

BLACKWELL & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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

B8454

August 22, 2019

Ashley Erisman, Chair
Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

Re: SE48-3040. #205 Eel Point Road. Steven L. Cohen Trustee of 205 EP Trust.

Dear Ashley,

I am writing to request a Minor Modification to the reference Order of Conditions.

Septic System details were not shown on the project site plan: November 30, 2017. The enhanced treatment (A/I) septic system tanks were installed within the Buffer Zone to the Coastal Bank. The closest being the SeptiTech I/A chamber which is 62' from the bank at the closest point.

Also, a bluestone walk was installed between the 50' to 100' zone. The originally proposed pergola south of the pool was abandoned and a smaller deck was constructed. The lawn size has been significantly reduced.

If you have any questions, please call. Thank you.

Sincerely,

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



JLB/dmm
Enclosures

Town of Nantucket Conservation Commission
Minor Modification Request

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

DEP File Number
SE48-3040
Provided by DEP

A. General Information

From:

Nantucket Conservation Commission

To:

Applicant:

Steven Cohen, Trustee 205 EP Trust

Name

34 Main Street

Mailing Address

Nantucket

City/Town

MA

State

02554

Zip Code

Property Owner (if different from applicant):

SAME

Name

205 Eel Point Road

Mailing Address

Nantucket

City/Town

MA

State

02554

Zip Code

Project Location:

205 Eel Point Road

Street Address

38

Assessors Map/Plat Number

Nantucket

City/Town

31

Parcel /Lot Number

2. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Site Plan of Land for SE48-3040 To Accompany Minor Modification Request

Title

August 23,2019

Date

Title

Date

Title

Date

4. Description of Minor Modification:

Final septic system tanks location, bluestone stepping stones, replacement of gazebo with smaller deck and reduction of

lawn area.

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 15 FT.
GROUND COVER %: 4%

EXISTING:
**120,540 S.F.±
SEE PLAN
SEE PLAN
SEE PLAN
3.9%

**LOT AREA TO LC SHORELINE

38-33
N/F
REDTOWN, LLC
CERT. #24027
L.C.C. 12330-A, LOT C
L.C.C. 12330-B, LOT 3

38-22
N/F
CHARLOTTE SANFORD
MASON
CERT. #12020
L.C.C. 13887-W
LOT 33

38-21
N/F
SUNSET REALTY
TRUST
CERT. #25295
L.C.C. 13887-W
LOT 32

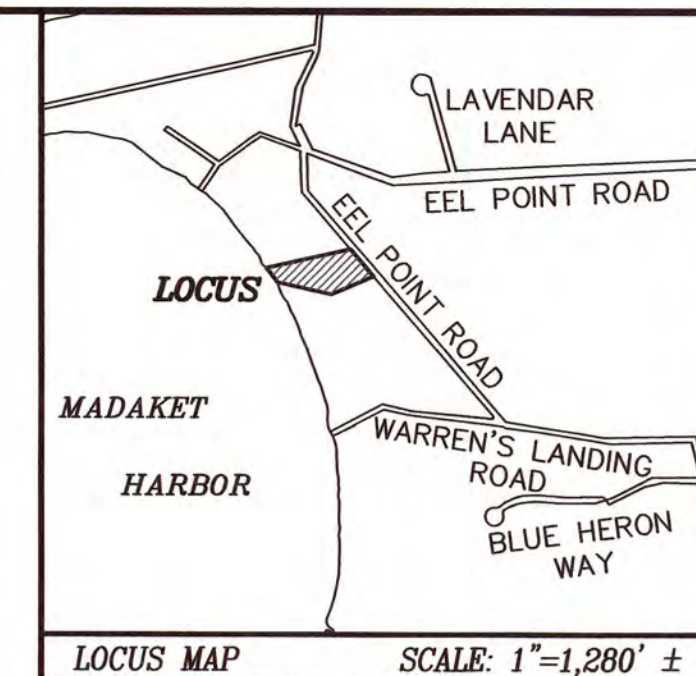
38-32
N/F
SUNSET REALTY TRUST
CERT. #25295
L.C.C. 12330-A, LOT D
L.C.C. 13887-W, LOT 32
#201 EEL POINT ROAD

38-2
N/F
SUSAN L.
VARESCI, TR.
CERT. #24662
L.C.C. 13887-4
LOT 45

38-23
N/F
ROBERT BRUST &
JUDY BRUST
CERT. #16156
L.C.C. 13887-4
LOT 46

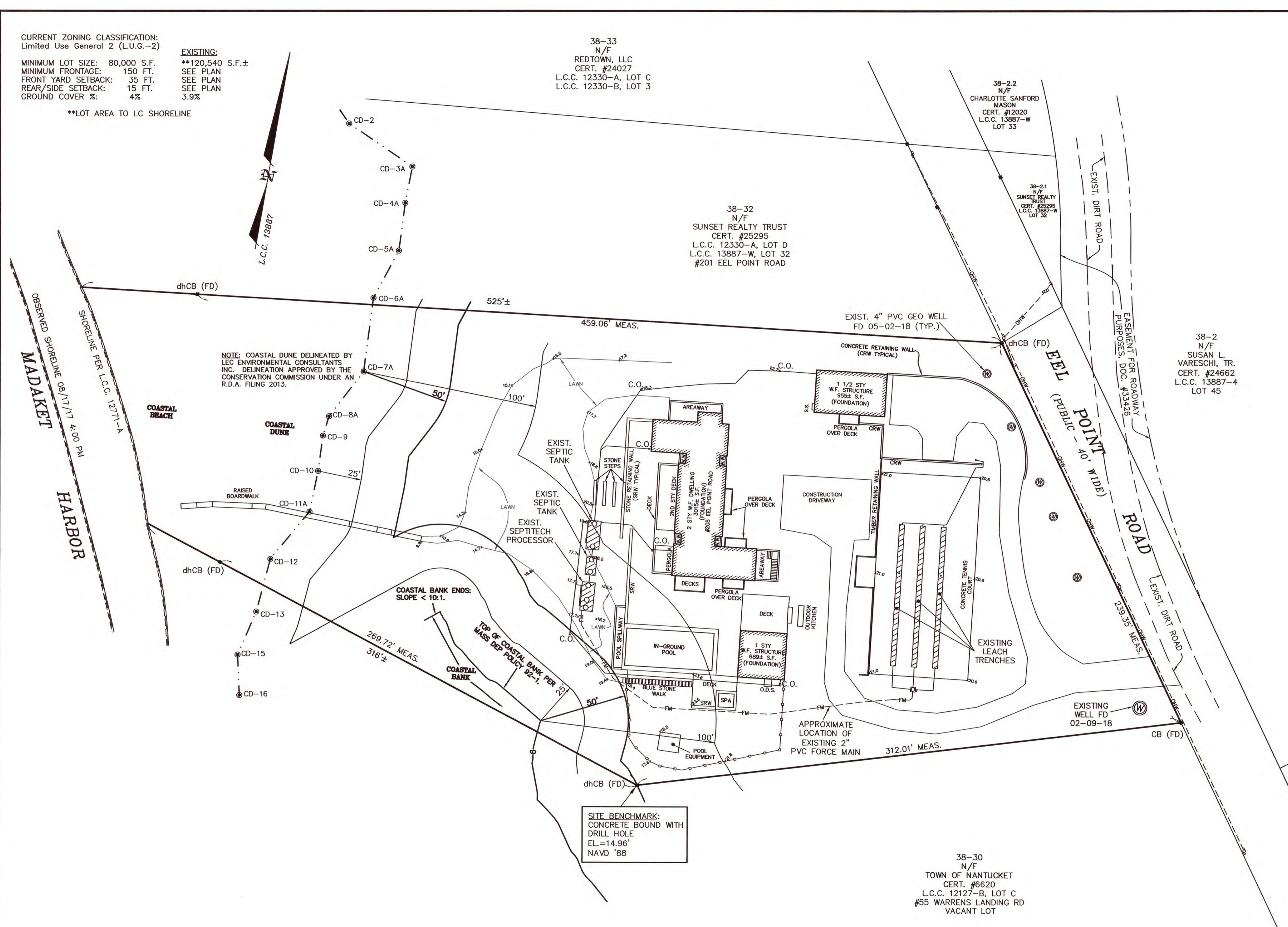
38-181
N/F
ROBERT BRUST &
JUDY BRUST
CERT. #19546
L.C.C. 16956-H
LOT 15

38-30
N/F
TOWN OF NANTUCKET
CERT. #6620
L.C.C. 12127-B, LOT C
#55 WARRENS LANDING RD
VACANT LOT



LEGEND

- dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- CB (FD) ■ DENOTES CONCRETE BOUND FOUND
- OHW--- DENOTES EXIST. OVERHEAD WIRES
- DENOTES EXIST. UTILITY POLE
- C.O. DENOTES EXISTING CLEANOUT
- ← DENOTES EXIST. GUY ANCHOR
- MEAS. DENOTES MEASURED DISTANCE BETWEEN RECORD MONUMENTS
- ⊙ DENOTES EXIST. WELL

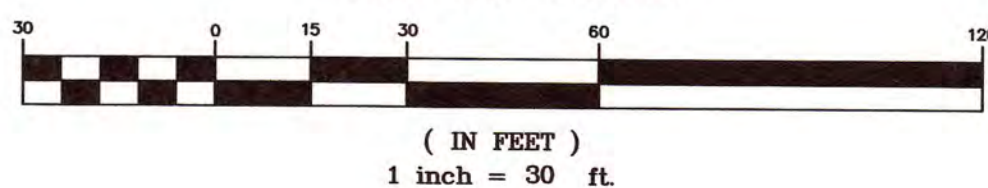


NOTE: COASTAL DUNE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS INC. DELINEATION APPROVED BY THE CONSERVATION COMMISSION UNDER AN R.D.A. FILING 2013.

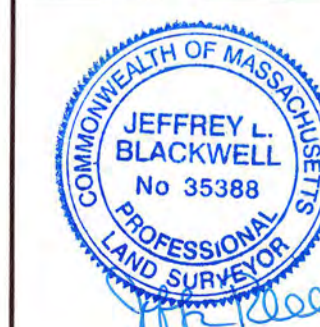
SITE BENCHMARK:
CONCRETE BOUND WITH
DRILL HOLE
EL.=14.96'
NAVD '88

OWNER INFORMATION
STEVEN L. COHEN, TRUSTEE
205 EP TRUST
CERT. OF TITLE #26627
L.C.C. 12771-A
ASSESSOR'S MAP 38, PARCEL 31
#205 EEL POINT ROAD

GRAPHIC SCALE



SITE PLAN OF LAND
FOR SE48-3040
TO ACCOMPANY A
MINOR MODIFICATION REQUEST
PREPARED FOR
205 EP TRUST
#205 EEL POINT ROAD



CHECKED BY: JLB	ASSESSOR MAP: 38 PARCEL: 31
DESIGNED BY:	DRAWN BY: CLR/CJA DATE: 08/23/19
SCALE: AS NOTED	JOB NO.: B8454 SHEET: 1 OF 1

BLACKWELL & ASSOCIATES, INC.

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