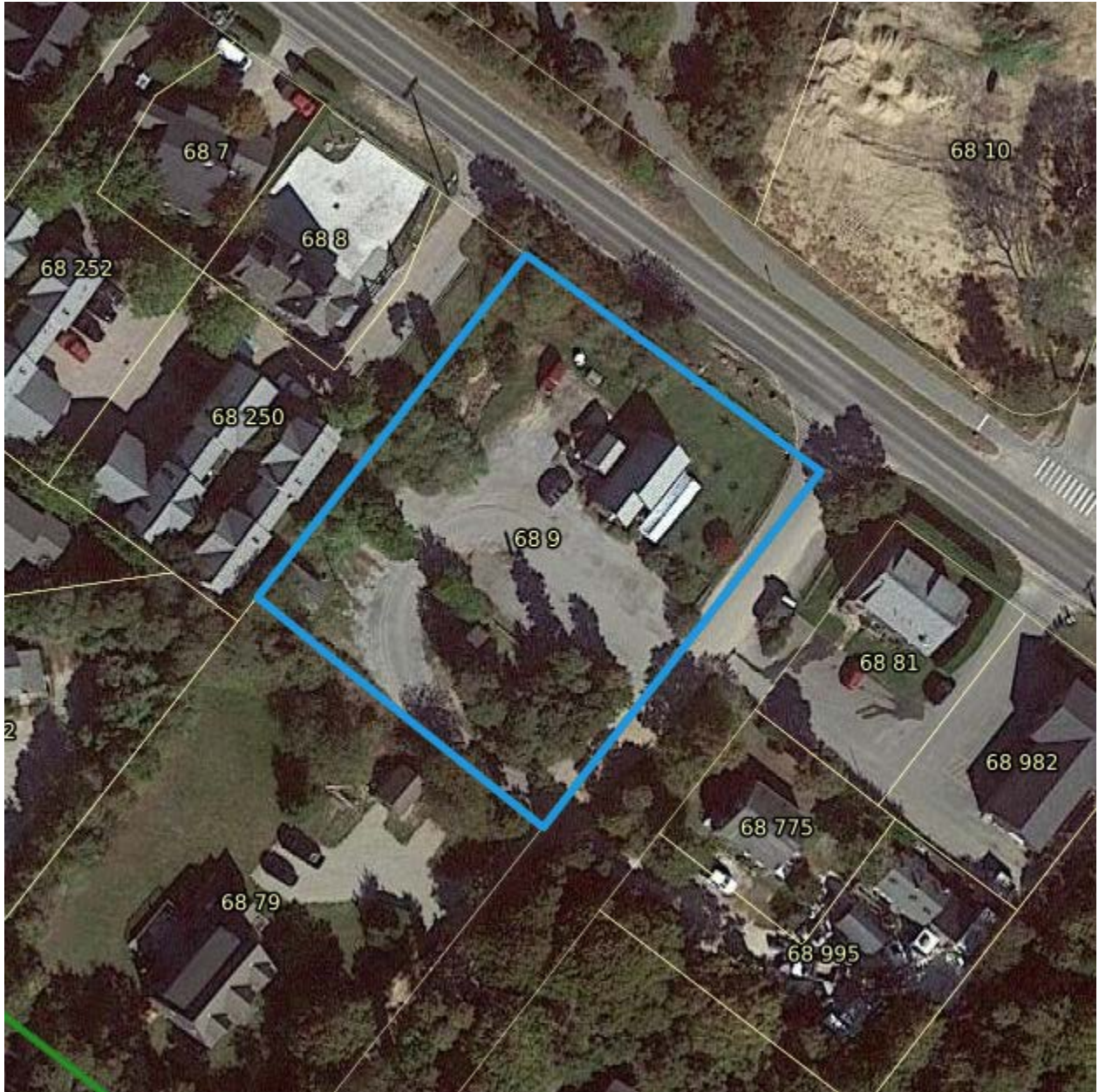


ANR
Diane L Downing
1 Toombs Court





Nantucket Planning Board

Form A

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

Date: SEPT. 26, 2022

*Name of Owner(s)/Applicant(s): DIANE L. DOWNING

*Owner's/Applicant's address: POB 13 State: N.H. Zip Code: 03217

*(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) ASHLAND

Location of Property (Street or Area): 1 TOOMBS COURT

Name of Registered Land Surveyor: MICHAEL E. CONNOLLY

Surveyor's address: 150 SURESIDE ROAD, NANTUCKET MA. 02554

The owner's title to the land derived under deed from RAY date 7/6/2022 and recorded in Nantucket Registry of Deed, Books 1903 Pages 347, or Land Court Certificate of Title # _____ registered in Nantucket Document Number _____ and shown on Assessor's Maps # 68 Parcel 9.

Total Number of Proposed Lots: 2

Total Number of Buildable Lots: 2

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 TOOMBS COURT; **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)

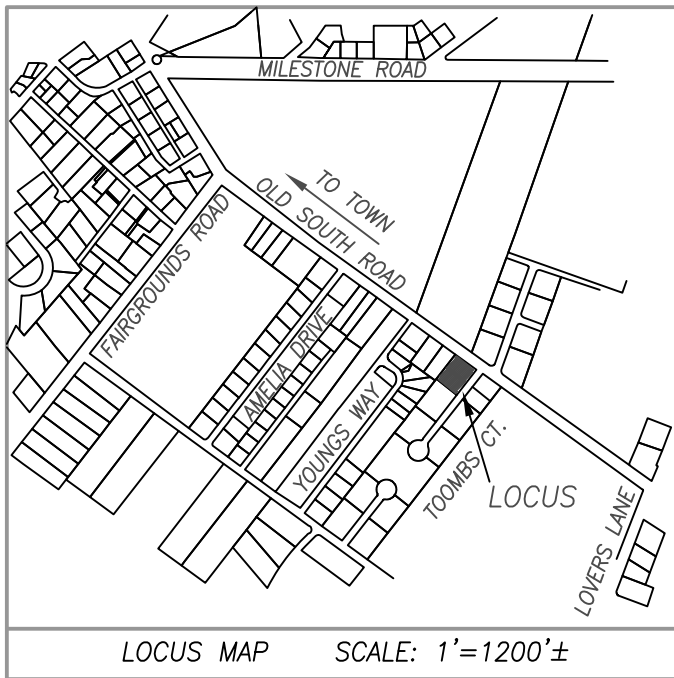
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

 AGENT

Owner's Signature

Planning Board File # _____

Endorsement Date: _____



LOCUS MAP SCALE: 1"=1200'±

CURRENT ZONING CLASSIFICATION:
COMMERCIAL NEIGHBORHOOD (CN)

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



RESERVED FOR REGISTRY USE

LEGEND

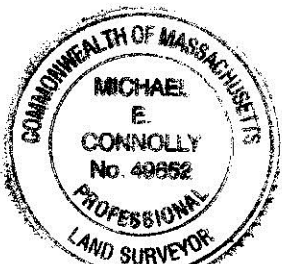
■ DH CB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

68-250
N/F
ANCHOR VILLAGE NOMINEE TRUST
DEED BK. 753 PG. 250
PLAN NO. 02-18
LOT 10

(CN)
(R-20)
ZONING LINE

"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



Michael E. Connolly

68-79
N/F
ACO REALTY TRUST
DEED BK. 856 PG. 226
PLAN BK. 18 PG. 12
LOT 4

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

OLD SOUTH ROAD
COUNTY LAYOUT 1-5-1942 ~ VARIABLE WIDTH ~ PUBLIC

LOT 1
16,208±S.F.

1 STY W/F BUILDING

1 STY W/F BUILDING

LOT 2
12,462±S.F.

1 STY W/F GARAGE

1 STY W/F SHED

TOOMBS COURT
PRIVATE ~ 43' WIDE ~ ASPHALT

TOTAL LOT AREA
AREA=28,670±S.F.

BEING A SUBDIVISION OF LOT 2
SHOWN ON PLAN BK. 18, PG. 12
PLAN OF LAND
IN
NANTUCKET, MA.

PREPARED FOR
DIANE L. DOWNING
DEED BOOK 1903 PAGE 347

SCALE: 1"= 20' DATE: SEPTEMBER 26, 2022

MICHAEL CONNOLLY and ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYOR'S
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

LOCUS
1 TOOMBS COURT
ASSESSORS MAP 68 PARCEL 9

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

DATE SIGNED: _____
FILE No.: _____