



# **NOTICE OF INTENT APPLICATION**

**FOR STAIRS AND PATH TO PROVIDE  
ACCESS TO THE BEACH & WATER**

**At**

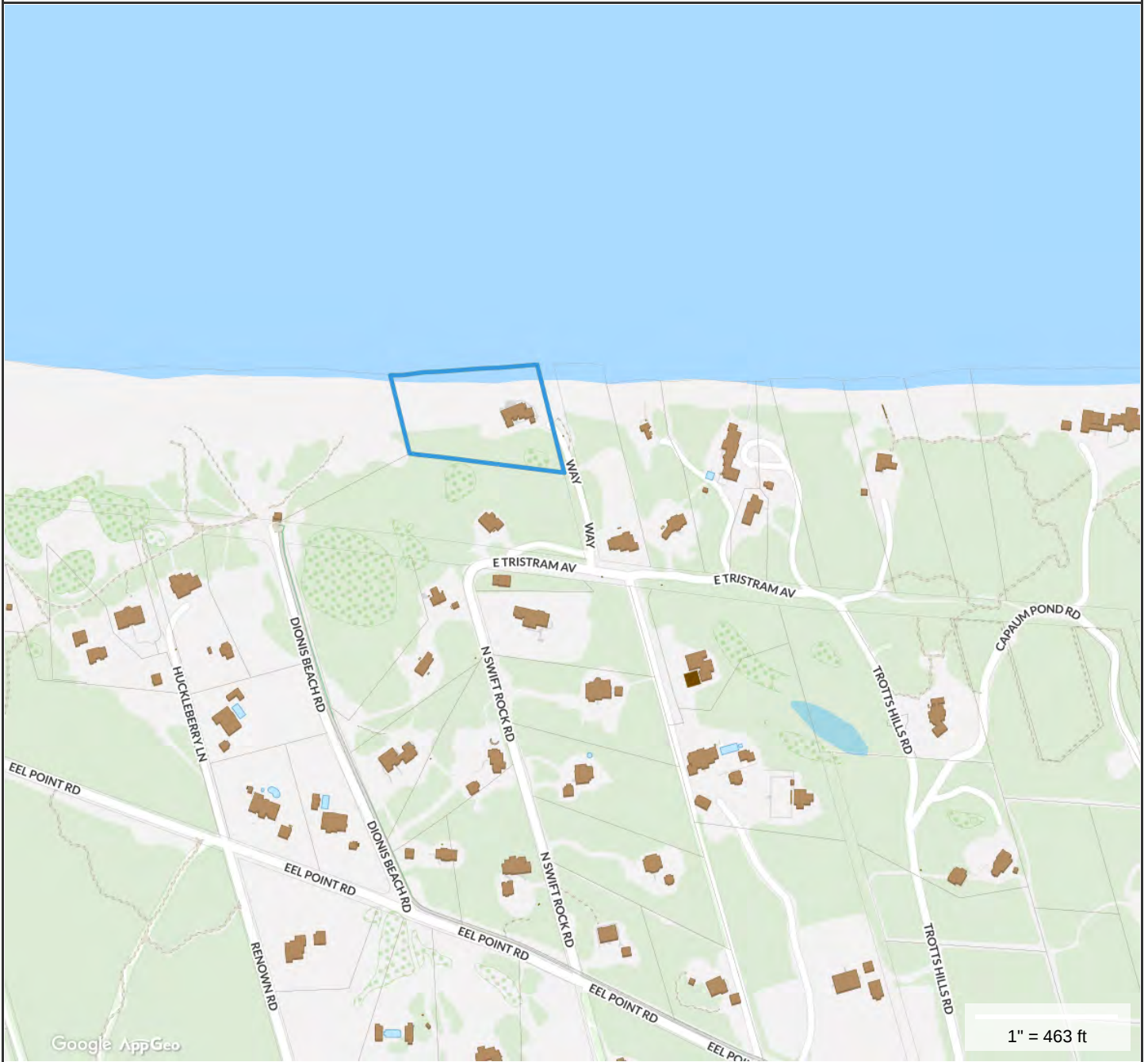
**25 EAST TRISTRAM AVE**

**JULY 2019**

**Prepared For**

**CONSTANCE & THOMAS CIGARRAN**

# Locus Map



**Property Information**

**Property ID** 31 1  
**Location** 25 E TRISTRAM AV  
**Owner** CIGARRAN THOMAS G & CONSTANCE



**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.

Geometry updated 11/13/2018  
 Data updated 11/19/2018



July 26, 2019

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

Re: Notice of Intent  
25 East Tristram Ave  
Map 31 Parcel 1

Dear Ms. Erisman:

On behalf of the Applicants, Constance & Thomas Cigarran, Nantucket Engineering & Survey, P.C. is submitting this Notice of Intent (NOI) to the Nantucket Conservation Commission for proposed activities within the Coastal Bank, Coastal Beach and Buffer Zones at the above referenced property (the "Site") in Nantucket, Massachusetts.

Proposed activities at the Site involves the installation of a seasonal set of aluminum stairs from the top of the coastal bank (timber bulkhead) to the beach in order to provide access to Nantucket Sound. Attached are permit drawings, including plans showing a site locus, existing conditions

The project constitutes a water-dependent use, as such, there have been no waivers requested from the Wetland Protection Regulations for Administering the Town of Nantucket By-law Chapter 136.

A completed WPA Form 3 – Notice of Intent is attached along with the NOI Wetland Fee Transmittal Form including checks for \$42.50, \$67.50, \$25 and \$200 to cover the WPA filing fee, Nantucket Wetland by-law fee and the Nantucket Expert Review fee. Also included is a check for \$291.40 to the Inquirer & Mirror for publication of the notice of the public hearing.

Notification of this NOI filing was provided to all abutting property owners by certified mail. This property owner listing was obtained from the Town of Nantucket Assessor's office. Documentation of the notification is provided including a copy of the notification letter, the property owner listing and certified mail receipts.

## SITE DESCRIPTION

The subject property is approximately two-acres in size and is located on the north side of Nantucket Island in Madaket. The property is bounded to the north by Nantucket Sound, to the west by the Town of Nantucket Dionis Beach property and to the south and east by existing residential-use properties also served by on-site septic systems. The property and surrounding properties are provided drinking water from on-site wells.

The on-site areas subject to the jurisdiction of the Commission are a Coastal Bank, Coastal Beach, and Land Subject to Coastal Storm Flowage resource areas and associated buffer zones out to 100-feet. A review of the August 1, 2017 "Massachusetts Natural Heritage Atlas", prepared by the Massachusetts Natural Heritage and Endangered Species Program (NHESP), indicates that the site is not within the known range of state listed rare wildlife species.

## WORK DESCRIPTION

The proposal involves the installation of a sand walking path and aluminum steps to access the beach. The work has been done, using hand-tools and laborers, without the use of machinery.

## CONCLUSION

The work as proposed will not affect the ability of the Coastal Bank, Coastal Beach and Land Subject to Coastal Storm Flowage resource areas to function as they currently do. An additional benefit of the steps and walkway is to contain pedestrian access within the resource areas. The project will not result in an adverse impact on the areas, or the interests protected by the Commission including flood control, erosion control, storm damage prevention, prevention of pollution, wildlife, and wetland scenic views. I plan to attend the Public Hearings for this application to address any questions, comments or concerns that the Commission may have.

Sincerely,

A handwritten signature in blue ink that reads "Arthur D. Gasbarro". The signature is written in a cursive style.

Arthur D. Gasbarro, PE, PLS

Cc: MassDEP  
Constance & Thomas Cigarran





# 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 Applicant is proposing to install a set of seasonal aluminum beach stairs from the top of the coastal bank to the beach in order to access the water. The steps will be installed and removed seasonally by hand labor, with no machinery to be used in the resource area. A walking path will be created through the buffer zone along the property line to provide access from the Applicant's home to the beach steps. Please refer to the attached Project Narrative and Site Plan for additional information.

### 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	18,430
a. County	b. Certificate # (if registered land)
c. Book	d. Page Number

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

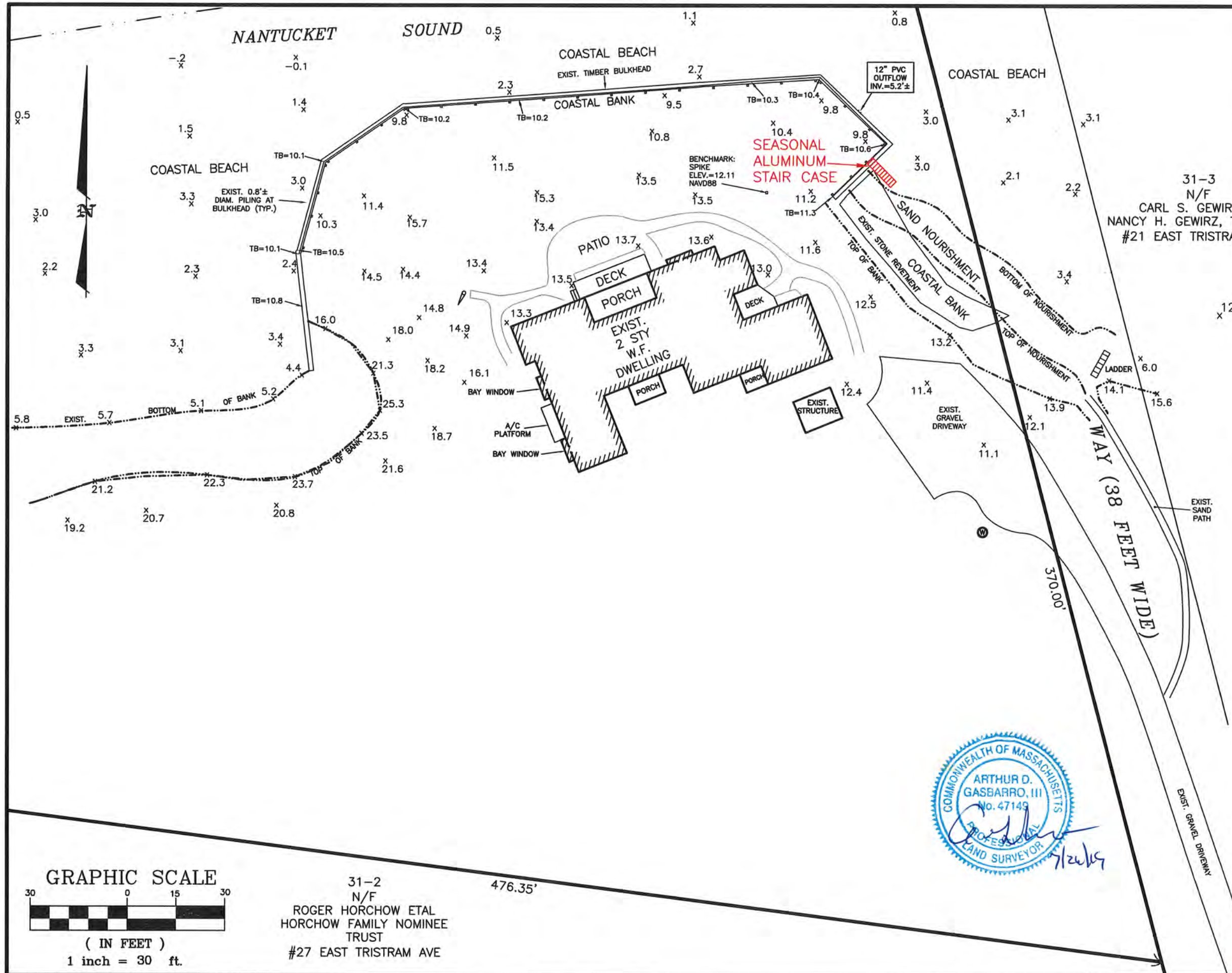
- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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. <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





THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET CONSERVATION COMMISSION ONLY SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. PLAN REFLECTS SITE CONDITIONS AS OF 5-22-18

31-3  
N/F  
CARL S. GEWIRZ &  
NANCY H. GEWIRZ, TRUSTEES  
#21 EAST TRISTRAM AVE

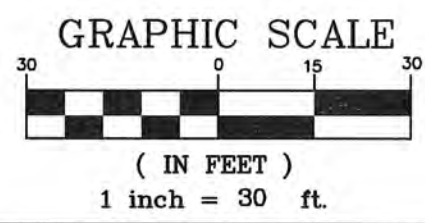
**LEGEND**

x 12.5 DENOTES EXISTING SPOT ELEVATION

**PROPERTY INFORMATION**

THOMAS G. CIGARRAN  
CONSTANCE T. CIGARRAN  
CERT. 18,430  
LCC 12708 B, LOT 0  
ASSESSORS MAP 31 PARCEL 1  
25 EAST TRISTRAM AVENUE

**SITE PLAN OF LAND  
TO ACCOMPANY A  
NOTICE OF INTENT  
IN NANTUCKET, MA  
PREPARED FOR  
THOMAS G. CIGARRAN  
CONSTANCE T. CIGARRAN  
#25 EAST TRISTRAM AVE.  
MAP 31 PARCEL 1  
JULY 26, 2019 SCALE: 1"=30'**



31-2  
N/F  
ROGER HORCHOW ETAL  
HORCHOW FAMILY NOMINEE  
TRUST  
#27 EAST TRISTRAM AVE

**NANTUCKET**  
ENGINEERING  
& SURVEY, PC  
20 Mary Ann Drive Nantucket, MA 02554  
NantucketEngineer.com 508-825-5053