

**BLACKWELL & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

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

B8454

August 19, 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.  
Certificate of Title 26627.

Dear Ashley,

I am writing to request a Certificate of Compliance for the referenced project.

I certify that the project was completed in substantial compliance with the Order of Conditions.

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

Sincerely,

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



JLB/dmm  
Enclosures



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

DEP File Number:

SE48-3040  
 Provided by DEP

**A. Project Information**

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



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

1. This request is being made by:(current Title holder):

Steven L. Cohen, Trustee of 205 EP Trust  
 Name  
PO Box 786  
 Mailing Address  
Nantucket MA 02554  
 City/Town State Zip Code  
508-228-0337  
 Phone Number

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

Steven L. Cohen, Trustee  
 Applicant  
12/20/2017 SE48-3040  
 Dated DEP File Number

3. The project site is located at:

205 Eel Point Road Nantucket  
 Street Address City/Town  
38 31  
 Assessors Map/Plat Number Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for : (name on Order)

Steven L. Cohen, Trustee  
 Property Owner (if different)  
Nantucket  
 County Book Page  
26627  
 Certificate (if registered land)

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

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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



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### A. Project Information (cont.)

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

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

No

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### B. Submittal Requirements

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



2017 00157113  
 Cert: 26627 Doc: OOC  
 Registered: 12/22/2017 11:49 AM



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:

SE48-3040

MassDEP File #

eDEP Transaction #

Nantucket

City/Town

#### A. General Information

1. From: Nantucket  
 Conservation Commission
2. This issuance is for (check one):  
 a.  Order of Conditions b.  Amended Order of Conditions
3. To: Applicant:
- Steven Cohen, Trustee  
 a. First Name b. Last Name
- 205 EP Trust  
 c. Organization
- 34 Main Street  
 d. Mailing Address
- Nantucket MA 02554  
 e. City/Town f. State g. Zip Code
4. Property Owner (if different from applicant):
- Same As Applicant  
 a. First Name b. Last Name
- c. Organization
- d. Mailing Address
- e. City/Town f. State g. Zip Code
5. Project Location:
- 205 Eel Point Road Nantucket  
 a. Street Address b. City/Town
- 38 31  
 c. Assessors Map/Plat Number d. Parcel/Lot Number
- Latitude and Longitude, if known: 41d 17' 20.3" 70d 11' 30.3"  
 d. Latitude e. Longitude

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

**EXISTING:**  
 MINIMUM LOT SIZE: 80,000 S.F.  
 MINIMUM FRONTAGE: 150 FT.  
 FRONT YARD SETBACK: 35 FT.  
 REAR/SIDE SETBACK: 15 FT.  
 GROUND COVER %: 4%  
 3.9%

\*LOT AREA TO LC SHORELINE

SEE PLAN  
 SEE PLAN  
 SEE PLAN

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

38-32  
 N/F  
 SUNSET REALTY TRUST  
 CERT. #25298  
 L.C.C. 12330-A, LOT D  
 L.C.C. 13887-W, LOT 32  
 #201 EEL POINT ROAD

38-32  
 N/F  
 CHARLOTTE SANFORD  
 HARRIS  
 CERT. #25299  
 L.C.C. 12330-A, LOT E  
 LOT 31

38-3  
 N/F  
 SUSAN I.  
 VARESCHE, TR.  
 CERT. #24662  
 L.C.C. 13887-4  
 LOT 42

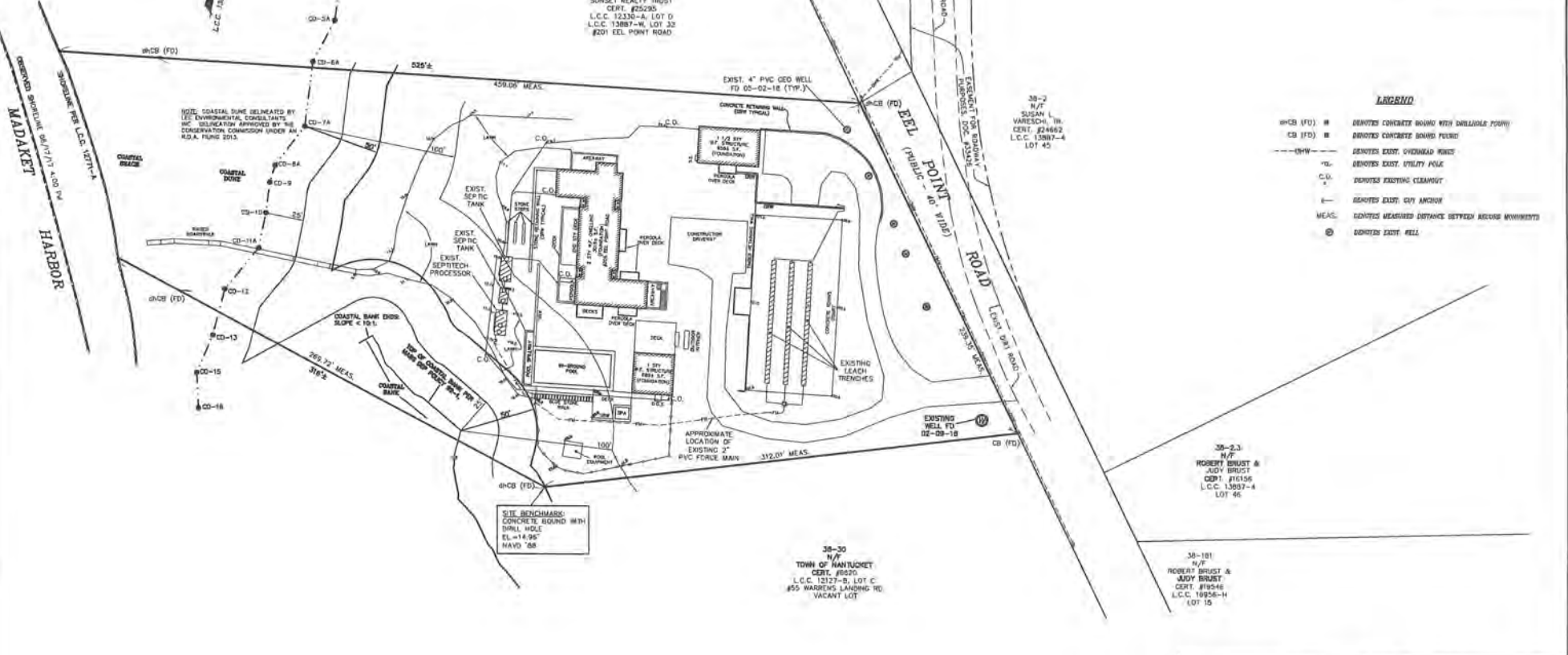
38-2-3  
 N/F  
 ROBERT BRUST &  
 JUDY BRUST  
 CERT. #15156  
 L.C.C. 13887-4  
 LOT 46

38-181  
 N/F  
 ROBERT BRUST &  
 JUDY BRUST  
 CERT. #15156  
 L.C.C. 18856-1  
 LOT 15

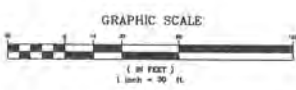
38-30  
 N/F  
 TOWN OF HANTUCKET  
 CERT. #6020  
 L.C.C. 12127-B, LOT C  
 #55 WARREN'S LANDING RD.  
 VACANT LOT



- LEGEND**
- dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DIBELLADA POINT
  - CB (FD) ■ DENOTES CONCRETE BOUND POINT
  - CHW--- DENOTES EXIST. OVERHEAD WIRE
  - CL- DENOTES EXIST. UTILITY PILE
  - C.O.- DENOTES EXISTING CLEARCUT
  - ← DENOTES EXIST. CITY ANCHOR
  - MEAS. DENOTES MEASURED DISTANCE BETWEEN RESURV. POINTS
  - ⊙ DENOTES EXIST. WELL



**OWNER INFORMATION**  
 STEVEN E. CONNER, TRUSTEE  
 205 EP TRUST  
 CERT. OF TITLE #26927  
 L.C.C. 12771-A  
 ASSESSOR'S MAP 38, PARCEL 31  
 #205 EEL POINT ROAD



**RECORD PLAN OF LAND  
 FOR SE48-3040**

PREPARED FOR  
**205 EP TRUST**

#205 EEL POINT ROAD

DRAWN BY: JLB	ASSESSOR MAP: 38 PARCEL: 31
REVISION BY:	DATE BY: CLP/CJA
SCALE: AS NOTED	JOB NO.: B8454
DATE: 08/22/14	
SHEET: 1 OF 1	

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