

**REQUEST FOR DETERMINATION  
OF APPLICABILITY**

For a Sewer Connection

At

15 Gardner Road  
Nantucket, MA

January, 2021

Prepared for

**Morton Family Realty Trust**

By

**BLACKWELL & ASSOCIATES, Inc.**  
Professional Civil Engineers & Land Surveyors  
20 Teasdale Circle  
Nantucket, MA 02554  
508-228-9026



LOCUS - 1 Markers, Length = 0 feet

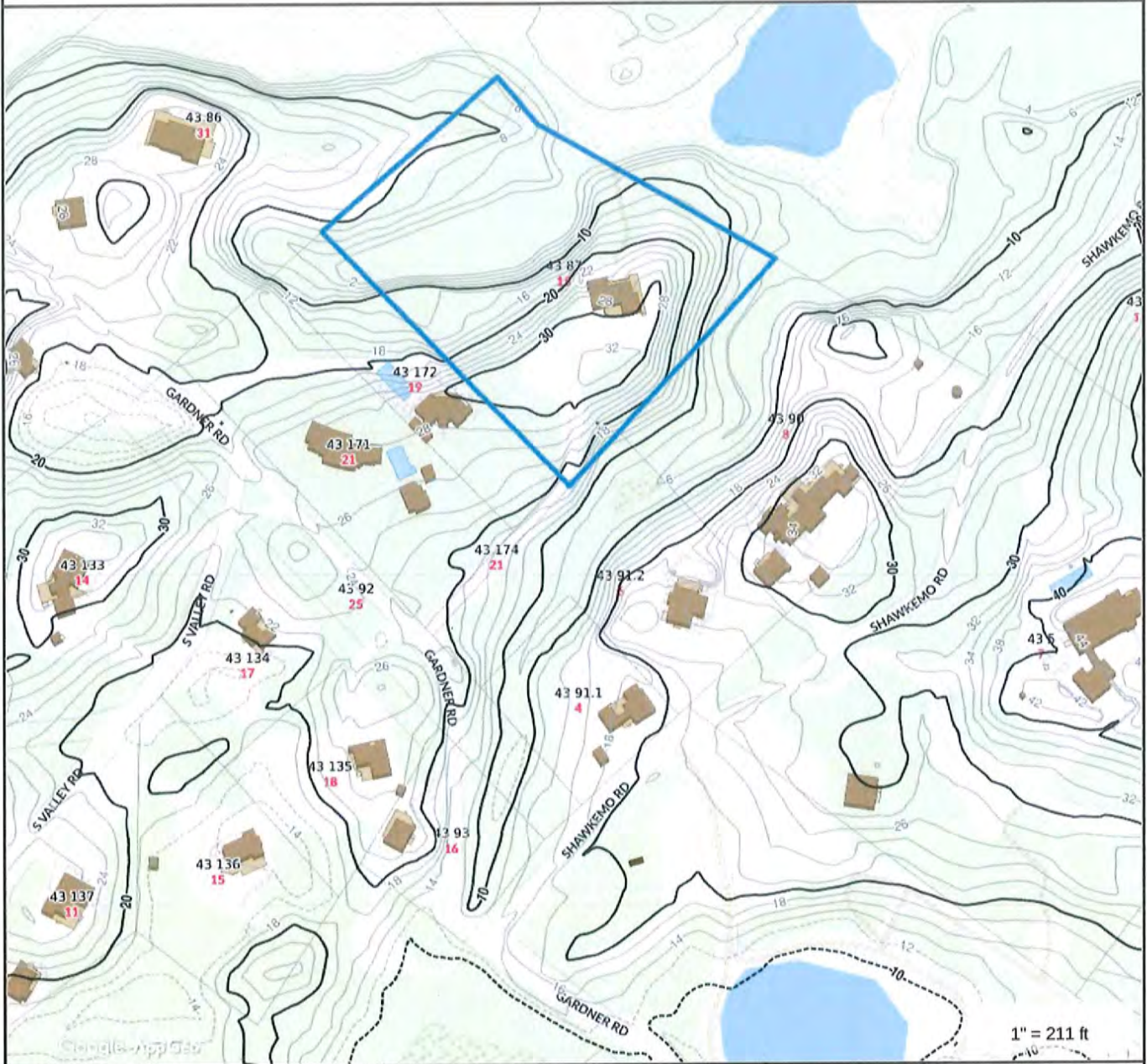
LOCUS - 041° 17' 11.4" N, 070° 04' 07.2" W

Name: SIASCONSET

Location: 041° 17' 02.4" N 070° 02' 52.5" W

Date: 1/7/121

Scale: 1 inch equals 2000 feet



**Property Information**

Property ID 43 87  
Location 15 GARDNER RD  
Owner MORTON IAN M & GOLDMAN SARAH B TRS



**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



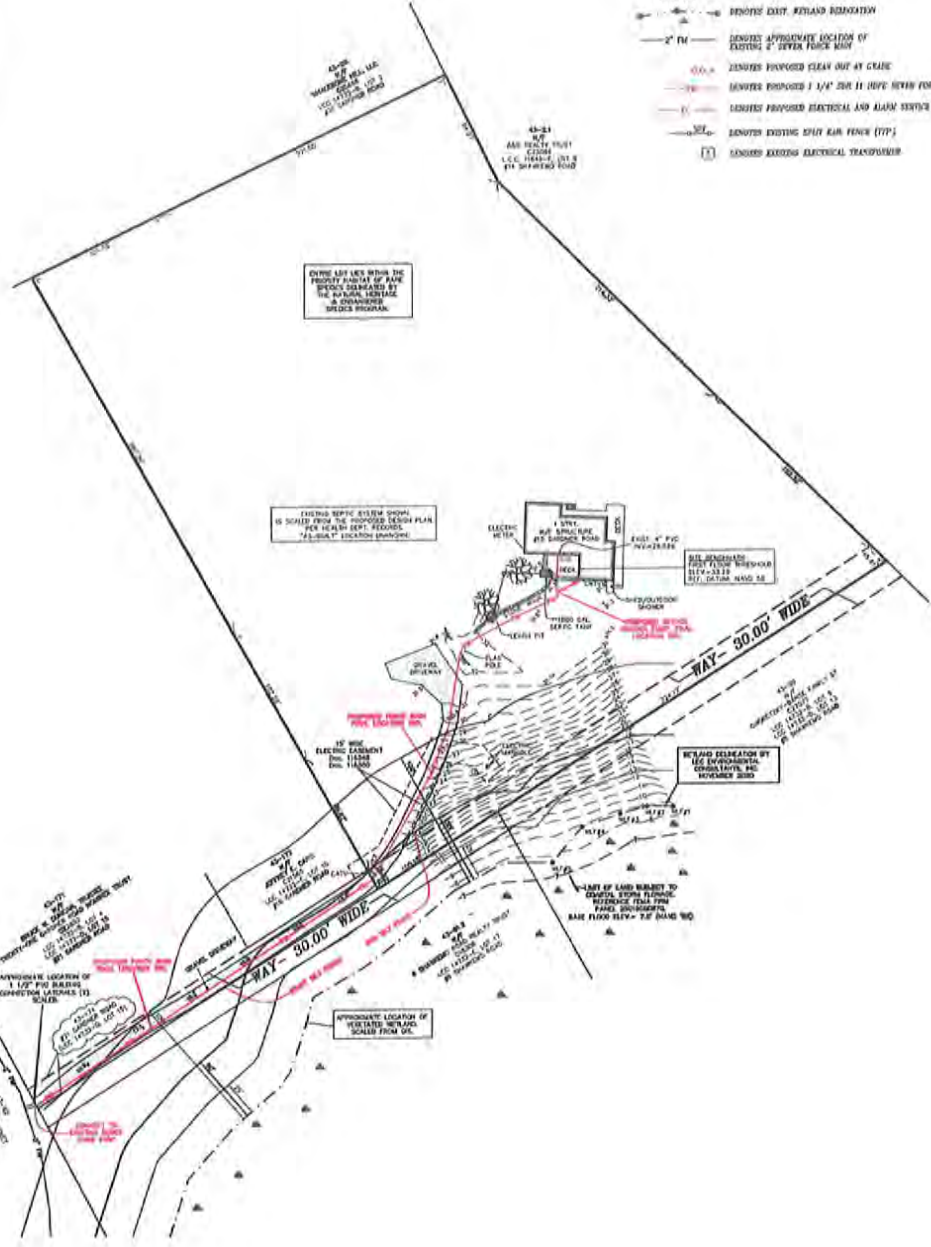
10000 MAP SCALE 1" = 60' ±

CURRENT ZONING CLASSIFICATION  
 Limited Use General 3 (LUG-3)

MINIMUM LOT SIZE: 120,000 S.F.  
 MINIMUM FRONTAGE: 300 FT.  
 FRONT YARD SETBACK: 35 FT.  
 REAR/SIDE SETBACK: 20 FT.  
 CROUD COVER %: 3%



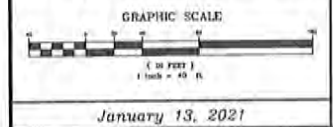
- LEGEND**
- 25.44' ——— DENOTES CONCRETE BOUND WITH BUILDING FOOTING
  - 25.44' ——— DENOTES EXISTING GRADE SPOT ELEVATION
  - 20' ——— DENOTES EXIST. GRADE CONTOUR LINE
  - 17.00' 0" ——— DENOTES EXIST. WETLAND FLAG FOOTING
  - 17.00' 0" ——— DENOTES EXIST. WETLAND FLAG FOOTING
  - 2" TH ——— DENOTES APPROXIMATE LOCATION OF EXISTING 2" DEEPER FENCE MARK
  - 1.0' ——— DENOTES PROPOSED CLEAR CUT AT GRADE
  - 1.0' ——— DENOTES PROPOSED 1/4" DIA 11 DEVE DEEPER FENCE MARK
  - 1.0' ——— DENOTES PROPOSED ELECTRICAL AND ALUM VENTILE
  - 1.0' ——— DENOTES EXISTING 2" DIA FENCE (TYP)
  - ——— DENOTES EXISTING ELECTRICAL TRANSFORMER



**OWNER INFORMATION**

148 HULLGROVE MORTGAGE TRUSTEE  
 SARAH B. GOLDMAN, TRUSTEE  
 MORTON FAMILY REALTY TRUST  
 CERT: #14118  
 L.C.C. 14732-C, LOT 11  
 CERT: #22804  
 L.C.C. 14732-B, LOT 4  
 L.C.C. 14732-D, LOT 14  
 ASSESSOR'S MAP 43, PARCEL B7  
 815 GARDNER ROAD

1: \ADAM 25 JOB 100  
 v:\DRAFTS\81758\SEWER.dwg 1/13/2021 12:05:34 PM EST



**BLACKWELL & ASSOCIATES, Inc.**  
 PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS  
 20 TEASDALE CIRCLE  
 NANTUCKET, MASSACHUSETTS 02554  
 (508) 228-9028  
 www.blackwellsurvey.com

**SITE PLAN OF LAND**  
 TO ACCOMPANY A REQUEST FOR DETERMINATION OF APPLICABILITY  
 PREPARED FOR  
**MORTON FAMILY REALTY TRUST**  
 #15 GARDNER ROAD  
 NANTUCKET, MA  
 MAP: 43, PARCEL: B7

**BB758**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

City/Town

**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:
- Morton Family Realty Trust & Dan Goldman  
Name  
30 Laurel Lane  
Mailing Address  
Greenwich  
City/Town  
203-893-2999  
Phone Number
- dgoldman5558@gmail.com  
E-Mail Address
- CT  
State  
06830  
Zip Code
- Fax Number (if applicable)
2. Representative (if any):
- Blackwell & Associates, Inc.  
Firm  
Jeffrey Blackwell  
Contact Name  
20 Teasdale Circle  
Mailing Address  
Nantucket  
City/Town  
508-228-9026  
Phone Number
- Jeff@blackwellsurvey.com  
E-Mail Address
- MA  
State  
02554  
Zip Code
- 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).



# WPA Form 1- Request for Determination of Applicability

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

## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

15 Gardner Road

Street Address

43

Assessors Map/Plat Number

Nantucket

City/Town

87

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The Locus parcel is located off Gardner road in the Shawkemo area of Nantucket.

- c. Plan and/or Map Reference(s):

Site Plan of Land

Title

01/13/2020

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

The existing dwelling is required by the Town of Nantucket to be connected to the existing forced main sewer in Gardner Road. The work includes abandonment of the existing septic system per Title V guidelines; installation of a sewer ejector pump, and trenching within the existing driveway to connect to the existing sewer in Gardner Road. A silt fence will be installed along the southern edge of the driveway and maintained during the duration of the project. Reference attached Site Plan of Land.



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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).

All work will be within the existing lawn/landscaped and driveway areas. The majority of the work will occur outside of the 50' buffer to the vegetated wetland shown on the attached plan- the work within 50' of the wetland will occur within the existing gravel driveway. No additional disturbance is proposed.

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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Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 1- Request for Determination of Applicability**

City/Town \_\_\_\_\_

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

**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:

Morton Family Realty Trust

Name

30 Laurel Lane

Mailing Address

Greenwich

City/Town

CT

State

06830

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.

Signature of Applicant Jeff Renee, Agent

Date Jan. 13, 2021

Signature of Representative (if any) Jeff Renee

Date Jan. 13, 2021