



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: February 28, 2022

Previously Granted Subdivision File #: PLSUB 2021-08-00195

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 Definitive Subdivision Plan designed by Site Design Engineering dated _____, and described as follows: located on 10 Rugged Rd, number of lots proposed 7, total acreage of tract 4.10, 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 _____ 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 # 28640 and shown on Nantucket Assessor's Maps # 67, Parcels 303, and said land is free of encumbrances except for the following:

X Said plan has has not evolved from a preliminary plan submitted to the Board on December 3, 2020 (date) and approved disapproved on December 14, 20 (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*.

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)

Maple Lane, LLC, c/o Stephen Maury, 57 Main Street, Nantucket, MA 02554

Contact Phone #: _____ Email address: _____

Name of owner(s): Maple Lane, LLC

Address of owner(s): 57 Main Street, Nantucket, MA 0254

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

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

All applications and supporting materials must be submitted in person at Planning and Land Use Services and via email to mtrudel@nantucket-ma.gov

Applications must be submitted with a Town Clerk stamp.

Refer to the Fee Schedule and Meeting Schedule on the Planning Board website for fees and deadlines.

****Only complete applications will be accepted****



SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346

P: 508-967-0673 F: 508-967-0674

February 28, 2022

SDE No. 17039

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

**Subject: Maple Lane Subdivision Modification
10 Rugged Road
PLSUB 2021-08-00195**

Dear Members of the Board:

The new owners of the Maple Lane subdivision (formerly 10 Rugged Road) are requesting modifications to the approved subdivision roadway design. The requested modifications are as follows:

1. Change the approved roadway asphalt berm to granite curbing. Granite curbing will increase the aesthetic appeal and integrity of the roadway as well as encourage slower vehicle speeds.
2. Change the approved asphalt sidewalk to a brick sidewalk. Brick sidewalks will provide a consistent material between Maple Lane and Cachalot Lane.
3. Change the required 6-foot sidewalk width extending from Maple Lane to Cachalot Lane to a width of 4 feet. A 4-foot connector width will match the approved sidewalk in Maple Lane and the existing sidewalk in Cachalot Lane.
4. Change the location of the end of the sidewalk around the cul-de-sac to terminate at the connection with the sidewalk to Cachalot Lane. The current sidewalk layout extends beyond the Cachalot connection and creates a dead-end sidewalk in front of lot 9, see attached plan markup.
5. Change the approved roadway surface from asphalt to brick pavers. A brick roadway surface will encourage slower vehicle speeds.
6. Reduce the approved roadway width from 20 feet to 18 feet. The subdivision only contains 9 residential building lots which can be properly accessed by an 18-foot-wide roadway.
7. Request the Board allow installation of one streetlight along the front of each lot. The lights would be evenly spaced along the roadway and be dark sky compliant.
8. Change the landscaped cul-de-sac island to a paved island.

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SDE No. 17039
Maple Lane
February 28, 2022

We ask that this request be heard at the Boards March 14, 2022, meeting. Please call me with any questions at (508) 503-3500 or email dmulloy@sde-ldec.com.

Respectfully,
Site Design Engineering, LLC.



Daniel C. Mulloy, PE.

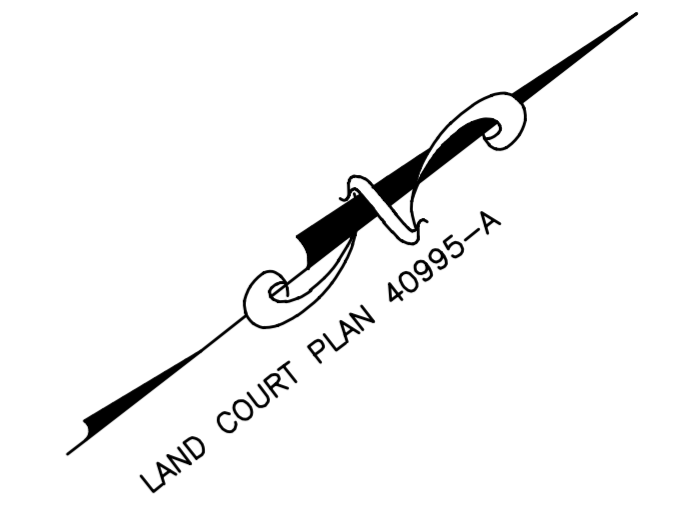
Enclosures:
Maple Lane -Cachalot Lane sidewalk revision plan



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RESIDENTIAL 20 (R-20) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'/52.5'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%



SITE DESIGN ENGINEERING, LLC.
 11 CUSHMAN STREET
 MIDDLEBORO, MA 02346
 T: 508-967-0673 F: 508-967-0674
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1	10/6/2021	REVISED PER LOTTING AND ROAD LAYOUT CHANGE
2	2/08/2022	REVISED PER TOWN REVIEW COMMENTS

DATE:	AUGUST 12, 2021
DRAWN BY:	RT/RLM
COMPS BY:	RT/
CHECK BY:	RLM/DCM
PROJECT NO.	17039
ISSUED FOR:	APPROVAL



DEFINITIVE SUBDIVISION PLAN
MAPLE LANE
10 RUGGED ROAD
NANTUCKET, MASSACHUSETTS
 ASSESSORS MAP 67, PARCEL 303
 PREPARED FOR
 DELFMARK, LP

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, NANTUCKET, MA _____ DATE _____
 NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
 APPROVED (DATE): SEPTEMBER 13, 2021
 ENDORSED (DATE): _____
 P.B. FILE NUMBER: PLSUB-2021-08-00195

DRAWING TITLE:
SITE LAYOUT PLAN
 SCALE: **1" = 30'**
 SHEET NO.
4 OF 10

