

**Secondary Dwelling
William Graham
53 Meadow View Drive**





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*

Applicant: William Graham

Mailing address: 630 North Street Greenwich, CT 06830

E-mail: wigraham23@gmail.com Phone: _____

Owner (if other than applicant): _____

Mailing address: _____

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

Location of proposed secondary dwelling or garage apartment:

Street Address: 53 Meadow View Dr.

Assessors Tax Map #: 56 Parcel #: 173

Size of Parcel: 36,375 SF Zoning District: R-20

Secondary Dwelling/ Garage Apartment # of Bedrooms: 8

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2 + 8 = 10

Number of Parking Spaces provided: 10 (3 spaces in garages)

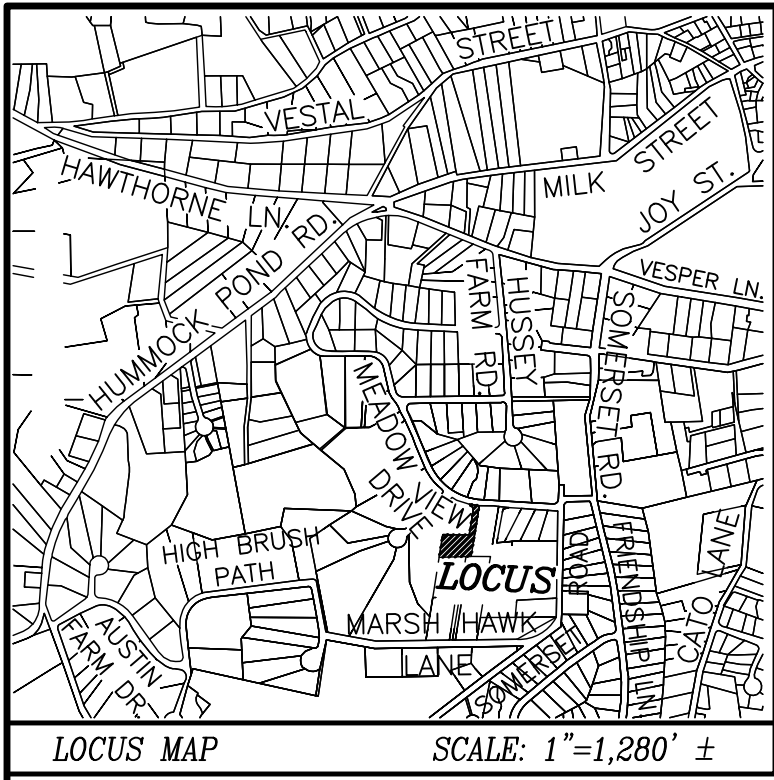
Is there an existing driveway apron? (Y/N) Y If "No", is one required? (Y/N) _____

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) 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): See attached plan.



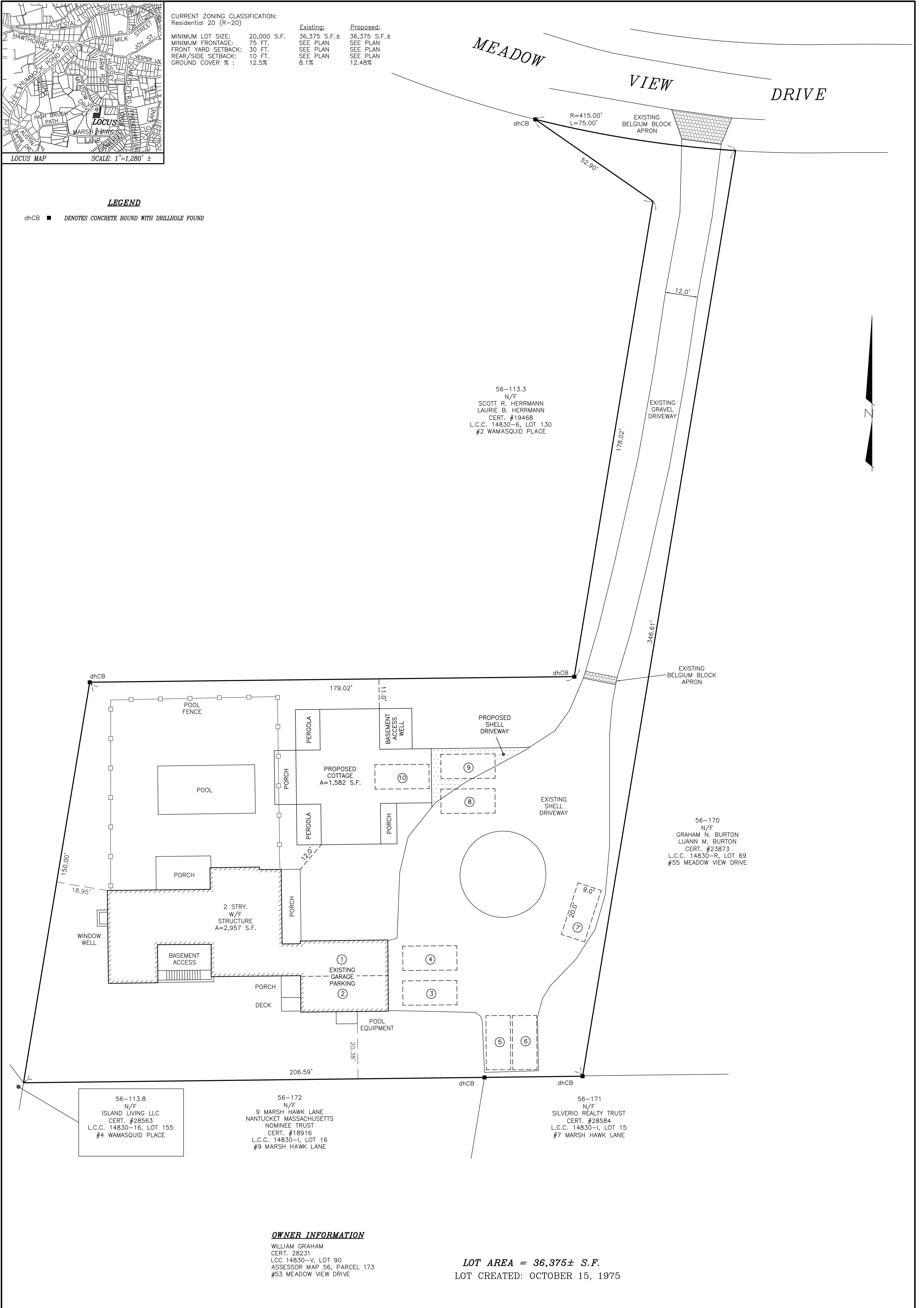
CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 12.5%

| Existing: | Proposed: |
|--------------|--------------|
| 36,375 S.F.± | 36,375 S.F.± |
| SEE PLAN | SEE PLAN |
| SEE PLAN | SEE PLAN |
| SEE PLAN | SEE PLAN |
| 8.1% | 12.48% |

LEGEND

dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND



56-113.3
N/F
SCOTT R. HERRMANN
LAURIE B. HERRMANN
CERT. #19468
L.C.C. 14830-6, LOT 130
#2 WAMASQUID PLACE

56-170
N/F
GRAHAM N. BURTON
LUANN M. BURTON
CERT. #23873
L.C.C. 14830-R, LOT 69
#55 MEADOW VIEW DRIVE

56-113.8
N/F
ISLAND LIVING LLC
CERT. #28563
L.C.C. 14830-16, LOT 155
#4 WAMASQUID PLACE

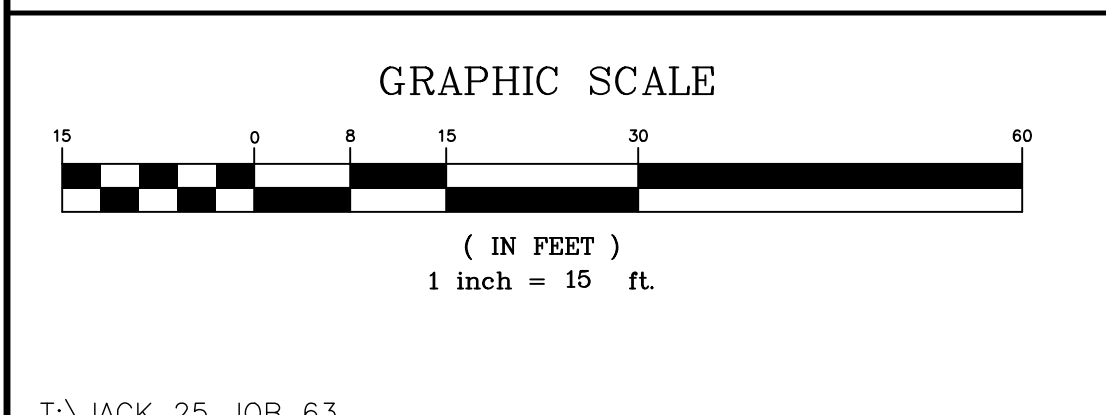
56-172
N/F
9 MARSH HAWK LANE
NANTUCKET MASSACHUSETTS
NOMINEE TRUST
CERT. #18918
L.C.C. 14830-1, LOT 16
#9 MARSH HAWK LANE

56-171
N/F
SILVERIO REALTY TRUST
CERT. #28584
L.C.C. 14830-1, LOT 15
#7 MARSH HAWK LANE

OWNER INFORMATION

WILLIAM GRAHAM
CERT. 28231
LCC 14830-V, LOT 90
ASSESSOR MAP 56, PARCEL 173
#53 MEADOW VIEW DRIVE

LOT AREA = 36,375± S.F.
LOT CREATED: OCTOBER 15, 1975



BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

SITE PLAN TO ACCOMPANY A
SECOND DWELLING PERMIT APPLICATION
PREPARED FOR
WILLIAM GRAHAM
#53 MEADOW VIEW DRIVE
MAP: 56, PARCEL: 173

Date: SEPTEMBER 26, 2022 Design/Drawn by: JHS
Scale: 1"=15' Approved by: JLB

SHEET 1 OF 1 **B8514**



Nantucket Planning Board

October 14, 2022

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

RE: 53 Meadow View Drive (Map 56 Parcel 173) – 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 an apron at the driveway intersection with Meadow View Drive shall be maintained with a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet;
- 2) That a minimum of ten (10) parking spaces shall be provided;
- 3) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- 4) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height;
- 5) 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: Blackwell & Associates, Inc - Agent
Marcus Silverstein – Zoning Compliance Coordinator / Inspector