

ANR
Town of Nantucket
Waverly Street - Parcel W





Nantucket Planning Board

Form A

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

Date: September 26, 2022

*Name of Owner(s)/Applicant(s): Town of Nantucket

*Owner's/Applicant's address: 16 Broad Street, 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): Waverly Street parcel W

Name of Registered Land Surveyor: Site Design Engineering LLC

Surveyor's address: 11 Cushman Street, Middleboro, MA 02346

The owner's title to the land derived under deed from _____ date _____ and recorded in Nantucket Registry of Deed, Books 1249 Pages 168, or Land Court Certificate of Title # _____ registered in Nantucket Document Number 131681 and shown on Assessor's Maps # 88 Parcel N/A.

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 N/A 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)

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.

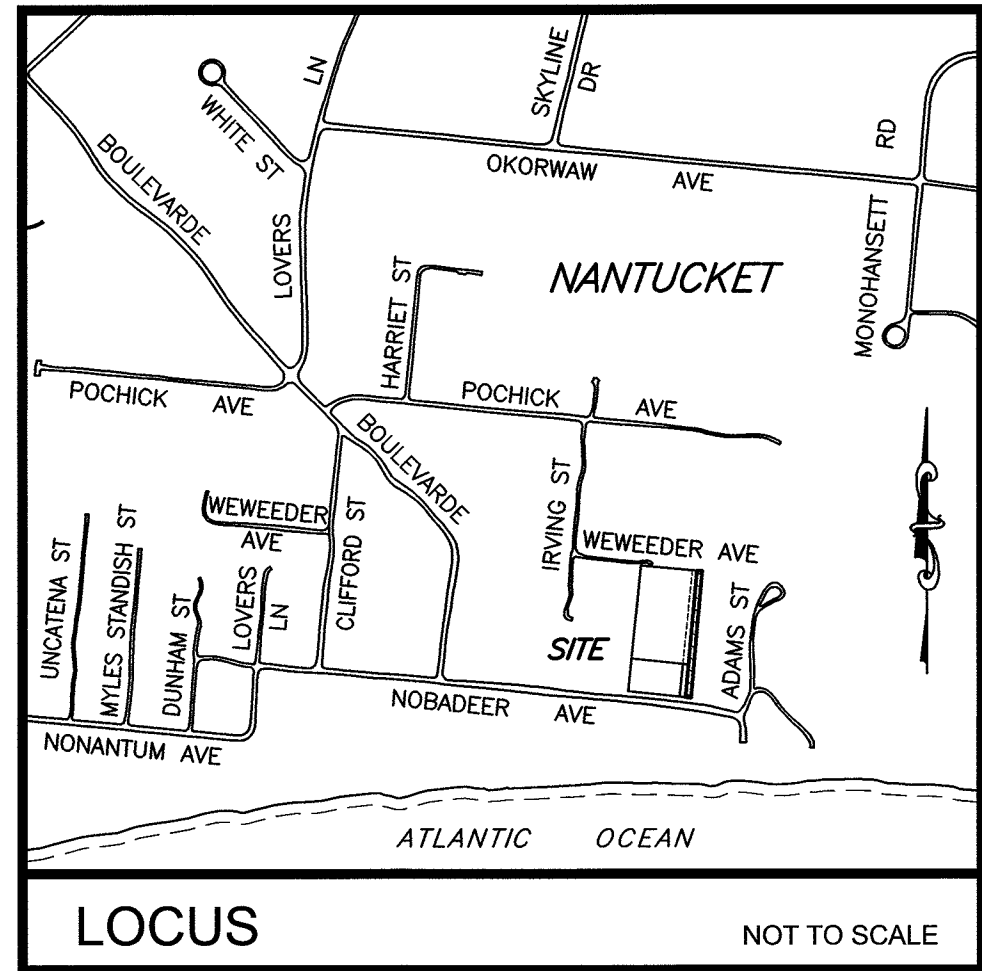


_____ as agent

Owner's Signature

Planning Board File # _____

Endorsement Date: _____



LOCUS NOT TO SCALE

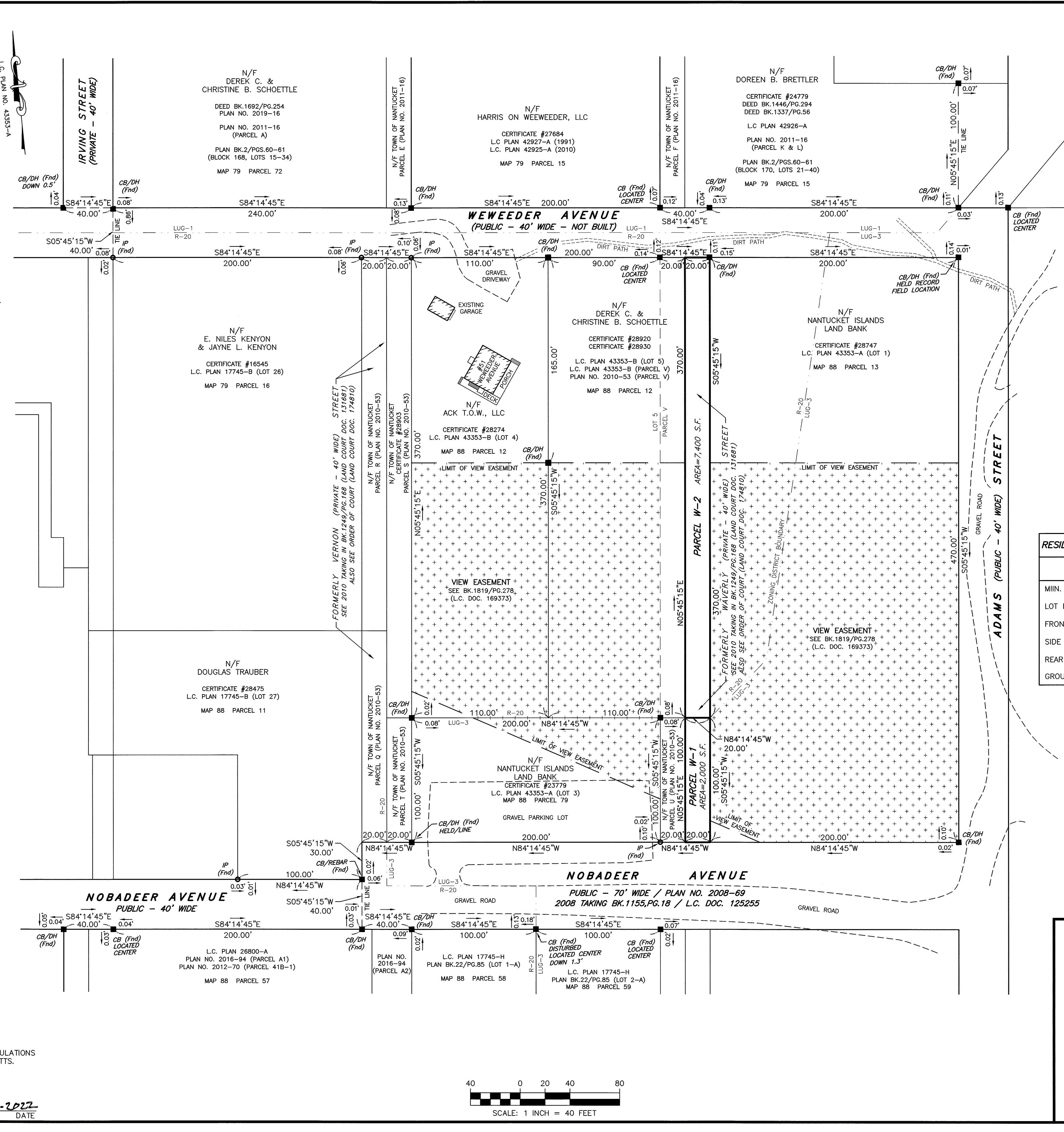
- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL (BEING PARCEL W SHOWN ON PLAN NO. 2010-53) TO CREATE PARCEL W-1 AND PARCEL W-2 AS SHOWN.
 2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0152 G (EFFECTIVE DATE 6/9/2014).
 3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NANTUCKET BOARD OF SELECTMEN
 APPROVED PURSUANT TO ARTICLES 102 & 103 OF ANNUAL TOWN MEETING APRIL 6, 2015

DATE: _____

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
 PROFESSIONAL LAND SURVEYOR
 9-20-2022
 DATE



LEGEND

- CONCRETE BOUND
- CONCRETE BOUND W/DRILL HOLE
- IRON PIPE

OWNER & APPLICANT

TOWN OF NANTUCKET
 16 BROAD STREET
 NANTUCKET, MA 02554

TITLE REFERENCE:
 ORDER OF TAKING
 LAND COURT DOCUMENT 131681
 (ALSO IN BK.1249/PG.168)

PLAN REFERENCES:
 PLAN NO. 2010-53 (PARCEL W)

SITE LOCATION:
 FORMERLY WAVERLY STREET
 NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
 MAP 88

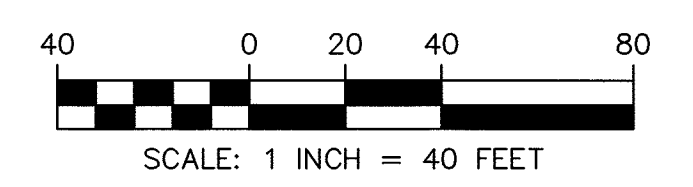
RESIDENTIAL 20 (R-20) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%

NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____
 PLANNING BOARD FILE No. _____

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



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

FOR REGISTRY USE ONLY

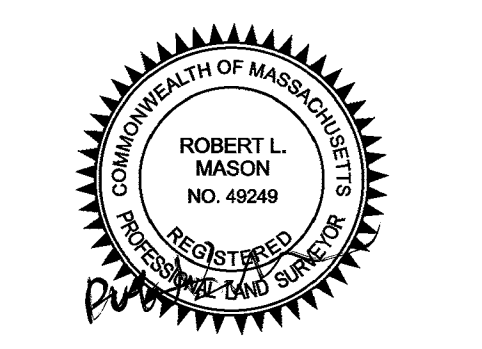
PLAN REVISIONS	DATE	DESCRIPTION	APPROVED

DATE: SEPTEMBER 20, 2022

DRAWN BY: RLM COMPS. BY: RLM CHECK BY: RLM/DCM

PROJECT NO. 19109

ISSUED FOR: ANR ENDORSEMENT



PLAN OF LAND
 BEING A SUBDIVISION OF PARCEL W SHOWN ON PLAN NO. 2010-53
 WAVERLY STREET
 NANTUCKET, MASSACHUSETTS
 PREPARED FOR: ASSESSORS MAP 88
 TOWN OF NANTUCKET

DRAWING TITLE: **LOTING PLAN**

SCALE: **1" = 40'**

SHEET NO. **1 OF 1**