Notice of Intent Application

July 1, 2020

Subject Property
11 East Hallowell Lane
Map 30, Parcel 17
Nantucket, Massachusetts

Applicant
Steven & Martha Peterson
109 Duke Street
Alexandria, VA  22314

Property Owner
Hope Scott Rogers, Janet P. Scott, & Elliot M. Scott
308 East 79th Street, Apt. 10L
New York, NY  10075

LEC Environmental Consultants, Inc.
12 Resnik Road, Suite 1
Plymouth, MA  02360
508-746-9491
508-746-9492 fax
www.lecenvironmental.com
Dear Members of the Commission:

On behalf of the Applicants, Steven & Martha Peterson, LEC Environmental Consultants, Inc., (LEC) is submitting this Notice of Intent (NOI) Application for proposed lawn/landscaping within the 100-foot Buffer Zone to protectable Resource Areas on the above-referenced subject parcel. Resource Areas on the subject parcel include Coastal Bank, Coastal Dune, Coastal Beach, and Land Subject to Coastal Storm Flowage (LSCF) protected under the Massachusetts Wetlands Protection Act (M.G.L., c. 131, s. 40), its implementing Regulations (310 CMR 10.00), and the Town of Nantucket Bylaw (Chapter 136) and Wetlands Protection Regulations (Bylaw). The following provides a description of the existing conditions and proposed work activities as depicted on the Site Plan to Accompany the Notice of Intent, prepared by Blackwell & Associates., dated July 1, 2020.

Existing Conditions

The 44,430± square foot subject parcel is located at the north of East Hallowell Lane, affording frontage on Nantucket Sound (Appendix A, Figures 1 & 2). Single-family residential lots occur to the east and west. The subject parcel is currently improved by a single-family dwelling, accessed via a dirt/gravel driveway.

The dwelling is currently surrounded by low-growing vegetation dominated by Pennsylvania sedge (*Carex pensylvanica*), poison ivy (*Toxicodendron radicans*), orchard grass (*Dactylis glomerata*), and oxeye daisy (*Leucanthemum vulgare*), along with sporadic beach pea (*Lathyrus japonicus*), American beach grass (*Ammophila breviligulata*), seaside goldenrod (*Solidago sempervirens*), bayberry (*Myrica pensylvanica*), and eastern red cedar (*Juniperus virginiana*) and Japanese black pine (*Pinus thunbergii*) seedlings. A distinct bayberry patch is located within the northeasterly portion of the upland. Moderately dense woody vegetation, predominantly bayberry, along with bush honeysuckle (*Lonicera* sp.) and privet (*Ligustrum* sp.), occur along the westerly and easterly property perimeter. Based on the abutting dense vegetation, it appears that the low-growing vegetation has been historically mowed. Grassed paths are located north of the dwelling and connect to beach stairs extending over the Coastal Bank.
The Coastal Bank, Coastal Dune, Coastal Beach, and LSCSF boundaries were approved by the Nantucket Conservation Commission on April 25, 2018, through the issuance of a Determination of Applicability. Furthermore, a Determination of Applicability was issued on December 18, 2019, for a septic upgrade, which included septic tanks, pump chamber, and piping between the 50-100 foot Buffer Zone to the Coastal Bank.

**FEMA Designation**

According to the June 9, 2014 FEMA *Flood Insurance Rate Map* (Map Number 25019C0086G), Flood Zone VE (El. 9) occurs along the Coastal Dune/Coastal Beach interface (Appendix A, Figure 3). Remaining portions of the subject parcel are primarily located within Flood Zone X, *Areas determined to be outside the 0.2% annual chance flood.*

**NHESP Mapping**

According to the 14th Edition of the Massachusetts *Natural Heritage Atlas* (effective August 1, 2017) published by the Natural Heritage & Endangered Species Program (NHESP), Priority/Estimated Habitat occurs north of the dwelling along the seaward face of the Coastal Bank (Appendix A, Figure 4). All proposed work is located outside of mapped Priority/Estimated Habitat and therefore, NHESP review is not required.

**Proposed Conditions**

The Applicant is proposing lawn and landscaping surrounding the dwelling. As previously stated, these areas appear to have been historically mowed due to the lack of dense woody vegetation that surrounds the subject parcel. A portion of the lawn footprint overlaps with the septic tanks and pump chamber (to be installed). All work is proposed upgradient of the 25-foot Buffer Zone to the Coastal Bank. The aforementioned bayberry patch within the northeasterly portion of the upland will remain as will the low-growing vegetation within the 25-foot Buffer Zone and eastern portion of the subject parcel. The following vegetation may be intermittently planted along the edges of the lawn: American beachgrass, beach plum (*Prunus maritima*), bayberry, and seaside rose (*Rosa rugosa*).

The proposed project has been designed in compliance with the WPA and Bylaw. No Waivers are required.

Thank you for your consideration of this NOI. If you should have any questions or require additional information in advance of the July 23, 2020 Public Hearing, please do not hesitate to contact me.

Sincerely,

LEC Environmental Consultants, Inc.

Brian T. Madden
Wildlife Scientist

cc: DEP; Peterson
Table of Contents

i. WPA Form 3 – Notice of Intent
ii. WPA Appendix B – Wetland Fee Transmittal Form
iii. Affidavit of Service
iv. Letter to Abutters
v. Abutter Notification Form
vi. List of Abutters

Appendices

Appendix A
Locus Maps
Figure 1: USGS Topographic Map
Figure 2: Aerial Orthophoto
Figure 3: FEMA Flood Insurance Rate Map
Figure 4: NHESP Map

Appendix B
*Site Plan to Accompany a Notice of Intent*, Prepared by Blackwell & Associates, Inc.,
Dated July 1, 2020
A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):
   11 East Hallowell Lane
   a. Street Address
   Nantucket
   b. City/Town
   02554
   c. Zip Code
   Latitude and Longitude:
   41°17’37.61”N
   d. Latitude
   70°7’11.54”W
   e. Longitude
   30
   f. Assessors Map/Plat Number
   17
   g. Parcel/Lot Number

2. Applicant:
   Steven & Martha
   a. First Name
   Peterson
   b. Last Name
   109 Duke Street
   c. Organization
   Alexandria
   d. Street Address
   VA
   e. City/Town
   22314
   f. State
   g. Zip Code
   marthashawpeterson@gmail.com
   i. Email Address
   h. Phone Number
   j. Fax Number

3. Property owner (required if different from applicant):
   Hope Scott Rogers, Janet P. Scott, & Elliot M. Scott
   a. First Name
   b. Last Name
   308 East 79th Street, Apt. 10L
   c. Organization
   New York
   d. Street Address
   NY
   e. City/Town
   10075
   f. State
   g. Zip Code
   richard@gliddenandglidden.com
   i. Email Address
   h. Phone Number
   j. Fax Number

4. Representative (if any):
   Brian
   a. First Name
   Madden
   b. Last Name
   LEC Environmental Consultants, Inc.
   c. Company
   12 Resnik Road, Suite 1
   d. Street Address
   Plymouth
   e. City/Town
   MA
   f. State
   02360
   g. Zip Code
   508-746-9491
   h. Phone Number
   bmadden@lecenvironmental.com
   i. Fax Number
   j. Email Address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):
   $110.00
   a. Total Fee Paid
   $42.50
   b. State Fee Paid
   $67.50
   c. City/Town Fee Paid
A. General Information (continued)

6. General Project Description:
   Proposed lawn/landscaping within 100-foot Buffer Zone to Coastal Bank, Coastal Dune, Coastal Beach, and LSCSF.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1. ☒ Single Family Home
2. ☐ Residential Subdivision
3. ☐ Commercial/Industrial
4. ☐ Dock/Pier
5. ☐ Utilities
6. ☐ Coastal engineering Structure
7. ☐ Agriculture (e.g., cranberries, forestry)
8. ☐ Transportation
9. ☐ Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

8. Property recorded at the Registry of Deeds for:

   Nantucket 18048
   a. County
   b. Certificate # (if registered land)

   c. Book
   d. Page Number

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

1. ☒ 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.
2. ☐ 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.
Figure 2: Aerial Orthophoto Map

11 East Hallowell Lane
Nantucket, Massachusetts

2019 Aerial Orthophoto acquired from the Office of Geographic Information (MassGIS) website.
Figure 3: FEMA Flood Insurance Rate Map

11 East Hallowell Lane
Nantucket, Massachusetts

June 22, 2020
Figure 4: NHESP Map
11 East Hallowell Lane
Nantucket, Massachusetts

2019 Aerial Orthophoto acquired from the Office of Geographic Information (MassGIS) website.