



REQUEST FOR DETERMINATION OF APPLICABILITY APPLICATION

For a Residential Development within
The Buffer Zone to an Isolated Vegetated Wetland

At

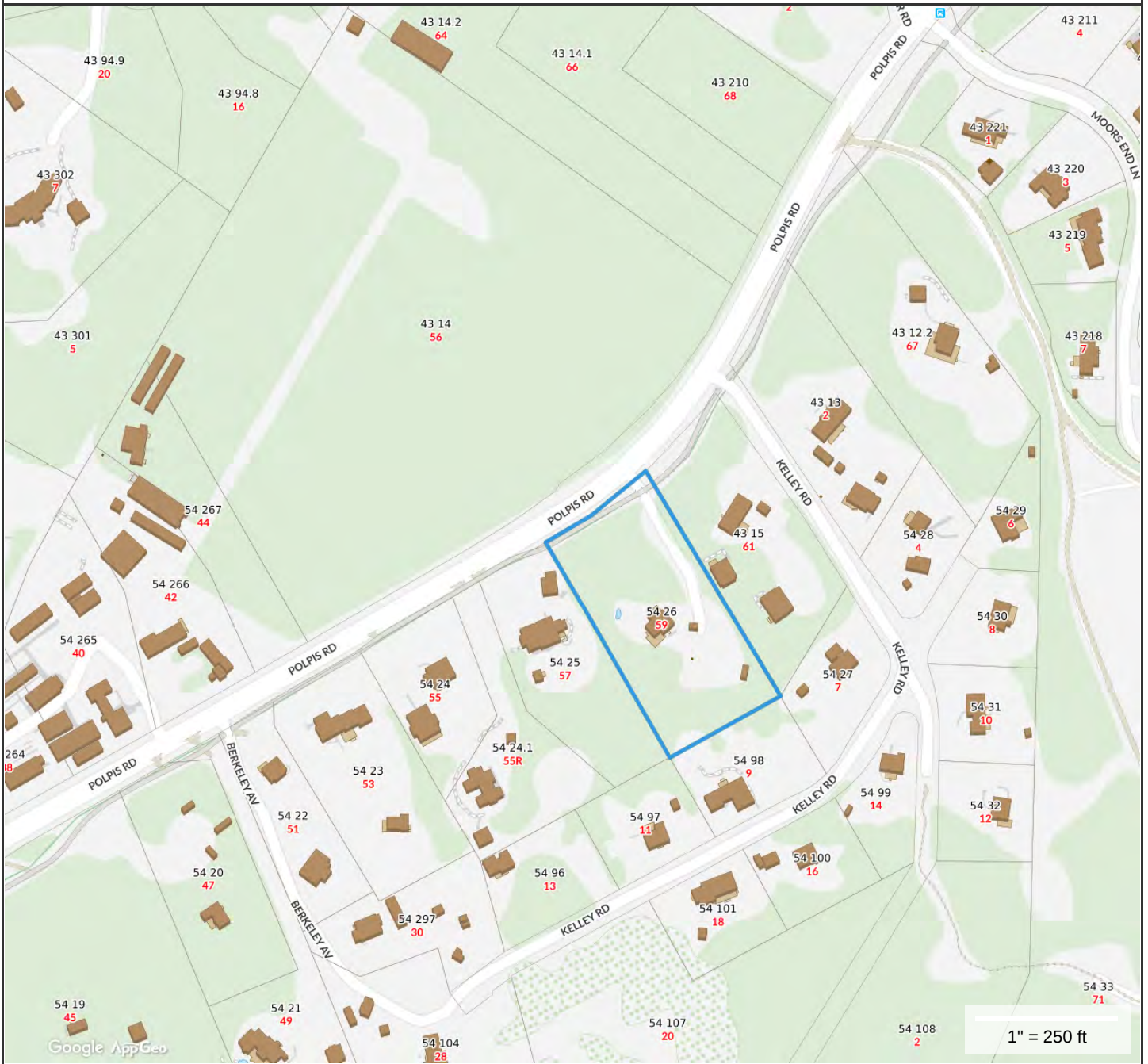
59 Polpis Road
Nantucket, MA

December 2020

Prepared For

PAUL CAGGIANO

Locus Map



Property Information

Property ID 54 26
Location 59 POLPIS RD
Owner KOON THOMAS A &



**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



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

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



1. Applicant:

Paul Caggianno

Name

E-Mail Address

26666 Seagull Way CO1

Mailing Address

Malibue

City/Town

CA

State

90265

Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Nantucket Engineering & Survey, P.C.

Firm

Arthur D. Gasbarro, PE, PLS

Contact Name

art@NantucketEngineer.com

E-Mail Address

20 Mary Ann Drive

Mailing Address

Nantucket

City/Town

MA

State

02554

Zip Code

508-825-5053

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Nantucket _____ make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Nantucket

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

No work is proposed within 25-feet of the Resource Area boundaries. No waivers are required from applicable regulations.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

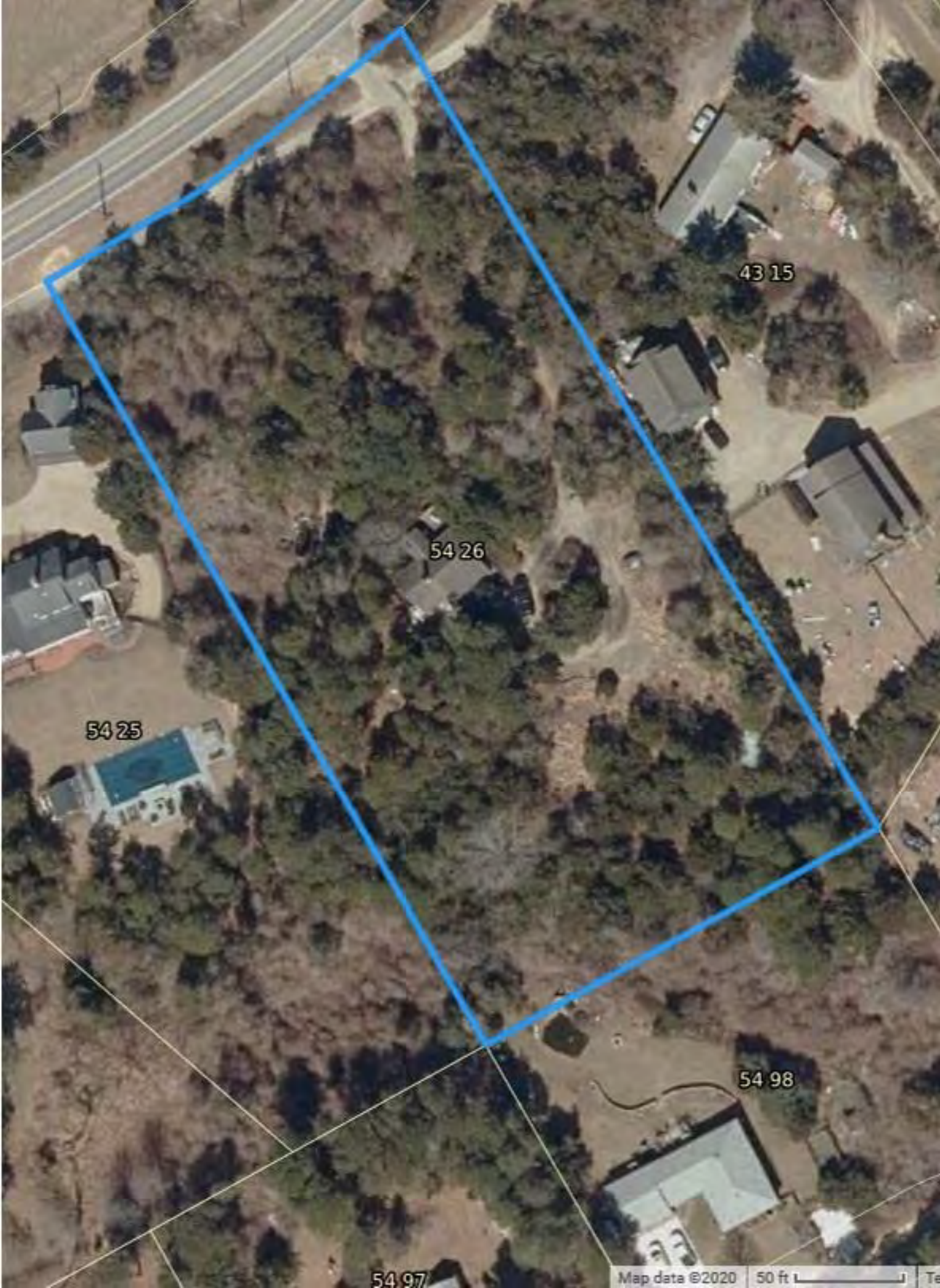
<u>Thomas Koon & Bartholomew Cosgrove</u>	
Name	
<u>59 Polpis Road</u>	
Mailing Address	
<u>Nantucket</u>	
City/Town	
<u>MA</u>	<u>02554</u>
State	Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

<u><i>Arthur D. Sabano</i></u>	<u>12/17/20</u>
Signature of Applicant	Date

<u><i>Arthur D. Sabano</i></u>	<u>12/17/20</u>
Signature of Representative (if any)	Date



43 15

54 26

54 25

54 98

54 97

Site Plan of Land

In Nantucket, MA

Prepared for

PAUL CAGGIANNO

59B POLPIS ROAD

Map 54 Parcel 26 (Portion)

Scale: 1"=30' DECEMBER 14, 2020

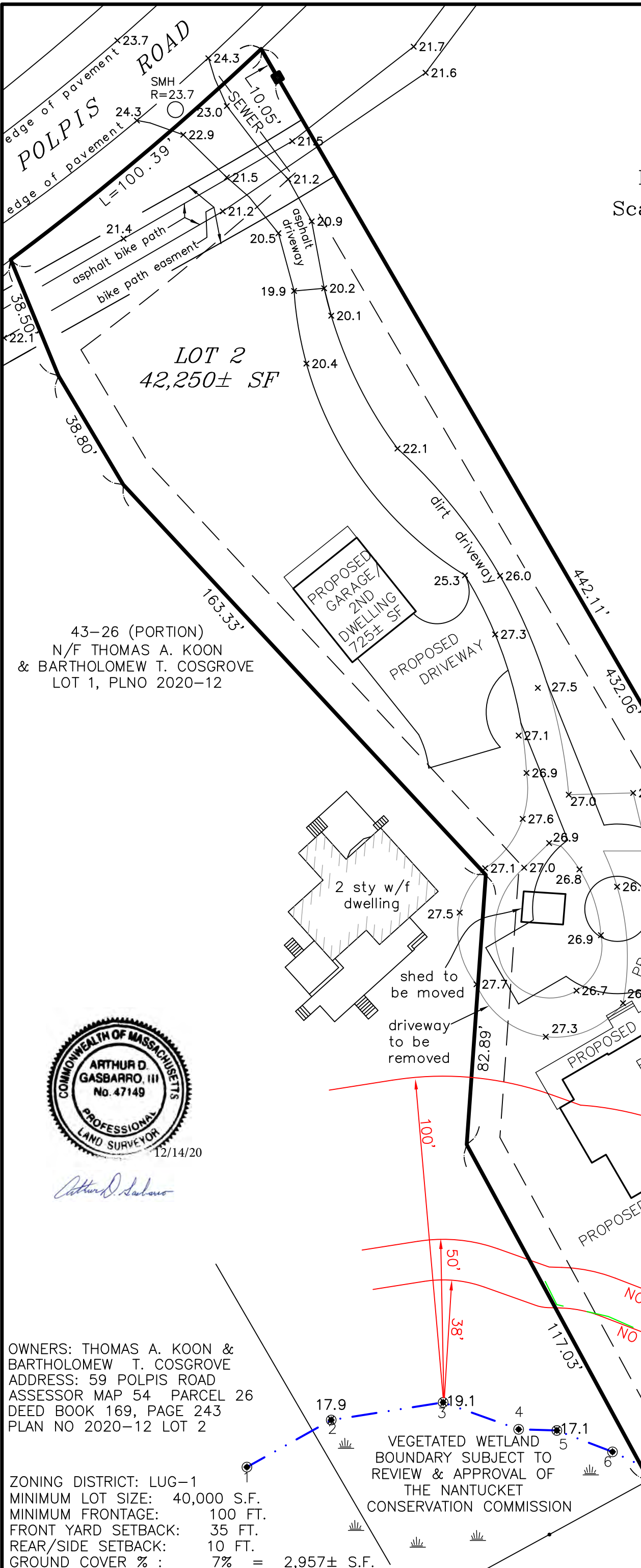


THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS 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.

THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

STRUCTURES TO BE SERVED BY ONSITE WELLS & TOWN SEWER SERVICE, SUBJECT TO OBTAINING REQUIRED PERMITS.

LAND ALTERATIONS AND STRUCTURES SHOWN WITHIN 100-FOOT BUFFER ZONE ARE SUBJECT TO REVIEW AND APPROVAL OF THE NANTUCKET CONSERVATION COMMISSION.



43-26 (PORTION)
N/F THOMAS A. KOON
& BARTHOLOMEW T. COSGROVE
LOT 1, PLNO 2020-12

43-15
N/F
THERESA A. WILLIAMS
LOT 3, PLBK 16, PG 26



Arthur D. Gasbarro

OWNERS: THOMAS A. KOON & BARTHOLOMEW T. COSGROVE
ADDRESS: 59 POLPIS ROAD
ASSESSOR MAP 54 PARCEL 26
DEED BOOK 169, PAGE 243
PLAN NO 2020-12 LOT 2

ZONING DISTRICT: LUG-1
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 7% = 2,957± S.F.

54-98
N/F
KRISTINA J. CASELLA
LOT 14
PLBK 16, PG 90

PREPARED FOR PERMITTING - NOT FOR CONSTRUCTION



phoenix
ARCHITECTS

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.245.0988

NOTE:
ALL DIMENSIONS TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

**CAGGIANO
RESIDENCE**
59B POLPIS RD
NANTUCKET, MA

APPROVED
HDC 2020-09-1832
No. 2516446
Wilson [Signature]

**PROPOSED
FLOOR PLANS**

1		
2		
3		
4		

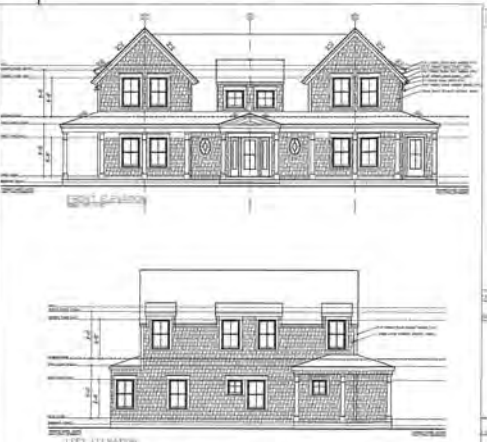
1/4"=1'-0"

9.25.20

4



NORTH (FRONT ELEVATION)



PREVIOUS SUBMISSION

**LEFT ELEVATION
EAST ELEVATION**
SCALE: 1/4"=1'-0"

REVISIONS-

1. CHANGED ROOF PITCH, DROPPED HT BY 1'-7" TO 26'-5"
2. CHANGED OVAL TO SQUARE WINDOWS ON FRONT
3. TRIM COLOR CHANGED TO PLATINUM GREY INSTEAD OF WHITE



SOUTH (REAR ELEVATION)



RIGHT ELEVATION

WEST ELEVATION



PREVIOUS SUBMISSION



PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

NOTE:
ALL DIMENSIONS TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECT.

CAGGIANO RESIDENCE
59B POLPIS RD
NANTUCKET, MA

APPROVED

HDC 2020-09-1652

See Exterior Contract
Without HDC Approval

PROPOSED FLOOR PLANS

1	
2	
3	
4	
5	

1/4"=1'-0"

9.25.20

5



phoenix
DOCUMENTS

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

NOTE:
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CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

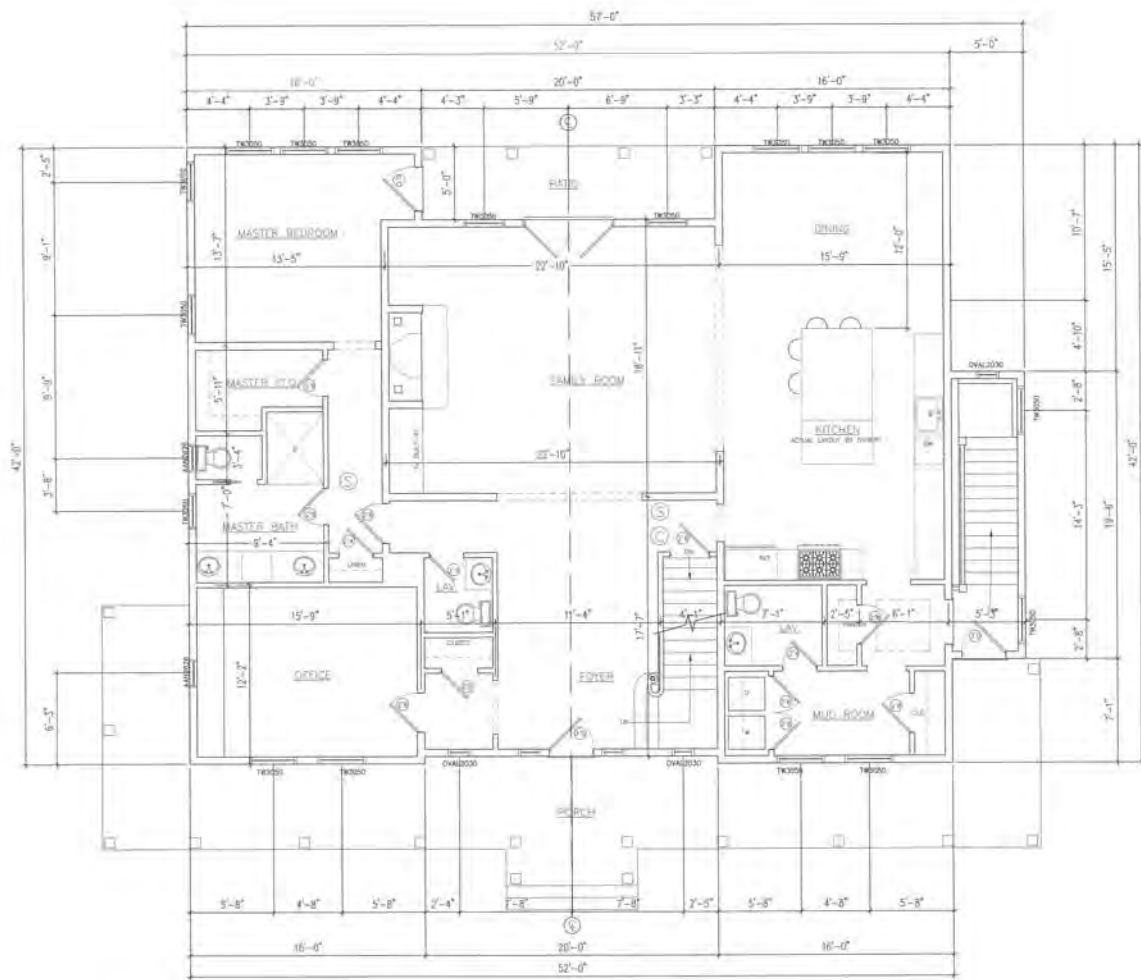
CAGGIANO RESIDENCE

59B POLPIS RD
NANTUCKET, MA

PROPOSED
FLOOR PLANS

1/4"=1'-0"
9.25.20

2



FIRST FLOOR PLAN - 2,168 SF
SCALE: 1/4"=1'-0"



phoenix
ARCHITECTS

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

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VERIFIED & CHECKED.
CONTRACTOR TO REPORT
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ARCHITECT.

CAGGIANO RESIDENCE

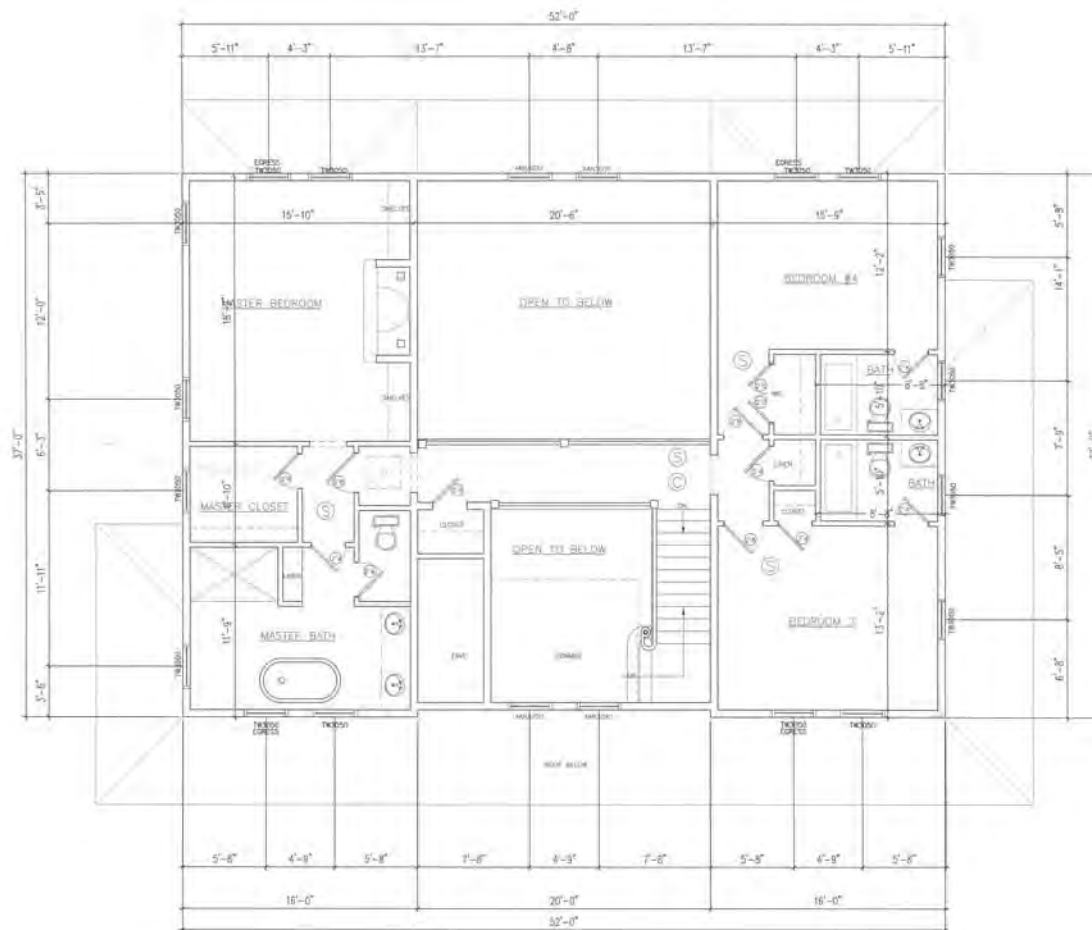
59B POLPIS RD
NANTUCKET, MA

PROPOSED
FLOOR PLANS

1/4"=1'-0"

9.25.20

3



SECOND FLOOR PLAN — 1,291SF
SCALE 1/4" = 1'-0"

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: LEC Environmental Project location: S9 Polpis Rd DEP File #: _____
Nantucket

Check all that apply:

- Vegetation alone presumed adequate to delineate BWV boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BWV boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. **Vegetation** Observation Plot Number: 1 Transect Number: 1 Date of Delineation: 11/13/19

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Ground</u>				
Bush honeysuckle (<i>Lonicera</i> spp)	20.5	46.1%	Y	NI
Poison ivy (<i>Toxicodendron radicans</i>)	10.5	23.6	Y	FAC *
Sedge (<i>Carex</i> spp)	10.5	23.6	Y	FAC *
Soft rush (<i>Juncus effusus</i>)	3.0	6.7	N	—
<u>Shrub</u>				
Bush honeysuckle	20.5	46.6%	Y	NI
pussy willow (<i>Salix discolor</i>)	20.5	46.6	Y	FACW *
Arrowwood (<i>Viburnum dentatum</i>)	3.0	6.8	N	—
<u>Tree</u>				
Eastern red cedar (<i>Juniperus virginiana</i>)	20.5	100%	Y	FACU

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion:Number of dominant wetland indicator plants: 3 Number of dominant non-wetland indicator plants: 3Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes no

If vegetation alone is presumed adequate to delineate the BWV boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP: 3/95

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: NRCS Web Soil Survey
 map number:
 soil type mapped: Tisbury very fine sandy loam
 hydric soil inclusions: N/A

Are field observations consistent with soil survey? yes no

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
O	1-0"		
A	0-16"	10YR 2/1	sandy loam N/A
B	16-24"	10YR 6/1	sl N/A

Remarks: Plot taken w/ hand-held auger

3. Other: downgradient of wf #3.

Conclusion: Is soil hydric? yes no

T1, P1

59 Polpis
Nantucket

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: @ 12"±
- Depth to soil saturation in observation hole: @ surface
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____
- Other: _____

Vegetation and Hydrology Conclusion

	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: LEC Project location: S9 Polpis Rd Nantucket DEP File #: _____

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. **Vegetation** Observation Plot Number: 2 Transect Number: 1 Date of Delineation: 11/13/19

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Ground</u>				
Bush honeysuckle (<i>Lonicera</i> spp)	20.5	31.5	Y	NI
Deuberry (<i>Rubus flagellaris</i>)	20.5	31.5	Y	NI
Orchard grass (<i>Dactylis glomerata</i>)	10.5	16.2	N	—
Canada goldensrod (<i>Solidago canadensis</i>)	10.5	16.2	N	—
Privet (<i>Ligustrum</i> spp)	30	4.6	N	—
<u>Shrub</u>				
Bush honeysuckle	63.0	75.4	Y	NI
Privet	20.5	24.6	Y	NI
<u>Tree</u>				
Eastern red cedar (<i>Juniperus virginiana</i>)	38.0	50%	Y	FACU
Sycamore maple (<i>Acer pseudo-platanus</i>)	38.0	50%	Y	NI

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion:Number of dominant wetland indicator plants: 0 Number of dominant non-wetland indicator plants: 6Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no

title/date: NRCS web soil survey

map number:

soil type mapped: Tisbury fine sandy loam

hydric soil inclusions: N/A

Are field observations consistent with soil survey? yes no

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
O	1-0"		
A	0-18"	10YR 2/1	sandy loam N/A
B	18-24"	10YR 5/6	sl 10YR 2/1 mixing

Remarks: Plot taken w/ hand-held auger

3. Other: Upgradient of wf # 3

Conclusion: Is soil hydric? yes no

N/A

T₁, P₂

59 Polpis
Nethicket

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other) : _____
- Other: _____

Vegetation and Hydrology Conclusion

	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.