

Cathy Flynn

From: Bruce Mandel <bruce.mandel@gmail.com>
Sent: Saturday, October 17, 2020 3:22 PM
To: Cathy Flynn
Subject: HDC meeting of 20 OCTOBER 2020, re: 9 Maine Avenue

To Cathy Flynn, Land Use Specialist

Dear Ms Flynn:

I am writing about the Agenda for the October 20, 2020 meeting of the Nantucket Historic District Commission which has as one of its items in the New Business View Pack for 10/20/2020 an item for 9 Maine Avenue; Property Owner: Mr. Charles Schwartzapfel; Scope of Work: Pool (Map/Parcel 60.3.1/425). This is shown on the agenda as Historic District Commission (HDC) – New Business and is listed in the agenda Section New Business as item 28. Please share this e-mail with the Commission Members and other staff and enter it as a document included in the file for this application to the HDC.

I am a resident of Madaket with concerns about Special Permit Relief in zone VR for pools that become visible from the roads and neighboring property. These are out of character for our community based on the approved Madaket Area Plan, which is intended as a guide to help maintain the quiet rural characteristics of our community. It is part of why a Special Permitting process for a pool is required in VR.

In considering the application, please consider the following:

This property is located in an area in close proximity to severe and accelerating coastal erosion. I suggest a staff site visit is in order since the GIS plan provided in the packet gives a false impression of there being considerable property between 9 Main Avenue and the ocean, which there is not. Hence, the structure would be an eventual environmental issue, similar to recently abandoned beach infrastructure components left after house moves or destruction. There ought to be a conditional approval item that the owner must remove any and all remains of the pool and its infrastructure in the event of coastal erosion. Perhaps a bond should be posted to cover those costs to protect TON from having to deal with it.

There is a second GIS document provided which depicts a more recent view of the area but is not of the subject property but does show severe erosion of the nearby area. This document refers to an address of 345 Madaket Rd with a 75 foot long pool. This is confusing since the referenced Madaket Rd address is not what is being submitted, although there is notation for Maine Ave on this GIS document.

The submitted plan also appears to be deficient in that it does not portray any site lighting photometrics. All exterior lighting fixtures should have an approved photometric pattern showing there will be no light cast off the subject property. All light fixtures should be shielded so as to only cast light downward, not outward toward abutters, roads and other neighbors.

Additionally, the submitted plans, while showing a single view of the proposed pool area from the interior of the property, there are no proposed views from off site or any abutters' properties nor from New Jersey Avenue or Maine Avenue.

Any approval ought to be conditioned that the pool area is to not be visible from the roads and the neighboring property at the time of inspection and noted as being "in perpetuity". Mature, indigenous plantings should be installed to accomplish this buffering instead of the proposed plan which has no

such buffering around the pool area, nor should any initially installed small plantings proposed as buffering be intended to mature over several years.

Noise and outdoor lighting should comply with the intent of the TON noise ordinance and our area's Dark Skies certification by having all lighting turned off by 10PM.

The application and the plans do not indicate where the pool equipment is to be located. It should be in a sound reducing enclosure.

Our aquifer is a critical component for our community. Protecting it from pool water discharge is important. Please consider a condition prohibiting pool water discharge onto the ground or roadways. It should be, instead, properly pumped into a certified pool company's discharge vessel and properly disposed of. This is vital for the protection of the thin aquifer layer in our west end community and as for the protection of nearby water wells. Both Natural Resources and the Health Department have drafted a pool water discharge regulation in 2017 and have been pushing to have those regulations adopted ever since. However, at this time there is no formal regulation about discharge of pool water, hence, a condition of any approval ought to, please, have prohibitions as set forth above.

Finally, I am not aware of this proposed project being submitted to the Madaket Advisory Board for that Board's review and recommendations to the HDC. I believe the MAB ought to have the opportunity to review and make recommendations prior to the New Business item being included in any HDC agenda. Additionally, I feel the local neighborhood association should have the opportunity to review and comment on the application.

Thank you,

Bruce Mandel
10 Midland Ave
Madaket

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