

MINOR MODIFICATIONS

Oakhill Investments,
LLC

341A Madaket Road
(60.2.4-64.5)

SE48-2828



SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

October 23, 2015

SDE No. 14066

Nantucket Conservation Commission
Town Annex Building
37 Washington Street
Nantucket, MA 02554

**Subject: Request for Minor Modification
DEP File No.: SE48-2828
341A Madaket Road, Nantucket, MA**

Dear Members of the Commission:

The purpose of this letter is to request a minor modification for the previously approved project on the above referenced property (Subject Property).

Approval History

The Subject Property is currently developed and is the site of an existing SFR and secondary dwelling. An approval to redevelop the Subject Property was granted under Order of Conditions (OOC) SE48-2828 issued on October 14, 2015. The permit is currently valid and site work has not yet commenced.

The Subject Property is located partially within the buffer Zone to a Coastal Bank and the buffer zone to a Saltmarsh. The location and extent of all resource areas and associated buffer zones were previously delineated under SE48-2828 in October of 2015.

Proposed Minor Modifications

The Applicant is proposing to construct a split-rail fence along the eastern, northern, and western property boundaries. The proposed split-rail fence will demarcate the limits of the Subject Property and help to contain all pedestrian traffic to the previously approved access stairway. Portions of the proposed split-rail fence will be located within the 25-foot and 50-foot Coastal Bank buffer zones. The proposed split rail fence will be installed using hand-held tools and equipment. No native vegetation will be removed as part of the proposed split-rail fence installation. The proposed split-rail fence is not considered a structure and will not result in any new or significant adverse impacts to the Coastal Bank or associated buffer zones. The Applicant feels that the proposed changes constitute a Minor Modification to the previously approved OOC. Therefore, the Applicant respectfully requests that the Commission grant approval for this minor modification as proposed.

SDE No. 14066
341A Madaket Road
SE48-2828 Minor Modification Request
October 23, 2015

Page 2 of 2

If you have any questions please feel free to contact me via email at mrirts@sitedesigneng.com or at 508-802-5832.

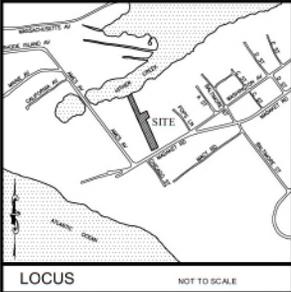
Respectfully,
Site Design Engineering, LLC.

A handwritten signature in black ink, appearing to read "Mark Rits". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Rits
Project Manager/Permitting Specialist

SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674



LOCUST NOT TO SCALE

LEGEND

- EXISTING**
- PROPERTY LINE
 - CB/DH CONCRETE BOUND/DRILL HOLE
 - CB/DH (Fnd) CONCRETE BOUND/DRILL HOLE FOUND
 - - - 16' TOPOGRAPHIC CONTOUR
 - 17.2' ± SPOT ELEVATION
 - X FENCE
 - TREE LINE
 - SHRUB
 - S SEWER SERVICE
 - W WATER METER
 - LIMIT OF WETLAND
 - 25 FT. BUFFER ZONE
 - 50 FT. BUFFER ZONE
 - 100 FT. BUFFER ZONE

OVERLAY DISTRICT APPLICABILITY

MADAKET HARBOR WATERSHED PROTECTION (ZONE A) WATERCRAFT

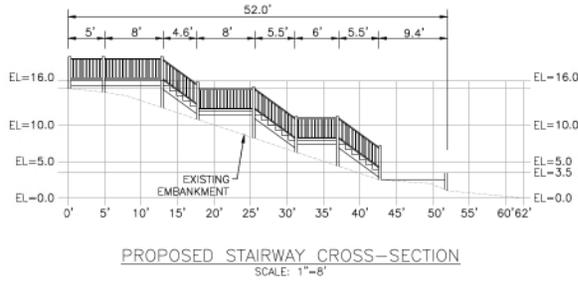
ZONING REQUIREMENTS:

THE SITE IS ZONED VILLAGE RESIDENTIAL (VR)

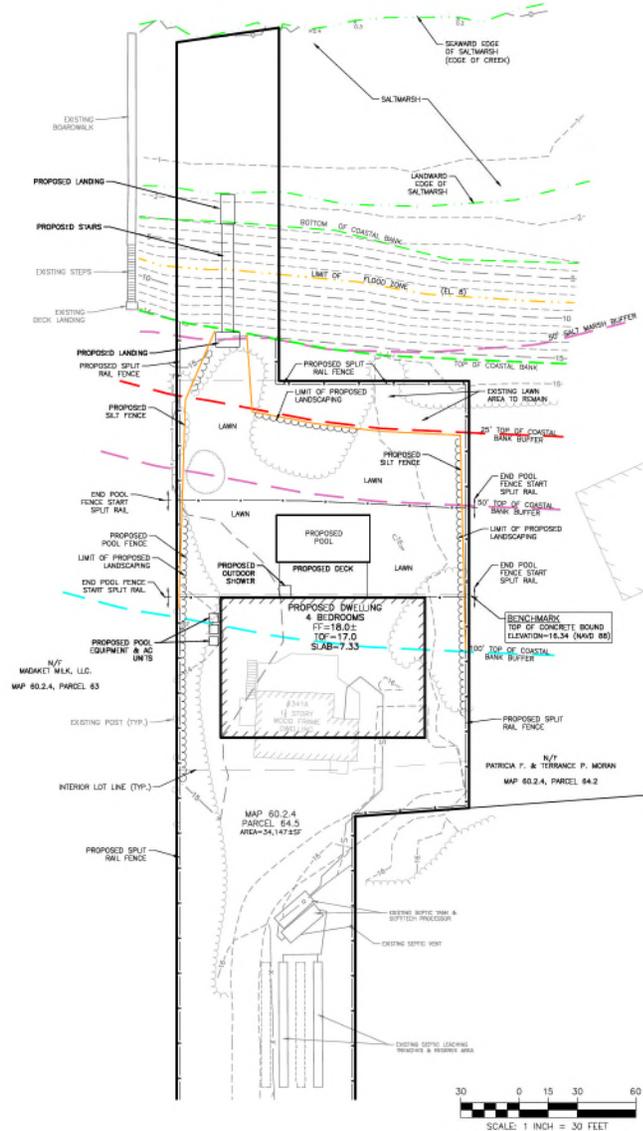
	REQUIRED
LOT AREA	20,000 SF.
LOT FRONTAGE	100 FT.
FRONT YARD SETBACK	20 FT.
REAR YARD SETBACK	10 FT.
SEE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	18 %

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM A LIMITED ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING LLC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD 88.
- A PORTION OF THIS SITE IS LOCATED WITHIN 100-YEAR FLOOD ZONE AE (DL, R) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 25023D 0064 G, DATED JUNE 9, 2014.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOGS AND MORTGAGE PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



HITHER CREEK



SITE DESIGN ENGINEERING, LLC.
 11 CUSHMAN STREET
 MIDDLEBORO, MA 03346
 T: 508-967-0875 F: 508-967-0874
 WWW.SITEDESIGNING.COM

NO.	DATE	DESCRIPTION	DCM	APPROVED
2	10/20/15	ADDITION OF SPLIT RAIL FENCE	DCM	
1	8/20/15	REVISED PER CONCOM REVIEW COMMENTS	DCM	

PLAN REVISIONS

DATE: JULY 2, 2015

DRAWN BY: SKD DESIGN BY: DCM CHECK BY: DCM

PROJECT NO: 14066

ISSUED FOR: APPROVAL

APPROVAL

SITE PLAN

341A MADAKET ROAD
 PARCELS 64.5
 NANTUCKET, MASSACHUSETTS

PREPARED FOR OAK HILL INVESTMENTS, LLC.

SITE PLAN

SCALE: 1"=30'

SHEET NO: 1 OF 1

Scavo

8 Galen Ave

(29-113)

SE48-2653

BLACKWELL & ASSOCIATES, INC.

Professional Land Surveyors

B7885

February 1, 2016

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554
BY HAND DELIVERY

RE: Minor Modification Request
8 Galen Ave
SE48-2653

Dear Commissioners:

I am writing to request a Minor Modification to the approved Order of Conditions. Attached are a Site Plan of Land and the required filing fee. The modification to the plan from that which was originally approved adds a 120 s.f. shed within the previously approved limit of work. The shed is outside of the 50-foot buffer zone to the vegetated wetland resource area.

The modification will not result in an adverse impact to the interests protected by the Commission, or significantly alter the approved project. As determined with the issuance of the original order, this proposal will not have an adverse impact on the interests protected by the Commission.

Sincerely,
Blackwell & Associates, Inc.
By: Arthur D. Gasbarro, PE, PLS, LEED AP





Cert: 24627 Doc: OOC
Registered: 03/24/2014 01:03 PM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-2653
MassDEP File #

eDEP Transaction #
Nantucket
City/Town

A. General Information

1. From: Nantucket
Conservation Commission

2. This Issuance is for (check one):
a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:

James J. & Dana K. Scavo, Trustees
a. First Name b. Last Name
The James J. Scavo Revocable Trust
c. Organization
414 Little Lulu Lane
d. Mailing Address
Richmond Hill GA 31324
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

Same as applicant
a. First Name b. Last Name
c. Organization
d. Mailing Address
e. City/Town f. State g. Zip Code

5. Project Location:

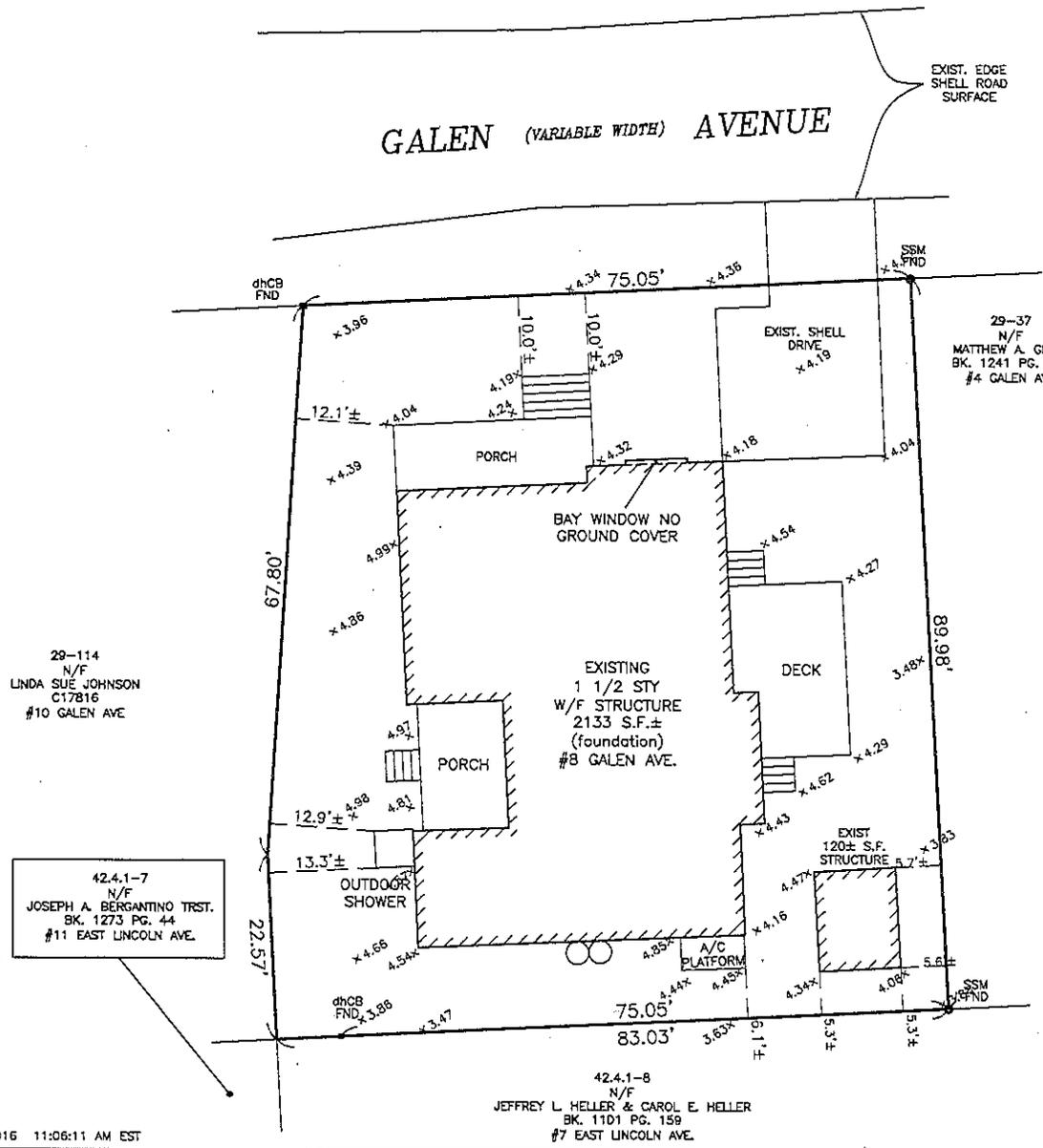
8 Galen Avenue Nantucket
a. Street Address b. City/Town
29 113
c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: d m s d m s
d. Latitude e. Longitude

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

EXISTING
MINIMUM LOT SIZE: 5000 S.F. 7,195 S.F.±
MINIMUM FRONTAGE: 50 FT. SEE PLAN
FRONT YARD SETBACK: 10 FT. SEE PLAN
REAR/SIDE SETBACK: 5 FT. SEE PLAN
GROUND COVER %: 30 % 29.6% ±

NOTE:
LOCUS LIES ENTIRELY
WITHIN LAND SUBJECT
TO COASTAL STORM
FLOWAGE.

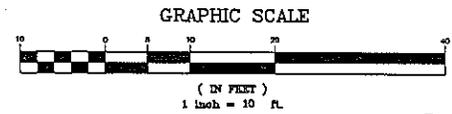


LEGEND
dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
SSM ○ DENOTES STEEL SURVEY MARKER FOUND

SITE PLAN OF LAND
OF LAND IN
NANTUCKET, MA

SCALE: 1" = 10' DATE: FEBRUARY 1, 2016
THE JAMES J. SCAVO REVOCABLE TRUST
Owner:
Cert.: 24627... LC Plan: 37811-D, LOT 5...
Locus: ... #8 GALEN AVENUE

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026



THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET CONSERVATION COMMISSION ONLY AND SHOULD NOT 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.

ASSESSOR MAP: .29... PARCEL: .113...
T:\JEFF 26 JOB 150
V:\DRAWFILES\B7885\CON COM AB.dwg 2/1/2016 11:06:11 AM EST

CERTIFICATES OF COMPLIANCE

Smith

6 Old North Wharf

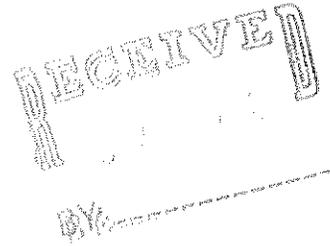
(42.3.1-19)

SE48-1855

EMACK SURVEYING, LLC

Robert A. Emack
Professional Land Surveyor
2 Washaman Avenue
Nantucket, Massachusetts 02554
Phone (508) 325-0940 Fax (508) 325-0930

January 27, 2016



Town of Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

RE: Request for Certificate of Compliance for SE48-1855
D. Van & Ann E. Smith
6 Old North Wharf, Nantucket, MA

Dear Commission:

As part of the Request for a Certificate of Compliance for the above-referenced project, this letter is being submitted along with WPA Form 8A and with a stamped As-Built plan. I believe that, as the As-Built shows, the work has been completed in substantial compliance with the Order of Conditions for the project.

Sincerely yours,

Robert A. Emack
Registered Professional Land Surveyor



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Robert Emack
Name
2 Washaman Avenue
Mailing Address
Nantucket MA 02554
City/Town State Zip Code
508-325-0940
Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

D. Van & Ann E. Smith
Applicant
November 18, 2005 SE48-1855
Dated DEP File Number

3. The project site is located at:

6 Old North Wharf Nantucket
Street Address City/Town
42.3.1 19
Assessors Map/Plat Number Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

D. Van Smith and Ann E. Smith (now Six Old North Wharf, LLC)
Property Owner (if different)
Nantucket
County Book Page
17842 (now Certificate # 23433)
Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
 the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

Faraway Realty Trust

11 Lincoln Ave &

22 Jefferson

(30-136;285)

SE48-2810

BLACKWELL & ASSOCIATES, INC.
Professional Civil Engineers & Land Surveyors

B7714

February 1, 2016

Nantucket Conservation Commission
2 Bathing Beach Rd
Nantucket, MA 02554
Via Email – Attn: Jeff Carlson

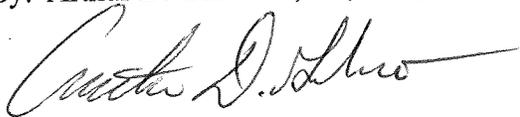
RE: Certificate of Compliance
Map 30 Parcels 136 & 285
SE48-2570

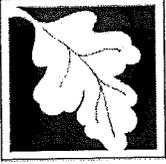
Dear Commission Members:

I am writing to request a Certificate of Compliance for the referenced project. The work was completed in substantial compliance with the issued Order of Conditions. Attached are a Site Plan, WPA Form 8, the required filing fee and front-page copy of the Order recorded at the Nantucket Registry of Deeds.

Please feel free to contact me should you have any questions or concerns with this request.

Sincerely,
Blackwell & Associates, Inc.
By: Arthur D. Gasbarro, PE, PLS, LEED AP





Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
SE48-2810
 Provided by DEP

A. Project Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Arthur D. Gasbarro, PE, PLS
 Name
 Blackwell & Associates, Inc. - 20 Teasdale Circle
 Mailing Address
 Nantucket MA 02554
 City/Town State Zip Code
 508-228-9026 x13
 Phone Number
2. This request is in reference to work regulated by a final Order of Conditions issued to:

Fayaway Realty Trust
 Applicant
 5/24/13 SE48-2570
 Dated DEP File Number
3. The project site is located at:

11 Lincoln Ave & 22 Jefferson Ave Nantucket
 Street Address City/Town
 30 136 & 285
 Assessors Map/Plat Number Parcel/Lot Number
4. The final Order of Conditions was recorded at the Registry of Deeds for:

Eleven Lincoln Avenue Trust - Note new current owner
 Property Owner (if different)
 Nantucket 1408 285
 County Book Page
 Certificate (if registered land)
5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

SE48-2810
Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



2013 00002047

Bk: 1404 Pg: 268 Page: 1 of 15
Doc: OOC 09/26/2013 01:59 PM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-2570
MassDEP File #

eDEP Transaction #
Nantucket
City/Town

A. General Information

1. From: Nantucket
Conservation Commission

2. This issuance is for (check one):
a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:

Alexander M. Davis, Trustee
a. First Name

Michael Janover, Trustee
b. Last Name

Fayaway Realty Trust
c. Organization

17 Juniper Lane
d. Mailing Address

Bristol
e. City/Town

ME
f. State

04539
g. Zip Code

4. Property Owner (if different from applicant):

same

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

11 Lincoln Ave.

a. Street Address

Nantucket

b. City/Town

30

c. Assessors Map/Plat Number

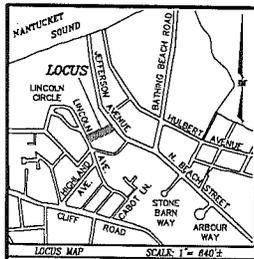
136

d. Parcel/Lot Number

Latitude and Longitude, if known:

d. Latitude

e. Longitude



CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 30 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.
GROUND COVER %: 30 %

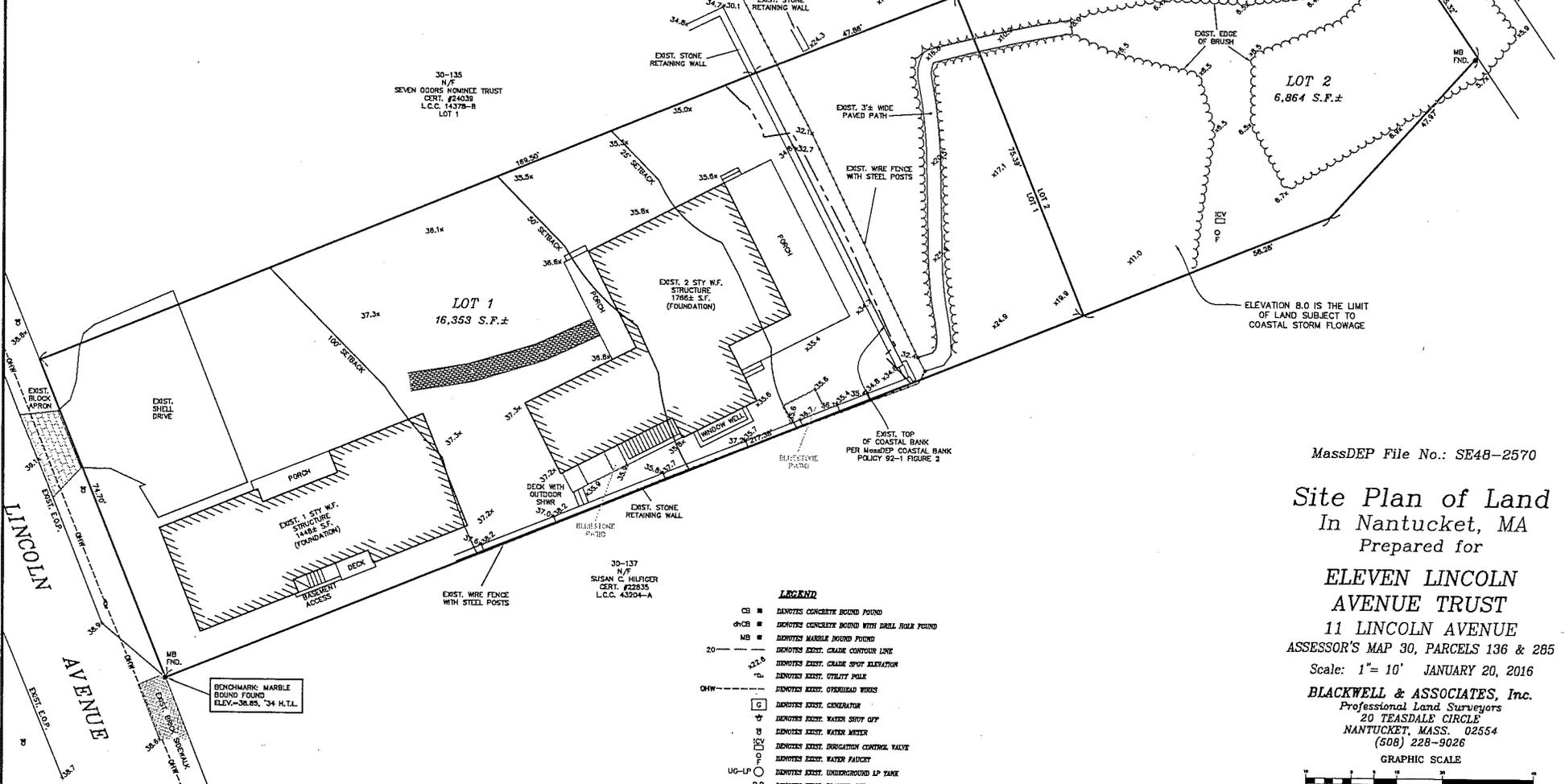
*138-16 C.(3): 10' SETBACK FOR ANY STREET OR WAY.

OWNER INFORMATION

ELEVEN LINCOLN AVENUE TRUST
DEED BK. 1408, PG. 285
PLAN No. 2008-86, LOTS 1 & 2
ASSESSOR'S MAP 30, PARCELS 136 & 285
#11 LINCOLN AVENUE
#72 JEFFERSON AVENUE

EXISTING:
16,353 S.F.±
SEE PLAN
SEE PLAN
SEE PLAN
18.62 %

LOCUS MAP SCALE: 1" = 400'



MassDEP File No.: SE48-2570

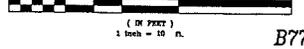
Site Plan of Land
In Nantucket, MA
Prepared for

ELEVEN LINCOLN AVENUE TRUST
11 LINCOLN AVENUE
ASSESSOR'S MAP 30, PARCELS 136 & 285

Scale: 1" = 10' JANUARY 20, 2016

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE



- LEGEND**
- CS ■ DENOTES CONCRETE BOUND FOUND
 - CSB ■ DENOTES CONCRETE BOUND WITH IRON BOLT FOUND
 - MB ■ DENOTES MARBLE BOUND FOUND
 - 20 --- DENOTES EXIST. GRADE CONTOUR LINE
 - 22.5 --- DENOTES EXIST. GRADE SPOT ELEVATION
 - U --- DENOTES EXIST. UTILITY POLE
 - OHV --- DENOTES EXIST. OVERHEAD WIRES
 - G □ DENOTES EXIST. CISTERNA
 - W --- DENOTES EXIST. WATER SHUT OFF
 - M --- DENOTES EXIST. WATER METER
 - BCV --- DENOTES EXIST. DRAINAGE CONTROL VALVE
 - W --- DENOTES EXIST. WATER FAUCET
 - UG-LP ○ DENOTES EXIST. UNDERGROUND LP TANK
 - P.B. ○ DENOTES EXIST. PAVED BED
 - E.O.P. --- DENOTES EXIST. EDGE OF PAVEMENT

T:\CHRIS 1 JOB 37
V:\DRAWFILES\B7714\CON COM A6 11.dwg 2/1/2016 8:16:13 AM EST

Gallaher

2 Horn Beam Road

(21-118.5)

SE48-2667

Main Office:
49 Herring Pond Road
Buzzards Bay, MA 02532
Tel (508) 833-0070
Fax (508) 833-2282



Nantucket Office:
19 Old South Road
Nantucket, MA 02554
Tel (508) 325-0044

February 2, 2016

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

RE: 2 Horn Beam Road, SE48-2667.

Dear Commission Members:

Please find accompanying this letter WPA Form 8A, As-Built Plans and check for \$25.

To the best of my knowledge, all work has been completed in substantial conformance with the approved plans.

Please contact our office if you have any questions.

Sincerely,
Bracken Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Donald F. Bracken, Jr.', is written over a light blue circular stamp.

Donald F. Bracken, Jr., P.E.

cc: Kathy Gallaher (via email)



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

A. Project Information



1. This request is being made by:

Donald F. Bracken, Jr., P.E., Bracken Engineering, Inc.

Name

49 Herring Pond Rd

Mailing Address

Buzzards Bay

MA

02532

City/Town

State

Zip Code

508-833-0070

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Kathy Gallaher

Applicant

Original: 5/14/14 Amended: 2/4/15

SE48-2563

Dated

DEP File Number

3. The project site is located at:

2 Horn Beam Road

Nantucket

Street Address

City/Town

Map 21

Parcel 118.5

Assessors Map/Plat Number

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Kathy Gallaher

Property Owner (if different)

Nantucket

1480

50

County

Book

Page

Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

And the Town of Nantucket Wetlands Bylaw Chapter 136

A. Project Information (cont.)



6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

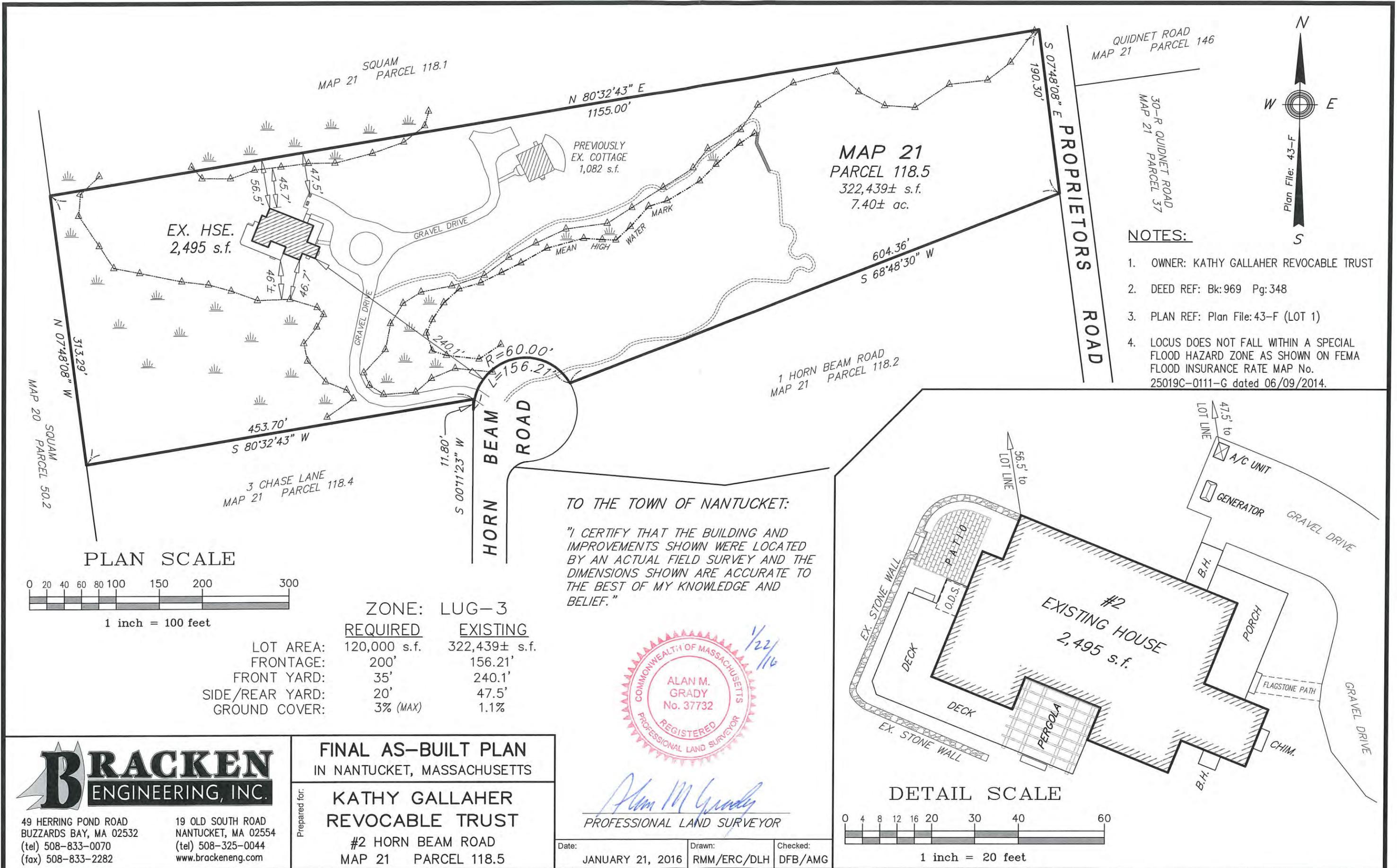
Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order and a copy of the As-built.

No

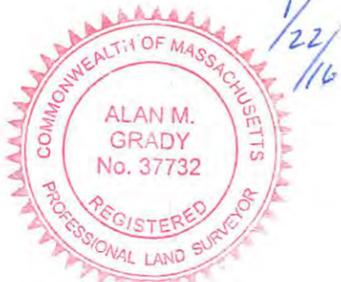
B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).



- NOTES:**
- OWNER: KATHY GALLAHER REVOCABLE TRUST
 - DEED REF: Bk:969 Pg:348
 - PLAN REF: Plan File:43-F (LOT 1)
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0111-G dated 06/09/2014.

TO THE TOWN OF NANTUCKET:
 "I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."



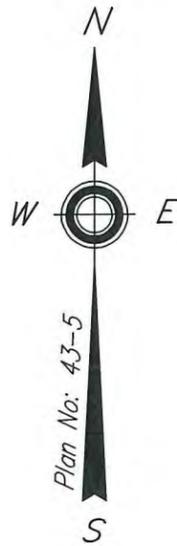
Alan M. Grady
 PROFESSIONAL LAND SURVEYOR

Date: JANUARY 21, 2016
 Drawn: RMM/ERC/DLH
 Checked: DFB/AMG

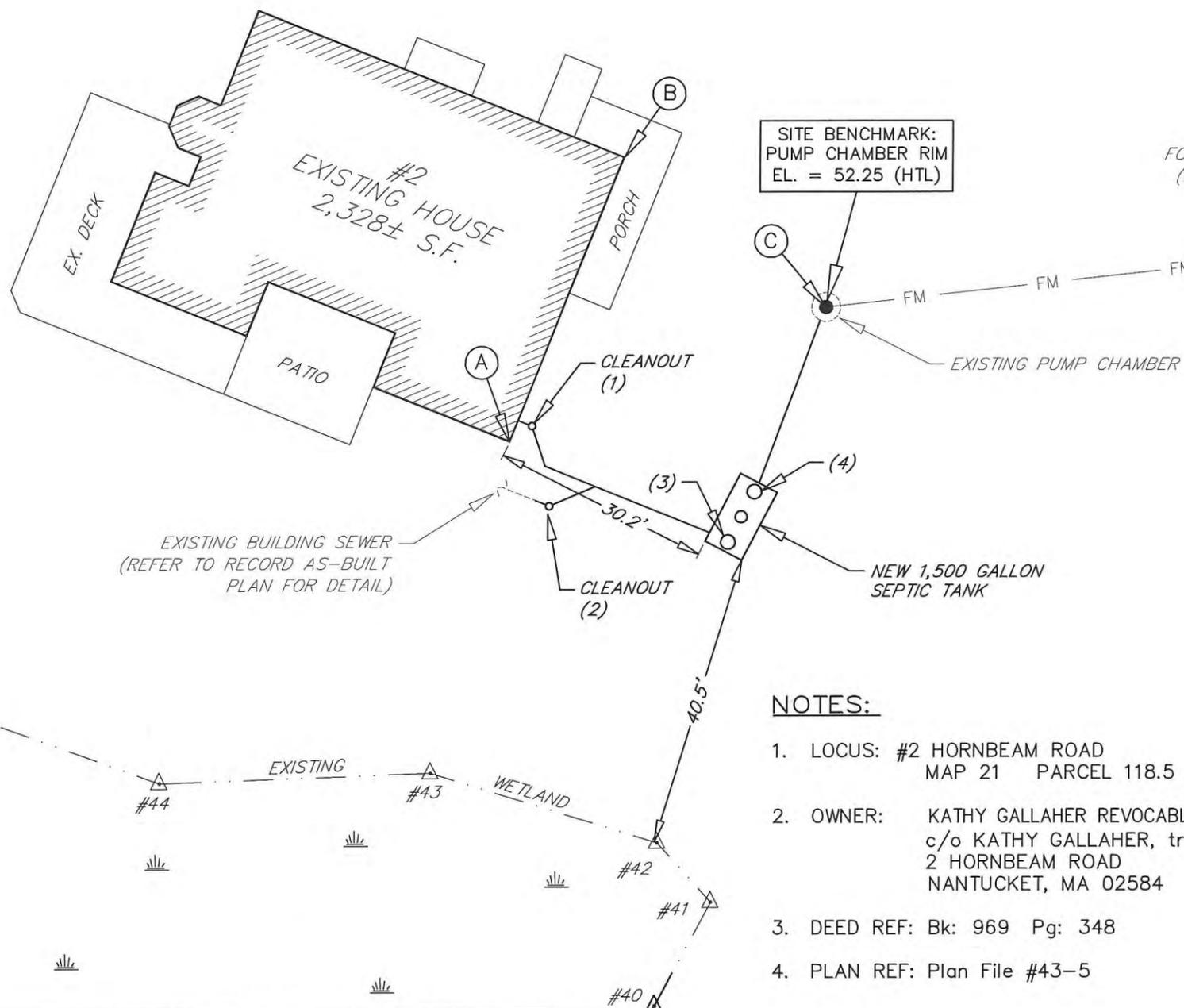
	ZONE: LUG-3	REQUIRED	EXISTING
LOT AREA:		120,000 s.f.	322,439± s.f.
FRONTAGE:		200'	156.21'
FRONT YARD:		35'	240.1'
SIDE/REAR YARD:		20'	47.5'
GROUND COVER:		3% (MAX)	1.1%

BRACKEN ENGINEERING, INC.
 49 HERRING POND ROAD BUZZARDS BAY, MA 02532
 (tel) 508-833-0070 (fax) 508-833-2282
 19 OLD SOUTH ROAD NANTUCKET, MA 02554
 (tel) 508-325-0044 www.brackeneng.com

FINAL AS-BUILT PLAN
 IN NANTUCKET, MASSACHUSETTS
 Prepared for: **KATHY GALLAHER REVOCABLE TRUST**
 #2 HORN BEAM ROAD
 MAP 21 PARCEL 118.5



INVERT SCHEDULE	
INVERT OUT FOUNDATION.....	51.00
INVERT IN SEPTIC TANK.....	49.10
INVERT OUT SEPTIC TANK.....	48.92
INVERT IN PUMP CHAMBER.....	48.57



FORCE MAIN TO EXISTING S.A.S.
(REFER TO RECORD AS-BUILT
PLAN FOR DETAIL)

SEPTIC SYSTEM TIES

	A	B	C	DESCRIPTION
1)	3.8'	39.0'	43.5'	CLEANOUT (1)
2)	10.3'	49.0'	46.8'	CLEANOUT (2)
3)	33.1'	54.9'	34.9'	S. TANK INLET LID
4)	34.4'	49.4'	27.2'	S. TANK OUTLET LID

NOTES:

- LOCUS: #2 HORNBEAM ROAD
MAP 21 PARCEL 118.5
- OWNER: KATHY GALLAHER REVOCABLE TRUST
c/o KATHY GALLAHER, trustee
2 HORNBEAM ROAD
NANTUCKET, MA 02584
- DEED REF: Bk: 969 Pg: 348
- PLAN REF: Plan File #43-5

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE SEPTIC SYSTEM HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE PERMIT AND THE APPROVED DESIGN PLAN AND MEETS THE REQUIREMENTS OF THE TOWN AND STATE REGULATIONS, AS-BUILT"



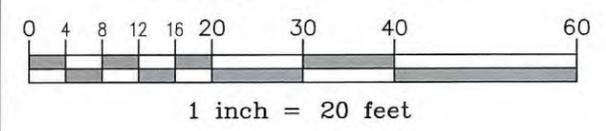
DONALD F. BRACKEN, Jr., P.E.

INSTALLER

SEPTIC TANK AS-BUILT
IN NANTUCKET, MASSACHUSETTS

Prepared for:
KATHY GALLAHER
#2 HORNBEAM ROAD
MAP 21 PARCEL 118.5

PLAN SCALE



Date: NOVEMBER 18, 2015	Drawn: RMM/ERC/DLH	Checked: DFB/AMG
----------------------------	-----------------------	---------------------



49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

Madaket Wheelhouse
LLC

13 Massachusetts Ave
(60-75)

SE48-2825

BLACKWELL & ASSOCIATES, INC.
Professional Land Surveyors & Civil Engineers

B8042

February 4, 2016

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

RE: 13 Massachusetts Ave
SE48-2825

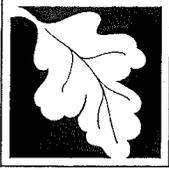
Dear Commission Members:

I am writing to request a Certificate of Compliance for the referenced projects. The work was completed in substantial compliance with the issued Order of Conditions. Attached is a Site Plan, the required filing fee and front-page copy of the Order recorded at the Nantucket Registry of Deeds.

Sincerely,
Blackwell & Associates, Inc.
By: Arthur D. Gasbarro, PE, PLS, LEED AP



Cc: Madaket Wheelhouse, LLC
Steven L. Cohen



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Arthur D. Gasbarro, PE, PLS

Name

Blackwell & Associates, Inc. - 20 Teasdale Circle

Mailing Address

Nantucket

MA

02554

City/Town

State

Zip Code

508-228-9026 x13

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Madaket Wheelhouse, LLC

Applicant

10/14/15

SE48-2825

Dated

DEP File Number

3. The project site is located at:

13 Massachusetts Ave

Nantucket

Street Address

City/Town

60

75

Assessors Map/Plat Number

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

Nantucket

County

Book

Page

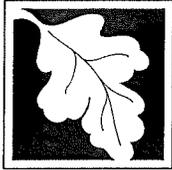
25696

Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



2015 00149872

Cert: 25696 Doc: OOC
Registered: 10/22/2015 03:32 PM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48- 2825
MassDEP File #

eDEP Transaction #
Nantucket
City/Town

A. General Information

1. From: Nantucket
Conservation Commission

2. This issuance is for (check one):
a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:

Madaket Wheelhouse, LLC

a. First Name

b. Last Name

c. Organization

205 Stone Hill

d. Mailing Address

Pound Ridge

e. City/Town

NY

f. State

10576

g. Zip Code

4. Property Owner (if different from applicant):

Same As Applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

13 Massachusetts Ave

a. Street Address

Nantucket

b. City/Town

60

c. Assessors Map/Plat Number

75

d. Parcel/Lot Number

Latitude and Longitude, if known:

41d 17'48"N

d. Latitude

70d 00'02"W

e. Longitude

BLACKWELL & ASSOCIATES, INC
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

B8042

February 3, 2016

Roberto Santamaria, Director
Nantucket Health Dept.
3 East Chestnut St
Nantucket, MA 02554

Re: #13 Massachusetts Ave
Map 60 Parcel 75
Tight Tank Installation

Dear Roberto:

I am writing to inform you that the tight tank was installed in accordance with The State Environmental Code, Title 5: 310CMR15.260 & Town of Nantucket Board of Health Regulations Section 49.00. Included for your review is a site plan with the septic system components shown.

Please contact me should you have any questions, comments or concerns.

Sincerely,
Blackwell & Associates, Inc.
By: Arthur D. Gasbarro, P.E., P.L.S.



Cc: Steven L. Cohen

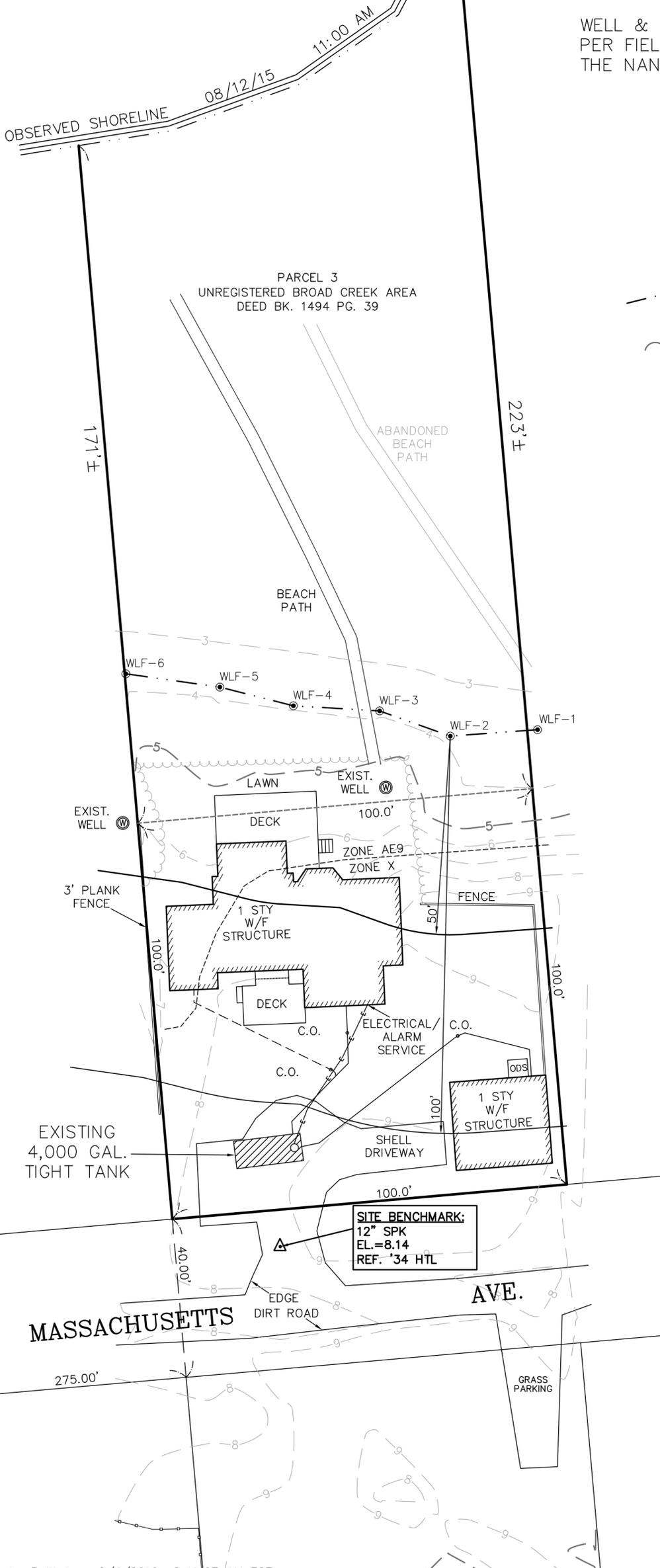
MADAKET HARBOR

LOCUS LIES ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE. BASE FLOOD ELEVATION FOR ZONE AE IS 10.4 '34 HTL.

RESOURCE AREA BOUNDARY PER SE48-2825 ISSUED BY THE NANTUCKET CONSERVATION COMMISSION.

WELL & SEPTIC SYSTEM LOCATIONS SHOWN PER FIELD SURVEY AND RECORD FILES AT THE NANTUCKET HEALTH DEPT.

L.C.C. 2408-Y



- LEGEND**
- CB FND ■ DENOTES CONCRETE BOUND FOUND
 - ODS DENOTES OUTDOOR SHOWER
 - WLF#4 ● DENOTES WETLAND FLAG FOUND
 - DENOTES RESOURCE AREA BOUNDARY
 - 5- - - DENOTES EXIST. GRADE CONTOUR
 - ~ ~ ~ DENOTES EXIST. EDGE OF BRUSH
 - C.O. DENOTES EXISTING CLEANOUT

NOTES:

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET HEALTH DEPARTMENT ONLY AND SHOULD NOT 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.

TIGHT TANK AS-BUILT SCHEDULE OF ELEVATIONS	
01/21/16	
INSTALLED BY: P+M REIS TRUCKING, INC.	
INV. AT CLEANOUT 1	6.84
INV. AT CLEANOUT 2	5.94
INV. AT CLEANOUT 3	5.86
INV. INTO TIGHT TANK	5.33

REFERENCE MASS DEP SE48-2825 ORDER OF CONDITIONS ISSUED ON SEPTEMBER 30, 2015

RECORD PLAN OF A SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM WITH A TIGHT TANK

in Nantucket, MA

Prepared for

MADAKET WHEELHOUSE, LLC

Cert. 25,696 L.C.C. 2408Y; BLOCK 29, LOTS 12-15

Deed Bk./Pg.: 1494/39 NO PLAN

ASSESSOR'S MAP 60, PARCEL 75

#13 MASSACHUSETTS AVE.

Scale: 1" = 20' February 4, 2016

BLACKWELL & ASSOCIATES, Inc.

Professional Land Surveyors

20 TEASDALE CIRCLE

NANTUCKET, MASS. 02554

(508) 228-9026

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Town of Nantucket
Planning Office

Hummock Pond Road /
Milk St-Cisco Beach

(66-1 & 129)

SE48-2437



February 5, 2016

EMAIL

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

**Re: Request for Certificate of Compliance
DEP File #SE 48-2437
Hummock Pond Road Bike Path
Nantucket, Massachusetts**

[LEC File #: ToNA\14-221.01]

Dear Members of the Commission:

On behalf of the Town of Nantucket Department of Public Works (DPW), LEC Environmental Consultants, Inc., (LEC) is submitting a Request for Certificate of Compliance associated with the Order of Conditions (DEP File #SE 48-2437) issued by the Commission on April 27, 2012 to the Town and County of Nantucket Planning Office, permitting *the construction of a paved bike path with associated drainage structures, grading and landscaping, invasive species management, reconstruction of an existing headwall and culvert, installation of a sediment separator, and the construction of a vegetated wetland for the purposes of mitigation within vegetated wetlands and their buffer zones.* Approved work activities occurred within seven separate wetland or buffer zone areas along the 2.53 mile corridor between Milk Street and the Cisco Beach Access Drive. Construction of the bike path and appurtenances took place between September 2012—September 2013.

On July 14, 2014, LEC conducted a monitoring site inspection of the constructed Wetland Replacement Area and provided enhancement recommendations that were implemented by the DPW in October 2014. Follow-up site evaluations were conducted on July 8, 2015 and January 13, 2016. The entire constructed bike path within jurisdictional areas was also evaluated on January 13, 2016.

Based on LEC's evaluations, the bike path and appurtenances have been constructed in substantial compliance with the Order of Conditions (DEP File #SE 48-2437). A separate *Wetland Replacement Area Monitoring Report* accompanies this request. The DPW proposes to manage any invasive species along the bike path corridor, as necessary, in association with normal future maintenance activities.

Should you have any questions or require additional information in advance of the February 10, 2016 Public Hearing, please do not hesitate to contact me at 508-746-9491 or bmadden@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.

Brian T. Madden
Wildlife Scientist

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road
Suite 1
Plymouth, MA 02360
508-746-9491
508-746-9492 (Fax)

PLYMOUTH, MA

384 Lowell Street
Suite 206
Wakefield, MA 01880
781-245-2500
781-245-6677 (Fax)

WAKEFIELD, MA

100 Grove Street
Suite 302
Worcester, MA 01605
508-753-3077
508-753-3177 (Fax)

WORCESTER, MA

P. O. Box 590
Rindge, NH 03461
603-899-6726
603-899-6726 (Fax)

RINDGE, NH



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and
and The Town of Nantucket Wetlands Bylaw Chapter 136

A. Project Information



Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Town Nantucket Department of Public Works

c. Organization

188 Madaket Road

d. Street Address

Nantucket

City/Town

MA

State

02554

Zip Code

508-228-7244

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Town and County of Nantucket Planning Office

Applicant

4/27/12

Dated

SE48-2437

DEP File Number

3. The project site is located at:

Hummock Pond Road—Milk St to Cisco Beach

Street Address

Nantucket

City/Town

ROW; Replication/Mitigation: Map 66, Parcels 1 & 129; &

Assessors Map/Plat Number

Refer to Order

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

County

Book

Page

Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

See attached

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and
and The Town of Nantucket Wetlands Bylaw Chapter 136

DEP File Number:

SE48-2437
Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



Photograph 1: Typical constructed bike path conditions; upgradient of Wetland J (1/13/16).



Photograph 2: Typical constructed bike path conditions; upgradient of Wetland H (1/13/16).



Photograph 3: Typical constructed bike path conditions; upgradient of Wetland F (1/13/16).



Photograph 4: Typical constructed bike path conditions; upgradient of Wetland Replacement Area (1/13/16).



Photograph 5: Typical constructed bike path conditions; upgradient of Wetland B (1/13/16).



Photograph 6: Typical constructed bike path conditions; upgradient of Wetland B (1/13/16).

February 5, 2016

EMAIL

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

**Re: Wetland Replacement Area Monitoring Report
DEP File #SE 48-2437
Hummock Pond Road Bike Path
Nantucket, Massachusetts**

[LEC File #: ToNA\14-221.01]

Dear Members of the Commission:

On behalf of the Town of Nantucket Department of Public Works (DPW), LEC Environmental Consultants, Inc., (LEC) is submitting this *Monitoring Report* for the Wetland Replacement Area associated with the construction of the Hummock Pond Road Bike Path. On April 27, 2012, the Commission issued an Order of Conditions (DEP File #SE 48-2437) permitting the construction of the bike path and appurtenances between Milk Street and the Cisco Beach Access Drive. The Order required the construction of a 2,685± square foot Wetland Replacement Area (WRA) on Parcels 1 & 129 (Map 66) south of the bike path and opposite Millbrook Road as depicted on the final approved *Wetland Replacement Plan* (Sheet 10 of 67, March 2012). The WRA was to be an expansion of the existing Bordering Vegetated Wetland (BVW)/ BVW/Vegetated (Freshwater) Wetland associated with Rotten Pumpkin Pond.

2014 Monitoring

On July 14, 2014, LEC conducted a site evaluation to inspect the WRA and to demarcate the boundary of the existing BVW/Vegetated (Freshwater) Wetlands protected under the *Massachusetts Wetlands Protection Act* (M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00) and the *Town of Nantucket Bylaw* (Chapter 136) and *Wetlands Protection Regulations (Bylaw)*. LEC was not involved or present during WRA creation activities and therefore, specific completed activities and work sequencing details were unclear. LEC's evaluation was strictly based on existing conditions and complemented by review of pertinent Conservation Commission file materials.

In order to determine the boundary of the BVW/Vegetated Wetland and in turn, the WRA, LEC evaluated the existing plant communities, using the "fifty percent criteria" to determine dominance of wetland/upland vegetation and indicators of hydrology, including the interpretation of soil characteristics



in accordance with the principals of DEP's handbook, *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* (March 1995), the *Field Indicators for Identifying Hydric Soils in New England* (April 2004), and the criteria set forth in 310 CMR 10.55(2) and the *Bylaw*, specifically analyzing the depth of high groundwater within 18 inches of the ground surface.

The WRA boundary is identified by flag #'s 1-20 as depicted on the *Plot Plan*, prepared by Earle & Sullivan, Inc., dated July 31, 2014. The existing WRA limits slightly deviated from the approved footprint. However, the created WRA constitutes a larger footprint than what was approved under the March 2012 *Wetland Replacement Plan* (existing: 3,271± sf vs. approved: 2,685± feet).

While variable hydrology was present within the WRA, areas abutting the culvert and the westerly portion of the WRA lacked the required 75% vegetative cover of desirable wetland species. Existing silt fencing within or abutting the WRA was not functioning for any erosion/sedimentation control and only stunting new vegetative growth. LEC consequently provided the DPW with recommendations to enhance the WRA, which were implemented in October 2014. In total, the DPW planted at least fifty (50) arrowwood (*Viburnum dentatum*), winterberry (*Ilex verticillata*), and highbush blueberry (*Vaccinium corymbosum*) shrubs to supplement the previously planted winterberry shrubs (25±). Furthermore, the approved native seed mix was applied to partially denuded areas.

2015-2016 Monitoring

During the 2015 winter and spring months, LEC observed the WRA to be regularly inundated. On July 8, 2015, LEC observed the WRA to be replete with vegetation (see photographs). Dominant herbaceous vegetation includes soft rush (*Juncus effusus*), lurid sedge (*Carex lurida*), blue vervain (*Verbena hastata*), sensitive fern (*Onoclea sensibilis*), spotted Joe-pye weed (*Eupatorium maculatum*), wool grass (*Scirpus cyperinus*), various goldenrods (*Solidago* spp.) and asters (*Aster* spp.), and other rushes (*Juncus* spp.) and sedges (*Carex* spp.). Cattails (*Typha* spp.) appear to be encroaching from the natural wetland along with bayberry (*Morella pensylvanica*) seedlings. The above-referenced planted woody shrubs were observed to be in good health.

Previously altered areas upgradient of the WRA are primarily stable and vegetated with a mix of herbaceous species. However, LEC did observe a small denuded area immediately upgradient of wetland flag #16 during a final January 13, 2016 site evaluation. Minimal soil material has sloughed approximately 1-foot into the WRA, covering an approximately 2± sf area. LEC has recommended to the DPW to remove this sediment by hand (shovel) and reseed the denuded area with coastal red fescue (*Festuca rubra*) this April. Biodegradable erosion control matting may be warranted to stabilize the slope as the seed takes root. Furthermore, trace Japanese knotweed (*Fallopia japonica*) seedlings between the WRA and bike path, totaling less than five (5) individuals, should be removed by hand this summer (when identifiable) and properly disposed of at the Madaket Solid Waste Digester.



Summary

Based on LEC's observations, the WRA has achieved the required 75% vegetative coverage of wetland species and variable hydrology is present throughout. While the WRA limits include minor modifications to the originally approved footprint, the constructed WRA is in fact larger and functioning as a BVW/Vegetated Wetland. As such, the WRA has been constructed in substantial compliance with the March 2012 *Wetland Replacement Plan* and Order of Conditions (DEP File #SE 48-2437). The DPW is committed to future invasive species management as necessary.

Should you have any questions or require additional information, please do not hesitate to contact me at 508-746-9491 or at bmadden@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.

A handwritten signature in black ink, appearing to read "Brian T. Madden".

Brian T. Madden
Wildlife Scientist

Cc: Nantucket DPW
Nantucket Planning Office
DEP/SERO



Photograph 1: Southwesterly view of westerly Wetland Replacement Area (7/8/15).



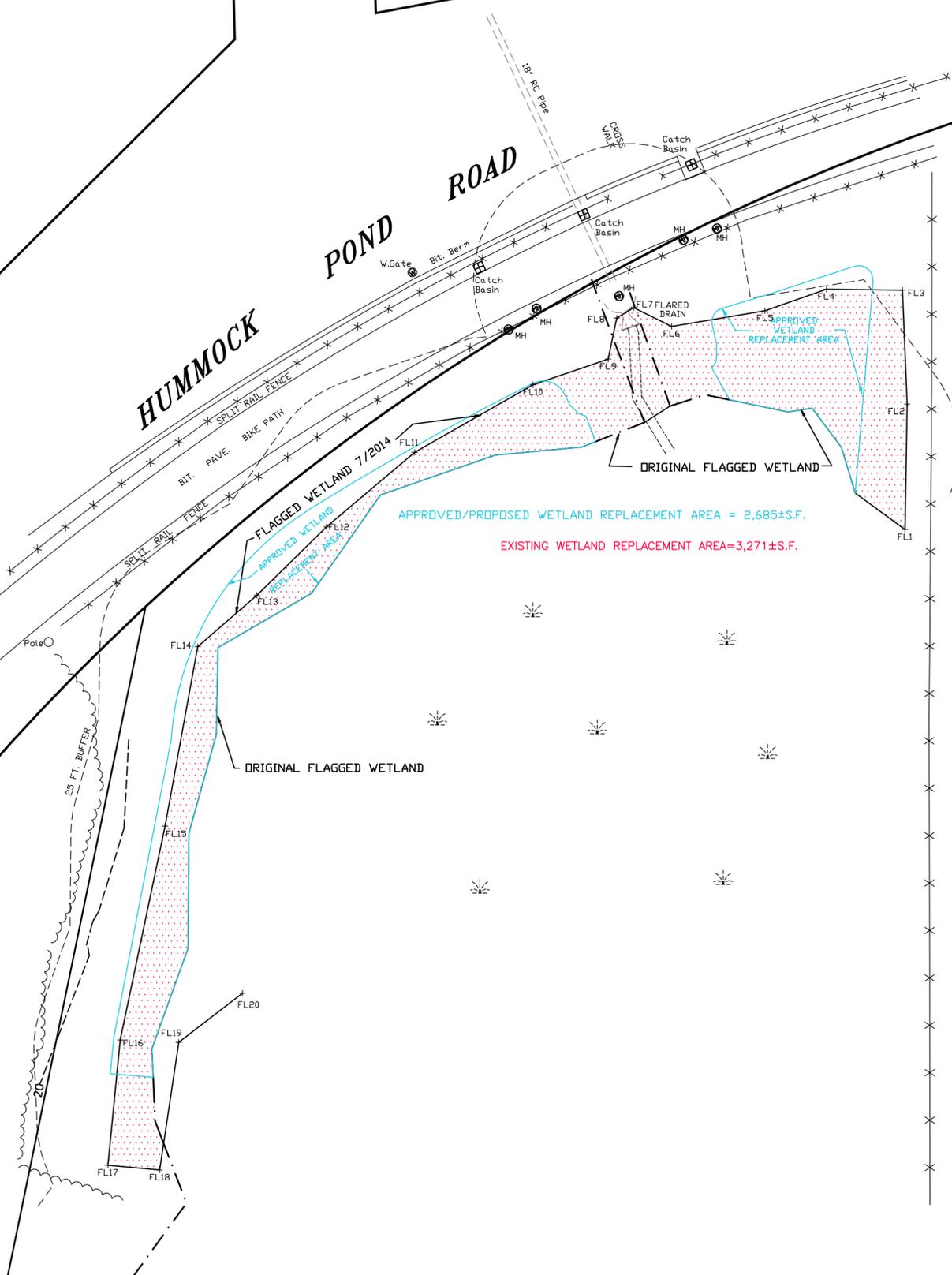
Photograph 2: Easterly view of easterly Wetland Replacement Area and constructed bike path to the north (7/8/15).



MERIDIAN & COORD. BASED ON NAD 83
ELEVATIONS-NAVD 88

MILL BROOK ROAD

HUMMOCK POND ROAD



APPROVED/PROPOSED WETLAND REPLACEMENT AREA = 2,685±S.F.
EXISTING WETLAND REPLACEMENT AREA=3,271±S.F.

DEP FILE NO. SE48-2437

**PLOT PLAN
SHOWING PROPOSED AND EXISTING
WETLAND REPLACEMENT AREAS
HUMMOCK POND RD. BIKE PATH PROJECT
IN
NANTUCKET, MASSACHUSETTS**

SCALE: 1"=20' DATE: JULY 31, 2014

PROPERTY OWNER:
BARTLETT FARM, LLC.

PREPARED FOR:
TOWN of NANTUCKET

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808



Nantucket Land Bank

260 Milestone Road

(72-48)

SE48-2656

BLACKWELL & ASSOCIATES, INC.
Professional Civil Engineers & Land Surveyors

B7568

February 5, 2016

Nantucket Conservation Commission
2 Bathing Beach Rd
Nantucket, MA 02554
Attn: Jeff Carlson

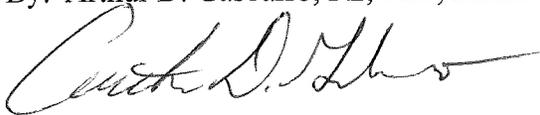
RE: Certificate of Compliance
NILB – 260 Milestone Rd
SE48-2656

Dear Commission Members:

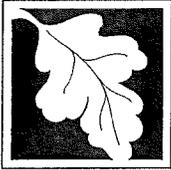
I am writing to request a Certificate of Compliance for the referenced project. The work was completed in substantial compliance with the issued Order of Conditions. Attached are a Site Plan and front-page copy of the Order recorded at the Nantucket Registry of Deeds.

Please feel free to contact me should you have any questions or concerns with this request.

Sincerely,
Blackwell & Associates, Inc.
By: Arthur D. Gasbarro, PE, PLS, LEED AP



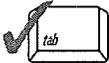
Cc: Jessie Bell
Rachel Freeman



WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Arthur D. Gasbarro, PE, PLS
Name
Blackwell & Associates, Inc. - 20 Teasdale Circle
Mailing Address
Nantucket MA 02554
City/Town State Zip Code
508-228-9026 x13
Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Nantucket Islands Land Bank
Applicant
4/16/14 Dated SE48-2656
DEP File Number

3. The project site is located at:

160 Milestone Road Nantucket
Street Address City/Town
72 48
Assessors Map/Plat Number Parcel/Lot Number

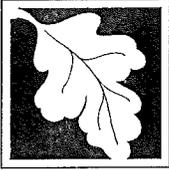
4. The final Order of Conditions was recorded at the Registry of Deeds for:

Nantucket Islands Land Bank
Property Owner (if different)
Nantucket 1325 86
County Book Page
Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
 the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

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A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

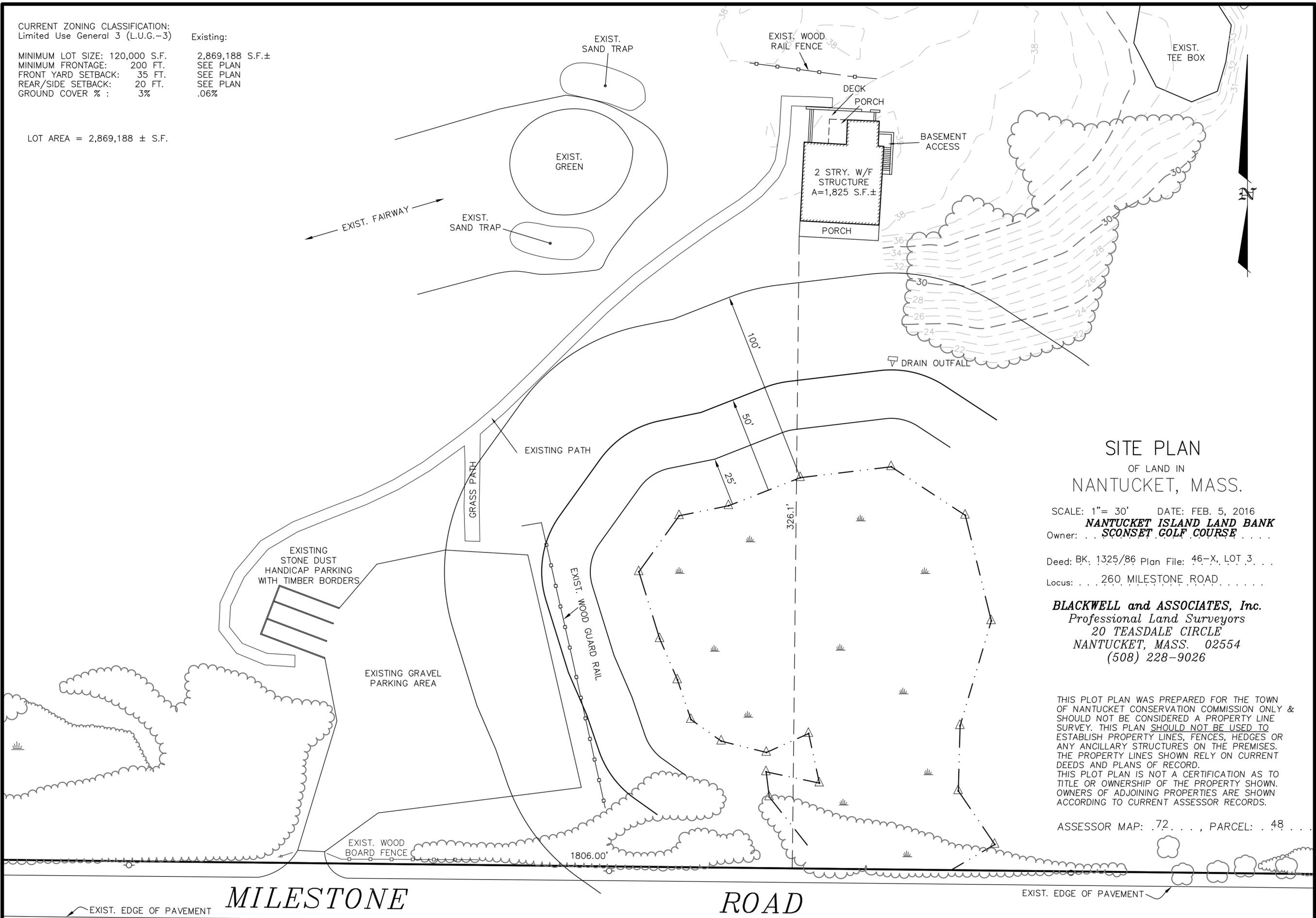
Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

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:
 2,869,188 S.F.±
 SEE PLAN
 SEE PLAN
 SEE PLAN
 .06%

LOT AREA = 2,869,188 ± S.F.



SITE PLAN
 OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 30' DATE: FEB. 5, 2016
NANTUCKET ISLAND LAND BANK
 Owner: . . . **SCONSET GOLF COURSE**
 Deed: BK. 1325/86 Plan File: 46-X, LOT 3
 Locus: . . . 260, MILESTONE ROAD

BLACKWELL and ASSOCIATES, Inc.
 Professional Land Surveyors
 20 TEASDALE CIRCLE
 NANTUCKET, MASS. 02554
 (508) 228-9026

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET CONSERVATION COMMISSION ONLY & SHOULD NOT 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.

ASSESSOR MAP: .72 . . . , PARCEL: . . 48 . . .

EXTENSION REQUESTS

Kafer

143 Wauwinet Road

(11-8)

SE48-2536

BLACKWELL & ASSOCIATES, INC.

Professional Land Surveyors

B3859

January 29, 2016

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554
BY HAND DELIVERY

RE: 143 Wauwinet Road - Extension Request
Map 11 Parcel 8
SE48-2536

Dear Commissioners:

I am writing to request three one-year extensions to the approved Order of Conditions. The applicant has not been able to commence work on the project, but would like to preserve the ability to do so. Attached is the front page of the recorded Order.

I plan to attend your next meeting should you have any questions, comments or concerns with this request.

Sincerely,
Blackwell & Associates, Inc.
By: Arthur D. Gasbarro, PE, PLS, LEED AP



Cc: Julie Fitzgerald



2013 00140561

Cert: 14210 Doc: OOC
Registered: 03/22/2013 01:08 PM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
 SE48-2536
 MassDEP File #
 eDEP Transaction #
 Nantucket
 City/Town

A. General Information

1. From: Nantucket
 Conservation Commission

2. This issuance is for (check one):
 a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:

Peter K. Kafer
 a. First Name b. Last Name
 c. Organization
189 Wawaset Road
 d. Mailing Address
Westchester PA 19382
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

Peter Kafer-see above address
 a. Owner 1 b. Last Name
Karen K. Lindgren – 8 Felipa Ct. Tiburon, CA
 c. Owner 2
Lynn Kafer – see applicant address
 d. Mailing Address
 e. City/Town f. State g. Zip Code

5. Project Location:

143 Wauwinet Road Nantucket
 a. Street Address b. City/Town
11 8
 c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: d m s d m s
 d. Latitude e. Longitude

Draft Minutes



CONSERVATION COMMISSION PUBLIC MEETING

2 Bathing Beach Road
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Wednesday, January 27, 2016 4:00 P.M.
4 Fairgrounds Road, Training Room

Commissioners: Ernie Steinauer (Chair), Andrew Bennett (Vice Chair), Ashley Erisman, David LaFleur,
Ben Champoux, Ian Golding, Joe Topham

Called to order at 4:02 p.m.

Staff in attendance: Jeff Carlson, Natural Resources Coordinator
 Attending Members: Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
 Absent Members: None
 Late Arrivals: None
 Earlier Departure: None
 Agenda adopted by unanimous consent

*Matter has not been heard

I. PUBLIC MEETING

- A. Public Comment – Emily MacKinnon**, Nantucket Land Council – Asked, in light of the storm this past weekend, if the board would receive the as-built information from 'Sconset Beach Preservation Fund project. NLC is still concerned about the amount of sand delivered to the site as well as how much actually gets into the system.
Staff – He anticipates having have that in time for the February 10 meeting. They did have significant sand loss from Winter Storm Jonas across the face of the project; the end of the storm there was a gully running down the face and across the geo-tubes. The vegetation on the bank is patchy.

II. PUBLIC HEARING

A. Notice of Intent

1. Lily Pond R.T. – 27 North Liberty Street (41-158 Lot A) SE48-2678 **(Cont. 02/10/2016)**
2. Lily Pond R.T. – 29 North Liberty Street (41-158 Lot B) SE48-2677 **(Cont. 02/10/2016)**
3. Lily Pond R.T. – 31 North Liberty Street (41-158 Lot C) SE48-2679 **(Cont. 02/10/2016)**

Staff Noted that this has been held since its initial filing, May 23, 2014, which puts into question who can sit on it; it will have to be withdrawn and refiled thus requiring abutters be completely renotified.

4. Edwin Snider RT – 1 Brock’s Court (42.3.4-84) SE48-2834 **(Cont. 02/10/2016)**
5. Edwin Snider RT – 1 Brock’s Court (42.3.4-84) SE48-2835 **(Cont. 02/10/2016)**
6. *Quidnet Properties, LLC – 84 Quidnet Road (21-100 & 101) SE48-2855

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham

Recused None

Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.

Representative **Paul Santos**, Nantucket Surveyors – This is for replacement of a failed septic with an upgraded conventional system located upland of a coastal dune vegetated with beach grass. The site is limited as to location of the system due to the location of this and the abutting property wells. Requested waivers under 203B 2 & 5 based on no adverse impact and no reasonable alternative. The area is above the regulated flood zone. The system will be about 130 feet from the rack, mean high water, line but the proposed system is less than 10 feet from the coastal dune. Have not heard from the natural Heritage and Endangered Species Program (NHESP) in regards to the Massachusetts Endangered Species Act (MESA) application; he will have to request a continuance. The Board of Health (BOH) regulations do not require an I/A system; this site is outside the Harbor Watershed District, more than 300 feet from Sesachacha Pond, and not in a nitrogen sensitive location. If this commission wishes to defer to the BOH, he will obtain a letter from them to the effect that an I/A is not required. There are no groundwater issues. The system would not be mounded, so the landscape would be returned to a natural state.

Keith Yankow, attorney

Chuck Lenhart

Public None

Discussion (4:09) **Erisman** – Asked how far from the pond the site is and about the brush.
Santos – About 1000 feet. The brush line is about 10 feet from the edge of the dune line; the area will need to be clear cut, excavated, and put back; willing to supply a planting plan for that area.
Lenhart – The proposal is to replace what is there; right now it is beach plum, bayberry, briar, and some grass. At least 10 or 15 feet wouldn't have to be touched during installation. There is no plan for a cultivated lawn.
Erisman – With the progression of the ocean, she is still concerned about the nitrogen even though the site is outside the district and go with the best technology; she wants to see a letter from BOH.
Steinauer – Asked staff how sensitive the salt ponds are to nitrogen.
Golding – Asked if heavy machinery would be on the edge of the bank.
Santos – No.
Steinauer – He would be willing to go with the BOH recommendation on this.

Staff He double-checked the I/A requirement with the director of Health. The plants can be conditioned, plus we have two weeks for them to supply that planting plan. Sesachacha Pond is brackish enough that nitrogen is under control there; he doesn't believe this water would make it to the pond.

Motion Continued to Feb. 10 without objection.

Vote N/A

7. *Zarella – 125 Wauwinet Road (12-8) SE48-____

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham

Recused None

Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.

Representative **Paul Santos**, Nantucket Surveyors – For installation of a single row of seasonal sand-drift fencing to be placed at the dune coastal beach interface. Do not have a Department of Environmental Protection (DEP) number or received a response from NHESP. Asked for a continuance.

Public None

Discussion (4:26) **Steinauer** – He has received calls about the use of green metal posts; wants to ensure those aren't used.
Erisman – There seems to be a lot of sand migration back into the area during the winter storms.
Golding – Asked how far it is from the high-tide mark it is. He would like to see a plot plan. Asked why the owner feels the need for this.
Santos – No pedestrian access will be impeded. Reasons are mean high water, erosion to the dune. It would go in the beginning of January and come out late April.
Discussion about the plethora of sections of snow fencing in the area and the difficulty of enforcement.

Staff Asked if there are criteria, should the fence get buried, for its removal. The use of metal posts can be condition as not to be used.

Motion Continued to Feb. 10 without objection.

Vote N/A

8. *Zarella – 129 Wauwinet Road (12-4) SE48-____

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham

Recused None

Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.

Representative **Paul Santos**, Nantucket Surveyors – Basically a duplicate. Do not have a DEP number or received a response from NHESP. Asked for a continuance.

Public None

Discussion See 125 Wauwinet Road discussion

Staff None

Motion Continued to Feb. 10 without objection.

Vote N/A

9. *Town of Nantucket – Quaise Road Layout (26-13) SE48-2852

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham

Recused None

Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.

Representative **Dave Fronzutto**, Office of Emergency Management (OEM) and Safety Coordinated – These three NOIs were born out of the adoption of the Coastal Management Plan (CMP) and are noted as the three most critical erosion areas. Within the road layout, the area would be filled with rock, cobble, and sand. There is a foot path going onto an adjacent property which would be closed off. The parking lot drains through the path over the bank; they want to grade the slope away from the bank. The DPW will do the work. There would be continuous monitoring as required by the CMP. Asked for a continuance.

Public **Emily MacKinnon**, Nantucket Land Council – It would be helpful if there were more information on the CMP. She was under the impression that filling in the gully would be the area off the face of the bank; asked the board if they are talking about coir logs on the face of the bank. Asked if the Department of Public Works (DPW) would do the work. For this application and the next two it would be great to condition or revise the plans showing additional grading conditions and have clear details of where plants will go and a planting plan for the DPW employees to use.

Discussion (4:37)	<p>Erisman – A soft solution would be sand or coir. This is becoming a hard structure.</p> <p>Fronzutto – Part of the issue is that entire length of beach is hard armored and this is the return at this end.</p> <p>Bennett – If we hard armoring that access, it will care the erosion to another spot. Agrees about using coir logs backed by sand.</p> <p>Fronzutto – He would have used 300 cubic yards (CY) of dredged sand for the project but the abutting property owners have turned it down. Explained that when Polpis Harbor was last dredged, the sand was put on Quaise Point; the sand now being dredged is that sand wind blown off Quaise Point.</p> <p>Erisman – Would prefer coir.</p> <p>Bennett – Suggested a combination of coir and plantings.</p> <p>Steinauer – Suggested a site visit.</p> <p>Clarification that the gully is what is running perpendicular to the bank.</p>
Staff	<p>The material coming from the bank, which is glacial till; what’s coming out of the harbor is probably more sand than silt. Asked if the board is leaning toward a softer solution such as coir or jute; or would it be more desirable to fill the gully with material similar to the bank. He will schedule a site visit for Feb. 8.</p> <p>Have to continue, haven’t heard from Massachusetts Natural Heritage.</p>
Motion	Continued to Feb. 10 without objection.
Vote	N/A
	10.*Town of Nantucket – Madaket Road Layout (Adjacent 60-140) SE48-2854
Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Recused	None
Documentation	Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.
Representative	<p>Dave Fronzutto, OEM and Safety Coordinated – This very similar to the previous. Explained the erosion issue of the blacktop and bank. The proposal is to remove the blacktop so that the water won’t pool thus creating a gully. Are considering what to do if the intersection and access to Millie’s Bridge is lost as that would be a public safety issue. The proposal here is to remove the road 15-feet back from the bank, relocate the Jersey barriers to Ames Street, fill the slope with rock/rubble/sand, establish a sacrificial sand berm, and install signage redirecting access to Chicago Street. He wants the project to be conditioned so that the Town is forced to maintain the protective berm to prevent future overwash to the road. Again a site visit would be helpful. Stated that he has 9000 CY from Polpis Harbor to use for the sand budget.</p>
Public	<p>Lourinda LeCain, <i>Sea Breeze</i> – The erosion rate is about 30 feet since October. The water rushes down the road and takes out the dunes.</p>
Discussion (4:52)	<p>Erisman – She is concerned about the idea of filling with sand rock and rubble; also she has seen the crushed asphalt the DPW has been using. She would like more details on the plants and how they will stop rain water rather than using sacrificial sand.</p> <p>Fronzutto – He has talked to the DPW Director about not using milled asphalt; that should be included as a condition.</p> <p>Golding – The erosion rate in that area is significant.</p> <p>Fronzutto – Erosion in this area is averaging about 11.2 feet a year. Asked for a continuance.</p>
Staff	<p>One idea from the CMP was to identify areas where previous disturbances are causing more harm than benefit; this and Hummock Pond were identified with the idea coming from the CMP that before we look at armoring, remove the disturbance and replant with beach plum and bayberry at the top of the bank and get the water to grade away from the bank. He will add this to the Feb. 8 site visit. The Madaket area is highly subject to erosion.</p>
Motion	Continued to Feb. 10 without objection.
Vote	N/A
	11.*Town of Nantucket – Hummock Pond Road (Adjacent 83-30) SE48-2853
Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Recused	None
Documentation	Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.
Representative	<p>Dave Fronzutto, OEM and Safety Coordinated – This too is a project generated by the CMP. The conditions at the end of the road are similar to the end of Madaket Road. The better news is that this won’t end up being a public safety issue. The proposal is to move the Jersey barriers 60 feet, break down the blacktop, fill the gully, back the barriers with sacrificial sand, and redirect public access to Cisco Beach.</p>
Public	None
Discussion (5:02)	<p>Erisman – Again, she would like to see a significant planting plan. Vegetation breaks up the rain flow.</p> <p>Champoux – The common thread with these three projects is getting to the route of the grading issue.</p> <p>Steinauer – People will still park on the street and use this as an access; beach stairs might be beneficial.</p> <p>Erisman – Would like to see aerial photos from about 15 years ago to see the level of erosion.</p>
Staff	<p>An original concept was to bring it back to the angled-in parking and fence off the section directing everyone to a single point. He will add this to the site view list.</p>
Motion	Continued to Feb. 10 without objection.
Vote	N/A

B. Amended Orders of Conditions

1. Ceylon Elves, LLC – 286 Polpis Road (25-33) SE48-2761

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
 Recused None
 Documentation Site and topographical plans, photos, requisite departmental reports and correspondence.
 Representative **Arthur D. Gasbarro**, Blackwell and Associates Inc. – The landscaping plan has now been finalized, which we are requesting to be included. The initial proposal was to replace the hedge wall with a culvert to a box culvert and create some wetland area; in finalizing the landscape plan, it was determined that the installation of that culvert would require a lot of excavation and work; we came up with a span-bridge design using driven piles. That would limit the excavation to creating the ditch enough to hold the piles and shift three feet from the approved location. Explained how the work would be done. The work area is a good distance from the existing wetlands. The bridge will sit fairly high so sunlight will get to the edges. The septic has been installed outside the 25-foot buffer though the location shifted slightly. A small portion of the pool fence will be about 35 feet from the edge of the wetland. There had been a lot of discussion about fertilizer use, which was conditioned in the order; the owner has voluntarily restricted all fertilizer use within the 50-foot buffer. Added a pool equipment shed outside the 50-foot buffer. Moving a couple of retaining walls from one side of the cottage to the other. The owner will maintain an existing path that accesses Land Bank property; that has been added to the plan.

Public
 Discussion (5:09) **Erisman** – Asked why the pool fence isn’t closer to the pool; it should be outside the 50-foot buffer. Also asked how far the lights are from the wetland.
Gasbarro – It would be hard to get around and use the space if the fence were closer to the pool. The lights are outside the 25-foot buffer.
Golding – He would like there to be a standard for the plans; these are not very legible; asked where the lights are shown.
Gasbarro – The lights are shielded down as indicated on the light fixture specification. Suggested conditioning the fence at 40 or 45 feet minimum setback from the wetland; 50 feet would be very difficult.
Erisman – All these small things add up. She doesn’t want to justify a waiver for something people “want.” They chose a pool of a certain size that close to the wetland.
Bennett – Ms Erisman made a good point.
 Consensus agrees it would be appropriate to condition it to adhere to standards and that the bridge is more beneficial.

Staff A lot of it would have qualified as a minor modification; the addition of changing the culvert to a bridge change and the pool fence required an amended order. The draft of the original order is included in the packet. This approval could be conditioned that the pool fence is outside the 50-foot buffer. Need to close the hearing first.

Motion **Motion to Close.** (made by: Golding) (seconded by: Bennett)

Vote Carried unanimously

Discussion (5:34) **Staff** – Reviewed the draft order: added condition 20 monitoring report for culvert changed for the bridge. Will add Condition 24: pool fence shall be constructed greater than 50 feet from the resource area.
Erisman – Asked if a condition needs to be added about native species and no cultivars.
Staff – Will add that under Condition 25.
Champoux – Asked for a the standard condition about fertilizers.
 Discussion about whether or not it possible to regulate the use of pesticides for mosquitoes within the buffer of resource areas.

Motion **Motion to Issue as amended.** (made by: Champoux) (seconded by: Topham)

Vote Carried unanimously

III. PUBLIC MEETING

A. Minor Modifications

1. Oakhill Investments LLC, 341A Madaket Road (60.2.4-64.5) SE48-2828 (**Cont. 02/10/2015**)

Staff This was filed before the appeal was filed; it is not eligible to be modified until that is resolved.

B. Certificates of Compliance

1. Merson – 71 Baxter Road (49-26.1) SE48-2721

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
 Staff This was to plant beach grass on his section of ‘Sconset Bluff south of the project. It is complete and in. It is fine with the exception that since it is new, Condition 19, monitoring, be on going.

Discussion (5:39) None

Motion **Motion to Issue with on-going Condition 19.** (made by: Golding) (seconded by: Bennett)

Vote Carried

2. Dougherty – 23/25 Pilgrim Road (41-98) SE48-2563

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff For construction of a single-family dwelling, retaining wall, pool, pool house and landscaping. All is done. He would like to keep Condition 19 because during the cutting and mowing stuff was being dumped off site into the buffer zone of the pond.

Discussion (5:41) None
Motion **Motion to Issue with on-going Condition 19.** (made by: Champoux) (seconded by: Bennett)
Vote Carried unanimously

3. Nantucket Island Land Bank – 22 Cathcart Road (34-68) SE48-2810

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff This was for construction of the expanded parking at the end of Cathcart Road. It is complete and stable. The Land Bank are maintaining a straw waddle along the edge of the wetlands on the opposite side. Condition 19 is for photo monitoring and recommend it be on-going.

Discussion (5:43) None
Motion **Motion to Issue with on-going Condition 19.** (made by: Champoux) (seconded by: LaFleur)
Vote Carried unanimously

C. Orders of Condition

1. The Maggie Westchester TR – 20 West Chester Street (42.4.3-58.1) SE48-2846

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff Closed last meeting for moving the house closer to West Chester Street and preserve the root cellar and large elms and restoration of buffer zone in the back. Has conditions for no-fill is permitted and no fertilizer or irrigation; added Condition 21 that if an invasive species is removed it is to be properly disposed of. Condition 22 is for photo monitoring of the restored area.

Discussion (5:44) **Golding** – We had discussed flooding and monitoring the rain water; asked if it is possible to add that.
Staff – Flooding of the street is not related to the structure; it's not possible to ask a private citizen to monitor a situation in a public way. The roof runoff and impervious surface runoff are getting captured and infiltrated into the bed beneath the patio; it shouldn't contribute to the problem in the road.
Erisman – Asked about the capacity of the system under the patio.
Staff – They submitted an extensive flooding report to justify the size of the system.
Golding – Asked if the operation of that system could be monitored to ensure it works.
Staff – If it doesn't work, that is a failure. It is designed to meet the 100-year storm, 7 inches in 20 hours. The system is contained on site and will not drain into the Town system or the pond.
Erisman – Asked if there is a condition requiring use of native species for the wetland restoration.
Staff – The will be Condition 23.

Motion Motion to Issue as amended. (made by: LaFleur) (seconded by: Champoux)
Vote Carried unanimously

D. Extension/Reissue for Order of Conditions

1. JAWS Hummock Pond NT - 289 Hummock Pond Road (83-4) SE48-2517

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff This project is at the end of Mothball Way for sand drift fencing. The area has come and gone with the fence being replaced several times. Asking for an extension in the event it happens again they can come in as a minor mod. Recommends issuing.

Discussion (5:52) None
Motion **Motion to Issue three 1-year extensions.** (made by: Golding) (seconded by: Bennett)
Vote Carried unanimously

2. Hither Creek Boatyard – 20 North Cambridge Street (38-15) SE48-2109 (Reissue)

3. Hither Creek Boatyard – 20 North Cambridge Street (38-15) SE48-2141 (Reissue)

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff Both of these applications had the incorrect title reference which was carried over to the form. The commissioners need to resign that front pages.

Discussion(5:54) None
Motion **Motion to Reissue both Orders of Conditions.** (made by: Topham) (seconded by: Bennett)
Vote Carried unanimously

E. Other Business (5:56)

1. Approval of Minutes: 01/13/16 – **Approve by unanimous consent.**
2. Monitoring Reports: Staff – There are no monitoring reports at this time. Explained a program is being developed to track monitoring reports that would indicate when letters should out to the representatives of projects that have monitoring reports conditioned. Also, if a property comes in with a another application, we know if they are current on the reports.
3. Reports:
 - a. CPC, Golding – None
 - b. NP&EDC, Bennett – None
 - c. Mosquito Control Committee, Erisman – Her appointment to the committee needs to be approved by the State.
4. Commissioners Comment
 - a. Golding – Asked about an enforcement for Fargo Way. Staff – Waiting for more information; they have monitoring reports to provide as well.
 - b. Steinauer – The MACP conference is coming up. Urged the others to go at least once. Staff – They offer webinars. If a member wants to go, the Town can pay the registration fee. It's on a Saturday at Holy Cross.
 - c. Steinauer – Asked Mr. Carlson to talk to the Zoning Board of Appeals about ConCom's lack of issues with Surfside Commons 40B, 106 Surfside Road. Staff – There are no ConCom jurisdictional areas involved; he is planning to attend the site visit and members are welcomed to go.
 - d. Steinauer – He has been working with Ms McKinnon on the Biodiversity Initiative to bring Seth Wilkinson out to do a 4-credit class for pesticide applicators on environmentally ways to control species. Would like all members to attend. They haven't set a date yet.
 - e. Erisman – At Monomoy, there is a floating dock left of the pedestrian access which moved 150 yards towards The Creeks. She believes the next storm will put it in The Creeks. Staff – The best course of action is to get in touch with the Harbormaster; she has a record of who has boats, floats, and moorings and has the ability to remove hazards to navigation and safety.
 - f. Golding – He wants to bring up the issue of documents on the iPad that are not legible. Staff – The easiest way to take care of this is to put together a draft minimum standard for submittals to be discussed at the next meeting. This board is scheduled for the next round of new iPads.
5. Administrator/Staff Reports
 - a. The meeting on Feb 24, he will be on vacation for that week. He will have to go over prior to that what will happen.

Motion to Adjourn: 6:13 p.m.

Submitted by:
Terry L. Norton