



LOCUS MAP Scale: 1" = 500'

#61 BARTLETT ROAD
MAP 66 PARCEL 99
N/F
DONALD E. DIMOCK

#55 BARTLETT ROAD
MAP 66 PARCEL 505
N/F
ERNEST T. STRANG

#48 BARTLETT ROAD
MAP 66 PARCEL 524
N/F
RICHARD E. KOTALAC, JR.
MELANIE R. KOTALAC

#46 BARTLETT ROAD
MAP 66 PARCEL 531
N/F
DONALD E. DIMOCK

#44 BARTLETT ROAD
MAP 66 PARCEL 529
N/F
DONALD E. DIMOCK

#6 TOPPING LIFT
MAP 66
PARCEL 308
N/F
ROBERT C. NEWMAN
JODY VANDERDONCK NEWMAN

#3 SPINDRIFT CIRCLE
MAP 66 PARCEL 314
N/F
DAVID P. BETAR
ADRIEL L. BETAR

#4 SPINDRIFT CIRCLE
MAP 66 PARCEL 315
N/F
TIMOTHY N. PITTS
RUTH S. C. PITTS

#56 BARTLETT ROAD
MAP 66 PARCEL 100.2
N/F
LAURENT PAVE ARAUJO

#58 BARTLETT ROAD
MAP 66 PARCEL 100.1
N/F
DONALD E. DIMOCK

#9 KEEL LANE
MAP 66 PARCEL 317
N/F
THE KEEL LANE NOMINEE TRUST

ZONE:	RC-2	MIN. REQUIRED
LOT AREA:		5,000 s.f.
LOT FRONTAGE:		40'
FRONT YARD:		10'
SIDE YARD:		5'
REAR YARD:		5'
GROUND COVER RATIO:		50%
REGULARITY FACTOR:		> 0.55

NO.	DATE	DESCRIPTION	BY
2	11/6/17	NO CHANGE	RMM
1	10/18/17	REVISE PER REVIEW COMMENTS	RMM

LOTTING PLAN
OF
"THE GREY LADY SUBDIVISION"
(FORMERLY "MILLIE'S SUBDIVISION")
A
DEFINITIVE SUBDIVISION
MODIFICATION
IN
NANTUCKET, MA
Prepared For:
PINE COTTAGES, LLC
Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: AS NOTED JULY 10, 2017

APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____

THE PLANNING BOARD DETERMINES THAT:

- LOTS "1" thru "15" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
- LOT "15" CONTAINS INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.



I, _____, CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ NANTUCKET TOWN CLERK _____

NOTES:

- LOCUS: #54 BARTLETT ROAD MAP 66 PARCEL 100
- OWNER: DONALD E. DIMOCK #44 BARTLETT ROAD NANTUCKET, MA 02554
- DEED REF: Bk:146 Pg:123
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
- LOCUS FALLS WITHIN ZONING DISTRICTS R-5, CTEC and THE "TOWN OVERLAY DISTRICT"
- EXISTING STRUCTURES ARE TO BE MOVED OR RAZED.
- LOTS "E", "F" and "G" WERE CREATED THROUGH A SEPARATE "Approval Not Required" FILING, SEE PLAN NO. 2016-97, SIGNED BY THE TOWN OF NANTUCKET PLANNING BOARD.
- PROPOSED LOT "15" IS NOT TO BE CONSIDERED A BUILDABLE LOT AND IS TO BE CONVEYED TO AND COMBINED WITH ABUTTING LAND OWNED BY DONALD E. DIMOCK SHOWN AS #46 BARTLETT ROAD (MAP 66 - PARCEL 531).
- SEE DEFINITIVE PLAN RECORDED AS PLAN No. 2017-8, SIGNED BY THE TOWN OF NANTUCKET PLANNING BOARD ON JULY 11, 2016. REFER TO MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 6 FOR DEFINITIVE PLAN EXEMPTIONS.

