



#7803 Skiff Lane
Release of Escrow





PESCE ENGINEERING & ASSOCIATES, INC.

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June 7, 2016

Nantucket Planning Board
Attn: Ms. Leslie Snell, AICP, LEED® AP
Deputy Director of Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Final Engineering Inspection for the **Skiff Lane Subdivision**

Dear Mrs. Snell and Members of the Board:

Pesce Engineering & Associates is pleased to provide you this report for the final inspection of the Skiff Lane subdivision. We conducted a final site inspection on June 6, 2016, and found the proposed drainage modification site to be completely finished and the construction area properly restored.



Photos: Area of the new subsurface drainage infiltration system located in a new drainage easement between #1 & #3A Skiff Lane.

We have also review the As-Built Plan prepared by Bracken Engineering, dated June 30, 2015, and find it to be acceptable and complete.

Thank you for this opportunity to assist the Planning Board in their review of this project.
As always, please call if you have any questions.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.



Edward L. Pesce., P.E., LEED® AP
Principal

cc: Zac Basinski, Bracken Engineering, Inc.



Nantucket Planning Board

MODIFICATION TO A DEFINITIVE SUBDIVISION PLAN (AR)

Modification #1

Skiff Lane Subdivision
Planning Board File #7803

Original Decision: Approval of a Definitive Subdivision Plan (AR), Planning Board File #6552
Granted to SAV ASSOCIATES, LLC, dated December 10, 2001
Recorded with "Statement of Conditions of Subdivision Approval",
in Book 769, Page 270 (see Page 273)

Owner & Applicant: Denise McLaughlin
3A Skiff Lane
shown as Lot 2 on Plan No. 2002-31 and as Unit 3A on Plan No. 2008-42

Deed recorded in Book 1411, Page 325
Master Deed of Three Skiff Lane Condominium recorded in Book 1139, Page 83

Nantucket Tax Assessor's Map 55, Parcel 651.1

All recorded documents on file with the Nantucket Registry of Deeds

March 9, 2015

Applicant requests that the Board modify the Approval of a Definitive Subdivision Plan in Planning Board File # 6552, dated December 10, 2001, (the "Approval") and the Definitive Subdivision Plan, drawn by Hayes Engineering, Inc., dated July 20, 2001, revised through October 9, 2001, recorded with Nantucket Deeds as Plan No. 2002-31 (the "Definitive Plan"). The subdivision is situated Off of Cato Lane and contains three buildable lots and a fourth roadway lot known as Skiff Lane. The locus is shown as Lot 2 on the Definitive Plan.

Specifically, the applicant is requesting approval to modify the drainage system, as shown upon the Definitive Plan. The existing open air retention basin, located between 1 & 3A Skiff Lane, provides overflow stormwater storage for both Skiff Lane and a portion of Cato Lane. The applicant proposes a subsurface drainage infiltration system which will provide a safer, more level side yard area for use by abutting property owners.

The Nantucket Planning Board at its March 9, 2015 meeting voted 5-0 to close the public hearing and voted 5-0 to **APPROVE** the requested modification to the Approval and the Definitive Plan. The application for approval of this modification was received by the Planning Board on February 10, 2015, and approval of the requested modification was based on the following documents:

- The original decision stating approval of the subdivision and the Definitive Plan;
- The Application (Form B1) and accompanying materials;

- Proposed Drainage Modification Plan in Nantucket, MA., #1 & #3 Skiff Lane, drawn by Bracken Engineering, Inc., dated February 5, 2015;
- Letter from Bracken Engineering, Inc., dated February 6, 2015;
- Modified Stormwater Report prepared for Denise McLaughlin, 3A Skiff Lane, Nantucket, MA., by Bracken Engineering, Inc., dated February 5, 2015;
- Review Letter from Pesce Engineering & Associates, Inc., dated March 4, 2015;
- Letter of Authorization for Skiff Lane Modification from Allen R. Scott, as owner of 1 Skiff Lane and Trustee of Skiff Lane Homeowners Association Trust, u/d/t Book 769, Page 284;
- Representations and testimony received in connection with the public hearing held March 9, 2015. Minutes of this meeting is on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

Approval of the requested modification is granted upon the following conditions:

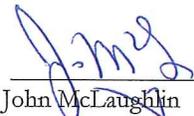
1. That the installation of the new drainage system at 3A Skiff Lane shall be done in accordance with the Approval and the Definitive Plan as modified by plan entitled "Proposed Drainage Modification Plan, in Nantucket, MA., #1 & #3 Skiff Lane", prepared by Bracken Engineering, Inc., dated February 5, 2015, and this Modification;
2. That site improvements related to the project shall be implemented in accordance with the review comments in the letter from Pesce Engineering & Associates, Inc. dated March 4, 2015;
3. That the applicant shall obtain a Certificate of Water Quality Compliance from Wannacomet Water Company within six (6) months of the date of this decision; and
4. That, except as modified herein, all conditions of the original Approval shall remain in full force and effect.

On March 9, 2015, the Planning Board voted unanimously (5-0) to **APPROVE** this Modification and to **ENDORSE** this Decision.


Barry G. Rector APPROVE

Linda F. Williams APPROVE

Nathaniel Lowell APPROVE


John McLaughlin APPROVE

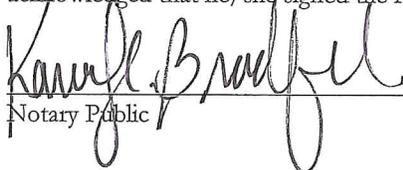

Joseph Marcklinger APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

May 27th, 2015

On the 27th day of May, 2015, before me, the undersigned notary public, personally appeared Barry G. Rector, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.


Notary Public

12/18/2020
My Commission Expires

