botticelli + Pohl

Mailing address: 11 Old South Road Nantucket, MA 02554

Daytime phone number: 508-228-5455 Fax: N/A

E-mail Address: tammy@botticellianapohl.com

Owner (if other than applicant): Nantucket 62 Walsh LLC

Mailing address: 37 Centre Street Nantucket, MA 02554

Signature of Property Owner(s): [Signature] for Nantucket 62 Walsh LLC

### Location of proposed secondary (2<sup>ND</sup>) dwelling:

Street Address: 60-62 Walsh Street

Assessors Tax Map #: 29 Parcel #: 85/85.2

Size of Parcel: 29,476 Zoning District: R-1

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 6

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

Number of Parking Spaces provided: 6

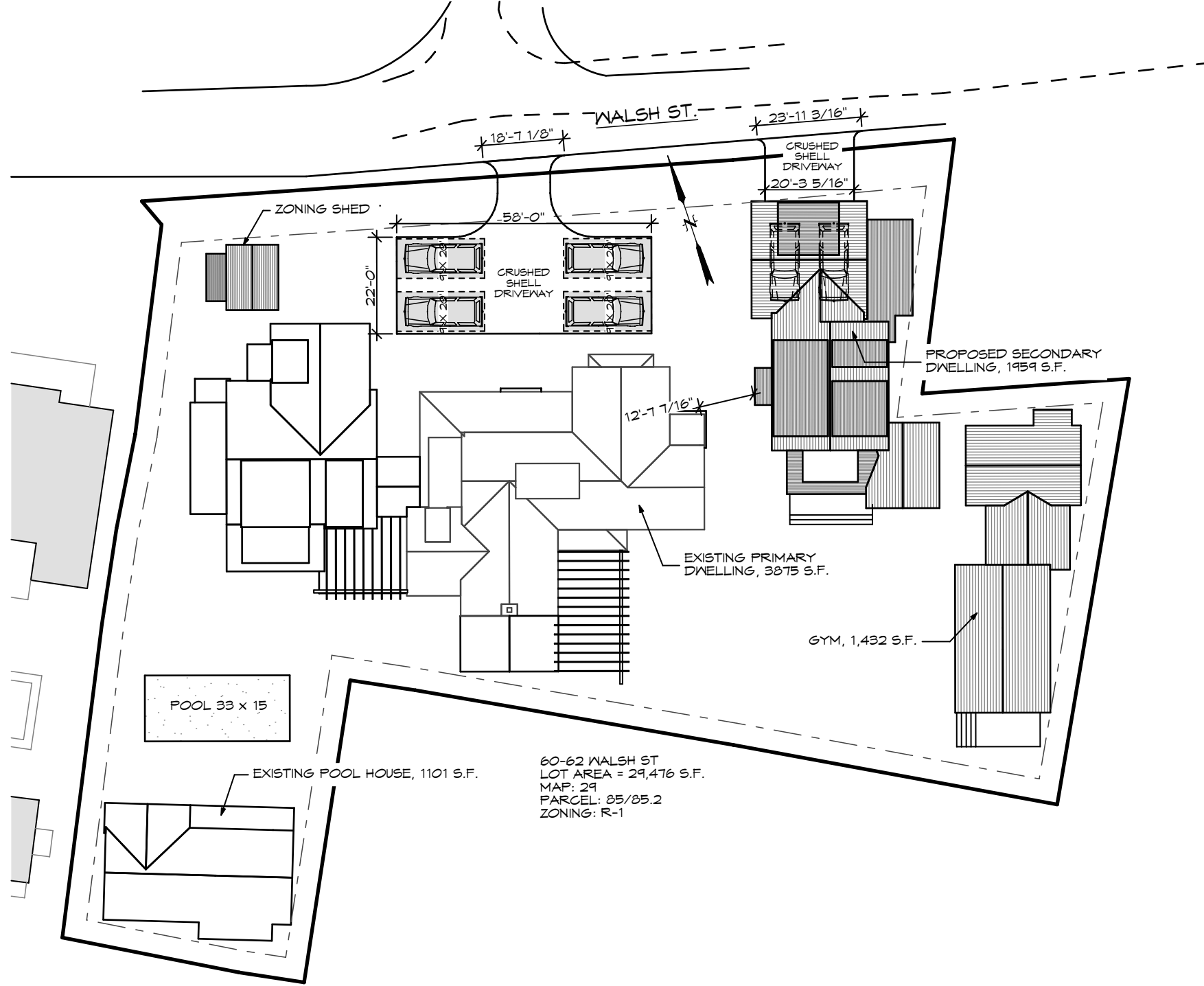
Does construction of the secondary dwelling require the approval of the Conservation Commission? (Y/N) Y If yes, has the approval already been granted? (Y/N) Y

Please provide a brief description of the proposed second dwelling:

\*\*\*PLEASE DO NOT WRITE "SEE ATTACHED."\*\*\*

First Floor: Kitchen, Livingroom, Bedroom, Bathroom, Powder Room, Laundry + garage. 1959sf.

Second Floor: 2 Bedrooms, 2 Bathrooms + office. -1300sf.



○ **Planning Board Site Plan**  
 SCALE: 1" = 30'

**Hartman Residence**  
 62 Walsh St  
 Nantucket, MA 02554  
 MAP NO: 29 ZONING INFO: R-1  
 PARCEL NO: 85 PROJECT NO: 17 REVISED: 1/28/21

**Planning Board - Proposed Site Plan**

DATE	REVISIONS
8/10/16	HDC SUBMISSION

**BOTTICELLI & POHL**

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.



2020 00002293

Bk: 1764 Pg: 292 Page: 1 of 4  
 Doc: MERG 09/15/2020 10:18 AM



2020 00166370

Cert: 26175 Doc: MERG  
 Registered: 09/15/2020 10:15 AM

### MERGER CERTIFICATE

I, Richard J. Glidden, manager of Nantucket 62 Walsh, LLC, a duly organized Massachusetts Limited Liability Company with a business address of 37 Centre Street, Nantucket, Massachusetts, 02554, being the owner of contiguous parcels of real estate in Nantucket, Massachusetts, described as follows:

Parcel One - Unregistered land at 62 Walsh Street, being shown as Lot 3A on plan recorded at Plan File 2002-17 at Nantucket Registry of Deeds. For my title see deed recorded at Book 1553, Page 67 at said Registry of Deeds.

Parcel Two - Registered land at 62 Walsh Street, being shown as Lot 37 on LC Plan 10887-M on file at Nantucket Registry District for the Land Court. For my title see Certificate of Title No. 26175 on file at the Nantucket Registry District for the Land Court.

Parcel Three - Unregistered land at 64 Walsh Street, being shown as Lot 2A on plan recorded as Plan No. 2016-105 at said Registry of Deeds. For my title see deed recorded at Book 1567, Page 87 at said Registry of Deeds.

Parcel Four - Registered land shown as Lot 41 on LC Plan 10887-N on file at Nantucket Registry District for the Land Court. For my title see Certificate of Title No. 26304 on file at said Registry District.

Parcel Five - Unregistered land shown as Parcel D-1 on plan recorded with Nantucket Registry of Deeds as Plan No. 2016412. For title see deed recorded at Book 1597, Page 74 at said Registry District.

Parcel Six - Unregistered land shown as Parcel D-2 on plan recorded with Nantucket Registry of Deeds as Plan No. 2016-112. For title see deed recorded at Book 1547, Page 65 at said Registry District.

Parcel Seven - Registered land shown as Lot 38 on LC Plan 10887-M on file at Nantucket Registry District for the Land Court. For my title see Certificate of Title No. 27529 on file at said Registry District.

Parcel Eight - Unregistered land shown as Lot 3-B on plan recorded at Plan File 2002-17 at Nantucket Registry of Deeds. For my title see deed recorded at Nantucket Registry of Deeds at Book 1718, Page 271.

For consideration received, the receipt and sufficiency of which is hereby acknowledged, hereby impose, in favor of the Inhabitants of the Town of Nantucket, upon parcels one, two, three and four, five, six, seven and eight the following restriction:

Parcels one, two, three four, five, six, seven, and eight shall henceforth be considered merged as one Lot for purposes of applicable building and zoning by-laws. No part of such Parcels or the Combined Premises shall hereafter be used for non-residential purposes nor divided, subdivided or conveyed as a separate parcel or parcels, unless prior written permission is granted by the Town of Nantucket Board of Selectmen and such permission is recorded at the Registry.

Executed and sealed on September 14, 2020.

Nantucket 62 Walsh, LLC  
By:

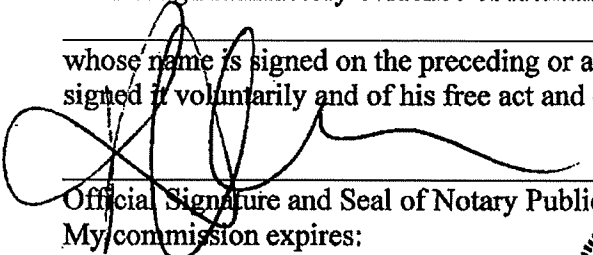
  
Richard J. Glidden, Manager

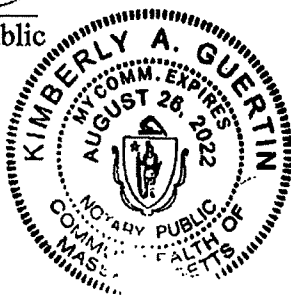
COMMONWEALTH OF MASSACHUSETTS

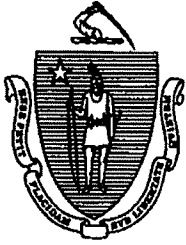
Nantucket, ss

On this 14 day of September, 2020, before me, the undersigned notary public, personally appeared Richard J. Glidden as aforesaid (a)  personally known to me, or (b)  proved to me through satisfactory evidence of identification, which was

\_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and of his free act and deed for its stated purpose.

  
Official Signature and Seal of Notary Public  
My commission expires:





*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02183*

**William Francis Galvin**  
 Secretary of the  
 Commonwealth

September 14, 2020

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

**NANTUCKET 62 WALSH, LLC**

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **September 2, 2016**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are:  
**RICHARD J. GLIDDEN**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **RICHARD J. GLIDDEN**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **RICHARD J. GLIDDEN**



In testimony of which,  
 I have hereunto affixed the  
 Great Seal of the Commonwealth  
 on the date first above written.

*William Francis Galvin*  
 Secretary of the Commonwealth

DOC No: 00166370

NANTUCKET COUNTY LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: Sep 15, 2020 at 10:15A

Document Fee: 315.00 Rec Total: \$315.00

CERTIFICATE No: 26175

CERT 27529

Also noted on CERT 26304

Attest: Jennifer H. Ferreira, Registrar & Entered of Deeds  
NANTUCKET COUNTY