



December 18, 2020

Via FedEx

Nantucket Conservation Commission
c/o Jeffrey Carlson, Natural Resources Coordinator
Town of Nantucket
2 Bathing Beach Road
Nantucket, MA 02554

**Subject: Request for Amended Order of Conditions
Lot 5 Mariner Way (aka 1 Mariner Way)
Nantucket, Massachusetts
MassDEP File No. SE 48-2747**

Dear Mr. Carlson and Members of the Commission:

On behalf of SP Norwell LLC, c/o New England Development, AECOM is pleased to submit this Request for an Amended Order of Conditions for Lot 5, Mariner Way for the approval of the slightly revised single-family residence footprint with final landscaping and driveway materials, and the addition of a fence. The Order of Conditions for Lot 5 was issued on January 7, 2015 which has been extended to January of 2021 (the "Order"). Work is located within Land Subject to Coastal Storm Flowage only. The parcel is located outside of the 100 foot buffer zone from the edge of the isolated vegetated wetland.

The Order approved a placeholder building footprint in anticipation of minor changes to be incorporated based on final design. Accordingly, an updated plan showing the final building footprint was informally submitted to the Nantucket Conservation Commission for their file in 2017 as originally contemplated by the Order. The work was performed and completed in 2018 and an Occupancy Permit was issued at the completion of construction by the Nantucket Building Department.

Minor changes to the originally approved plan include the updated footprint, the materials of the driveway were changed from Belgian Block to brick and the second structure was not constructed. The purpose and the scope of the project has not changed and the work still meets the relevant performance standard for Land Subject to Coastal Storm Flowage. The project does not increase the potential for adverse impacts to the coastal flood plain.

Enclosed are three plans, the 2015 Notice of Intent plan, the 2017 revised plan, and the 2018 as-built plan. We are requesting an Amended Order of Conditions for the 2018 as-built plan. We will be requesting a Certificate of Compliance for this work following the issuance of the Amended Order of Conditions.

We have attached an updated certified abutters list and notification form and will be sending this form to the abutters as required. We have included reduced sized copies of the plans referenced and will be sending full scale plans under separate cover (from Nantucket Surveyors). We have attached the first page of the original Order of Conditions showing that it has been filed at the Registry of Deeds. By email, we are sending an electronic copy of this request.

We have also included the following filing fees:

- \$25.00 - Town of Nantucket (Bylaw Fee)
- \$200.00 - Town of Nantucket (Reviewer Fee)
- \$201.07 - Inquirer and Mirror (Advertising Fee)

Should you have any questions or need additional information, please do not hesitate to call me. We look forward to presenting this Request for Amended Order of Conditions to the Commission at the public hearing on January 6, 2021.

Yours sincerely,

Kat'e Barnicle

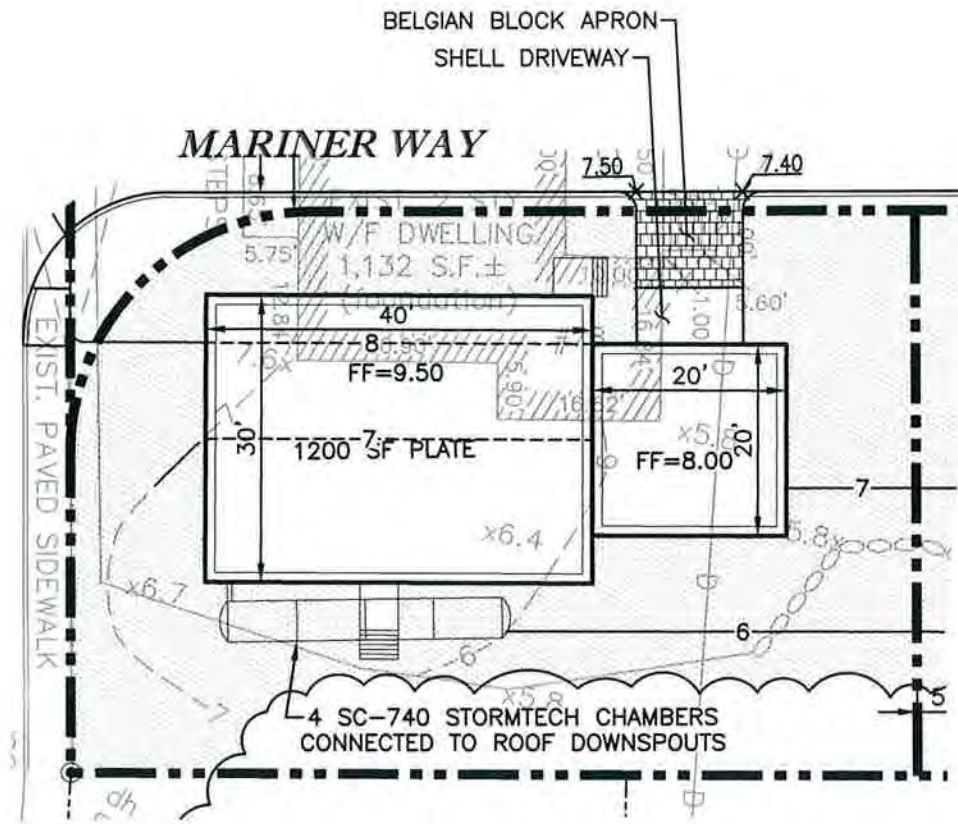
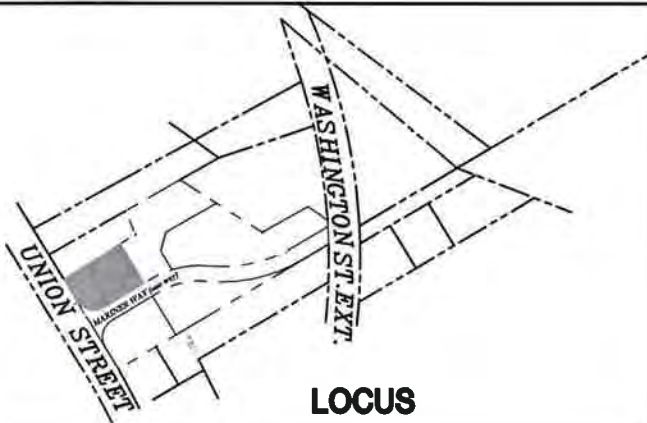
Kathryn S. Barnicle, PWS
Project Manager, Senior Wetland Scientist
kathryn.barnicle@aecom.com
508-843-7981

cc MassDEP – SE Region
Mike Duffy
John Twohig

Attachments

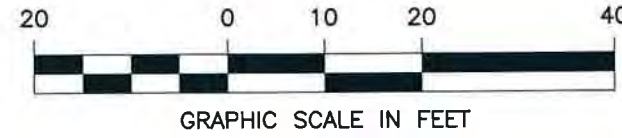
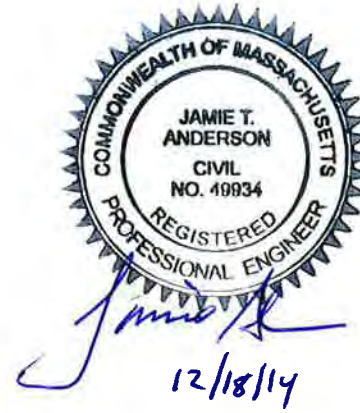
Drawing name: G:\MA\Nantucket\NED\78 Union Street\Main\Notice of Intent\14045_C-1 NOI GRADING & DRAINAGE.dwg
 Dec 18, 2014 - 14:46pm

- NOTES:
1. THE ENTIRE PROPERTY IS LOCATED WITHIN ZONE AE (ELEVATION 8 NAVD 88, ELEVATION 9.4 HALF TIDE LEVEL DATUM OF '34) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25019C0089G DATED JUNE 9TH, 2014.
 2. ALL ELEVATIONS REFER TO THE HALF TIDE LEVEL DATUM OF 1934.
 3. ALL NEW DWELLINGS WILL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED THE CODE REQUIREMENTS FOR AN AE FLOOD ZONE.



PROPOSED LOT 5 AREA = ±5,005 SQ. FT. ±0.115 ACRES	
ALTERATION OF BUFFER ZONES (SQUARE FEET)	
0' - 25'	0 S.F.
25' - 50'	0 S.F.
50' - 100'	0 S.F.
RESTORATION AREA	0 S.F.

LAWN AREA



No.	1.	ISSUED TO CONSERVATION COMMISSION FOR NOI	12/18/2014	Date
Revision				

Designed by: JTA
 Drawn by: MCR
 Checked by: JTA
 Scale: 1"=20'
 Date: 12/18/2014

Prepared For:
S/P NORWELL LLC
 C/O NEW ENGLAND DEVELOPMENT
 ONE WELLS AVENUE
 NEWTON, MA 02459

Prepared By:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS
 & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0190 FAX: 781-279-0173

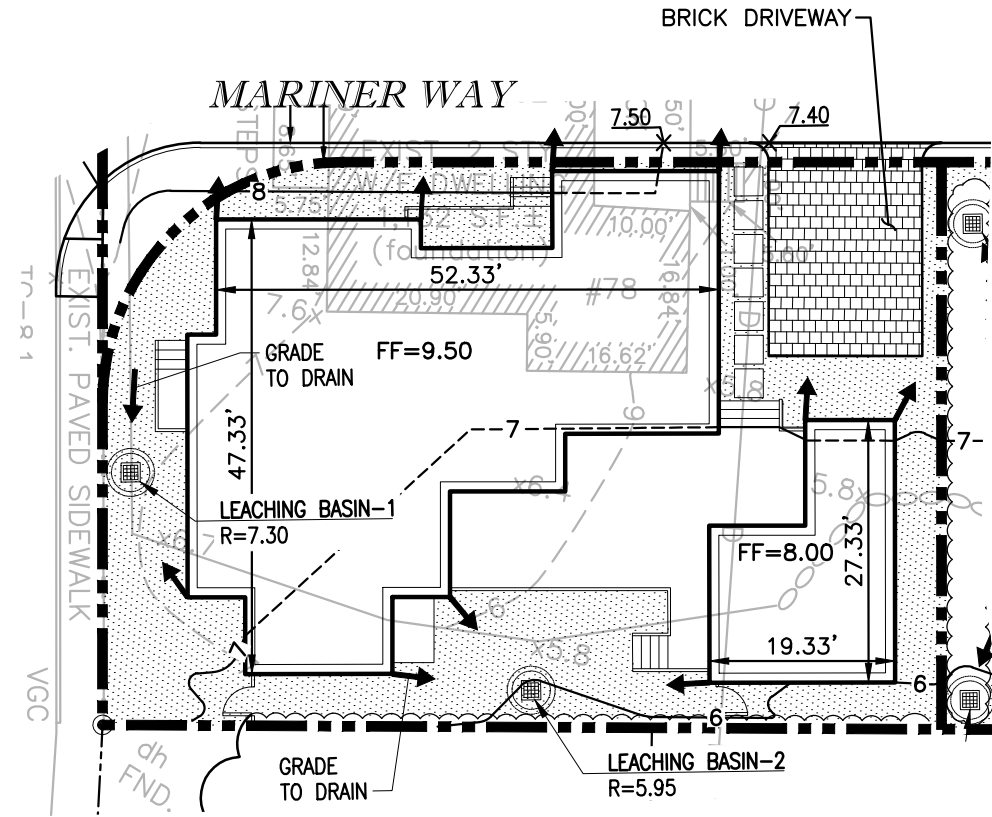
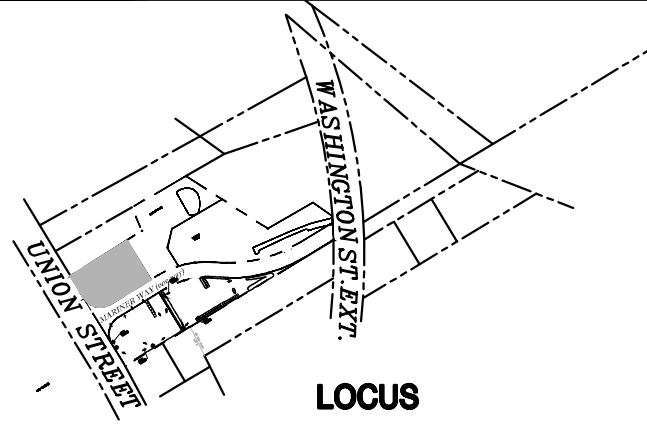
Project Name:
MARINER WAY SUBDIVISION NANTUCKET, MA

Drawing Name:
SITE PLAN LOT 5

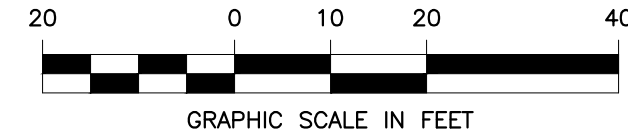
Drawing No.:
C-1E
 Project No.: 14045

Drawing name: G:\MA\Nantucket\NED\78 Union Street\Main\Notice of Intent\14045_C-1 NOI GRADING & DRAINAGE.dwg
Nov 15, 2017 10:08am

NOTES:
 1. THE ENTIRE PROPERTY IS LOCATED WITHIN ZONE AE (ELEVATION 8 NAVD 88, ELEVATION 9.4 HALF TIDE LEVEL DATUM OF '34) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25019C0089G DATED JUNE 9TH, 2014.
 2. ALL ELEVATIONS REFER TO THE HALF TIDE LEVEL DATUM OF 1934.
 3. ALL NEW DWELLINGS WILL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED THE CODE REQUIREMENTS FOR AN AE FLOOD ZONE.



PROPOSED LOT 5 AREA = ±5,005 SQ. FT. ±0.115 ACRES	
ALTERATION OF BUFFER ZONES (SQUARE FEET)	
0' - 25'	0 S.F.
25' - 50'	0 S.F.
50'-100'	0 S.F.
RESTORATION AREA	0 S.F.



No.	Revision	Date
3.	REVISED	11/14/2017
2.	REVISED	07/07/2017
1.	ISSUED TO CONSERVATION COMMISSION FOR NOI	12/18/2014

Designed by: JTA
Drawn by: MCR
Checked by: SPG
Scale: 1"=20'
Date: 12/18/2014

Prepared For:
S/P NORWELL LLC
 C/O NEW ENGLAND DEVELOPMENT
 ONE WELLS AVENUE
 NEWTON, MA 02459

Prepared By:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS
 & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180 FAX: 781-279-0173

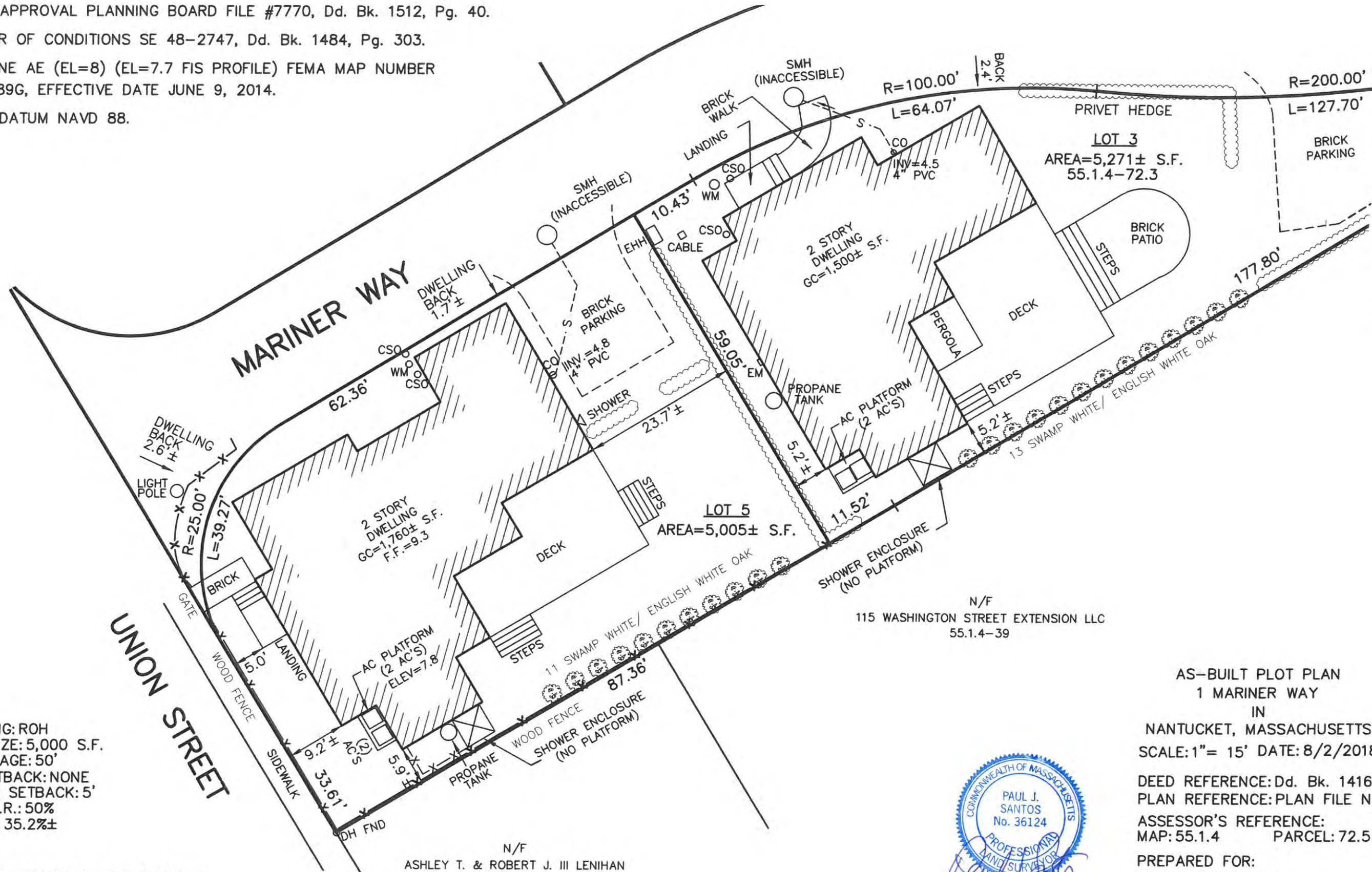
Project Name:
MARINER WAY SUBDIVISION
NANTUCKET, MA

Drawing Name:
SITE PLAN
LOT 5

Drawing No.:
C-1E
Project No.: 14045

PERMIT NOTES:

1. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40.
2. SEE ORDER OF CONDITIONS SE 48-2747, Dd. Bk. 1484, Pg. 303.
3. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
4. VERTICAL DATUM NAVD 88.



MERIDIAN: PLAN FILE NO. 2016-4

CURRENT ZONING: ROH
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50'
 FRONTYARD SETBACK: NONE
 SIDE AND REAR SETBACK: 5'
 ALLOWABLE G.C.R.: 50%
 EXISTING G.C.R.: 35.2%±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B.: 421/46-421/68

N/F
 ASHLEY T. & ROBERT J. III LENIHAN
 55.1.4-40

N/F
 115 WASHINGTON STREET EXTENSION LLC
 55.1.4-39



AS-BUILT PLOT PLAN
 1 MARINER WAY
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1" = 15' DATE: 8/2/2018

DEED REFERENCE: Dd. Bk. 1416, Pg. 189
 PLAN REFERENCE: PLAN FILE NO. 2016-4
 ASSESSOR'S REFERENCE:
 MAP: 55.1.4 PARCEL: 72.5

PREPARED FOR:
 S/P NORWELL, LLC
 NANTUCKET SURVEYORS LLC
 5 WINDY WAY
 NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-10817



2015 00001445

Bk: 1484 Pg: 303 Page: 1 of 16
Doc: OOC 05/28/2015 10:51 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- 2747
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:

Scott Kelley
a. First Name b. Last Name

S/P Norwell LLC c/o New England Development
c. Organization

One Wells Avenue
d. Mailing Address

Newton MA 02459
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

Same
a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

Lot 5 Mariner Way Nantucket
a. Street Address b. City/Town

55.1.4 72
c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: 41-16.664 N 70-05.598 W
d. Latitude e. Longitude