

Public Hearing
"MCD" Special Permit Modification
Helania M. Jones
41 1/2 Nobadeer Farm Road





NANTUCKET
TOWN CLERK
2022 SEP 13 PM 3:23

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: September 12, 2022 Previous Planning Board File No.: 03-95

Name of Development: _____

Owner(s)' Name(s): Helaina M. Jones

Mailing Address: c/o Sarah F. Alger, Attorney, Sarah F. Alger, P.C., 4 North Water Street, Nantucket, MA 02554

Phone number: 508-228-1118 E-mail: sfa@sfapc.com

Applicant's Name: Same as above.

Mailing Address: _____

Phone number: _____ E-mail: _____

Engineer/Surveyor: Jeffrey L. Blackwell, PLS, Blackwell & Associates, Inc.

Mailing Address: 20 Teasdale Circle, Nantucket, Massachusetts 02554

Phone number: 508-228-9026 E-mail: jeff@blackwellsurvey.com

Location of Lots:

Street Address: 41 1/2 Nobadeer Avenue, Nantucket, Massachusetts 02554

Tax Assessor's Map: 69 Parcel: 103

Nantucket County Registry of Deeds:

Certificate of Title: 20036 Land Court Plan #: Lot 674, LC Plan 16514-44 or

Book: _____, Page: _____ Plan Book: _____ Page: _____ or Plan File#: _____

Size of Parcel 0.12 acres _____ square feet

Zoning District CTEC

Describe proposed modification in detail:

See attached addendum.

I/we hereby certify that the applicant cited above have been authorized by me/us to file a Special Permit application with the Nantucket Planning Board on property that I/we own.

Owner(s)' Signature(s):

Helaina M. Jones

By: Sarah F. Alger/hjv
Sarah F. Alger, Attorney

Applicant's Signature:

Helaina M. Jones

By: Sarah F. Alger/hjv
Sarah F. Alger, Attorney

I/we Helaina M. Jones, the undersigned, hereby authorize Sarah F. Alger to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s):

Helaina M. Jones

By: Sarah F. Alger/hjv

Sarah F. Alger, Attorney

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 and timely applications will be accepted

ADDENDUM

**41½ Nobadeer Farm Road
Nantucket Planning Board
MCD Special Permit Application**

Applicant seeks to modify a previously granted Special Permit in Planning Board File No. 03-95, dated December 12, 1995, registered with Nantucket Registry District as Document No. 70530, as modified by a Major Commercial Development Special Permit Modification dated April 30, 2001, registered as Document No. 93965 (the "Special Permit") by modifying the Special Permit to eliminate the following condition:

"The use of the new lot, shown as Lot 674 on the April 2, 2001, ANR plan, shall be limited to one single-family dwelling."

In connection with such modification, the Applicant seeks a release of the Grant of Right of Enforcement of Restriction dated September 17, 2001, registered with Nantucket Registry District as Document No. 93967, a copy of which is attached hereto.

The Locus is owned by Helaina M. Jones by virtue of Certificate of Title No. 20036 at Nantucket Registry District, is Lot 674 on Land Court Plan No. 16514-44, is now known and numbered as 41½ Nobadeer Farm Road, is shown as Parcel 103 on Assessor's Map 69, and is located in a Commercial Trade Entrepreneurial Craft ("CTEC") zoning district.

TOWN OF NANTUCKET

PLANNING BOARD

(Special Permit)

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Helaina Jones.....

MAILING ADDRESS.....c/o Sarah F. Alger, P.C., Four North Water Street, Nantucket, MA 02554.....

PROPERTY LOCATION.....41 Nobadeer Farm Road, Nantucket, MA 02554.....

ASSESSOR MAP/PARCEL.....Map 69, Parcel 103.....

SUBMITTED BY.....Holly Fernandes.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 139, Section 139-29B) (2).

September 2, 2022

DATE

Mary Haley,
Senior Clerk,
Assessor's
Office
Digitally signed by
Mary Haley, Senior
Clerk, Assessor's Office
Date: 2022.09.02
09:08:31 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

| MELU | Lot | Lot Cut | Owner Full Name | Co-Owner Full Name | Address Line 1 | City | State | Zip | Location |
|------|-----|---------|--------------------------------------|-----------------------|-----------------------------|------------|-------|-------|------------------------|
| 68 | 313 | | ON THE POND LLC | | PO BOX 1467 | NANTUCKET | MA | 02554 | 19 WAMPANOAG WY |
| 68 | 314 | | WINDSURFER LLC | | 22 DEPOT RD | DUXBURY | MA | 02331 | 15 WAMPANOAG WY |
| 68 | 315 | | WEEWEEDER LLC | | PO BOX 2364 | NANTUCKET | MA | 02584 | 13 WAMPANOAG WY |
| 68 | 316 | | WEEWEEDER LLC | | PO BOX 2364 | NANTUCKET | MA | 02584 | 11 WAMPANOAG WY |
| 68 | 317 | | WEEWEEDER LLC | | 9 WAMPANOAG WY | NANTUCKET | MA | 02554 | 9 WAMPANOAG WY |
| 68 | 319 | | DOMBOYS REALTY LLC | | 9 WAMPANOAG WY | NANTUCKET | MA | 02554 | 2 HANABEA LN |
| 69 | 15 | | ACK LAUNDRO LLC | | 12 CENTER STREET | NANTUCKET | MA | 02554 | 4 HANABEA LN |
| 69 | 17 | | SCARLETT OHARA LLC | | 512 W LANCASTER AVE SUITE C | WAYNE | PA | 19087 | 43 NOBADEER FARM RD |
| 69 | 18 | | JONES DUANE P | | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 41 NOBADEER FARM RD |
| 69 | 19 | 1 | JONES DUANE P | | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 1 YAWKEY WY |
| 69 | 20 | | MOREIRA JOAO CARLOS | | PO BOX 3102 | NANTUCKET | MA | 02584 | 1 ROSEMARY WY |
| 69 | 32 | | NANTUCKET PROPERTIES LLC | | 137 FOREST STREET | SHERBORNE | MA | 01770 | 40 NOBADEER FARM RD |
| 69 | 33 | 1 | WALL RICHARD | | PO BOX 2194 | NANTUCKET | MA | 02584 | 42 NOBADEER FARM RD #C |
| 69 | 34 | | OSONA RAFAEL E & GAIL E | | PO BOX 2607 | NANTUCKET | MA | 02584 | 44 NOBADEER FARM RD |
| 69 | 35 | | CROWLEY SEAMUS M & GENNARO ELIZABETH | | 18 DAFFODIL LANE | NANTUCKET | MA | 02554 | 46 NOBADEER FARM RD |
| 69 | 36 | | FIVE DAY BEANS LLC | | 61 OLD SOUTH RD # 373 | NANTUCKET | MA | 02554 | 48 NOBADEER FARM RD |
| 69 | 41 | | VIERA ERNEST E JR | | 4 SQUARE RIGGER RD | NANTUCKET | MA | 02554 | 4 SQUARE RIGGER RD |
| 69 | 42 | | SIX SQUARE RIGGER LLC | | 61 OLD SOUTH RD # 119 | NANTUCKET | MA | 02554 | 6 SQUARE RIGGER RD |
| 69 | 43 | | SANTOS PATRICIA TRUSTEE | TOES-CO NOMINEE TRUST | PO BOX 789 | SIAISONSET | MA | 02564 | 8 SQUARE RIGGER RD |
| 69 | 47 | | MOORE KIM LARUE | | P O BOX 444 | NANTUCKET | MA | 02554 | 5 SQUARE RIGGER RD |
| 69 | 48 | | 22 REAL ESTATE HOLDINGS INC | | 31 NORTH PASTURE LN | NANTUCKET | MA | 02554 | 3 SQUARE RIGGER RD |
| 69 | 74 | | CITY ELECTRIC SUPPLY CO | | BOX 130206 | DALLAS | TX | 75313 | 5 TEASDALE CI |
| 69 | 75 | | GHITESTER MARK & SHERRY | | PO BOX 3027 | NANTUCKET | MA | 02584 | 3 TEASDALE CI |
| 69 | 76 | | FEINSTEIN RICHARD | | 75 PARK PLAZA | BOSTON | MA | 02116 | 1 TEASDALE CI |
| 69 | 77 | | 2 TEASDALE CIRCLE LLC | | 11 SOUTH VALLEY RD | NANTUCKET | MA | 02554 | 2 TEASDALE CI |
| 69 | 78 | | HTZ REALTY LLC | | 21 DERRYMORE ROAD | NANTUCKET | MA | 02554 | 6 TEASDALE CI |
| 69 | 102 | | OAK HILL INVESTMENTS LLC | | 2 ANGELL ST UNIT 3 | PROVIDENCE | RI | 02903 | 47 NOBADEER FARM RD |
| 69 | 255 | | HANABEA SIX LLC | | 14 SUN ISLAND RD | NANTUCKET | MA | 02554 | 6 HANABEA LN |

| | | | | | | | | |
|---------------|-----|-----------|-------------------------------|-----------------------|------------|----|-------|---------------|
| 69 | 256 | | 10 HANABEA LANE LLC | 45 WAUWINET ROAD | NANTUCKET | MA | 02554 | 8 HANABEA LN |
| 69 | 257 | | 8 HANABEA LANE LLC | 45 WAUWINET ROAD | NANTUCKET | MA | 02554 | 10 HANABEA LN |
| 69 | 258 | | 12 HANABEA LANE LLC | 25 WAUWINET ROAD | NANTUCKET | MA | 02554 | 12 HANABEA LN |
| 69 | 272 | | CANDLEWICK CORNER VTT ACK LLC | 1 CLARKS HILL RD #102 | FRAMINGHAM | MA | 01702 | 7 HANABEA LN |
| 69 | 275 | | SHARKEY KATHLEEN M | 264 VALLEY RIDGE RD | HAVERFORD | PA | 19041 | 3 ROSEMARY WY |
| 69 | 276 | | JONES DUANE P | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 5 ROSEMARY WY |
| 69 | 296 | | JONES DUANE P | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 2 YAWKEY WY |
| 69 | 297 | | JONES DUANE P | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 4 YAWKEY WY |
| 69 | 298 | | ALGER SARAH F TR | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 6 YAWKEY WY |
| 69 | 299 | | ALGER SARAH F TR | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 5 YAWKEY WY |
| 69 | 300 | | JONES DUANE P | 41 NOBADEER FARM RD | NANTUCKET | MA | 02554 | 3 YAWKEY WY |
| Count: | | 39 | | | | | | |

ON THE POND LLC
PO BOX 1467
NANTUCKET, MA 02554

WINDSURFER LLC
22 DEPOT RD
DUXBURY, MA 02331

WEEWEEDER LLC
PO BOX 2364
NANTUCKET, MA 02584

WEEWEEDER LLC
PO BOX 2364
NANTUCKET, MA 02584

WEEWEEDER LLC
9 WAMPANOAG WY
NANTUCKET, MA 02554

DOMBOYS REALTY LLC
9 WAMPANOAG WY
NANTUCKET, MA 02554

ACK LAUNDRO LLC
12 CENTER STREET
NANTUCKET, MA 02554

SCARLETT OHARA LLC
512 W LANCASTER AVE SUITE C
WAYNE, PA 19087

JONES DUANE P
41 NOBADEER FARM RD
NANTUCKET, MA 02554

JONES DUANE P
41 NOBADEER FARM RD
NANTUCKET, MA 02554

MOREIRA JOAO CARLOS
PO BOX 3102
NANTUCKET, MA 02584

NANTUCKET PROPERTIES LLC
137 FOREST STREET
SHERBORNE, MA 01770

WALL RICHARD
PO BOX 2194
NANTUCKET, MA 02584

OSONA RAFAEL E & GAIL E
PO BOX 2607
NANTUCKET, MA 02584

CROWLEY SEAMUS M & GENNARO
ELIZABETH
18 DAFFODIL LANE
NANTUCKET, MA 02554

FIVE DAY BEANS LLC
61 OLD SOUTH RD # 373
NANTUCKET, MA 02554

VIERA ERNEST E JR
4 SQUARE RIGGER RD
NANTUCKET, MA 02554

SIX SQUARE RIGGER LLC
61 OLD SOUTH RD # 119
NANTUCKET, MA 02554

SANTOS PATRICIA TRUSTEE
TOES-CO NOMINEE TRUST
PO BOX 789
SIASCONSET, MA 02564

MOORE KIM LARUE
P O BOX 444
NANTUCKET, MA 02554

22 REAL ESTATE HOLDINGS INC
31 NORTH PASTURE LN
NANTUCKET, MA 02554

CITY ELECTRIC SUPPLY CO
BOX 130206
DALLAS, TX 75313

CHITESTER MARK & SHERRY
PO BOX 3027
NANTUCKET, MA 02584

FEINSTEIN RICHARD
75 PARK PLAZA
BOSTON, MA 02116

2 TEASDALE CIRCLE LLC
11 SOUTH VALLEY RD
NANTUCKET, MA 02554

HTZ REALTY LLC
21 DERRYMORE ROAD
NANTUCKET, MA 02554

OAK HILL INVESTMENTS LLC
2 ANGELL ST UNIT 3
PROVIDENCE, RI 02903

HANABEA SIX LLC
14 SUN ISLAND RD
NANTUCKET, MA 02554

10 HANABEA LANE LLC
45 WAUWINET ROAD
NANTUCKET, MA 02554

8 HANABEA LANE LLC
45 WAUWINET ROAD
NANTUCKET, MA 02554

12 HANABEA LANE LLC
25 WAUWINET ROAD
NANTUCKET, MA 02554

CANDLEWICK CORNER VTT ACK LLC
1 CLARKS HILL RD #102
FRAMINGHAM, MA 01702

SHARKEY KATHLEEN M
264 VALLEY RIDGE RD
HAVERFORD, PA 19041

JONES DUANE P
41 NOBADEER FARM RD
NANTUCKET, MA 02554

JONES DUANE P
41 NOBADEER FARM RD
NANTUCKET, MA 02554

JONES DUANE P
41 NOBADEER FARM RD
NANTUCKET, MA 02554

ALGER SARAH F TR
SIX YAWKEY WAY NOM TRUST
41 NOBADEER FARM RD
NANTUCKET, MA 02554

ALGER SARAH F TR
FIVE YAWKEY WAY NOM TRUST
41 NOBADEER FARM RD
NANTUCKET, MA 02554

JONES DUANE P
41 NOBADEER FARM RD
NANTUCKET, MA 02554

Document No. 093967

Document No. 093967

RIGHT OF ENFORCEMENT
Seal of the Registrar General

SEP 18 2001

RECEIVED FOR REGISTRATION

2 O'CLOCK 20 m P M

NOTED ON CERTIFICATE NO. 20036
IN REGISTRATION BOOK PAGE

ATTEST *James D. Kelley* ASST RECORDER

GRANT OF RIGHT OF ENFORCEMENT OF RESTRICTION

I, HELAINA M. JONES, as the owner of Lot 674 ("Lot 674") on Land Court Plan No. 16514-44, by virtue of Certificate of Title No. 20036, in consideration of the approval by the Nantucket Planning Board (the "Planning Board") of that certain Major Commercial Development Special Permit Modification, dated April 30, 2001, registered with Nantucket Registry District as Document No. 93965, hereby grant to the Town of Nantucket, acting by and through the Planning Board, the permanent right to enforce the following restrictions:

The use of Lot 674 shall be limited to one single-family dwelling.

Such restriction may only be amended by a written and registered instrument signed by a majority of the Planning Board.

Executed and sealed on September 17, 2001.

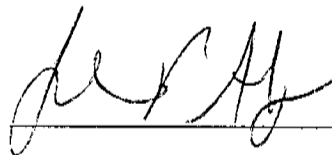

 Helaina M. Jones

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

September 17, 2001

Then personally appeared the above-named Helaina M. Jones and acknowledged the foregoing instrument to be their free act and Deed, before me,


 Notary Public

Printed name: SARAH F ALGER
 My commission expires: 09/24/2004