THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. CONDITIONS SHOWN HEREON DO NOT IMPLY CONFORMANCE WITH LOCAL REGULATIONS OR BYLAWS.

CONCEPT LOT AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON A FINAL PLAN.

42.3.3–123
N/F
15 PLEASANT LLC

42.3.3–77
N/F
NANCY LYLE HOWLAND
JOHN P. MANNING

42.3.2–51
N/F
SANDRAS NANTUCKET LLC

42.3.3–78
N/F
THREE MILL STREET NOMINEE TRUST

42.3.3–79
N/F
DWZ LLC

M I L L S T R E E T

EDGE OF PAVEMENT
PICKET
103.91'
GRANITE CURB
BRICK SIDEWALK
COBBLE
PORCH
BRICK STOOP
62.00'
3 STY BRICK STRUCTURE
BRICK
ROOF OVERHANG
VESTIBULE
SCREEN PORCH
LAWN
42.3.3–30
N/F
FIRST BRICK, LLC
19 PLEASANT STREET
LOT AREA=
9,508± S.F.
20.35'
CONC. APRON
COBBLE
30.00'
GRAVEL DRIVEWAY
35.31'
35.14'
2 STY W/F STRUCTURE
CHIMNEY
27.50'
STOOP
STOOP
4.39'
21.04'
DECK
LOT AREA=
3,012± S.F.
102.16'
BOARD FENCE
55.08'
LOT AREA=
2,752± S.F.
59.73'
62.20'
42.23'
BRICK
141.56'
LAWN
42.3.3–30.1
N/F
FIRST BRICK, LLC
9 CANDLE HOUSE LANE
LOT AREA=
26,206± S.F.
H.V.A.C.
TALL BRICK WALL
160.16'
P L E A S A N T S T R E E T
PUBLIC SHADE TREES
GRANITE CURB
BRICK SIDEWALK
ROOFED STATUARY
8.84'
HEDGE GARDEN
FOUNTAIN
METAL GAZEBO
42.3.2–50
N/F
JOSHUA ADAM LEFFLER
& MARGARET MARY LEFFLER
42.3.2–49
N/F
CHARLES CHASIN
& ELISABETH L. CHASIN
55.4.4–16
N/F
ROBERT M. KARGMAN
55.4.4–18
N/F
NANTUCKET HISTORICAL ASSOCIATION
LAWN
42.3.3–19.2
N/F
FIRST BRICK, LLC
2 MILL STREET
39.89'
STONE RETAINING
55.4.4–17
N/F
FLORENCE C. FRASCATI REVOCABLE TRUST
& J. MICHAEL FRASCATI REVOCABLE TRUST
20.31'
CONC.
CONC.
CONC.
100.54'
120.85'
44.10'
2 STY W/F STRUCTURE
271.26'
BOARD FENCE
55.4.1–1
JENNIFER S. GROSSMAN LIVING TRUST
LOT AREA=
5,301± S.F.
LAWN
43.33'
42.3.3–19
N/F
FIRST BRICK, LLC
11 CANDLE HOUSE LANE
BOARD FENCE
121.77'
EDGE OF PAVEMENT
C A N D L E H O U S E L A N E
55.4.4–52.1
N/F
ALLAN D. McKELVIE
& DARINA C. McKELVIE
55.4.1–1.1
N/F
MARVIN J. LEVY
55.4.4–20
N/F
WARREN D. FELDBERG TRUST
ROSALYN J. FELDBERG TRUST
55.4.4–105
N/F
NANTUCKET ISLANDS LAND BANK
55.4.4–106
N/F
PAMELA VAN HOVEN CLARK
55.4.4–51
N/F
DAVID R. DRULEY
& MELLISSA ANN DRULEY

M.C.S. ISLAND ZONE

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

PROPERTY INFORMATION

ADDRESS: 19 PLEASANT STREET
OWNER: FIRST BRICK, LLC
LAND COURT CERTIFICATE 23458
LAND COURT PLAN 11041–B, LOT 2
ASSESSOR'S MAP 42.3.3, PARCEL 30

ADDRESS: 9 CANDLE HOUSE LANE
OWNER: FIRST BRICK, LLC
LAND COURT CERTIFICATE 23457
LAND COURT PLAN 11041–B, LOT 3
ASSESSOR'S MAP 42.3.3, PARCEL 30.1

ADDRESS: 11 CANDLE HOUSE LANE
OWNER: FIRST BRICK, LLC
DEED BOOK 1215 PAGE 70
PLAN FILE 22–D, LOT 3B
ASSESSOR'S MAP 55.4.4 PARCEL 19

ADDRESS: 2 MILL STREET
OWNER: FIRST BRICK, LLC
LAND COURT CERTIFICATE 23457
LAND COURT PLAN 11041–B, LOT 1
& DEED BOOK 1215 PAGE 70
PLAN FILE 22–D, LOT 1B
ASSESSOR'S MAP 55.4.4, PARCEL 19.2

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT
SIDE SETBACK:	5 FT
REAR SETBACK:	5 FT
GROUND COVER % (GCR):	40%

CONCEPT PLAN OF LAND
IN NANTUCKET, MA
PREPARED FOR:
FIRST BRICK, LLC
19 PLEASANT ST, 9 CANDLE HOUSE LN
11 CANDLE HOUSE LN & 2 MILL ST
MAP 42.3.3 PARCELS 19, 19.2, 30 & 30.1
SCALE: 1"=30' JANUARY 13, 2026

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053