

1. Board Of Health Packet

Documents:

17 WOODLAND VARIANCE.PDF
APPEAL OF HEALTH DEPT DECISION 15 DELANEY RD WELL.PDF
DENIAL OF 15 DELANEY WELL CONVERSION.PDF
FWD_ 15 DELANEY WELL PERMIT.PDF
HUMMOCK PD AGGREGATE PLAN.PDF
VARIANCE REQUEST 36 FRIENDSHIP LN.PDF
7A HILL SIDE APPEAL.PDF
BOHMIN20161011.PDF



NANTUCKET HEALTH DEPARTMENT

3 EAST CHESTNUT STREET

NANTUCKET, MASSACHUSETTS 02554

Telephone 508.228.7200

Fax 508.325.6117

BOARD OF HEALTH REGULATION VARIANCE REQUEST \$20 per request

I am requesting: (Check one.)

A variance of a Local Board of Health Regulation

A variance of a State Public Health Regulation (310 CMR 15, 105 CMR 590, etc...)

Please write an explanation of the variance requested (use separate paper if needed):

Relief by variance from the requirement of an IA system as described in regulation 6409B1. The property is located in the interim watershed protection area which is a nitrogen sensitive area. There are no plans for a sewer in this area at the present time.

Requestor Name: JOAO COUINHO % Victoria Ewing

Company Name: (if applicable) LINK PERMITTING & DESIGN

Address: 17 WOODLAND AVENUE MAP: 68 PARCEL: 263

Phone No. (508) 221-8274 Fax No. _____

Email: LINK02554@gmail.com

Requestor's Signature: *Victoria Ewing* Date: 9.26.2016

Please be advised that the Health Department accepts variance requests up to one week before a scheduled Board of Health meeting. Applications received after this deadline will be placed at the subsequent scheduled meeting.

Received by: *AB*

Date: 9/27/16
P. [Signature]

Art Crowley

From: Art Crowley
Sent: Wednesday, September 07, 2016 9:52 AM
To: 'Victoria Ewing'
Subject: 17 woodland ave

Tori,

We have a problem with 17 Woodland. This property is in the Wellhead Protection District which makes the property nitrogen sensitive. There is an existing home there now and this application is second dwelling. The second dwelling is considered new construction and under new construction the septic needs to meet local and state regs. This is a half acre lot with a 4 bedroom septic. They exceed the 1 bedroom for every 10,000 sq ft of property nitrogen loading requirement. They need to permit/ install an I/A septic for us to issue this permit. Let me know if you have any questions. Thanks.

Art

DATE: 9/27/16

CHECKLIST

CRITERIA TO EVALUATE ONSITE WASTEWATER & SEWER VARIANCES

Property Address: 17 Woodland Drive Map: 608 Parcel: 263

SEWER

- Yes No Is the property in the sewer district?
- Yes No Is the sewer connection within 1000 linear feet of the property's sewer outflow pipe?
- Yes No Is the property location contiguous to the existing sewer district?
- Yes No Does this property have potential for future extension of the sewer collection system?

SEPTIC

Date System Installed: 2.10.2014 Date of Last Inspection (Attach a Copy of Report): 1.19.2014

- Yes No Is the system hydraulically failed according to the Local Board of Health Regulations?
- Yes No Is the system technically failed according to the Local Board of Health Regulations?
- Yes No Are soil structure/ground water elevations problematic (i.e. high groundwater, mottles)?
- Yes No Is the existing or proposed septic system within 100 feet of a resource area?
- Yes No Is the Lot size less than 10,000 sq ft per bedroom? 4 Br septic on 20,000 ft²
- Yes No Was the system installed prior to 1995?
- Yes No Was the system inspected more than 2 years ago? COB C 2014
- Yes No Is the system in a Tight Tank District?
- Yes No Is the property within a water resource protection district?

Check all that apply (Each counts as a YES):

- Nantucket Harbor Watershed
- Madaket Harbor Watershed
- Hummock Pond Watershed Zone A
- Hummock Pond Watershed Zone B
- Wellhead Protection District

TOTAL YES Answers: 3

Staff Recommendation:

Approve Deny



September 8, 2016

Nantucket Board of Health
2 East Chestnut St.
Nantucket, MA 02554

RE: 15 Delaney Road
Well Permit Application

Dear Board Members:

I am writing to request the issuance of a well installation permit per Nantucket Regulation 62.00 to allow for the conversion of an existing irrigation well to a potable water supply well. Attached is a complete copy of the application package including the permit form, filing fee, plan and abutter notification. Also attached is a sketch that highlights the well location in blue and the sewer pipe in green for clarity.

There has been concern expressed by the Health Department that the well may be too close to a gravity sewer line. We are not aware of any applicable regulations that specify a minimum distance between a well and sewer system lateral. The sewage piping is a sealed, water tight conduit between the house and the Town sewer system located approximately two-feet below grade. The well is drilled to approximately sixty-feet deep, providing a large vertical separation distance.

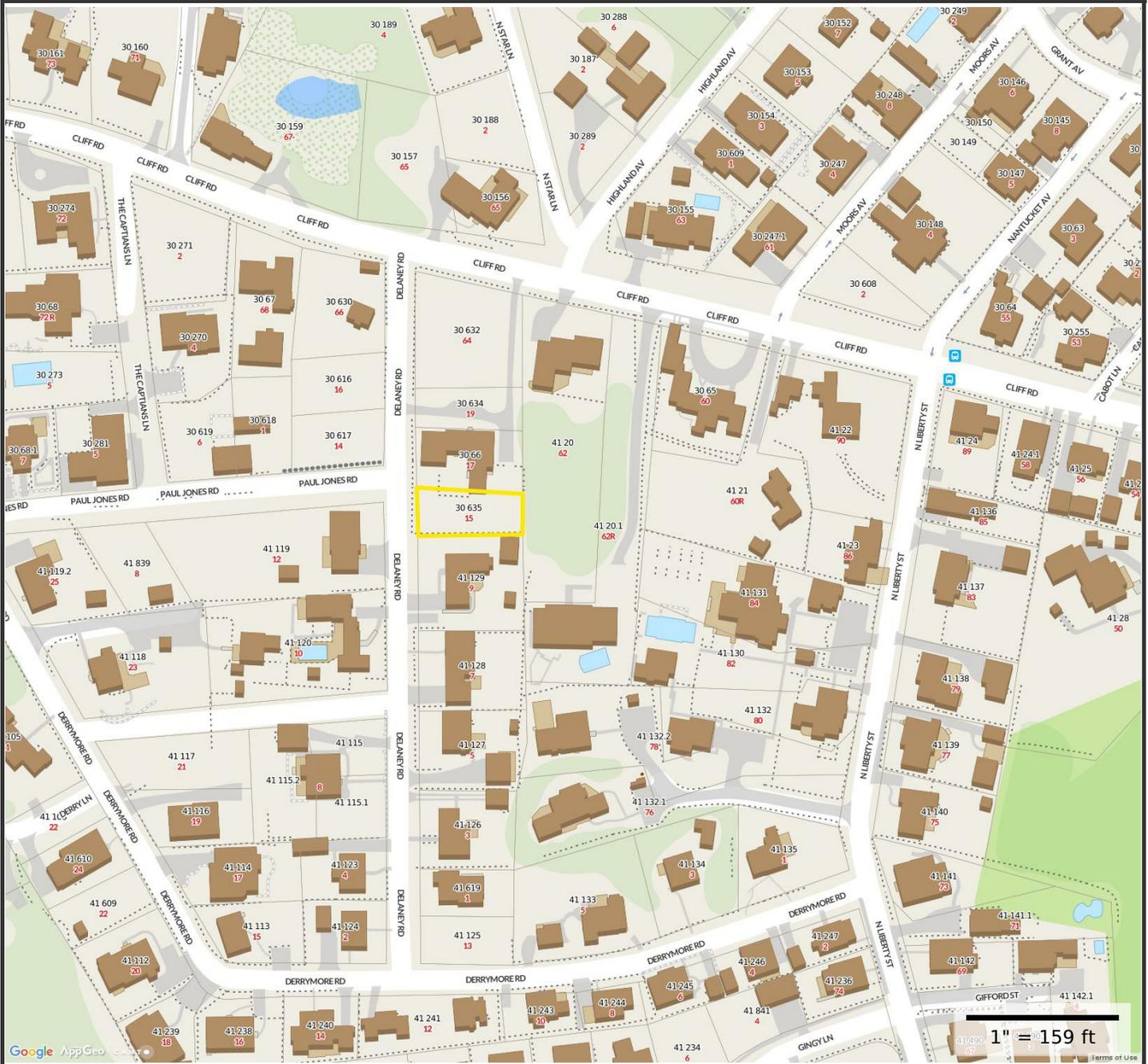
We plan to attend your next public meeting to address any questions or concerns regarding this matter.

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 contained within a thin blue rectangular border.

Cc: Delaney Keith Trust
Westbay Development

Locus Map - 15 Delaney Road



Property Information

Property ID 30 66
Location 17 DELANEY RD
Owner DEMENOCAL GEORGE W & SARAH L

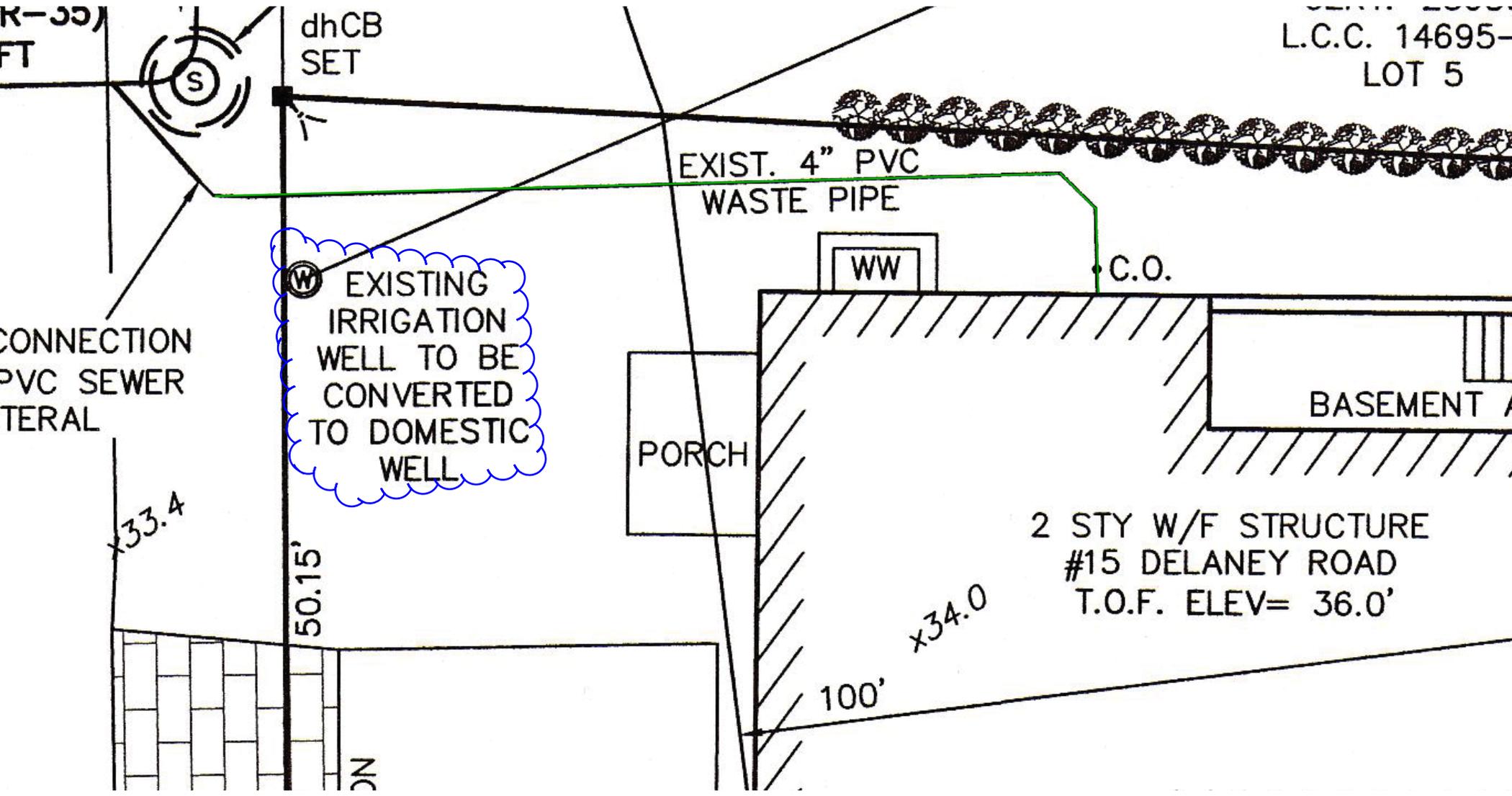


MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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

L.C.C. 14695-
LOT 5



R-33)
FT

dhCB
SET

EXIST. 4" PVC
WASTE PIPE

EXISTING
IRRIGATION
WELL TO BE
CONVERTED
TO DOMESTIC
WELL

CONNECTION
PVC SEWER
LATERAL

WW

C.O.

BASEMENT

PORCH

2 STY W/F STRUCTURE
#15 DELANEY ROAD
T.O.F. ELEV= 36.0'

x33.4

50.15'

x34.0

100'

ON

LETTER OF TRANSMITTAL

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

DATE: July 19, 2016
ATTENTION: Anne Barrett
RE: Well Permit Application
#15 Delaney Road
MAP & PARCEL: 30-635

Job #: B7776.15

TO: Nantucket Health Dept.
3 East Chestnut St.
Nantucket, Ma 02554
By Hand Delivery

****BY HAND DELIVERY****

WE ARE SENDING YOU X Attached the following items:

COPIES	DATE	NO.	DESCRIPTION
1	07/18/16	1	Private Well Construction Permit Application
1	07/18/16	1	\$100.00 Filing Fee Check #22551
1	07/18/16	1	Abutter Notification Letter
1	07/13/16	3	Certified Abutters List
1	07/18/16	4(52)	Certified Mail Receipts
1	07/18/16	1	Well Permit Plan

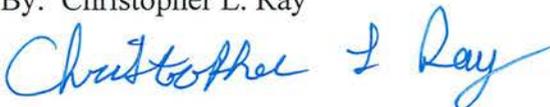
THESE ARE TRANSMITTED as checked below:

X For approval For your use As requested For review and comment

REMARKS:

Please feel free to contact me with any questions or concerns regarding this matter.

Sincerely,
Blackwell & Associates, Inc.
By: Christopher L. Ray



COPY TO: Jenkins Well Drilling
Delaney Keith Trust
Sharp
File

PRIVATE WELL CONSTRUCTION PERMIT APPLICATION

Fee: \$100.00

Permit Number: _____

DAVID JENKINS
Well Driller's Name

P.O. BOX 5
Street Address

SO. ORLEANS, MA 02662
Town, State Zip

363
Registration Number

NOV. 4, 2013
Date Lot was Created

30-635
Property Tax Map & Parcel

#15 Delaney Road
Street Address

Delaney Keith Trust
Owner's Name

P.O. Box 786 Nantucket, MA 02554
Owner's Address, if different

Nantucket, MA 02554
Town, State Zip

Blackwell & Associates, Inc.
name of Engineer or Surveyor

WELL: New Construction Deepened
 Repaired for Maintenance Reconstructed
 Emergency Other, explain Convert Existing Irrigation well into a Domestic well.

PERMIT APPLICATION must include a plan stamped by a registered engineer or surveyor demonstrating all applicable Sections of 62.02(B)(3) and 62.02(B)(4) for lots created after August 24, 1990. Sections 62.02(B)(1) and 62.02(B)(2) of said regulations shall apply to lots in existence prior to August 24, 1990. Permit runs with the property.

Permit application must have attached, return receipt requested postal receipt sent to all abutters within four hundred (400) feet of proposed well location.

NOTE: Notify Health Officer 24 hours prior to sampling per Section 62.05(C).

Application approved by _____ Permit approval date _____
Nantucket Board of Health Expiration date _____

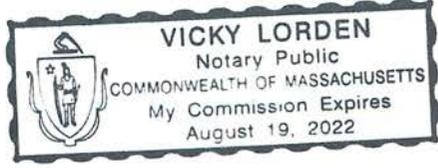
THIS PERMIT MUST BE ON-SITE DURING WELL INSTALLATION.
IMPORTANT: PLEASE BE AWARE THAT THERE IS A THIRTY DAY APPEAL PERIOD FOLLOWING ISSUANCE OF THIS PERMIT, DURING WHICH, ABUTTERS MAY CHALLENGE THE PROPOSED WELL LOCATION.

THIS APPLICATION MUST HAVE A NOTARIZED SIGNATURE OF THE WELL INSTALLER:

[Signature]
WELL DRILLER'S SIGNATURE

[Signature]
NOTARY'S SIGNATURE

NOTARY SEAL



22551

BLACKWELL & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
20 TEASDALE CIRCLE
NANTUCKET, MA 02554
(508) 228-9026



P.O. BOX 10
ORLEANS, MA 02653

166

53-7107/2113

7/18/2016

PAY TO THE ORDER OF TOWN OF NANTUCKET

\$ **100.00

One Hundred and 00/100***** DOLLARS

TOWN OF NANTUCKET
(FILING FEES)

MEMO

B7776.15- 15 DELANEY RD (30-635) WELL APP.



AUTHORIZED SIGNATURE

⑈022551⑈ ⑆2113710781⑆ 86 8003146⑈

Security features. Details on back.



BLACKWELL & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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

B-7776

July 18, 2016

Dear Property Owner:

On behalf of Delaney Keith Trust, for property located at #15 Delaney Road (Tax Map 30, Parcel 635), we are sending you notice of their application for a permit to install a new well. Questions should be directed to Health Director at the Nantucket Department of Health (508) 228-7200.

Sincerely,

Blackwell & Associates, Inc.



Christopher L. Ray
Engineering Technician

CLR

\$ 10.00 ✓

RECEIVED
BOARD OF ASSESSORS

JUL 13 2016

TOWN OF NANTUCKET

BOARD OF HEALTH

TOWN OF
NANTUCKET, MA

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... KEITH DELANEY TRUST

MAILING ADDRESS..... - - - - -

PROPERTY LOCATION..... 15 DELANEY ROAD

ASSESSOR MAP/PARCEL..... 30 - 635

SUBMITTED BY..... BLACKWELL & ASSOCIATES

JOB REF # B7776.15

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 400 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (pursuant to 62.02 (B) (5) Regulations).

July 13, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
30		65		WHITE KIRSTEN G		800 GROBBS HILLS ROAD	BERWYN	PA 19312	60 CLIFF RD
30		66		DENOMICAL GEORGE W & SARAH L		108 LOGAN ROAD	NEW CANAAN	CT 06840	17 DELANEY RD
30		67		BOYER KENNETH D & BARBARA B		187 COMODORE DRIVE	JUPITER	FL 33477	68 CLIFF RD
30		68		KILLIAN THOMAS W & LESLIE Z		40 PROSPECT HILL AV	SUMMIT	NJ 07901	72 R CLIFF RD
30		68	1	FISHER DOUGLAS ETAL		505 TREMONT ST UNIT 608	BOSTON	MA 02116	7 PAUL JONES RD
30		155		HARBERT NANCY		1 CHARLES STREET APT 5D	BOSTON	MA 02116	63 CLIFF RD
30		156		SHAW BRENT & ALLISON		3825 52ND STREET NW	WASHINGTON	DC 20016	65 CLIFF RD
30		157		SHAW BRENT & ALLISON		3825 52ND STREET NW	WASHINGTON	DC 20016	65 CLIFF RD
30		159		EFF REAL ESTATE LLC 1		109 EDMUNDS ROAD	WELLESLEY HILLS MA	02481	67- CLIFF RD
30		187		2 HIGHLAND AVENUE LLC		2 N CLIFF WY	NANTUCKET	MA 02554	2 HIGHLAND AV
30		188		EMMY REAL ESTATE LLC		PO BOX 987	NANTUCKET	MA 02554	2 N STAR LN
30		247	1	THOMSON GEORGE III & BETTY M TRST	SLKTY ONE CLIFF RD NOM TRUST	5020 COLLAMWOOD AVE STE 3 FORT WORTH	NEW YORK	TX 76107-3664	61 CLIFF RD
30		270		4 TCL LLC		1165 PARK AVENUE APT 4D	NEW YORK	NY 10128	4 THE CAPTAINS LN
30		271		HARRIS JEREMIAH J TRST		5 GIFFORD LAKE DR	ARMONK	NY 10504	2 THE CAPTAINS LN
30		273		KILLIAN THOMAS W & LESLIE Z		40 PROSPECT HILL AVE	SUMMIT	NJ 07901	5 THE CAPTAINS LN
30		274		DRYER DAVID K TRST		311 OXFORD DRIVE	SHORT HILLS	NJ 07078	72 CLIFF RD
30		281		HARRIS JEREMIAH J	LOT 93 NOMINEE TRUST	5 GIFFORD LAKE DRIVE	ARMONK	NY 10504	5 PAUL JONES RD
30		289		2 HIGHLAND AVENUE LLC		2 N CLIFF WY	NANTUCKET	MA 02554	2 HIGHLAND AV
30		608		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA 02554	2 NANTUCKET AV
30		609		32 DOCKS LLC		830 PARK AVE APT 9/10 B	NEW YORK	NY 10021	1 HIGHLAND AV
30		616		MITCHELLS WANT PROPERTIES LLC		44 HILLCREST RD	MOUNTAIN LAKES	NJ 07046	16 DELANEY RD
30		617		CHEN DANIEL I ETAL		56 DOUGLAS ROAD	GLEN RIDGE	NJ 07028	14 DELANEY RD
30		618		TAKE IT EASY LLC		56 DOUGLAS ROAD	GLEN RIDGE	NJ 07028	1 PAUL JONES RD
30		619		DALE KEVIN F TR	CLIFF HOLDINGS NOMINEE TRUST	627 HARRIS ROAD	NANTUCKET	MA 02554	6 THE CAPTAINS LN
30		630		FLANIGAN CARY TR	CLIFF DELANEY TRUST	2 WHALENS LN	NANTUCKET	MA 02554	66 CLIFF RD
30		632		WOLFE RICHARD C TRST ETAL		10 CARRIAGE LANE	YARMOUTH	ME 04096	64 CLIFF RD
30		634		BULLOCK MARK A TRST		PO BOX 160	MYSTIC	CT 06355	19 DELANEY RD
30		635		TEGAN JOHN J JR & LOURAINA A TRST		10 CARRIAGE LANE	YARMOUTH	ME 04096	15 DELANEY RD
41		20	1	QUICK CHRISTOPHER & ANN B	62 CLIFF RD REALTY TRUST	62 CLIFF RD	NANTUCKET	MA 02554	62 CLIFF RD
41		21		NOYES HARRIET TUTTLE & ROBERT	1724 HOUSE TRUST	P O BOX 610	FURCHASE	MA 02577	62R CLIFF RD
41		22		WAGNER ALISON TUTTLE TR		27 SHERATON PARK	ARLINGTON	MA 02474	60R CLIFF RD
41		23		HOOD LISA A & ANDREW T		55 YALE STREET	HOLYOKE	MA 01040	90 N LIBERTY ST
41		114		WINDY PASS I LLC		86 N LIBERTY ST	NANTUCKET	MA 02554	86 N LIBERTY ST
41		115	1	ZEBRA PI LLC		17 DERRYMORE RD	NANTUCKET	MA 02554	17 DERRYMORE RD
41		115	2	PERLMAN ANDREW T		20 FAIRMOUNT AV	CHATHAM	NJ 07928	8 DELANEY RD
41		116		GOULD JOHN E & HEADLEY FRANK TRST	SHARED HAVEN NOM TRUST	1 HORTINGTON AVE #707	BOSTON	MA 02116	8 DELANEY RD
41		117		YATES LINDA A		4 DERRYMORE ROAD	SCARSDALE	NY 18583	2 DARTMOUTH LN
41		118		YATES GRACE E		20 RIDGECREST WEST	NANTUCKET	MA 02554	21 DERRYMORE RD
41		119		CRANSTON MALCOLM J & HELEN		23 DERRYMORE RD	NANTUCKET	MA 02554	23 DERRYMORE RD
41		119	2	CRANSTON JAMES & HELEN		PO BOX 1143	NANTUCKET	MA 02554	23 DERRYMORE RD
41		120		YATES TONY W	C/O YATES LINDA	23 DERRYMORE RD	NANTUCKET	MA 02554	25 DERRYMORE RD
41		123		YATES GRACE E	C/O YATES LINDA	23 DERRYMORE RD	NANTUCKET	MA 02554	10 DELANEY RD
41		124		HAMBLIN GARY S & ROBERTA G TRST		24 NAUSHON WAY	NANTUCKET	MA 02554	4 DELANEY RD
41		125		RAUL ALAN C & WARY T		4921 QUEBEC STREET NW	WASHINGTON	DC 20016	2 DELANEY RD

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
41		126		DAVIS ALTON T	ALTON T DAVIS REV TRUST AGRWMT	11 SOUTH ADAMS STREET	HINSDALE	IL 60521	3 DELANEY RD
41		127		BEDELL JOSEPH P & KATIE		53 CANTO LANE	NANTUCKET	MA 02554	5 DELANEY RD
41		128		KINNEY DOUGLAS M JR & KIMBERLY		57 FRANKLIN PLACE	LAKE FOREST	IL 60045	7 DELANEY RD
41		129		POTTER MARGARET A		9 DELANEY RD	NANTUCKET	MA 02554	9 DELANEY RD
41		130		S NANTUCKET LLC		111 CENTER STREET	LITTLE ROCK	AK 72201	82 N LIBERTY ST
41		131		S NANTUCKET LLC		111 CENTER STREET	LITTLE ROCK	AK 72201	84 N LIBERTY ST
41		132		S NANTUCKET LLC		111 CENTER STREET	LITTLE ROCK	AK 72201	80 N LIBERTY ST
41		132	1	HARMON DALITA L		3022 FOX MILL RD	OKATON	VA 21120	76 N LIBERTY ST
41		132	2	HENDERSON SCHUYLER ETAL		THE OLD HILL UPPER SWELL GLOUCESTERSHIRE	G654 LEW		78 N LIBERTY ST
41		133		HELMAS JOSEPH & PAMELA TRS		834 RUGLID STREET	BERKELEY	CA 94708	5 DERRYMORE RD
41		134		LOKENS GARD OLE & CHRISTINA D TRST		1204 ESSEX AVE	RICHMOND	VA 23229	3 DERRYMORE RD
41		135		PASTAN PHILIP F & CHRISTINA D TRST		14 BRIDGE STREET	MARBLEHEAD	MA 01945	1 DERRYMORE RD
41		619		POKOIK JONATHAN M & ILONA		575 MADISON AVE 7TH FL	NEW YORK	NY 10022	1 DELANEY RD
41		839		OREEFE KATHLEEN		12 JOHNSON DRIVE	NORTON	MA 02766	8 PAUL JONES RD

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 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

Sent To
Kenneth D. & Barbara B. Boyer
187 Commodore Drive
Jupiter, FL 33477
7776.15

PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

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George W. & Sarah L. Demonocal
108 Logan Road
New Cannan, CT 06840
8776.15

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Kirsten G. White
800 Grubbs Mills Road
Berwyn, PA 19312
8776.15

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Sent To
Nancy Harbert
1 Charles Street, Apt 5D
Boston, MA 02116
8776.15

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 Adult Signature Required \$.47
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Total Postage and Fees \$ 6.47

Sent To
Douglas Fisher Etal
505 Tremont Street, Unit 608
Boston, MA 02116
8776.15

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Sent To
Thomas W. & Leslie Z. Killian
40 Prospect Hill Ave
Summit, NJ 07901
8776.15

PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
2 Highland Avenue LLC
2 N Cliff Way
Nantucket, MA 02554
8776.15

PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
EPP Real Estate LLC
109 Edmunds Road
Wellesley Hills, MA 02481
8776.15

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Sent To
Brent & Allison Shaw
3825 52nd Street N.W.
Washington, DC 20016
8776.15

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 Return Receipt (hardcopy) \$ 3.30
 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

Sent To
4 TCL LLC
1165 Park Avenue, Apt 4D
New York, NY 10128
8776.15

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 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

Sent To
Betty M. & George Thompson III Trst
Sixty One Cliff Rd Nom Trst
5020 Collinwood Ave., Ste 300
Fort Worth, TX 76107-3664
8776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

Sent To
Emmy Real Estate LLC
PO Box 987
Nantucket, MA 02554
8776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

Sent To
David K. Dwyer Trst
Lot 93 Nominee Trust
311 Oxford Drive
Short Hills, NJ 07078
8776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

Sent To
Thomas W. & Leslie Z. Killian
40 Prospect Hill Ave
Summit, NJ 07901
8776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
Postage \$
Total Postage and Fees \$ 6.47

Sent To
Jeremiah J. Harris
5 Gifford Lake Drive
Armonk, NY 10504
8776.15

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street 32 DUCKS LLC

City 830 PARK AVE., APT 9/10 B

State NEW YORK, NY 10021

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Extra Services & Fees (check box, add fee as appropriate)

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street NANTUCKET ISLANDS LAND BANK

City 22 BROAD STREET

State NANTUCKET, MA 02554

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street JEREMIAH J. HARRIS TRST

City 5 GIFFORD LAKE DRIVE

State ARMONK, NY 10504

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Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street TAKE IT EASY LLC

City 627 HARRIS ROAD

State BEDFORD HILLS, NY 10507

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street DANIEL I. CHEN ETAL

City 56 DOUGLAS ROAD

State GLEN RIDGE, NJ 07028

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street MITCHELLS NANT PROPERTIES LLC

City 44 HILLCREST ROAD

State MOUNTAIN LAKES, NJ 07046

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street RICHARD C. WOLFE TRST ETAL

City PO BOX 160

State MYSTIC, CT 06355

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Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street CARYN FLANIGAN TR

City CLIFF DELANEY TRUST

State 10 CARRIAGE LANE

City YARMOUTH, ME 04096

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Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street KEVIN F. DALE TRUST

City CLIFF HOLDINGS NOMINEE TRUST

State 2 WHALERS LN

City NANTUCKET, MA 02554

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street CHRISTOPHER & ANN B. QUICK

City PO BOX 610

State PURCHASE, NY 10577

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Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street LORRAINE A. & JOHN J. TEGAN JR TRUST

City 62 CLIFF ROAD REALTY TRUST

State 62 CLIFF ROAD

City NANTUCKET, MA 02554

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street MARK A. BULLOCK TRST

City KEITH DELANEY TRUST

State 10 CARRIAGE LANE

City YARMOUTH, ME 04096

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Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street AUDREY K. WAGNER

City 86 N LIBERTY STREET

State NANTUCKET, MA 02554

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Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street ALISON TUTTLE NOYES TRUST

City 1724 HOUSE TRUST

State 55 YALE STREET

City HOLYOKE, MA 01040

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Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$.47

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ 6.47

Sent To

Street HARRIET TUTTLE & ROBERT NOYES

City 27 SHERATON PARK

State ARLINGTON, MA 02474

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7016 0910 0000 4453 0529

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 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street ZEBRA PI LLC
 1 HUNTINGTON AVE., #707
 BOSTON, MA 02116
 City: State ZIP+4® 02116 87776.15

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 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street WINDY PASS I LLC
 20 FAIRMOUNT AVE
 CHATHAM, NJ 07928
 City: State ZIP+4® 07928 87776.15

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7016 0910 0000 4453 0505

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 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street LISA A. & ANDREW T. HOOD
 17 DERRYMORE ROAD
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

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7016 0910 0000 4453 0550

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street TONY W. & GRACE E. YATES
 C/O LINDA YATES
 23 DERRYMORE ROAD
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street JOHN E GOULD & FRANK HEADLEY TRST
 SHARED HAVEN NOM TRUST
 20 RIDGECREST WEST
 SCARSDALE, NY 18583
 City: State ZIP+4® 18583 87776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street ANDREW T. PERLMAN
 4 DERRYMORE ROAD
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street GARY S & ROBERTA G HAMBLIN TRST
 24 NAUSHON WAY
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street MALCOLM J. & HELEN CRANSTON
 JAMES & HELEN CRANSTON
 PO BOX 1143
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street GRACE E. YATES
 10 DELANEY ROAD
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street JOSEPH P & KATIE BEDELL
 53 CATO LANE
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0000 4453 0504

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street ALTON T. DAVIS
 ALTON T. DAVIS REV TRUST AGRMNT
 11 SOUTH ADAMS STREET
 HINSDALE, IL 60521
 City: State ZIP+4® 60521 87776.15

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 Return Receipt (hardcopy) \$ 3.30
 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street ALAN C. & MARY T. RAUL
 4921 QUEBEC STREET NW
 WASHINGTON, DC 20016
 City: State ZIP+4® 20016 87776.15

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (hardcopy) \$ 3.30
 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street S NANTUCKET LLC
 111 CENTER STREET
 LITTLE ROCK, AK 72201
 City: State ZIP+4® 72201 87776.15

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 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street MARGARET A. POTTER
 9 DELANEY RD
 NANTUCKET, MA 02554
 City: State ZIP+4® 02554 87776.15

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (hardcopy) \$ 3.30
 Return Receipt (electronic) \$ 2.70
 Certified Mail Restricted Delivery \$.47
 Adult Signature Required \$.47
 Adult Signature Restricted Delivery \$.47
 Postage \$ 6.47
 Total F \$

Sent To
 Street KIMBERLY & DOUGLAS M KINNEY JR
 57 FRANKLIN PLACE
 LAKE FOREST, IL 60045
 City: State ZIP+4® 60045 87776.15

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Extra Services & Fees (check box, add \$)

Return Receipt (hardcopy) \$ 3.30

Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$.47

Postage \$ 6.47

Total \$

Sent To: OLE LOKENSGARD & MARY HEEN

Street: 1204 ESSEX AVENUE

City: RICHMOND, VA 23229

PS Form 3806, September 2013 See Reverse for Instructions

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Extra Services & Fees (check box, add \$)

Return Receipt (hardcopy) \$ 3.30

Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$.47

Postage \$ 6.47

Total \$

Sent To: JOSEPH & PAMELA HELMS TRS

Street: 834 EUCLID STREET

City: BERKELEY, CA 94708

PS Form 3806, September 2013 See Reverse for Instructions

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Return Receipt (hardcopy) \$ 3.30

Return Receipt (electronic) \$ 2.70

Certified Mail Restricted Delivery \$

Adult Signature Required \$.47

Adult Signature Restricted Delivery \$

Postage \$ 6.47

Total \$

Sent To: DALITA L. HARMON

Street: 3022 FOX MILL ROAD

City: OAKTON, VA 22120

PS Form 3806, September 2013 See Reverse for Instructions

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Adult Signature Required \$

Adult Signature Restricted Delivery \$.47

Postage \$ 6.47

Total Postage and Fees \$

Sent To: KATHLEEN OKEEFE

Street: 12 JOHNSON DRIVE

City: NORTON, MA 02766

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Adult Signature Required \$

Adult Signature Restricted Delivery \$.47

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Total \$

Sent To: JONATHAN M. & ILONA POKOIK

Street: 575 MADISON AVE., 7TH FL

City: NEW YORK, NY 10022

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Certified Mail Restricted Delivery \$

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Adult Signature Restricted Delivery \$

Postage \$ 6.47

Total \$

Sent To: PHILIP F. & CHRISTINA D. PASTAN TRST

Street: 14 BRIDGE STREET

City: MARBLEHEAD, MA 01945

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Registered No. RA890349536US

Date Stamp: 07/18/2016

To Be Completed By Post Office:

Postage \$ 1.15

Extra Services & Fees (check box, add \$)

Registered Mail \$ 13.47

Return Receipt (hardcopy) \$ 3.70

Return Receipt (electronic) \$ 0.00

Restricted Delivery \$ 0.00

Signature Confirmation \$

Signature Confirmation Restricted Delivery \$

Total Postage & Fees \$ 18.25

Customer Must Declare Full Value \$ 0.00

Received by 07/18/2016

Domestic Insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

FROM: Blackwell & Associates
 20 Dorsdale Cr.
 Nantucket, MA 02554

TO: SCHUYLER HENDERSON ETAL
 THE OLD MILL UPPER SWELL
 Gloucestershire, GL54 1EW
 UNITED KINGDOM

PS Form 3806, Registered Mail Receipt
 April 2015, PSN 7530-02-000-6051
 For domestic delivery information, visit our website at www.usps.com.

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.*
GROUND COVER % : 30 %

*139-16 C.(3): 10' SETBACK REQUIRED
FOR ANY STREET OR WAY.

LEGEND

- dhCB SET ■ DENOTES CONCRETE MONUMENT SET
- dhCB FND ■ DENOTES CONCRETE MONUMENT FOUND
- WF #9 ○ DENOTES WETLAND FLAG FOUND
- DENOTES APPROVED WETLAND DELINEATION
- 35 - - - DENOTES EXIST. GRADE CONTOUR
- x33.2 DENOTES EXIST. GRADE SPOT ELEVATION
- OHW - - - DENOTES EXIST. OVERHEAD WIRES
- DENOTES EXIST. SCREENING
- DENOTES EXIST. EDGE OF BRUSH
- DENOTES EXIST. WOOD PLANK FENCE

41-20
N/F
62 CLIFF ROAD REALTY TRUST
DEED BK. 925, PG. 40
PLAN FILE 47-J
LOT 4



WELL PERMIT PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 10' DATE: JULY 18, 2016

Owner: **DELANEY KEITH TRUST**

LOT 4
Cert: .25803. Plan: LCC.14695-C.

Locus: . . . #15 DELANEY ROAD
Map: . 30 . . . Parcel: . . . 635

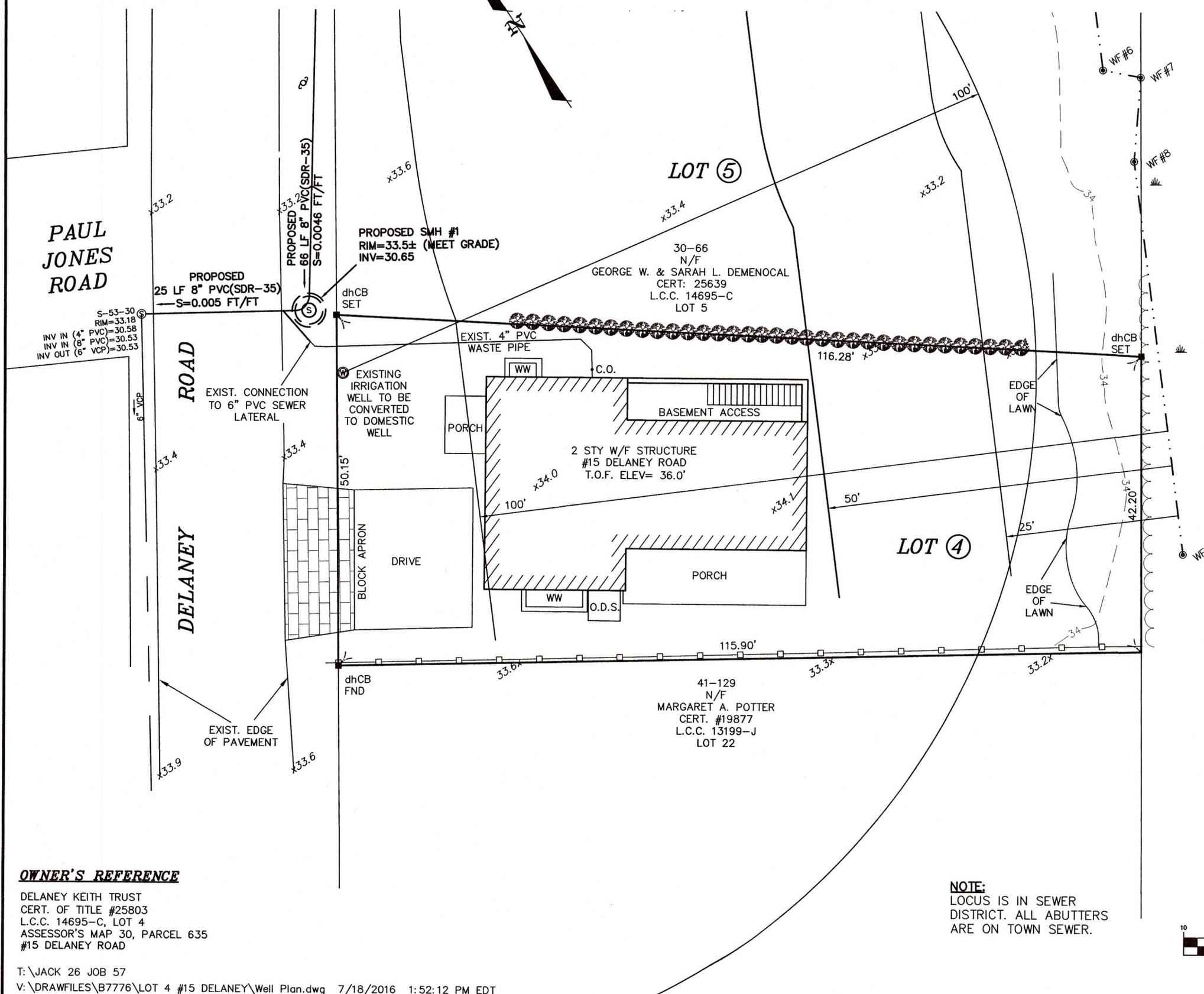
BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

NOTE:
LOCUS IS IN SEWER
DISTRICT. ALL ABUTTERS
ARE ON TOWN SEWER.



OWNER'S REFERENCE

DELANEY KEITH TRUST
CERT. OF TITLE #25803
L.C.C. 14695-C, LOT 4
ASSESSOR'S MAP 30, PARCEL 635
#15 DELANEY ROAD

T:\JACK 26 JOB 57

V:\DRAWFILES\B7776\LOT 4 #15 DELANEY\Well Plan.dwg 7/18/2016 1:52:12 PM EDT

B7776.15

From: [Art Crowley](#)
To: [Anne Barrett](#)
Subject: FW: 15 Delaney well permit applicatioon
Date: Friday, September 09, 2016 11:30:23 AM

From: Art Crowley
Sent: Thursday, July 28, 2016 4:15 PM
To: 'Jeff Blackwell'
Cc: Roberto Santamaria
Subject: 15 Delaney well permit application

Jeff,

After review of this application, I have a few concerns and am denying the application to make the current irrigation well a potable drinking water well. The location of this existing irrigation well to the 2 sewer manholes in the street is well with in 50 feet. In fact one of the sewer manholes is more like 10-12 feet from this well. As a matter of public health, the location of the well is not suitable for a public water supply. Our local well regulations state under 62.03 that the well should be as far as possible from sources of contamination. Title V requires septic tank, holding tanks and tight tanks to be a minimum of 50 feet from a potable drinking water well. The two suggestions I have, is to move the well to a more suitable location or get on the agenda for the next Board of Health meeting (Aug 18) and ask for relief from this decision. Any questions, let me know. Thanks.

Art Crowley
Nantucket Health Dept.
508-228-7200 ext 7014

From: [Roberto Santamaria](mailto:Roberto.Santamaria@westbaydi.com)
To: [Anne Barrett](mailto:Anne.Barrett@westbaydi.com)
Subject: Fwd: 15 Delaney Well Permit
Date: Thursday, September 08, 2016 10:05:11 AM

For the agenda

Sent from my iPhone

Begin forwarded message:

From: Jeffrey Kaschuluk <jeffrey@westbaydi.com>
Date: September 8, 2016 at 9:40:59 AM EDT
To: <Rsantamaria@nantucket-ma.gov>, Randy Sharp
<randysharp@comcast.net>, Arthur Gasbarro <art@nantucketengineer.com>
Subject: 15 Delaney Well Permit

Roberto

Good morning. Could you please place Randy Sharp, Art Gasbarro and I on the BOH agenda for next Thursday's meeting. We would like to discuss Art Crowley's un-willingness to put his name on the Permitting of a potable well located at 15 Delaney Rd. Could you please confirm receipt? Thanks very much.

Jeffrey Kaschuluk
508 317 2547.

--

Jeffrey Kaschuluk
President

WestBay Development, Inc.

PO Box 3433

Nantucket, MA 02584

Tel: [508-228-8593](tel:508-228-8593) | Fax: [508-325-5645](tel:508-325-5645) | Mobile: [508-317-2547](tel:508-317-2547)

Website: www.westbaydi.com | Facebook: [WestBay Development Inc](https://www.facebook.com/WestBayDevelopmentInc)

Note New E-Mail Address: jeffrey@westbaydi.com

October 10, 2016

Malcolm W. MacNab, MD, PhD
Chairman
Nantucket Board of Health

RE: Hummock Pond of Nantucket Aggregate Plan--October 20, 2016 Board of Health Meeting

Dear Chairman MacNab:

We appreciate the Board's ongoing consideration of our application for an Aggregate Nitrogen Plan for our subdivision. We also understand the desire to ensure your decisions are consistent with others you have made for similar circumstances. The purpose of this letter is to provide input to the Board's deliberation at the October 20, 2016 meeting when this matter will be discussed.

Background

We have submitted an application for approval for an Aggregate Nitrogen Plan for Hummock Pond of Nantucket Subdivision. This is a cluster subdivision of 36 homes, located on 72 acres of property adjacent to Hummock Pond Road. The 36 homes are on individual lots, ranging in size from ½ - ¾ of an acre. The Aggregate Plan would permit the homeowners, 22 of which are in Zone B of the Hummock Pond Watershed, to repair or replace existing systems with traditional systems, provided those homes do not exceed 4 bedrooms. Under our proposed plan, we would set aside 13 acres of open space to provide an equivalent 1 acre absorption area per lot, to meet Town and Title V flow requirements for up to 4 bedrooms (or a total of 144 bedrooms for the 36 homes). Note, the total property area of our subdivision, most of which is under a conservation easement, would provide for nitrogen absorption for 288 bedrooms (72x4); which is twice the capacity for which we are seeking approval. (See attached subdivision plot showing open space and the credit land)

Decision Considerations

At the September 15, 2016 meeting, there was concern that making a decision to approve our plan might be inconsistent with a decision made for homes in Fisher's Landing. We feel that our situation is distinct from Fisher's Landing. Fisher's Landing is in Zone A and we are in Zone B. Our understanding is that Zone B areas are primarily buffers while Zone A areas are ones with immediate and direct impact on the specific body of water.

Also, Town regulations 56.02 for the Hummock Pond Watershed state that:

Existing developed properties shall be allowed to repair/replace existing subsurface disposal systems for existing flows determined by a qualified licensed Massachusetts professional with nutrient reducing technologies or technologies acceptable to the Nantucket Board of Health as deemed appropriate.

Request

We are requesting the Board's approval of our plan to aggregate enough credit land to permit each home in the Hummock Pond of Nantucket Subdivision to repair or replace existing systems with traditional systems, provided those uses do not exceed 4 bedrooms. Such an approval would not be inconsistent with the Fisher's Landing decision (Zone A vs. Zone B) and would be permitted by regulation 56.02. Any homeowner who wanted to exceed 4 bedrooms would be required to install an Innovative Alternative system.

Thank you for considering these points in your decision making.

Sincerely,

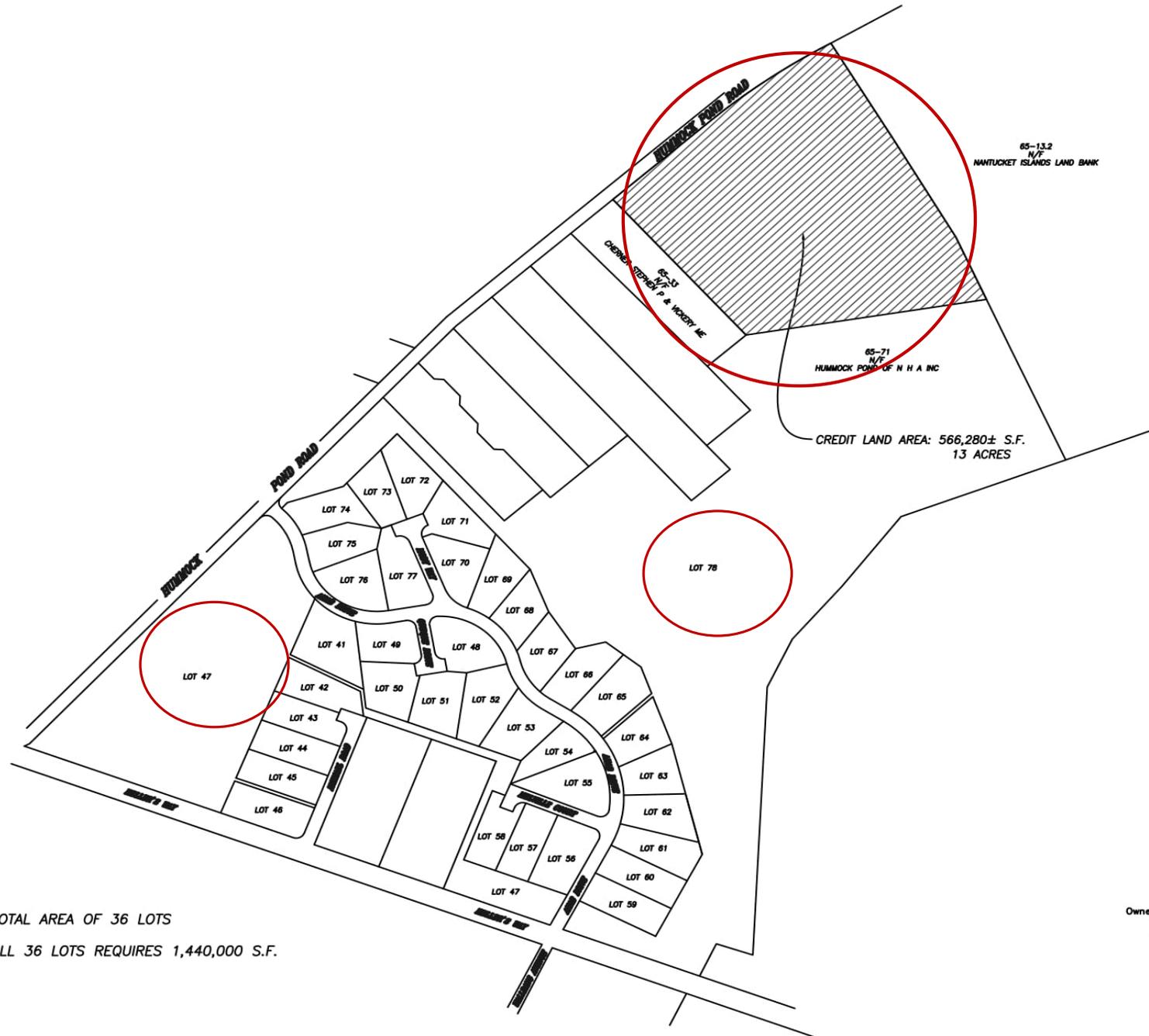


Gregory Ross, President
Hummock Pond of Nantucket Homeowners Association
cc: Nantucket Board of Health Members
Roberto Santamaria, Health Director

LOT 41	33,900± S.F.
LOT 42	24,206± S.F.
LOT 43	23,119± S.F.
LOT 44	24,441± S.F.
LOT 45	24,647± S.F.
LOT 46	27,312± S.F.
LOT 48	27,741± S.F.
LOT 49	22,579± S.F.
LOT 50	25,181± S.F.
LOT 51	26,160± S.F.
LOT 52	28,808± S.F.
LOT 53	27,850± S.F.
LOT 54	20,221± S.F.
LOT 55	31,822± S.F.
LOT 56	30,032± S.F.
LOT 57	23,159± S.F.
LOT 58	20,071± S.F.
LOT 59	24,828± S.F.
LOT 60	24,828± S.F.
LOT 61	25,247± S.F.
LOT 62	24,536± S.F.
LOT 63	20,314± S.F.
LOT 64	24,291± S.F.
LOT 65	29,950± S.F.
LOT 66	25,549± S.F.
LOT 67	22,751± S.F.
LOT 68	21,302± S.F.
LOT 69	23,352± S.F.
LOT 70	25,234± S.F.
LOT 71	24,131± S.F.
LOT 72	25,211± S.F.
LOT 73	21,880± S.F.
LOT 74	25,011± S.F.
LOT 75	22,774± S.F.
LOT 76	27,227± S.F.
LOT 77	27,668± S.F.

907,333± S.F. TOTAL AREA OF 36 LOTS

EXISTING 4 BEDROOM SYSTEMS ON ALL 36 LOTS REQUIRES 1,440,000 S.F.



**SITE PLAN
OF LAND IN
NANTUCKET, MASS.**

SCALE: 1"= 150' DATE: JUNE 6, 2016

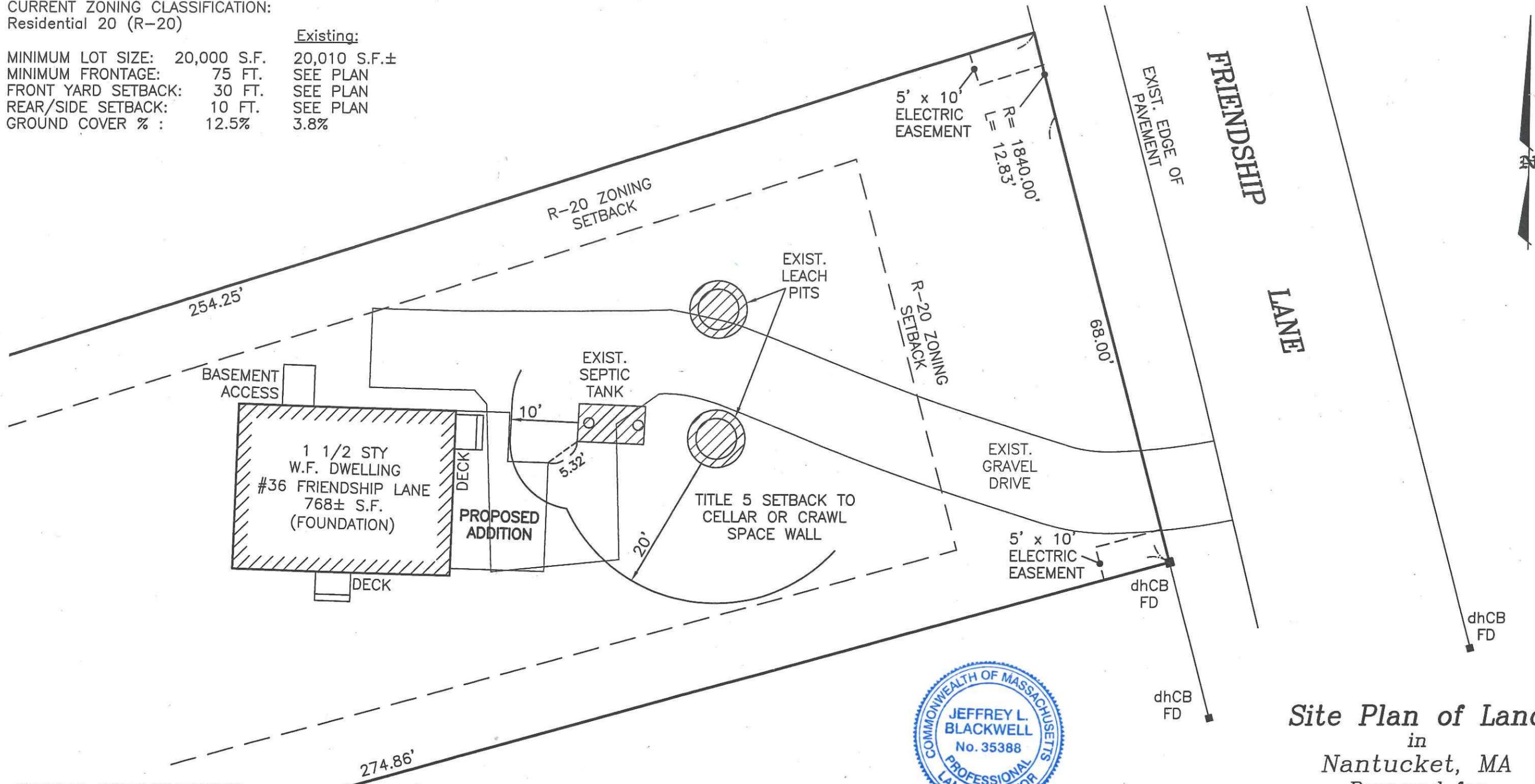
Owner: HUMMOCK POND, QF, NANTUCKET, HOMEOWNERS ASSOCIATION INC

Deed: . . . CERT. 24032. . . Plan: L.C. 35893-H; LOTS 47 & 78

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

	<u>Existing:</u>
MINIMUM LOT SIZE: 20,000 S.F.	20,010 S.F.±
MINIMUM FRONTAGE: 75 FT.	SEE PLAN
FRONT YARD SETBACK: 30 FT.	SEE PLAN
REAR/SIDE SETBACK: 10 FT.	SEE PLAN
GROUND COVER % : 12.5%	3.8%



OWNER INFORMATION

ANTHONY S. NASTUS
MARTHA PAGE W. MARTINAEU
CERTIFICATE OF TITLE 23884; L.C.C. 35397-G, LOT 87
ASSESSOR MAP 56 PARCEL 333
#36 FRIENDSHIP LANE

GRAPHIC SCALE



(IN FEET)
1 inch = 15 ft.

Site Plan of Land
in
Nantucket, MA
Prepared for
ANTHONY NASTUS
PAGE MARTINEAU

Scale: 1" = 15' SEPTEMBER 29, 2016

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

B8322

BLACKWELL & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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

B8322

September 30, 2016

Nantucket Board of Health
3 East Chestnut Street
Nantucket, MA 02554

Re: Proposed House Addition at 36 Friendship Lane, Anthony Nastus
and Page Martineau. Map 56, Parcel 333.

Dear Board Members:

I am writing to request a variance from the 10' separation requirement between a septic tank and a cellar wall, 310 CMR 15.211 (1).

This request complies with the standard of review defined in sections:

15.410 (1) (a)

"...enforcement of the 10' separation requirement would be manifestly unjust..."

15.410 (1) (b)

"...the applicant must establish that a level of environmental protection that is a least equivalent can be achieved without strict application of the 10' separation requirement..."

The property will be required to connect to the municipal sewer system to be constructed in Friendship Lane within the next 2 or 3 years. The septic system will be abandoned when the house is connected to municipal sewer. Therefore, the cost to move the septic tank is unjust.

Also, an equivalent level of environmental protection is achieved whether the septic tank is 5.3' or 10' away from the cellar wall. The septic tank was inspected recently and found to be in good condition.

In summary, the Board of Health is justified in granting this variance because enforcement of 10" separation is costly and unjust and an equivalent level of environmental protection will be maintained.

Regards,

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





NANTUCKET HEALTH DEPARTMENT

3 EAST CHESTNUT STREET
NANTUCKET, MASSACHUSETTS 02554

Telephone 508.228.7200

Fax 508.325.6117

BOARD OF HEALTH REGULATION VARIANCE REQUEST

\$20 per request

I am requesting: (Check one.)

- A variance of a Local Board of Health Regulation
- A variance of a State Public Health Regulation (310 CMR 15, 105 CMR 590, etc...)

Please write an explanation of the variance requested (use separate paper if needed):

~ See Attached Letter ~

Requestor Name: Jeffrey L. Blackwell

Company Name: (if applicable) Blackwell & Associates, Inc

Address: #36 Friendship Lane MAP: 56 PARCEL: 333

Phone No. 508-228-9026 Fax No. _____

Email: jeff@blackwellsurvey.com

Requestor's Signature: Jeff R Date: 10-5-16

Please be advised that the Health Department accepts variance requests up to one week before a scheduled Board of Health meeting. Applications received after this deadline will be placed at the subsequent scheduled meeting.

Received by: AS PD

Date: 10/6/16

Timalyne and Paul Frazier
7A Hill Side Avenue
Nantucket, MA 02554
timalyne@gmail.com
508-901-5214

October 13, 2016

Robert Santamaria, MPH, MBA, REHS/RS
Director of Health
Nantucket Health Department
3 East Chestnut Street
Nantucket, MA 02554

Re: Code Violations
7A Hill Side Avenue - 87/2

Dear Mr. Santamaria:

Thank you for meeting with my husband Paul and myself this morning to clarify the Code Violation letter of October 4, 2016 that he received from you. Paul signed for the letter yesterday, October 12, 2016, at the Post Office, and we contacted you right away to see how we could remedy this situation. I appreciate that the letter you sent us outlines the codes, but giving us concrete feedback is infinitely more helpful toward actually fixing the problems that you perceived.

To the extent that it is necessary, I hereby request a hearing as specified in said letter. I would also like to respectfully request a copy of our Board of Health file in regards to the hearing.

Thank you for giving us additional days to address the clarifications that you outlined in our impromptu meeting. As the follow up inspection for November 4, 2016 may eliminate the need for a hearing, I suggest that it not be scheduled until sometime after that inspection.

Sincerely,



Timalyne Frazier

TLF/

Cc: Paul Frazier
Attorney Kenneth A. Gullicksen

BOARD OF HEALTH

Meeting

Town of Nantucket
3 East Chestnut Street
Nantucket, Massachusetts 02554

www.nantucket-ma.gov



Commissioners: Malcolm MacNab, MD, PHD (chair), Stephen Visco (Vice chair), James Cooper, Helene Weld, RN, Rick Atherton

Staff: Roberto Santamaria, Artell Crowley, Kathy Lafavre, Hank Ross, Anne Barrett

~~ MINUTES ~~

Tuesday, October 11, 2016

4 Fairgrounds Road, Training Room – 3:00 pm

Called to order at 3:03 p.m.

Staff in attendance: R. Santamaria, Health Director; A. Crowley, Assistant Health Director; Hank Ross, Restaurant Inspector; T. Norton, Town Minutes Taker

Attending Members: Malcolm MacNab, MD, PHD; Stephen Visco; James Cooper; Helene Weld, RN; Rick Atherton, Board of Selectmen

Absent Members: None

Agenda adopted by unanimous consent

I. ANNOUNCEMENTS

II. PUBLIC COMMENTS – ANY MEMBER OF THE PUBLIC MAY ADDRESS COMMISSIONERS AT THIS TIME

1. None

III. APPROVAL OF MINUTES

1. September 15, 2016: Approved by unanimous consent.

IV. BOH APPLICATIONS REVIEW

1. Variance from Administrative Consent Order (ACO), 12 Middle Valley Road

Sitting MacNab, Visco, Cooper, Weld, Atherton

Recused None

Documentation Supporting documents and plans, staff recommendations.

Discussion (3:07) **Dan Mulloy**, Site Design Engineering– This is in a soon-to-be sewer area. The current bedroom exceeds the one-bedroom per 10,000 square feet requirement. Asking for this variance because ACOs create problems with banks. They are willing to accept conditions, and at such time as sewer is installed, they will connect. This conventional septic system is new.

Santamaria – Sewer is coming and a system is in the ground.

Visco – The I/A would be required only if sewer weren't projected for the area.

Mulloy – Stated that an ACO would be recorded against the property, which makes obtaining a bank loan difficult.

Santamaria – The formal variance would be maintained in the office and be recorded on the deed; it has the caveat that the property must connect to sewer when it becomes available. The ACO recognizes that the system is in failure and the technical failure is recorded on the deed. Explained the difference between this case and a similar request from the Madaket area.

Action **Motion to Approve the variance with the caveat as discussed.** (made by: Visco) (seconded by: Cooper)

Vote Carried unanimously

2. Release of Betterment Lien 23 Monomoy Road

Sitting MacNab, Visco, Cooper, Weld, Atherton

Recused

Documentation Supporting documents and plans, staff recommendations.

Discussion (3:16) Santamaria – It has been fully paid off and is okay to be signed off. Need approval.

Action **Motion to Approve release of the Betterment Loan.** (made by: Weld) (seconded by: Atherton)

Vote Carried unanimously

V. DISCUSSION

1. I/A to Sewer Policy

Sitting MacNab, Visco, Cooper, Weld, Atherton

Recused None

Documentation Graphs of ... (GET Copies of this)

Public Bruce Mandel, 10 Midland Avenue

Bill Grieder, 10 F Street

Charles Stott, Long Pond Drive

Discussion (3:17) **MacNab** – This Board has the power to allow a delay to hook up to sewer when it comes available but not to waive fees. Reviewed the charts. The unknowns are the date sewer will be flowing and the required hook-up time.

Stott – Feels there should be a mechanism in place to credit those property owners who have gone through great expense to install I/A systems. Asked that the policy apply to all property owners island wide and that it establish a useful lifespan for an I/A system, such as 20 years; also asked the Board to consider a sliding scale in regards to the number of years since the date of installation and/or repairs.

Atherton – Confirmed that this policy would apply only to I/A systems, not conventional systems.

Cooper – If we base this on sewer not being available for 10 years, we need to consider how long the I/A has already been in place.

Visco – The life of an I/A system depends on use is listed as 20 years.

Mandel – It will be almost a decade before the first sewer flush; in that time, there is no means of dealing with nitrogen flow into the ground other than use of I/A systems. Existing conventional systems will fail and I/A systems will need to be installed. Stated that there are newer, more efficient technologies going forward that remove 75% to 90% nitrogen.

MacNab – There are new technologies but they won't show up in Madaket.

Mandel – Going through the regulations, they seem to be in conflict with each other. Cited an example: BOH requires a system be abandoned and a property connected to sewer within 60 days of availability while the sewer department has a 6-month requirement. Also, there is a \$100 sewer abandonment application fee which is added to all the other costs; perhaps that could be waived.

Grieder – He's glad to hear the board is making this an island-wide policy. His question is what determines the lifespan of an I/A system as long as it is functioning.

Visco – Time and use and as long as it is not in hydraulic failure. An I/A leech pit could last forever as long as it is maintained. An I/A system, to be approved, has to meet the under 50% nitrogen removal; some have been as low as 10%.

Santamaria – It is important to look at this as what is the most efficient way to deal with an environmental issue. There is nothing more efficient than sewer.

Atherton – He is interested in any ability to get 85% results for 15% less money. He wants to understand the advantage to a homeowner in delaying hook up.

MacNab – For him granting a variance is easier knowing when sewer will be installed. Trying to attach the hook-up delay to the number of years since installation or repair would be extremely difficult; he prefers setting a fixed time frame.

Santamaria – Recommends setting a fixed time for granting a variance; the bulk of systems in Madaket were put in at the same time, 2010 and 2011.

Discussion about cost savings to the owner for a 10- or 15-year variance.

MacNab – There are four options: a 10 year variance, a 15 year variance, do nothing, and think about it.

Santamaria – This policy could be revisited once the sewer design is in.

MacNab – For him 10 years is a comfortable number.

Motion **Motion to Issue an island-wide policy for a variance of 10 years from the time the sewer hook-up permit is issued.** (made by: Weld) (seconded by: Cooper)

Vote Carried unanimously

2. Sewer Connection Policy

Sitting MacNab, Visco, Cooper, Weld, Atherton

Recused None

Documentation Supporting documents and plans, staff recommendations.

Discussion **Santamaria** – He is asking to table this discussion until actual designs are available.

V. BOH BUSINESS

1. Director's Report

- a. Update on grey water issue. Nantucket has been designated a no-discharge zone. Atherton would like the issue be reviewed by an objective third party. Santamaria said he will talk to the Woods Hole Institute.
- b. The venison donation program is stalled; the processor has backed out due to illness. Reaching out to licensees and the hunting association. The hunting association is willing to allow use of their facilities.
- c. All shellfishing in Island waters has been suspended until October 16 due to a bloom of pseudo-nitzschia which contains a neurotoxin. The hope is the cooling of waters will eliminate the bloom. Waiting for analysis on whether or not scallops are okay; it is common to cut the guts when opening the shell.
- d. Packaging is in full force. The Harbor Stop & Shop is still using foam in their store packaging.
- e. Did an inspection at Allen's Way for rodents. No rodents but trash is present. The area is being monitored. Should do rodent baiting 20 days before to 20 days after construction.

VI. ADJOURN

Adjourned by unanimous consent at 4:18 p.m.

Submitted by:
Terry L. Norton