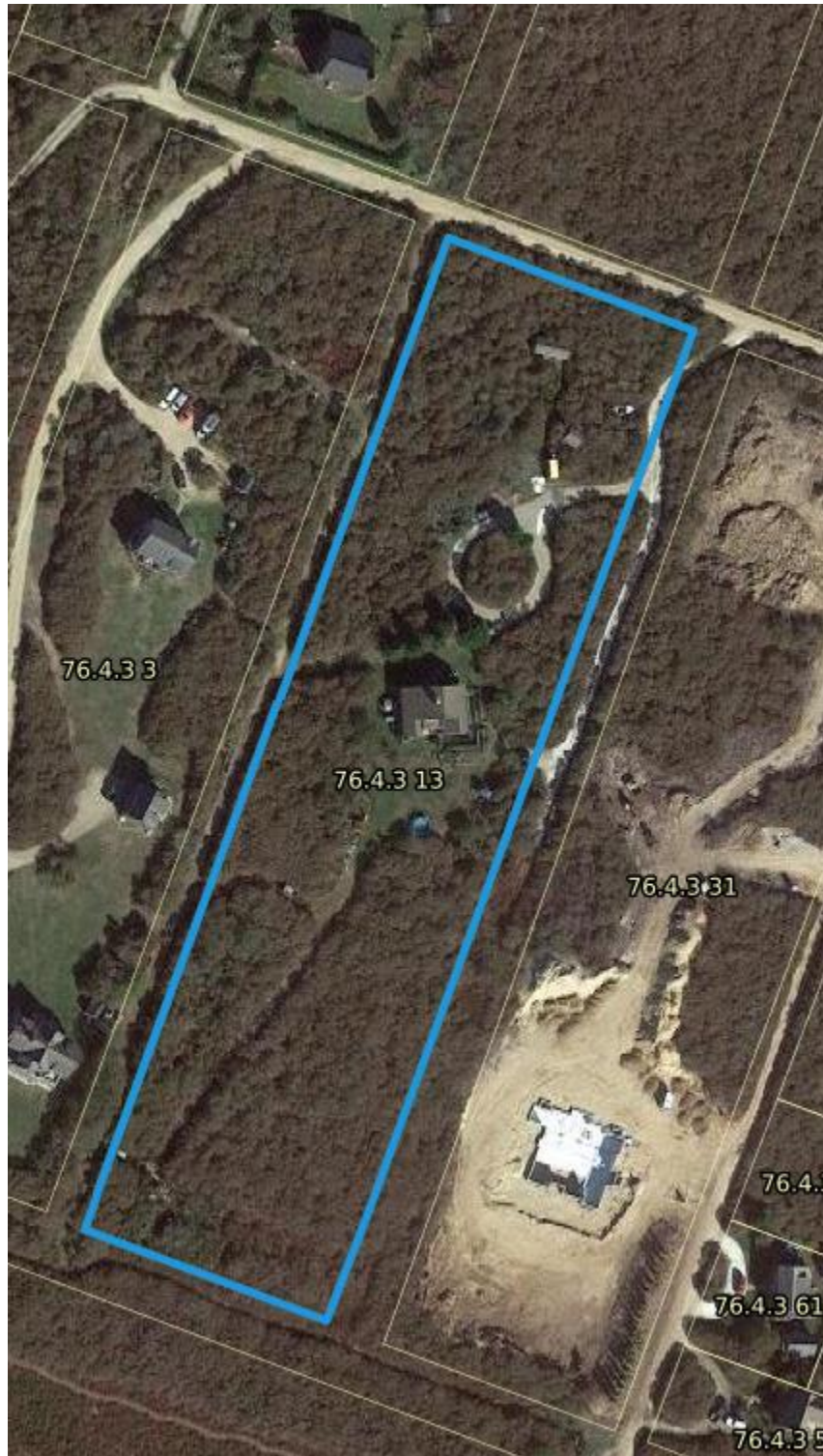


Secondary Dwelling  
27 Cornwall Street Realty Trust  
27 Cornwall Street





# Nantucket Planning Board

## APPLICATION FOR A SECONDARY DWELLING/ GARAGE APARTMENT

Date Submitted: Sept. 26, 2022

*\*all applications must be submitted "in-person"  
and via email to [mtrudel@nantucket-ma.gov](mailto:mtrudel@nantucket-ma.gov)*

Applicant: 27 Cornwall Street Realty Trust

Mailing address: PO Box 2829 Nantucket, MA 02584

E-mail: lizieh@comcast.net

Phone: 508-257-9779

Owner (if other than applicant): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Signature of Property Owner(s) or Agent: Jeffrey Blackwell Agent

Location of proposed secondary dwelling or garage apartment:

Street Address: 27 Cornwall Street

Assessors Tax Map #: 76.4.3

Parcel #: 13

Size of Parcel: 160,000 SF

Zoning District: LUG-3

Secondary Dwelling/ Garage Apartment # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 3

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 4

Number of Parking Spaces provided: 4

Is there an existing driveway apron? (Y/N) N If "No", is one required? (Y/N) N

Select which type of dwelling (please refer to Chapter 139-2 of the Bylaw "Definitions"):

     Garage Apartment  Detached Single Family Dwelling

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

Please provide a brief description of the proposed dwelling/garage apartment (or attach addendum): A detached second dwelling is proposed in the northwest corner of the property. The proposed driveway will share the existing curb cut.

CURRENT ZONING CLASSIFICATION:  
Limited Use General 3 (L.U.G.-3)

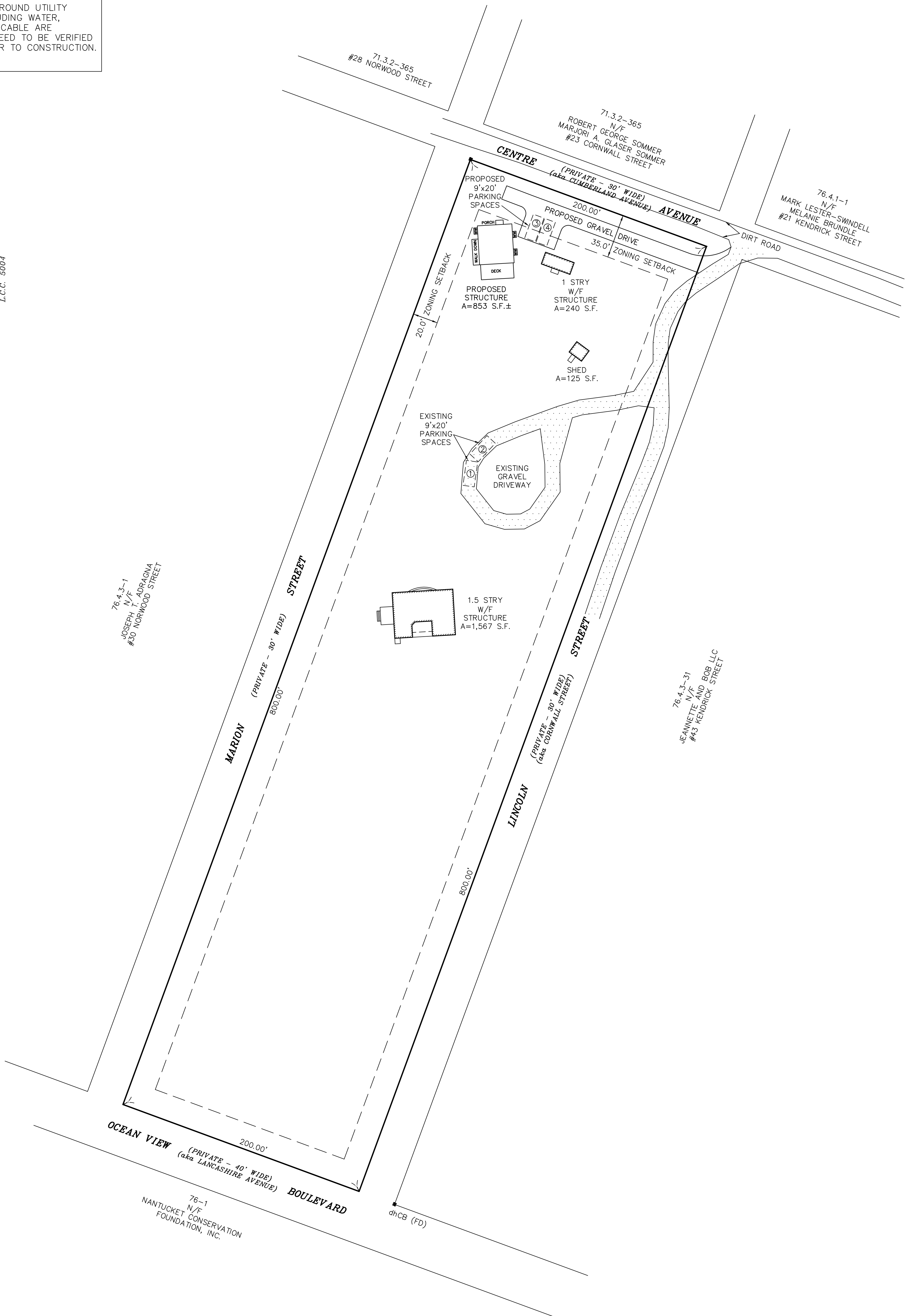
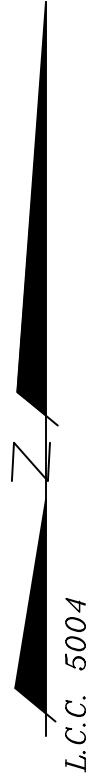
MINIMUM LOT SIZE: 120,000 S.F.  
MINIMUM FRONTAGE: 200 FT.  
FRONT YARD SETBACK: 35 FT.  
REAR/SIDE SETBACK: 20 FT.  
GROUND COVER % : 3%

EXISTING	PROPOSED
160,000± S.F.	160,000± S.F.
SEE PLAN	SEE PLAN
SEE PLAN	SEE PLAN
SEE PLAN	SEE PLAN
1.1± %	1.7± %

**LEGEND**

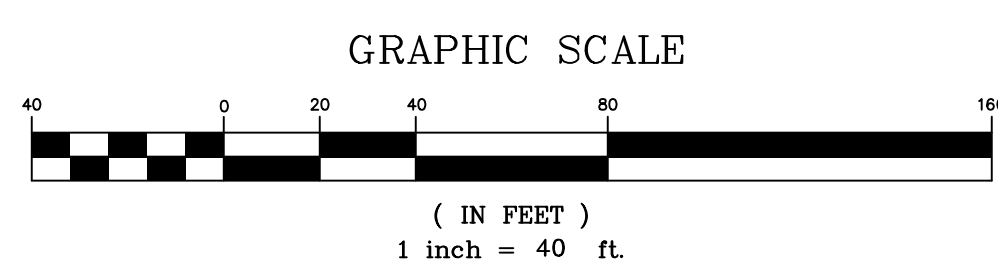
■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND

**NOTE:**  
EXISTING UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, ELECTRICAL AND CABLE ARE UNKNOWN AND NEED TO BE VERIFIED BY DIGSAFE PRIOR TO CONSTRUCTION.



**OWNER INFORMATION**

27 CORNWALL STREET REALTY TRUST  
CERT. OF TITLE #27968  
L.C.C. 5004-G, BLOCK 33, LOTS 1-80  
ASSESSOR'S MAP 76.4.3, PARCEL 13  
#27 CORNWALL STREET



PROPOSED CONDITIONS SITE PLAN  
PREPARED FOR  
**27 CORNWALL STREET REALTY TRUST**  
#27 CORNWALL STREET  
NANTUCKET, MA

CHECKED BY:	ASSESSOR MAP: 76.4.3 PARCEL: 13
DESIGNED BY:	DRAWN BY:
SCALE: AS NOTED	JOB NO.: B9069
	DATE: 09/26/2022
	SHEET:

**BLACKWELL & ASSOCIATES, INC.**  
20 TEASDALE CIRCLE - NANTUCKET, MA 02554  
(508)228-9026 FAX (508)228-5292 **B9069**



# Nantucket Planning Board

October 14, 2022

Paul Murphy,  
Building Commissioner  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554

RE: 27 Cornwall Street (Map 76.4.3 Parcel 13) – Second Dwelling Approval

Dear Mr. Murphy:

Please be advised that the Planning Board, at its meeting on October 13, 2022, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Zoning Code*, and granted a secondary dwelling approval conditional upon the following:

- 1) That a minimum of four (4) parking spaces shall be provided;
- 2) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- 3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height;
- 4) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Deputy Director, showing the relative locations of proposed or existing dwellings and driveways or parking areas. As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of two years only, calculated from the date of site plan endorsement by the Deputy Director.

If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,

Leslie Snell, AICP, LEED AP  
Deputy Director of Planning, PLUS

**Cc:** 27 Cornwall Street Realty Trust – Applicant/Owner  
Marcus Silverstein – Zoning Compliance Coordinator / Inspector