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NS11195

June 3, 2021

Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, MA 02554

Re: Minor Modification Request  
DEP File No. SE48-3404  
Applicant: Kathy Gallaher and Mark Aguiar  
4 Pond Road, Map: 56 Parcel: 158

Dear Commission Members,

On behalf of the applicant, Nantucket Surveyors, LLC is submitting the attached plan in support of a Minor Modification Request. The plan sets forth a revised site layout which includes the removal of the proposed one story garage and the addition of a proposed 16' x 20' shed in the buffer zone to a Bordering Vegetated Wetland on plans approved by the Commission on April 7, 2021.

Thank you for your attention to this matter. If you have any questions, please contact our office.

Sincerely,  
Nantucket Surveyors, LLC

A handwritten signature in blue ink, appearing to read 'Paul J. Santos', is written over the typed name.

Paul J. Santos, PLS  
Agent for the Applicant

Enclosures:

- Two (2) copies of the "Site Plan to Accompany a Notice of Intent #4 Pond Road in Nantucket, MA", dated 3/4/21 and revised 6/3/21
- \$25.00 Filing Fee

Cc: Kathy Gallaher and Mark Aguiar

Office located at 5 Windy Way • Nantucket, MA 02554

Land Surveying • Topographic Surveys • Civil Engineering • Construction • Marine • Environmental Permitting



2021 00169297  
 Cert: 28241 Doc: OOC  
 Registered: 04/23/2021 02:43 PM



**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:  
 SE48-3404  
 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:

Kathy and Mark Gallaher and Aguiar  
 a. First Name b. Last Name

c. Organization

P.O. Box 2234

d. Mailing Address

Nantucket MA 02554

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

4. Property Owner (if different from applicant):

Deborah J. Manus, trustee  
 a. First Name b. Last Name

Four Pond Road Realty Trust

c. Organization

P.O. Box 178

d. Mailing Address

Nantucket MA 02554

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

5. Project Location:

4 Pond Road Nantucket  
 a. Street Address b. City/Town

56 158

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

Latitude and Longitude, if known: \_\_\_\_\_  
 d. Latitude e. Longitude

**FINDINGS and ADDITIONAL CONDITIONS**  
Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)  
Town of Nantucket Wetlands Bylaw (Chapter 136)

Address: 4 Pond Road  
Assessor's Map and Parcel: 56-158  
Property Owner: Kathy Gallaher and Mark Aguiar  
Applicant: Kathy Gallaher and Mark Aguiar  
DEP File Number: SE48-3404  
Filing Date: March 4, 2021  
Date Hearing Closed: March 25, 2021  
Date Orders Issued: April 7, 2021  
Plan of Record Information: Site Plan to Accompany a Notice of Intent, 3/4/2021,  
stamped by Paul J. Santos, P.L.S.

**Permit Overview:**

This order permits the construction of a garage, connection to the municipal sewer and abandonment of an existing septic system with associated grading, landscaping and utilities within the buffer zone to a Vegetated Wetland. Waivers are not required for this project.

**Additional Findings:**

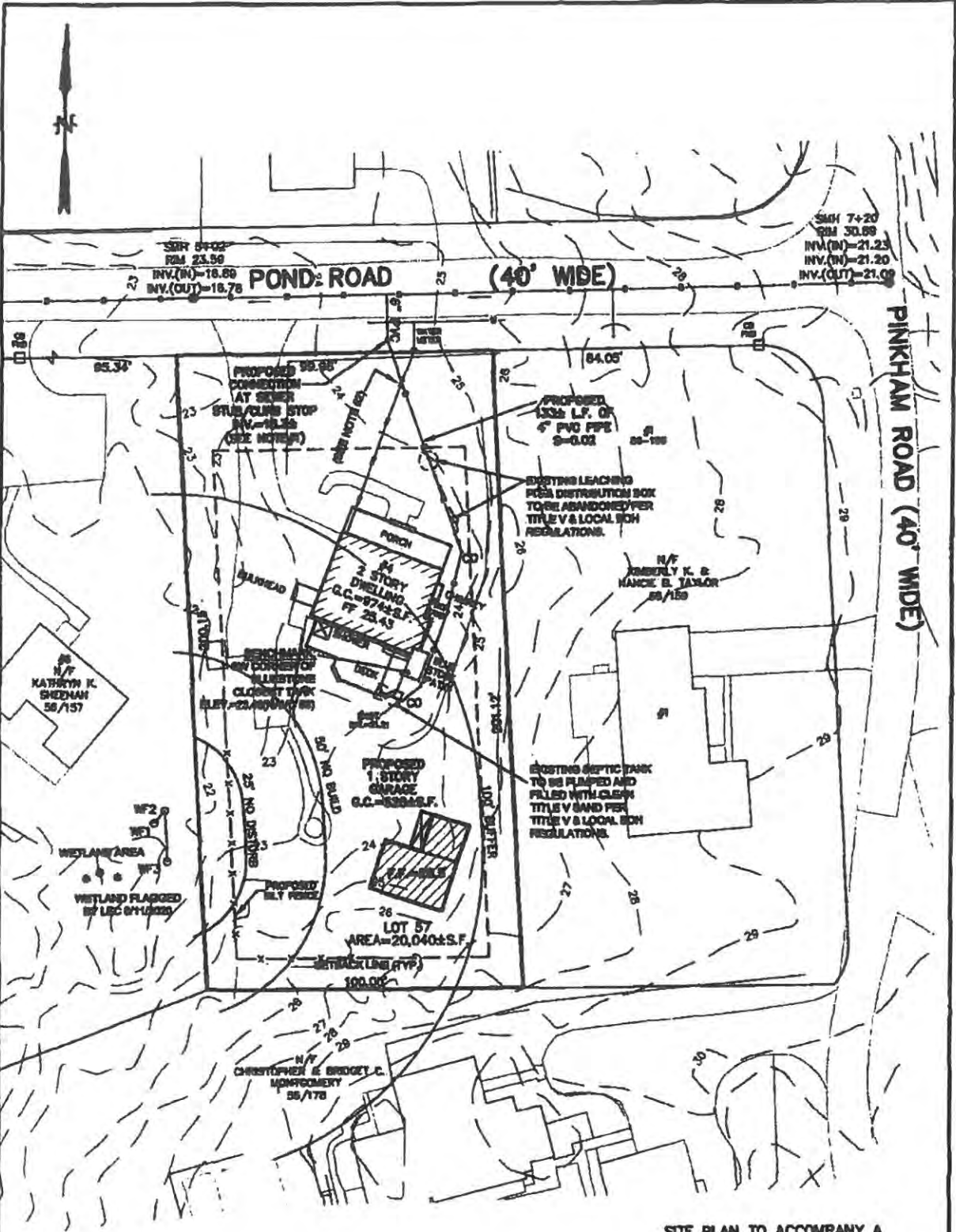
1. The area falls outside mapped habitat areas and does not require NHESP review.

**In addition to the General Conditions contained elsewhere in this document, the Commission includes the following Special Conditions pursuant to MGLCh131s40 and the Town of Nantucket Wetlands Protection Bylaw, Chapter 136:**

18. All work shall be performed in accordance with the Site and Work Description contained within the Notice of Intent and plan notes set out on the plan of record, provided project narratives, and protocols.
19. All landscaping debris shall be removed from the buffer zone.

**WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS**

Waivers are not required for the project as proposed.



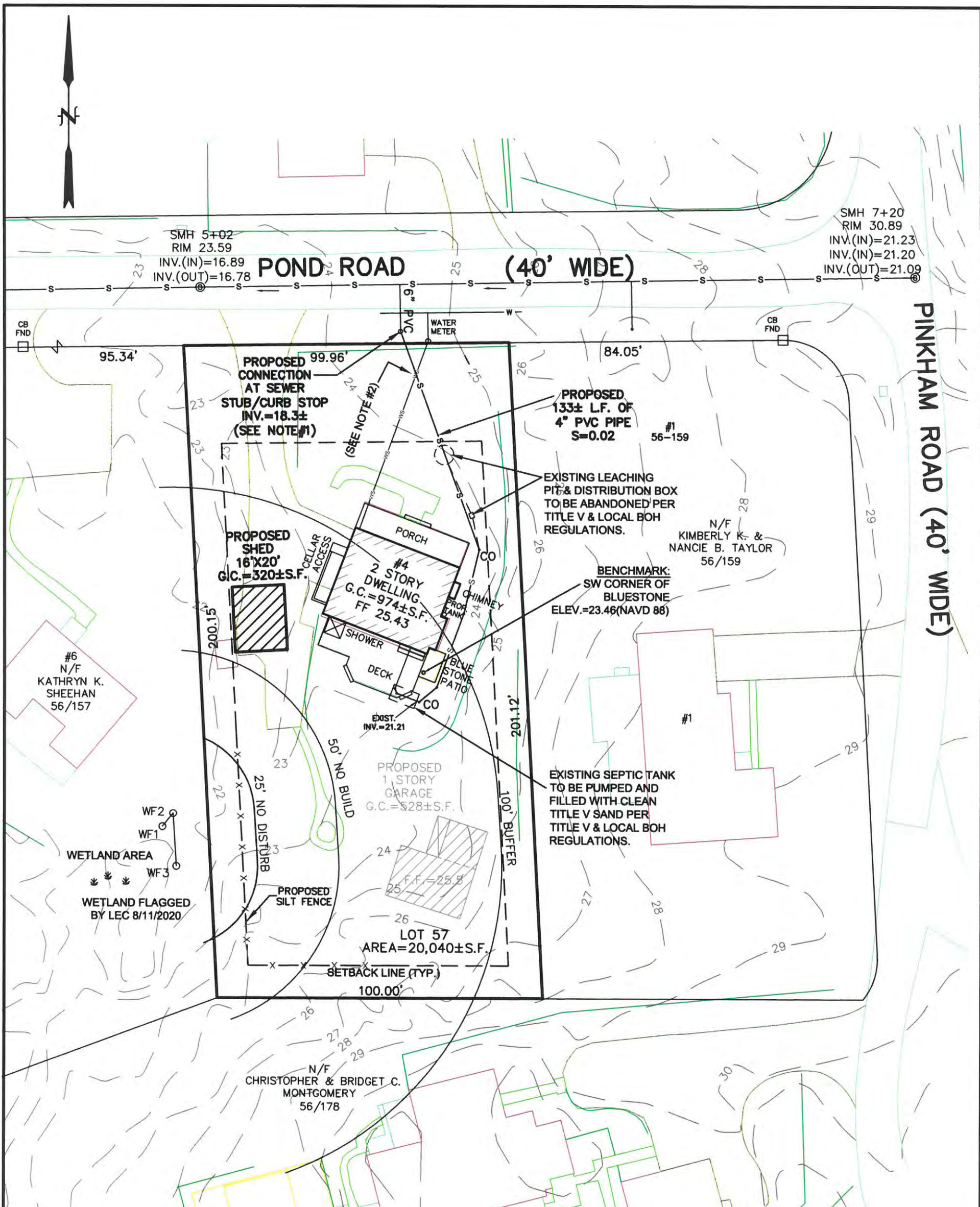
CURRENT ZONING: R-20  
 MINIMUM LOT SIZE: 20,000 S.F.  
 MINIMUM FRONTAGE: 75'  
 FRONTYARD SETBACK: 30'  
 SIDE AND REAR SETBACK: 10'  
 ALLOWABLE G.C.R.: 12.5%  
 EXISTING G.C.R.: 4.0%±  
 PROPOSED G.C.R.: 7.5%±

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. 438/88

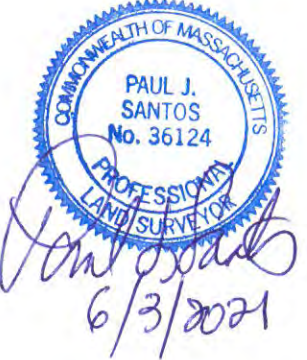
**CANTON BOARD OF ASSOCIATED ENGINEERS**  
 PAUL J. SANTOS  
 No. 36124  
 PROFESSIONAL LAND SURVEYOR  
*Paul J. Santos*  
 3/4/2021

SITE PLAN TO ACCOMPANY A  
 NOTICE OF INTENT  
 #4 POND ROAD  
 IN  
 NANTUCKET, MASSACHUSETTS  
 SCALE: 1"=30' DATE: 3/4/2021  
 DEED REFERENCE: L.C.C. #27844  
 PLAN REFERENCE: L.C. PL 14830-0  
 ASSESSOR'S REFERENCE:  
 MAP: 58 PARCEL: 158  
 PREPARED FOR:  
 KATHY GALLAHER AND MARK AGUIAR  
 NANTUCKET SURVEYORS LLC  
 5 WINDY WAY  
 NANTUCKET, MA. 02554





SITE PLAN TO ACCOMPANY A  
NOTICE OF INTENT  
SE 48-3404  
#4 POND ROAD  
IN  
NANTUCKET, MASSACHUSETTS  
SCALE: 1"=30' DATE: 3/4/2021  
REVISED: 6/3/2021 GARAGE ELIMINATED  
SHED ADDED  
DEED REFERENCE: L.C.C. #27844  
PLAN REFERENCE: L.C. PL. 14830-Q  
ASSESSOR'S REFERENCE:  
MAP: 56 PARCEL: 158  
PREPARED FOR:  
KATHY GALLAHER AND MARK AGUIAR  
NANTUCKET SURVEYORS LLC  
5 WINDY WAY  
NANTUCKET, MA. 02554



CURRENT ZONING: R-20  
MINIMUM LOT SIZE: 20,000 S.F.  
MINIMUM FRONTAGE: 75'  
FRONTYARD SETBACK: 30'  
SIDE AND REAR SETBACK: 10'  
ALLOWABLE G.C.R.: 12.5%  
EXISTING G.C.R.: 4.9%±  
PROPOSED G.C.R.: 6.5%±

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. 438/86