



SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

August 9, 2019

SDE No. 15073

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

**Subject: Request for Amendment of a Notice of Intent
DEP File No.: SE48-2921
66 Walsh Street (Formerly 64 Walsh Street Lot 1), Nantucket, MA
Map 29, Parcel 94.1**

Dear Members of the Commission:

The purpose of this letter is to request an amendment for the above referenced Order of Conditions (OOC). A Site Plan prepared by Site Design Engineering, LLC (SDE) with a revision date of August 9, 2019 is being submitted as part of this request.

Approval History

The Subject Property was a portion of a previously developed residential property and was the site of a single-family residence (SFR) pervious driveway, decks, and associated landscaping/grading. An approval to redevelop a portion of the Subject Property including the construction of an SFR, secondary dwelling, pervious driveway pool, decks, and associated landscaping/grading on the Subject Property was granted under Order of Conditions (OOC) SE48-2921 (issued September 21, 2016). The OOC has an expiration date of September 21, 2019 and is currently valid. All project activities were located within LSCSF. Site work has been completed on the Subject Property as of the date of this request.

Proposed Amendments

House Configuration

The SFR which was constructed on the Subject Property has the same footprint and general configuration as the previously approved SFR. The footprint area is exactly the same as the original approval. However, the house design was essentially mirrored across an approximately north-south axis. The change in configuration did not result in any new or additional adverse impacts to LSCSF or in any significant changes in ground cover. The modified house configuration is within the scope of the previously approved SFR.

Driveway/Parking Area

The driveway/parking area was reduced from what was originally shown on the approved site plan. The driveway and parking area are both pervious and the reduced driveway/parking area configuration did not result in any significant grading or new or additional adverse impacts to

LSCSF. The existing pervious driveway/parking area are within the overall previously approved scope of site alteration and development.

Shed

The Applicant constructed a shed which was not shown on the previously approved site plan. The shed was constructed in compliance with State and local building code for work within the flood zone. The shed has a footprint of approximately 100 square feet. The existing shed will not result in any new or significant adverse impacts to LSCSF. The existing shed was constructed within previously altered portions of the Subject Property. The Applicant feels that the existing shed is permissible under the Act and Bylaw and that the shed does not require any waivers under the Bylaw.

Conclusion

The proposed Amendment includes revisions to the previously approved house, pool, driveway, and landscaping. The proposed Amendment also includes the construction of a new shed. All proposed revisions are comparable in scope to what was previously approved on the Subject Property and will not require any new or additional waivers under the Bylaw. All activities are located within LSCSF. There are no other wetland resource areas or associated Buffer zones on the Subject Property. The Applicant feels that the proposed modifications will not result in any significant new or additional impacts to LSCSF. Therefore, the Applicant respectfully requests that the Commission approve the proposed Amendment as requested.

If you have any questions, please feel free to contact me via email at mrirts@sde-ldec.com or at 508-802-5832.

Respectfully,
Site Design Engineering, LLC.



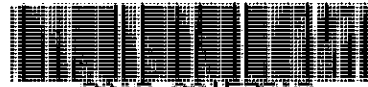
Mark Rits
Project Manager/Permitting Specialist

Attachments:

- Cover Pages of Recorded OOC SE48-2921 (Recorded 10/21/2016)
- Notification to Abutters
- Certified Abutters List
- Site Plan (8.5 x 11)
- Filing Fee Checks

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Cert: 25867 Doc: OOC
Registered: 10/21/2016 03:41 PM



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- 2921
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:

a. First Name Sixty-Four Walsh Street LLC b. Last Name _____
c. Organization _____
d. Mailing Address 17 Smith's Point Road
e. City/Town Manchester f. State MA g. Zip Code 01944

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:

a. Street Address 64 Walsh Street Lot 1 b. City/Town Nantucket
c. Assessors Map/Plat Number Portions of 29 d. Parcel/Lot Number 94

Latitude and Longitude, if known: d. Latitude _____ e. Longitude _____



Massachusetts Department of Environmental Protection
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A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
 Nantucket _____ 15956 _____
 a. County _____ b. Certificate Number (if registered land) _____
 324 _____ 332 _____
 c. Book _____ d. Page _____
7. Dates: 08/31/2016 09/21/2016 09/21/2016
 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):
 Proposed Site Plan _____
 a. Plan Title _____
 Daniel C. Mulloy _____ Site Design Engineering, LLC _____
 b. Prepared By _____ c. Signed and Stamped by _____
 08/30/2016 _____ 1" = 10' _____
 d. Final Revision Date _____ e. Scale _____
- f. Additional Plan or Document Title _____ g. Date _____

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

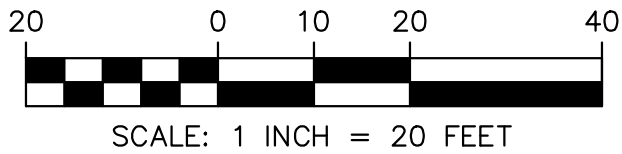
Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). 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.



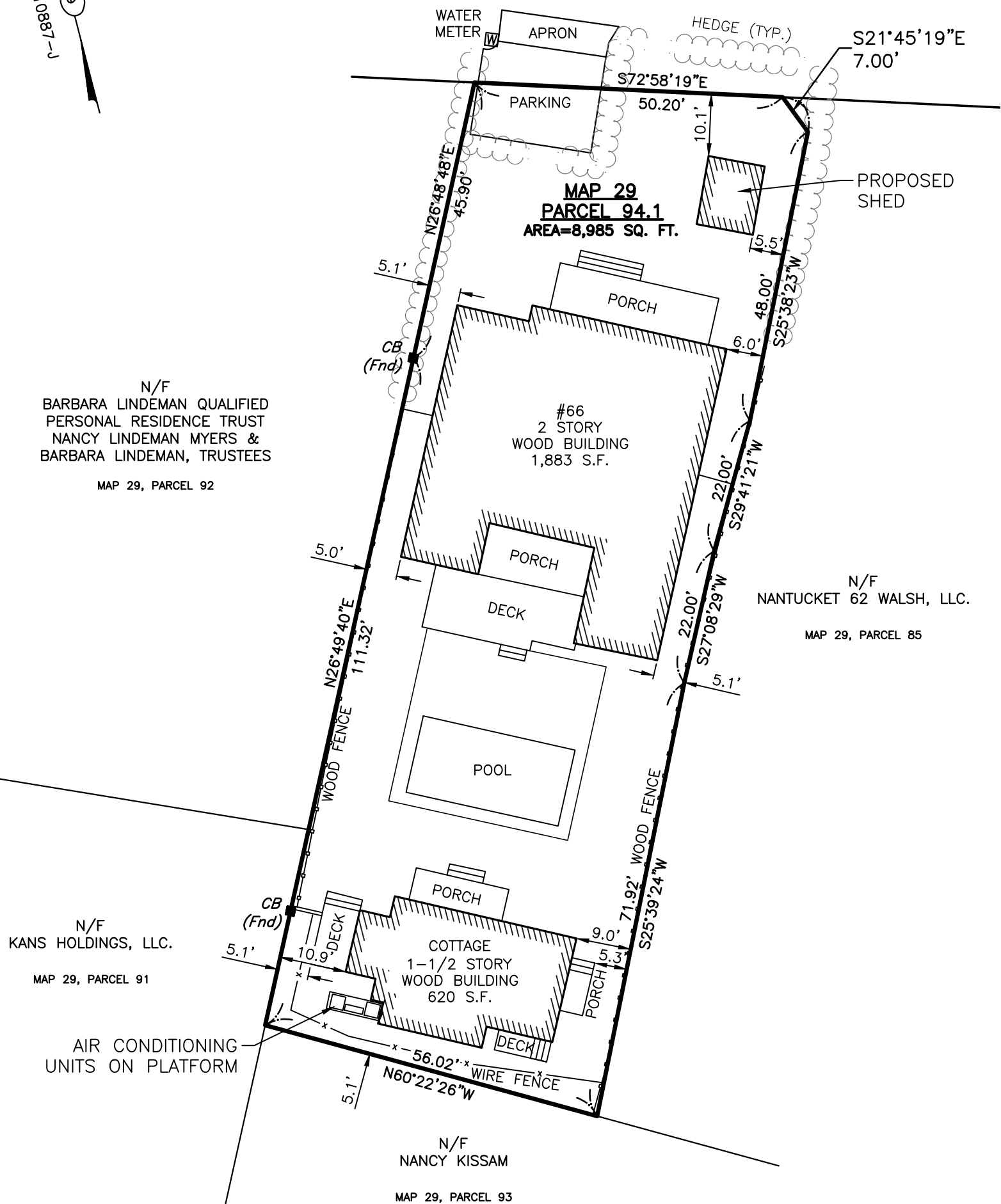
J. MARCKLINGER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 896
 NANTUCKET, MA. 02554
 (310) 945-7054

I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN HEREON

Joseph Marcklinger
 JOSEPH MARCKLINGER P.L.S.

L.C.C. PLAN #10887-1

WALSH STREET



N/F
 BARBARA LINDEMAN QUALIFIED
 PERSONAL RESIDENCE TRUST
 NANCY LINDEMAN MYERS &
 BARBARA LINDEMAN, TRUSTEES
 MAP 29, PARCEL 92

N/F
 NANTUCKET 62 WALSH, LLC.
 MAP 29, PARCEL 85

N/F
 KANS HOLDINGS, LLC.
 MAP 29, PARCEL 91

AIR CONDITIONING
 UNITS ON PLATFORM

N/F
 NANCY KISSAM
 MAP 29, PARCEL 93

ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 1 (R-1)

	REQUIRED	EXISTING
LOT AREA	5,000	8,985 S.F.
LOT FRONTAGE	50 FT.	50.2 FT.
FRONT YARD SETBACK	10 FT.	10.1 FT.
REAR YARD SETBACK	5 FT.	5.1 FT.
SIDE YARD SETBACK	5 FT.	5.0 FT.
MAX. GROUND COVER RATIO	30 %	27.8 %

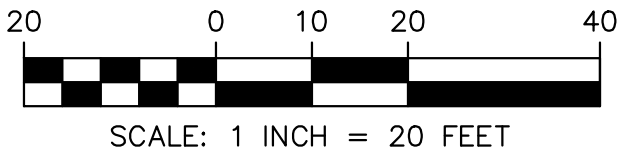


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 WWW.SDE-LDEC.COM

PROPOSED SITE PLAN

ASSESSOR'S MAP 29, PARCEL 94.1
 66 WALSH STREET
 NANTUCKET, MASSACHUSETTS

DATE: FEBRUARY 10, 2019	REV. DATE:
PROJ.#: 15073	SCALE: 1" = 20'
DRAWN BY: SKD	CHECK BY: DCM
ISSUED FOR: APPROVAL	
PREPARED FOR: 64 WALSH STREET, LLC.	



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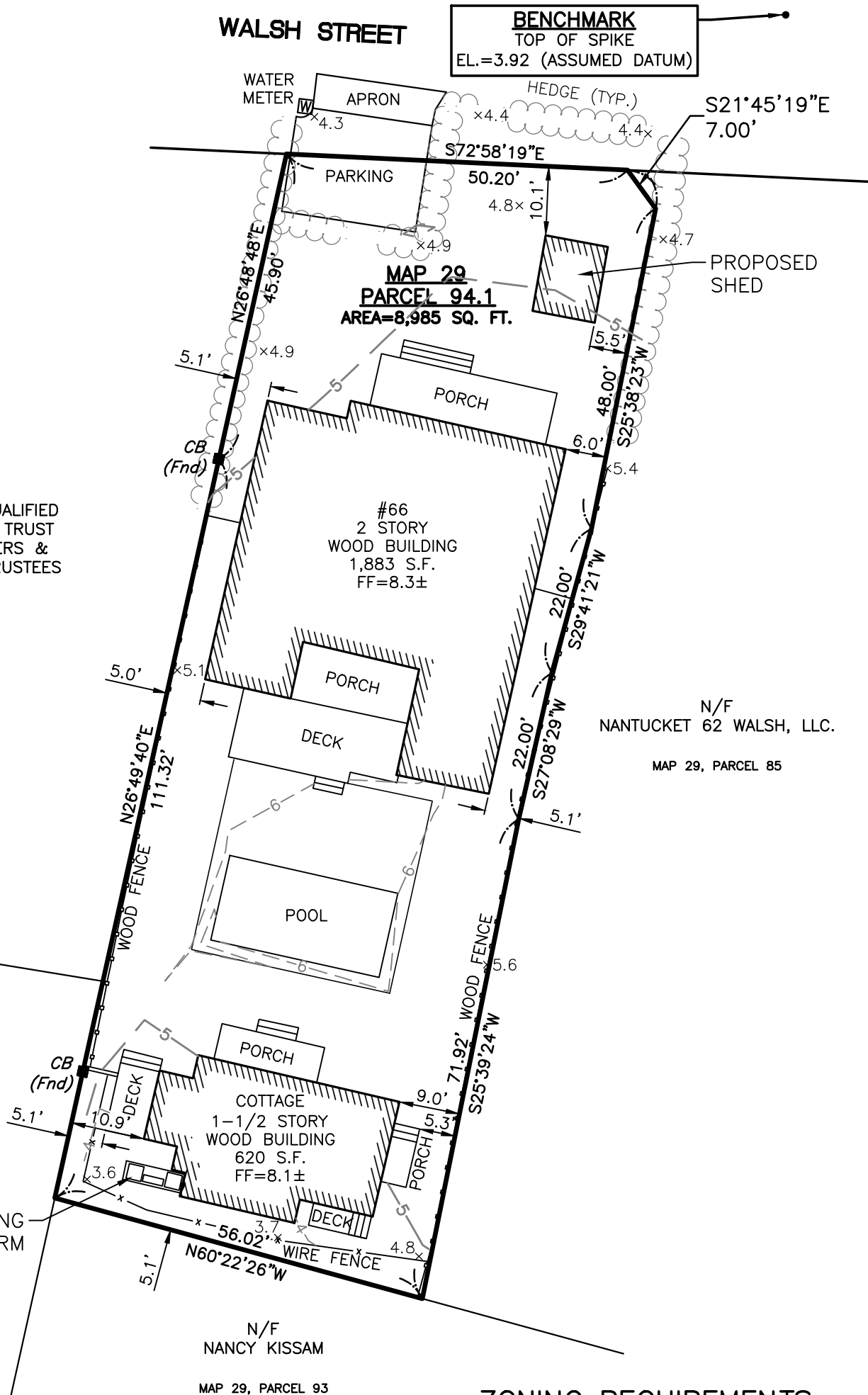
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 NANTUCKET, MASSACHUSETTS

DATE: AUGUST 23, 2019	REV. DATE:
PROJ.#: 15073	SCALE: 1" = 20'
DRAWN BY: SKD	CHECK BY: DCM
ISSUED FOR: APPROVAL	
PREPARED FOR: 64 WALSH STREET, LLC.	