

Conservation  
Commission  
Packet  
For

09/07/2016

\* Meeting to be held  
in the PSF  
Community Room

Haulover LLC

165 Wauwinet Road

(7-1.1)

# Notice of Intent Application

165 Wauwinet Road  
Map 7, Parcel 1.1  
Nantucket, MA



**Main Office:**  
49 Herring Pond Rd.  
Buzzards Bay, MA 02532  
Ph. 508-833-0070  
Fax 508-833-2282

**Nantucket Office:**  
19 Old South Rd.  
Nantucket, MA 02554  
[www.brackeneng.com](http://www.brackeneng.com)  
Ph. 508-325-0044

***List of Materials and Plans submitted with Notice of Intent***

1. Notice of Intent – Form 3 and Fee Transmittal Form
2. Copy of Wetlands Restriction Order – July 1, 1982
3. Project Narrative
4. Nantucket Aerial GIS Map
5. Nantucket Parcel GIS Map
6. U.S.G.S. Map
7. FEMA Flood Insurance Rate Map
8. NHESP Map
9. Site Photos
10. Affidavit of Service
11. Certified Abutters List
12. Notification to Abutters
13. Proof of Mailing
14. Copies of Checks
15. Plan: “Proposed Subsurface Sewage Disposal System, 7/21/16, prepared by Bracken Engineering, Inc.



# WPA Form 3 – Notice of Intent

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



## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>165 Wauwinet Road</u>	<u>Nantucket</u>	<u>02554</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41° 20' 16.2132" N</u>	<u>70° 0' 6.0768" W</u>
	d. Latitude	e. Longitude
<u>Map 7</u>	<u>Parcel 1.1</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>c/o Emma</u>	<u>Dee</u>	
a. First Name	b. Last Name	
<u>Haulover, LLC</u>		
c. Organization		
<u>1010 Wisconsin Avenue, NW, Suite 550</u>		
d. Street Address		
<u>Washington</u>	<u>DC</u>	<u>20007</u>
e. City/Town	f. State	g. Zip Code
<u>540-837-1021</u>	<u>emma@quercusllc.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Donald F.</u>	<u>Bracken, Jr. P.E.</u>	
a. First Name	b. Last Name	
<u>Bracken Engineering, Inc.</u>		
c. Company		
<u>49 Herring Pond Road</u>		
d. Street Address		
<u>Buzzards Bay</u>	<u>MA</u>	<u>02532</u>
e. City/Town	f. State	g. Zip Code
<u>508-833-0070</u>	<u>508-833-2282</u>	<u>don@brackeneng.com</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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

## A. General Information (continued)

6. General Project Description:

Remove existing septic tank, abandon existing leaching trenches & d-box, construct a new Title V  
Septic system with a SeptiTech Innovative/Alternative system.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

<u>Nantucket</u>	<u>24394</u>
a. County	b. Certificate # (if registered land)
_____	_____
c. Book	d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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The Town of Nantucket Wetlands Bylaw Chapter 136

## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, and Coastal Dunes.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, and Land Subject to Coastal Storm Flowage.

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

October 1, 2008

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area 1% / .14 acres  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work\*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



# WPA Form 3 – Notice of Intent

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

## C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and  
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## C. Other Applicable Standards and Requirements (cont'd)

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

MassDEP File Number

Document Transaction Number

Nantucket

City/Town

## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Subsurface Sewage Disposal System

a. Plan Title

Bracken Engineering, Inc.

Donald F. Bracken, Jr. P.E.

b. Prepared By

c. Signed and Stamped by

7.21.16

1" = 30'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

11436

7.20.16

2. Municipal Check Number

3. Check date

11435

7.20.16

4. State Check Number

5. Check date

Bracken Engineering, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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MassDEP File Number

Document Transaction Number

Nantucket

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Donald F. [Signature]  
1. Signature of Applicant

7-21-16  
2. Date

3. Signature of Property Owner (if different)  
Donald F. [Signature]  
5. Signature of Representative (if any)

4. Date  
7-21-16  
6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

<u>165 Wauwinet Road</u>	<u>Nantucket</u>
a. Street Address	b. City/Town
<u>11435</u>	<u>\$42.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>c/o Emma</u>	<u>Dee</u>	
a. First Name	b. Last Name	
<u>Haulover, LLC</u>		
c. Organization		
<u>1010 Wisconsin Avenue, NW, Suite 550</u>		
d. Mailing Address		
<u>Washington</u>	<u>DC</u>	<u>20007</u>
e. City/Town	f. State	g. Zip Code
<u>540-837-1021</u>	<u>emma@quercusllc.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1e (Septic System)	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$110.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$42.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	<u>\$67.50</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

NOTED ON CERTIFICATE NO. 1974  
 IN REGISTRATION BOOK 11 PAGE 13

NOTED ON CERTIFICATE NO. 2563  
 IN REGISTRATION BOOK 14 PAGE 8

NOTED ON CERTIFICATE NO. 2657  
 IN REGISTRATION BOOK 14 PAGE 102

NOTED ON CERTIFICATE NO. 2913  
 IN REGISTRATION BOOK 15 PAGE 127

NOTED ON CERTIFICATE NO. 3064  
 IN REGISTRATION BOOK 16 PAGE 79

NOTED ON CERTIFICATE NO. 3130  
 IN REGISTRATION BOOK 16 PAGE 145

NOTED ON CERTIFICATE NO. 3330  
 IN REGISTRATION BOOK 17 PAGE 118

NOTED ON CERTIFICATE NO. 3447  
 IN REGISTRATION BOOK 18 PAGE 9

NOTED ON CERTIFICATE NO. 3702  
 IN REGISTRATION BOOK 19 PAGE 40

NOTED ON CERTIFICATE NO. 4054  
 IN REGISTRATION BOOK 20 PAGE 167

NOTED ON CERTIFICATE NO. 4076  
 IN REGISTRATION BOOK 20 PAGE 183

NOTED ON CERTIFICATE NO. 4144  
 IN REGISTRATION BOOK 21 PAGE 35

NOTED ON CERTIFICATE NO. 4172  
 IN REGISTRATION BOOK 21 PAGE 63

NOTED ON CERTIFICATE NO. 4255  
 IN REGISTRATION BOOK 21 PAGE 146

NOTED ON CERTIFICATE NO. 4426  
 IN REGISTRATION BOOK 22 PAGE 91

NOTED ON CERTIFICATE NO. 4453  
 IN REGISTRATION BOOK 22 PAGE 118

NOTED ON CERTIFICATE NO. 4737  
 IN REGISTRATION BOOK 24 PAGE 2

NOTED ON CERTIFICATE NO. 4764

(cancelled)  
 NOTED ON CERTIFICATE NO. 4765  
 IN REGISTRATION BOOK 24 PAGE 30

NOTED ON CERTIFICATE NO. 4767  
 IN REGISTRATION BOOK 24 PAGE 32

NOTED ON CERTIFICATE NO. 4816  
 IN REGISTRATION BOOK 24 PAGE 81

NOTED ON CERTIFICATE NO. 4843  
 IN REGISTRATION BOOK 24 PAGE 108

NOTED ON CERTIFICATE NO. 4851  
 IN REGISTRATION BOOK 24 PAGE 116

NOTED ON CERTIFICATE NO. 5055  
 IN REGISTRATION BOOK 25 PAGE 139

NOTED ON CERTIFICATE NO. 5056  
 IN REGISTRATION BOOK 25 PAGE 140

NOTED ON CERTIFICATE NO. 5090  
 IN REGISTRATION BOOK 25 PAGE 174

(cancelled)  
 NOTED ON CERTIFICATE NO. 5107  
 IN REGISTRATION BOOK 26 PAGE 10

NOTED ON CERTIFICATE NO. 5116  
 IN REGISTRATION BOOK 26 PAGE 19

NOTED ON CERTIFICATE NO. 5136  
 IN REGISTRATION BOOK 26 PAGE 39

NOTED ON CERTIFICATE NO. 5169  
 IN REGISTRATION BOOK 26 PAGE 72

NOTED ON CERTIFICATE NO. 5231  
 IN REGISTRATION BOOK 26 PAGE 134

(cancelled)  
 NOTED ON CERTIFICATE NO. 5237  
 IN REGISTRATION BOOK 26 PAGE 140

NOTED ON CERTIFICATE NO. 5250

DOCUMENT No. **25766**

*Nantucket Registry District*  
**AUG 10 1982**

RECEIVED FOR REGISTRATION  
9 O'CLOCK 50 m A. M

Order  
 Comm. of Massachusetts  
 Dept. of Environmental Management  
 Wetland Restrictions

NOTED ON CERTIFICATE NO. 5319  
 IN REGISTRATION BOOK 27 PAGE 59

NOTED ON CERTIFICATE NO. 5332  
 IN REGISTRATION BOOK 27 PAGE 72

(cancelled)  
 NOTED ON CERTIFICATE NO. 5340  
 IN REGISTRATION BOOK 27 PAGE 80

NOTED ON CERTIFICATE NO. 5362  
 IN REGISTRATION BOOK 27 PAGE 102

NOTED ON CERTIFICATE NO. 5384  
 IN REGISTRATION BOOK 27 PAGE 124

NOTED ON CERTIFICATE NO. 5388  
 IN REGISTRATION BOOK 27 PAGE 128

NOTED ON CERTIFICATE NO. 5458  
 IN REGISTRATION BOOK 28 PAGE 18

NOTED ON CERTIFICATE NO. 5472  
 IN REGISTRATION BOOK 28 PAGE 32

NOTED ON CERTIFICATE NO. 5522  
 IN REGISTRATION BOOK 28 PAGE 82

NOTED ON CERTIFICATE NO. 5622

DOCUMENT No. **2576**

NOTED ON CERTIFICATE NO. 5699  
 IN REGISTRATION BOOK 29 PAGE 79

NOTED ON CERTIFICATE NO. 5759  
 IN REGISTRATION BOOK 29 PAGE 1

NOTED ON CERTIFICATE NO. 589  
 IN REGISTRATION BOOK 30 PAGE 5

NOTED ON CERTIFICATE NO. 6024  
 IN REGISTRATION BOOK 31 PAGE 24

(cancelled)  
 NOTED ON CERTIFICATE NO. 6099  
 IN REGISTRATION BOOK 31 PAGE 99

NOTED ON CERTIFICATE NO. 6120  
 IN REGISTRATION BOOK 31 PAGE 120

NOTED ON CERTIFICATE NO. 6151  
 IN REGISTRATION BOOK 31 PAGE 151

NOTED ON CERTIFICATE NO. 6162  
 IN REGISTRATION BOOK 31 PAGE 162

NOTED ON CERTIFICATE NO. 6436  
 IN REGISTRATION BOOK 33 PAGE 36

NOTED ON CERTIFICATE NO. 6455  
 IN REGISTRATION BOOK 33 PAGE 55

NOTED ON CERTIFICATE NO. 6486  
 IN REGISTRATION BOOK 33 PAGE 86

NOTED ON CERTIFICATE NO. 6511  
 IN REGISTRATION BOOK 33 PAGE 111

NOTED ON CERTIFICATE NO. 6535  
 IN REGISTRATION BOOK 33 PAGE 135

NOTED ON CERTIFICATE NO. 6620  
 IN REGISTRATION BOOK 34 PAGE 20

NOTED ON CERTIFICATE NO. 6623  
 IN REGISTRATION BOOK 34 PAGE 23

NOTED ON CERTIFICATE NO. 6692  
 IN REGISTRATION BOOK 34 PAGE 92

Attest *[Signature]*  
 Assistant Recorder

DOCUMENT NO. 25766

**Nantucket Registry District**  
AUG 10 1982

RECEIVED FOR REGISTRATION  
9 O'CLOCK 50 m A.M

NOTED ON CERTIFICATE NO. 6787  
IN REGISTRATION BOOK 34 PAGE 187

NOTED ON CERTIFICATE NO. 6806  
IN REGISTRATION BOOK 35 PAGE 6

NOTED ON CERTIFICATE NO. 6827  
IN REGISTRATION BOOK 35 PAGE 27

(land no longer in cert.)  
NOTED ON CERTIFICATE NO. 7057  
IN REGISTRATION BOOK 36 PAGE 57

NOTED ON CERTIFICATE NO. 7175  
IN REGISTRATION BOOK 36 PAGE 175

NOTED ON CERTIFICATE NO. 7243  
IN REGISTRATION BOOK 37 PAGE 43

NOTED ON CERTIFICATE NO. 7398  
IN REGISTRATION BOOK 37 PAGE 198

NOTED ON CERTIFICATE NO. 7438  
IN REGISTRATION BOOK 38 PAGE 38

NOTED ON CERTIFICATE NO. 7455  
IN REGISTRATION BOOK 38 PAGE 55

NOTED ON CERTIFICATE NO. 7470  
IN REGISTRATION BOOK 38 PAGE 70

NOTED ON CERTIFICATE NO. 7473  
IN REGISTRATION BOOK 38 PAGE 73

25766

**Nantucket Registry District**  
AUG 10 1982

RECEIVED FOR REGISTRATION  
O'CLOCK m M

order

Comm of Massachusetts  
Dept. of Environmental Management

NOTED ON CERTIFICATE NO. 7496  
IN REGISTRATION BOOK 38 PAGE 96

NOTED ON CERTIFICATE NO. 7556  
IN REGISTRATION BOOK 38 PAGE 156

NOTED ON CERTIFICATE NO. 7560  
IN REGISTRATION BOOK 38 PAGE 160

NOTED ON CERTIFICATE NO. 7583  
IN REGISTRATION BOOK 38 PAGE 183

NOTED ON CERTIFICATE NO. 7601  
IN REGISTRATION BOOK 39 PAGE 1

NOTED ON CERTIFICATE NO. 7881  
IN REGISTRATION BOOK 40 PAGE 81

NOTED ON CERTIFICATE NO. 7948  
IN REGISTRATION BOOK 40 PAGE 148

NOTED ON CERTIFICATE NO. 7950  
IN REGISTRATION BOOK 40 PAGE 150

NOTED ON CERTIFICATE NO. 7999  
IN REGISTRATION BOOK 40 PAGE 199

NOTED ON Cert. 8020  
IN REGISTRATION BOOK 41 PAGE 20

NOTED ON CERTIFICATE NO. 8022  
IN REGISTRATION BOOK 41 PAGE 22

NOTED ON CERTIFICATE NO. 8042  
IN REGISTRATION BOOK 41 PAGE 42

NOTED ON CERTIFICATE NO. 8111  
IN REGISTRATION BOOK 41 PAGE 111

NOTED ON CERTIFICATE NO. 8112  
IN REGISTRATION BOOK 41 PAGE 112

NOTED ON CERTIFICATE NO. 8128  
IN REGISTRATION BOOK 41 PAGE 128

NOTED ON CERTIFICATE NO. 8166  
IN REGISTRATION BOOK 41 PAGE 166

NOTED ON CERTIFICATE NO. 8230  
IN REGISTRATION BOOK 42 PAGE 30

NOTED ON CERTIFICATE NO. 8232  
IN REGISTRATION BOOK 42 PAGE 32

NOTED ON CERTIFICATE NO. 8254  
IN REGISTRATION BOOK 42 PAGE 54

NOTED ON CERTIFICATE NO. 8636  
IN REGISTRATION BOOK 44 PAGE 66

(cancelled)  
NOTED ON CERTIFICATE NO. 8661  
IN REGISTRATION BOOK 44 PAGE 91

NOTED ON CERTIFICATE NO. 8685  
IN REGISTRATION BOOK 45 PAGE 15

NOTED ON CERTIFICATE NO. 8739  
IN REGISTRATION BOOK 45 PAGE 69

NOTED ON CERTIFICATE NO. 8754  
IN REGISTRATION BOOK 45 PAGE 84

NOTED ON CERTIFICATE NO. 8828  
IN REGISTRATION BOOK 46 PAGE 8

NOTED ON CERTIFICATE NO. 8949  
IN REGISTRATION BOOK 46 PAGE 129

NOTED ON CERTIFICATE NO. 9024  
IN REGISTRATION BOOK 47 PAGE 44

NOTED ON CERTIFICATE NO. 9178  
IN REGISTRATION BOOK 48 PAGE 18

NOTED ON CERTIFICATE NO. 9242  
IN REGISTRATION BOOK 48 PAGE 82

NOTED ON CERTIFICATE NO. 9280  
IN REGISTRATION BOOK 48 PAGE 120

NOTED ON CERTIFICATE NO. 9306  
IN REGISTRATION BOOK 48 PAGE 146

NOTED ON CERTIFICATE NO. 9453  
IN REGISTRATION BOOK 49 PAGE 103

NOTED ON CERTIFICATE NO. 9528  
IN REGISTRATION BOOK 49 PAGE 178

NOTED ON CERTIFICATE NO. 9590  
IN REGISTRATION BOOK 50 PAGE 40

NOTED ON CERTIFICATE NO. 9654  
IN REGISTRATION BOOK 50 PAGE 104

NOTED ON CERTIFICATE NO. 9691  
IN REGISTRATION BOOK 50 PAGE 14

NOTED ON CERTIFICATE NO. 9820  
IN REGISTRATION BOOK 51 PAGE 70

NOTED ON CERTIFICATE NO. 9842  
IN REGISTRATION BOOK 51 PAGE 92

NOTED ON CERTIFICATE NO. 9868  
IN REGISTRATION BOOK 51 PAGE 118

2571.6

A TRUE COPY

Attest: *Janice Kelley*  
REGISTER OF DEEDS NANTUCKET COUNTY

COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
LEVERETT SALTONSTALL BUILDING  
100 CAMBRIDGE STREET, BOSTON 02202

NANTUCKET, SS.

ORDER UNDER M.G.L., c. 130, s. 105

1. The Commissioner of Environmental Management, acting pursuant to M.G.L. c. 130, s. 105, for the purposes of promoting the public safety, health and welfare, and protecting public and private property, wildlife and marine fisheries, hereby adopts this Order regulating and restricting coastal wetlands in the Town of Nantucket, County of Nantucket, Commonwealth of Massachusetts, as delineated on plans entitled "Commonwealth of Massachusetts, Department of Environmental Management, Wetlands Restriction Program, Plan of Wetlands", Plans 31-221, 31-222, 32-226, 32-227, 34-246, 34-247, 34-248, 35-254, 35-255, 35-256, 35-257, 35-258, 35-259, 36-266, 36-267, 36-268, 36-269.

adopted July 1, 1982

The plans and list of assessed owners of the land so affected are incorporated herein and recorded herewith.

- 2. This Order does not grant any property rights; it does not authorize any person to trespass or injure the property of another; it does not excuse any person from complying with other applicable laws, regulations, by-laws or ordinances.
- 3. The following activities and uses are allowed on land and waters affected by this Order provided the proposed activity or use has received approval as required by M.G.L. c. 131, s. 40 as most recently amended at the time the proposed work is to be undertaken:

- A. The cultivation and harvesting of shellfish and worms and the excavation and construction of areas for the cultivation and harvesting of shellfish and other marine foods; salt marsh haying, dune or marsh grass planting, and the harvesting of marine algae.
- B. The use or improvement of land or water for commercial agricultural purposes; provided that any subsequent non-agricultural use of land which was altered for agricultural purposes at a time when said land was subject to this Order may be regulated, restricted or prohibited in accordance with any conditions stated herein. Agricultural Purposes shall be defined as using land or water for one or more of the following purposes: raising, breeding or production of a specified type of animal or plant life, including but not limited to, dairy cattle, beef cattle, poultry, sheep, swine, horses, ponies, mules, goats, fish, bees, furbearing animals, and fruits, berries, nuts and other foods for human consumption, feed for animals, tobacco, flowers, ornamental plants, trees, forest products, nursery or greenhouse products, or sod.
- C. Structures related to passive outdoor recreation activities; provided that such structures do not substantially alter existing patterns of tidal flow, obstruct the movement of sediment or alter the natural contour of the coastal wetland.
- D. The installation of floats, provided they are located below mean low water and are otherwise approved under all applicable municipal, state and federal laws; construction and maintenance of boat launching ramps except on dunes, salt marsh areas or productive shellfish tidal flats as identified by the Division of Marine Fisheries or the local Shellfish Department, and only where such launching ramps will have no effect on adjacent property or downcoast areas.
- E. The construction and maintenance of temporary structures such as; catwalks, wharves, piers, decks, boathouses, boat shelters, fences, wildlife management shelters, foot bridges, observation decks and shelters; provided that such structures are constructed on pilings, do not destroy the existing vegetation, substantially alter existing patterns of tidal flow, obstruct the movement of sediment or alter the natural contour of the coastal wetland.
- F. Excavation for wildlife management impoundments; provided that no fill or other material shall be placed upon the area except as may be necessary to construct the retention structure and provide access thereto, and to provide bank stabilization.
- G. Beach nourishment except on salt marsh areas or productive shellfish tidal flats as identified by the Division of Marine Fisheries or the local Shellfish Department, dune nourishment; bank and dune stabilization and coastal engineering structures which are otherwise approved under all applicable municipal, state and federal laws, and only where such structures will have no adverse effects on adjacent property or down coast areas.
- H. Maintenance dredging of existing channels and marine facilities; provided that such maintenance dredging shall not

increase the scope of the initial dredge area. Expansion dredging of existing channels or marine facilities; provided that such dredging is otherwise approved under all applicable municipal, state and federal laws, and does not substantially alter existing patterns of tidal flow, or obstruct the movement of sediment. Said expansion dredging shall not be allowed in salt marsh areas or in productive shellfish tidal flats as identified by the Division of Marine Fisheries or the local Shellfish Department. Dredged spoil from maintenance or expansion dredging projects allowed under this section shall not be disposed of on any wetland restricted under this Order, except that clean spoil may be used for the purposes of beach nourishment under section G. of this Order.

- I. Dredging and/or construction for a boat channel of a size limited to single family use and which is otherwise approved under all applicable municipal, state and federal laws. Said dredging and/or construction shall be accomplished without dredging in salt marsh areas or productive shellfish tidal flats as identified by the Division of Marine Fisheries or the local Shellfish Department. In addition, such dredging shall not substantially alter existing patterns of tidal flow or obstruct the movement of sediment.
  - J. The construction and maintenance of a driveway or roadway of minimum legal and practical width where reasonable alternative means of access from a public way to unrestricted land of the same owner is unavailable. Such driveway or roadway shall be constructed in a manner which does not substantially alter existing patterns of tidal flow, obstruct the movement of sediment or alter the natural contour of the coastal wetland.
  - K. The enlargement of minimum legal and practical width and the maintenance of existing raised roadways.
  - L. The operation and maintenance of existing underground septic systems; the installation, operation, and maintenance of underground and overhead utilities limited to electrical, communication, sewer, potable water and gas lines; provided, in all of the above, the surface vegetation and contour of the coastal wetland is restored substantially to its original condition.
  - M. The installation and maintenance of underground conduits or other related structures associated with intakes and outfalls of any permitted and licensed electric generating facility in beaches, dunes and tidal flats not containing productive shellfish beds as identified by the Division of Marine Fisheries or the local Shellfish Department; provided that such structures do not destroy the existing patterns of tidal flow, obstruct the movement of sediment or alter the natural contour of the coastal wetland.
4. The following activities and uses are prohibited on land and waters affected by this Order, except those activities and uses needed to accomplish the above permitted uses:

- A. Filling, placing or dumping on said coastal wetlands any soil, loam, peat, sand, gravel, rock, or other mineral or chemical substance, refuse, trash, rubbish, debris, or dredged material.
  - B. Draining, excavating or dredging said coastal wetlands or removing therefrom any soil, loam, peat, sand, gravel rock, or other mineral substance.
  - C. Discharging hazardous substances, including but not limited to, heavy metals, pesticides or petroleum products from a power plant or other industrial source, or primary or secondary effluent from a sewage treatment facility.
  - D. Constructing habitable dwellings, commercial structures, and any accessory structures thereto, including parking lots.
  - E. In addition, no person shall perform any act or use any coastal wetland in a manner which would destroy the natural vegetation of the coastal wetland, substantially alter existing patterns of tidal flow, obstruct the movement of sediment or alter the natural contour of the coastal wetland.
5. As used herein, the word "person" shall include any individual group of individuals, corporations, societies, associations, partnerships, governments and subdivisions and authorities thereof, except where exempted by statute.
6. The coastal wetlands, including banks, marshes, swamps, meadows, flats or other low land subject to tidal action or coastal storm flowage, and the contiguous lands that may be included in this Order are further described as follows:

Coastal Beach: unconsolidated sediment subject to wave, tidal and coastal storm action which forms the gently sloping shore of a body of salt water. Coastal beaches extend from the mean low water line landward to the dune line or coastal bankline, whichever is closest to the ocean, or to the seaward edge of existing man-made structures, when these structures replace one of the above lines.

Coastal Dune: any hill, mound or ridge of sand landward of a coastal beach deposited by wind action or storm overwash. Coastal dune shall also mean sand deposited by artificial means and serving the purpose of storm damage protection or flood control.

Salt Marsh: a coastal wetland subject to periodic tidal action and characterized by plants that are well adapted to or prefer living in saline soils. Dominant plants within salt marshes may include salt meadow cord grass (Spartina patens) and/or salt marsh cord grass (Spartina alterniflora). A salt marsh may contain tidal creeks and ditches.

Salt Pond: a shallow enclosed or semi-enclosed body of saline water that may be partially or totally restricted by barrier beach formation. Salt ponds may receive freshwater from small streams emptying into their upper reaches and/or springs in the pond itself.

Sea Cliff or Coastal Bank: the seaward face or side of any elevated landform other than a dune and which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.

Tidal Flat: any area of land exposed at low tide which is composed of mud or sand and which is generally unvegetated.

7. Any person may request the Department of Environmental Management or its successor to conduct a review to determine if this Order has been violated. Upon receipt of the request, the Department shall conduct an on-site inspection and shall take such corrective measures as are warranted.
8. Any such person who has an ownership interest in land affected by this Order, any lessee holding a lease of twenty-five years length or more, and any mortgagor who has an interest in land affected by this Order may request that the Department of Environmental Management or its successor conduct a review to determine whether change has occurred in land restricted under this Order. If the Commissioner determines, following examination, that significant change has occurred, the Department shall adopt an Amending, Modifying or Repealing Order or shall correct the Order.
9. Any person having an ownership interest, any lessee holding a lease of twenty-five years length or more, & any mortgagor having an interest may, within ninety (90) days after receiving notice of this Order, petition the Superior Court to determine whether this Order so restricts the use of his property as to deprive him of the practical uses thereof and is therefore an unreasonable exercise of the police power because the Order constitutes the equivalent of a taking without compensation.
10. Any existing building or structure within an area subject to an order of restriction may continue to exist and may be repaired and maintained. Any existing building or structure which is accidentally destroyed, may be rebuilt on the same location but no larger than the original overall dimension.
11. This Order shall not apply to any land subject to an Order of Conditions under M.G.L. Ch.131 - S.40, specifically to the final Order of Conditions issued January 18, 1980, with reference to land of Harriet Backus, file number 48-10. It is understood and agreed that both the size and locus of the proposed structure shall be subject to the approval of the Nantucket Conservation

Commission, D.E.Q.E., and all other local permits necessary for construction of a single family dwelling.

WITNESS my hand and seal this 1st day of July 1982

William F.M. Hicks  
William F.M. Hicks, Commissioner

APPROVED: BOARD OF ENVIRONMENTAL MANAGEMENT

Alma R. Duffin

John Loupas

Sarah H. Bee

Norton H. Nickerson

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, S.S. July 1, 1982

Then personally appeared the said William F.M. Hicks, Commissioner of Environmental Management and acknowledged the foregoing instrument to be his free act and deed, before me.

My commission expires: April 16, 1987

Norton H. Nickerson  
Notary Public

Plan File 12-A:

- 31-221: 153R, 154R, 155R, 156R, 158R, 159R, 160R,  
162R, 163R, 167R, 168R, 170R, 174R, 180R
- 31-222: 168, 169, 177, 178, 519, 520
- 32-226: 29R, 123R
- 32-227: 163R, 177R
- 36-266: 319R, 321R, 322R, 327R, 330R, 331R
- 36-267: 322R, 323R, 331R, 333R, 529R
- 36-268: 586R
- 36-269: 598R, 600R, 602R

Plan File 12-B:

- 34-246: 258R, 259R, 260R, 261R
- 34-247: 402R, 425R, 426R, 427R, 428R, 429R, 430R,  
431R, 433R, 434R, 437R, 438R, 439R, 598R
- 34-248: 598R
- 35-254: 381R, 412R, 413R, 414R, 415R, 416R, 420R,  
526R, 527R, 534R, 536R
- 35-255: 527R, 528R, 529R, 545R, 547R, 552R, 558R, 590R,  
591R, 592R, 593R, 597R, 598R, 599R
- 35-256: 598R
- 35-257: 598R, 602R, 605R, 606R, 608R
- 35-258: 597R, 598R, 601R, 605R, 606R, 608R
- 35-259: 597R, 598R, 601R, 609R

NANTUCKET COASTAL WETLANDS RESTRICTION  
PURSUANT TO M.G.L. CH. 130, S. 105

NAME	L.C.C.	L.C.P.	WETLAND #
Alumni & Board of Trustees University of Virginia Endowment Fund	9024	3092-S Sh. 1	163
Annese, Jean C.	7175	3092-S	163
Arnold, Bertha G.	4054	3092-R, 5933-E	163
Atkins, Edwin F. & Elaine P.	4851	11461-K	262
Atwood, John C. & Judith K.	7496	12330-A	501
✓ Backus, Harriet W.	4737	10990-C, 10990-A, Sh. 1 & 2	598
Bartlett, Bernard A. & Helen M.	5859	15459-H	168, 177
Bartlett, Family Trust, Henry D. Bartlett, Trustee	9868	14731-A	142
Bartlett, Franklin & Arline S.	5622	3092-S Sh. 2, 3, 4	163
Bartlett, Franklin	6623	3092-T, 3092-14	163
Barrows, Thomas S. & Abigail S.L.	9654	3092-S Sh. 5	163
Beale, John S. & Marion M. Trustees of Polpis Trust	6486	10192-A, 10192-C	534
Bordes, Peter A. & Lee a/k/a Pauline Elizabeth	7601	3092-Z	163
Boyd, Walter W. & Ruth G.	4765	14311-B, 14311-Y	402
Brock, Albert G. & Amy D.	4453	16220-I	590, 591
Carberry, Stephen V. & Early, Michaelia A.C.	7583	3092-X Sh. 1	161
Carpenter, Josephine B. & Boyd, Walter W., Jr.	9691	14311-Y, 14311-B	402
Chambliss, Samuel M. & Nevius, Ann Scott	9820	13887-B, Sh. 1	501
Chase, Fred L. & Elizabeth C.	5090	16220-B, 16220-A Sh. 2	590, 591
Chase, Nancy A. & Minstrell, Norma M.	6455	3092-S Sh. 4	163
Childs, Daniel R.	9977	6283-T	529
Coffin, Charles Clark & Butler, Arthur E. & Martha L.	8230	36757-A	598
Colgate, Rosemary Hall	6120	10524-A, 10524-C	323
Jay, Robert D.	10109	11647-G	381
Cook, Charlotte C.	9891	15961-11	598
Crosby, Arthur U.	4767	29608-A	437, 438, 402, 13
Crowell, Thomas I. & Mary M.	3447	3092-S	163
Davis, Michael H. & Mary J.	6806	13443-E & D	404, 413, 411, 38
DeBlieck, Bernice S.	6827	3092-R, 3092-S, Sh. 2	163
Degenaro, LuAnn	9878	37342-A	260

NANTUCKET COASTAL WETLANDS RESTRICTION  
PURSUANT TO M.G.L. CH. 130, S. 105

NAME	L.C.C.	L.C.P.	WETLAND #
Deeley, Florence E.	4764	14311-0, 14311-E, 14311-B	402
Dow, Peter B. & Parmelee, Marcia Dodd	5340	10990-K	598
Dooley, John P.	8111	37603-A	123
Norton, George, Edward & Norton, Lindsay Beach	3064, 4070	15459-D	168, 174
Evans, Elizabeth R. Lucas	6511	11931-B	526, 381
Fitzpatrick, Marion T.	4426	11649-B	402, 430, 433, 434
Freeman, H. Crowell c/o The Northern Trust Co., Chicago	5169	3092-1, 11454-A	163
Gallanter, Linda	10085	14311-Z, 14311-I	163, 413, 402
Garrett, Ann Strong	10007	13306-C	260
Giles, Donald William, Richard Warren, & Kenneth Eugene	9842	3092-S, 3092-Z, 3092-C	163
Glidden, James K. & Mary A.	4843	6283-B	529
Grieder Family Trust	7948	3092-68	163
Grieder, Ruth E.	5472	3092-R, 3092-44, 5933-G 5933-A Sh.2	163
Grossman, Bernard D. & Grace S.	5056	9589-A	545, 547
Haffenreffer, Federick W. & Jean R.	3702	15459-C	168, 177
Hall, Beverly M.	6162	3092-S Sh. 4	163
Hanst, Dale E., Trustee of Estate of David Gray, Jr.	10,164	6283-F	529
Hardy, Ralph L. & Jane J.	8112	37603-A	123
Harris, Arthur M. & Frances Holmes, Jean	7455	3092-S Sh. 2	163
Harris, Edward J. & Jacqueline S.	6099	3092-R, 3092-B	163
Hillger, Virginia K.	6787	15459-D, 15459-E	168
Hither Creek Boat Yard, Inc.	9306, 5319, 5332	15459-A, 3092-11	168, 170, 163
Howell, Anne Harvey & Morton, Marion Harvey	9952	3092-Z	163
Hubbard, Kenneth W.	9453	13306-B	260
Hughes, H. Gordon, & Nora & William H. Hays III, Trustees of the Hughes Revocable Trust	8828	16207-B	160

NANTUCKET COASTAL WETLANDS RESTRICTION  
PURSUANT TO M.G.L., CH. 130, S. 105

NAME	L.C.C.	L.C.P.	WETLAND #
Jay, Alexander D., Paul M. Daniel G., Alida M., Stephen W., Quentin Co, David A., Anne O.	7881	11647-J	381
Jay, Robert D. & Cynthia M.	4172	11647-A	381
Keith, William Scott & Keith, Eliza Whitney Howe	2913	12771-A	501
Lamb, Susan & John W. & Nassif, Karen Lamb	5388	6283-B, Sh. 1, 6283-E	529
Latici, Bruno N. & Gertrude M.	4816	15459-H	168
Long, Breckinridge	1979	13887-B, Sh. 1	509, 169,519
Low, Clara B. & Everett, Henry C. III	5458	13887-I, Sh. 1	519, 169
Lubar, Lewis, Trustee of Eel Point Trust	9280	12330-A	501
Lowell, Andrew E.	8022	37234-A	598
Lucas, Elizabeth R.	4144	11931-A	526, 381
Menz, Gerald L. & Anne S.	9528	3092-X, 3092-P, Sh. 2	161
Mason, Charlotte Sanford	8042	12330-A	501
Dean, Mary Marden & Dean, Arthur H., Trustees of Nantucket Ornithological Assoc. Dean, Arthur H.	7473 5116	33450-A, 9314-E, 9314-C	321, 333
McCleave, Norman H. & Anna A.	5759	3092-S, Sh. 5	163
Mendonca, John B. & Loretta J.	8020	16220-B, 26667-C, 16220-A, 16220-J, 16220-I	591, 592
Mills, Alan P., & Sarah M.	5107, 9178	11647-E	381
Minstrell, Herman R., Jr., & Richard A.	6436	3092-S, Sh. 4	163
Mitchell, Cristel T.	2563	13443-B	381
Moran, Rita M.	8949	14672-D, 14672-C	163
McGilvray, Marion C. & Wall, Frances E.	8754	15400-A2	168, 169
Nantucket Conservation Founda- tion, Inc.	6692, 8739, 5362 8166, 10,129	9589-B, 9589-C, 15459-E 15459-G, 13887-A, Sh. 2 6283-T, 6283-4, 13887-C 6283-T, Sh. 4	168, 169, 170 452, 518, 529
Nantucket, Town of	7999, 5136, 6620	11647-J, 12127-B, 3092-15	163, 501, 178, 381
O'Brien, Donal C., Jr. Trustee	8661	6283-B	529
O'Brien, Donal, C., Jr., & Katherine S.	7560	6283-T	529

NANTUCKET COASTAL WETLANDS RESTRICTION  
PURSUANT TO M.G.L. CH. 130, S. 105

NAME	L.C.C.	L.C.P.	WETLAND #
O'Neil, Laura S.	9962	6283-T	529
Pappalardi, Felix A., Jr. & Gail C.	6151	10192-F	536
Page, Mary Ann	6535	6283-M	529
Parmelee, Marcia Dodd	5384	10990-N	598
Perry, Lindsay, R.,	8232	3092-G	185
Pollak, Martha S.	7470	3092-S Sh. 3, 3092-Z	163
Ray, Elinor M.	8636	3092-S	163
Ray, George R. & Marjorie L.	5250	3092-S Sh. 4	163
Ray, Robert M.	7438	3092-I, 3092-R	163
Rowley, Durwood B. & Shirley M.	5699	3092-S Sh. 2	163
Roy, Edward & Doris L.	3130	3092-S Sh. 2	163
Schmuck, Marion J.	5231	14311-R	413, 412, 402
Soderberg, C. Richard	2657	3092-S Sh. 1	163
Steadmen, Richard C. & Jane N.	8685	11647-I	523, 524
Szikas, Molly	7057	15961-W Sh. 1-3	586
Taylor, George Elmore & Margaret L.	8128	3092-K	163
Topham, John G. & Alvin S.	7243	3092-S Sh. 5	163
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Tower, Anna Robinson	6024	15459-D	168
Tulloch, Virginia C. & Peter H.	7950	16220-B, 16220-A Sh. 2	590
University of Mass. Trustees	5055	14311-Q	415, 412, 414, 413, 416
Van Waveren, Jean M.	8254	14846-A	142
Vincent, Priscilla & Sanborn	4255	16220-A	529

NANTUCKET COASTAL WETLANDS RESTRICTION  
PURSUANT TO M.G.L. CH. 130, S. 105

NAME	L.C.C.	L.C.P.	WETLAND #
Wengren, Margaret L.	7398	3092-R, 3092-T	163
Wheldon, Ernest & Gertrude	5522	3092-R	163
White, Alice M. & Reid, Jr.	3330	13443-D	381
Wielage, Jesse Harvey	9895	13834-B	163
Wielage, Jesse Harvey & Howell, Ann Harvey & Morton, Marion Harvey	9894	3092-C, 3092-Z	163
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Wonoma Group, Inc.	9242	15400-A1, 15400-B, Sh. 1-7 13887-B2, 15400-A2, 3092-G	188 163, 177
Zawacki, Bertha V.	5237	3092-S, Sh. 5	163

2000 JAN 1 190. ~ 1000

# Additional Notations

NOTED ON CERTIFICATE NO. 9878  
IN REGISTRATION BOOK 51 PAGE 128

NOTED ON CERTIFICATE NO. 9891  
IN REGISTRATION BOOK 51 PAGE 141

NOTED ON CERTIFICATE NO. 9894  
IN REGISTRATION BOOK 51 PAGE 144

NOTED ON CERTIFICATE NO. 9895  
IN REGISTRATION BOOK 51 PAGE 145

NOTED ON CERTIFICATE NO. 9952  
IN REGISTRATION BOOK 52 PAGE 2

NOTED ON CERTIFICATE NO. 9962  
IN REGISTRATION BOOK 52 PAGE 12

NOTED ON CERTIFICATE NO. 9977  
IN REGISTRATION BOOK 52 PAGE 27

NOTED ON CERTIFICATE NO. 10007  
IN REGISTRATION BOOK 52 PAGE 57

NOTED ON CERTIFICATE NO. 10085  
IN REGISTRATION BOOK 52 PAGE 135

NOTED ON CERTIFICATE NO. 10109  
IN REGISTRATION BOOK 52 PAGE 159

NOTED ON CERTIFICATE NO. 10129  
IN REGISTRATION BOOK 52 PAGE 179

NOTED ON CERTIFICATE NO. 10164  
IN REGISTRATION BOOK 53 PAGE 14

## PROJECT NARRATIVE 165 WAUWINET ROAD

### EXISTING SITE DESCRIPTION

The site contains 15.3± acres and is located within a Coastal Dune and area subject to coastal storm flowage. The current development on the site consists of a single family dwelling that is serviced by an onsite septic system.

The site falls within a coastal flood zones AE 9, VE 9 and VE10 as determined on the FEMA Flood Insurance Rate Map #2501C0084G dated June 9, 2014. The site falls within a designated Barrier Beach.

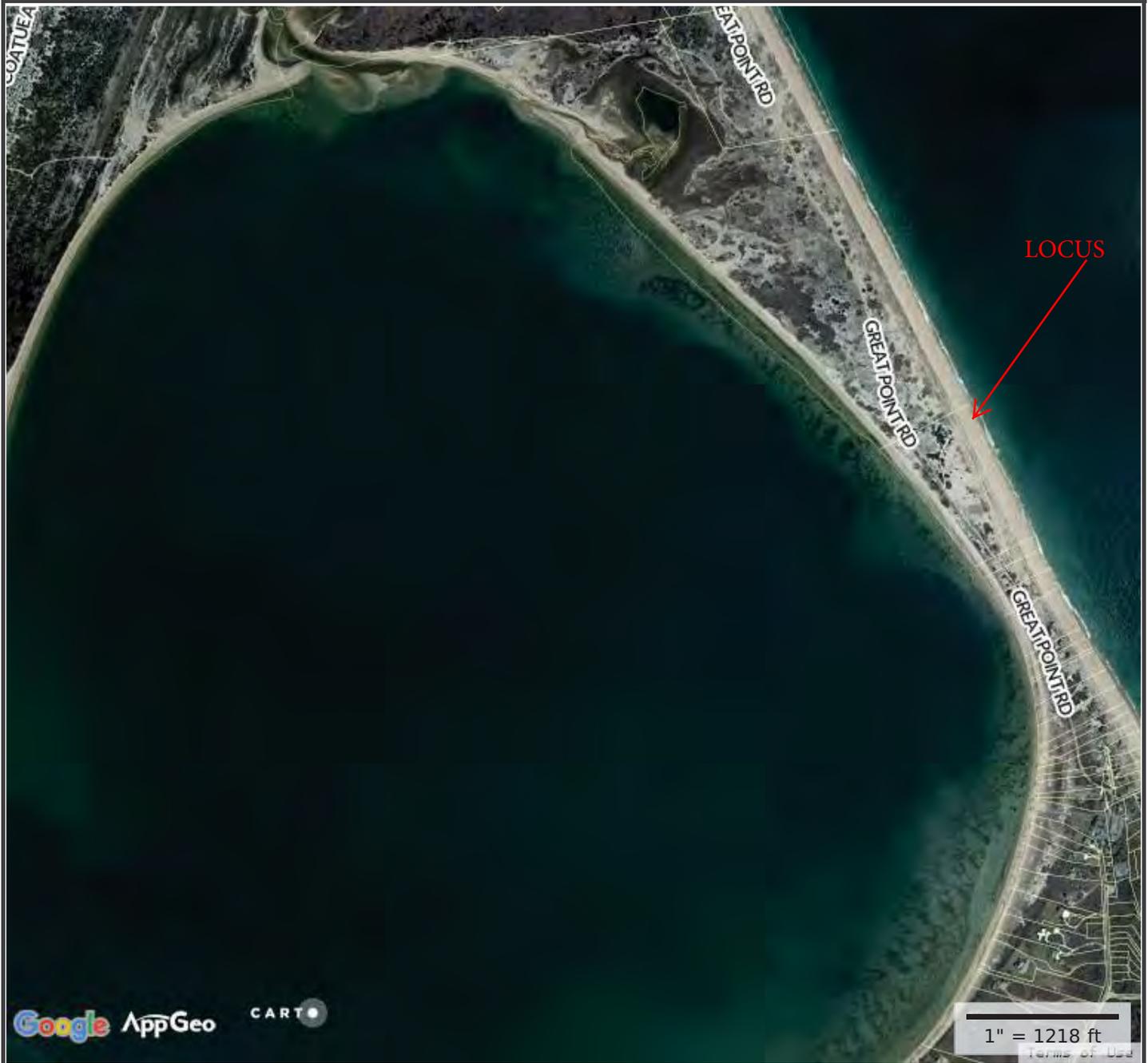
According to the 13<sup>th</sup> edition of the Massachusetts Natural Heritage Atlas (effective 10/1/2008) the site does fall within Estimated Habitats of Rare Wildlife and Priority Habitats of Rare Species as shown on the attached NHESP Map. A copy of this Notice and the Three Hundred Dollar (\$300.00) filing fee has been forwarded to NHESP for Simplified MESA Review.

### PROPOSED PROJECT DESCRIPTION

The proposed project consists of the following:

- Removing the existing septic tank;
- Abandoning the existing leaching trenches and d-box;
- Construct a new Title V septic system with a SeptiTech Innovative/Alternative system;
- Minimal re-grading.

All disturbed areas shall be stabilized, as soon as practical with American beach grass, planted 12" on center. Silt fence shall be installed down slope of the work areas.



**Property Information**

**Property ID** 1.1  
**Location** 165 WAUWINET RD  
**Owner** HAULOVER LLC

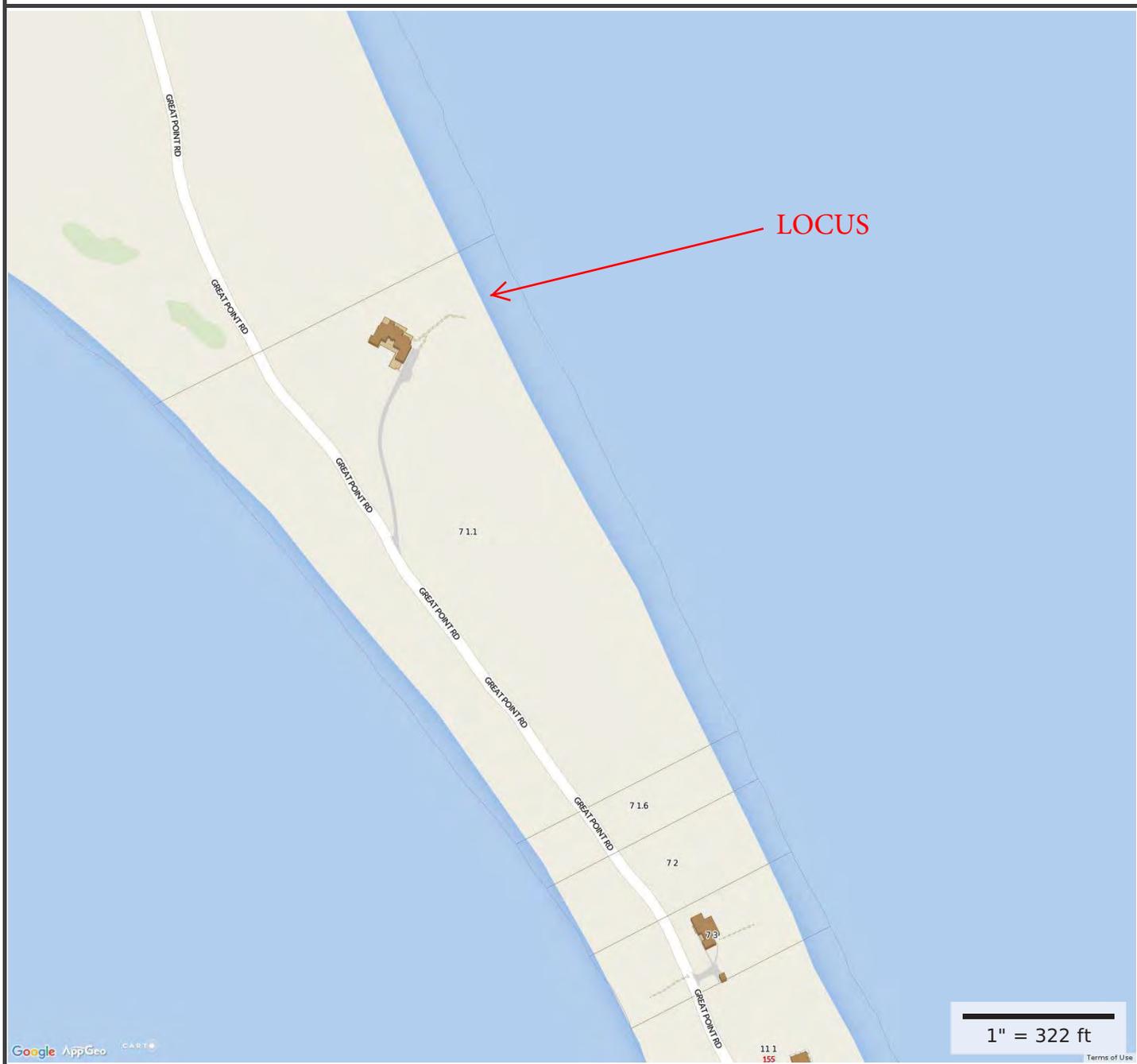


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

# Nantucket Parcel Map



**Property Information**

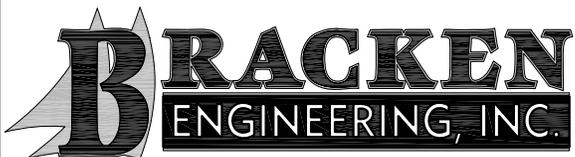
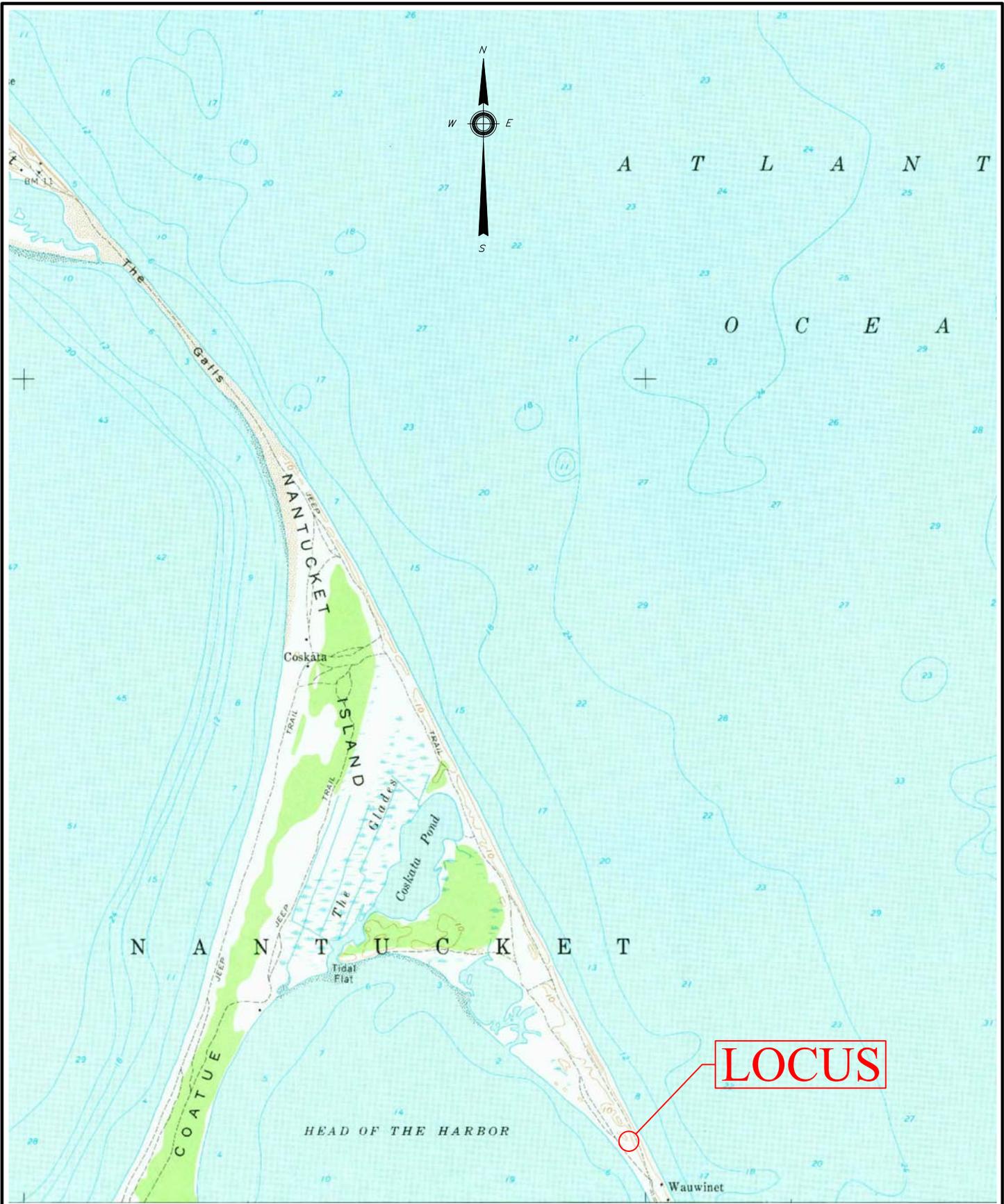
**Property ID** 1.1  
**Location** 165 WAUWINET RD  
**Owner** HAULOVER LLC



**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



19 OLD SOUTH ROAD  
NANTUCKET, MA 02554

(tel) 508.325.0044  
(fax) 508.833.2282  
www.brackeneng.com

**USGS MAP**

#165 Wauwinet Road  
Nantucket, MA

CBRS AREA  
ESTABLISHED 10/1/1983  
(SEE CBRS LEGEND)

ZONE VE  
(EL 10)

Town of Nantucket  
250320

Atlantic Ocean

ZONE AE  
(EL 9)

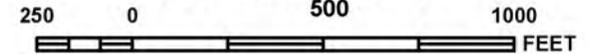
WAINWET ROAD

ZONE VE  
(EL 9)

LOCUS



MAP SCALE 1" = 500'



PANEL 0084G

# FIRM

FLOOD INSURANCE RATE MAP  
NANTUCKET COUNTY,  
MASSACHUSETTS  
(ALL JURISDICTIONS)

PANEL 84 OF 177  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NANTUCKET, TOWN OF	250230	0084	G

-NOTE-  
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

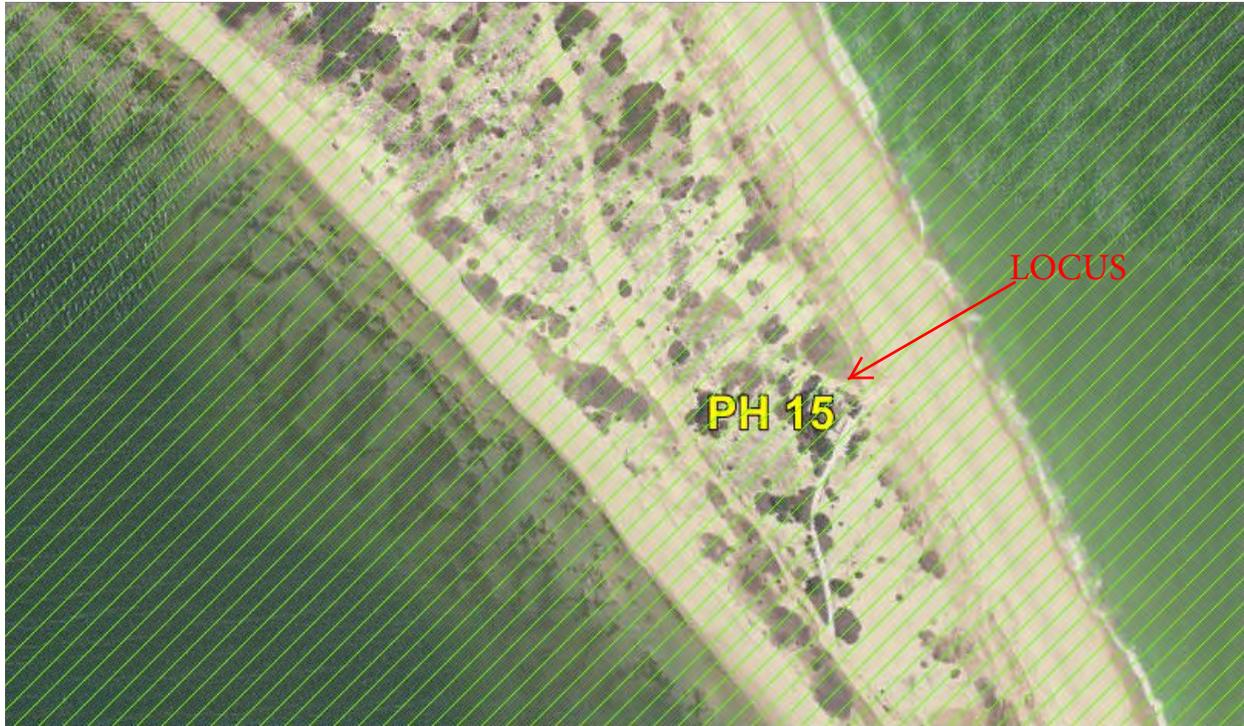
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
25019C0084G  
EFFECTIVE DATE  
JUNE 9, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



Natural Heritage & Endangered Species Program Map

165 Wauwinet Road, Map 7, Parcel 1.1

[http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm)

Legend:

NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species

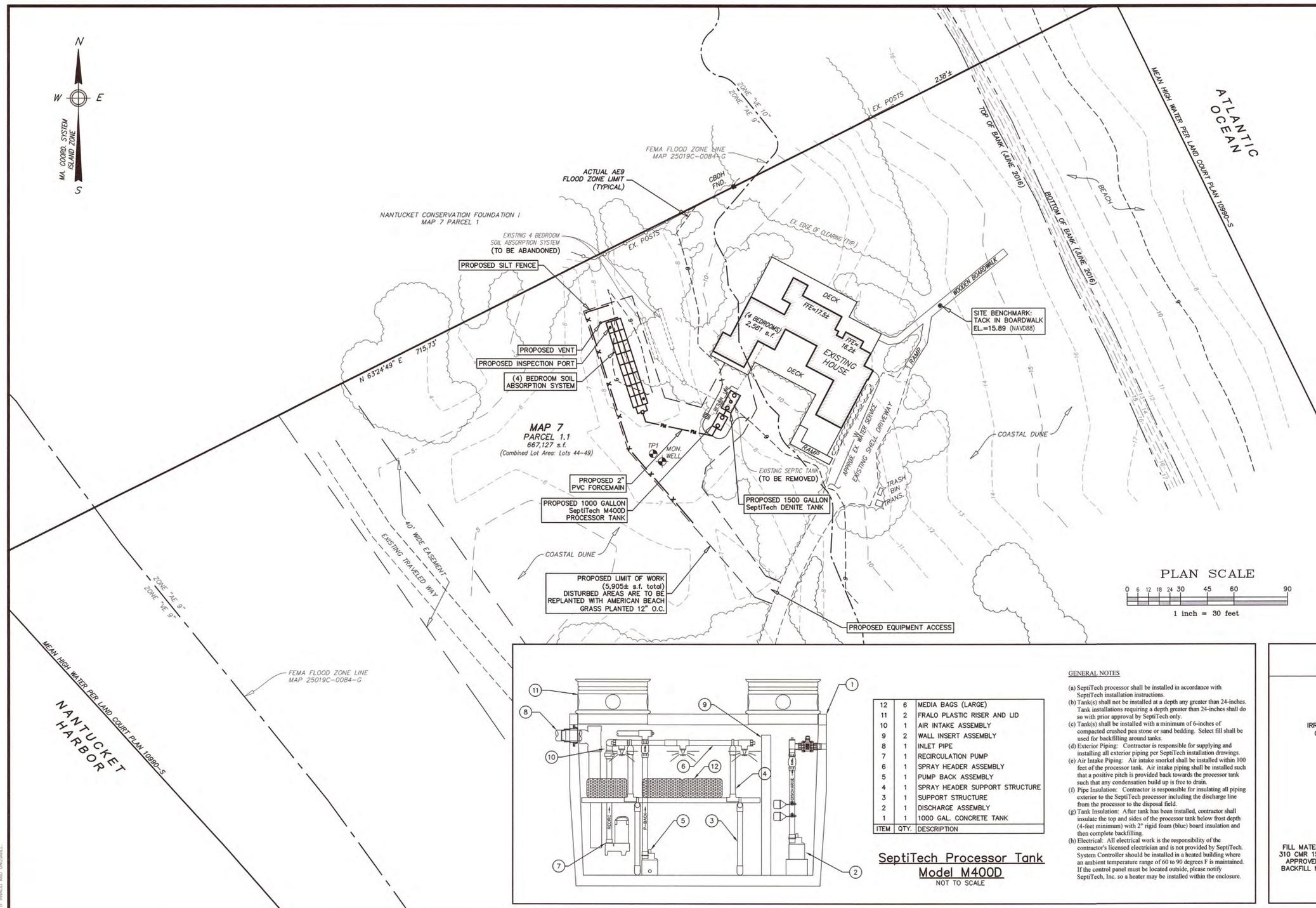


SITE PHOTOGRAPHS  
165 WAUWINET ROAD  
MAP 7, PARCEL 1.1



SITE PHOTOGRAPHS  
165 WAUWINET ROAD  
MAP 7, PARCEL 1.1



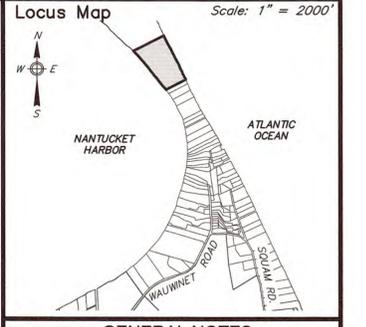


### SOIL LOGS

TP NO.	#1
GRD. EL.	6.0
GW. EL.	1.9
0'	6.0
COARSE DUNE SAND	
64'	0.6
NO MOTTLING NO WATER	

DATE PERFORMED: 6/24/16  
 SOIL EVALUATOR: DONALD F. BRACKEN JR., P.E.  
 WITNESSED BY: ART CROWLEY  
 PERC. RATE: < 2 MPI  
 SOIL CLASS: CLASS I  
 MAX. GROUND WATER ELEV.: 1.1±  
 METHOD OF DETERMINATION: MONITORING WELL  
 (SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

INVERT PRIMARY: 7.44  
 BOTTOM PRIMARY: 6.50



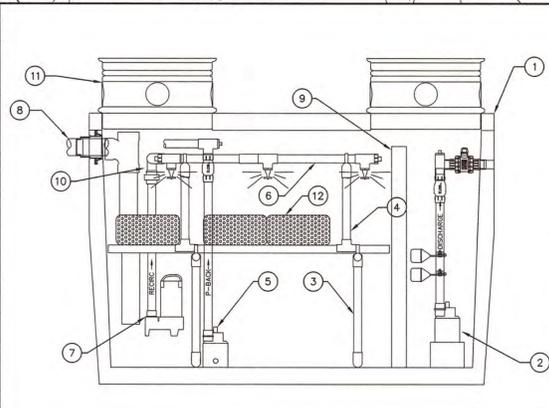
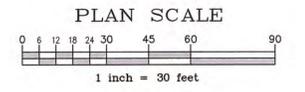
- ### GENERAL NOTES
- SITE BENCHMARK: ELEVATION = 15.89 (NAVD88) TACK IN BOARDWALK
  - ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE V AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
  - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
  - NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
  - ALL JOINTS AND COVERS TO BE WATERTIGHT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
  - A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
  - OWNER: HAULOVER LLC 1010 WISCONSIN AVENUE NW WASHINGTON, DC 20007
  - DEED REFERENCE: Cert. #24394
  - PLAN REFERENCE: LOC #10990-S (LOTS 44-49)
  - THE DESIGN IS INTENDED TO MEET TITLE V AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
  - THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
  - THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
  - LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
  - LOCUS DOES FALL WITHIN ZONE A OF THE NANTUCKET HARBOR WATERSHED PROTECTION DISTRICT.
  - PORTION OF LOCUS DOES FALL WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE AND PRIORITY HABITAT OF RARE SPECIES.
  - LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONES VE(10), VE(9) AND AE(9) AS SHOWN ON FLOOD INSURANCE RATE MAP 25019C-0084-G, dated 6/9/14.
  - CONTRACTOR TO REFER TO ALL MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR INSTALLATION OF THE SEPTITECH M4000 PROCESSOR TANK.
  - RECORD PROPERTY OWNER TO FILE A NOTICE OF DEED RESTRICTION AT THE NANTUCKET COUNTY REGISTRY OF DEEDS PRIOR TO INSTALLATION OF SYSTEM, INDICATING USE OF AN INNOVATIVE/ALTERNATIVE SEPTIC SYSTEM ON THE PROPERTY.
  - HOMEOWNER IS TO ESTABLISH AN OPERATION & MAINTENANCE PLAN WITH A COMPANY CERTIFIED SYSTEM OPERATOR. ALL SYSTEM TESTING, MONITORING & REPORTING IS TO BE CONDUCTED IN ACCORDANCE TO THE NANTUCKET BOARD OF HEALTH REQUIREMENTS.
  - CONTRACTOR TO COORDINATE PLACEMENT OF ALL ALARM PANELS WITH THE HOMEOWNER & SYSTEM MANUFACTURER PRIOR TO INSTALLATION

### DESIGN CALCULATIONS

SOIL TEXTURAL CLASS: CLASS I  
 PERC. RATE: < 2 MINUTES/INCH  
 NO. OF BEDROOMS: 4  
 DESIGN FLOW REQUIRED: 440 GPD  
 SEPTIC TANK REQUIRED: 1,500 GALLONS  
 SEPTIC TANKS PROVIDED: 1500 GALLON SeptiTech DENITE

LEACHING SYSTEM:  
 (3) ROWS - AGGREGATE FREE CHAMBERS  
 (24) 16" BioDiffuser HIGH CAPACITY CHAMBERS TOTAL

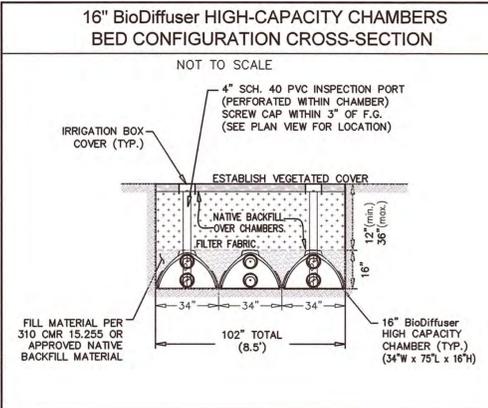
EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)  
 (24 UNITS)(6.25 L.F./UNIT) = 150 L.F.  
 TOTAL LENGTH = 150 L.F.  
 (4.73 S.F./L.F.)(150 L.F.) = 709.5 S.F. EFFECTIVE  
 LOADING RATE = 0.74 GPD/SF  
 FLOW PROVIDED: 525 GPD > 440 GPD REQUIRED



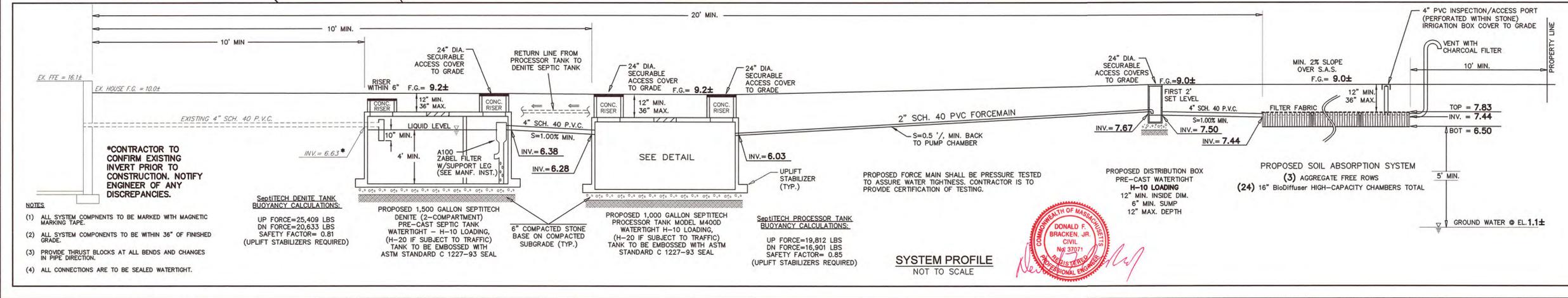
ITEM	QTY.	DESCRIPTION
12	6	MEDIA BAGS (LARGE)
11	2	FRALO PLASTIC RISER AND LID
10	1	AIR INTAKE ASSEMBLY
9	2	WALL INSERT ASSEMBLY
8	1	INLET PIPE
7	1	RECIRCULATION PUMP
6	1	SPRAY HEADER ASSEMBLY
5	1	PUMP BACK ASSEMBLY
4	1	SPRAY HEADER SUPPORT STRUCTURE
3	1	SUPPORT STRUCTURE
2	1	DISCHARGE ASSEMBLY
1	1	1000 GAL. CONCRETE TANK

SeptiTech Processor Tank Model M4000 NOT TO SCALE

- ### GENERAL NOTES
- SeptiTech processor shall be installed in accordance with SeptiTech installation instructions.
  - Tank(s) shall not be installed at a depth any greater than 24-inches. Tank installations requiring a depth greater than 24-inches shall do so with prior approval by SeptiTech only.
  - Tank(s) shall be installed with a minimum of 6-inches of compacted crushed pea stone or sand bedding. Select fill shall be used for backfilling around tanks.
  - Exterior Piping: Contractor is responsible for supplying and installing all exterior piping per SeptiTech installation drawings.
  - Air Intake Piping: Air intake riser shall be installed within 100 feet of the processor tank. Air intake piping shall be installed such that a positive pitch is provided back towards the processor tank such that any condensation build up is free to drain.
  - Pipe Insulation: Contractor is responsible for insulating all piping exterior to the SeptiTech processor including the discharge line from the processor to the disposal field.
  - Tank Installation: After tank has been installed, contractor shall insulate the top and sides of the processor tank below frost depth (4-feet minimum) with 2" rigid foam (blue) board insulation and then complete backfilling.
  - Electrical: All electrical work is the responsibility of the contractor's licensed electrician and is not provided by SeptiTech. System Controller should be installed in a heated building where an ambient temperature range of 60 to 90 degrees F is maintained. If the control panel must be located outside, please notify SeptiTech, Inc. so a heater may be installed within the enclosure.



16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION NOT TO SCALE



- ### NOTES
- ALL SYSTEM COMPONENTS TO BE MARKED WITH MAGNETIC MARKING TAPE.
  - ALL SYSTEM COMPONENTS TO BE WITHIN 36" OF FINISHED GRADE.
  - PROVIDE THRUST BLOCKS AT ALL BENDS AND CHANGES IN PIPE DIRECTION.
  - ALL CONNECTIONS ARE TO BE SEALED WATERTIGHT.

SeptiTech DENITE TANK BUOYANCY CALCULATIONS:  
 UP FORCE=25,409 LBS  
 DN FORCE=20,633 LBS  
 SAFETY FACTOR= 0.81  
 (UPLIFT STABILIZERS REQUIRED)

PROPOSED 1,500 GALLON SEPTITECH DENITE (2-COMPARTMENT) PRE-CAST SEPTIC TANK WATERTIGHT - H-10 LOADING, (H-20 IF SUBJECT TO TRAFFIC) TANK TO BE EMBOSSED WITH ASTM STANDARD C 1227-93 SEAL

PROPOSED 1,000 GALLON SEPTITECH PROCESSOR TANK MODEL M4000 WATERTIGHT H-10 LOADING, (H-20 IF SUBJECT TO TRAFFIC) TANK TO BE EMBOSSED WITH ASTM STANDARD C 1227-93 SEAL

SeptiTech PROCESSOR TANK BUOYANCY CALCULATIONS:  
 UP FORCE=19,812 LBS  
 DN FORCE=16,901 LBS  
 SAFETY FACTOR= 0.85  
 (UPLIFT STABILIZERS REQUIRED)

SYSTEM PROFILE NOT TO SCALE



Prepared By:

**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 SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:  
**HAULOVER LLC**  
 #165 WAUWINET ROAD  
 MAP 7 PARCEL 1.1

No.	Date	Revision Description	By

Date: JULY 21, 2016 Drawn: RMM DFB/AMC Checked: Sheet: 1 of 1

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**NEW  
INFORMATION  
FOR CURRENT  
HEARING**



September 2, 2016

**Hand Delivery**

Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, MA 02554

**Re: Notice of Intent Application  
DEP File # SE 048-2907  
165 Wauwinet Road (7-1.1)  
Nantucket, Massachusetts**

[LEC File #: BrEI\16-308.01]

Dear Members of the Commission:

On behalf of the Applicant, Haulover, LLC, LEC Environmental Consultants, Inc., (LEC) is submitting this letter detailing the proposed revegetation associated with the septic system upgrade as depicted on the *Proposed Subsurface Sewage Disposal System* plan, prepared by Bracken Engineering, Inc., last revised on August 31, 2016.

LEC conducted a site inspection on August 17, 2016, to review existing vegetative cover. American beachgrass (*Ammophila breviligulata*) largely dominates the footprint of the proposed Soil Absorption System (SAS) in addition to sporadic seaside goldenrod (*Solidago sempervirens*), cup lichen, and an encroaching patch of rugosa rose (*Rosa rugosa*). Bayberry (*Morella pensylvanica*), eastern red cedar (*Juniperus virginiana*) saplings, and black pine (*Pinus thunbergii*) trees occur immediately south of the existing dwelling.

Project details have been revised to avoid impacts to native vegetation, in addition to expanding revegetation measures. The existing septic tank will be abandoned in place and the proposed SeptiTech Denite Tank, Processor Tank, and proposed 2" PVC forcemain have been relocated to avoid impacting adjacent eastern red cedars and bayberry shrubs. The Applicant is proposing to replant American beachgrass, 12" on-center, over the SAS and any other areas temporarily disturbed during septic installation. Clusters of bayberry (2-3' min.) will also be planted adjacent to the SAS as depicted on the plan.

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

Sincerely,

**LEC Environmental Consultants, Inc.**

Brian T. Madden  
Wildlife Scientist

LEC Environmental Consultants, Inc.

[www.lecenvironmental.com](http://www.lecenvironmental.com)

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

**PLYMOUTH, MA**

380 Lowell Street  
Suite 101  
Wakefield, MA 01880  
781-245-2500  
781-245-6677 (Fax)

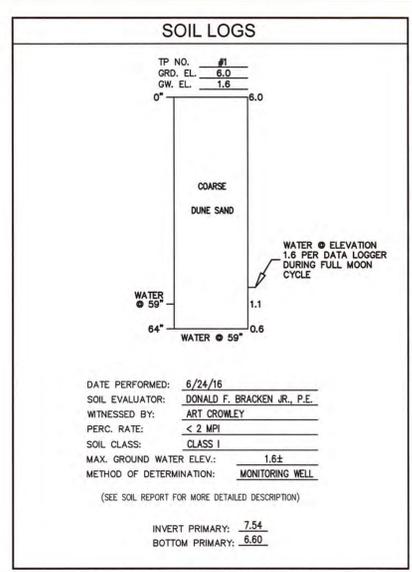
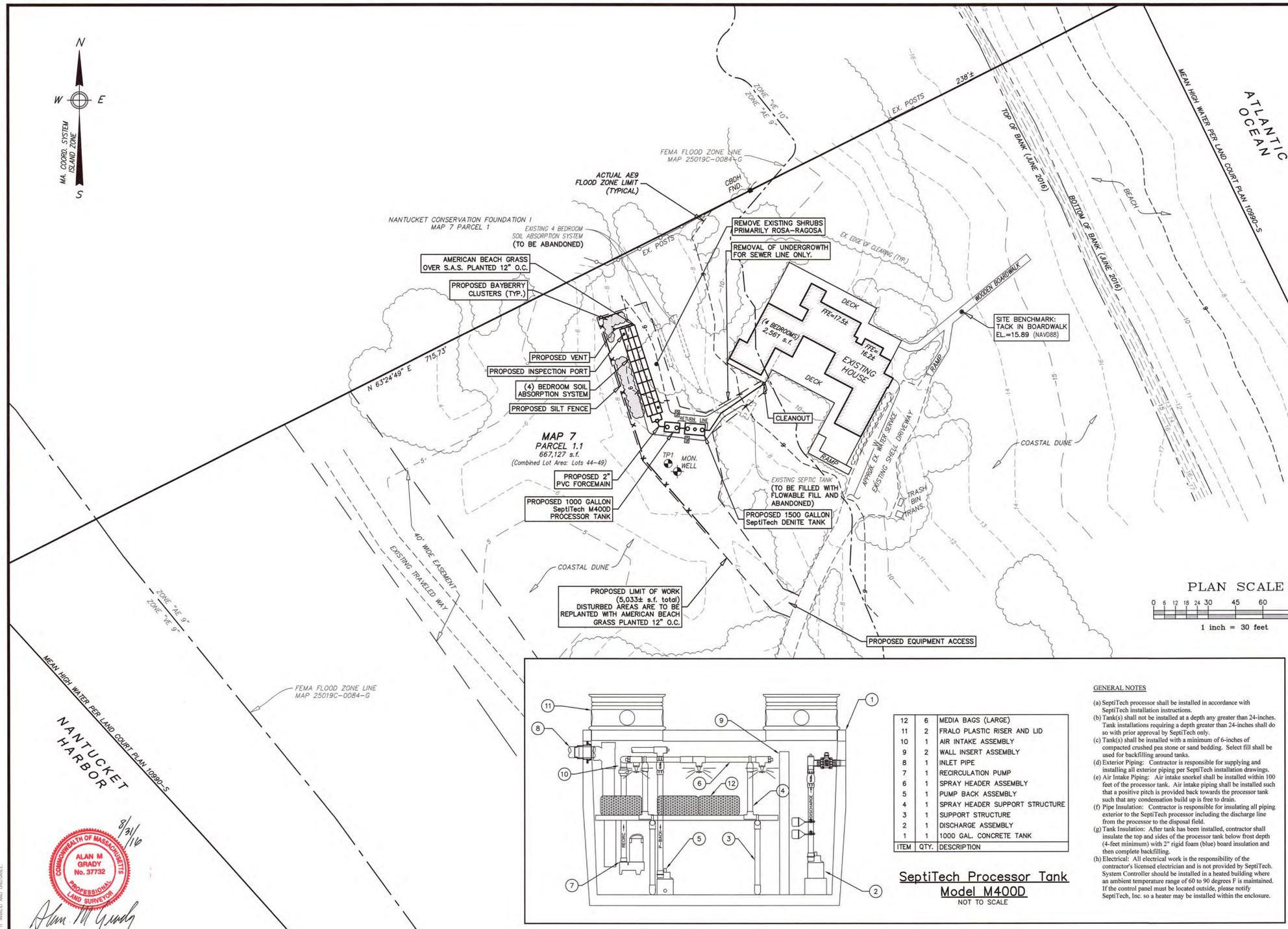
**WAKEFIELD, MA**

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**

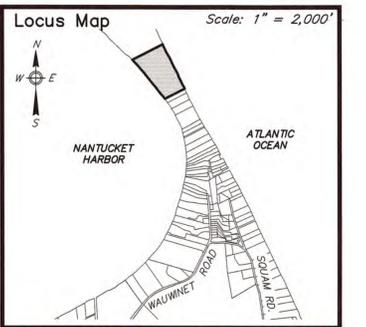


**DESIGN CALCULATIONS**

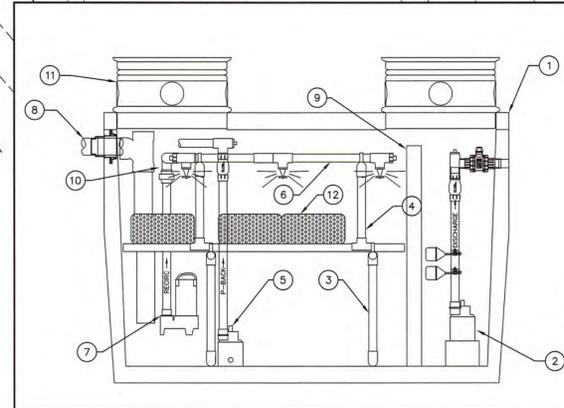
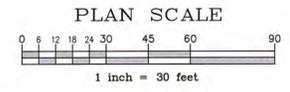
SOIL TEXTURAL CLASS: CLASS I  
PERC. RATE: < 2 MINUTES/INCH  
NO. OF BEDROOMS: 4  
DESIGN FLOW REQUIRED: 440 GPD  
SEPTIC TANK REQUIRED: 1,500 GALLONS  
SEPTIC TANKS PROVIDED: 1500 GALLON SeptiTech DENITE

LEACHING SYSTEM:  
(3) ROWS - AGGREGATE FREE CHAMBERS  
(24) 16" BioDiffuser HIGH CAPACITY CHAMBERS TOTAL

EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)  
(24 UNITS)(6.25 L.F./UNIT) = 150 L.F.  
TOTAL LENGTH = 150 L.F.  
(4.73 S.F./L.F.)(150 L.F.) = 709.5 S.F. EFFECTIVE  
LOADING RATE = 0.74 GPD/SF  
FLOW PROVIDED: 525 GPD > 440 GPD REQUIRED

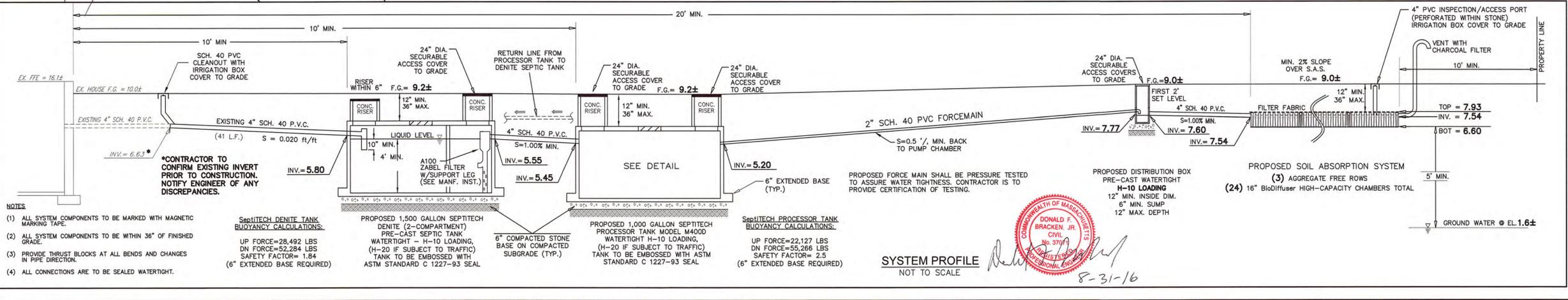
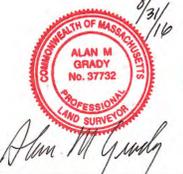
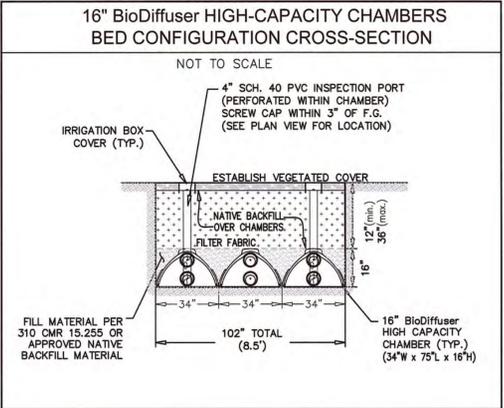


- GENERAL NOTES**
- SITE BENCHMARK: ELEVATION = 15.89 (NAVD88) TACK IN BOARDWALK
  - ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE V AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
  - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
  - NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
  - ALL JOINTS AND COVERS TO BE WATERTIGHT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
  - A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
  - OWNER: HAULOVER LLC  
1010 WISCONSIN AVENUE NW  
WASHINGTON, DC 20007
  - DEED REFERENCE: Cert. #24394
  - PLAN REFERENCE: LCC #10990-S (LOTS 44-49)
  - THE DESIGN IS INTENDED TO MEET TITLE V AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
  - THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
  - THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
  - LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
  - LOCUS DOES FALL WITHIN ZONE A OF THE NANTUCKET HARBOR WATERSHED PROTECTION DISTRICT.
  - PORTION OF LOCUS DOES FALL WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE AND PRIORITY HABITAT OF RARE SPECIES.
  - LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONES VE(10), VE(9) AND AE(9) AS SHOWN ON FLOOD INSURANCE RATE MAP 25019C-0084-G, dated 6/9/14.
  - CONTRACTOR TO REFER TO ALL MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR INSTALLATION OF THE SEPTITECH M4000 PROCESSOR TANK.
  - RECORD PROPERTY OWNER TO FILE A NOTICE OF DEED RESTRICTION AT THE NANTUCKET COUNTY REGISTRY OF DEEDS PRIOR TO INSTALLATION OF SYSTEM, INDICATING USE OF AN INNOVATIVE/ALTERNATIVE SEPTIC SYSTEM ON THE PROPERTY.
  - HOMEOWNER IS TO ESTABLISH AN OPERATION & MAINTENANCE PLAN WITH A COMPANY CERTIFIED SYSTEM OPERATOR. ALL SYSTEM TESTING, MONITORING & REPORTING IS TO BE CONDUCTED IN ACCORDANCE TO THE NANTUCKET BOARD OF HEALTH REQUIREMENTS.
  - CONTRACTOR TO COORDINATE PLACEMENT OF ALL ALARM PANELS WITH THE HOMEOWNER & SYSTEM MANUFACTURER PRIOR TO INSTALLATION



ITEM	QTY.	DESCRIPTION
12	6	MEDIA BAGS (LARGE)
11	2	FRALO PLASTIC RISER AND LID
10	1	AIR INTAKE ASSEMBLY
9	2	WALL INSERT ASSEMBLY
8	1	INLET PIPE
7	1	RECIRCULATION PUMP
6	1	SPRAY HEADER ASSEMBLY
5	1	PUMP BACK ASSEMBLY
4	1	SPRAY HEADER SUPPORT STRUCTURE
3	1	SUPPORT STRUCTURE
2	1	DISCHARGE ASSEMBLY
1	1	1000 GAL. CONCRETE TANK

- GENERAL NOTES**
- SeptiTech processor shall be installed in accordance with SeptiTech installation instructions.
  - Tanks shall not be installed at a depth any greater than 24-inches. Tank installations requiring a depth greater than 24-inches shall do so with prior approval by SeptiTech only.
  - Tank(s) shall be installed with a minimum of 6-inches of compacted crushed pea stone or sand bedding. Select fill shall be used for backfilling around tanks.
  - Exterior Piping: Contractor is responsible for supplying and installing all exterior piping per SeptiTech installation drawings.
  - Air Intake Piping: Air intake needed shall be installed within 100 feet of the processor tank. Air intake piping shall be installed such that a positive pitch is provided back towards the processor tank such that any condensation build up is free to drain.
  - Pipe Insulation: Contractor is responsible for insulating all piping exterior to the SeptiTech processor including the discharge line from the processor to the disposal field.
  - Tank Insulation: After tank has been installed, contractor shall insulate the top and sides of the processor tank below frost depth (4-feet minimum) with 2" rigid foam (blue) board insulation and then complete backfilling.
  - Electrical: All electrical work is the responsibility of the contractor's licensed electrician and is not provided by SeptiTech. System Controller should be installed in a heated building where an ambient temperature range of 60 to 90 degrees F is maintained. If the control panel must be located outside, please notify SeptiTech, Inc. so a heater may be installed within the enclosure.



- NOTES**
- ALL SYSTEM COMPONENTS TO BE MARKED WITH MAGNETIC MARKING TAPE.
  - ALL SYSTEM COMPONENTS TO BE WITHIN 36" OF FINISHED GRADE.
  - PROVIDE THRUST BLOCKS AT ALL BENDS AND CHANGES IN PIPE DIRECTION.
  - ALL CONNECTIONS ARE TO BE SEALED WATERTIGHT.

**SeptiTech DENITE TANK BUOYANCY CALCULATIONS:**  
UP FORCE=28,492 LBS  
DN FORCE=52,284 LBS  
SAFETY FACTOR= 1.84  
(6" EXTENDED BASE REQUIRED)

**PROPOSED 1,500 GALLON SEPTITECH DENITE (2-COMPARTMENT) PRE-CAST SEPTIC TANK**  
WATERTIGHT H-10 LOADING,  
(H=20 IF SUBJECT TO TRAFFIC)  
TANK TO BE EMBOSSED WITH ASTM STANDARD C 1227-93 SEAL

**SeptiTech PROCESSOR TANK BUOYANCY CALCULATIONS:**  
UP FORCE=22,127 LBS  
DN FORCE=55,266 LBS  
SAFETY FACTOR= 2.5  
(6" EXTENDED BASE REQUIRED)

**SYSTEM PROFILE**  
NOT TO SCALE



Prepared By:

**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 SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS**

Prepared For:

**HAULOVER LLC**  
#165 WAUWINNET ROAD  
MAP 7 PARCEL 1.1

No.	Date	Revision Description	By
1	8/31/16	ADD PLANTING INFO, ADJUST GROUNDWATER ELEV.	ERC

Date: JULY 21, 2016 Drawn: RMM Checked: DFS/AMC Sheet: 1 of 1

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# Nantucket Conservation Foundation

Medouie Creek  
(20-25)



## NANTUCKET CONSERVATION FOUNDATION, INC.

118 CLIFF ROAD • POST OFFICE BOX 13 • NANTUCKET, MASSACHUSETTS 02554-0013 • TEL. 508-228-2884

August 5, 2016

Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, MA 02554

**Re: NOI for Medouie Creek Invasive Species Removal and Waiver Request  
Nantucket Conservation Foundation**

Please accept the enclosed Notice of Intent and supporting documents for review. This project seeks to preserve ecological function of coastal wetland resource areas at Medouie Creek through the removal of the invasive plant species *Phragmites australis* (common reed).

The Nantucket Conservation Foundation requests a waiver from Section 3.02(B) (1) of the Nantucket Wetland Regulations. Section 3.02(B) (1) (Vegetation Wetland – Marsh) requires that all non-water dependent projects be at least 25 feet from resource areas. This project seeks to remove invasive plant species from within the Vegetated Wetland resource area, as outlined in Section 5.02 (B) of the Nantucket Wetland Regulations.

The Nantucket Conservation Foundation believes that the project will result in a “long term net benefit/improvement to the resource area” by preventing the establishment and further spread of a monoculture-forming invasive wetland plant (*Phragmites australis*) into extensive and otherwise intact Vegetation Wetland – Marsh habitat in the Medouie Creek wetland complex on Nantucket. Therefore, the Nantucket Conservation Foundation requests that a waiver be issued under Section 1.03(F) (3c) of the Nantucket Wetland Regulations.

The proposed project takes place entirely within the wetland resource area hence the Commission is not asked to verify the boundary of the wetland resource areas.

Thank you very much for your consideration of this matter.

Sincerely yours,

Karen C. Beattie  
Science & Stewardship Manager  
[kbeattie@nantucketconservation.org](mailto:kbeattie@nantucketconservation.org)



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Nantucket

City/Town

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



**Note:**  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>Medouie Creek</u>	<u>Nantucket</u>	<u>02554</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>70° 0' 49.68"</u>	<u>41° 18' 28.69"</u>
	d. Latitude	e. Longitude
<u>20</u>	<u>25</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Karen</u>	<u>Beattie</u>	
a. First Name	b. Last Name	
<u>Nantucket Conservation Foundation, Inc.</u>		
c. Organization		
<u>118 Cliff Road; P.O. Box 13</u>		
d. Street Address		
<u>Nantucket</u>	<u>MA</u>	<u>02554-0013</u>
e. City/Town	f. State	g. Zip Code
<u>508-228-2884</u>	<u>508-228-5528</u>	<u>kbeattie@nantucketconservation.org</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u>Nantucket Conservation Foundation, Inc.</u>	<u>Nantucket Conservation Foundation, Inc.</u>	
a. First Name	b. Last Name	
c. Organization		
<u>118 Cliff Road; P.O. Box 13</u>		
d. Street Address		
<u>Nantucket</u>	<u>MA</u>	<u>02554-0013</u>
e. City/Town	f. State	g. Zip Code
<u>508-228-2884</u>	<u>508-228-2884</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>same as applicant</u>		
a. First Name	b. Last Name	
c. Company		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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

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## A. General Information (continued)

### 6. General Project Description:

Removal of the non-native, invasive wetland species *Phragmites australis* from within the wetland resource area. Please see attached project narrative.

### 7a. Project Type Checklist:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                | 2. <input type="checkbox"/> Residential Subdivision                   |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                     |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                 |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input checked="" type="checkbox"/> Other                         |

### 7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project:

#### 2. Limited Project

### 8. Property recorded at the Registry of Deeds for:

Nantucket, MA

a. County

C0014

c. Book

n/a

b. Certificate # (if registered land)

261

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

#### Resource Area

#### Size of Proposed Alteration

#### Proposed Replacement (if any)

a.  Bank

1. linear feet

2. linear feet

b.  Bordering Vegetated Wetland

1. square feet

2. square feet

c.  Land Under Waterbodies and Waterways

1. square feet

2. square feet

3. cubic yards dredged



# WPA Form 3 – Notice of Intent

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

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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) _____	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		_____ square feet
4. Proposed alteration of the Riverfront Area:		
_____ a. total square feet	_____ b. square feet within 100 ft.	_____ c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Was the lot where the activity is proposed created prior to August 1, 1996?		<input type="checkbox"/> Yes <input type="checkbox"/> No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____



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City/Town \_\_\_\_\_

## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input checked="" type="checkbox"/> Salt Marshes	34,048 1. square feet _____	34,048 sq. ft. enhanced by removal of invasive species
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____

## C. Other Applicable Standards and Requirements

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
Route 135, North Drive  
Westborough, MA 01581

2008 MassGIS Map

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*



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City/Town \_\_\_\_\_

## C. Other Applicable Standards and Requirements (cont'd)

### 1. c. Submit Supplemental Information for Endangered Species Review \*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area 4.2% of 19 acre marsh (0.8 acres)  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

2.  Assessor's Map or right-of-way plan of site

3.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

(c)  MESA filing fee (fee information available at:  
<http://www.mass.gov/dfwele/dfw/nhosp/nhenvmesa.htm>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

### d. OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/dfwele/dfw/nhosp/nhenvexemptions.htm>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking Number \_\_\_\_\_

b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see [www.nhosp.org](http://www.nhosp.org) regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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## C. Other Applicable Standards and Requirements (cont'd)

2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only

b.  Yes  No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
838 South Rodney French Blvd.  
New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a.  Yes  No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a.  Yes  No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)

2.  A portion of the site constitutes redevelopment

3.  Proprietary BMPs are included in the Stormwater Management System.

b.  No. Check why the project is exempt:

1.  Single-family house

2.  Emergency road repair

3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

\_\_\_\_\_  
Nantucket

\_\_\_\_\_  
City/Town

## D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4.  List the titles and dates for all plans and other materials submitted with this NOI.

Figure 4: Close-up of Medouie Creek Project Area and Mass. D.E.P. Wetland Types (August 5, 2016)

\_\_\_\_\_  
Karen Beattie

b. Prepared By

\_\_\_\_\_  
August 5, 2016

d. Final Revision Date

\_\_\_\_\_  
c. Signed and Stamped by

\_\_\_\_\_  
Feet

e. Scale

\_\_\_\_\_  
f. Additional Plan or Document Title

\_\_\_\_\_  
g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8.  Attach NOI Wetland Fee Transmittal Form
9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

\_\_\_\_\_  
85507

2. Municipal Check Number

\_\_\_\_\_  
85502

4. State Check Number

\_\_\_\_\_  
6. Payor name on check: First Name

\_\_\_\_\_  
8/4/2016

3. Check date

\_\_\_\_\_  
8/4/2016

5. Check date

\_\_\_\_\_  
Nantucket Conservation Foundation, Inc.

7. Payor name on check: Last Name



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

Nantucket

\_\_\_\_\_  
City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Karen Beattie  
1. Signature of Applicant

August 4, 2016  
2. Date

3. Signature of Property Owner (if different)  
Karen Beattie  
5. Signature of Representative (if any)

4. Date  
August 4, 2016  
6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Applicant:

Karen Beattie  
 a. First Name b. Last Name  
Nantucket Conservation Foundation, Inc.  
 c. Organization  
P.O. Box 13  
 d. Mailing Address  
Nantucket MA 02554-0013  
 e. City/Town f. State g. Zip Code  
508-228-2884 508-228-5528 kbeattie@nantucketconservation.org  
 h. Phone Number i. Fax Number j. Email Address

2. Property Owner (if different):

\_\_\_\_\_  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 \_\_\_\_\_  
 d. Mailing Address  
 \_\_\_\_\_  
 e. City/Town f. State g. Zip Code  
 \_\_\_\_\_  
 h. Phone Number i. Fax Number j. Email Address

3. Project Location:

Medouie Creek Nantucket, MA  
 a. Street Address b. City/Town

**B. Fees**

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2: Resource Improvement	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \$110.00

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$110.00</u>
State share of filing Fee:	<u>\$42.50</u>
City/Town share of filling Fee:	<u>\$67.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

**To MassDEP Regional Office (see Instructions):** Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

## Project Narrative

### Project Background

This invasive species management project is proposed to take place at Medouie Creek, located along the northern shoreline of Polpis Harbor on Nantucket Island, Massachusetts (Figure 1). The Nantucket Conservation Foundation (NCF) owns approximately 202 acres of protected conservation land within this area. Invasive species management is proposed within a 19 acre, previously-permitted salt marsh restoration site (DEP File # SE48-2156; Certificate of Compliance issued on August 3 2015) located on Assessors Map 20, Parcel 25.

In 2004, the Medouie Creek wetland complex was designated as a high priority wetland restoration site by the former Massachusetts Office of Coastal Zone Management Wetlands Restoration Program (MWRP; currently the Massachusetts Department of Fish and Game Division of Ecological Restoration). This wetland, a historic salt marsh, became restricted by a dike road and altered through drainage ditching sometime in the early 20<sup>th</sup> century. Over time, these wetland alterations created a hydrologically restricted freshwater marsh separated from a tidal saltwater marsh by a dirt dike road (Figure 2). The exact dates when this work took place are unknown, but the alterations are visible in aerial photos dating from 1938.

These wetland alterations decreased tidal action and influenced soil development, water flow, water and soil chemistry, and vegetation composition in the marsh, creating conditions that typically favor the establishment and spread of the non-native, invasive species *Phragmites australis* (Common Reed), hereafter referred to as *Phragmites*. The Foundation's Department of Science and Stewardship and staff and contractors from the Office of Coastal Zone Management worked cooperatively to design a restoration and monitoring plan for Medouie Creek focused on reducing the spread of *Phragmites* and providing increased habitat for native salt marsh plant species.

Site restoration work took place in December 2008 – February 2009 and consisted of placing a box culvert through the dike road, lowering the elevation of the dike road and connecting the existing marsh ditches directly to the new culvert opening via dredging to facilitate movement into the previously restricted marsh. Extensive site monitoring was conducted pre-restoration and has continued post-restoration through 2016 to document the effects of these restoration actions on soil pore water salinity, hydrology, and vegetation composition. Detailed results are included in progress reports that have been regularly submitted to the Nantucket Conservation Commission, as required by the Order of Conditions issued for this project.

Since the restoration of tidal flow, vegetation community composition has shifted dramatically from predominantly freshwater plant species to saltwater marsh plant species throughout the majority of the previously restricted marsh. Initial saltwater inundation led to extensive areas of freshwater plant dieback which was colonized by native early successional salt marsh species such as *Salicornia* sp. and *Sueda* sp. Some areas of freshwater plant dieback have turned into open mudflat areas, which serve as excellent habitat for migratory shorebirds and waterbirds.

Pre-restoration, *Phragmites* covered 3.2 acres of the 19 acre marsh. Stems were dense and tall, averaging 40% coverage of a 1m<sup>2</sup> plot, with average stem heights of 3.3m. In 2015 (7 years post-

restoration), *Phragmites* covered 2.1 acres of the marsh and the population was much less dense, averaging 10% of a 1m<sup>2</sup> plot, with an average stem height of 1.2m (Figure 3).

Although tidal flow restoration has been extremely effective at reducing the extent and density of the original populations of *Phragmites*, new, single stem occurrences have established within the last two years in areas of the restored marsh where *Phragmites* was not present prior to restoration (Figure 3). These areas receive less tidal flow than the portion of the marsh that has experienced *Phragmites* dieback, with correspondingly lower soil salinity levels. *Phragmites* is likely establishing at these new locations through the movement of plant pieces during extreme high and storm tides. If unchecked, these colonizing individuals will likely multiply and spread, as this portion of the marsh has not been ditched and contains suitable freshwater-dominated habitat conditions preferred by this species. Currently, this area serves as a refuge for turtle and bird species that prefer less saline water conditions.

### **Wetland Information**

Medouie Creek is a wetland complex comprised of tidally influenced wetland defined as a **salt marsh** coastal wetland resource area under **310 CMR 10.32** and freshwater marsh wetland defined as **Bordering Vegetated Wetland (marsh)** under **310 CMR 10.55** (Figure 4). The proposed project site is located within the 100 year flood plain (Figure 5).

The wetland resource areas as defined in the Nantucket Wetland Regulations are **Salt Marshes (Section 2.06)** and **Vegetated Wetland (marsh) (Section 3.02)**. This project requests a waiver to conduct invasive species removal within these wetland resources, which is expected to increase wetland function and improve native plant habitat within this coastal wetland. The waiver request is included in the Attachments section of this Project Narrative.

The work proposed in this project will take place entirely within the resource areas (Figure 4). Resource area boundaries have not been delineated in the field and the applicant does not request verification of the wetland boundaries from the Commission.

### **Project Details**

The first priority goal of this project is to control and remove recently-established, single stem occurrences of *Phragmites* to prevent them from spreading and expanding further into areas of the marsh where there were no infestations prior to restoration. Once this goal has been accomplished, the remaining portion of the pre-restoration *Phragmites* population located on Foundation-owned property (approximately 0.8 acres) will be targeted for control and removal. Work requested in this Notice of Intent is aimed at preventing the further establishment and spread of this species within the wetland and maintaining native plant diversity.

The negative impact of *Phragmites* invasion on wetland ecosystems and function is well documented. *Phragmites* is a long-lived perennial grass, growing 2-6 meters in height that out-competes native wetland vegetation, forming dense monocultures when not controlled. *Phragmites* can alter wetland function through changes in soil and water chemistry in addition to decreasing habitat for wildlife within the wetland.

*Phragmites* management at Medouie Creek will follow the protocol developed by the Nantucket Invasive Plant Species Committee, which is included in the Attachments section of this Project

Narrative. Initial treatment will follow the “**Chemical – clip and drip**” method, which will be repeated as needed in combination with the “**Chemical – foliar/stem wiping**” method for smaller plants that are either missed during the initial treatment or re-establish following treatments. To aid in the ease of locating and treating actively growing stems, NCF staff members may cut and remove dead stalks during the dormant season. Due to the fact that this work will occur within wetland resource areas, we propose to use the herbicide Rodeo® (or an equivalent glyphosate-based herbicide) in a 25% solution of the active ingredient.

During application, a marker dye formulated for use with herbicide will be added to accurately show the applicator which plants have been treated. Target stems of *Phragmites* will be cut and the herbicide applied directly to the cut portion of the stem. This “cut and drip” application method reduces potential impacts on surrounding wetland vegetation. The cut stems will be bagged, removed from the site and disposed of in the Town of Nantucket’s designated Invasive Species waste disposal bin. Amounts of herbicide used during this management work will be recorded and submitted to the Nantucket Conservation Commission annually.

The ideal time for herbicide treatment will be late summer and fall when plants are alive and herbicide can be actively transported to the root structures of the plant. This management technique has been previously permitted and has proved successful on other Nantucket Conservation Foundation and Nantucket Islands Land Bank Commission *Phragmites* removal projects. Completion of the initial treatments will likely take at least 3-5 years due to staff time limitations. Follow-up treatments will likely be needed for multiple years in order to effectively eliminate populations of *Phragmites* from this site.

Managed populations of *Phragmites* will be monitored annually in order to document treatment success and evaluate the need for re-treatment. A written report documenting the results of this work will be prepared and submitted to the Nantucket Conservation Commission annually.

Control of *Phragmites* within this connected wetland complex will not be successful unless the entire population is treated, with multiple years of follow-up management. The proposed project will complement and benefit similar *Phragmites* herbicide management contracted by the owner of the adjacent parcel (16 Medouie Creek Road; Map 20 Parcel 25), which directly abuts the Foundation’s property and includes the western portion of the restored salt marsh wetland complex. This work was permitted in 2014 (DEP File # SE048-2714) and implemented by Wilkinson Ecological Design, Inc.

### **Rare Species**

The project site is located within Massachusetts Natural Heritage and Endangered Species Program (NHESP) designated Priority Habitat for Rare Species and Estimated Habitat of Rare Wildlife.

Northern harriers (*Circus cyaneus*) were documented as nesting in the Medouie Creek marsh in 200, 2002, 2003, and 2009 (Figure 6) by Dr. Rhys Bowen (independent consultant), but no nests have been located since then. Post-restoration, the site no longer contains large expanses of tall, dense cattail (*Typha* spp.) habitat where this species has nested in the past. Additionally, the most effective time of year to conduct the proposed *Phragmites* management would be from early-August through mid-September, which is outside of the active nesting season.

There are no other documented Rare Species occurrences (Figure 6). A copy of this application has been submitted to NHESP for review in relation to the Massachusetts Endangered Species Act (MESA).

### Property Ownership and Registry of Deeds Information

Assessors Map #	Assessors Parcel #	Owner	Title
20	25	Nantucket Conservation Foundation	Book C0014 Page 261

### Attachments

Waiver Request

Common Reed (*Phragmites australis*) Removal Protocol, as recommended by the Nantucket Invasive Plant Species Committee

Figure 1: Project Location with Assessor's Map/Stamped Plan

Figure 2: Medouie Creek Phragmites Removal Project Site Overview

Figure 3: Phragmites Population Change over Time

Figure 4: Close-Up of Medouie Creek Project Area and Mass. D.E.P. Wetland Types

Figure 5: Location of 100 year Floodplain

Figure 6: NH&ESP Rare Element Occurrences

Figure 7: Representative Site Photographs

### **Waiver Request**

The Nantucket Conservation Foundation requests a waiver from Section 3.02(B) (1) of the Nantucket Wetland Regulations. Section 3.02(B) (1) (Vegetation Wetland – Marsh) requires that all non-water dependent projects be at least 25 feet from resource areas. This project seeks to remove invasive plant species from within the Vegetated Wetland resource area, as outlined in Section 5.02 (B) of the Nantucket Wetland Regulations.

The Nantucket Conservation Foundation believes that the project will result in a “long term net benefit/improvement to the resource area” by preventing the establishment and further spread of a monoculture-forming invasive wetland plant (*Phragmites australis*) into extensive and otherwise intact Vegetation Wetland – Marsh habitat in the Medouie Creek wetland complex on Nantucket.

Therefore, the Nantucket Conservation Foundation requests that a waiver be issued under Section 1.03(F) (3c) of the Nantucket Wetland Regulations.

### **Common Reed (*Phragmites australis*) Removal Protocol**

As recommended by the Nantucket Invasive Plant Species Committee

Removal of the invasive grass common reed can be accomplished in a number of different ways depending on the site and size of the infestation. The most effective methods of removal or control often involve a combination of techniques. The techniques presented here are those that have been employed or recommended by the Nantucket Invasive Plant Species Committee (NIPSC). Native populations of common reed exist in natural areas and can usually be distinguished from the invasive common reed using several characteristic traits. Genetic material can also be examined in a laboratory to confirm that a stand is the native or introduced genotype. **Prior to any *Phragmites* removal, the IPSC recommends confirming that a stand is the invasive genotype. Visit <http://www.invasiveplants.net/phragmites/morphology.htm> for details.**

Mechanical removal is often preferred as a first step in invasive plant removal, particularly for small infestations. However, it is very difficult to completely remove all the common reed rhizomes. Rhizomes left behind are likely to resprout and follow up treatments are generally required. In addition, the decision to use mechanical removal techniques must be balanced against the negative effects of soil disturbance and the high costs of such techniques.

A variety of chemical herbicides are available for controlling common reed. The NIPSC recommends using Rodeo, or its equivalent (a glyphosate herbicide with water based surfactants) within 100 feet of any wetland resource area. Spraying of herbicides is not generally recommended because of the increased likelihood of drift and of impacting non-target species. Instead, foliar/stem wiping or clip and drip methods of application are recommended. **Be sure to read and follow all safety instructions and application recommendations included on the herbicide label. See Appendix A for information on MA pesticide regulations. All herbicide concentrations below are given for the active ingredient. Check the herbicide label for the product concentration.**

The NIPSC recommends the following protocols for common reed removal keeping in mind that proper disposal of common reed material is just as important as the removal itself. Other techniques may be more appropriate in certain circumstances (see Appendix A for other techniques).

#### **Black Plastic (recommended for very small stands)**

(1) Early in the growing season, cut common reed and other vegetation in the treatment area as close to ground level as possible. Remove plant litter and other debris. Dispose of plant material by bagging it and placing it into the household trash bin at the landfill or place loose material directly into the digester at the landfill.

(2) Cover soil surface with black plastic sheeting and anchor the sheeting in place. Leave sheeting in place for one to two years to ensure that common reed plants are killed.

(3) Plant native species into bare area.

Note – the black plastic technique has the disadvantage of also killing desirable species that may be present within the treatment area. The bare soil created by this method provides an establishment site for other invasive species and should be revegetated with appropriate native species soon after the plastic is removed.

**Digging/pulling (recommended for very small stands)**

(1) Dig out common reed roots and rhizomes using a shovel or trowel being sure to get as much of the roots and rhizomes as possible. Hand pulling is possible in certain soils.

(2) Shake soil from root mass back into the removal hole.

(3) Flower/seed heads should be bagged on site and placed in the household trash bin at the landfill. Roots and rhizomes can be disposed of in the same way, or as loose material placed directly into the digester at the landfill.

(4) Follow up with additional hand removal or one of the chemical methods below.

**Chemical – foliar/stem wiping (recommended for small plants or follow up to clip and drip method). Be sure to read and follow all safety instructions and application recommendations included on the herbicide label.**

(1) Use a hand held sponge or other applicator to wipe common reed stems and leaves with a 15% glyphosate solution plus 1% spreader/sticker (this is an adjuvant added to help Rodeo “stick” to the surface of leaves and to penetrate their waxy coating). Late summer/early fall application is recommended as plants are transporting materials from the leaves and stems to the roots at this time allowing for maximum killing of roots and rhizomes.

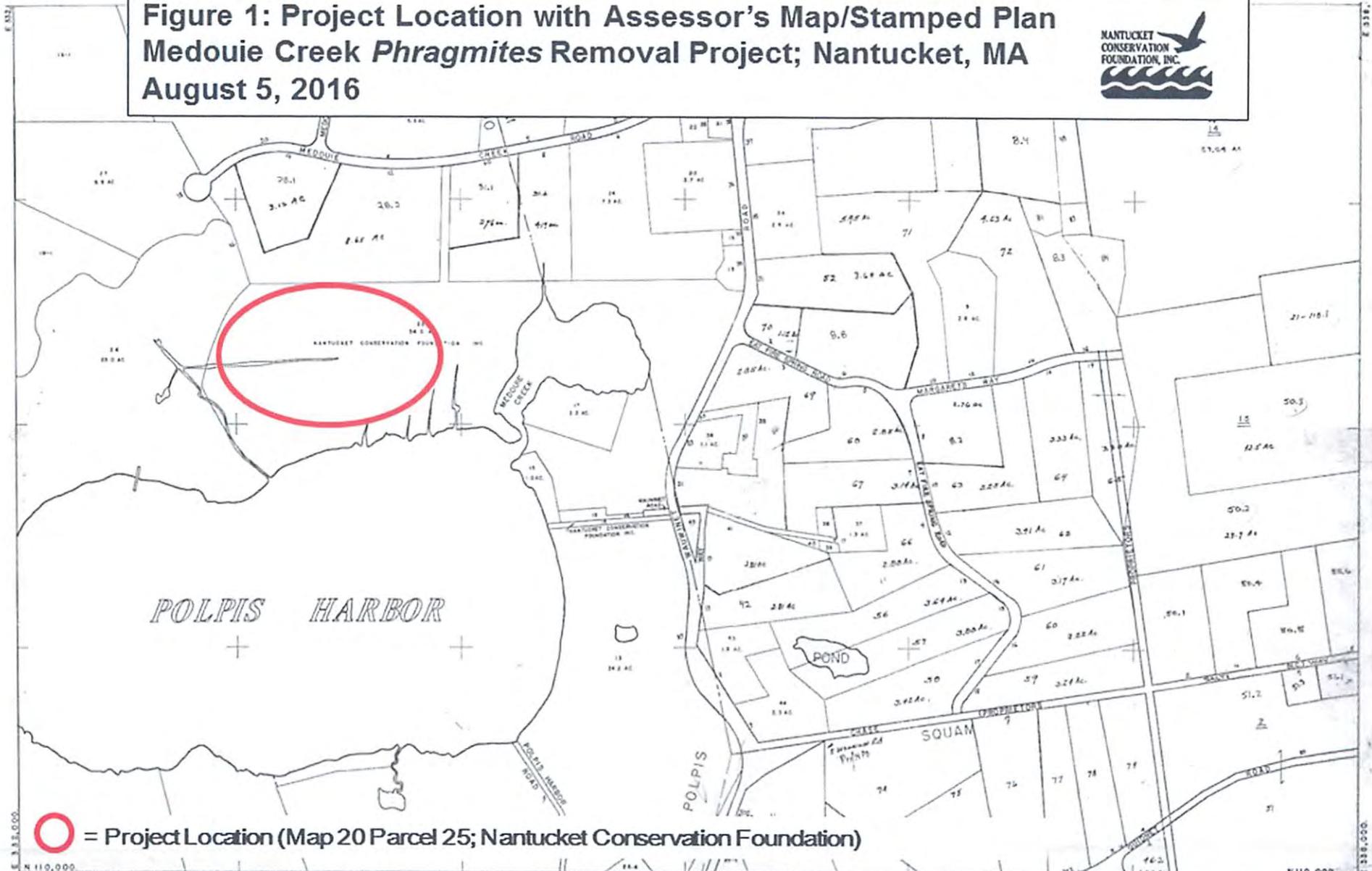
(2) Repeat for three to five years, or until common reed has been eradicated.

**Chemical – clip and drip (recommended for large stands and large plants). Be sure to read and follow all safety instructions and application recommendations included on the herbicide label.**

(1) Clip stem at a convenient height. Drip 25% - 50% glyphosate solution into the hollow stem using a laboratory style drip applicator such as polyethylene wash bottles. Wiping of the upper portion of the stem with herbicide solution can be done as well. Flowers should be bagged on site and placed in the household trash bin at the landfill. Loose material can be disposed of directly in the digester at the landfill. Late summer/early fall application is recommended as plants are transporting materials from the leaves and stems to the roots at this time allowing for maximum killing of root material.

(2) Repeat for three to five years, or until common reed has been eradicated.

**Figure 1: Project Location with Assessor's Map/Stamped Plan  
Medouie Creek *Phragmites* Removal Project; Nantucket, MA  
August 5, 2016**



 = Project Location (Map 20 Parcel 25; Nantucket Conservation Foundation)

DATE	REVISIONS	BY	DATE

**LEGEND**

- 1. --- BOUNDARY SECTION DIVISION LINE
- 2. --- SHEDDER SHADE NUMBER
- 3. --- SHEDDER SHADE LINE
- 4. --- (X) --- DENOTES NOT CONSTRUCTED
- 5. --- SHED DIVISION LINES AS SHOWN, ARE APPROXIMATE ONLY
- 6. --- SECTION DIVISION LINES AS SHOWN, ARE APPROXIMATE ONLY

Prepared by:  
**DICKYOUR MAPPING, INC.**

The Town and County of  
**NANTUCKET**  
Massachusetts

**SCHOFIELD BROTHERS, INC.**  
PROFESSIONAL ENGINEERS - REGISTERED LAND SURVEYORS  
247 FEDERAL ST., NANTUCKET, MASS.  
MASSACHUSETTS COORDINATE ISLAND ZONE

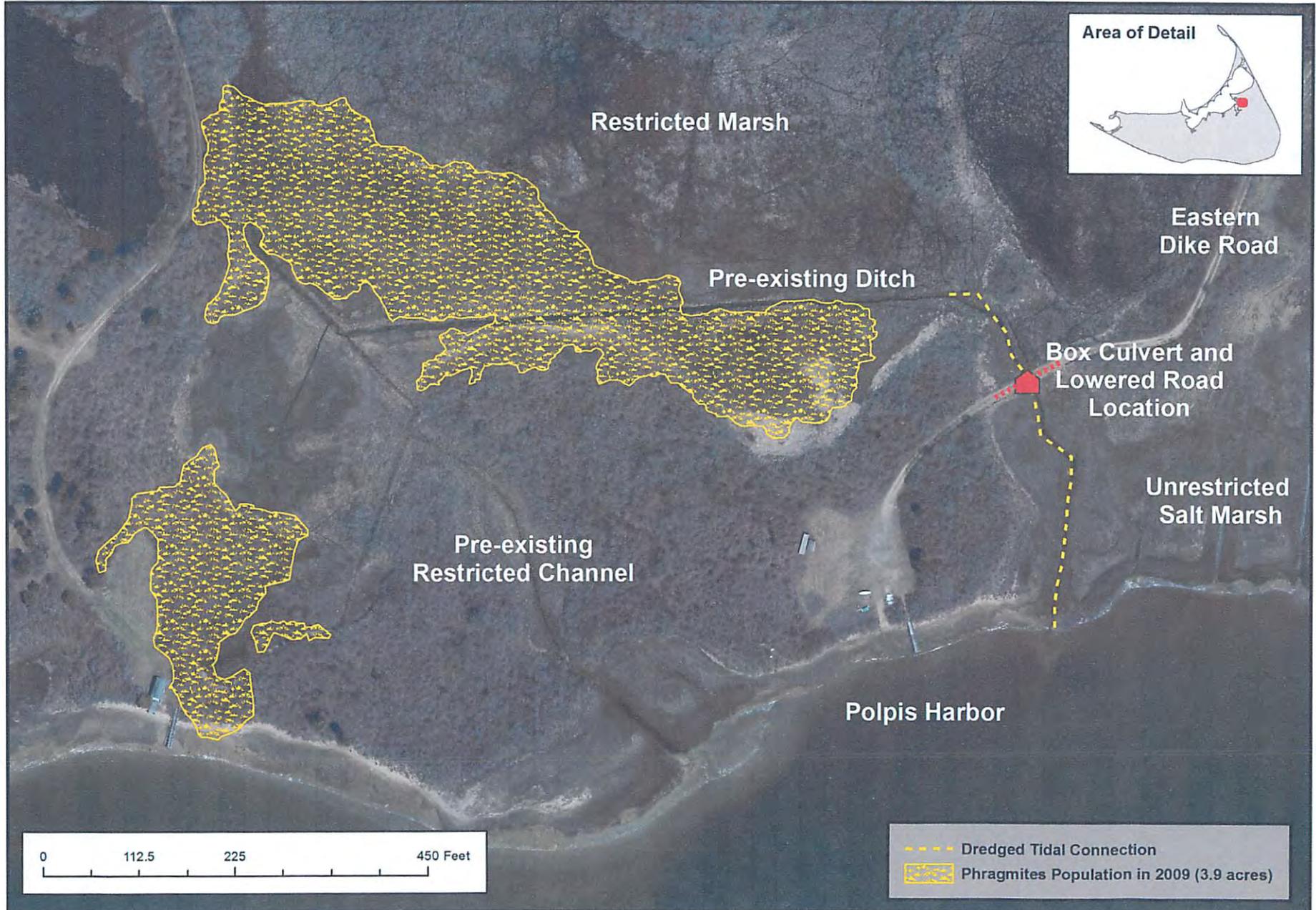
SHEET INDEX

**20**  
SHEET 100

INFORMATION SHOWN HEREON WAS COMPILED FROM AERIAL PHOTOGRAPHIC DEEDS AND PLANS OF RECORD AND IS NOT TO BE CONSIDERED AS HAVING SUFFICIENT ACCURACY FOR CONVEYANCE.

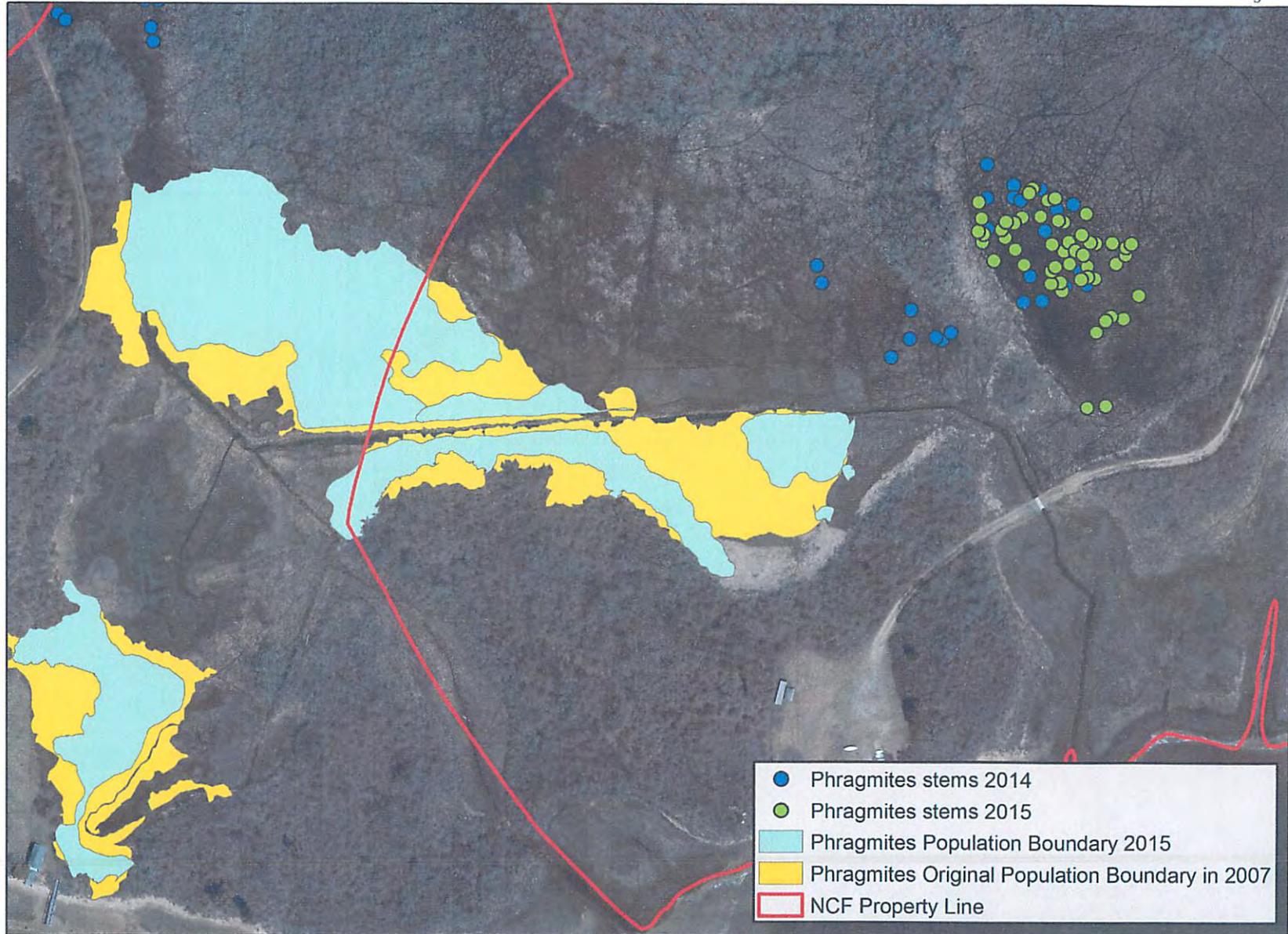


**Figure 2. Medouie Creek *Phragmites* Removal Project  
Site Overview, August 5 2016  
Nantucket Conservation Foundation, Nantucket, MA**





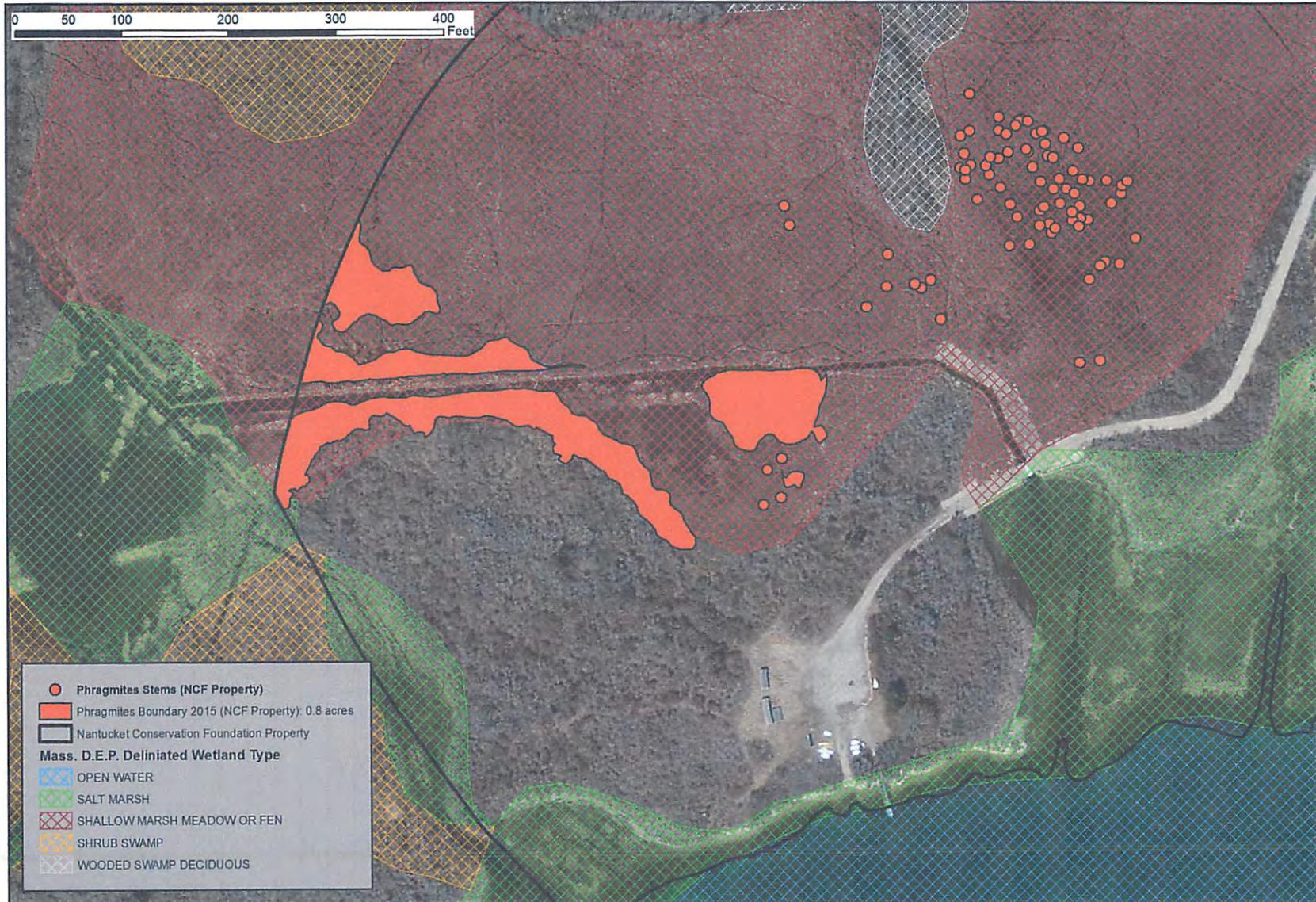
**Figure 3: Phragmites Population Change Over Time  
Medouie Creek Phragmites Removal Project, Nantucket, MA**



- Phragmites stems 2014
- Phragmites stems 2015
- Phragmites Population Boundary 2015
- Phragmites Original Population Boundary in 2007
- NCF Property Line



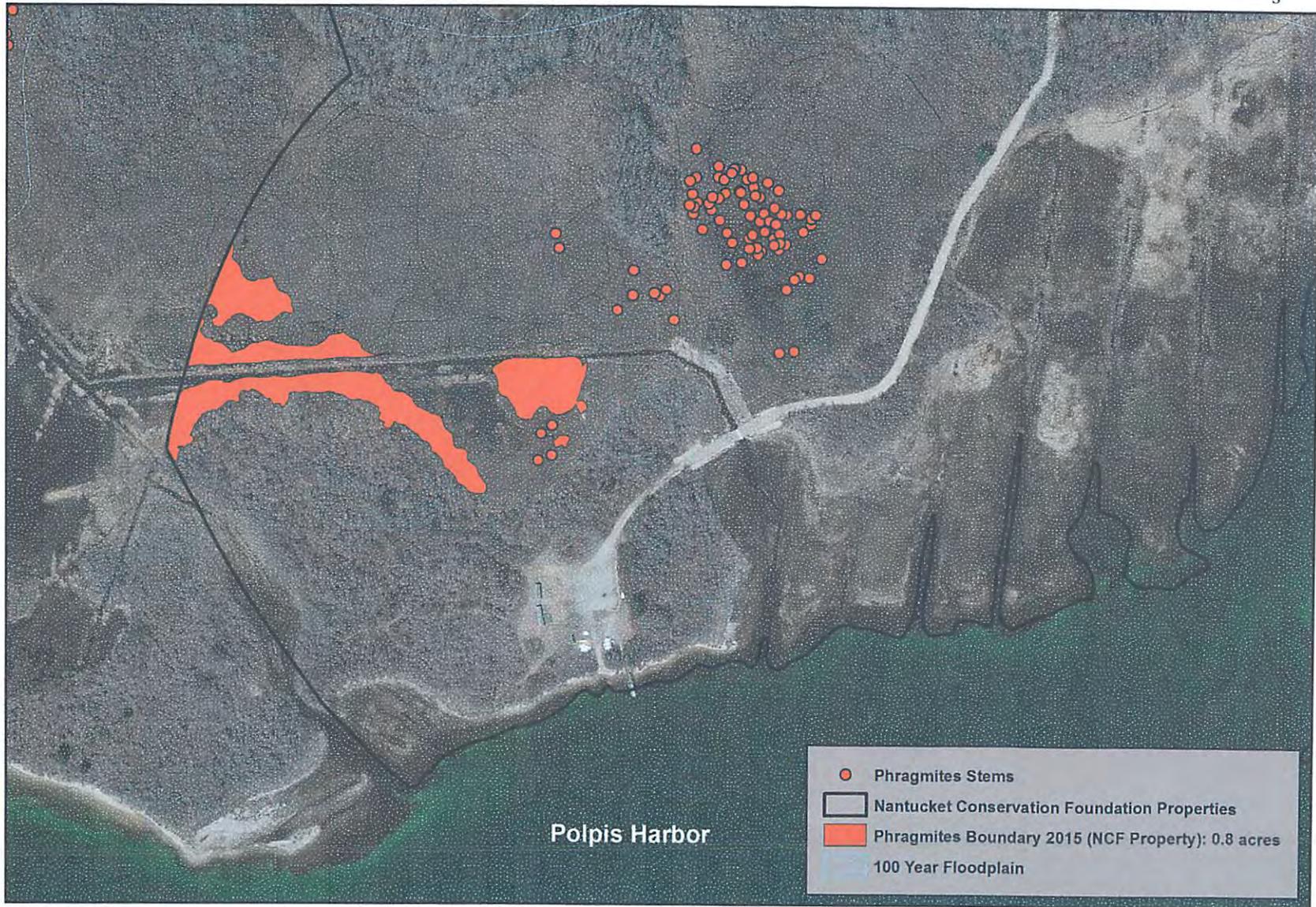
**Figure 4: Close-up of Medouie Creek Project Area  
and Mass. D.E.P. Wetland Types (August 5, 2016)**  
Medouie Creek *Phragmites* Removal Project; Nantucket, MA



**NOTE: Portions of wetland designated as "Shallow Marsh Meadow or Fen" have restored to "Salt Marsh" since 2008.**

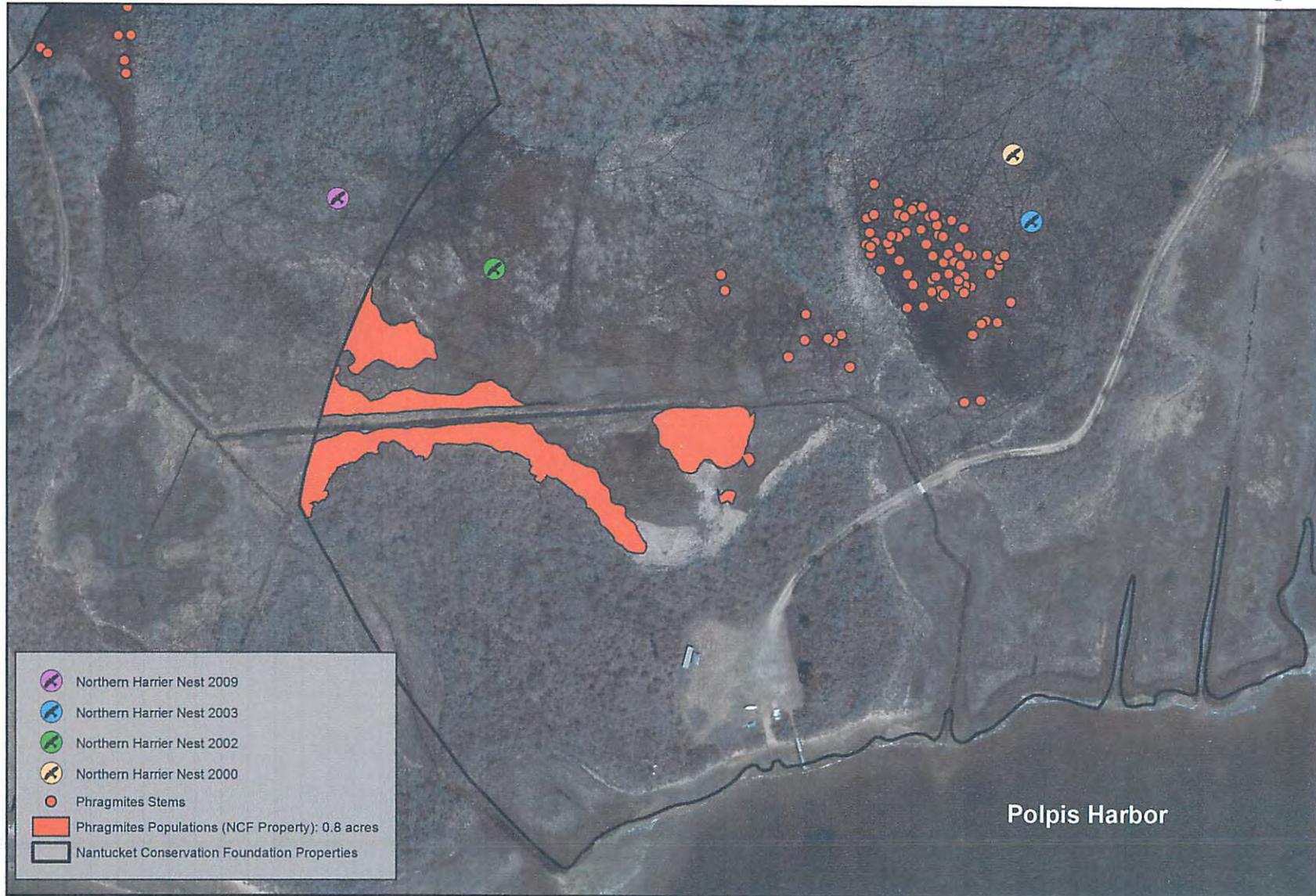


**Figure 5: Location of 100 Year Flood Plain  
Medouie Creek Phragmites Removal Project; Nantucket, MA**





**Figure 6: NH&ESP Rare Element Occurrences  
Medouie Creek *Phragmites* Removal Project; Nantucket, MA**





**Figure 7: Representative Site Photos**  
**Medouie Creek *Phragmites* Removal Project; Nantucket, MA**



**1. *Phragmites* population (10/2/2008 pre-restoration); same location as Photo 2.**



**2. Post-restoration (10/6/2015) restored salt marsh habitat; same location as Photo 1.**



**3. Overview of restored salt marsh habitat with remnant *Phragmites* proposed to be treated (8/18/2015).**

Sykes

63 N. Liberty St

(41-144)

# NOTICE OF INTENT APPLICATION

For

Demolition of a Garage Apartment And  
Construction of a Main House and Cottage

At

63 North Liberty Street

Nantucket, MA

August 2016

Prepared For

**Colin Sykes**

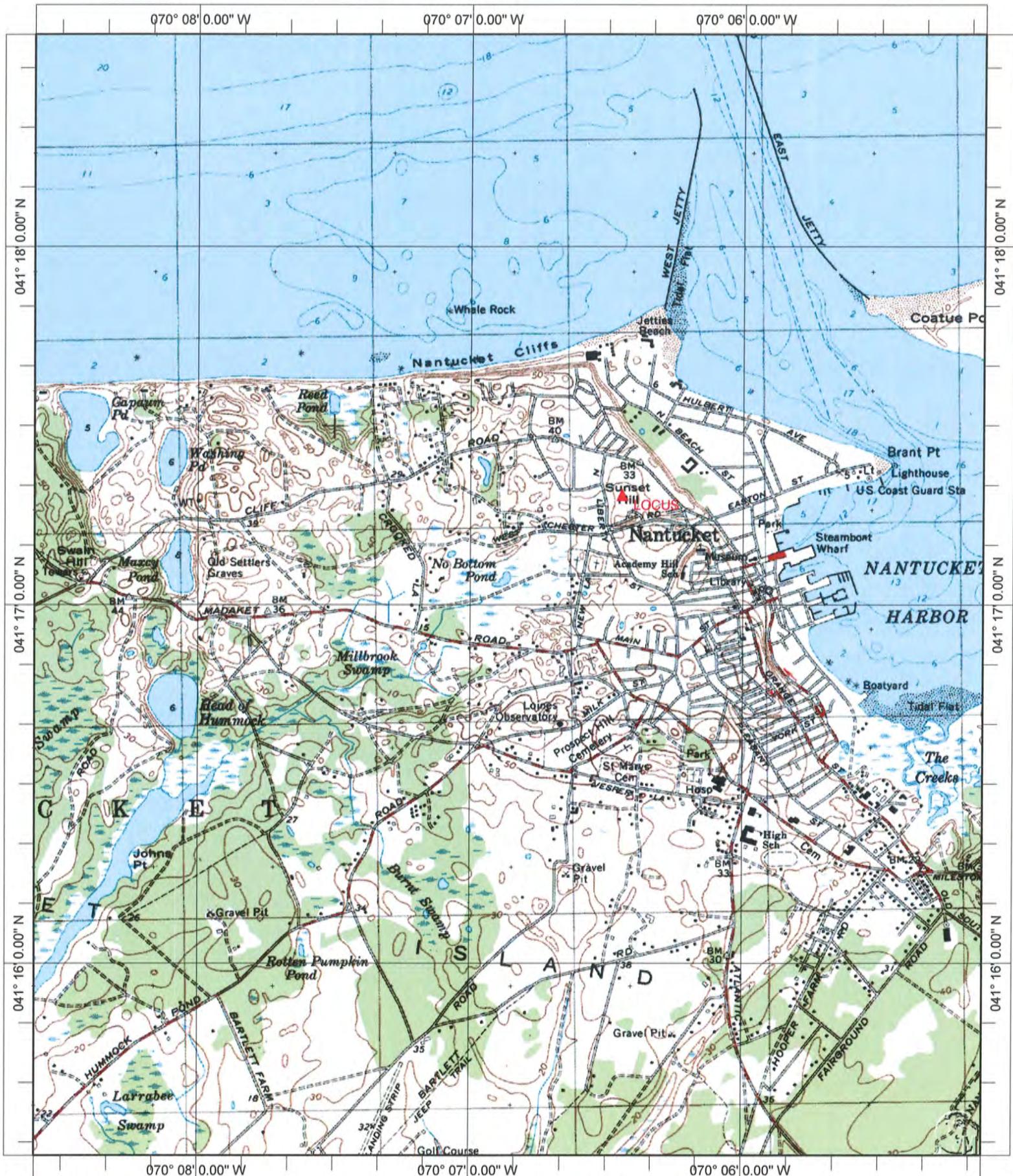
By

**BLACKWELL & ASSOCIATES, Inc**

20 Teasdale Circle

Nantucket, MA 02554

508-228-9026



LOCUS - 1 Markers, Length = 0 feet

LOCUS - 041° 17' 18.2" N, 070° 06' 26.6" W

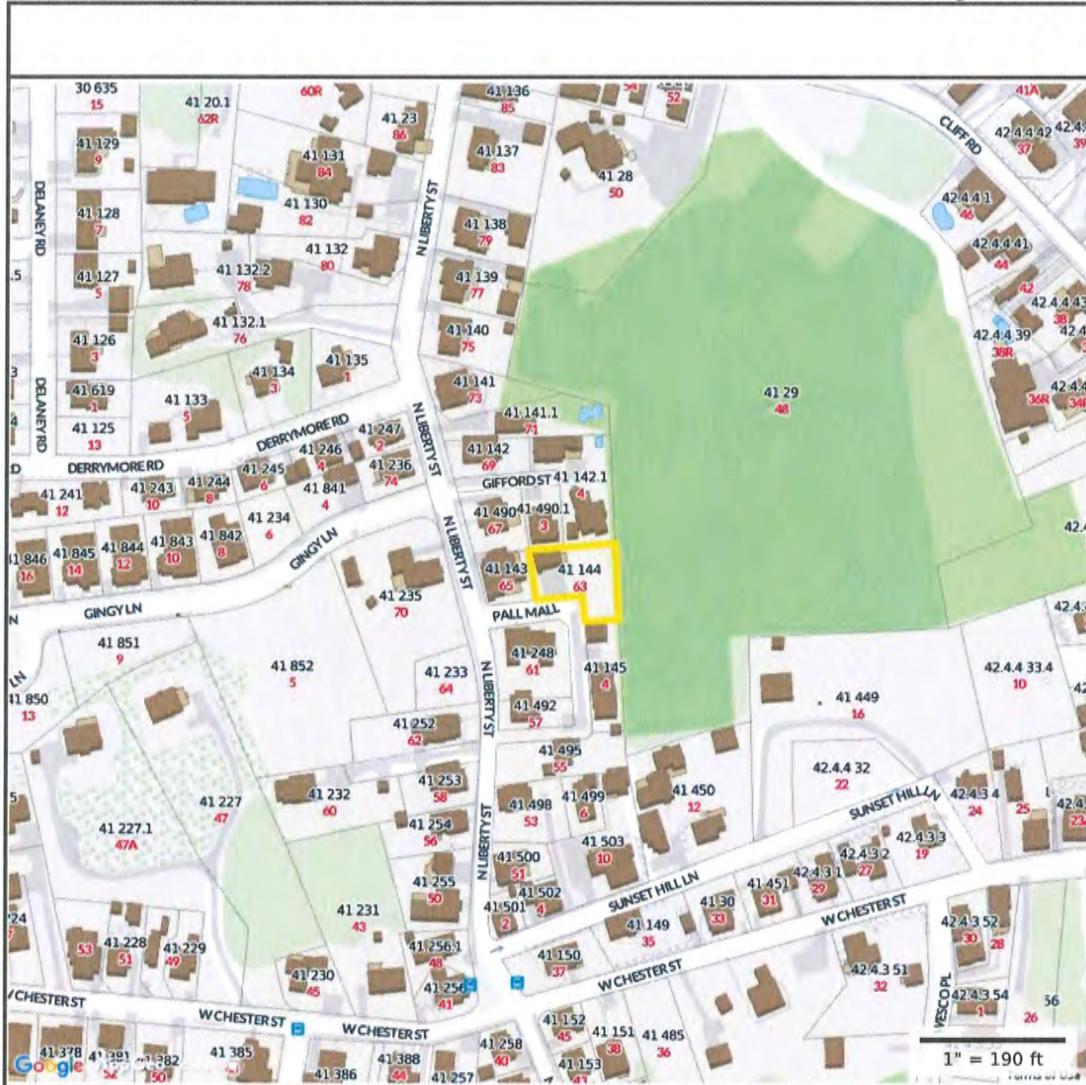
Name: NANTUCKET

Location: 041° 17' 01.7" N 070° 06' 51.5" W

Date: 8/3/116

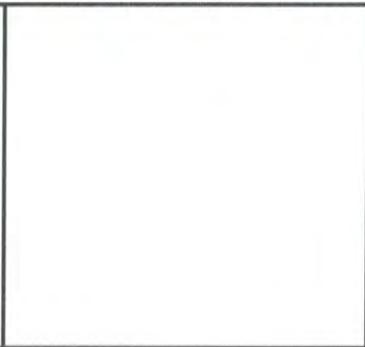
Caption: #63 NORTH LIBERTY STREET

Scale: 1 inch equals 2000 feet



Property Information	
Property ID	41 144
Location	63 N LIBERTY ST
Owner	SYKES WENDELL S & COLIN M

  
**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







# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

NANTUCKET

City/Town

## A. General Information (continued)

6. General Project Description: Removal of existing garage apartment. Construct main house and cottage. Associated utilities will be installed, including Town sewer and water, electric and cable services.

Please refer to the attached Project Narrative and Site Plan for additional information.

### 7a. Project Type Checklist:

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home     | 2. <input type="checkbox"/> Residential Subdivision                   |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                     |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                 |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input checked="" type="checkbox"/> Other                         |

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

NANTUCKET

a. County

1108

c. Book

b. Certificate # (if registered land)

21

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.



## WPA Form 3 – Notice of Intent

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

### B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) _____ 2. Width of Riverfront Area (check one): <input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 200 ft. - All other projects	
	3. Total area of Riverfront Area on the site of the proposed project:	_____ square feet
	4. Proposed alteration of the Riverfront Area: a. total square feet _____	b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____
	5. Has an alternatives analysis been done and is it attached to this NOI?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



# WPA Form 3 – Notice of Intent

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

## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____

## C. Other Applicable Standards and Requirements

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://www.mass.gov/dfwele/dfw/nhESP/regulatory\\_review/priority\\_habitat/online\\_viewer.htm](http://www.mass.gov/dfwele/dfw/nhESP/regulatory_review/priority_habitat/online_viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
Route 135, North Drive  
Westborough, MA 01581

10/01/2008  
b. Date of map \_\_\_\_\_



## WPA Form 3 – Notice of Intent

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

### C. Other Applicable Standards and Requirements (cont'd)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

1. c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

\_\_\_\_\_ percentage/acreage

(b) outside Resource Area

\_\_\_\_\_ percentage/acreage

2.  Assessor's Map or right-of-way plan of site

3.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

(c)  MESA filing fee (fee information available at:

[http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

\_\_\_\_\_ a. NHESP Tracking #

\_\_\_\_\_ b. Date submitted to NHESP

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



# WPA Form 3 – Notice of Intent

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

## C. Other Applicable Standards and Requirements (cont'd)

- 3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
- 2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
  - a.  Not applicable – project is in inland resource area only
  - b.  Yes    No    If yes, include proof of mailing or hand delivery of NOI to either:
 

South Shore - Cohasset to Rhode Island, and the Cape & Islands:  Division of Marine Fisheries - Southeast Marine Fisheries Station Attn: Environmental Reviewer 1213 Purchase Street – 3rd Floor New Bedford, MA 02740-6694	North Shore - Hull to New Hampshire:  Division of Marine Fisheries - North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930
--	--

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- 3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
  - a.  Yes    No    If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
  - b. ACEC
- 4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
  - a.  Yes    No
- 5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
  - a.  Yes    No
- 6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
  - a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
    - 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
    - 2.  A portion of the site constitutes redevelopment
    - 3.  Proprietary BMPs are included in the Stormwater Management System.
  - b.  No. Check why the project is exempt:
    - 1.  Single-family house

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

NANTUCKET

City/Town

## C. Other Applicable Standards and Requirements (cont'd)

- 2.  Emergency road repair
- 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

### Site Plan To Accompany A Notice of Intent

a. Plan Title

Blackwell & Associates, Inc.

Jeffrey L. Blackwell, PLS

b. Prepared By

c. Signed and Stamped by

August 2, 2016

1"=15'

d. Final Revision Date

e. Scale

Architectural Plans by Ethan McMorrow

4/21/16 & 7/13/16

f. Additional Plan or Document Title

g. Date

- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

NANTUCKET

City/Town

**E. Fees**

- 1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

22580	8/03/2016
2. Municipal Check Number	3. Check date
22579	8/03/2016
4. State Check Number	5. Check date
Blackwell & Assoc., Inc.	
6. Payor name on check: First Name	7. Payor name on check: Last Name

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	8/03/2016
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	8/03/2016
5. Signature of Representative (if any)	6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Applicant:

Colin \_\_\_\_\_ Sykes \_\_\_\_\_  
 a. First Name b. Last Name

\_\_\_\_\_ c. Organization  
 63 North Liberty St \_\_\_\_\_  
 d. Mailing Address

Nantucket \_\_\_\_\_ MA \_\_\_\_\_ 02554 \_\_\_\_\_  
 e. City/Town f. State g. Zip Code

206-218-8301 \_\_\_\_\_ tunacolin@gmail.com \_\_\_\_\_  
 h. Phone Number i. Fax Number j. Email Address

2. Property Owner (if different):

\_\_\_\_\_ a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_

\_\_\_\_\_ c. Organization \_\_\_\_\_

\_\_\_\_\_ d. Mailing Address \_\_\_\_\_

\_\_\_\_\_ e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_

\_\_\_\_\_ h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email Address \_\_\_\_\_

3. Project Location:

63 N. Liberty St \_\_\_\_\_ Nantucket \_\_\_\_\_  
 b. City/Town

**B. Fees**

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**BLACKWELL & ASSOCIATES, INC.**  
*Professional Land Surveyors*

INTRODUCTION

The proposed work at 63 North Liberty Street is comprised of the removal of a garage apartment and construction of a main house and cottage. Associated landscaping and maintenance of the existing lawn is proposed. No change in the existing site grade is proposed.

SITE DESCRIPTION

The subject property is 8,959 SF in size and is located off the main North Liberty Street. The property is surrounded by existing residential-use properties and is bordered on the east by Coffin Park. The proposed dwellings will be connected to Town sewer and water services. The defined resource area on-site is a Bordering Vegetated Wetland.

WORK DESCRIPTION

Prior to the start of work, a silt fence will be placed at the limit of work as shown on the site plan. The fence will be maintained throughout the project. If temporary dewatering is required, flows will be directed to the Town storm drain system. After construction is completed, all disturbed areas will be covered with a minimum of 6" of topsoil and planted with Cape Cod Premium grass seed mix.

CONCLUSION

The proposed construction and landscaping will not affect the Bordering Vegetated Wetland or result in an adverse impact on the interests protected by the Commission including flood control, erosion control, storm damage prevention, prevention of pollution and wildlife.



**D.E.P. Bordering Vegetated Wetland**

**Delineation Field Data Forms**

**By:**

**Brian Madden  
L.E.C.**

63. N. Liberty  
Nantucket

T1, P2

N/A

### Section II. Indicators of Hydrology

#### Hydric Soil Interpretation

##### 1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Nantucket County, June 1979  
 map number: 4  
 soil type mapped: EVB  
 hydric soil inclusions: Kp, ME

Are field observations consistent with soil survey?  yes  no  
 Remarks:

##### 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
O	0.5-0"		
A <sub>1</sub>	0-14"	10YR 3/3	Sandy loam N/A
A <sub>2</sub>	14-24"	10YR 2/1	Sandy loam N/A

Remarks: plot taken w/ hand-held auger  
 3. Other: upgradient of wetland flag #3  
 1 & 2

Conclusion: Is soil hydric?      yes       no

- Other Indicators of Hydrology: (check all that apply and describe)
- Site inundated: \_\_\_\_\_
  - Depth to free water in observation hole: \_\_\_\_\_
  - Depth to soil saturation in observation hole: \_\_\_\_\_
  - Water marks: \_\_\_\_\_
  - Drift lines: \_\_\_\_\_
  - Sediment deposits: \_\_\_\_\_
  - Drainage patterns in BWV: \_\_\_\_\_
  - Oxidized rhizospheres: \_\_\_\_\_
  - Water-stained leaves: \_\_\_\_\_
  - Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
  - Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion		
	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BWV	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

Delineating Bordering Vegetated Wetlands

63 N. Liberty  
Nantucket

T1, P1

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site?  yes  no

title/date: Soil Survey of Nantucket County, June 1979  
map number: 4  
soil type mapped: EUB  
hydric soil inclusions: Kp, ME

Are field observations consistent with soil survey?  yes  no

Remarks:

**2. Soil Description**

Horizon	Depth	Matrix Color	Mottles Color
O	0.5-6"		
A	0-18"	10YR 2/2 Sandy loam	10YR 3/6 10YR 6/4 10YR 5/2
A <sub>2</sub>	18-24"	10YR 2/1 Sandy loam	10YR 5/2

Remarks: Plot taken w/ hand-held auger

3. Other: down gradient of wetland flag # 5 18 2

Conclusion: Is soil hydric?  yes  no

order Bylaw

Other Indicators of Hydrology: (check all that apply and describe)

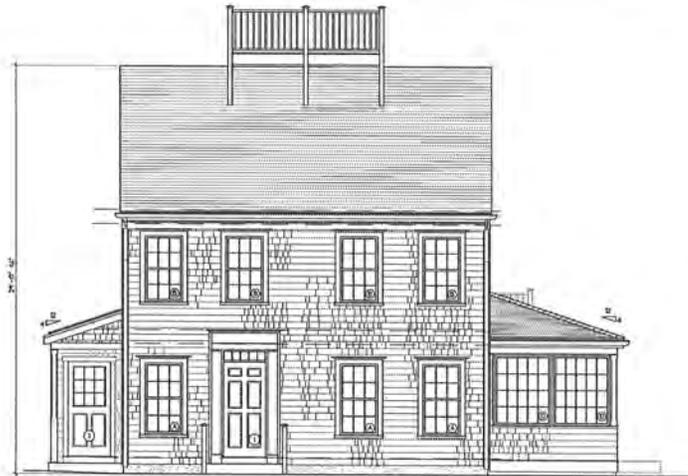
- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: Wetland interior
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: Wetland interior
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

**Vegetation and Hydrology Conclusion**

	yes	no
Number of wetland indicator plants $\geq$ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.





SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"

REVISIONS:  
4/01/2016 PROGRESS PRINT  
4/12/2016 PROGRESS PRINT  
4/21/2016 HDC PRINT

NOTE:  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER / ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:  
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:  
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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SYKES RESIDENCE

DESIGN BY ETHAN LEBLANC  
112 BOX 210  
MORRISVILLE, MA 01454  
PHONE: 978-228-0150 [info@sykesresidence.com](mailto:info@sykesresidence.com)

ELEVATIONS

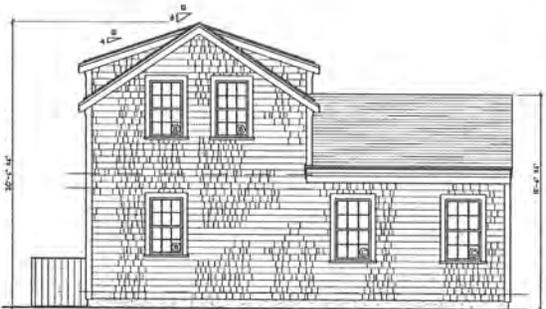
DATE: 4/21/2016  
SCALE: 1/4" = 1'-0"

SHEET NO.

a2



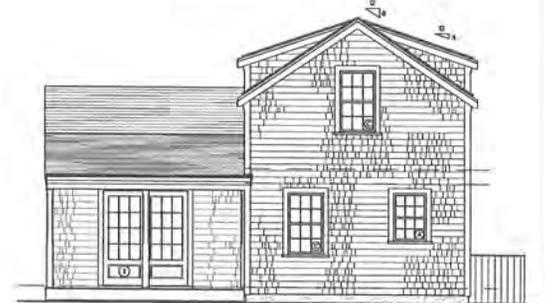
PROPOSED EAST ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



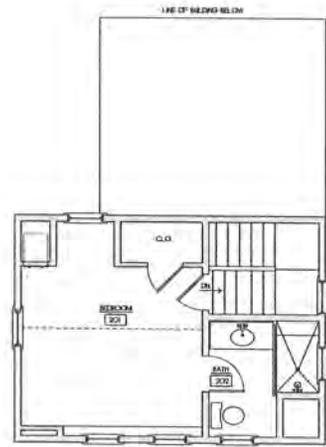
PROPOSED WEST ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

REVISIONS:  
5/10/2016 PROGRESS PRINT  
6/13/2016 HDC PRINT  
7/13/2016 HDC REVISIONS

NOTE:  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER + ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:  
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY + SETBACK LINES.

NOTE:  
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

<b>COPYRIGHT NOTICE</b> <small>THIS DRAWING IS THE PROPERTY OF          AND IS NOT TO BE REPRODUCED, COPIED,          OR TRANSMITTED IN ANY FORM OR BY ANY          MEANS, ELECTRONIC OR MECHANICAL,          INCLUDING PHOTOCOPYING, RECORDING,          OR BY ANY INFORMATION STORAGE AND          RETRIEVAL SYSTEM, WITHOUT THE WRITTEN          PERMISSION OF THE ENGINEER OF RECORD.</small>	<b>SYKES RESIDENCE</b> <small>DESIGNED BY SYKES ARCHITECTURE</small>		<small>MAP # 100-101</small> <b>GUEST HOUSE PLANS</b>		<b>SHEET NO.</b> <p style="font-size: 2em; text-align: center;">a 1</p>
	<small>10000 1/2</small> <b>ADDRESS</b> <small>66 NORTH LAUREL STREET          WINDSOR, MA 01094</small>	<small>10000 1/2</small> <b>DATE</b> 7/13/2016	<small>10000 1/2</small> <b>SCALE</b> 1/4" = 1'-0"	<small>10000 1/2</small> <b>REVISIONS</b> 5/10/2016 PROGRESS PRINT 6/13/2016 HDC PRINT 7/13/2016 HDC REVISIONS	



**NEW  
INFORMATION  
FOR CURRENT  
HEARING**

BLACKWELL & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

20 TEASDALE CIRCLE  
NANTUCKET, MASSACHUSETTS 02554  
(508) 228-9026  
FAX: (508) 228-5292  
www.blackwellsurvey.com

B3554

September 1, 2016

Mr. Jeff Carlson, Natural Resources Coordinator  
Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, MA 02554

Re: SE48-2911, Map 41 Parcel 144, Sykes # 63 N. Liberty Street,

Dear Jeff:

I am writing to request that the Conservation Commission grant a waiver from the requirement that structures maintain an undisturbed two-foot separation to high groundwater, section 3.02 B.1 of the Nantucket Wetland Protection Regulations.

The proposed foundations are to be crawlspace depth only, which will minimize the proximity to groundwater. The project will not adversely impact the interests identified in the bylaw and no reasonable alternative exists that would allow the project to proceed in compliance with the regulations.

If you have any questions, please call.

Regards,

Blackwell & Associates, Inc.  
By Jeffrey L. Blackwell, P.L.S.



JLB/dmm

Colson

9 Hallowell Road

(30-14,15,257)

SE48-2916



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Nantucket

City/Town

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



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

### 1. Project Location (Note: electronic filers will click on button to locate project site):

<u>9 Hallowell Lane</u>	<u>Nantucket</u>	<u>02554</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>30</u>	<u>41°17'37.7656"</u>	<u>-70°07'14.9855"</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>14, 15, 257</u>	
	g. Parcel /Lot Number	

### 2. Applicant:

<u>Nancy</u>	<u>Colson</u>	
a. First Name	b. Last Name	
c. Organization		
<u>179 Taconic Road</u>		
d. Street Address		
<u>Greewich</u>	<u>CT</u>	<u>06831</u>
e. City/Town	f. State	g. Zip Code
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
h. Phone Number	i. Fax Number	j. Email Address

### 3. Property owner (required if different from applicant): Check if more than one owner

same

a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

### 4. Representative (if any):

<u>Robert</u>	<u>Emack</u>	
a. First Name	b. Last Name	
<u>Emack Surveying, LLC</u>		
c. Company		
<u>2 Washaman Avenue</u>		
d. Street Address		
<u>Nantucket</u>	<u>MA</u>	<u>02554</u>
e. City/Town	f. State	g. Zip Code
<u>508-325-0940</u>	<u>n/a</u>	<u>emackack@comcast.net</u>
h. Phone Number	i. Fax Number	j. Email address

### 5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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## A. General Information (continued)

6. General Project Description:

The applicant proposes to demolish and replace garage as well as constructing new full foundation under existing dwelling. Also proposed are interior renovations and the expansion of the 2nd story floorplan under a modified roof line.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Nantucket	14549
a. County	b. Certificate # (if registered land)
350	225
c. Book	d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**WPA Form 3 – Notice of Intent**

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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



# WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

- 2008 \_\_\_\_\_  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Provided by MassDEP:
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## C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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## C. Other Applicable Standards and Requirements (cont'd)

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

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## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Plot Plan to Accompany Notice of Intent

a. Plan Title

Emack Surveying, LLC

Robert A. Emack

b. Prepared By

c. Signed and Stamped by

August 15, 2016

1" = 20'

d. Final Revision Date

e. Scale

Residence at 9 Hallowell Lane; Botticelli & Pohl Architects (reduced)

July 27, 2016

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1786

2. Municipal Check Number

Aug. 17, 2016

3. Check date

1787

4. State Check Number

Aug. 17, 2016

5. Check date

Emack Surveying, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

August 17, 2016

5. Signature of Representative (if any)

6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

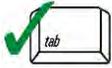
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

<u>9 Hallowell Lane</u>	<u>Nantucket</u>
a. Street Address	b. City/Town
<u>1787</u>	<u>\$42.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Nancy</u>	<u>Colson</u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u>179 Taconic Road</u>		
d. Mailing Address		
<u>Greenwich</u>	<u>CT</u>	<u>06831</u>
e. City/Town	f. State	g. Zip Code
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>same</u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

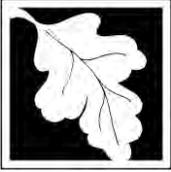
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Work on a single family lot, renovation	1	\$110	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$110
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$110
State share of filing Fee:			\$42.50
City/Town share of filing Fee:			\$67.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

1788

EMACK SURVEYING, LLC  
2 WASHAMAN AVE.  
NANTUCKET, MA 02554  
PH. (508) 325-0940



Nantucket Bank  
a division of Sovereign Bank, N.A.  
53-7013-2113

8/17/2016

PAY TO THE ORDER OF Town of Nantucket

\$ \*\*200.00

Two Hundred and 00/100\*\*\*\*\*

DOLLARS

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

MEMO

9 Hallowell Lane, NOI, Colson

AUTHORIZED SIGNATURE

⑈001788⑈ ⑆211370134⑆ 88 9038552⑈

Security features. Details on back.



1787

EMACK SURVEYING, LLC  
2 WASHAMAN AVE.  
NANTUCKET, MA 02554  
PH. (508) 325-0940



Nantucket Bank  
a division of Sovereign Bank, N.A.  
53-7013-2113

8/17/2016

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ \*\*42.50

Forty-Two and 50/100\*\*\*\*\*

DOLLARS

Commonwealth of Massachusetts  
Dept. of Environmental Protection  
Box 4062  
Boston, MA 02211

MEMO

9 Hallowell Lane, NOI, Nantucket, Colson

AUTHORIZED SIGNATURE

⑈001787⑈ ⑆211370134⑆ 88 9038552⑈

Security features. Details on back.



1786

EMACK SURVEYING, LLC  
2 WASHAMAN AVE.  
NANTUCKET, MA 02554  
PH. (508) 325-0940



Nantucket Bank  
a division of Sovereign Bank, N.A.  
53-7013-2113

8/17/2016

PAY TO THE ORDER OF Town of Nantucket

\$ \*\*67.50

Sixty-Seven and 50/100\*\*\*\*\*

DOLLARS

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

MEMO

9 Hallowell Lane NOI, Colson

AUTHORIZED SIGNATURE

⑈001786⑈ ⑆211370134⑆ 88 9038552⑈

Security features. Details on back.



## **EMACK SURVEYING, LLC**

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

August 17, 2016

Project Narrative for Notice of Intent  
for Nancy Colson  
9 Hallowell Lane, Nantucket  
Assessor's Map 30, Parcels 14, 15, & 257

Work included in this project will take place in the 100 foot buffer zone to coastal dune resource area. The coastal dune delineation has been based on topography and vegetation. The coastal dune has the form of a dune and is located higher on the landscape than the lawn which borders it. Vegetation on the dune was primarily beach grass. Additionally, the dune is composed of sand, apparently deposited by the wind.

None of the proposed work associated with this project will adversely affect the coastal dune. All the work will take place within the existing footprint of the existing dwelling and garage.

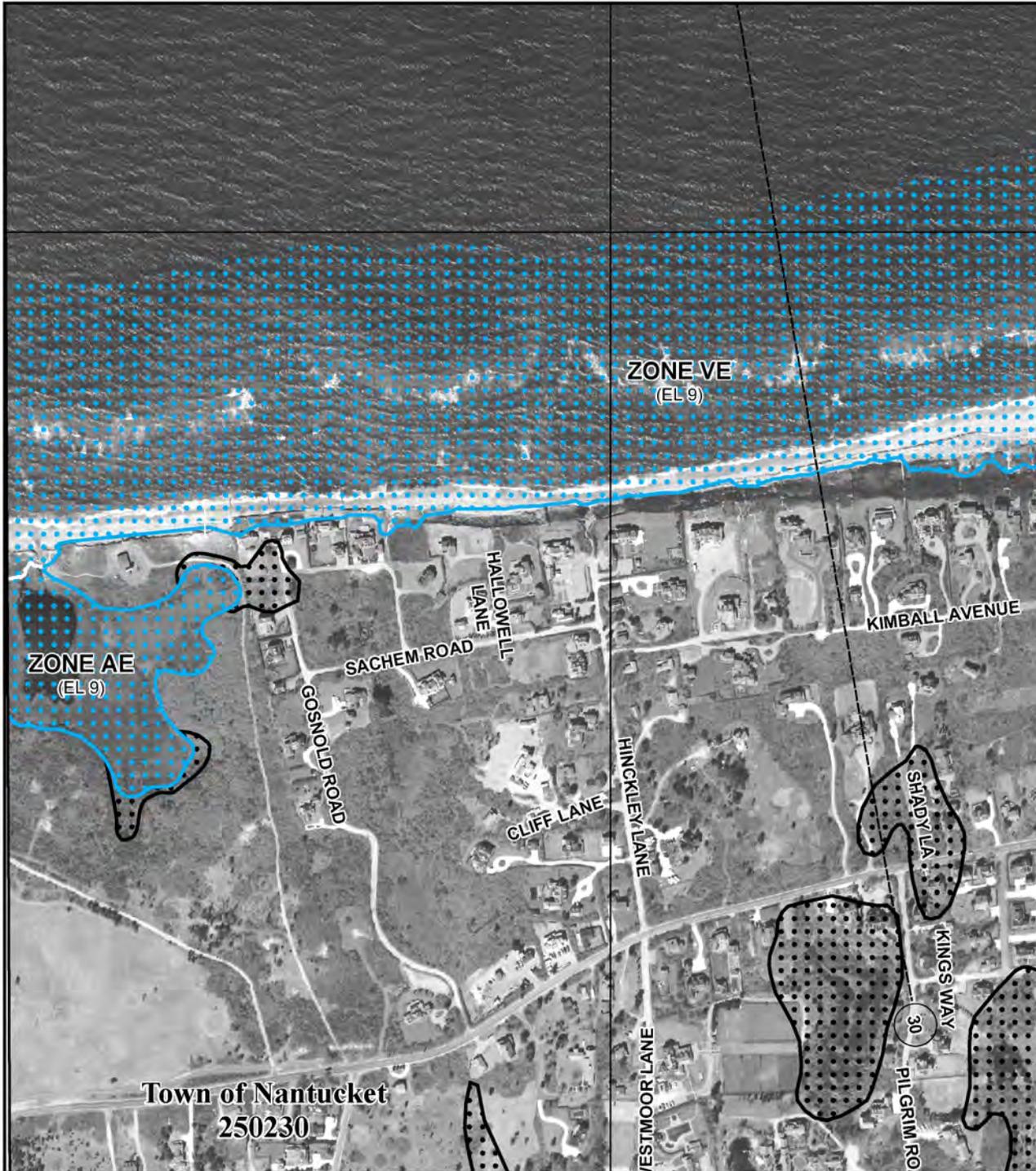
The applicant proposes to demolish and reconstruct the existing garage attached to the existing dwelling. Additionally, the applicant proposes to lift the existing dwelling hydraulically and demolish and replace the existing full foundation. The new foundation shall be waterproofed. There is a small section of the existing foundation that is a step lower than the rest of the existing foundation, and that section will be made into a full foundation at the same level as the existing full foundation.

Work will also be done on the second floor and on the roof. All work will again take place within the existing footprint.

Existing landscaping surrounding the dwelling shall be removed, balled and returned after construction. Areas in the buffer zone disturbed by construction processes shall be restored to pre-construction conditions.

Siltation fence and snow fence as shown on the accompanying plan will serve as the limit of work. To the extent possible, work will be done with machinery operating from the landward side of the dwelling.

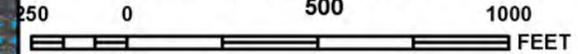




Town of Nantucket  
250230



MAP SCALE 1" = 500'



PANEL 0086G

NATIONAL FLOOD INSURANCE PROGRAM

# FIRM

FLOOD INSURANCE RATE MAP  
NANTUCKET COUNTY,  
MASSACHUSETTS  
(ALL JURISDICTIONS)

PANEL 86 OF 177  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NANTUCKET, TOWN OF	250230	0086	G

-NOTE-  
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

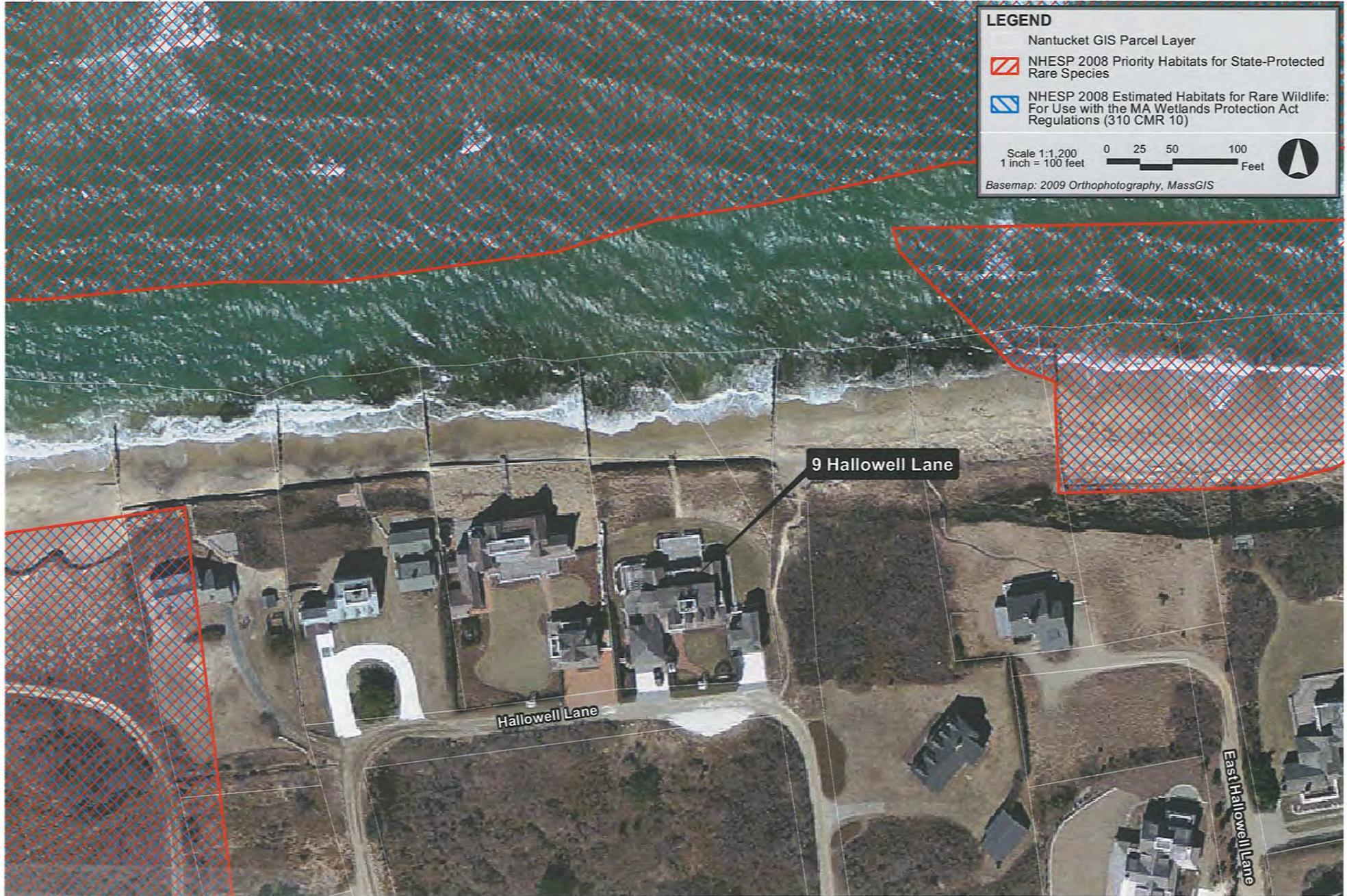
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
25019C0086G  
EFFECTIVE DATE  
JUNE 9, 2014

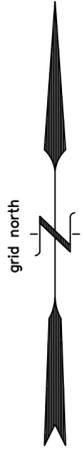
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



9 Hallowell Lane Nantucket, Massachusetts

FROM NOTICE OF INTENT ON FILE WITH  
TOWN OF NANTUCKET CONSERVATION COMMISSION



- PROPOSED WORK:
- 1.) GARAGE TO BE DEMOLISHED AND REPLACED IN THE SAME FOOTPRINT. THE SLAB ELEVATION WILL BE RAISED APPROXIMATELY 8" (0.67').
  - 2.) THE MAIN DWELLING IS TO BE LIFTED OFF THE EXISTING FOUNDATION AND PLACED ON CRIBBING. THE EXISTING FOUNDATION WILL BE DEMOLISHED AND REMOVED AND REPLACED WITH A NEW POURED FOUNDATION AT THE CURRENT LEVEL OF THE MAIN MASS OF THE DWELLING. THE CRAWL SPACE WILL BE REPLACED BY A FULL FOUNDATION, MAKING THE FOUNDATION ALL ONE LEVEL. A 12" MONOSLAB WILL BE USED AS A FOOTING AND AS THE BASEMENT SLAB.
  3. RENOVATIONS WILL BE CARRIED OUT, RAISING PORTIONS OF THE ROOF AND MAKING INTERIOR MODIFICATIONS. SEE ARCHITECTURAL DRAWINGS BY BOTTICELLI & POHL ARCHITECTS.
  4. EXISTING LANDSCAPE PLANTINGS SHALL BE REMOVED AND BALLED AND REPLANTED AS NECESSARY.



30-13 & 257.1  
N/F LITTLE POINT ACQUISITION COMPANY, LLC

30-93  
N/F WILLIAM F. HOPKINS, CPA

30-92  
N/F NANTUCKET ISLANDS LAND BANK

PLOT PLAN TO ACCOMPANY  
NOTICE OF INTENT IN  
NANTUCKET, MASSACHUSETTS  
SCALE: 1"=20' DATE: AUGUST 15, 2016  
DEED REFERENCE: LC CERT.# 14549  
and DEED BK 350, PAGE 225  
PLAN REFERENCE: LC PL 12022-H  
and LC PL 12022-Q  
ASSESSOR'S REFERENCE:  
MAP: 30 PARCELS: 14, 15, & 257  
PREPARED FOR: NANCY COLSON

CURRENT ZONING: R-20  
MINIMUM LOT SIZE: 20,000 sf  
MINIMUM FRONTAGE: 75 ft  
FRONTYARD SETBACK: 30 ft  
SIDE AND REAR SETBACK: 10 ft  
ALLOWABLE G.C.R.: 12.5%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE PARTIALLY LOCATED WITHIN THE VE ZONE, EL. 9 (areas of 1% annual chance of flood subject to wave action) AND PARTIALLY WITHIN THE X ZONE (areas outside the 0.2% annual chance of flood) AS DELINEATED ON THE "FIRM" OF COMMUNITY NO. 250230, MASSACHUSETTS. EFFECTIVE: JUNE 9, 2014, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 09/90

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

EMACK SURVEYING, LLC  
2 WASHAMAN AVENUE  
NANTUCKET, MA. 02554  
(508) 325-0940









RAISE EXISTING ROOF TO  
CREATE MORE  
PROPORTIONAL SALT BOX;  
ENLARGE DORMERS &  
REVISE FENESTRATION

DEMOLISH & REBUILD GARAGE;  
RAISE GRADE & GARAGE  
FLOOR ABOUT 8" AT DOORS



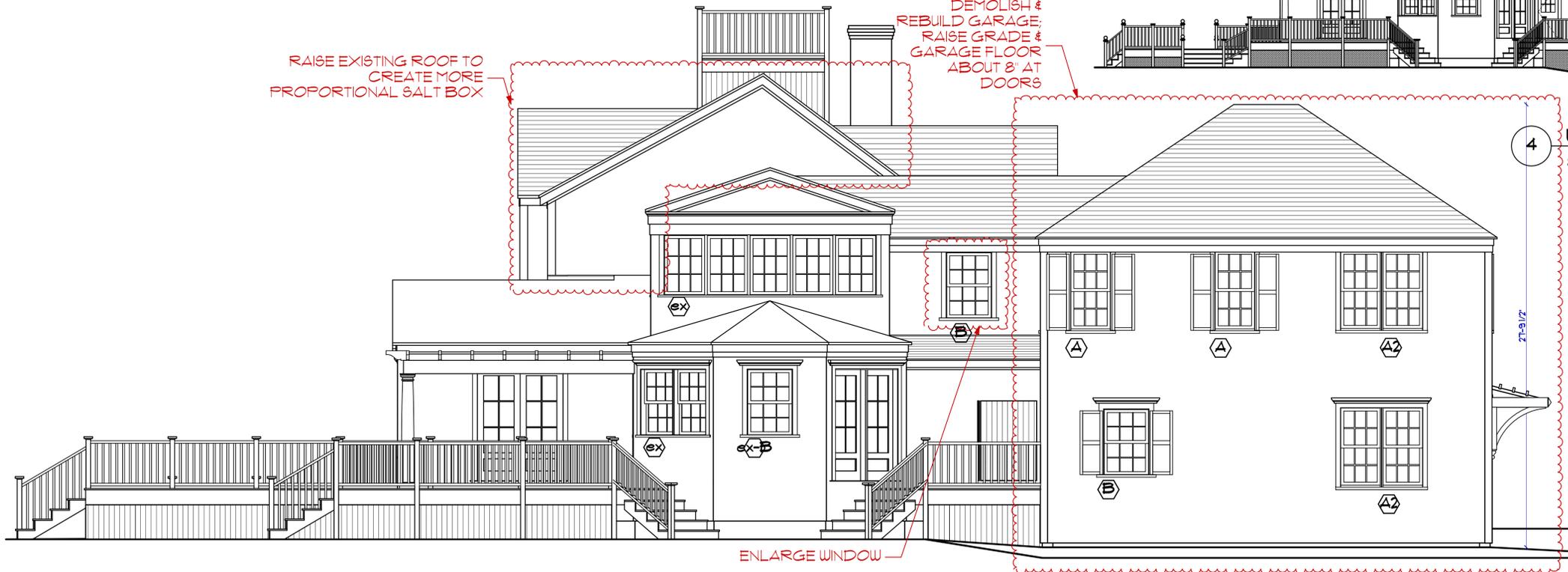
1 HDC SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION-EXISTING  
SCALE: 1/8" = 1'-0"

RAISE EXISTING ROOF TO  
CREATE MORE  
PROPORTIONAL SALT BOX

DEMOLISH &  
REBUILD GARAGE;  
RAISE GRADE &  
GARAGE FLOOR  
ABOUT 8" AT  
DOORS



2 HDC WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION-EXISTING  
SCALE: 1/8" = 1'-0"

ENLARGE WINDOW



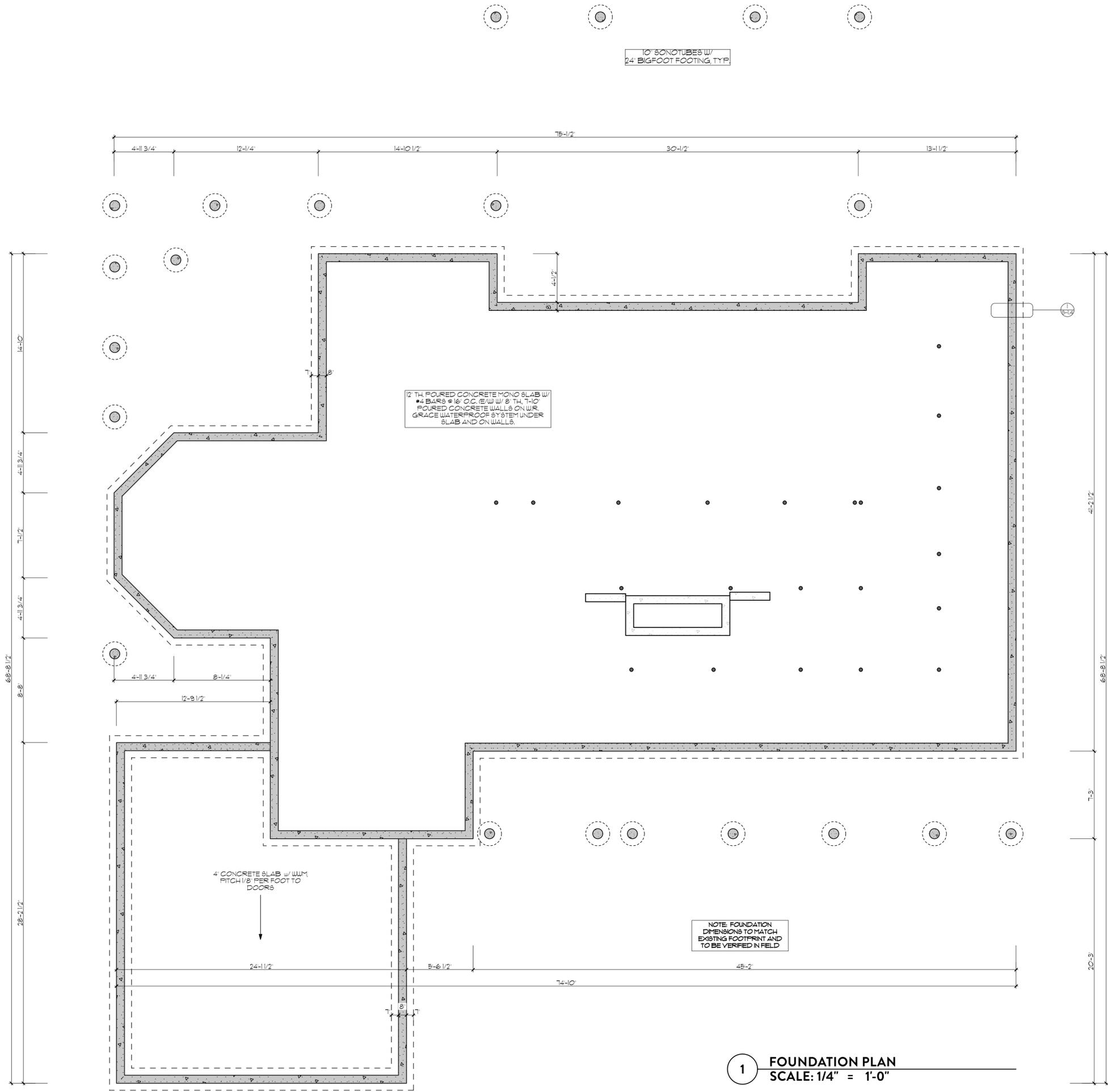
MARK	DATE	DESCRIPTION

Residence at  
9 Hallowell Lane  
Nantucket, MA  
02554

Map No.: 30  
Parcel No.: 14  
Zoning Info: R-2  
Project No.: 94  
Scale: As Noted  
Revised: July 27, 2016  
Drawing No.:

HDC-2.1

All drawings and designs contained  
are the sole property of  
Botticelli & Pohl P.C. No publication  
or use of these documents is permitted  
without prior approval from  
Botticelli & Pohl P.C.

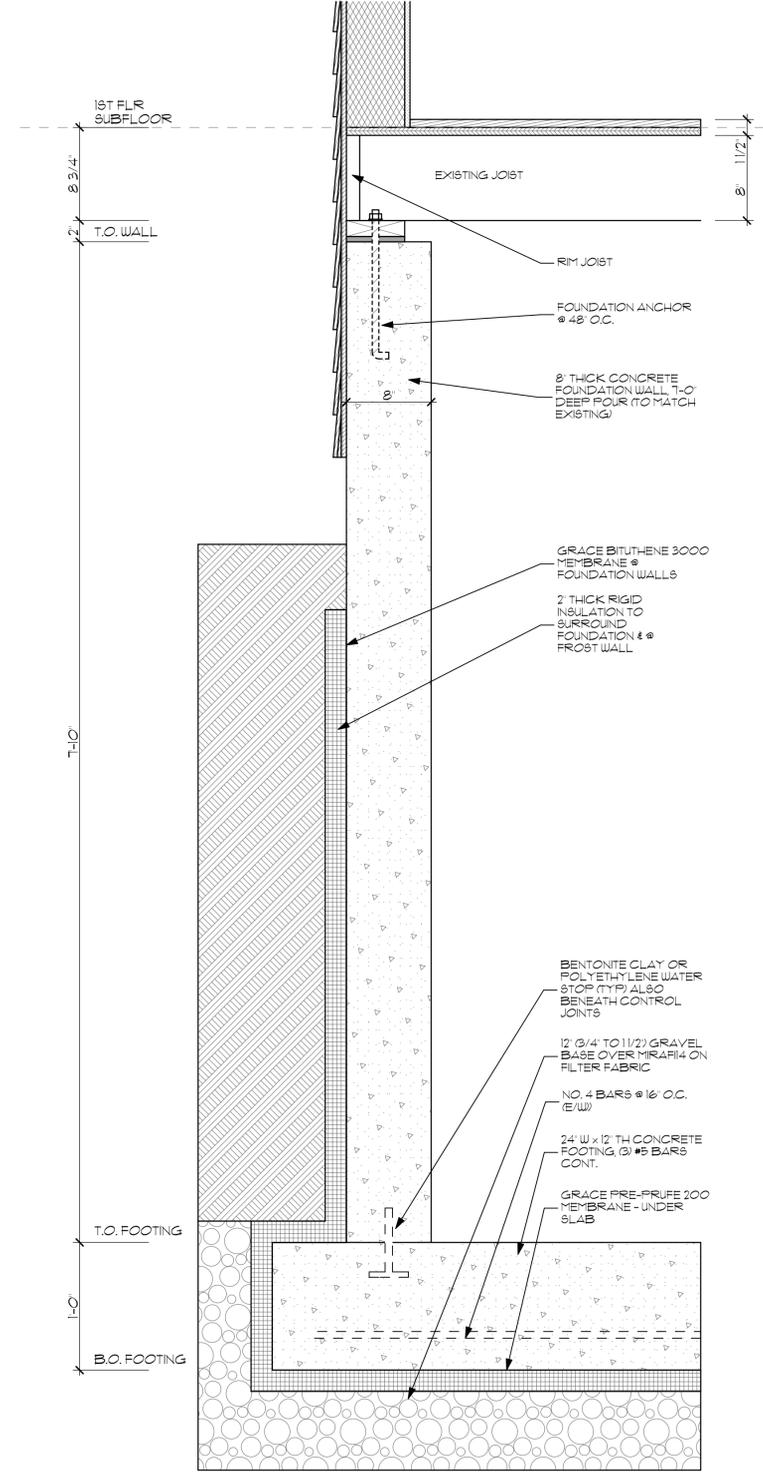


1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

DATE	REVISIONS

Foundation Plan

Residence at  
9 Hallowell Lane  
Nantucket, MA 02554  
MAP NO: 30 ZONING INFO: R-2  
PARCEL NO: 14 PROJECT NO: 94  
REVISED: August 17, 2016  
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.  
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.



**1 MONOSLAB FOUNDATION DETAIL**  
**SCALE: 1 1/2" = 1'-0"**

DATE	REVISIONS

**Foundation Wall Sections**

Residence at  
**9 Hallowell Lane**  
**Nantucket, MA 02554**  
 MAP NO: 30 ZONING INFO: R-2 REVISED: August 17, 2016  
 PARCEL NO: 14 PROJECT NO: 94  
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9 Hallowell Lane, Nantucket; Nancy Colson

Street side (south) view of main dwelling to be lifted for new foundation



9 Hallowell Lane, Nantucket; Nancy Colson

Garage to be demolished and reconstructed

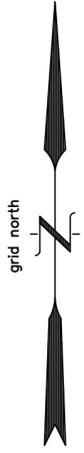


9 Hallowell Lane, Nantucket; Nancy Colson

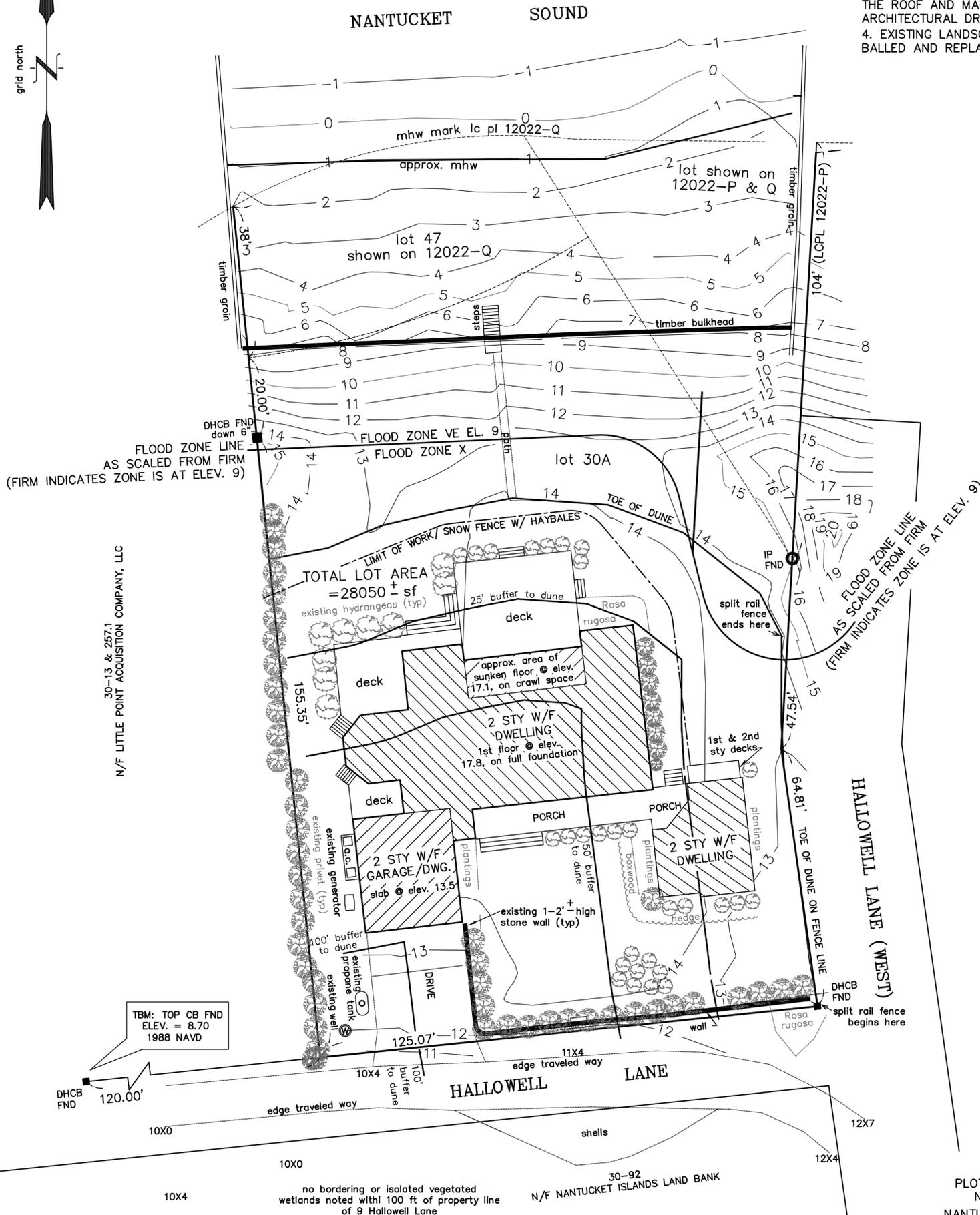
Nantucket Sound side (north) view of main dwelling to be lifted for new foundation



**NEW  
INFORMATION  
FOR CURRENT  
HEARING**



- PROPOSED WORK:
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30-13 & 257.1  
N/F LITTLE POINT ACQUISITION COMPANY, LLC

30-93  
N/F WILLIAM F. HOPKINS, CPA

TBM: TOP CB FND  
ELEV. = 8.70  
1988 NAVD

CURRENT ZONING: R-20  
MINIMUM LOT SIZE: 20,000 sf  
MINIMUM FRONTAGE: 75 ft  
FRONTYARD SETBACK: 30 ft  
SIDE AND REAR SETBACK: 10 ft  
ALLOWABLE G.C.R.: 12.5%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

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N.B. 09/90

PLOT PLAN TO ACCOMPANY  
NOTICE OF INTENT IN  
NANTUCKET, MASSACHUSETTS  
SCALE: 1"=20' DATE: AUGUST 15, 2016  
REVISED AUGUST 24, 2016

DEED REFERENCE: LC CERT.# 14549  
and DEED BK 350, PAGE 225  
PLAN REFERENCE: LC PL 12022-H  
and LC PL 12022-Q  
ASSESSOR'S REFERENCE:  
MAP: 30 PARCELS: 14, 15, & 257  
PREPARED FOR: NANCY COLSON

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

EMACK SURVEYING, LLC  
2 WASHAMAN AVENUE  
NANTUCKET, MA. 02554  
(508) 325-0940

J-399

**EMACK SURVEYING, LLC**

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

August 30, 2016

Submission of Revised Plan for Notice of Intent  
for Nancy Colson  
9 Hallowell Lane, Nantucket  
Assessor's Map 30, Parcels 14, 15, & 257

Dear Commissioners:

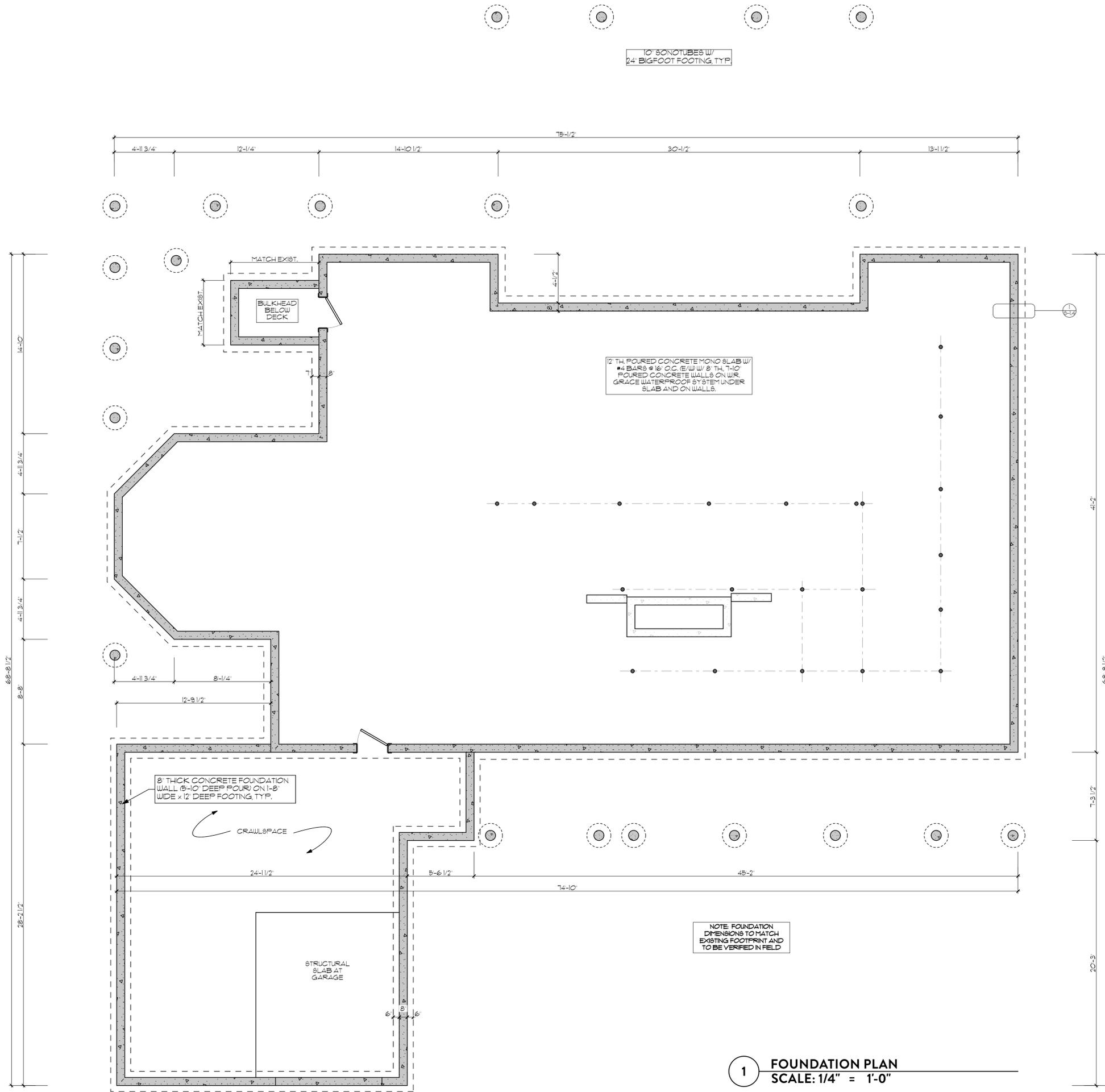
Please find attached revised foundation plans for the proposed new foundation for the project referenced above. Rather than a slab on grade in the garage section, the applicant now proposes to build a crawl space beneath the garage wing to provide for the installation of mechanicals.

Please let me know if you have any questions. Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "R. A. Emack", written in a cursive style.

Robert A. Emack

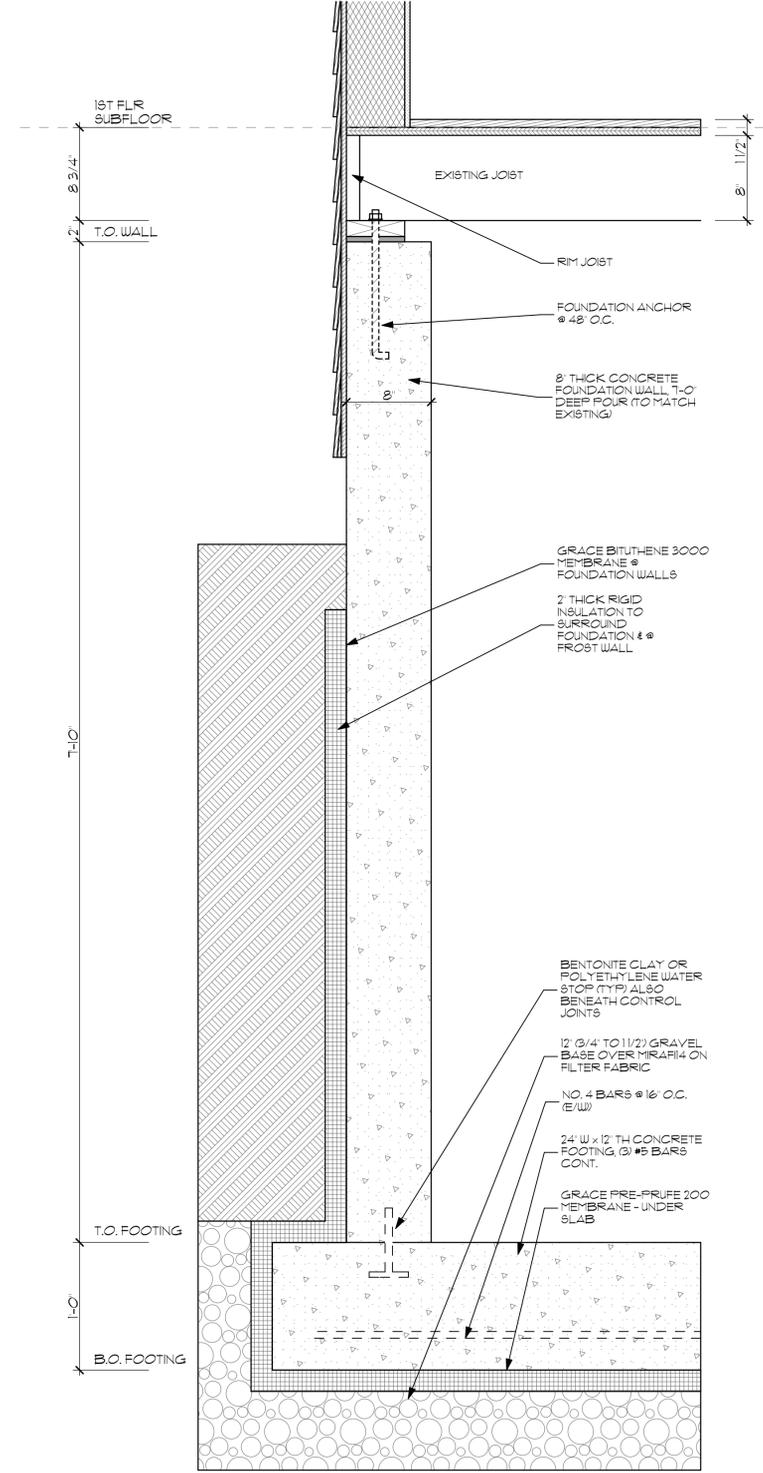


1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

DATE	REVISIONS

Foundation Plan

Residence at  
9 Hallowell Lane  
Nantucket, MA 02554  
MAP NO: 30 ZONING INFO: R-2  
PARCEL NO: 14 PROJECT NO: 94  
REVISED: August 26, 2016  
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.  
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.



**1 MONOSLAB FOUNDATION DETAIL**  
**SCALE: 1 1/2" = 1'-0"**

**Foundation Wall Sections**

DATE	REVISIONS

Pocomo Road NT &  
Acklandia RT

72 & 78 Pocomo Road  
(15-37 & 39)



# **NOTICE OF INTENT APPLICATION**

For Sand Drift Fencing, Sand Nourishment  
& Beach Grass Plantings

At

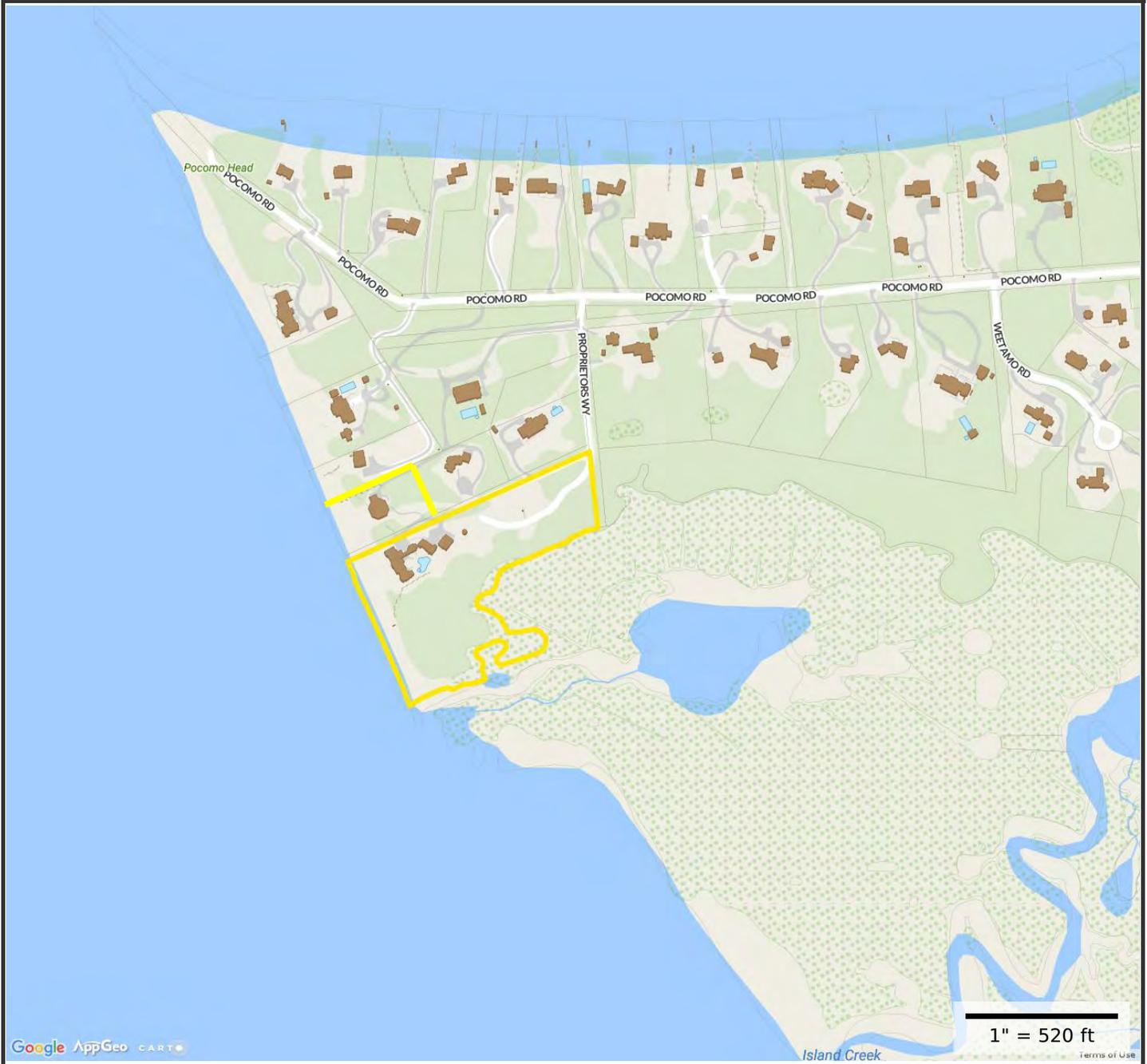
72 & 78 Pocomo Road  
Nantucket, MA

August 2016

Prepared For

**POCOMO ROAD NOMINEE TRUST  
&  
ACKLANDIA REALTY TRUST**

# LOCUS MAP-72 & 78 POCOMO ROAD



<b>Property Information</b>	
<b>Property ID</b>	15 37
<b>Location</b>	72 POCOMO RD
<b>Owner</b>	PARRY MICHAEL & FLOOD HARRY TR



**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



# WPA Form 3 – Notice of Intent

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



## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>72 &amp; 78 Pocomo Road</u>	<u>Nantucket</u>	<u>02554</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41d 18' 44" N</u>	<u>70d 01' 48" W</u>
	d. Latitude	e. Longitude
<u>15</u>	<u>37 &amp; 39 (Respectively)</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Pocomo Road Nominee Trust (#72) & Acklandia Realty Trust (#78)

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u>PO Box 52570</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02205</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Arthur D.</u>	<u>Gasbarro, PE, PLS, LEED AP</u>	
a. First Name	b. Last Name	
<u>Nantucket Engineering &amp; Survey, P.C.</u>		
c. Company		
<u>20 Mary Ann Drive</u>		
d. Street Address		
<u>Nantucket</u>	<u>MA</u>	<u>02554</u>
e. City/Town	f. State	g. Zip Code
<u>508-825-5053</u>	<u>art@nantucketengineer.com</u>	
h. Phone Number	j. Email address	
<u></u>	<u></u>	
i. Fax Number		

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$220.00</u>	<u>\$97.50</u>	<u>\$122.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
NANTUCKET
City/Town

A. General Information (continued)

6. General Project Description:

The applicants are proposing to install a timber sand drift fence, sand nourishment cover and beach grass/native species plantings along the face of a coastal bank. Please refer to the attached Project Narrative and Site Plan for additional information.

7a. Project Type Checklist:

- 1. Single Family Home
2. Residential Subdivision
3. Limited Project Driveway Crossing
4. Commercial/Industrial
5. Dock/Pier
6. Utilities
7. Coastal Engineering Structure
8. Agriculture (e.g., cranberries, forestry)
9. Transportation
10. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

NANTUCKET

a. County

C.16575 (#72), C.21076 (#78)

b. Certificate # (if registered land)

c. Book

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.



WPA Form 3 - Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

NANTUCKET

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
d. Bordering Land Subject to Flooding
e. Isolated Land Subject to Flooding
f. Riverfront Area
2. Width of Riverfront Area (check one):
3. Total area of Riverfront Area on the site of the proposed project:
4. Proposed alteration of the Riverfront Area:
5. Has an alternatives analysis been done and is it attached to this NOI?
6. Was the lot where the activity is proposed created prior to August 1, 1996?

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
a. Designated Port Areas
b. Land Under the Ocean
c. Barrier Beach
d. Coastal Beaches
e. Coastal Dunes



WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
NANTUCKET
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Table with columns: Item, Size of Proposed Alteration, Proposed Replacement (if any). Includes items f-k, 4, and 5 with checkboxes and numerical input fields.

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to http://www.mass.gov/dfwele/dfw/nhosp/regulatory\_review/priority\_habitat/online\_viewer.htm.

a. [ ] Yes [x] No If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
Route 135, North Drive
Westborough, MA 01581

10/1/08
b. Date of map



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
NANTUCKET
City/Town

## C. Other Applicable Standards and Requirements (cont'd)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

1. c. Submit Supplemental Information for Endangered Species Review\*

- 1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
- 2.  Assessor's Map or right-of-way plan of site
- 3.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*\*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site
  - (c)  MESA filing fee (fee information available at: [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address  
*Projects altering 10 or more acres of land, also submit:*
  - (d)  Vegetation cover type map of site
  - (e)  Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

- 1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
- 2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhesp/nhesp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

NANTUCKET

City/Town

## C. Other Applicable Standards and Requirements (cont'd)

- 3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
- 2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only

b.  Yes  No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- 3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

- 4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a.  Yes  No

- 5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a.  Yes  No

- 6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

- 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
- 2.  A portion of the site constitutes redevelopment
- 3.  Proprietary BMPs are included in the Stormwater Management System.

b.  No. Check why the project is exempt:

- 1.  Single-family house

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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NANTUCKET

City/Town

## C. Other Applicable Standards and Requirements (cont'd)

- 2.  Emergency road repair
- 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

### Site Plan to Accompany a Notice of Intent

a. Plan Title

Nantucket Engineering & Survey, P.C.

d. Final Revision Date

Arthur D. Gasbarro, PE, PLS, LEED AP

c. Signed and Stamped by

1" = 40'

e. Scale

f. Additional Plan or Document Title

g. Date

- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.



WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
NANTUCKET
City/Town

E. Fees

- 1. [ ] Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1103 8/18/16
2. Municipal Check Number 3. Check date
1106 8/18/16
4. State Check Number 5. Check date
Nantucket Engineering & Survey, PC
6. Payor name on check: First Name 7. Payor name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Signature of Applicant Agent 8/18/16
2. Date
3. Signature of Property Owner (if different) 4. Date
Signature of Representative (if any) 8/18/16
6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

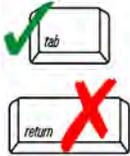
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Applicant:

#72 Pocomo Road Nominee Trust,  
 #78 Acklandia Realty Trust \_\_\_\_\_ b. Last Name \_\_\_\_\_

\_\_\_\_\_  
 c. Organization  
 PO Box 52570

\_\_\_\_\_  
 d. Mailing Address  
 Boston \_\_\_\_\_ MA \_\_\_\_\_ 02205  
 e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_

\_\_\_\_\_  
 h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email Address \_\_\_\_\_

2. Property Owner (if different):

\_\_\_\_\_  
 a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_

\_\_\_\_\_  
 c. Organization

\_\_\_\_\_  
 d. Mailing Address

\_\_\_\_\_  
 e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_

\_\_\_\_\_  
 h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email Address \_\_\_\_\_

3. Project Location:

72 & 78 Pocomo Road \_\_\_\_\_ Nantucket \_\_\_\_\_  
 a. Street Address \_\_\_\_\_ b. City/Town \_\_\_\_\_

**B. Fees**

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Install timber sand drift fence, sand fill & plant American beach grass.	2	\$110	\$220
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Nantucket Wetland By-law Fee	_____	_____	\$25
Nantucket Expert Review Fee	_____	_____	\$200

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$220 + \$25 + \$200</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$97.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	<u>\$122.50</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

✓

TRANSFER CERTIFICATE OF TITLE

Cert. No. 21076  
Docu. No. 105627

From TRANSFER Certificate No. 15971 Originally Registered  
October 21, 1993 in Registration Book 86 Page 54  
for the Registry District of Nantucket County.

THIS IS TO CERTIFY that STEPHEN P. OLIVER, TRUSTEE of the ACKLANDIA REALTY TRUST u/d/t  
dated 12/18/2003 and registered as document # 105628 at the Registry District of Nantucket County, of  
19 Pleasant Street, Hingham in the County of Plymouth and Commonwealth of Massachusetts 02043

is the owner in fee simple

of that land situated in NANTUCKET  
in the County of Nantucket and Commonwealth of Massachusetts, bounded and described as follows:

WESTERLY	by Nantucket Harbor;
NORTHERLY	by Lot 35 on plan hereinafter mentioned, measuring on the upland about three hundred ten (310.+-) feet;
EASTERLY	by Lot 37 on said plan, measuring on the upland one hundred ninety-three and 47/100 (193.47) feet;
SOUTHERLY	by a private way, measuring on the upland about three hundred twenty (320+-) feet.

All of said boundaries, except the water lines, are determined by the Court to be  
located as shown on Plan Numbered 16220-L, drawn by Josiah S. Barrett, Surveyor, dated August 10,  
1967 and filed with Certificate of Title No. 5406. Said land is shown thereon as Lot 36.

There is appurtenant to said land the right to use the 25 foot way on said plan for all  
lawful purposes.

The entire beach in front of Lot 36 is subject to the rights of the owners of Lots 37 and  
38. All is set forth in Documents Numbered 10533 and 10534.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the  
General Laws, and that the title of said STEPHEN P. OLIVER, TRUSTEE of the ACKLANDIA REALTY  
TRUST

to said land is registered under said chapter, subject, however, to any of the encumbrances mentioned in  
section forty-six of said chapter, which may be subsisting and subject as aforesaid; and to the  
memoranda of encumbrances for this certificate.

WITNESS, KARYN F. SCHEIER, Esquire, Chief Justice of the Land Court, at Nantucket, in said County  
of Nantucket.

The fifth day of January in the year two thousand and four at 2 o'clock and 45 minutes in the afternoon.

Attest, with the seal of said court,

  
Joanne L. Kelley, Assistant Recorder

Case # 16220  
Purported Address of Property:  
78 POCOMO ROAD  
CERTIFICATE OF TITLE NO. 21076



## INTRODUCTION

The proposed work at 72 & 78 Pocomo Road in Nantucket, Massachusetts involves the resource area enhancement of an eroding Coastal Bank through sand stabilization at the base of the bank, over a proposed installation of sand drift fencing, and planting of the bank face with American beach grass. A series of storms has eroded the toe of the coastal bank and resulting in slumping of the landform face and top.

The work is proposed within the Coastal Bank, Coastal Beach, and Land Subject to Coastal Storm Flowage Resource Areas. No waivers are required from the Wetland Protection Regulations for Administering the Town of Nantucket By-law Chapter 136 for the water dependent use. This proposal will have no adverse effect on the resource areas, or the interests protected by the Commission including public and private water supply, groundwater, flood control, erosion control, storm damage prevention, water pollution, fisheries, shellfish, wildlife, scenic views, and recreation.

## SITE DESCRIPTION

The two sites are located on the west side of Pocomo Road and fronts on Nantucket Harbor. The parcel consists of two lots each containing single-family dwellings. The existing resource areas near to the proposed project include Bordering Vegetated Wetlands, Land Subject to Coastal Storm Flowage, Land Under the Ocean, Coastal Beach and a Coastal Bank. The boundaries of these areas were previously approved by the Nantucket Conservation Commission. A review of the October 1, 2008 "Massachusetts Natural Heritage Atlas", prepared by the Massachusetts Natural Heritage and Endangered Species Program (NHESP), indicates that the work area is not within the known range of state listed rare wildlife species defined by the Estimated Habitat mapping.

## WORK DESCRIPTION

The project involves the resource enhancement of an eroding Coastal Bank through the installation of sand at the base of the bank, over a proposed installation of sand drift fencing, and planting of the bank face with beach grass. The applicant proposes to re-establish a vegetated slope on the face

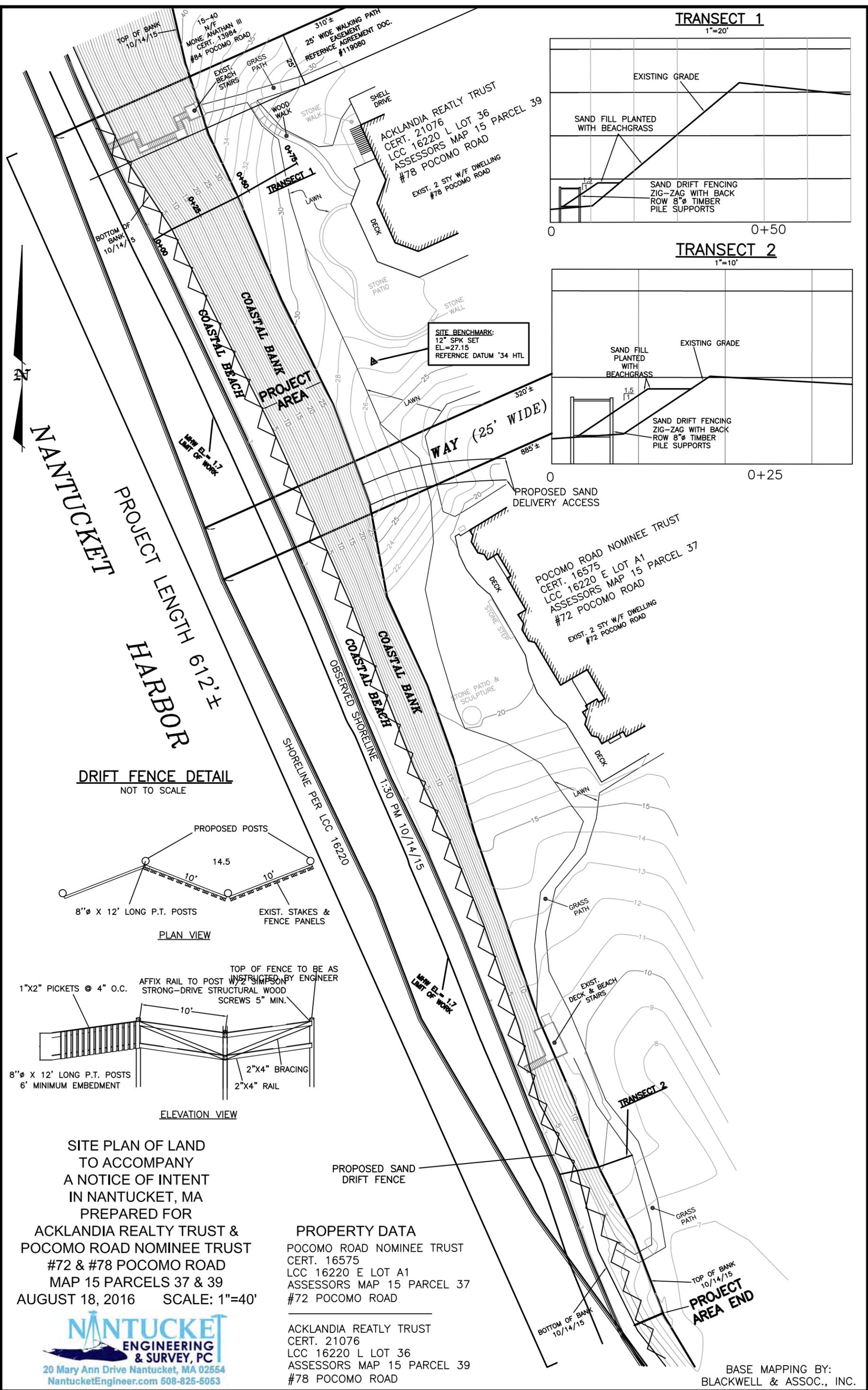
of the coastal bank, and to enhance the ability of the landform to maintain a vegetated slope, re-vegetation of the face of the landform, and installation of wooden sand drift fences. The constructed system will serve as sacrificial sediment to replicate a natural system for storm damage protection and will increase the available supply of sediment to the beach and littoral system during severe storms.

The machine access for the project will be from Pocomo Point the driveway on locus. No equipment will be left on the beach overnight and if a severe storm is forecasted work will be suspended and the equipment removed from the beach until conditions abate. A track-excavator and rubber-tired front end loader will work on the beach above the mean high-tide line. Materials for the project will be delivered to the site, and will be placed over the Coastal Bank. The sand will be piled as close to the bottom as possible for access by the machine on the beach. No disturbance is proposed to the form of the ridge of the Coastal Bank.

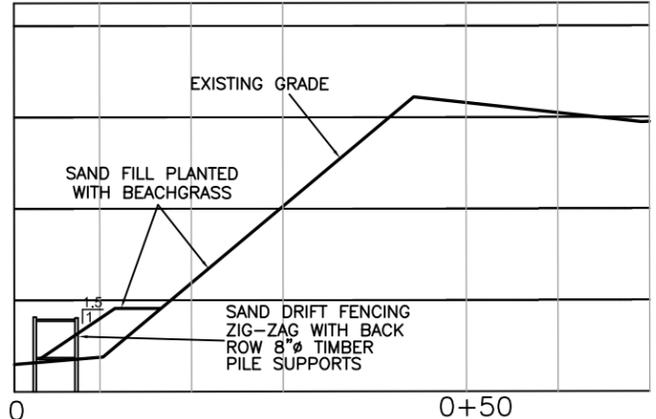
Upon completion of the project, the face of the bank above the placed sand within the fencing will be covered with staked coir netting and vegetated with American Beach Grass. The sand between the fence will not be planted with beach grass and left in a natural condition which will enhance its function as sacrificial sediment. This project also proposes a continuing condition to permit re-establishment of the sand fill, as frequently as needed to maintain the beach stairs and access to the beach. The system will be maintained by the Owners. Following construction, upland disturbed areas will be covered with a minimum of six-inches of clean topsoil and planted with Cape Cod Special Grass Seed Mix.

## CONCLUSION

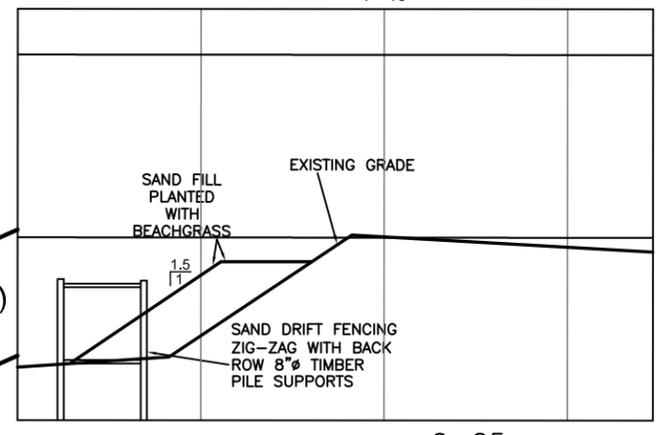
The work as proposed will not affect the ability of the resource areas to function as they currently do, and will result in improved situation to promote a stable vegetated Coastal Bank. The project will not result in an adverse impact on the areas, or the interests protected by the Commission including public and private water supply, groundwater, flood control, erosion control, storm damage prevention, water pollution, fisheries, shellfish, wildlife, scenic views, and recreation.



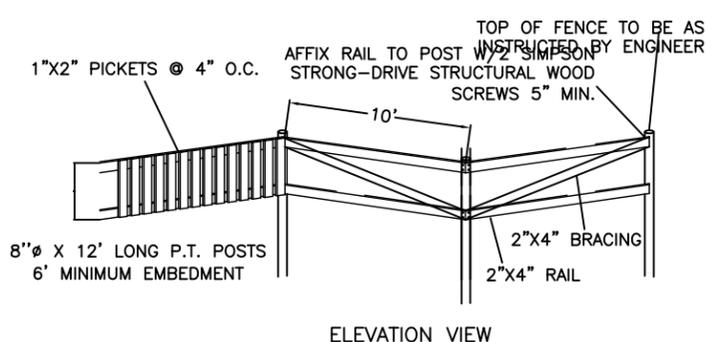
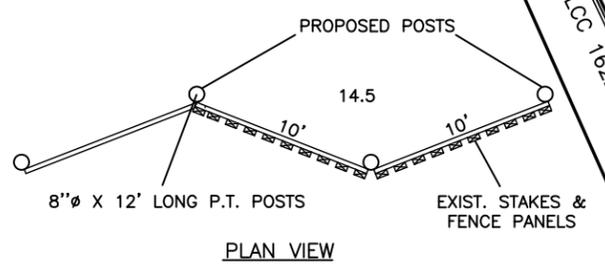
**TRANSECT 1**  
1"=20'



**TRANSECT 2**  
1"=10'



**DRIFT FENCE DETAIL**  
NOT TO SCALE



SITE PLAN OF LAND  
TO ACCOMPANY  
A NOTICE OF INTENT  
IN NANTUCKET, MA  
PREPARED FOR  
ACKLANDIA REALTY TRUST &  
POCOMO ROAD NOMINEE TRUST  
#72 & #78 POCOMO ROAD  
MAP 15 PARCELS 37 & 39  
AUGUST 18, 2016 SCALE: 1"=40'

**PROPERTY DATA**  
POCOMO ROAD NOMINEE TRUST  
CERT. 16575  
LCC 16220 E LOT A1  
ASSESSORS MAP 15 PARCEL 37  
#72 POCOMO ROAD

ACKLANDIA REALTY TRUST  
CERT. 21076  
LCC 16220 L LOT 36  
ASSESSORS MAP 15 PARCEL 39  
#78 POCOMO ROAD



BASE MAPPING BY:  
BLACKWELL & ASSOC., INC.



1540

1539

Clarkford Partners NT

17 Kimball Ave

(30-30)

SE48-2917



P.O. Box 3627, Nantucket, Massachusetts 02584-3627  
Tel. (508) 228-0240 Fax (508) 228-9856  
www.nantucketsurveyors.com  
nslinfo@nantucketsurveyors.com

N-10550

August 19, 2016

Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, Massachusetts 02554

Re: Notice of Intent

Applicant: Sarah F. Alger, Trustee  
Clarkfork Partners Nominee Trust  
17 Kimball Avenue (Map 30 Parcel 30)  
Nantucket, MA 02554

Dear Commission Members,

Enclosed please find the following:

- Two (2) copies of a Notice of Intent for the above-referenced project;
- One (1) Filing Fee to the Town of Nantucket - \$25.00 (bylaw);
- One (1) Filing Fee to the Town of Nantucket - \$200.00 (Consultant review fee);
- One (1) Check to the Inquirer & Mirror - \$266.90 (publishing of the Public Notice).
- One (1) Check to the Town of Nantucket - \$67.50 (WPA Fee)
- One (1) Check to the Commonwealth of MA – \$42.50 (WPA Fee) Copy

This application is for the placement of a new foundation and additions to the existing dwelling with associated site work, grading, and landscaping within setbacks to a Coastal Bank. Waivers are required for the proposed work. The proposed work is shown on the included plan, "Site Plan, Residence at 17 Kimball Avenue" by Botticelli & Pohl, Dated: August 11, 2016.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to call our office.

Respectfully,  
Nantucket Surveyors, LLC

A handwritten signature in blue ink, appearing to read 'Paul J. Santos', is written over a light blue circular stamp.

Paul J. Santos, PLS

Enclosures

cc: DEP Southeast Regional Office  
Sarah F. Alger, Trustee

Office located at 5 Windy Way • Nantucket, MA 02554

Land Surveying • Topographic Surveys • Civil Engineering • Construction • Marine • Environmental Permitting



**Notice of Intent**  
Map 30 Parcel 30  
17 Kimball Avenue  
Nantucket, Massachusetts

Prepared for: **Sarah F. Alger, Trustee**  
**Clarkfork Partners Nominee Trust**  
**Two Union Street**  
**Nantucket, MA 02554**

Prepared by: **Nantucket Surveyors, LLC**  
**5 Windy Way, PO Box 3627**  
**Nantucket, MA 02584**

**August 19, 2016**



# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Nantucket  
City/Town

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



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>17 Kimball Avenue</u>	<u>Nantucket</u>	<u>02554</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41.293957</u>	<u>-70.114755</u>
	d. Latitude	e. Longitude
<u>30</u>	<u>30</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Clarkfork Partners Nominee Trust</u>	<u>MA</u>	<u>02554</u>
c. Organization	f. State	g. Zip Code
<u>Two Union Street</u>	<u>sfa@sfapc.com</u>	
d. Street Address	j. Email Address	
<u>Nantucket</u>		
e. City/Town		
<u>508-228-1118</u>	<u>508-228-8004</u>	
h. Phone Number	i. Fax Number	

3. Property owner (required if different from applicant):  Check if more than one owner

<u>Paul</u>	<u>Santos</u>	
a. First Name	b. Last Name	
<u>Clarkfork Partners Nominee Trust</u>		
c. Organization		
<u>Two Union Street</u>		
d. Street Address		
<u>Nantucket</u>	<u>MA</u>	<u>02554</u>
e. City/Town	f. State	g. Zip Code
<u>508-228-1118</u>	<u>508-228-8004</u>	<u>sfa@sfapc.com</u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Paul</u>	<u>Santos</u>	
a. First Name	b. Last Name	
<u>Nantucket Surveyors, LLC</u>		
c. Company		
<u>P.O. Box 3627</u>		
d. Street Address		
<u>Nantucket</u>	<u>MA</u>	<u>02554</u>
e. City/Town	f. State	g. Zip Code
<u>508-228-0240</u>	<u>508-228-9856</u>	<u>psantos@nantucketsurveyors.com</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Nantucket

City/Town

## A. General Information (continued)

### 6. General Project Description:

This application is for the placement of a new foundation and additions to the existing dwelling with associated site work, grading, and landscaping within setbacks to a Coastal Bank.

### 7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

### 7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

#### 2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

### 8. Property recorded at the Registry of Deeds for:

Nantucket

a. County

20901

b. Certificate # (if registered land)

c. Book

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



# WPA Form 3 – Notice of Intent

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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

Nantucket

City/Town

## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f.  Riverfront Area
- Name of Waterway (if available) - **specify coastal or inland** \_\_\_\_\_
  - Width of Riverfront Area (check one):
    - 25 ft. - Designated Densely Developed Areas only
    - 100 ft. - New agricultural projects only
    - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_      b. square feet within 100 ft. \_\_\_\_\_      c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?       Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?       Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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

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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



# WPA Form 3 – Notice of Intent

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

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Nantucket

City/Town \_\_\_\_\_

## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

October 2008  
b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
    - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
    - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
  2.  Assessor's Map or right-of-way plan of site
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
    - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
    - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



# WPA Form 3 – Notice of Intent

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

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City/Town

## C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



# WPA Form 3 – Notice of Intent

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

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## C. Other Applicable Standards and Requirements (cont'd)

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



# WPA Form 3 – Notice of Intent

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

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## D. Additional Information (cont'd)

- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan, Residence at 17 Kimball Avenue

a. Plan Title

Botticelli & Pohl

Ray Pohl

b. Prepared By

c. Signed and Stamped by

8/11/16

1"=30'

d. Final Revision Date

e. Scale

As-Built Plot Plan by Nantucket Surveyors, LLC

2/25/15

f. Additional Plan or Document Title

g. Date

- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP
MassDEP File Number
Document Transaction Number
Nantucket
City/Town

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

13096	8-18-16
2. Municipal Check Number	3. Check date
13092	8-18-16
4. State Check Number	5. Check date
Ann R.	Schmidt
6. Payor name on check: First Name	7. Payor name on check: Last Name

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	08/18/16
1. Signature of Applicant	2. Date
	08/18/16
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

17 Kimball Avenue  
 a. Street Address  
 13092  
 c. Check number  
 Nantucket  
 b. City/Town  
 42.50  
 d. Fee amount

2. Applicant Mailing Address:

a. First Name  
 Clarkfork Partners Nominee Trust  
 c. Organization  
 Two Union Street  
 d. Mailing Address  
 Nantucket  
 e. City/Town  
 508-228-1118  
 h. Phone Number  
 508-228-8004  
 i. Fax Number  
 sfa@sfapc.com  
 j. Email Address  
 MA  
 f. State  
 02554  
 g. Zip Code

3. Property Owner (if different):

a. First Name  
 b. Last Name  
 c. Organization  
 d. Mailing Address  
 e. City/Town  
 f. State  
 g. Zip Code  
 h. Phone Number  
 i. Fax Number  
 j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
This application is for the placement of a new foundation and additions with associated site work, grading, and landscaping within a Coastal Bank.	1	\$110	\$110

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$110
State share of filing Fee:	\$42.50
City/Town share of filing Fee:	\$67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

ATTACHMENT A

NOTICE OF INTENT  
Item D

17 Kimball Avenue  
Nantucket, Massachusetts  
Map: 30 Parcel: 30

List of Plans and Supporting Documents

APPENDIX A – Project Narrative

APPENDIX B – Nantucket Town GIS

APPENDIX C – NHESP Estimated and Priority Habitat Map

APPENDIX D – FEMA Flood Insurance Rate Map

APPENDIX E – Site Photographs

APPENDIX F – Abutter Notification Information

APPENDIX G – “Site Plan, Residence at 17 Kimball Avenue”  
Prepared by Botticelli & Pohl  
Dated August 11, 2016

As-Built Plot Plan  
Prepared by Nantucket Surveyors, LLC  
Dated February 25, 2015

## **APPENDIX A**

### Project Narrative

## **APPENDIX A PROJECT NARRATIVE**

### **Introduction**

This Notice of Intent is submitted to the Nantucket Conservation Commission (“the Commission”) and the Massachusetts Department of Environmental Protection (MassDEP) pursuant to the Massachusetts Wetlands Protection Act, MGL c.131, s.40, for the placement of a new foundation and additions to the existing dwellin with associated site work, grading, and landscaping within setbacks to a Coastal Bank.

### **Existing Site Conditions**

The subject property is located on the north side of Kimball Avenue, Nantucket Assessors Map: 30 Parcel: 30. The site is approximately 1.35 acres, consisting of a 2 story dwelling and 2 story garage/cottage on a fully developed residential lot. The surrounding land use is residential.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for this portion of Nantucket (FIRM Map No. 25019C0086G), dated June 9, 2014, shows that the area of the proposed work is not located within a Flood Hazard Zone.

The Massachusetts Natural Heritage Atlas, 12<sup>th</sup> Edition, dated October 2008 (Appendix C) shows that Priority Habitat and Estimated Habitat is not mapped within the area of proposed development. The proposed work does not require a filing with MESA.

### **Erosion Control**

Silt fence erosion control will be installed along the limit of the work at the top of the coastal bank prior to the start of construction.

## **APPENDIX B**

Nantucket Town GIS



**Figure 1: TOWN GIS MAP**

17 KIMBALL AVENUE  
 NANTUCKET, MASSACHUSETTS  
 N.T.S.

DATE: AUGUST 19, 2016  
 ASSESSOR'S REFERENCE:  
 MAP: 30 PARCEL: 30

PREPARED FOR:  
 SARAH F. ALGER, TRUSTEE  
 CLARKFORK PARTNERS NOMINEE TRUST  
 NANTUCKET SURVEYORS LLC  
 5 WINDY WAY  
 NANTUCKET, MA. 02554

## **APPENDIX C**

**NHESP Estimated and Priority Habitat Map**



**LEGEND:**

NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



**FIGURE 2: AERIAL PHOTO/NHESP MAP**

17 KIMBALL AVENUE

NANTUCKET, MASSACHUSETTS

SCALE: N.T.S. DATE: 8/19/16

ASSESSOR'S REFERENCE:

MAP: 30 PARCEL: 30

PREPARED FOR:

SARAH F. ALGER, TRUSTEE

CLARKFORK PARTNERS NOMINEE TRUST

NANTUCKET SURVEYORS LLC

5 WINDY WAY

NANTUCKET, MA. 02554

## **APPENDIX D**

### **FEMA Flood Insurance Rate Map**



**Figure 3: FEMA FIRM MAP**

17 KIMBALL AVENUE  
 NANTUCKET, MASSACHUSETTS  
 SCALE: N.T.S. DATE: AUGUST 19, 2016  
 ASSESSOR'S REFERENCE:  
 MAP: 30 PARCEL: 30

PREPARED FOR:  
 SARAH F. ALGER, TRUSTEE  
 CLARKFORK PARTNERS NOMINEE TRUST  
 NANTUCKET SURVEYORS LLC  
 5 WINDY WAY  
 NANTUCKET, MA. 02554

**APPENDIX E**

Site Photographs

**17 Kimball Avenue, Nantucket, MA**  
**Applicant: Sarah F. Alger, Trustee**  
**Clarkfork Partners Nominee Trust**



Front View of Dwelling



Rear View of Dwelling



Left View of Dwelling



Right View of Dwelling



View of Coastal Bank

## **APPENDIX G**

**“Site Plan, Residence at 17 Kimball Avenue”**

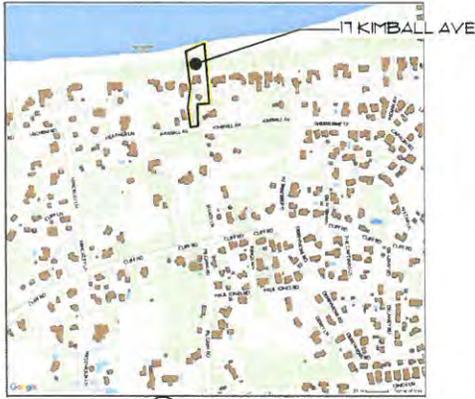
**Prepared by Botticelli & Pohl**

**Dated: August 11, 2016**

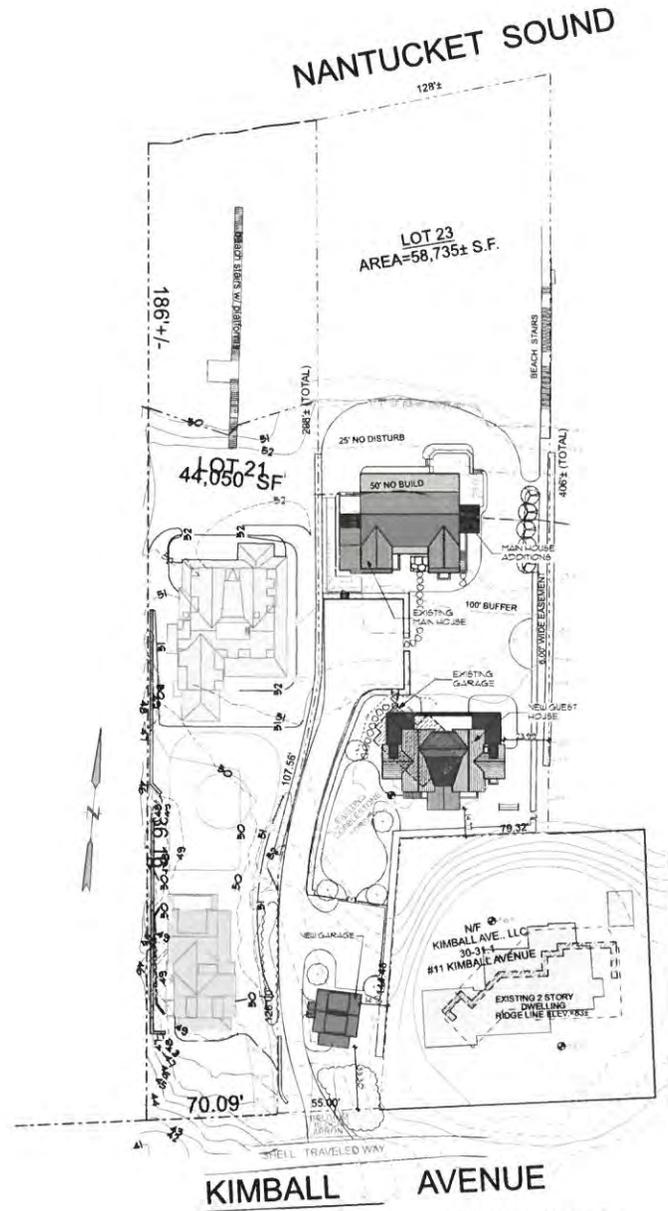
**“As-Built Plot Plan #17 Kimball Avenue”**

**Prepared by Nantucket Surveyors, LLC**

**Dated: February 25, 2015**



2 17 KIMBALL AVE LOCUS MAP



1 PROPOSED SITE PLAN  
SCALE: 1" = 30'

**BOTTICELLI & POHL**

DATE	REVISIONS

**Site Plan**

Residence at  
**17 Kimball Avenue**  
**Nantucket, MA 02554**  
 MAP NO. 10 ZONING INFO. R-20  
 PARCEL NO. 30 PROJECT NO. 03 REVISED - August 11, 2016  
All drawings and images contained on this site are property of Botticelli & Pohl, P.C.  
 No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #  
**L-1.1**

CURRENT ZONING: R-20  
 MINIMUM LOT SIZE: 20,000 S.F.  
 MINIMUM FRONTAGE: 75'  
 FRONTYARD SETBACK: 30'  
 SIDE AND REAR SETBACK: 10'  
 ALLOWABLE G.C.R.: 12.5%  
 EXISTING G.C.R.: 6.2%±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

**NOTES:**

1. SEE ORDER OF CONDITIONS SE48-1870 LC DOC. NO. 114791.
2.  RECORD MONUMENT LOCATION.

BEACH AND BATHING EASEMENT IN FAVOR OF 11 KIMBALL AVENUE, L.C. DOC. # 51665.

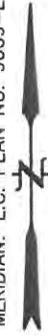
**NANTUCKET SOUND**

128'±

MEAN HIGH WATER (L.C. PLAN NO. 9009-L)

4.00' WIDE PEDESTRIAN EASEMENT IN FAVOR OF 11 KIMBALL AVENUE, L.C. DOC. # 49104.

MERIDIAN: L.C. PLAN NO. 9009-L



**LOT 23**  
 AREA=58,735± S.F.

N/F PETER M. SACERDOTE 30-29

N/F KIMBALL-SHERBURNE, LLC 30-31

N/F KIMBALL AVE., LLC 30-31.1 #11 KIMBALL AVENUE

AS-BUILT PLOT PLAN  
 #17 KIMBALL AVENUE  
 IN  
 NANTUCKET, MASSACHUSETTS  
 SCALE: 1"=40' DATE: 02/25/15

DEED REFERENCE: L.C. CERT. #20901  
 PLAN REFERENCE: L.C. PLAN NO. 9009-L  
 ASSESSOR'S REFERENCE: MAP: 30 PARCEL: 30

PREPARED FOR:  
 WILLIAM BROWNE  
 NANTUCKET SURVEYORS LLC  
 5 WINDY WAY  
 NANTUCKET, MA. 02554



*Paul J. Santos*  
 2/25/15

**KIMBALL AVENUE**  
 (50.00' WIDE)

I:\JOBS 8632-10899\10000\10550\10550\10550\AUTOCAD\N10550\ASB\_REV2-25-15.dwg, Layout1, 1:1



P.O. Box 3627, Nantucket, Massachusetts 02584-3627  
Tel. (508) 228-0240 Fax (508) 228-9856  
www.nantucketsurveyors.com  
nslinfo@nantucketsurveyors.com

COPY

NS10550

September 2, 2016

Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, Massachusetts 02554

Re: Waiver Request  
Applicant: Sarah F. Alger, Trustee  
Clarkfork Partners Nominee Trust  
17 Kimball Avenue - Map: 30 Parcel: 30



Dear Commissioners:

On behalf of the applicant, Nantucket Surveyors, LLC, is requesting a waiver from the Nantucket Wetlands Protection Regulations, Section 2.05 (B)(5) for the above referenced project, specifically a waiver for placement of a new foundation and additions to the existing dwelling within 50 foot setback to a Coastal Bank. The applicant wishes to apply for this waiver under the premise that the proposed project will not adversely impact the interest identified in the Bylaw and there are no reasonable conditions or alternatives that would allow the project to proceed in compliance with the regulations, Section 1.03(F)(3a).

The applicant proposes redevelopment of the existing site within area previously altered. More specifically the following work is proposed:

**0-25' No Disturb Zone**

- Work within the existing Deck Footprint, addition of steps.

**25-50' No Disturb Zone**

- Placement of a new foundation, addition of steps, decking and small addition along easterly side of dwelling.

Office located at 5 Windy Way • Nantucket, MA 02554

Land Surveying • Topographic Surveys • Civil Engineering • Construction • Marine • Environmental Permitting

### Interests Protected

- **Public and Private Water Supply:** The existing site is supplied by public water. No modification to this is proposed.
- **Groundwater:** Not applicable to this project.
- **Fisheries and Shellfish:** Not applicable to this project.
- **Recreation:** The Coastal Resource is on private property, and it is not available for recreational use by the public.
- **Water Pollution:** All resource area will be surrounded by silt fencing to control any possible water pollution by erosion..
- **Wetland Scenic Views:** The existing views will not be altered.
- **Wildlife:** No changes in landscape will take place that would cause a change in the movement of wildlife. No wildlife obstruction will occur.
- **Flood Control and Storm Damage Prevention:** There is no new change in grading proposed by this project.
- **Erosion Control:** The site will be protected during the construction phase of this project.

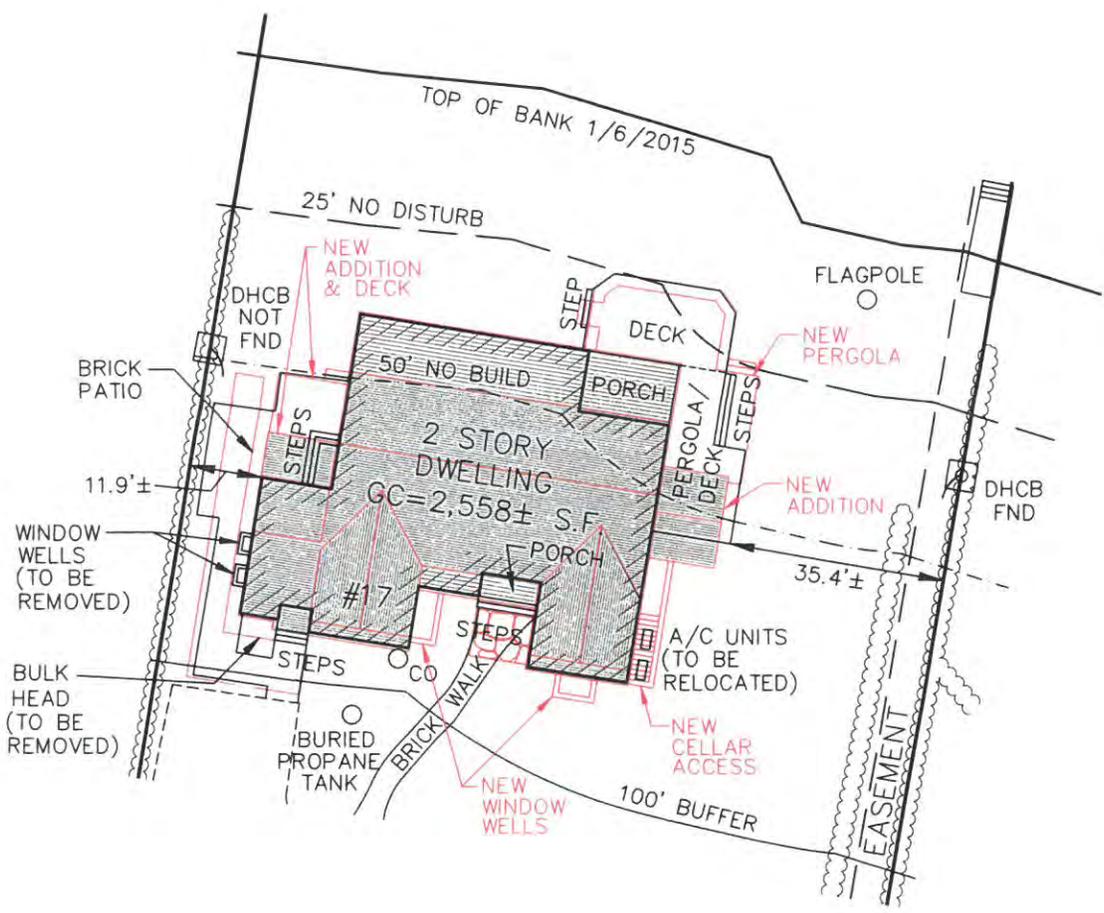
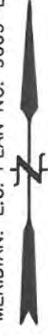
Thank you for your time and attention to this matter.

Sincerely,  
Nantucket Surveyors, LLC



By Paul J. Santos, PLS  
Agent for the Applicant

CC: Sarah F. Alger, Trustee



**NOTES:**

1. SEE ORDER OF CONDITIONS SE48-1870 LC DOC. NO. 114791.
2.  RECORD MONUMENT LOCATION.

CURRENT ZONING: R-20  
 MINIMUM LOT SIZE: 20,000 S.F.  
 MINIMUM FRONTAGE: 75'  
 FRONTYARD SETBACK: 30'  
 SIDE AND REAR SETBACK: 10'  
 ALLOWABLE G.C.R.: 12.5%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B.: 390/25, 390/99 & 390/103



COPYRIGHT BY NANTUCKET SURVEYORS, LLC

WAIVER EXHIBIT PLOT PLAN  
 SE48-2917  
 #17 KIMBALL AVENUE  
 IN  
 NANTUCKET, MASSACHUSETTS  
 SCALE: 1"=20' DATE: 9/2/16

DEED REFERENCE: L.C. CERT. #20901  
 PLAN REFERENCE: L.C. PLAN NO. 9009-L  
 ASSESSOR'S REFERENCE:  
 MAP: 30 PARCEL: 30  
 PREPARED FOR:  
 WILLIAM BROWNE  
 NANTUCKET SURVEYORS LLC  
 5 WINDY WAY  
 NANTUCKET, MA. 02554

N-10550

96 West Chester NT

96 West Chester St

(41-483)

SE48-2918

NOTICE OF INTENT  
for  
POOL/CABANA CONSTRUCTION  
at  
96 WEST CHESTER STREET  
NANTUCKET, MASSACHUSETTS

Prepared for:

JAMES L. CROYLE, TRUSTEE  
c/o 96 WEST CHESTER NOMINEE TRUST  
P.O. BOX 760  
HARVARD, MA 01451

August 2016

Prepared by:

HAINES HYDROGEOLOGIC CONSULTING  
141 OLD ENFIELD ROAD  
BELCHERTOWN, MA 01007



# WPA Form 3 – Notice of Intent

MassDEP File Number

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

Document Transaction Number

Nantucket

City/Town



## A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

<u>96 West Chester Street</u>	<u>Nantucket</u>	<u>02554</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41°17'07.980"N</u>	<u>70°06'59.508"W</u>
	d. Latitude	e. Longitude
<u>41</u>	<u>483</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>James L.</u>	<u>Croyle, Trustee</u>	
a. First Name	b. Last Name	
<u>96 West Chester Nominee Trust</u>		
c. Organization		
<u>P.O. Box 706</u>		
d. Street Address		
<u>Harvard</u>	<u>MA</u>	<u>01451</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u>Same</u>		
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>David</u>	<u>Haines</u>	
a. First Name	b. Last Name	
<u>Haines Hydrogeologic Consulting</u>		
c. Company		
<u>141 Old Enfield Road</u>		
d. Street Address		
<u>Belchertown</u>	<u>MA</u>	<u>01007</u>
e. City/Town	f. State	g. Zip Code
<u>413-323-7156</u>	<u>haineshydro@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110.00</u>	<u>\$42.50;\$25.00;\$200.00</u>	<u>\$67.50;\$25.00;\$200.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and
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MassDEP File Number

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A. General Information (continued)

6. General Project Description:

The proposed work includes the construction of an inground swimming pool, a cabana and fencing. Some of the work will take place in the 100-foot Buffer Zone to a Bordering Vegetated Wetland but greater than 50 feet from the wetland boundary.

7a. Project Type Checklist:

- 1. X Single Family Home
2. [ ] Residential Subdivision
3. [ ] Limited Project Driveway Crossing
4. [ ] Commercial/Industrial
5. [ ] Dock/Pier
6. [ ] Utilities
7. [ ] Coastal Engineering Structure
8. [ ] Agriculture (e.g., cranberries, forestry)
9. [ ] Transportation
10. [ ] Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. [ ] Yes X No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Nantucket

a. County

24

c. Book

b. Certificate # (if registered land)

18

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. X Buffer Zone Only - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. [ ] Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and  
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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)



- | <u>Resource Area</u>   | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (if any)</u>       |
|--|---|--|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | _____   | _____                                      |
|  | 1. square feet  | 2. square feet                             |
|  | _____   | _____                                      |
|  | 3. cubic feet of flood storage lost   | 4. cubic feet replaced                     |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | _____   | _____                                      |
|  | 1. square feet  | _____                                      |
|  | _____   | _____                                      |
|  | 2. cubic feet of flood storage lost   | 3. cubic feet replaced                     |
| f. <input type="checkbox"/> Riverfront Area                    | _____   |  |
|  | 1. Name of Waterway (if available)  |  |
|  | 2. Width of Riverfront Area (check one):  |  |
|  | <input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only   |  |
|  | <input type="checkbox"/> 100 ft. - New agricultural projects only   |  |
|  | <input type="checkbox"/> 200 ft. - All other projects   |  |
|  | 3. Total area of Riverfront Area on the site of the proposed project: _____   |  |
|  | square feet   |  |
|  | 4. Proposed alteration of the Riverfront Area:  |  |
|  | _____   | _____                                      |
|  | a. total square feet  | b. square feet within 100 ft.              |
|  |   | c. square feet between 100 ft. and 200 ft. |
|  | 5. Has an alternatives analysis been done and is it attached to this NOI? <input type="checkbox"/> Yes <input type="checkbox"/> No      |  |
|  | 6. Was the lot where the activity is proposed created prior to August 1, 1996? <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

### 3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

- | <u>Resource Area</u>                              | <u>Size of Proposed Alteration</u>                             | <u>Proposed Replacement (if any)</u> |
|---|--|--------------------------------------|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below                |                                      |
| b. <input type="checkbox"/> Land Under the Ocean  | _____  | _____                                |
|   | 1. square feet   | _____                                |
|   | _____  | _____                                |
|   | 2. cubic yards dredged   | _____                                |
| c. <input type="checkbox"/> Barrier Beach         | Indicate size under Coastal Beaches and/or Coastal Dunes below |                                      |
| d. <input type="checkbox"/> Coastal Beaches       | _____  | _____                                |
|   | 1. square feet   | 2. cubic yards beach nourishment     |
| e. <input type="checkbox"/> Coastal Dunes         | _____  | _____                                |
|   | 1. square feet   | 2. cubic yards dune nourishment      |



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

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Nantucket  
City/Town



## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings

## C. Other Applicable Standards and Requirements

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://www.mass.gov/dfw/e/dfw/nhESP/regulatory\\_review/priority\\_habitat/online\\_viewer.htm](http://www.mass.gov/dfw/e/dfw/nhESP/regulatory_review/priority_habitat/online_viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
Route 135, North Drive  
Westborough, MA 01581

2008  
b. Date of map \_\_\_\_\_



# WPA Form 3 – Notice of Intent

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## C. Other Applicable Standards and Requirements (cont'd)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

### 1. c. Submit Supplemental Information for Endangered Species Review:

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

\_\_\_\_\_ percentage/acreage

(b) outside Resource Area

\_\_\_\_\_ percentage/acreage

2.  Assessor's Map or right-of-way plan of site

3.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **\*\***.

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

(c)  MESA filing fee (fee information available at:

[http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

### d. OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking # \_\_\_\_\_

b. Date submitted to NHESP \_\_\_\_\_

· Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

- MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



# WPA Form 3 – Notice of Intent

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

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Nantucket

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## C. Other Applicable Standards and Requirements (cont'd)

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only

b.  Yes  No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.

b.  No. Check why the project is exempt:

1.  Single-family house



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## C. Other Applicable Standards and Requirements (cont'd)

- 2.  Emergency road repair
- 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. X USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. X Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. X Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. X List the titles and dates for all plans and other materials submitted with this NOI.

### Site Plan to Accompany a Notice of Intent in Nantucket, MA

a. Plan Title

Michael Connolly & Associates, Inc.

Michael Connolly

b. Prepared By

c. Signed and Stamped by

5/5/16

1"=30'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. X Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.



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## E. Fees

- Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	2161, 2162, 2163	3. Check date	8-8-16
4. State Check Number	2160	5. Check date	8-18-16
6. Payor name on check: First Name	MICHAEL	7. Payor name on check: Last Name	CONNOLLY

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant	<i>[Signature]</i> Rep	2. Date	8/15/16
3. Signature of Property Owner (if different)	<i>[Signature]</i> Rep	4. Date	8/15/16
5. Signature of Representative (if any)	<i>[Signature]</i> REP	6. Date	8/15/16

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40



**A. Applicant Information**

1. Applicant:

James L. Croyle, Trustee  
 a. First Name b. Last Name  
 96 West Chester Nominee Trust  
 c. Organization  
 P.O. Box 706  
 d. Mailing Address  
 Harvard MA 01451  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number j. Email Address

2. Property Owner (if different):

Same  
 a. First Name b. Last Name  
 c. Organization  
 d. Mailing Address  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number j. Email Address

3. Project Location:

96 West Chester Street Nantucket  
 a. Street Address b. City/Town

**B. Fees**

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

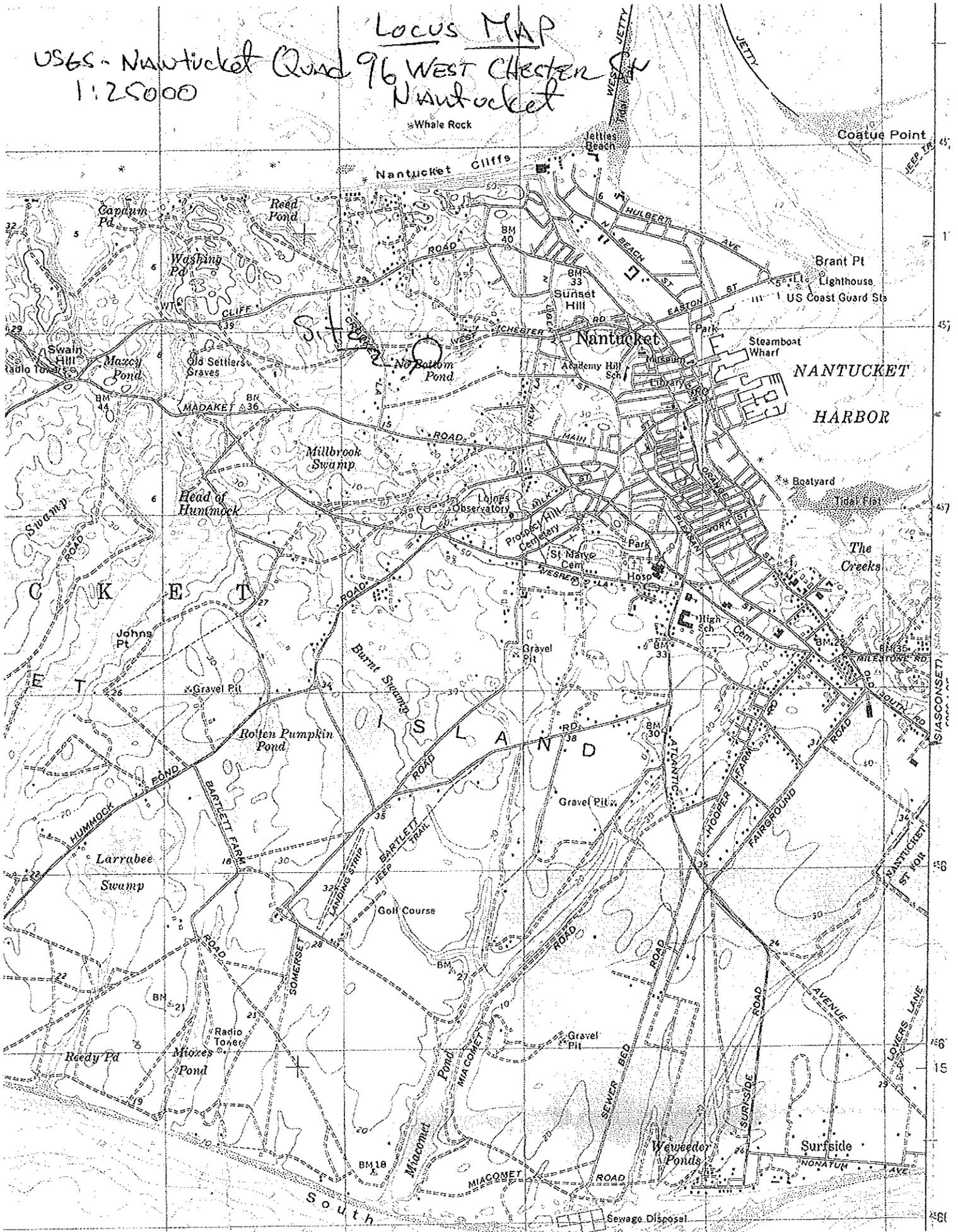
**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Locus MAP  
USGS - Nantucket Quad 96 West Chester Nantucket  
1:25000



Locus MAP  
USGS - Nantucket Quad 96 WEST Chester SW  
1:25000  
Nantucket



SITE AND WORK DESCRIPTION

## INTRODUCTION

The proposed work at 96 West Chester Street in Nantucket, Massachusetts includes the construction of a swimming pool with a cabana and associated fencing and landscaping. Portions of the work will occur in the **100-foot Buffer Zone** to a **Bordering Vegetated Wetland** under jurisdiction of the *Massachusetts Wetlands Protection Act* and the *Nantucket Wetlands By-law*. All work will take place within existing lawn area. All structures will be greater than 50 feet, and all work will be greater than 25 feet, from the wetland boundary. The bottom of the pool is probably within two feet of, or within, the water table, and therefore a waiver from the *Nantucket Wetlands By-law* is required. The site is not within an endangered species habitat as mapped by the *Massachusetts Natural Heritage and Endangered Species Program* (NHESP).

## SITE DESCRIPTION

The site consists of a one-acre parcel of land located on the south side of West Chester Street. The site contains a house, a barn, a gazebo, driveway and lawn. The site is serviced by Town water and sewer. The developed portion of the site is surrounded by wetlands on the north, west and south. The resource areas on the site are **Bordering Vegetated Wetland** and the associated **100-foot Buffer Zone**.

The **Bordering Vegetated Wetlands** on the site are comprised of shrub swamp and shallow fresh marsh. The wetland boundary was delineated using the three technical criteria of vegetation, soils and hydrology. The vegetation in the wetlands includes Shadbush, Winterberry Holly, Tartarian Honeysuckle, Maleberry, Ostrich Fern, Sensitive Fern, Marsh Fern, Marsh Mallow, Clearweed, Soft Rush, Cattail and Giant Sedge. The soils in the wetlands range from seasonally saturated dark brown sandy loam over a mottled subsoil to saturated black muck over a sand subsoil. No work is proposed in this resource area.

The **100-foot Buffer Zone** to the **Bordering Vegetated Wetlands** extends across the entire site. The proposed work in this area will be done in such a manner as to not impact the wetlands.

A review of the 2008 "Massachusetts Natural Heritage Atlas", prepared by the *Massachusetts Natural Heritage and Endangered Species Program*, indicates that the site is not within the known range of any state-listed rare wetland wildlife species.

### WORK DESCRIPTION

The proposed work includes the construction of a pool and a cabana with associated fencing and landscaping. All work will occur on existing lawn. All structures will maintain a 50-foot setback and all work will be at least 25 feet from the wetland boundary. The bottom of the pool is within two feet of or below the water table; therefore, a waiver from the *Nantucket Wetlands By-law* is being sought. Temporary dewatering may be necessary to install the pool. Impacts to the adjacent wetlands will be prevented through the use of appropriate sediment and erosion controls and soil stabilization measures.

The work will be done as shown on the site plan and architectural drawings.

Prior to the commencement of work, a siltation fence will be installed as shown on the plan. There will be an extra 100 feet of silt fence on site in case of emergencies or needed repairs. The fence will be inspected regularly and after significant storm events. It will be maintained until all work has been completed and the site has become stable. At such time, the silt fence will be removed, recycled and disposed of properly.

The pool and cabana will be constructed at grade. Excess material will be removed from the site. If dewatering is necessary, the water will be pumped from a stone-filled sump below the footings and pumped to either a frac-tank silt bag, a settling/infiltration basin surrounded by silt fence or a combination of these measures. If the system needs to discharge to a storm drain, then an "Application for Connecting Discharge to Stormwater Collection System" will be sought. The discharged water will either infiltrate to the ground or sheet flow across the lawn to the wetland. The quality of the discharge will be monitored and adjusted as necessary. No turbid water will be discharged to the wetland.

The pool will be made of gunite.

All disturbed soils will be loamed and seeded, planted or established as patio. The stabilization of the site will be monitored until all soils are stable and work has been completed.

CONCLUSION

The proposed work involves the construction of a gunite swimming pool and a cabana with associated fencing and landscaping. The entire site is within the **100-foot Buffer Zone** to a **Bordering Vegetated Wetland**. All structures will maintain a 50-foot setback and all work will be greater than 25 feet from the wetland boundaries. Temporary dewatering may be required to install the pool. Sediment and erosion controls and soil stabilization measures will prevent impacts to the adjacent resource areas.

# Haines Hydrogeologic Consulting

specialising in groundwater & wetlands

141 Old Enfield Road  
Belchertown  
Mass. 01007  
413 323 7156  
Fax 413 323 4776

Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, MA 02554

August 15, 2016

Re: Waiver Request – 96 West Chester Nominee Trust Notice of Intent

Dear Commission Members:

This letter is to request a waiver from the *Nantucket Wetlands By-law* regulation requiring that all structures in the **100-foot Buffer Zone** to a **Bordering Vegetated Wetland** maintain a minimum two-foot separation to the water table. Waivers may be granted when there is no reasonable alternative and the project will not impact the resource area.

The work as proposed involves the construction of an in-ground swimming pool in the **100-foot Buffer Zone** to a **Bordering Vegetated Wetland**. Based on the hydrogeology of the area, it is assumed that the bottom of the pool will be within two feet of the water table and probably below the water table. If the work will be below the water table, temporary dewatering will be necessary. It will be done by pumping from a stone-lined sump and discharging to a frac-tank, a silt sack, an infiltration/settling basin, or any combination of the above. The dewatering will only be necessary during construction and will be discontinued as soon as possible. If the discharge must be pumped to the town's drainage system, an "Application for Connecting Discharge to Stormwater Collection System" will be sought.

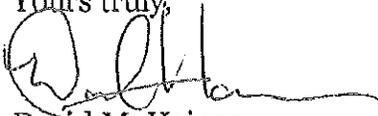
There are no areas on the site where an in-ground pool could be constructed that would be greater than two feet above the water table. Since the site and the water table are flat, there is no other location on the site that would lessen the potential for dewatering. Therefore, there are no alternatives that would allow the project to proceed without being within two feet of the water table.

The work as proposed will not impact the adjacent **Bordering Vegetated Wetland**. If necessary, the dewatering will be temporary. The dewatering will return all discharged groundwater back to the groundwater so the water table and hydrogeology of the wetland will not be altered. The discharged water will be treated prior to discharging to the groundwater or surface water. Sediment-laden water will not be discharged to the wetland; therefore, there will be no impact to the wetland.

Since there are no alternatives to the proposed location that would be greater than two feet to the water table and the work as proposed will not impact the resource area, the Commission may grant a waiver for the work.

Thank you for considering this request. Please contact us if you have any questions or would like additional information.

Yours truly,

A handwritten signature in black ink, appearing to read 'D. Haines', written over a horizontal line.

David M. Haines  
Hydrogeologist/Wetland Scientist

All of the proposed work is within the previously approved limit of work. The revised project will result in an overall net benefit to the protected interests by providing an elevated structure in compliance with flood zone regulations, which will also allow for the free movement of sand beneath the structures.

The proposal is within the scope of the original approval, 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,  
Nantucket Engineering & Survey, P.C.  
By: Arthur D. Gasbarro, PE, PLS, LEED AP

A handwritten signature in blue ink that reads "Arthur D. Gasbarro". The signature is written in a cursive style and is positioned above a thin horizontal line.

CC: Smithburg, Inc.  
Nathan McMullen

CURRENT ZONING CLASSIFICATION:  
RESIDENTIAL-20 (R-20)

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



FEMA ZONE X

AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WEST CHESTER STREET

41-340  
N/F  
E.J. & M.B. DETMER

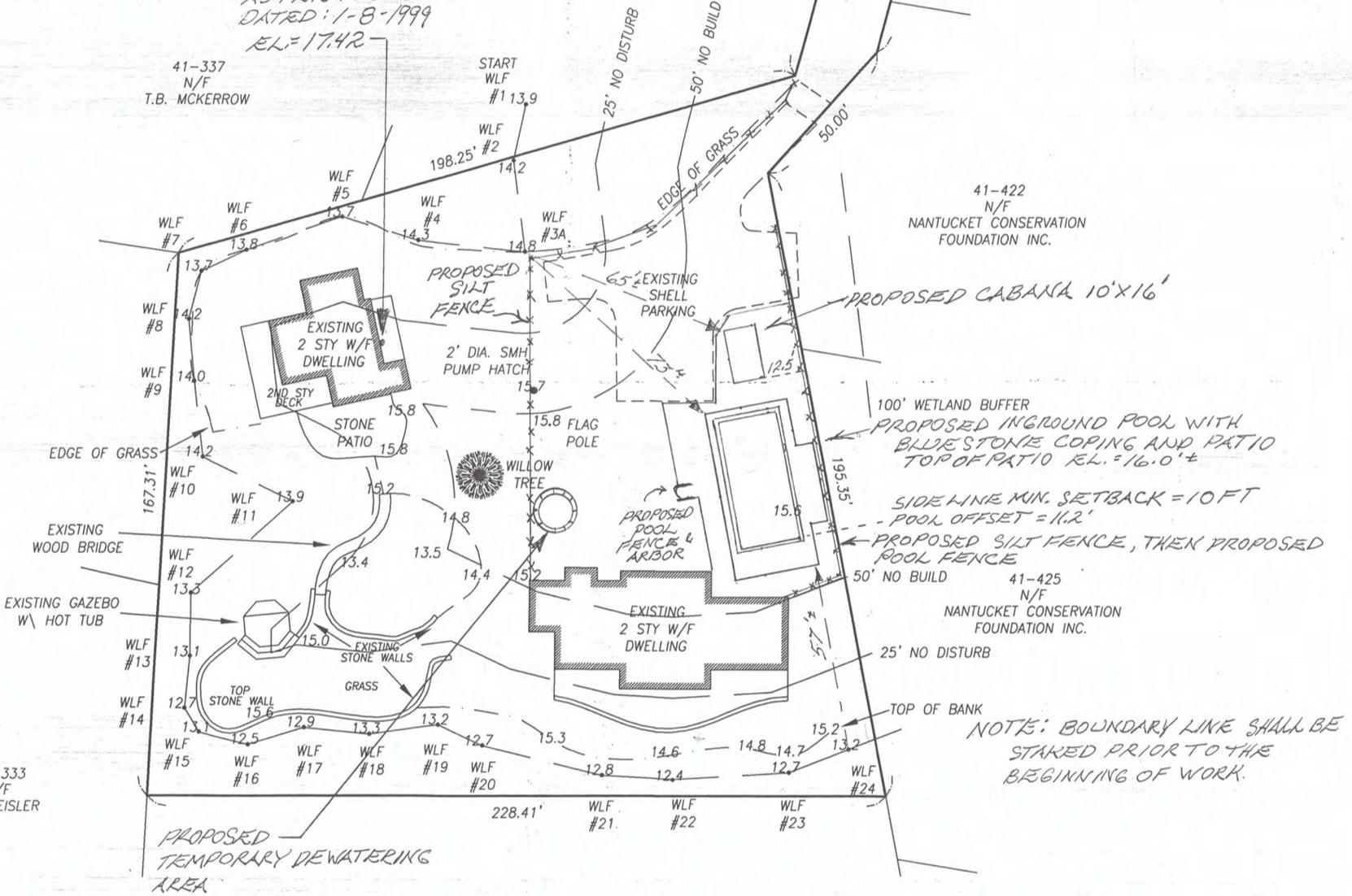
41-339  
N/F  
D. HOFFMAN

BENCH MARK:  
COTTAGE THRESHOLD  
AS PER FIXING  
DATED: 1-8-1999  
EL.=17.42

41-337  
N/F  
T.B. MCKERROW

41-422  
N/F  
NANTUCKET CONSERVATION  
FOUNDATION INC.

41-335.1  
N/F  
T.B. MCKERROW



PROPOSED CABANA 10'X16'

100' WETLAND BUFFER  
PROPOSED INGROUND POOL WITH  
BLUESTONE COPING AND PATIO  
TOP OF PATIO EL.=16.0'±

SIDE LINE MIN. SETBACK = 10 FT  
POOL OFFSET = 11.2'

PROPOSED SILT FENCE, THEN PROPOSED  
POOL FENCE

NOTE: BOUNDARY LINE SHALL BE  
STAKED PRIOR TO THE  
BEGINNING OF WORK.

PROPOSED  
TEMPORARY DEWATERING  
AREA

DEWATERING COMPLEX:  
10' DIA. AREA STRIPPED  
OF THE TOPSOIL, EXCAVATED  
SHALLOW BASIN WITH HAY BALES  
AND SILT FENCE AROUND.

41-421  
N/F  
NANTUCKET ISLANDS  
LAND BANK



*Michael E. Connolly*

SITE PLAN  
TO ACCOMPANY A  
NOTICE OF INTENT  
IN

NANTUCKET, MA.

SCALE: 1"=30' DATE: MAY 5, 2016  
OWNER'S REFERENCE:  
96 WEST CHESTER NOMINEE TRUST  
DEED BK. 1143, PG. 304  
PLAN BOOK 24, PG. 18

MICHAEL CONNOLLY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
149 SURFSIDE ROAD  
NANTUCKET, MA. 02554  
(508) 228-8910

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

LOCUS: 96 WEST CHESTER STREET  
ASSESSOR'S MAP 41 PARCEL 483

C-7717

# AMENDED ORDER OF CONDITIONS REQUESTS



August 19, 2016

Mr. Andrew Bennett, Chair  
Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, MA 02554+

RE: 143 Wauwinet Road  
Map 11 Parcel 8  
Amend Order - SE48-2536

Dear Mr. Bennett:

I am writing to request the issuance of an Amended Order of Conditions for the referenced project. Attached for review are an updated site plan and architectural drawings to accompany the request for an Amended Order of Conditions. Also included is a locus map, the front page of the original Order, as recorded at the Registry of Deeds, the current Certificate of Title, and the required filing fees.

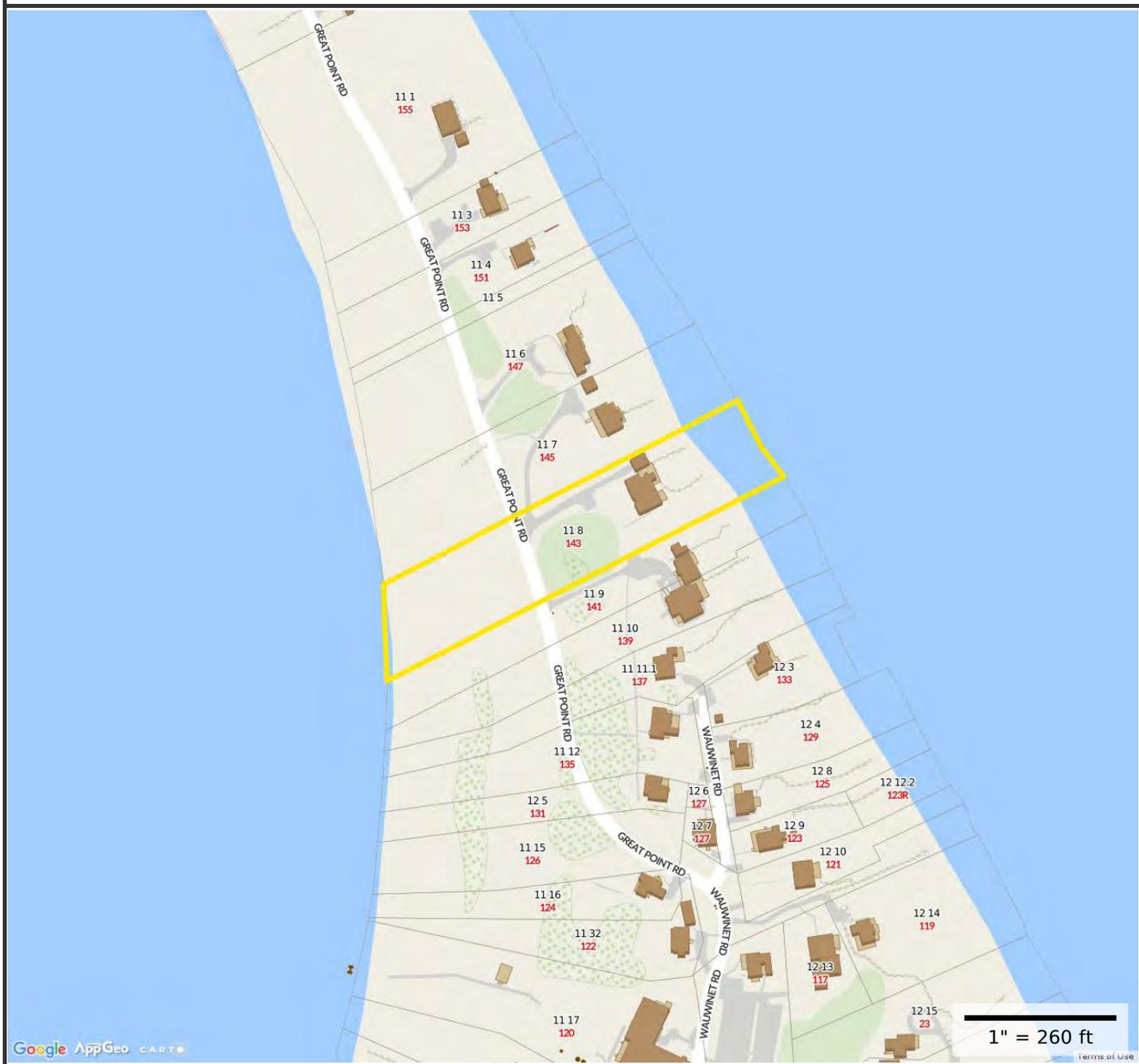
The ownership of the property has transferred since the Order of Conditions was issued, and extended, to Smithburg, Inc. The applicant is seeking approval of revised structural footprints and architectural design which has been developed by the new owner since the original application.

The existing cottage will be removed, with the replacement structure raised to be equal with the existing finished 1st Floor; no longer a half-level. All of the new structure, therefore, will be on sonotubes or piers. There is a proposed 120-s.f. addition on the west side of this structure, in place of approved the deck. The deck is proposed to extend an equivalent amount beyond the approved structural footprint, and the set of steps are proposed to extend westerly, though all above existing concrete ramp and gravel driveway, which will be removed and restored to a sand area.

A new second story deck is proposed on the east side of structure, completely above an existing deck. On the east side of the house, a set of steps to the beach path, and connector deck was constructed by the previous owner between the two decks, which was not on the approved plans. The Applicant seeks approval for these features as they benefit the protection of the resource areas by containing pedestrian activity from the dune and beach grass areas.

Finally, the approved chimney is proposed to be relocated along the same wall by sliding it east approximately five-feet, and HVAC condensers are proposed to be placed on the existing deck.

# Locus Map - 143 Wauwinet Road



**Property Information**

**Property ID** 11 8  
**Location** 143 WAUWINET RD  
**Owner** KAFER NANCY K LIFE EST



**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

CURRENT ZONING CLASSIFICATION:  
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F. 104,027 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 % 2.6% ±

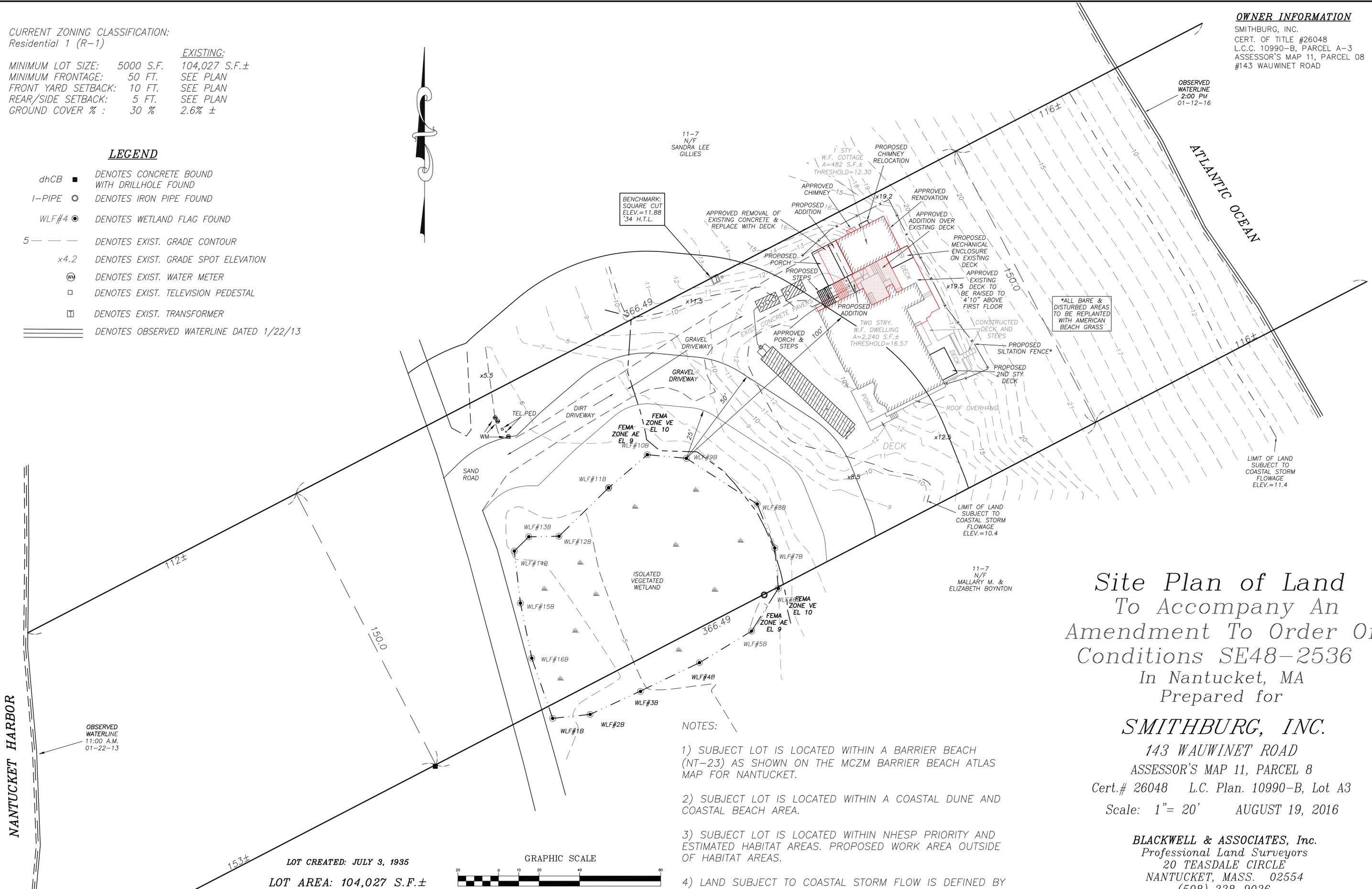
**EXISTING:**

**LEGEND**

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- I-PIPE ○ DENOTES IRON PIPE FOUND
- WLF#4 ● DENOTES WETLAND FLAG FOUND
- 5 — — — DENOTES EXIST. GRADE CONTOUR
- x4.2 DENOTES EXIST. GRADE SPOT ELEVATION
- ⊙ DENOTES EXIST. WATER METER
- DENOTES EXIST. TELEVISION PEDESTAL
- ⊞ DENOTES EXIST. TRANSFORMER
- ==== DENOTES OBSERVED WATERLINE DATED 1/22/13

**OWNER INFORMATION**

SMITHBURG, INC.  
 CERT. OF TITLE #26048  
 L.C.C. 10990-B, PARCEL A-3  
 ASSESSOR'S MAP 11, PARCEL 08  
 #143 WAUWINET ROAD



Site Plan of Land  
 To Accompany An  
 Amendment To Order Of  
 Conditions SE48-2536  
 In Nantucket, MA  
 Prepared for

**SMITHBURG, INC.**

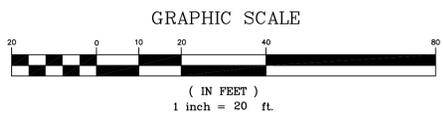
143 WAUWINET ROAD  
 ASSESSOR'S MAP 11, PARCEL 8  
 Cert.# 26048 L.C. Plan. 10990-B, Lot A3  
 Scale: 1" = 20' AUGUST 19, 2016

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

**NOTES:**

- 1) SUBJECT LOT IS LOCATED WITHIN A BARRIER BEACH (NT-23) AS SHOWN ON THE MCZM BARRIER BEACH ATLAS MAP FOR NANTUCKET.
- 2) SUBJECT LOT IS LOCATED WITHIN A COASTAL DUNE AND COASTAL BEACH AREA.
- 3) SUBJECT LOT IS LOCATED WITHIN NHESP PRIORITY AND ESTIMATED HABITAT AREAS. PROPOSED WORK AREA OUTSIDE OF HABITAT AREAS.
- 4) LAND SUBJECT TO COASTAL STORM FLOW IS DEFINED BY ELEVATION 10.4' & 11.4', HTL DATUM OF 1934.

LOT CREATED: JULY 3, 1935  
 LOT AREA: 104,027 S.F.±  
 SHEET 1 OF 1





**Connector Deck  
Constructed by  
previous owner**



**Area of Proposed Addition, Deck  
& Steps. Concrete to be removed,  
area restored to sand.**

02/28/2013 12:52



2013 00140561

Cert: 14210 Doc: OOC  
Registered: 03/22/2013 01:08 PMMassachusetts 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 Commission2. This issuance is for  
(check one): a.  Order of Conditions b.  Amended Order of Conditions

3. To: Applicant:

Peter K.

a. First Name

Kafer

b. Last Name

c. Organization

189 Wawaset Road

d. Mailing Address

Westchester

e. City/Town

PA

f. State

19382

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

a. Street Address

Nantucket

b. City/Town

11

c. Assessors Map/Plat Number

8

d. Parcel/Lot Number

Latitude and Longitude, if known:

d m s  
d. Latituded m s  
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:  
SE48-2536  
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  
a. County Nantucket b. Certificate Number (if registered land) 14210  
c. Book \_\_\_\_\_ d. Page \_\_\_\_\_
7. Dates: 1/30/2013 3/6/2013 3/20/2013  
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, Inc. b. Prepared By Arthur D. Gasbarro, III, P.L.S.  
c. Signed and Stamped by 1/1/2013 d. Final Revision Date 1"=20'  
e. Scale \_\_\_\_\_  
f. Additional Plan or Document Title \_\_\_\_\_ g. Date \_\_\_\_\_

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

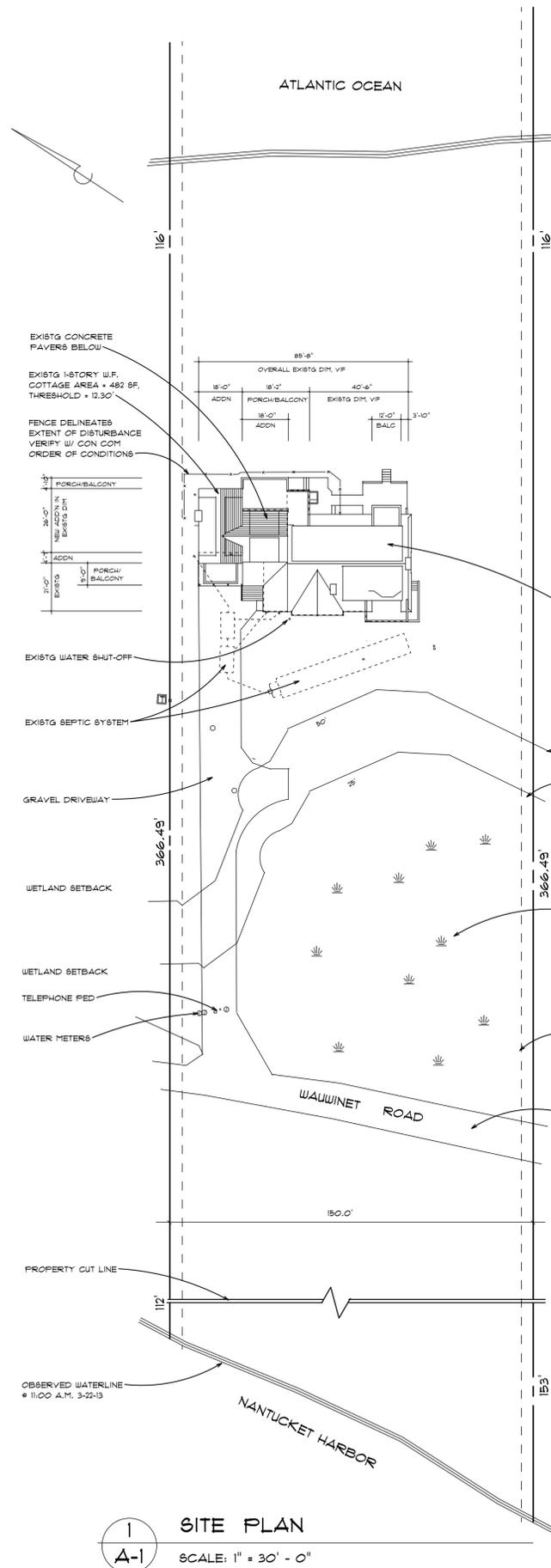
Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act).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

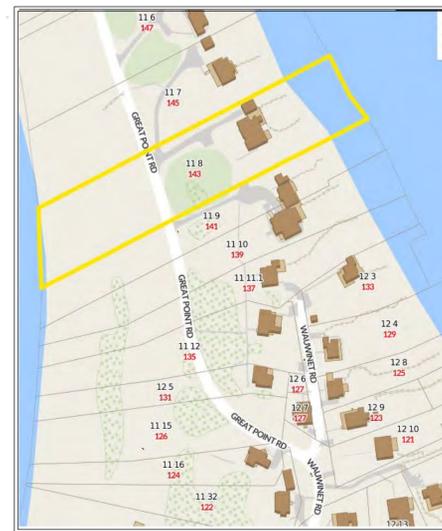
2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

**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.



1 SITE PLAN  
A-1 SCALE: 1" = 30' - 0"



1 LOCUS PLAN  
A-1 NTS

EXIST'G 2-STORY W.F. DWELLING AREA = 2240 SF, THRESHOLD = 16.51'

THIS SITE PLAN FROM: "SITE PLAN OF LAND" ADDRESS 143 WAWUINET ROAD BY BLACKWELL & ASSOCIATES, INC. NO B3859 DATED: MARCH 1, 2013 ASSESSOR'S MAP 11, PARCEL 8 CERT. # 14210 L.C. PLAN 10990-B LOT A3

ZONE: R-1

	Req'd./Allowed	Existing	Proposed
MIN LOT SIZE	5,000 SF	104,021 SF	104,021 SF
MIN FRONTAGE	50 FT	150 FT	150 FT
FRONT YD SETBACK	10 FT	182 FT	182 FT
SIDE/REAR SETBACKS	5 FT	11 FT	8 FT
GROUND COVER RATIO	30%	2.6%	3.48 %
1ST FLOOR AREA	3,208 SF	2,722 SF	3,623 SF
2ND FLOOR AREA	3,208 SF	1,431 SF	2,550 SF
HEIGHT ABOVE GRADE	30 FT	30.5 FT	30.5 FT
OFF-STREET PARKING	2 SPACES	4 SPACES	4 SPACES

1 ZONING ANALYSIS  
A-1 ASSESSOR'S MAP 11, PARCEL 8

Note: All Windows Are "Andersen", A-Series, Full Divided Lights (FDL), With 3/4" Fibrex Muntins, Impact Resistant, Rated DP-50, Tilt-Wash, With Full Screens Of "High Transparency", Stainless Steel, Exteriors Finished With Manufacturer's White, Interior Finish Of Natural Pine With Finished Paint. All Hardware Is Per Written Specs. Note: Head heights of windows vary. See Elevations & Building Sections. Verify All Exact Heights, Both Floors, With Designer In Field. Any window within 18" of floor or seat receives tempered glass.

No.	MFG.	SERIES	MODEL #	TYPE	SASH DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
1	ANDERSEN	A-SERIES	ADH2640	D. HUNG	2'-5-1/4"x3'-11-1/4"	2'-6"x 4'-0"	6/6	VIF	FIBREX	
2	ANDERSEN	A-SERIES	ADH2644	D. HUNG	2'-5-1/4"x4'-3-1/4"	2'-6"x 4'-4"	6/6	VIF	FIBREX	
3	ANDERSEN	A-SERIES	ADH2644	D. HUNG	2'-5-1/4"x3'-7-1/4"	2'-6"x 3'-8"	6/6	VIF	FIBREX	
4	ANDERSEN	A-SERIES	ADH2650	D. HUNG	2'-5-1/4"x4'-11-1/4"	2'-6"x 5'-0"	6/6	VIF	FIBREX	
5	ANDERSEN	A-SERIES	AFW1820	FIXED	1'-7-1/4"x1'-11-1/4"	1'-8"x 2'-0"	4 LT	VIF	FIBREX	
6	ANDERSEN	A-SERIES	ADH3048	D. HUNG	2'-11-1/4"x4'-7-1/4"	3'-0"x 4'-8"	8/8	VIF	FIBREX	
7	ANDERSEN	A-SERIES	ADH2434	D. HUNG	2'-3-1/4"x3'-3-1/4"	2'-4"x 3'-4"	6/6	VIF	FIBREX	
8	ANDERSEN	A-SERIES	ADH2250	D. HUNG	1'-11-1/4"x4'-11-1/4"	2'-0"x 5'-0"	4/4	VIF	FIBREX	

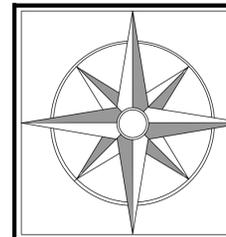
1 WINDOW SCHEDULE  
A-1

No.	MFG.	SERIES	MODEL #	TYPE	DOOR DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
A	SIMPSON	NANTUCKET	T1512	ENTRY	3'-0" x 6'-8"	AS REQ'D.	12	VIF	CYPRESS	3/4" FLAT PANEL + OVULO STICK.
B	ANDERSEN	A-SERIES	FUGD5468	FRENCH	5'-3-11-1/4"x6'-8-3/8"	5'-4"x6'-8"	15	VIF	FIBREX	CUSTOM DOUB. SLID'G FRENCH DOORS
C	EXIST'G	-	-	ENTRY	2'-8" x 6'-8"	AS REQ'D.	9	VIF	VERIFY	NOTE: RE-USE EXIST'G ENTRY DOOR
D	ANDERSEN	A-SERIES	FUWID2968	FRENCH	2'-8-1/8"x6'-7-1/2"	2'-9"x6'-8"	15	VIF	FIBREX	INSWING FRENCH DOORS WITH SCREEN
E	CUSTOM	-	-	BATTEN	2'-8" x 6'-8"	AS REQ'D.	-	VIF	CEDAR	NOTE: CUSTOM CEDAR BATTEN DOOR
G	NAN GLASS	INTERIOR	-	SHOWER	2'-6"x6'-6"	PER MFG	-	VIF	T. GLASS	SEE DIV. 8 WRITTEN SPECS

1 DOOR SCHEDULE  
A-1

- 1 GENERAL NOTES
- ALL WORK SHALL CONFORM TO ALL STATE & LOCAL CODES.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
  - IF ANY WORK IS UNCLEAR OR AMBIGUOUS, CONTACT THE DESIGNER BEFORE PROCEEDING WITH THAT ASPECT OF THE WORK.
  - WORK INCLUDED IS ALL WORK ON THE DRAWINGS AND IN THE SPECIFICATIONS.
  - WORK NOT INCLUDED IN NOTED "NOT IN CONTRACT" OR "N.I.C."
  - THE OWNER IS RESPONSIBLE FOR OBTAINING HDC, Z.B.A., PLANNING BOARD APPROVALS & BLDG. PERMITS.
  - CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ADD'L. PERMITS & APPROVALS REQUIRED FOR CONSTRUCTION.
  - ALL NEW DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE. ALL EXISTING WALLS ARE DIMENSIONED TO FINISHES.
  - EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE WORK OF OTHER SUB-CONTRACTORS.
  - DO NOT SCALE DRAWINGS.
  - THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION & ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS NOT SHOWN IN THIS CONTRACT SET. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING & VERIFIED THE INFORMATION CONTAINED WITHIN.

1 GENERAL NOTES  
A-1



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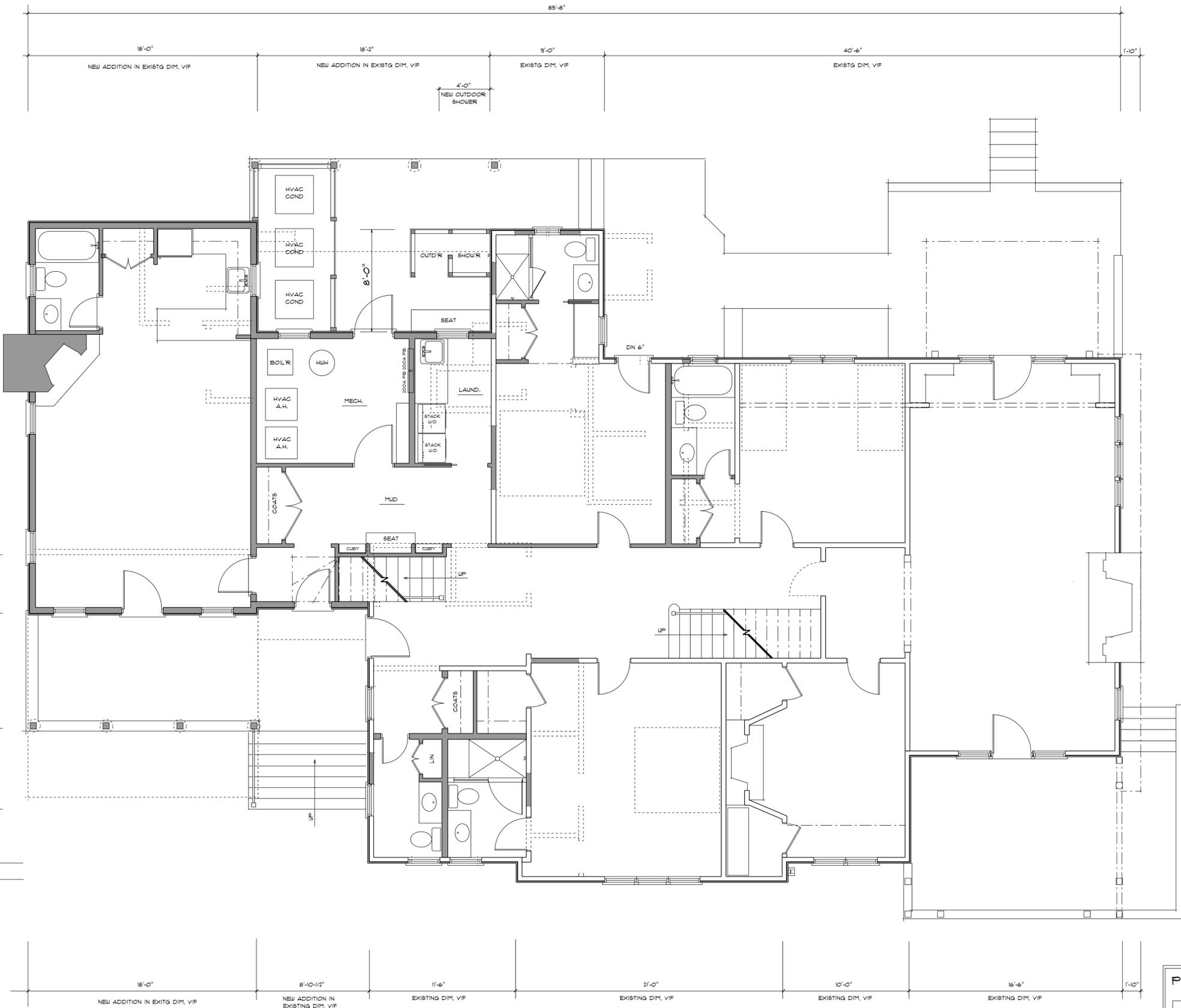
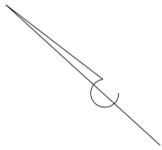
ALTERATIONS & ADDITIONS TO:  
THE SMITH RESIDENCE  
143 WAWUINET ROAD  
NANTUCKET

Issues & Revisions

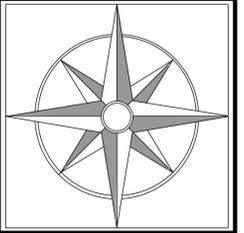
1	1-26-16	HDC Submission
2	8-19-16	Con Com Submission

RENOVATED LOCUST & SITE PLAN ZONING ANALYSIS SCHEDULES

A-1



NOTE: VERIFY ALL DIMENSIONS IN FIELD



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 THE SMITH RESIDENCE  
 143 WAUWINET ROAD  
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**Issues & Revisions**

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2	8-19-16	Con Com Submission

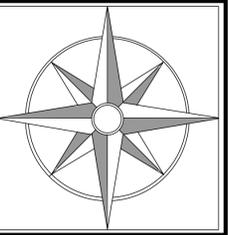
**PARTITION LEGEND**

	EXISTING TO REMAIN
	EXISTING REMOVED
	NEW

RENOVATED  
 FIRST FLOOR PLAN

**A-4**

**1**  
**A-4** RENOVATED FIRST FLOOR PLAN  
 1/4" = 1' - 0"



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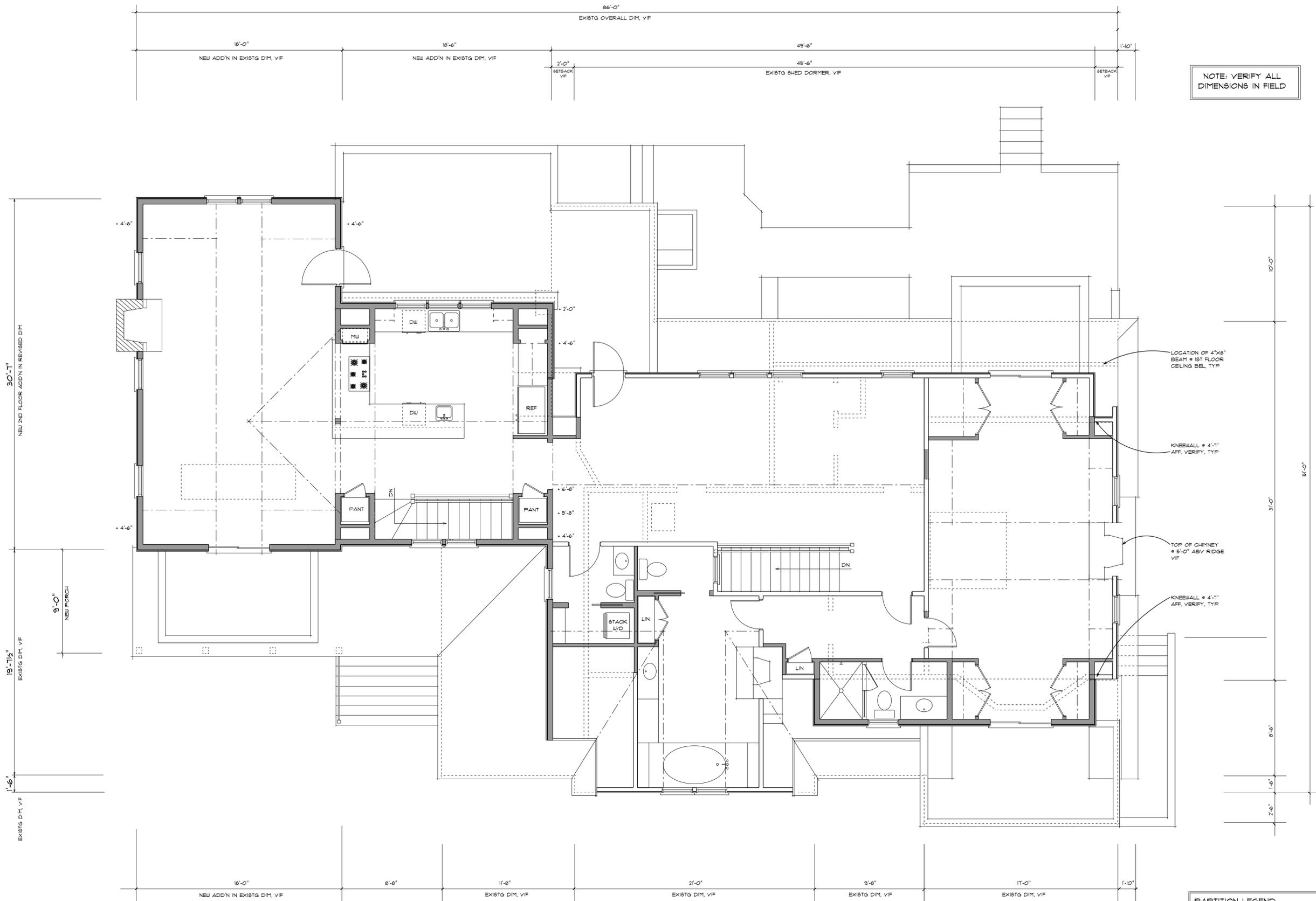
**Issues & Revisions**

1	7-26-16	HDC Submission
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RENOVATED  
SECOND FLOOR PLAN

**A-6**

NOTE: VERIFY ALL  
DIMENSIONS IN FIELD



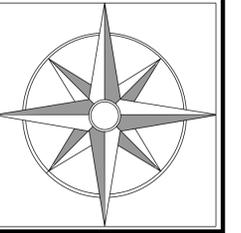
1  
A-6

**RENOVATED SECOND FLOOR PLAN**

1/4" = 1' - 0"

**PARTITION LEGEND**

	EXISTING TO REMAIN
	EXISTING REMOVED
	NEW



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**Issues & Revisions**

1	1-26-16	HDC Submission
2	8-13-16	Con Com Submission

RENOVATED  
WEST ELEVATION

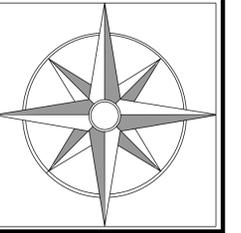
A-8



1 EXISTING WEST ELEVATION  
A-8 1/4" = 1' - 0"



2 RENOVATED WEST ELEVATION  
A-8 1/4" = 1' - 0"



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THE SMITH RESIDENCE  
143 WAUWINET ROAD  
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**Issues & Revisions**

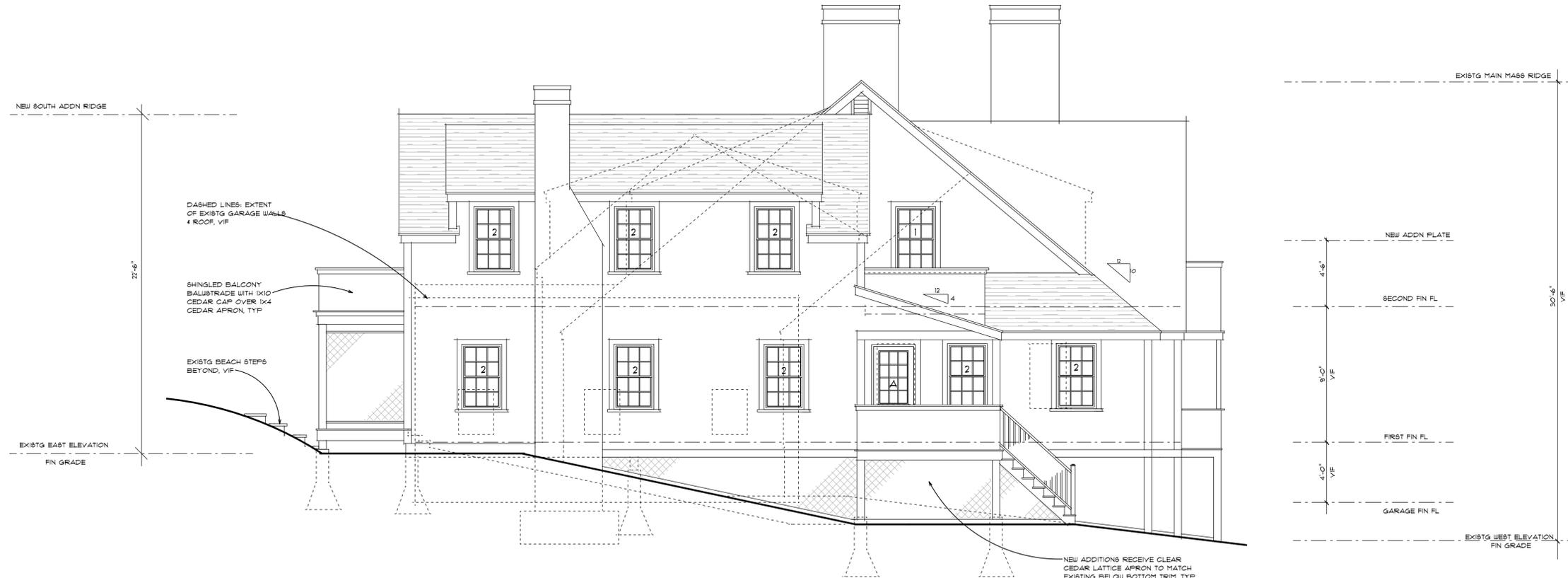
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2	8-19-16	Con Com Submission

RENOVATED  
NORTH ELEVATION

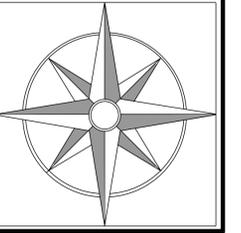
A-9



1 EXISTING NORTH ELEVATION  
A-9 1/4" = 1' - 0"



2 RENOVATED NORTH ELEVATION  
A-9 1/4" = 1' - 0"



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ALTERATIONS & ADDITIONS TO:  
THE SMITH RESIDENCE  
143 WAUWINET ROAD  
NANTUCKET

**Issues & Revisions**

1	7-26-16	HDC Submission
2	8-18-16	Con Com Submission

RENOVATED  
EAST ELEVATIONS

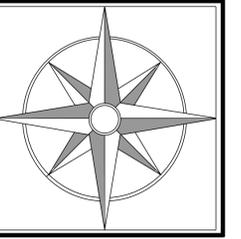
SHEET  
A-10



1 EXISTING EAST ELEVATION  
A-10 1/4" = 1' - 0"



2 RENOVATED EAST ELEVATION  
A-10 1/4" = 1' - 0"



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ALTERATIONS & ADDITIONS TO:  
THE SMITH RESIDENCE  
143 WAUWINET ROAD  
NANTUCKET



1  
A-II  
EXISTING SOUTH ELEVATION  
1/4" = 1' - 0"



2  
A-II  
RENOVATED SOUTH ELEVATION  
1/4" = 1' - 0"

**Issues & Revisions**

1	7-26-16	HDC Submission
2	6-18-16	Con. Com. Submission

RENOVATED  
SOUTH ELEVATION

SHEET  
A-II