REQUESTS FOR DETERMINATION

6 North Star Lane, LLC

6 North Star Lane

(30-213)

SITE DESIGN ENGINEERING, LLC.
11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

REQUEST FOR DETERMINATION OF APPLICABILITY

Verification of Wetland Boundary and Associated Wetland Buffer Zones and Request to Perform Brush Cutting within portions of the Wetland Buffer Zone

6 North Star Lane
Map 30 Parcel 213
Nantucket, MA

Prepared for:

6 North Star Lane LLC
12 Amelia Drive
Nantucket, MA 02554

Prepared By:

Site Design Engineering, LLC
11 Cushman Street
Middleboro, MA 02346

March 3, 2016

SDE No.: 15144

WPA FORM 1

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Nantucket
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

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

1. Applicant:

6 North Star Lane, LLC
Name

E-Mail Address

12 Amelia Drive
Mailing Address

Nantucket — City/Town
MA — State
02554 — Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Site Design Engineering, LLC
Firm

Mark Rits
Contact Name

mrits@sitedesigneng.com
E-Mail Address

11 Cushman Street
Mailing Address

Middleboro — City/Town
MA — State
02346 — Zip Code

508=802-5832
Phone Number

508-967-0674
Fax Number (if applicable)

B. Determinations

1. I request the Nantucket Conservation Commission make the following determination(s). Check any that apply:

☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.

☒ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.

☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.

☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Nantucket
Name of Municipality

☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

6 North Star Lane	Nantucket
Street Address	City/Town
30	213
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

See Attached Narrative

c. Plan and/or Map Reference(s):

Wetland Location Plan - 6 North Star Lane	01-Mar-2016
Title	Date
Title	Date
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

See Attached Narrative

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

See Attached Narrative

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

6 North Star Lane, LLC
Name

12 Amelia Drive
Mailing Address

Nantucket
City/Town

MA — State

02554 — Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant — Date: 2/25/16

Signature of Representative (if any) — Date: 02-MAR-2016

PROJECT NARRATIVE

PROJECT DESCRIPTION

6 North Star Lane
NANTUCKET, MASSACHUSETTS

March 3, 2016

INTRODUCTION
The purpose of this Request for Determination of Applicability (RDA) is to request that the Nantucket Conservation Commission (Commission) confirm the extent of Bordering Vegetated Wetland (BVW) resource area boundaries and associated buffer zones under the Massachusetts Wetland Protection Act (WPA) and Nantucket Wetlands Protection Bylaw (Bylaw) and to request approval to perform brush cutting in portions of the BVW buffer zone for property located at 6 North Star Lane (Map 30 Parcel 213) in Nantucket (Subject Property).

This RDA application is being submitted by the following property owner:

6 North Star Lane
(Map 30 Lot 213)
6 North Star Lane LLC
12 Amelia Drive
Nantucket, MA 02554

SITE OVERVIEW & EXISTING CONDITIONS
The Subject Property consists of an approximately 0.42-acre lot located on the west side of North Star Lane (see Figures 1 through 3 and Site Plan). To the north, south, and east, the Subject Property is bordered by residentially developed properties. To the west, the Subject Property is bordered by a vegetated wetland and residentially developed properties (see Figures 1 through 3 and Site Plan). The Subject Property is currently developed and is the site of a single family residence (SFR), pervious driveway, and associated landscaping/grading. A BVW extends part way onto the western portion of the Subject Property. Portions of the BVW south of the Subject Property (4 North Star Lane) were previously delineated as part of SE48-2507 issued on November 16, 2012 and recently expired on November 16, 2015. The extent of the BVW on 4 North Star Lane has not changed and the original flags hung by LEC Environmental can still be found on the property. Portions of the BVW northwest of the Subject Property (10 North Star Lane) were previously delineated as part of NAN-100 issued on December 17, 2010. A Certificate of Compliance (COC) for NAN-100 was issued on December 23, 2011. The wetland resource area delineation under NAN-100 was scheduled to expire on December 17, 2013. However, NAN-100 was active during the tolling period for the Permit Extension Act (PEA) and is therefore extended for a period of 4 years. The new expiration date of the wetland delineation is December 17, 2017. The extent of the wetland resource area on the Subject Property was not delineated as part of either of the applications on the abutting properties. However, a Series of wetland flags continuing north from the LEC line on 4 North Star Lane were hung on the Subject Property by Haines Hydrogeologic Consulting (HHC) in the fall of 2015. The location of the original LEC flag series on 4 North Star Lane and the HHC flag series on 6 North Star Lane has been survey located in the field (see Site Plan). The 25-foot, 50-foot, and 100-foot BVW buffer zones have been calculated from the surveyed flag locations and have also been included on the Site Plan.

PROPOSED ACTIVITIES
The Applicant is proposing to perform brush cutting within portions of the 100-foot and 50-foot BVW buffer zones. Greater than fifty percent (50%) of the area between the 25-foot and 50-foot

BVW buffer zones will remain as native vegetation (see Site Plan). No other activities are proposed as part of this RDA.

NHESP / MESA

The Subject Property is located entirely outside of Natural Heritage and Endangered Species Program (NHESP) mapped Estimated or Priority Habitat of Rare and Endangered Species as indicated on the 2008 NHESP Atlas as available from MassGIS (see Figure 5).

EROSION / SEDIMENTATION CONTROL & CONSTRUCTION PROTOCOL

No erosion or sedimentation controls are necessary as no work is proposed on the Subject Property as part of this RDA.

WETLAND RESOURCE AREAS

The purpose of this RDA is to request that the Commission confirm the presence and extent of the following wetland resource areas and associated buffer zones subject to the jurisdiction of the Nantucket Conservation Commission under the State Wetlands Protection Act (310 CMR 10.00, Act) and it implementing Regulations (Regs) and the Nantucket Wetlands Protection Bylaw (§136-7, Bylaw) and that the Commission allow the Applicant to perform brush cutting within portions of the 100-foot BVW buffer zone:

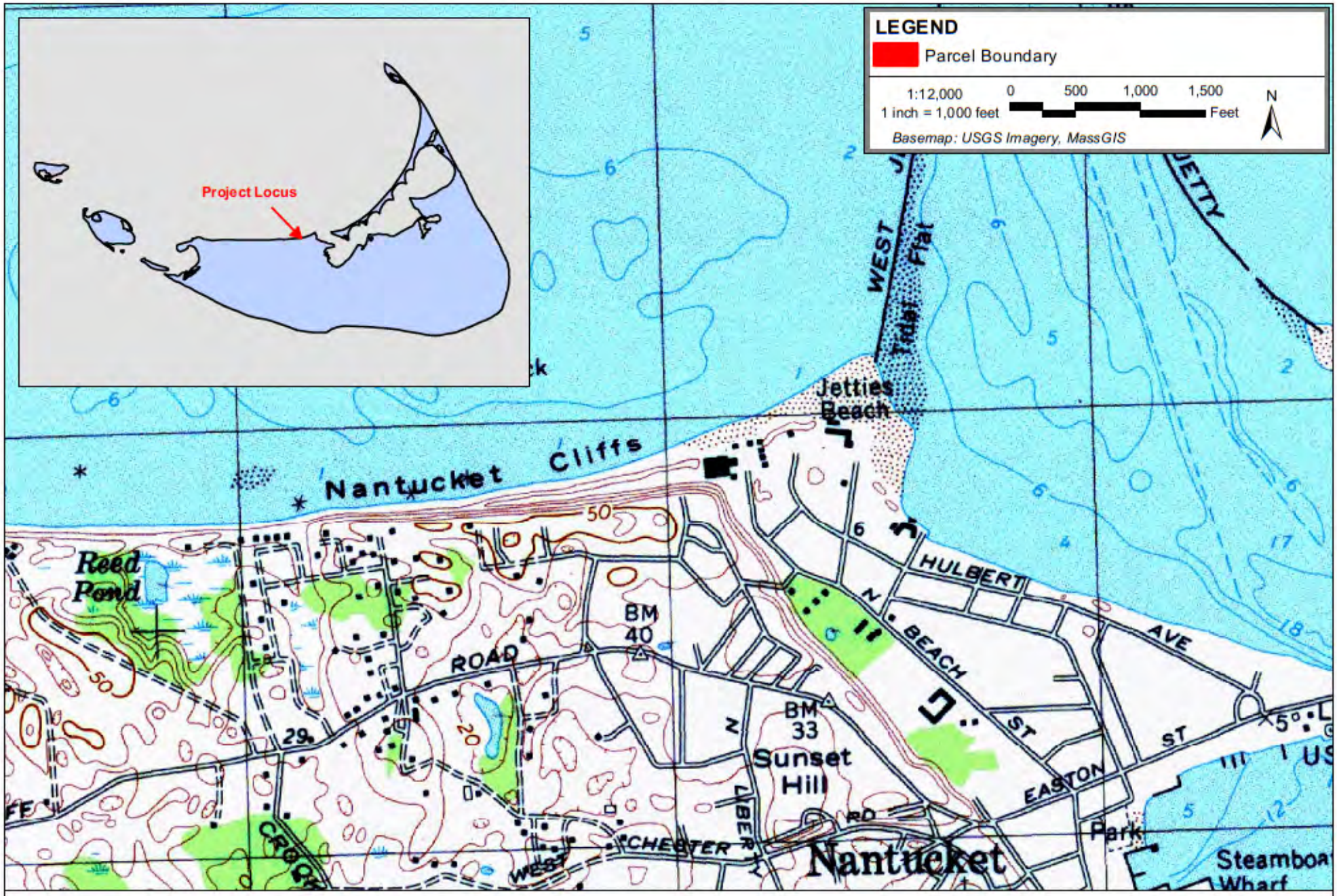
- Bordering Vegetated Wetland (BVW) (see Site Plan);
- 25-foot BVW Buffer Zone (see Site Plan);
- 50-foot BVW buffer zone (see Site Plan); and
- 100-foot BVW buffer zone (see Site Plan)

The extent of the BVW on the Subject Property was determined by HHC during the Fall of 2015. A wetland flag series placed by HHC resumes the line previously delineated on 4 North Star lane by LEC and continues it across the Subject Property.

CONCLUSION

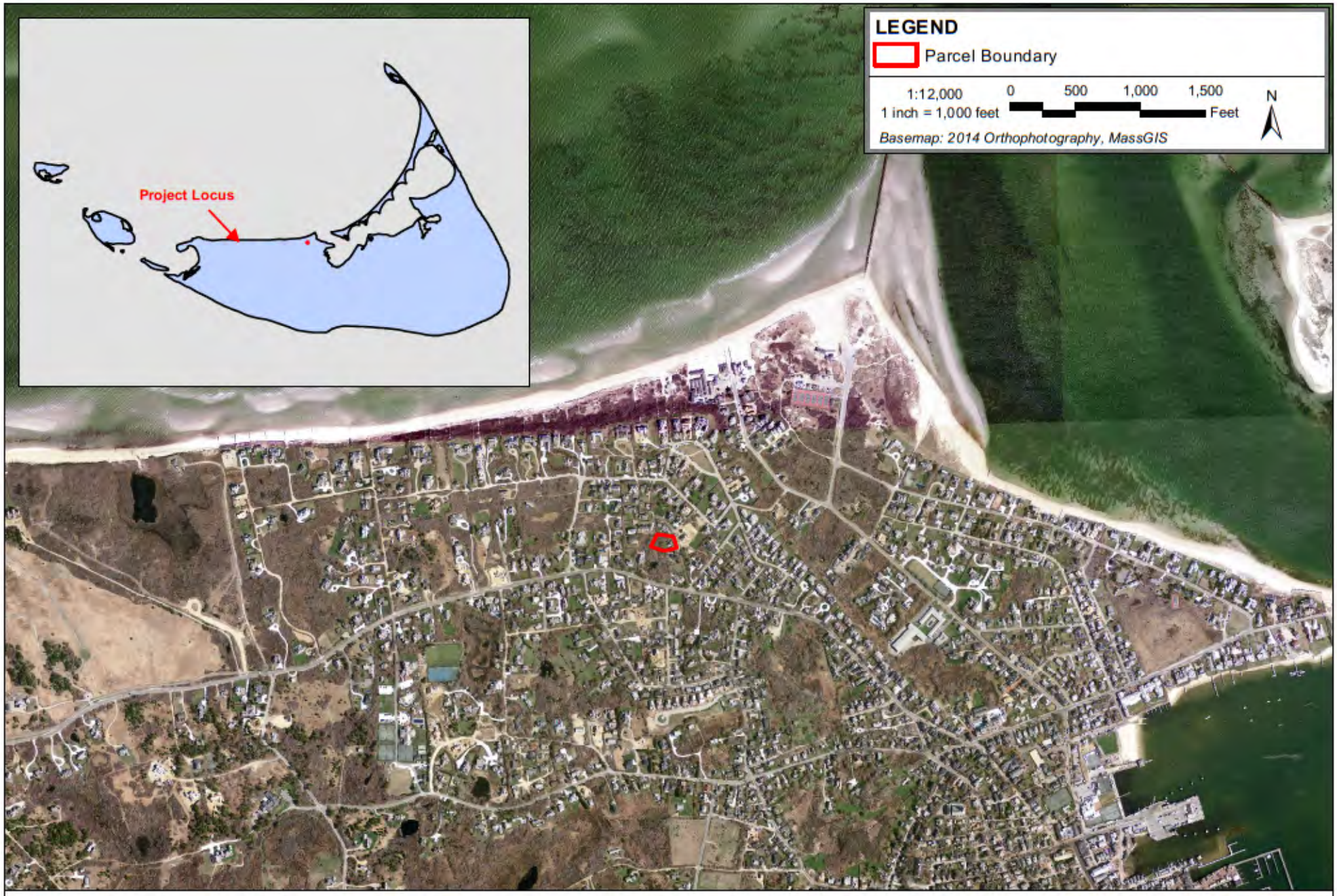
The Applicant is requesting that the Commission confirm the presence and extent of all BVW resource areas and associated buffer zones on the Subject Property. The Applicant is also requesting that the Commission approve the proposed brush cutting as indicated on the Site Plan. Portions of the proposed brush cutting will be located inside the 50-foot BVW buffer zone. However, greater than fifty percent (50%) of the area between the 25-foot and 50-foot BVW buffer zones will be maintained as native vegetation. The Applicant will continue to maintain all existing structures and landscaping. With the exception of the proposed brush cutting, the Applicant is not proposing any new work on the Subject Property as part of this RDA. Therefore, the Applicant respectfully requests that the Commission confirm the extent of BVW wetland resource area and associated buffer zones on the Subject Property and grant permission to perform the brush cutting as proposed.

FIGURES



6 North Star Lane - Nantucket, Massachusetts
Portions of Map 30 Lot 213
SDE Project No. 15144

Figure 1 - USGS Locus Map
March 2, 2016

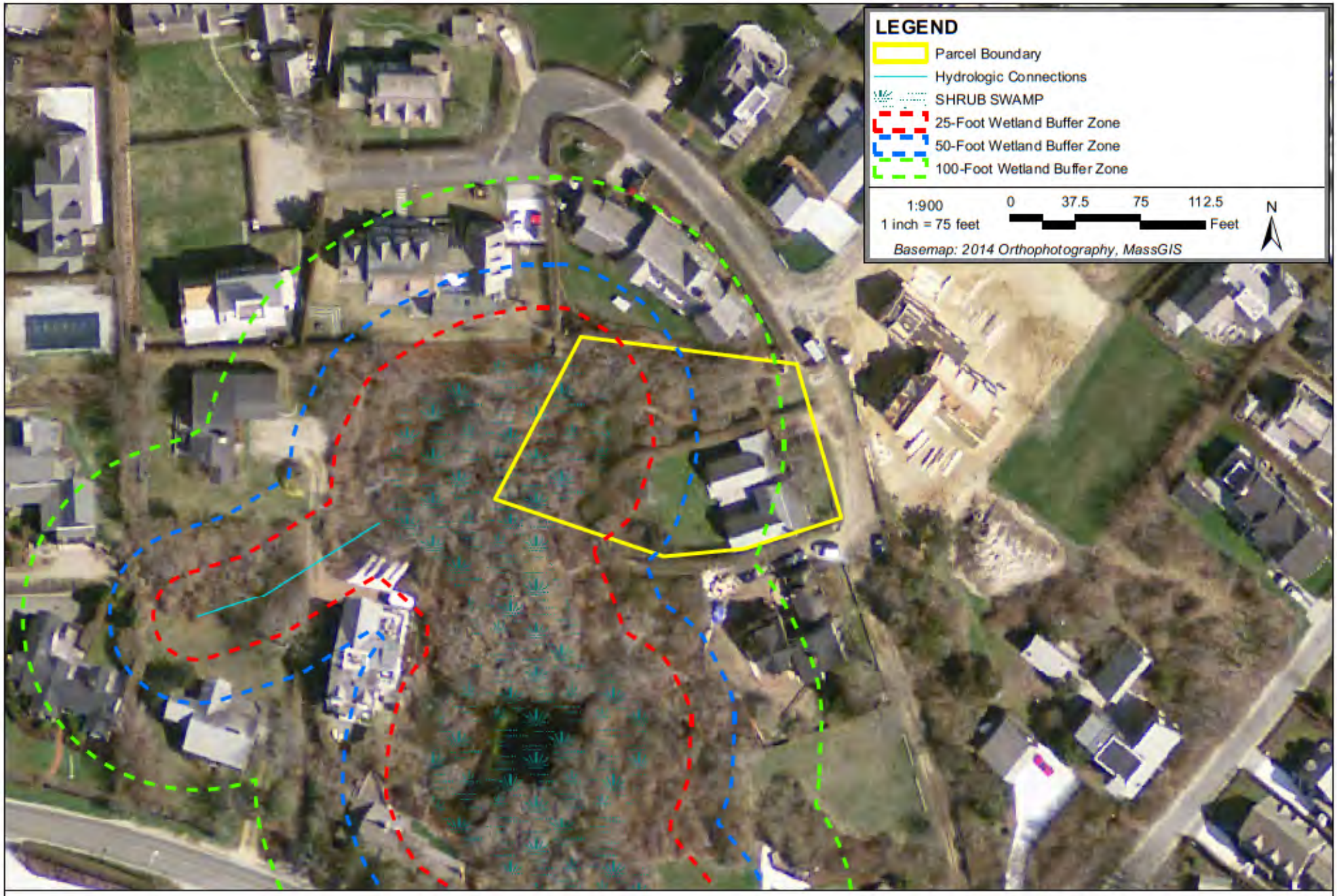


6 North Star Lane - Nantucket, Massachusetts
Portions of Map 30 Lot 213
SDE Project No. 15144

Figure 2 - Site Overview
March 2, 2016

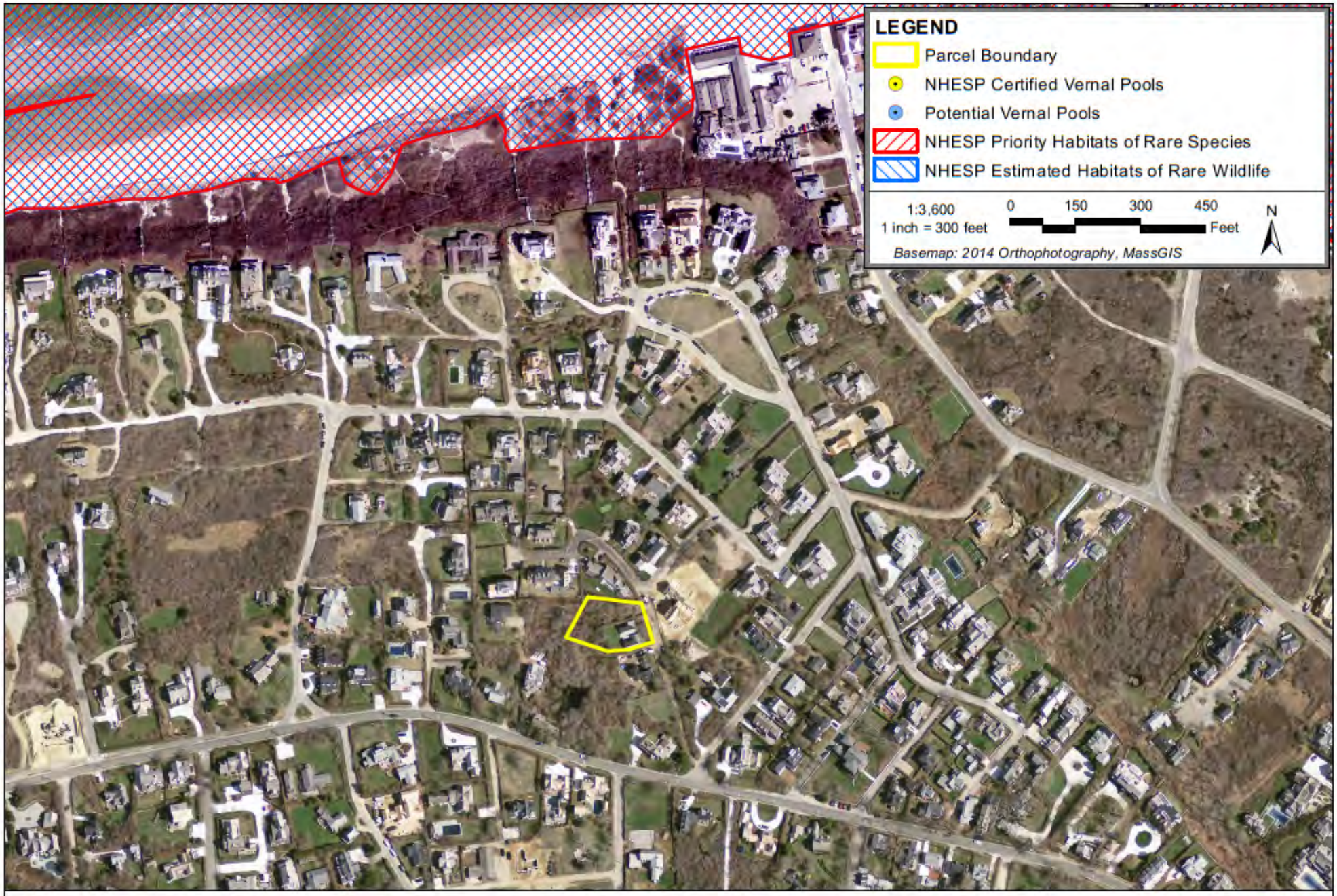
6 North Star Lane - Nantucket, Massachusetts
Portions of Map 30 Lot 213
SDE Project No. 15144

Figure 3 - Detailed Site Overview
March 2, 2016



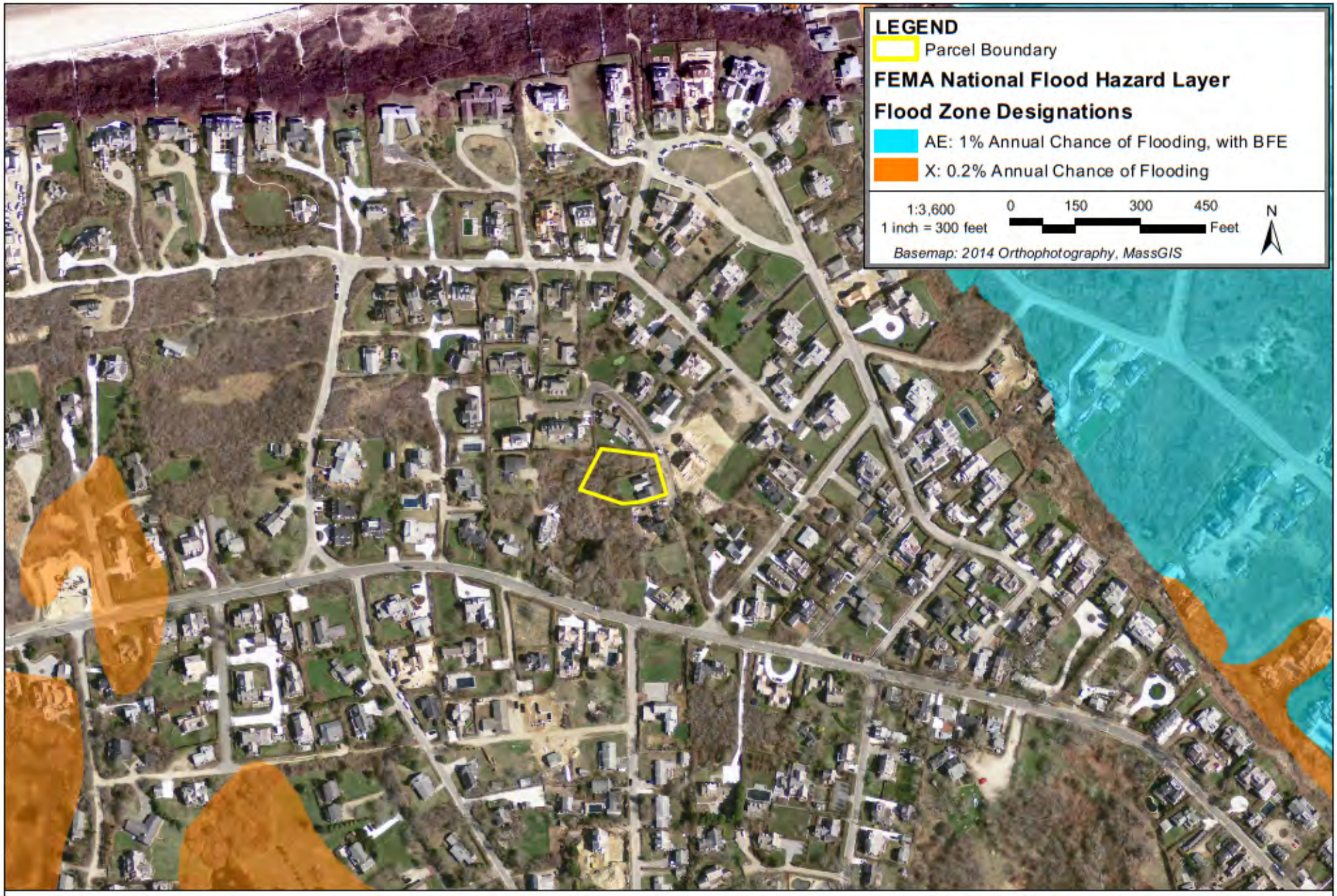
6 North Star Lane - Nantucket, Massachusetts
Portions of Map 30 Lot 213
SDE Project No. 15144

Figure 4 - DEP Listed Wetland Resource Area Boundaries
March 2, 2016



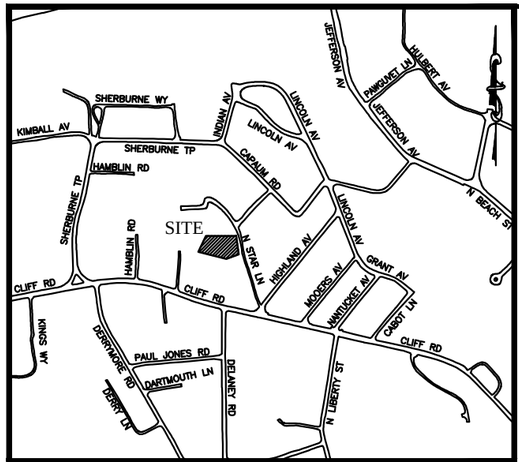
6 North Star Lane - Nantucket, Massachusetts
Portions of Map 30 Lot 213
SDE Project No. 15144

Figure 5 - NHESP Habitat
March 2, 2016



6 North Star Lane - Nantucket, Massachusetts
Portions of Map 30 Lot 213
SDE Project No. 15144

Figure 6 - FEMA Flood Zones
March 2, 2016



LOCUS NOT TO SCALE

ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 1 (R-1)

	REQUIRED
LOT AREA	5,000 S.F.
LOT FRONTAGE	50 FT.
LOT FRONTAGE ON CUL-DE-SAC	35 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	5 FT.
SIDE YARD SETBACK	5 FT.
MAX. GROUND COVER RATIO	30 %

EXISTING WETLAND

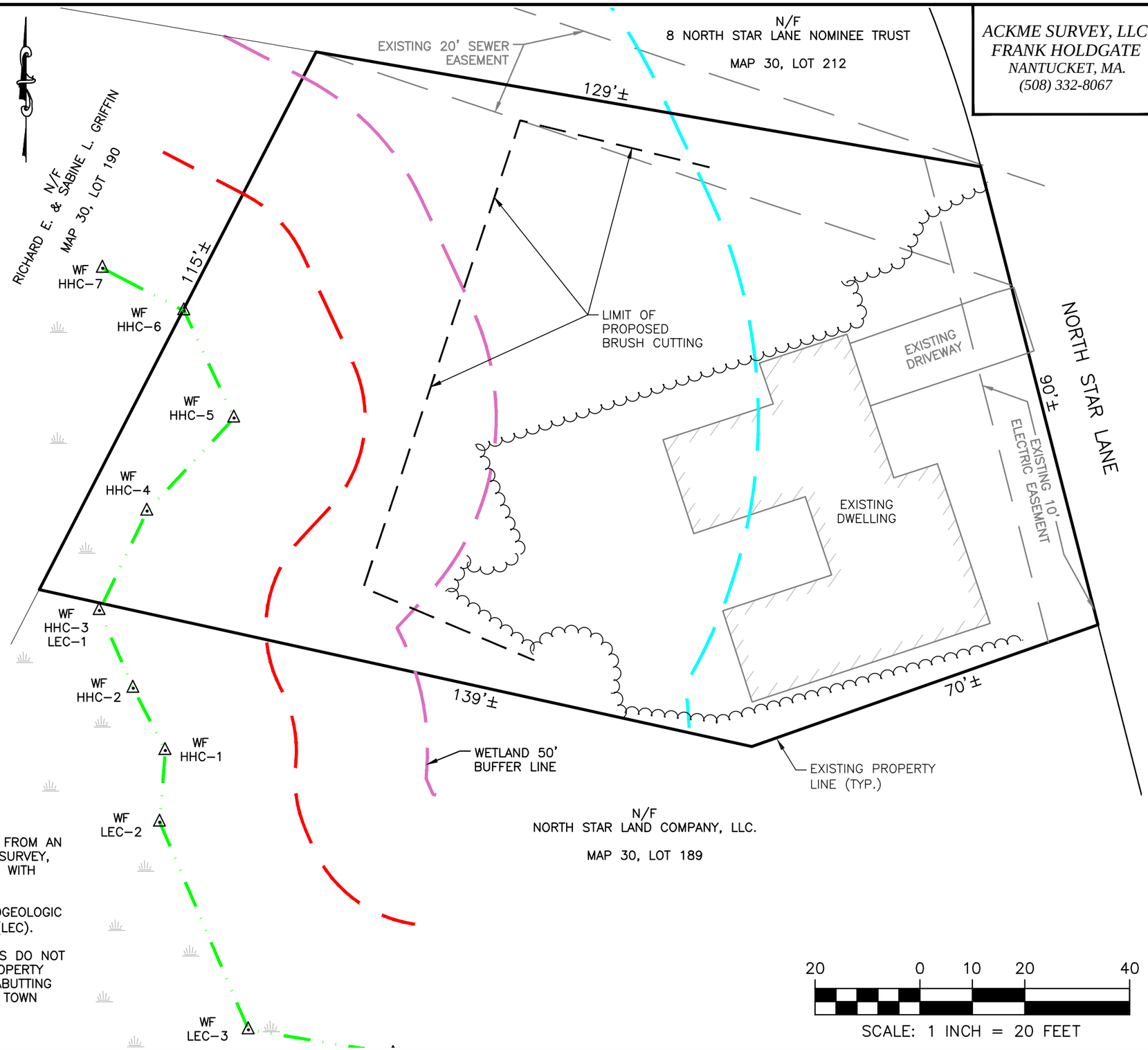
25 FT. WETLAND BUFFER

50 FT. WETLAND BUFFER

100 FT. WETLAND BUFFER

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ACKME SURVEY, LLC., FRANK HOLDGATE, PLS., AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. WETLAND LIMIT WAS DELINEATED BY HAINES HYDROGEOLOGIC CONSULTING (HHC) AND BY LEC ENVIRONMENTAL (LEC).
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



ACKME SURVEY, LLC.
FRANK HOLDGATE
NANTUCKET, MA.
(508) 332-8067

DATE: MARCH 1, 2016	REV. DATE:
PROJ.#: 15144	SCALE : 1" = 20'
DRAWN BY: DCM/SKD	CHECK BY: DCM
ISSUED FOR : REVIEW	
PREPARED FOR: 6 NORTH STAR LANE LLC	

WETLAND LOCATION PLAN

6 NORTH STAR LANE

ASSESSOR'S MAP 30 PARCEL 213

NANTUCKET , MASSACHUSETTS

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SITEDESIGNENG.COM

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.

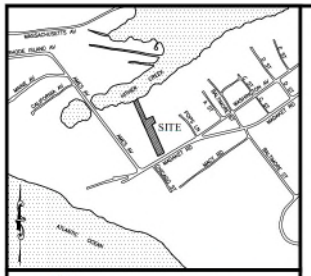
Proposed Minor Modifications

The Applicant is proposing to construct a split-rail fence along the eastern, northern, and wester 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.

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

Respectfully,
Site Design Engineering, LLC.

Mark Rits
Project Manager/Permitting Specialist



LOCUS 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

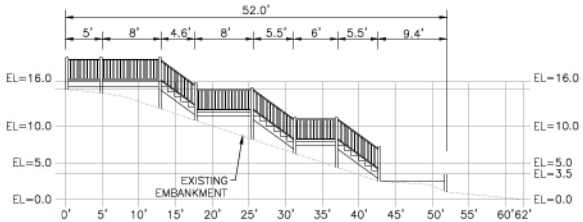
ZONING REQUIREMENTS:

THE SITE IS ZONED VILLAGE RESIDENTIAL (VR)

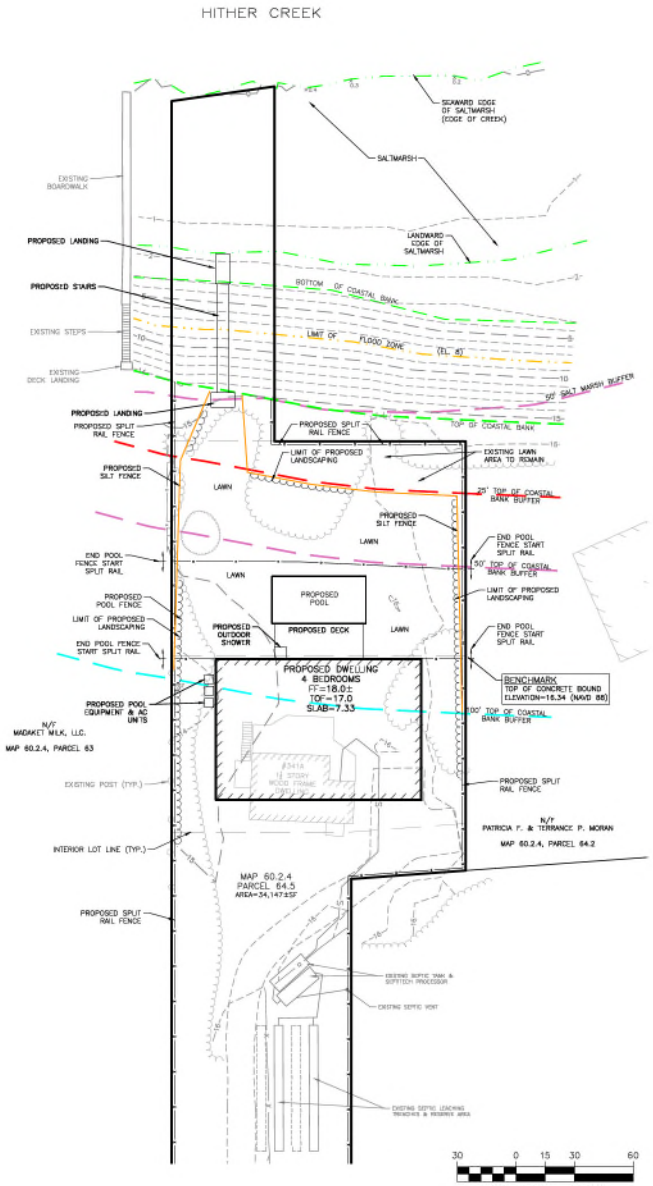
	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	100 FT.
FRONT YARD SETBACK	20 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	10 %

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM A LIMITED ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING LLC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD 88.
3. A PORTION OF THIS SITE IS LOCATED WITHIN 100-YEAR FLOOD ZONE AE (EL. 8) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0064 G, DATED JUNE 9, 2014.
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. 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.



PROPOSED STAIRWAY CROSS-SECTION
SCALE: 1"=8'



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

NO.	DATE	DESCRIPTION	APPROVED
2	10/23/15	ADDITION OF SPLIT RAIL FENCE	DCM
1	9/23/15	REVISED PER CONCOM REVIEW COMMENTS	DCM

PLAN REVISIONS

DATE: JULY 2, 2015

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

PROJECT NO. 14066

ISSUED FOR: APPROVAL

SITE PLAN

341A MADAKET ROAD
ASSESSOR'S MAP 60.2.4, PARCEL 64.5
NANTUCKET, MASSACHUSETTS

PREPARED FOR OAK HILL INVESTMENTS, LLC.

DRAWING TITLE: SITE PLAN

SCALE: 1"=30'

SHEET NO. 1 OF 1

McCarthy Nantucket House, LLC

12 Coffin Street

(42.3.1-77)

SE48-2759

March 18, 2016

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554
By Hand Delivery

Re: 12 Coffin Street
Map 42.3.1 Parcel 77
MassDEP File No. SE48-2759

Dear Commission Members,

I am writing to request the issuance of a Minor Modification for the referenced project. Attached for review are a landscape plan, the previously approved site plan, a front-page copy of the Order of Conditions, and the appropriate filing fee.

The Applicant proposes to install landscaping accessory to the residential use within the buffer zone and Land Subject to Coastal Storm Flowage. The landscaping includes various native planting, an extension of the deck, and an elevated board walk, which will allow flood waters to pass below, both outside of the 50-foot buffer zone. The approved raised terrace will be increased to match the deck elevation, and have a stone surround. Infiltrator chambers will be installed below the terrace with pipes through the wall to allow for the equivalent storage capacity of flood water. Also proposed is a yard basin in a low area south of the approved garage structure with a connection to the Town stormwater system to handle surface runoff. Note that this is not a dewatering system for basement purposes. Finally, the location of the approved secondary structure is proposed to shift approximately 3-feet away from the vegetated wetland. The proposal does not alter the previously approved limit of work, and will not have an adverse impact on the interests protected by the Commission. I plan to attend the public hearing on this matter to address any questions or concerns.

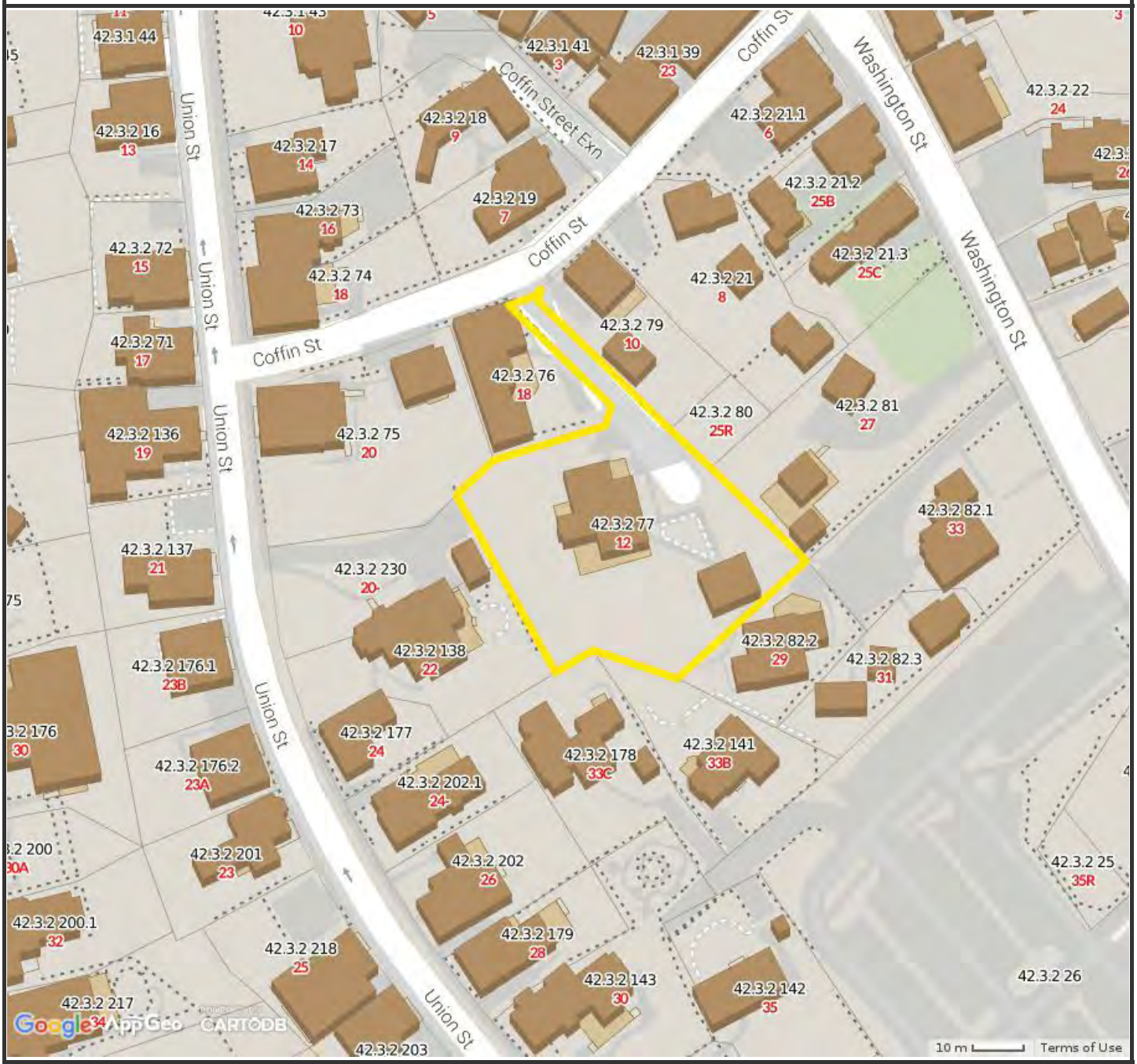
Sincerely,

Arthur D. Gasbarro, PE, PLS, LEED AP

Cc: McCarthy Nantucket House LLC
Sarah F. Alger, P.C.
Sconset Gardner
OCB, LLC

20 Mary Ann Drive • Nantucket, MA 02554
508-825-5053 • www.NantucketEngineer.com

12 Coffin Street Locus Map



Property Information

Property ID	42.3.2 77
Location	12 COFFIN ST
Owner	MCCARTHY NANTUCKET HOUSE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

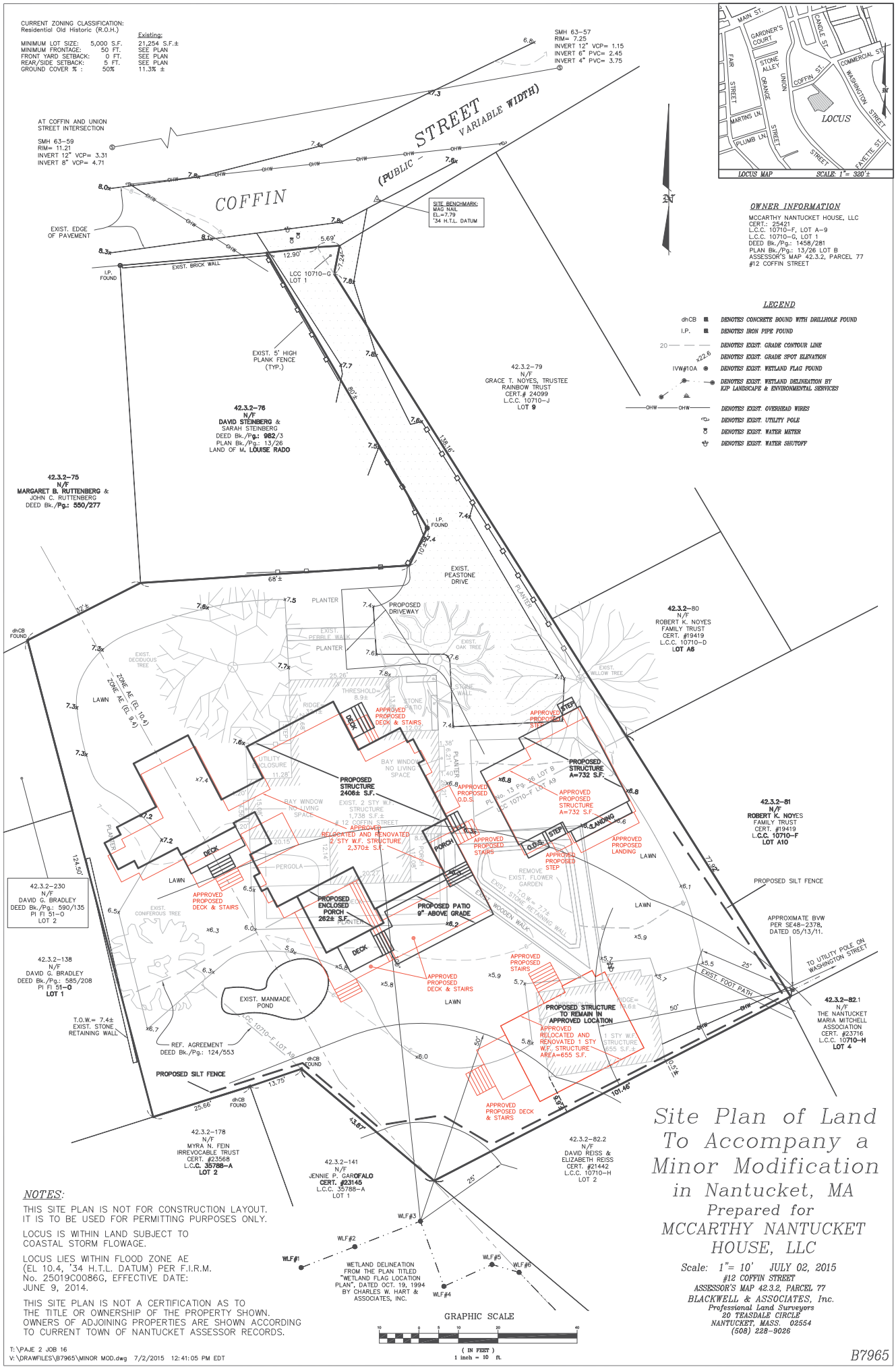
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

12 Coffin St. Nantucket. 3·16·2016 Landscape Design 'Sconset Gardener Martin

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R.O.H.)

		Existing:
MINIMUM LOT SIZE:	5,000 S.F.	21,254 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	0 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	11.3% ±



OWNER INFORMATION

MCCARTHY NANTUCKET HOUSE, LLC
CERT.: 25421
L.C.C. 10710-F, LOT A-9
L.C.C. 10710-G, LOT 1
DEED Bk./Pg.: 1458/281
PLAN Bk./Pg.: 13/26 LOT B
ASSESSOR'S MAP 42.3.2, PARCEL 77
#12 COFFIN STREET

LEGEND

- dhCB — DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- I.P. — DENOTES IRON PIPE FOUND
- 20 — DENOTES EXIST. GRADE CONTOUR LINE
- x22.6 — DENOTES EXIST. GRADE SPOT ELEVATION
- IVW#10A — DENOTES EXIST. WETLAND FLAG FOUND
- DENOTES EXIST. WETLAND DELINEATION BY KIP LANDSCAPE & ENVIRONMENTAL SERVICES
- OHW — DENOTES EXIST. OVERHEAD WIRES
- DENOTES EXIST. UTILITY POLE
- DENOTES EXIST. WATER METER
- DENOTES EXIST. WATER SHUTOFF

Site Plan of Land To Accompany a Minor Modification in Nantucket, MA

Prepared for
MCCARTHY NANTUCKET HOUSE, LLC

Scale: 1"= 10' JULY 02, 2015
#12 COFFIN STREET
ASSESSOR'S MAP 42.3.2, PARCEL 77
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

NOTES:

THIS SITE PLAN IS NOT FOR CONSTRUCTION LAYOUT. IT IS TO BE USED FOR PERMITTING PURPOSES ONLY.

LOCUS IS WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE.

LOCUS LIES WITHIN FLOOD ZONE AE (EL 10.4, '34 H.T.L. DATUM) PER F.I.R.M. No. 25019C0086G, EFFECTIVE DATE: JUNE 9, 2014.

THIS SITE PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.

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Registered: 03/09/2015 01:30 PM

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Bk: 1474 Pg: 173 Page: 1 of 16
Doc: OOC 03/09/2015 01:31 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- 2759
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:

McCarthy Nantucket House, LLC
a. First Name

b. Last Name

2444 The Strand
c. Organization

d. Mailing Address

Hermosa Beach
e. City/Town

CA
f. State

90254
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:

12 Coffin St
a. Street Address

Nantucket
b. City/Town

42.3.2
c. Assessors Map/Plat Number

77
d. Parcel/Lot Number

Latitude and Longitude, if known: 41d 16' 52"N
d. Latitude

70d 05' 51"W
e. Longitude

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- 2759
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Nantucket	25421
a. County	b. Certificate Number (if registered land)
1458	281
c. Book	d. Page

7. Dates:

01/29/15	03/04/2015	03/04/2015
a. Date Notice of Intent Filed	b. Date Public Hearing Closed	c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Site Plan of Land to Accompany a Notice of Intent
a. Plan Title

Blackwell & Associates	Arthur D. Gasbarro
b. Prepared By	c. Signed and Stamped by
01/29/2015	1"=10'
d. Final Revision Date	e. Scale

f. Additional Plan or Document Title

g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

a. ☒ Public Water Supply
b. ☒ Land Containing Shellfish
c. ☒ Prevention of Pollution
d. ☒ Private Water Supply
e. ☒ Fisheries
f. ☒ Protection of Wildlife Habitat
g. ☒ Groundwater Supply
h. ☒ Storm Damage Prevention
i. ☒ Flood Control
j. ☒ Wetland Scenic Views (bylaw)
k. ☒ Recreation (Bylaw)

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Emmy Real Estate Trust

2 North Star Lane

(30-188)

SE48-2705

March 18, 2016

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554
By Hand Delivery

Re: 2 North Star Lane
Map 30 Parcel 188
MassDEP File No. SE48-2705

Dear Commission Members,

I am writing to request the issuance of a Minor Modification for the referenced project. Attached for review are a site plan, landscape drawings, a front-page copy of the Order of Conditions, and the appropriate filing fee.

The Applicant would like to install landscaping accessory to the residential use within the buffer zone including plantings, a patio and propane fire pit with a free-standing stone surround, which will not retain soil. These proposed changes are no closer thirty-eight feet to the wetland resource area. They also proposed to enhance the buffer zone by planting native species between the 25-foot buffer zone/property line and the existing silt fence. An additional row of silt fence will be installed along the limit of this work. The proposal will enhance the interests protected by the Commission, without an adverse impact. I plan to attend the public hearing on this matter to address any questions or concerns.

Sincerely,

Arthur D. Gasbarro, PE, PLS, LEED AP

Cc: Emmy Real Estate, LLC

20 Mary Ann Drive • Nantucket, MA 02554
508-825-5053 • www.NantucketEngineer.com

2015 00000364
Bk: 1471 Pg: 167 Page: 1 of 16
Doc: OOC 02/09/2015 02:56 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:
SE48-2705
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:

Emmy Real Estate Trust
a. First Name

b. Last Name

c. Organization

Po Box 987
d. Mailing Address

Nantucket
e. City/Town

MA
f. State

02554-0987
g. Zip Code

4. Property Owner (if different from applicant):

Thomas S.
a. First Name

Clark
b. Last Name

c. Organization

216 Sea Isle Point
d. Mailing Address

Atlantic Beach
e. City/Town

NC
f. State

28512
g. Zip Code

5. Project Location:

2 North Star Lane
a. Street Address

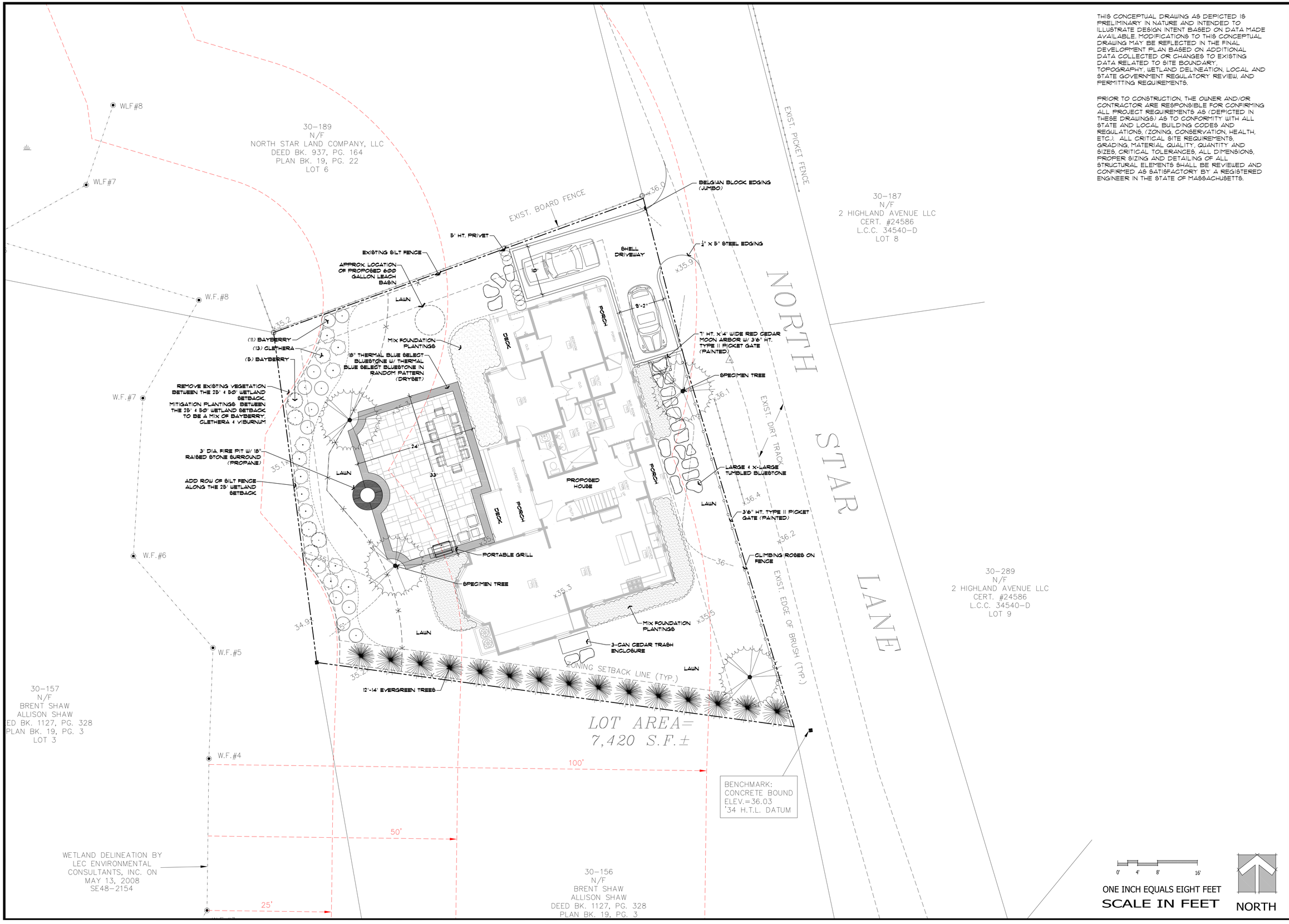
Nantucket
b. City/Town

30
c. Assessors Map/Plat Number

188
d. Parcel/Lot Number

Latitude and Longitude, if known: 41d 17' 15"N
d. Latitude

70d 06' 47"W
e. Longitude



THIS CONCEPTUAL DRAWING AS DEPICTED IS PRELIMINARY IN NATURE AND INTENDED TO ILLUSTRATE DESIGN INTENT BASED ON DATA MADE AVAILABLE. MODIFICATIONS TO THIS CONCEPTUAL DRAWING MAY BE REFLECTED IN THE FINAL DEVELOPMENT PLAN BASED ON ADDITIONAL DATA COLLECTED OR CHANGES TO EXISTING DATA RELATED TO SITE BOUNDARY, TOPOGRAPHY, WETLAND DELINEATION, LOCAL AND STATE GOVERNMENT REGULATORY REVIEW, AND PERMITTING REQUIREMENTS.

PRIOR TO CONSTRUCTION, THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING ALL PROJECT REQUIREMENTS AS (DEPICTED IN THESE DRAWINGS) AS TO CONFORMITY WITH ALL STATE AND LOCAL BUILDING CODES AND REGULATIONS, (ZONING, CONSERVATION, HEALTH, ETC.). ALL CRITICAL SITE REQUIREMENTS, GRADING, MATERIAL QUALITY, QUANTITY AND SIZES, CRITICAL TOLERANCES, ALL DIMENSIONS, PROPER SIZING AND DETAILING OF ALL STRUCTURAL ELEMENTS SHALL BE REVIEWED AND CONFIRMED AS SATISFACTORY BY A REGISTERED ENGINEER IN THE STATE OF MASSACHUSETTS.

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Sandwich, Massachusetts 02644

PREPARED FOR:

Emmy Real Estate, LLC.
2 North Road
Nantucket, MA . 02554

PROJECT ADDRESS;

2 NORTH ROAD
NANTUCKET, MA.

TITLE:

LANDSCAPE PLAN

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	KL
MAP:	30
PARCEL:	188
DATE:	16 MAR. 2016
PROJ. NO.:	1273

L-1.0

Dannheim

97 Low Beach Street

(75-31.2)

NAN-119

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

BRACKEN ENGINEERING, INC.

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

March 17, 2016

Jeff Carlson
Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

RE: 97 Low Beach Road, Order of Conditions, NAN-119

Dear Commission Members:

Please accept this letter as a request for a Minor Modification to the approved plan for the above referenced project.

The changes to the plan within the 100' buffer zone are as follows:

- Re-configuration of the pool and surrounding hardscape;
- Removal of pool house;
- Re-configuration of main house and driveway;
- Re-location of septic system.

All structure changes remain outside the 50' buffer. A colored plan comparing the approved design with this proposed design is accompanying this letter.

Should you have any question or require any further information, please contact our office.

Sincerely,
Bracken Engineering, Inc.

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

MAP 75
PARCEL 31.2
143,795± s.f.

N 06°12'46" E
828.60'
S 21°48'27" E
473.03'
S 64°54'50" W
378.27'

50' BUFFER LINE
100' BUFFER LINE

PROPOSED BARN
1,120 s.f.
T.O.F. = 13.0

PROPOSED GARAGE
200 s.f.

PROPOSED DRIVEWAY

PROPOSED POOL

PROPOSED HOUSE
2,833 s.f.
T.O.F. = 13.0

PREVIOUSLY APPROVED POOL HOUSE and POOL

PREVIOUSLY APPROVED HOUSE and GARAGE

PREVIOUSLY APPROVED SEPTIC & DRIVEWAY

81'
66'
57'
107'
109'

N
W E
S
MASS COORD. SYSTEM

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

NOTES:

1. LOCUS: #97 LOW BEACH ROAD
MAP 75 PARCEL 31.2

2. OWNER: ERIC DANNHEIM
45 EGERTON CRESENT
LONDON, ENGLAND SW32ED UK

3. DEED REF: Cert. #24535

4. PLAN REF: L.C.C. #5004-74 (LOT 958)

5. THIS PLAN IS FOR A MODIFICATION TO A PREVIOUSLY APPROVED ORDER OF CONDITIONS (PREVIOUSLY APPROVED IN RED), SEE FILE #NAN-119 FOR MORE DETAIL.

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

PROPOSED SITE PLAN MODIFICATIONS
IN NANTUCKET, MASSASHUSETTS

Prepared for:

ERIC DANNHEIM
#97 LOW BEACH ROAD
MAP 75 PARCEL 31.2

Date:	Drawn:	Checked:
MARCH 17, 2016	RMM/BEI/DLH	DFB

S:\Autocad Drawings\Nantucket\Low Beach Road\97 Low Beach Road\97 Low Beach Rd - SITE (rev4).dwg

CERTIFICATES OF COMPLIANCE

*SBPF

87-105 Baxter Road

(Multiple Parcels)

SE48-2824- Partial

*see Baxter Road Filing information on the Conservation Commission website http://www.nantucket-ma.gov/542/Baxter-Road-Filing-Information

Draft Minutes

CONSERVATION COMMISSION
PUBLIC MEETING

2 Bathing Beach Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov
Wednesday, March 9, 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 4:03 p.m.

Staff in attendance:	Jeff Carlson, Natural Resources Coordinator; Terry Norton, Town Minutes Taker
Attending Members:	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding (remote participation), Topham
Absent Members:	None
Late Arrivals:	Golding, called at 4:09 p.m.
Earlier Departure:	Golding, 7:39 p.m.

Agenda adopted by unanimous consent

*Matter has not been heard

I. PUBLIC MEETING

A. Public Comment – Emily Molden, Nantucket Land Council – NLC will be holding workshop on invasive plants at Bartlett Farm Hayloft on Wednesday, March 30, 2016. It is worth 3 credits towards a professional landscaping license. Commissioners and members of the public are invited to attend.

II. PUBLIC HEARING

A. Notice of Intent

1. Edwin Snider RT – 1 Brock's Court (42.3.4-84) SE48-2834 **Cont (03/23/2016)**
2. Edwin Snider RT – 1 Brock's Court (42.3.4-84) SE48-2835 **Cont (03/23/2016)**
3. Zarella – 125 Wauwinet Road (12-8) SE48- 2856 **Cont (03/23/2016)**
4. Zarella – 129 Wauwinet Road (12-4) SE48- 2857 **Cont (03/23/2016)**
5. 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 Fronzuto**, Office of Emergency Management (OEM) and Safety Coordinator – Submitted photos of the site at the table. Hopes that grading the parking away from the bank will mitigate the gully issue.
Public	**Lucy Dillon**, Bassett Road – Concerned about the Department of Public Works (DPW) construction vehicles causing damage to Quaise Road; would ask the commission to condition that they park outside the area. Suggested a sign at the end of the road explaining that a turn-around is very difficult.
Discussion (4:07)	**Erisman** – It seemed like there was a lot of seepage coming out of the bank adding to the gully issue; would like a remedy to that. Also would like to see a planting plan to alleviate the problem; a constructed wetland area would give that water a place to go. **Champoux** – Redirecting pedestrian and vehicular traffic from the existing gully path should help the run-off erosion. Suggested a planting berm. **Steinauer** – Suggested a grid under the new beach access to prevent creation of a gully there.
Staff	Will schedule a field visit.
Motion	Continued to March 23 without objection.
Vote	N/A

6. *Callahan – 4 Morgan Square (87-3.1) SE48-2861

Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding
Recused	Topham
Documentation	Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.
Representative	**Mark Connelly**, for David Haines – For a swimming pool within the 100-foot setback.
Public	None
Discussion (4:17)	None
Staff	Massachusetts Natural Heritage (MNH) determination came in with no adverse impact/no take. No waivers are required. Construction is outside the 50-foot buffer. Have everything needed to close.
Motion	**Motion to Close.** (made by: LaFleur) (seconded by: Bennett)
Vote	Carried 6-0: Voice Vote: Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

PROPOSED

7. *Shea – 8 Walsh Street (42.4.1-83) SE48-2863

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	**Mark Rits**, Site Design Engineering – In-fill addition partially inside a 50-foot buffer to a "degraded" wetland surrounded by construction on all sides. On piers in lawn/landscape area. Jurisdiction is bordering vegetated wetlands and land subject to coastal storm flowage. Groundwater is within 2 feet here; will need waivers for 2-foot separation for the piers. Could do infiltration with the downspouts but don't expect much success. Asked for a continuance.
Public	None
Discussion (4:20)	**Steinauer** – The wetland is dominated by phragmites; it's an opportunity to clean that out. **Rits** – Only a portion is on his clients property but willing to hand remove that and plant winterberry etc. in that portion under his client's control. **Champoux** – Would like to see a planting plan.
Staff	Can condition a clip-and-drip as an option to remove the phragmites.
Motion	Continued to March 23 without objection.
Vote	N/A

8. *Welsh – 101 Eel Point Road (32-7) SE48 – 2864

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	**Mark Rits**, Site Design Engineering – Asking to move an existing deck off the bank and attach to the house; the abandoned area will be planted with American Beach Grass. The bank is protected by sand bags so no active erosion. Asked for a continuance.
Public	None
Discussion (4:26)	**Erisman** – Asked about the type of machinery. **Rits** – The deck will be dismantled by hand and rebuilt by hand.
Staff	This will have to be continued to hear from Massachusetts Natural Heritage.
Motion	Continued to March 23 without objection.
Vote	N/A

9. *White – 47A West Chester Street (41-227.1) SE48-2865

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	**Brian Madden**, LEC Environmental – Reviewed the differences between this and the previously denied project; this is a more streamlined, simplified project. Presented the details of this project. 1500 square foot (SF) planting enhancement area between the 25 & 50-foot buffer. Will provide a long-term net benefit. **Steven Cohen**, Cohen & Cohen Law PC, - A legally important point he wants to make for the record is the location of the addition is because it is a bathroom going off a bedroom for an elderly person and it can't be put anywhere else on the house.
Public	None
Discussion (4:30)	**Erisman** – Asked if vegetation will be cleared for the silt fence. (No) Bennett – Ensured the cottage is outside the buffer zones.
Staff	Heard a similar project that was denied; the main decision is the project has changed significantly enough that the commission can hear it. The driveway and pull off area are complete and correct. Have everything needed to close.
Motion	Motion to Rehear. (made by: LaFleur) (seconded by: Champoux)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye
Motion	**Motion to Close.** (made by: LaFleur) (seconded by: Champoux)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

PROPOSED

10. *Sabelhaus – 2 Quaise Pastures (26-20.6) SE48-2867

Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding
Recused	Topham
Documentation	Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.
Representative	**Brian Madden**, LEC Environmental – For an addition within 100-foot buffer of a bordering vegetated wetlands. Fieldstone walls to be removed. No structural work within the 50-foot buffer. Driveway extension is the only work within MNH because it goes into the shrub line and are waiting for that. No work is within the 25-foot zone. There is an isolated vegetated wetland in southern portion of property. Asked for a continuance Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	None
Discussion (4:41)	**Erisman** – Asked if vegetation is being cleared for the driveway. **Madden** – Said there might be some invasive species if the commission wants to condition for that removal.
Staff	None
Motion	Continued to March 23 without objection.
Vote	N/A

11. *The Town of Nantucket – Polpis Harbor Entrance Channel (19:78-Lot 17 & Lot 4-1) SE48-2866

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 Fronzuto**, OEM and Safety Coordinator – Proposing to excavate about 8300 cubic yards. **Mike Count**, CLE Engineering, Inc. – Reviewed shoaling issues of the channel into Polpis Harbor. Dredging is within the authorized channel. There is eel grass present; so proposing to shift the channel while still maintaining the 50-foot width without impact to eel grass. Dredged sand should qualify for beneficial reuse on nourishment projects. Explained the dredging process and pumping of sand into a scow; while water separates, it will be pumped back into the harbor. Sand is to be stored at the Town stockpile at the DPW site. Looking to permit future maintenance dredging from a limited land-based operation from the corner of Quaise Point, the access for which will be the east end of Quaise Road. Asked for a continuance. **Christine Player** , CLE Engineering, Inc. – Believes there are wetland regulations for maintenance dredging that allows the commission to issue an order up to 5-year; she verify that.
Public	**Emily Molden**, Nantucket Land Council – The eel grass mapping done this past year didn't include this area so they weren't able to do ground trooping. The patches adjacent to the new channel, three seasons will have passed since the last survey and things can have changed. Would like a survey done before work starts. The EMF comment letter said for the dredge portion, the top of the slope should remain 25 meters from the all eel grass beds; there isn't enough space for that to happen. Recommend a condition about a silt curtain especially in areas near eel grass beds. Asked about the actual protocols for the land-based maintenance dredging. Quaise Point is Town property but access is private property; that should be ironed out before maintenance takes place. Agrees the Airport site is a preferred stockpile site. The DPW is a wetland area and that delineation needs to be clarified.
Discussion (4:47)	**Steinauer** – The on-going request is permission for 10 years but our permits only last three years with three one-year extensions. **Erisman** – This is shorebird habitat; work will have to be after the birds have migrated out. Asked if eel grass will be monitored during the dredging. **Count** – Massachusetts Natural Heritage wants that done to ensure no beds are being impacted. **Golding** – Page 354 of the packet the EMF letter talks about winter flounder spawning from January through May. **Player** – Typically winter flounder restrictions finish by January 15-30; that's the latest winter flounder spawn in this region of the state. **Champoux** – The land-based dredging sounds dicey; asked for information on that. **Fronzuto** – There is access on the Jay property that was used in 1993. Because of the sensitivity of the area, couldn't beach nourish without impacting eel grass; stockpiling is the alternative. **Steinauer** – Stockpiled sand after time can pick up nasty weeds; at the DPW there is some stuff that we would have to be careful about transporting out.. **Bennett** – There is an oyster farm; a curtain should be put around the scow to protect it from siltation and slurry. **Fronzuto** – The scow and the barge would be in the Quaise Basin, which is about 27 feet deep. It won't be close to the shore so anything coming out of the scuppers will go into deep water. **Erisman** – Asked if the sediment has been tested for heavy metals. With nutrient loading issues in the harbor, would like to see an analysis of the sediment. **Player** – Under the Department of Environmental Protection (DEP) 401 regulation, testing for those materials is not required unless unusual circumstances arise where DEP feels it is warranted. We do need to

PROPOSED

get a DEP 401 water quality certification and that might be something they require. Testing for materials that happen less than 10% of the time is not a usual protocol under DEP regulations.
Golding – He would also like to see an analysis of the nitrate and phosphate loading.
Fronzuto – This discussion came up in 1993 and there have been no oil spills or industrial activity such as would be found around the Town Pier and boat yards. Whatever nutrient loading going on can only be improved by the dredging.
Erisman – Asked what tests CLE might be able to perform on the sediment for pesticides.
Player – What she is hearing is water-quality issues, not nutrient loading issues. Contaminants in the water don't necessarily attach themselves to the sediment.
Golding – Asked if the phosphates and nitrates from the old bog might have precipitated out into the sediment.
Player – In her opinion, that isn't something that attaches to the sediment itself as heavy metal or PCB, which are solid materials. It is not common to test sediment for nitrates and phosphates.
Steinauer – Even if there is a short-term impact, we are looking at a long-term benefit to the water quality in Polpis Harbor.
Erisman – In her opinion, before the sediment is put back out anywhere, it should be tested for these things.
Player – It wouldn't be onerous to test the sand post dredging.
Topham – Asked how close the stockpile site at the DPW is to Long Pond.
Champoux – He would be more concerned about what would get into the sand, not what's coming out of the sand. He would prefer it's not stockpiled at the dump; the Airport site near Miles Reis would be better.
Erisman – Agrees; the dump is contaminated.
Fronzuto – They prefer the DPW as there is competition for the other site. The site at the DPW is available. There is a second DPW site near the office building.
Consensus of the commission is still concerned about contamination of the sand if stockpiled anywhere at the DPW.
Fronzuto – The sand would be tested before reuse. Said he has already be contacted by contractors for sand for their nourishment project; it might not need to be stockpiled due to the need.
Steinauer – Could condition the permit so that all stockpiling occurs outside ConCom jurisdiction.
Count – They did verify the wetland vegetation at the DPW wetland area. Keeping outside that 100-feet would limit the sites.
Golding – Asked if anyone has addressed the effect dredging might have on the clam population.
Bennett – Asked if it is possible to clear out and move clam and oyster seedlings before the dredging starts. Review of further information requested.
Golding – Asked the ratio of material dredged to material that escapes for effect on the clam bed.
Player – A hydraulic dredge has less of that occurring because of the sucking action as opposed to an open bucket dredge. The plan is to used a bucket dredge with an enclosed cap to minimize loss of sediment during the dredging process.
Steinauer – That is the purpose of the silt curtain.
LaFleur – Explained how precise the dredging process is and loss of sediment is minimal.

Staff	Ms Player is correct; it is part of the new provisions for maintenance dredging; that is under the state act. We can come up with a procedure to overcome the local bylaw procedures. Asked the representatives if they had a preferred stockpile site. Noted that before the commission conditions for area of disposal, it might not be within ConCom jurisdiction. It can be conditioned before it is reused. The area is mapped habitat with MNH; haven't received comments back from MNH.
Motion	Continued to March 23 without objection.
Vote	N/A

12. *Minella – 15 Gingy Lane (41-849) NAN-125

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	**Mark Rits**, Site Design Engineering – There is an isolated vegetated wetland on an abutting property; this is for development of the property with all structural components outside the 50-foot buffer with a small portion of pervious patio inside the buffer to the isolated vegetated wetland and a little minor grading. Silt fence will be installed between 25- and 50-foot buffers; greater than 50% between the 25- and 50-foot buffers will be maintained as current native vegetation. No well or septic is necessary.
Public	None
Discussion (5:29)	**Erisman** – Asked if the existing vegetation that will remain is actual native.
Staff	Just under local bylaw. Existing vegetation is some native and some non-native. Have everything needed to close.
Motion	**Motion to Close.** (made by: Bennett) (seconded by: Champoux)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

PROPOSED

13. *7 & 9 Maine Ave NT – 9 Maine Avenue (60.3.1-425) SE48-2868

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 – Follow-up NOI to a Friendly Enforcement issued at the last meeting for relocation of "Eel Skin" away from a rapidly eroding shoreline. All relocation work will occur outside the 100-foot buffer to the coastal bank. Area is outside MESA. Will be reconnected to the existing septic system. The abandoned location would be graded and seeded with beach grass. The well will also be relocated.
Public	None
Discussion (5:32)	None
Staff	Have everything needed to close.
Motion	**Motion to Close.** (made by: LaFleur) (seconded by: Champoux)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

14. *Sip & Sea TR – 10 North Road (43-81) SE48-2869

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	**Arthur D. Gasbarro**, Blackwell and Associates Inc. – For coastal stabilization on a small portion of the property, which has an existing timber bulkhead across the property. The west abutting property was approved for a fiber-roll array with sand cover; proposing the same for the 80-foot gap between that property and the existing bulkhead. Included orders of conditions placed on the abutting fiber-roll project, which his client is willing to accept. The plan shows two areas of vegetation to be avoided with the project; willing to monitor those areas with quarterly photos. The tubes and timber bulkhead will interlock.
Public	None
Discussion (5:47)	**Erisman** – There had been old metal fencing; asked if that is still there. Gasbarro – He did not see it but there is a pile up of eel grass that could be burying it.
Staff	Can condition that any remnants or debris have to be removed. Have everything needed to close.
Motion	**Motion to Close.** (made by: Champoux) (seconded by: Bennett)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

B. Amended Orders of Conditions

1. Mscisz – 51 Crooked Lane (41-531) SE48-2737

Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Recused	None
Documentation	Site and topographical plans, photos, requisite departmental l reports and correspondence.
Representative	None
Public	None
Discussion (5:45)	**Bennett** – It is all contained behind an existing stone wall.
Staff	Continued from the last meeting. This qualifies as an amended order.
Motion	**Motion to Close and Issue as an amended order.** (made by: LaFleur) (seconded by: Champoux)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

2. Hoff – 99 Cliff Road (30-627) NAN-124

Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Recused	None
Documentation	Site and topographical plans, photos, requisite departmental l reports and correspondence.
Representative	None
Public	None
Discussion (5:48)	None
Staff	The pool, cabana, and septic have shifted mostly to outside ConCom jurisdiction. Within jurisdiction, the house no longer crosses the buffer; the studio/garage has been slightly shifted outside the 50-foot buffer to the isolated vegetated wetland and the driveway has been reconfigured. Though there is a lot of changes, it does qualify as an amended order. No waivers are needed. A little earthen berm is already permitted to redirect driveway runoff away from the wetland.
Motion	**Motion to Close and Issue as an amended order.** (made by: Topham) (seconded by: Champoux)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

PROPOSED

3. Griswold – 14 Sachem Road (30-240) SE48-2738

Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Recused	None
Documentation	Site and topographical plans, photos, requisite departmental l reports and correspondence.
Representative	**Paul Santos**, Nantucket Surveyors – Request is for expansion of the elevated decking along the northern side of the structure. The work occurs within the 50-foot buffer; 120 square feet (SF) of the deck is within the 25-foot no disturb. Waivers for the NOI were issued under net benefit. If stairs need to be put in, they can go in outside the 50 where the deck is almost at grade. Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	None
Discussion (5:49)	**Steinauer** – Ensured the decking would be open to allow rain to pass through. **LaFleur** – Asked if steps will be in the buffer.
Staff	Have everything needed to close and issue.
Motion	**Motion to Close and Issue the amended order.** (made by: LaFleur) (seconded by: Champoux)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

III. PUBLIC MEETING

A. Request for Determination of Applicability

1. *3 Grant Ave LLC – 3 Grant Avenue (30-57)

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	None
Public	None
Discussion (5:25)	**Steinauer** – The bank is a mess; it has a lot of stuff dumped on it. Wonders if the applicant would be willing to replant with native trees to make up for the habitat loss. **Erisman** – Agrees with Mr. Steinauer about planting native trees. Noted the undersoil is weedy. **Champoux** – They are on the invasive species list and supports their removal. Pointed out that they grow in a cluster and sprouts will grow out of any remaining root system. Discussion about how to reduce the ability of the maples to sprout.
Staff	They are looking to remove sycamore maples in the buffer to the vegetated wetlands, which is the only resource area affected. They have a 3-year plan to take out sprouts that come up. Can put a condition on the prohibits any dumping of debris on the bank requesting an annual photo showing the condition of the bank. They don't want to tear up the stumps and roots for fear of exacerbating any erosion issues. Through the Negative 3 that would permit the work, you can condition the cleaning up of the bank of other debris, removal of any invasive species, replanting with native trees, and monitoring of resprouts.
Motion	**Motion to Issue as a Negative 3 with conditions noted.** (made by: LaFleur) (seconded by: Bennett)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

B. Minor Modifications

1. Oakhill Investments LLC-341A Madaket Road (60.2.4-64.5) SE48-2828 **Cont (03/23/2016)**
2. Forty-Seven Monomoy TR- 47 Monomoy Road (54-295) SE48-2843

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 – Request for moving a retaining wall and spa within the 100-foot buffer but outside the 50-foot buffer. No waivers are required. Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	None
Discussion (6:04)	None
Staff	None
Motion	**Motion to Issue.** (made by: Topham) (seconded by: Bennett)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

C. Certificates of Compliance

1. Neilsen – 21 Wanoma Way (92.4-301) SE48-2684

Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff	Work was completed in compliance with the NOI and minor modifications and amended order. Recommend this is with no on-going conditions.
Discussion (6:06)	None
Motion	**Motion to Issue.** (made by: Bennett) (seconded by: LaFleur)
Vote	Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

PROPOSED

2. Butnell Corporation – 127 Orange Street (55-146) NAN-090

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

Staff: The design engineer review states that it is in compliance with the permit and functioning without issues. The maintenance originally permitted was not possible; the maintenance they are doing works well. Recommend that this be issued with no on-going conditions.

Discussion (6:07): **Dave Theroux** – Reviewed the history of the project. The drainage allows stormwater to seep through the parking pavement into an underlying system then further into the ground and seems to be functioning as designed to prevent runoff.

Erisman – Asked how often this porous material needs to be maintained.

Judith Butnell, owner – It is brand new, there is no maintenance history. They keep it as clean as possible.

Golding – Asked if there is a life expectancy attached when it was laid down.

Butnell – No; she doesn't think it has to be replaced as long as it is maintained and does its job.

Motion: **Motion to Issue.** (made by: LaFleur) (seconded by: Champoux)

Vote: Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

3. Seven Pond Road RT – 7 Pond Road (56-153) SE48-2845

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

Staff: Recommend that this be issued with no on-going conditions.

Discussion (6:13): None

Motion: **Motion to Issue.** (made by: Champoux) (seconded by: Bennett)

Vote: Carried unanimously: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding - Aye

4. Sconset Beach Preservation Fund – 87-105 Baxter Road (Multiple parcels) SE48-2824 - partial

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

Staff (6:14): A partial as-built upon completion of the initial project was part of the requirement for the original permit. This is the first opportunity to discuss the structure.

Applicant Representatives: Maria Hartnett, Geologist Epsilon Associates, Inc.
Jamie Feeley, Construction Manager Cottage and Castle Inc
Arthur D. Gasbarro, Blackwell and Associates Inc.
Steven Cohen, Cohen & Cohen LLP

Public: Emily Molden, Nantucket Land Council
Peter Brace, 67 Milestone Road
Alix Frick Nelson, 58 Squam Road
Amos Hostettler, 58 Baxter Road
Bill Crispin, 18 King Street
Brian Butler, commercial fisherman
Carol Dunton, 36 Exeter Road
Catherine Stover, 5 Liberty Street
Cormac Collier, Executive Director Nantucket Land Council (NCL)
D. Anne Atherton, 48 Squam Road
David Roby, 85 Squam Road
Dirck Van Lieu, Kendrick Street
Dirk Roggeveen, Quidnet/Squam Association (QSA)
Edith Ray, 60 Miacomet Avenue
Helmut Weymar, 78 Baxter Road
Jim Walker, 104 Baxter Road
John Merson, 71 Baxter Road
Julie Hensler, 3 Flora Street
Margaret McQuade, 97 Baxter Road
Marlon Miller, 80 Quidnet Road
Maureen Mahoney, 18 King Street
Mary Wawro, 3 Eat Fire Spring Road
Pete Kaizer, commercial fisherman
Richard Burke, 30Sesachacha Road
Richard Boucher, 83 Baxter Road
Rick Atherton, Board of Selectmen
Sarah Alger, Sarah F. Alger P.C., for Baxter Road abutters

Discussion: **Hartnett** – Reviewed the as-built plan with the sand template updated as of February 2016. Change from the original design plan is the drainage system. Total length of the project is about 947 feet.

Erisman – Asked about the anchor tube.

Hartnett – That is part of what was installed in December 2013 under the emergency certification and prevents scour below the tube; it is connected by a scour apron to the lowest tube, which is set at elevation zero; the fourth tube is at about elevation 27.

PROPOSED

Steinauer – Asked about the height of the wave wash in the last few storms.
Hartnett – After winter storm Jonas in January 2016, the sand removal was up to the second tier. After winter storm Mars in early February 2016, sand was removed up to the third tier. Between the two storms, there was only one day they could do work on the southern 150 feet or so; the crew had to be diverted to work on the drainage system. February 10 through12 the crew finished replacing the sand and graded. Neither storm triggered the significant storm reporting requirement. Try to get to work within 5 days or less after a storm
Erisman – Asked if there was other criteria for sand loss regardless of the storm.
Staff – They have to meet the nourishment requirements but the reporting requirements were tied to sustained wind speed.
Discussion about the speed with which template sand is lost during different types of storms and the replenishment trigger, which is exposure of half the height of the second tube; and the problems faced in the replenishment process.
Hartnett – During construction, about 4,000 CY of nourishment sand was lost. During storm Jonas, estimate about 2,000 CY of nourishment sand lost. During storm Mars, estimate about 1000-1500 CY was lost. We estimate of the contribution to be about 7,000 CY of sand. The annual survey due in the Fall will have precise volumes. Explained how 4,000 CY of nourishment was lost during construction of the fourth tube.
Steinauer – Suggested that mitigation volume should be calculated in linear feet to ascertain how much of the 22,000 linear feet per year nourishment requirement has been used.
Golding – Noted that the loss so far this year has been much less than was anticipated.
Hartnett – The loss of mitigation sand has been much greater than nourishment provided by an unprotected bluff. The mitigation volume was calculated on long-term retreat rate whereas things can be fairly stable for a few years then a large amount of erosion in one year.
Erisman – Asked for clarification on how the sand delivery invoices are broken down.
Hartnett – Explained the breakdown of the sand delivery reports.
Steinauer – Asked Mr. Carlson if this meets expectations for an as-built.
Staff – The intent of the condition, is to determine what the baseline is for the project: what it looks like, where it's positioned, nourishment volumes have been met, the template is correctly constructed. The weekly construction reports are very informative. As part of the initial as-built, he would find it helpful to see where the established transects run through the structure and have a profile of those transects to see how the volume of sand sits on the project.
Erisman – Questions prioritizing the drainage system over the renourishment between storms Jonas and Mars. The purpose of the nourishment sand is to protect other sites as well as the geo-tubes, the drainage system protects only this project.
Champoux – Noted that even if the crews don't get out to replace lost sand, rain washes sand down off the top of the project providing some donation from the sand above.
Feeley – Explained that installation of the drainage pipe prohibited bringing the dozer down onto the beach to place the sand. Noted that the situation was atypical and not their normal response time.
Staff – Mr. Feeley is also required to keep the daily work logs anytime they go on the beach; those are due in. He asked this information stick to the as-built condition.
Hartnett – The water-level of the wetland monitoring is required this Spring. Existing wells are no long there; submitted information about where the new wells will be located.
Molden – Asked about the date of the template cross-section included in the as-built
Gasbarro – The cross section is dated February 17, 2016; explained the cross section, which includes a graphic representation of the tubes and template sand. Stated that he does not specifically know what the tide was at the time the rods were run but that should be in the notes. The observed water line has little bearing on jurisdictional tide lines.
Review of photos submitted at the table by Ms Hartnett.
Molden – A concern is ensuring the commission understands how much of the mitigation volume is on top of the geo-tubes versus in front and is available to the system during storms. Asked how the sand loss from a storm is calculated.
Hartnett – It is an estimate based upon how much sand is replaced.
Molden – As the course of the year goes by, asked if there's a way to keep track of how much mitigation sand is stored on top and ensure it is pushed down. Likes Mr. Carlson's suggestion for a cross section of the transects. The amount of sand on top of the fourth tube, only extends where the tube is and extends the entire length and can't count as mitigation. Her question is whether or not the sand at the northern and southern extent where there are only three tubes is counted as mitigation.
Steinauer – There are transects on the unprotected bank which are monitored yearly. We want to know how the sand loss from this system compares to an unprotected bank.
Hartnett – That would be part of the annual aerial survey.
Discussion about the sand on top of the fourth tube and sand on top of the third tube at the extents being counted toward mitigation.

PROPOSED

Erisman – Suggested adjusting the storm reporting requirements to define a significant storm as when winds are a certain speed for a 10th of the time for over 24 hours instead of consecutively.
Molden – Asked for clarification for the renourishment trigger: does it require ½ the height for the full length of the system.
Hartnett – It is for whatever location the exposure occurs; renourishment is required in that location.
Molden – Asked for clarification on the location of the tubes installed under the emergency certification.
Gasbarro – That was brought forth as reported by the contractor; there is a relation between those and the tubes above.
Molden – Suggested the commission check the status of the third-party review. Suggested the commission visit the site before issuing the certification.
Erisman – Would like more time to review the packet.
Steinauer – He thought the questions was whether or not it was built to specification.
Staff – Read the appropriate condition. The condition requires the approval of an as-built about how it was constructed and if it is in compliance with the permit. It doesn't ask for an evaluation on performance at this time; that comes with the monitoring reports.
Hartnett – Some of the concerns would be addressed at the annual review.
Erisman – Asked that the clay mat be included on the plan for reference in relation to the tubes.
Brace – The clay spur is located at 105 Baxter Road in front of the north end of the tube.
Bennett – Asked if there is a designated volume in mind for sand to be placed in front of the second tube.
Feeley – It is between 2 CY to 2.5 CY from the second tube up to where it rounds off at the top. It depends on what is needed to cover the front of the template.
Steinauer – In the future as part of the storm reports or quarterly reports, he would like to know the condition of the plantings on the bluff above the tubes and how the gullies are holding up.
Discussion about keeping this open to allow further time to review the packet further and for a site visit.
Staff – It will take time to coordinate because there would be questions and discussions, he might have to post the field viewing as a meeting and let other interested persons know and he would have to provide access for all parties to get down in front of the tubes for those not able to go down the stairs.
Cohen – Because Ms Hartnett lives off island, asked if it will be a site viewing or if there is information the commission wants that should be made available at the time of the viewing.
Staff – Hearing comments tonight, the commission wants to see the project in the field and understand what the structure looks like; there isn't a lot of information that has been asked for. The most appropriate person to have on site is Mr. Feeley, who has first-hand knowledge of how it was constructed.
Steinauer – If we need to change this to make it work, we want it to work.

Motion Continued to March 21 for a public field viewing without objection.
Vote N/A

D. Orders of Condition (7:38)

1. Callahan – 4 Morgan Square (87-3.1) SE48-2861

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff Normal pool conditions. Didn't require waivers.
Discussion None
Motion **Motion to Issue as drafted.** (made by: Champoux) (seconded by: LaFleur)
Vote Carried 6-0: Voice Vote: Topham – Aye; Bennett - Aye; Champoux - Aye; LaFleur - Aye; Steinauer - Aye; Erisman – Aye; Golding – Abstained

2. Bouton – 21 Massachusetts Avenue (60.3.1-312) SE48-2860

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham
Staff Normal tight-tank conditions. Didn't require waivers. Has to edit the closing date.
Discussion None
Motion **Motion to Issue as amended.** (made by: LaFleur) (seconded by: Topham)
Vote Carried unanimously

3. White – 47A West Chester Street (41-227.1) SE48-2865

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham
Staff Normal monitoring report and photographs. Condition 20 addresses removal of invasive species and cultivars for any replanting.
Discussion None
Motion **Motion to Issue as drafted**. (made by: Champoux) (seconded by: Topham)
Vote Carried unanimously

4. Minella – 15 Gingy Lane (41-849) NAN-125

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham
Staff Straight forward with no conditions.
Discussion None
Motion **Motion to Issue as drafted.** (made by: Topham) (seconded by: Champoux)
Vote Carried unanimously

5. 7 & 9 Maine Ave NT – 9 Maine Avenue (60.3.1-425) SE48-2868

PROPOSED

Sitting	Steinauer, Bennett, Erisman, LaFleur, Champoux, Golding, Topham
Staff	Only condition is to replant vacated area with beach grass and provide photos that it is growing.
Discussion	None
Motion	**Motion to Issue as drafted.** (made by: LaFleur) (seconded by: Topham)
Vote	Carried unanimously

E. Other Business

1. Approval of Minutes, 02/24/2016: Approved by unanimous consent
2. Monitoring Reports
3. Reports:
   a. NP&EDC, Bennett - Nothing
   b. Mosquito Control Committee, Erisman - Nothing
4. Commissioners Comment
   a. Steinauer – Reminded that daylight savings time is March 12 before the next site visit.
   b. Steinauer – There is a prescribed burn plan for Smooth Hummock; would like to burn off the bluff before vegetation. Asked if that could be done with an RDA or an NOI. Staff – An NOI provides more flexibility.
   c. Erisman – The Wilkinson project abutting 10 North Road, she thought they were to remove the metal posts as part of the project. Staff – He will research that.
5. Administrator/Staff Reports
   a. Noted that if any commissioners are interested in "webinar" classes, the registration might be able to be paid for by the Town.

Motion to Adjourn: 7:48 p.m.

Submitted by:
Terry L. Norton

PROPOSED