



#7874 Millie's Subdivision
Extension request for legal documents & endorse plans





Nantucket Planning Board

Plans to be Endorsed by the Board

Date: 5-17-16

Type of Plan to be endorsed:

- Subdivision
Planning Board File # 7874
- Special Permit
Planning Board File # _____

Name of development: Millies Subdivision

Applicant's name: Donald E. Dimock

Mailing address: 44 Bartlett Raod, Nantucket, MA

Phone number: 508-425-1801 Fax number: NA E-mail: NA

Engineer / surveyor's name: Bracken Engineering, Inc.

Mailing address: 19 Old South Road, Nantucket, MA 02554

Phone number: 508-325-0044 Fax number: 508-833-2282 E-mail: don@brackeneng.com

Have these plans been submitted to the Town's Engineer: Yes / ~~NO~~

If no, please submit a second set of plans for review prior to the next Planning Board Meeting.

Please list the Planning Board's conditions (if any) that refers to these plans:

(EX: "...Within six (6) months from the date of the decision and prior to the commencement of any construction, the applicant shall submit final plans including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc. The set shall be subject to final review by the Planning Board's engineering consultant...")

See Condition #3 for legal documents. An extension to the time frame will be requested.

See Condition #2. Plans have been revised to incorporate changes required by Pesce Engineering & Assoc.'s. Also see request for modification for the re-location of a drainage easement.

Holly Backus

From: Don [Don@brackeneng.com]
Sent: Wednesday, June 08, 2016 6:17 PM
To: Ed Pesce; Zac
Cc: Holly Backus; Leslie Snell; Catherine Ancero
Subject: RE: Millie's Subdivision - Updated Review

Follow Up Flag: Follow up
Flag Status: Flagged

Ed,

I will check the dimensions on the turn around, I don't think we asked for a waiver, we should be able to adjust to meet it.

I would rely on the PB staff to see if any comments came in from the FD. If not, I can try to meet with someone over there on Friday.

The shared driveways were discussed with the Board and I believe they are satisfied with the easements we created.

I will be in touch, thanks.

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
(f) 508-833-2282

19 Old South Road
Nantucket, MA 02584
(t) 508-325-0044

<http://www.brackeneng.com>

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From Bracken Engineering, Inc.,
which may be privileged. The information is intended
to be for the use of the addressee only. If you are not
the addressee, note that any disclosure, copy, distribution
or use of the contents of this message is prohibited.

From: Ed Pesce [<mailto:epesce@comcast.net>]
Sent: Tuesday, June 07, 2016 9:46 PM
To: Don; Zac
Cc: 'Holly Backus'; 'Leslie Snell'; 'Catherine Ancero'
Subject: Millie's Subdivision - Updated Review

Hello Don & Zac,

See the attached draft report for Millie's Subdivision. As my letter states, you adequately addressed most of my previous comments. Can you please comment on the remaining items, and specifically tell me if you have any new information for the comments highlighted in YELLOW.

After I get your answers, I will finalize my letter and submit to the PB.

Thanks,

ED

Edward L. Pesce, P.E., LEED® AP

Pesce Engineering & Associates, Inc.

451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206

Fax: 508-743-0211

Cell: 508-333-7630

epesce@comcast.net



PESCE ENGINEERING & ASSOCIATES, INC.

451 Raymond Road

Plymouth, MA 02360

Phone: 508-743-9206 Fax: 508-743-0211

epesce@comcast.net

June 7, 2016

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

RE: UPDATED Engineering Review of the proposed “**Millie’s Subdivision**”

Dear Ms. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this updated engineering review of the proposed “Millie’s Subdivision” Definitive Subdivision, located off Bartlett Road and shown as Parcel 100 on Assessor’s Map 66, Nantucket, MA. As before, we have evaluated the plans for consistency with the Town’s Zoning Bylaw and the Nantucket Rules and Regulations Governing the Subdivision of Land (SR&R).

We have reviewed the following new information to prepare this letter report:

- Letter from Bracken Engineering, Inc., to Andrew Vorce, Director, Nantucket Planning Board, Re: “Millie’s Subdivision” Definitive Subdivision, dated May 17, 2016, with attached revised Stormwater Report.
- Revised Site Development Plans entitled “Definite Subdivision Plan Set “Millie’s Subdivision, in Nantucket, Massachusetts,” prepared by Bracken Engineering, Inc., 8 sheets, dated September 14, 2015, and revised May 16, 2016.

The applicant’s engineer has made multiple revisions to the plans based on our previous engineering review comments of October 14, 2015, and comments received from the Board. These revisions adequately address most of our previous comments, however some comments have not been addressed in the revised design, or additional information has not been received to be evaluated.

Remaining Comments to be Addressed:

General Comments

- 2. However we note that the proposed design dimensions of the dead-end turning “tees” do not fully comply with the dimensional requirements of the design shown on Plate No. 4 of the Subdivision Rules and Regulations (SR&R). This should be added to the list of waivers requested for consideration by the Board. Note: The proposed dimensions of 20’ X 49’ X 10’ radii (vs. 30’ X 50’ X 15’ radii in the SR&R) appear to provide adequate access for this subdivision. **Approved by the Board?***

Definitive Plans, Site Layout & Utilities

1. We recommend that the Nantucket Fire Dept. review these plans and provide comment to the Board on the adequacy of access and turnarounds for emergency vehicles. **Recived?**
4. We recommend that labels be added to the plans showing the required 25 ft. radii for the curb transition at Bartlett Road. Note: The design currently shows a 15 ft. radius.
6. We note that all but four of the proposed driveways are shown as joint driveways for 2 lots, straddling the affected lots. We recommend that the applicant discuss this with the Board, and decide if separate driveways serving only single lots is more appropriate. **Approved by the Board?**
11. We recommend that a sieve analysis specification be provided for the gravel base material shown for the subdivision roadway cross-sections on Sheet 7. Note: The Road A, Road B, and Bike Path cross sections (on Sheet 7) currently show a note regarding a sieve analysis requirement prior to construction, to be submitted to the Town. However, no sieve design specification for this material is provided.

Stormwater Management

3. We recommend that a Stormwater Operation & Maintenance Plan be provided for the subdivision, listing the periodic, seasonal & annual tasks to be performed to ensure the proper long-term performance of the stormwater management system. Additionally, we recommend that the O & M plan have a line for a name, date and signature by the owner(s). This will ensure that the owner/applicant (or Home Owners Association) understands that recommended maintenance & inspections are required. Note: A new O & M manual has been provided, but no date or signature line for the owner has been included.

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

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

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

cc: Don Bracken, Bracken Engineering, Inc.

Main Office:
49 Herring Pond Road
Buzzards Bay, MA 02532
Tel (508) 833-0070
Fax (508) 833-2282



Nantucket Office:
19 Old South Road
Nantucket, MA 02554
Tel (508) 325-0044

May 17, 2016

Andrew Vorce, Director
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: "Millies Subdivision" Definitive Subdivision
Donald E. Dimock
Assessor's Map 66 Parcel 100.

Dear Mr. Vorce:

Please find accompanying this letter the final mylar lotting plan and full set definitive subdivision plan for the above referenced project.

These plans have been revised to address engineering review comments per the definitive plan approval, Condition #3 and to address comments raised at the last hearing.

Also, please accept this letter as a request to extend the 6 month time frame to record legal documents in accordance with Condition #3 of the approval for another 3 months.

Should you have any questions regarding this project, please contact me at 508-325-0044.

Sincerely,

Bracken Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Donald F. Bracken, Jr.', is written over a horizontal line.

Donald F. Bracken, Jr., P.E.
President

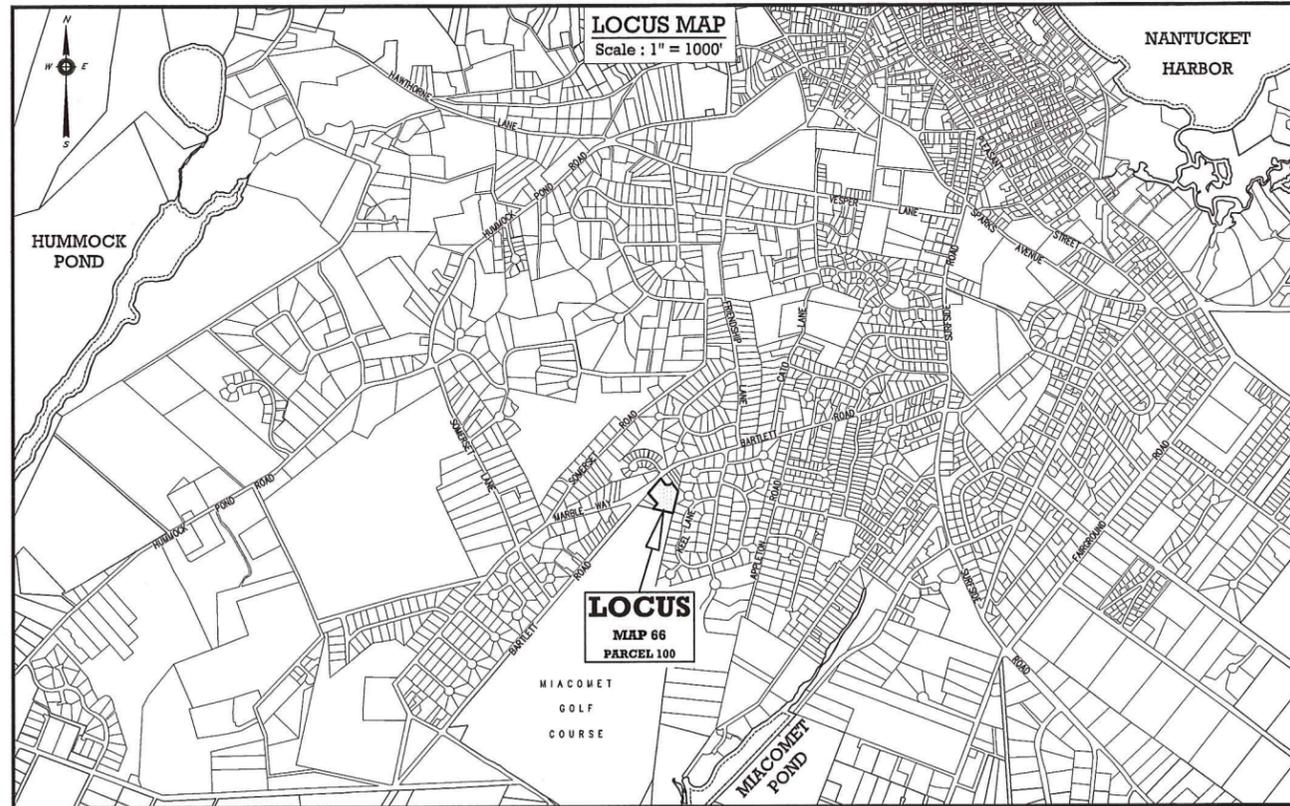
cc: Donald E. Dimock
Edward Pesce

DEFINITIVE SUBDIVISION PLAN SET OF "MILLIE'S SUBDIVISION" IN NANTUCKET, MASSACHUSETTS

SEPTEMBER 14, 2015
REVISED: MAY 16, 2016

PROJECT NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED AREAS.
5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
7. THE WANNACOMET WATER DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY WORK ON THE WATER SYSTEM.
8. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE IN ORGANIC FORM.
9. ALL LANDSCAPED AREAS TO BE LOAMED & SEEDED UNLESS OTHERWISE NOTED.
10. UNLESS OTHERWISE SPECIFIED ALL WORK IS TO CONFORM TO THE LATEST MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.



CIVIL ENGINEER /
LAND SURVEYOR:

BRACKEN
ENGINEERING, INC.

49 HERRING POND ROAD BUZZARDS BAY, MA 02532
(Tel) 508.833.0070 (Fax) 508.833.2282
19 OLD SOUTH ROAD NANTUCKET, MA 02554
(Tel) 508.325.0044 www.brackeneng.com

OWNER/APPLICANT :

DONALD E. DIMOCK
#44 BARTLETT ROAD
NANTUCKET, MA 02854

PAGE	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	LOTING PLAN
4	EROSION CONTROL, DRAINAGE and SITE PREPARATION
5	LANDSCAPE PLAN and DETAILS
6	PLAN, PROFILE and UTILITIES
7	PLAN, PROFILE, UTILITIES and DETAILS
8	CONSTRUCTION DETAILS

ZONING REQUIREMENTS

DISTRICT : RC - 2

MIN. LOT SIZE.....8,000 S.F.
FRONT YARD.....10' MIN.
SIDE YARD.....5' MIN.
REAR YARD.....5' MIN.
FRONTAGE.....40' MIN.
GROUND COVER RATIO.....50% MAX.
REGULARITY FACTOR (r).....>0.85
(r = 16A/p²)

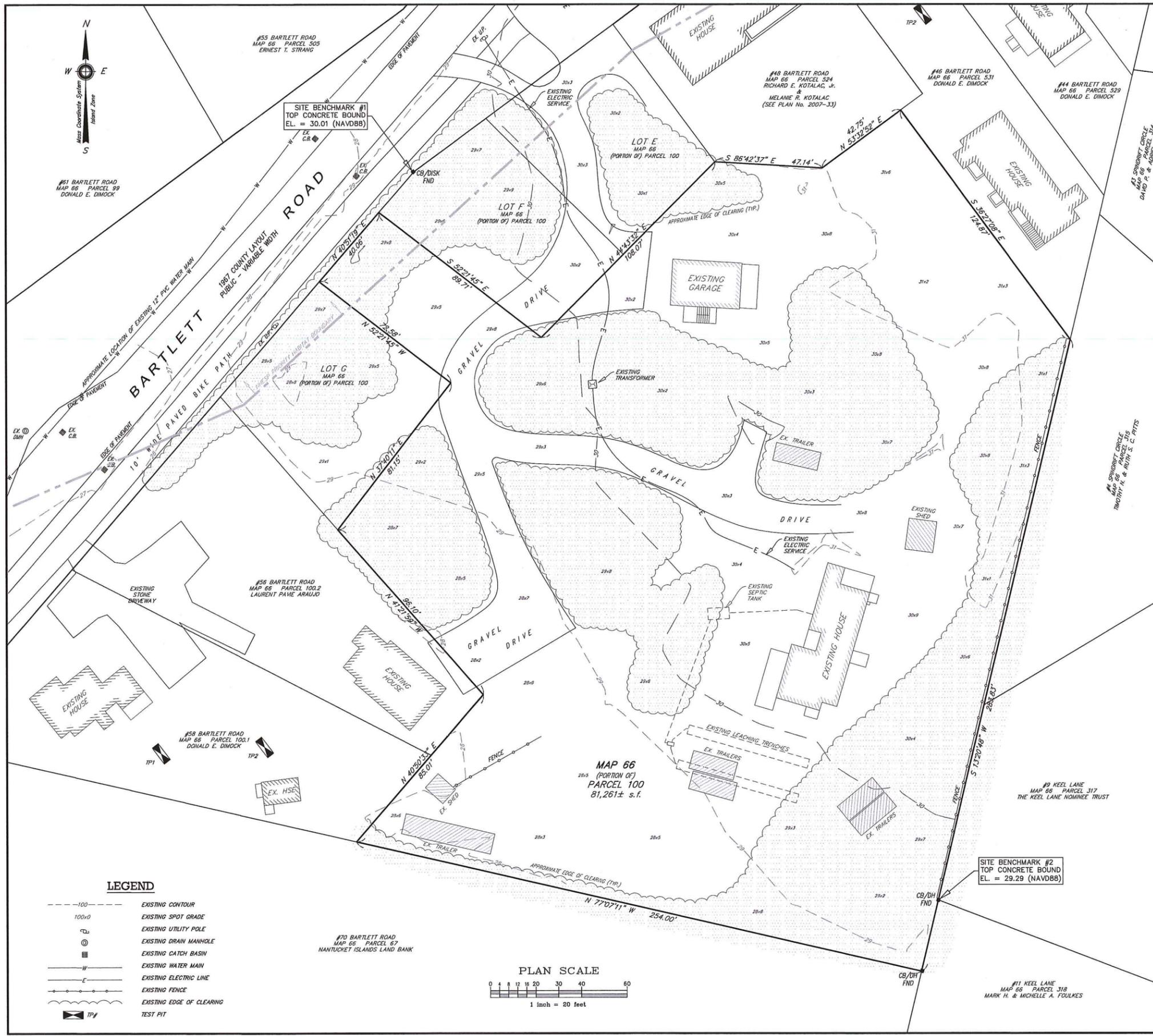
NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

"I, _____, CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

DATE _____ NANTUCKET TOWN CLERK

APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED : _____
DATE ENDORSED : _____
FILE NUMBER : _____



#46 BARTLETT ROAD

TP NO. 1 GW. EL. NONE	TP NO. 2 GW. EL. NONE
0" A SANDY LOAM	0" A SANDY LOAM
3" B SANDY LOAM V. FRIABLE	3" B SANDY LOAM V. FRIABLE
20" C MEDIUM-COARSE SAND LOOSE	20" C MEDIUM-COARSE SAND LOOSE
132" NO MOTILES NO WATER	126" NO MOTILES NO WATER

DATE PERFORMED: JULY 1, 2009
SOIL EVALUATOR: JAY M. MCKINNON

#58 BARTLETT ROAD

TP NO. 1 GW. EL. NONE	TP NO. 2 GW. EL. NONE
0" A SANDY LOAM	0" A LOAMY SAND
9" B SANDY LOAM FRIABLE-FIRM V. FRIABLE	8" B SANDY LOAM FRIABLE-FIRM 5-10% GRAVEL
28" C1 MEDIUM-COARSE SAND FRIABLE-FIRM 5-10% GRAVEL	36" C1 MEDIUM-COARSE SAND VERY FRIABLE 5-10% GRAVEL
76" C2 MEDIUM-COARSE SAND LOOSE 5-10% GRAVEL	82" C2 MEDIUM-COARSE SAND LOOSE 5-10% GRAVEL
136" NO MOTILES NO WATER	144" NO MOTILES NO WATER

DATE PERFORMED: AUGUST 29, 2007
SOIL EVALUATOR: JAY M. MCKINNON

SOIL LOGS SHOWN ARE TAKEN FROM NEIGHBORING PROJECTS LOCATED AT #46 AND #58 BARTLETT ROAD. THESE SOIL LOGS ARE FOR PERMITTING PURPOSES ONLY. ACTUAL SOIL BORINGS IN THE STORMWATER MANAGEMENT AREAS ARE TO BE PERFORMED BY A LICENSED SOIL EVALUATOR PRIOR TO CONSTRUCTION TO CONFIRM SOIL CONDITIONS.

SOIL LOGS

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM



EXISTING CONDITIONS PLAN OF "MILLIE'S SUBDIVISION" DEFINITIVE SUBDIVISION OF LAND IN NANTUCKET, MA

Prepared For: **DONALD E. DIMOCK**
Prepared By: **BRACKEN ENGINEERING, INC.**
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: AS NOTED SEPTEMBER 14, 2015

GENERAL NOTES:

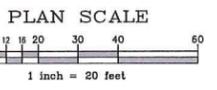
- LOCUS: #54 BARTLETT ROAD ASSESSORS MAP 66 PARCEL 100
- OWNER/APPLICANT: DONALD E. DIMOCK #44 BARTLETT ROAD NANTUCKET, MA 02554
- DEED REF: BOOK 146 PAGE 123
- PLAN REFERENCES: a) PLAN BOOK 18 PAGE 122 b) PLAN BOOK 22 PAGE 13 c) PLAN No. 07-33 d) PLAN No. 00-20 e) BARTLETT ROAD COUNTY LAYOUT dated 12/28/67
- LOCUS IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP 25018C0088G, DATED JUNE 9, 2014.
- LOCUS IS NOT LOCATED WITHIN A PROPOSED WELL-HEAD RECHARGE DISTRICT OVERLAY AS DETERMINED BY A PLAN ENTITLED "PUBLIC WELL-HEAD RECHARGE DISTRICT", prepared by HALEY & WARD dated DECEMBER of 1994.
- LOCUS FALLS WITHIN AN HNEP PRIORITY & ESTIMATED HABITAT OF RARE WILDLIFE.
- LOCUS FALLS WITHIN THE "TOWN OVERLAY DISTRICT"

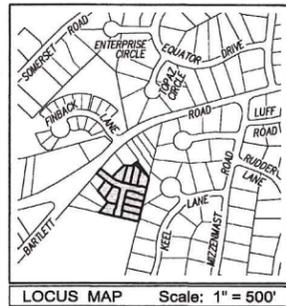
APPROVED BY THE NANTUCKET PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____

LEGEND

- 100- EXISTING CONTOUR
- 100.0 EXISTING SPOT GRADE
- ⊕ EXISTING UTILITY POLE
- ⊙ EXISTING DRAIN MANHOLE
- ⊞ EXISTING CATCH BASIN
- W — EXISTING WATER MAIN
- E — EXISTING ELECTRIC LINE
- F — EXISTING FENCE
- C — EXISTING EDGE OF CLEARING
- TP# TEST PIT





THE PLANNING BOARD DETERMINES THAT:

(b) LOTS "1" thru "13" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(c) LOT "12" CONTAINS INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.



- NOTES:**
- LOCUS: #54 BARTLETT ROAD MAP 66 PARCEL 100
 - OWNER: DONALD E. DIMOCK #44 BARTLETT ROAD NANTUCKET, MA 02554
 - DEED REF: Blk:146 Pg:123
 - PLAN REF: PLAN No. 2009-37 (LOT "A")
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
 - LOCUS FALLS WITHIN THE "TOWN OVERLAY DISTRICT"
 - LOTS "4" through "8" ARE TO BE RESTRICTED TO RESIDENTIAL DEVELOPMENT ONLY.
 - EXISTING STRUCTURES ARE TO BE MOVED OR RAZED.
 - LOTS "E", "F" and "G" ARE BEING CREATED THROUGH A SEPARATE "Approval Not Required" FILING.
 - PROPOSED LOT "12" IS NOT TO BE CONSIDERED A BUILDABLE LOT AND IS TO BE CONVEYED TO AND COMBINED WITH ADJUTING LAND OWNED BY DONALD E. DIMOCK SHOWN AS #46 BARTLETT ROAD (MAP 66 - PARCEL 531).

CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ NANTUCKET TOWN CLERK _____

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

ZONE: RC-2

REQUIRED

LOT AREA: 5,000 s.f.

LOT FRONTAGE: 40'

FRONT YARD: 10'

SIDE YARD: 5'

REAR YARD: 5'

GROUND COVER RATIO: 50%

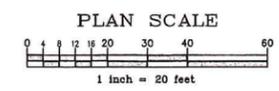
REGULARITY FACTOR: > 0.55

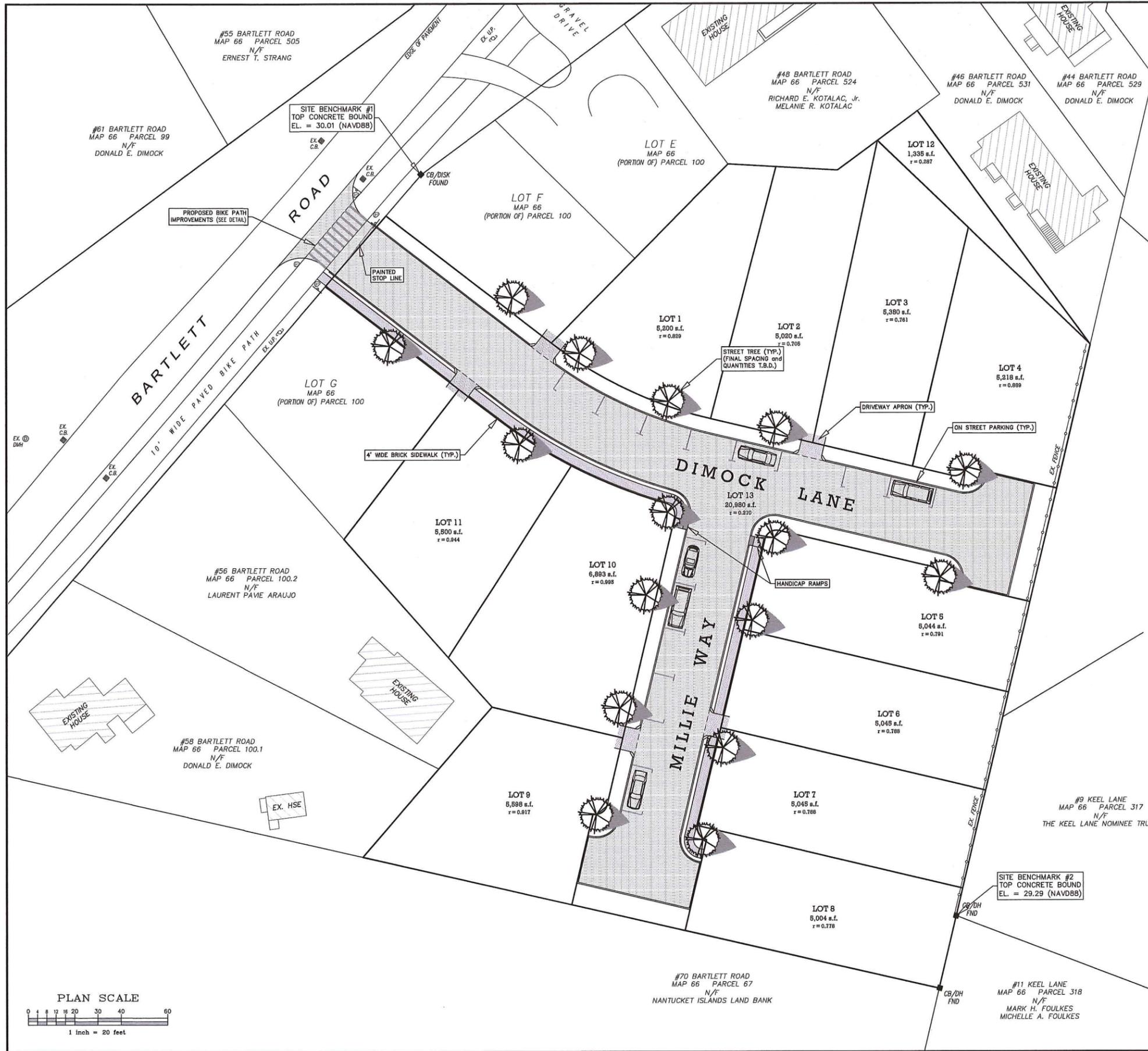
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LOTING PLAN
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA
Prepared For:
DONALD E. DIMOCK
Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02584
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE
NANTUCKET PLANNING BOARD

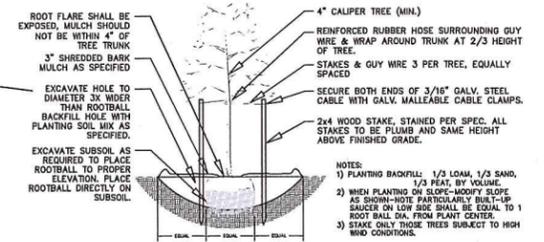
DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____





#6 TOPPING LIFT
MAP 66 PARCEL 308
N/F
ROBERT C. NEWMAN
JODY VANDERDONCK NEWMAN

#3 SPINDRIFT CIRCLE
MAP 66 PARCEL 314
N/F
DAVID P. BETAR
ADRIEL L. BETAR



QUANTITY	SPECIES (COMMON NAME)	SIZE	CONDITION
8	Gleditsia triacanthos THRONELESS HONEYLOCUST	4"-4 1/2" cal.	BB
8	Robinia pseudoacacia BLACK LOCUST	4"-4 1/2" cal.	BB

PLANTING NOTES

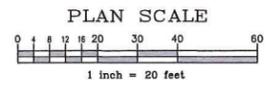
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN SIZES AND QUANTITIES SHOWN ON THE DRAWINGS.
- ALL NEW AND EXISTING PLANT MATERIAL WITHIN THE LANDSCAPE LIMIT OF WORK LINE SHALL BE PRUNED AFTER PLANTING TO REMOVE ALL DEAD OR DAMAGED BRANCHES AND TO ENCOURAGE HEALTHY GROWTH. TREE WOUND DRESSING SHALL NOT BE USED ON ANY PLANTINGS. ALL NEW PLANTINGS SHALL BE WATERED FROM TIME OF DELIVERY UNTIL THE END OF THE GUARANTEE PERIOD.
- ALL PAPER OR PLASTIC CONTAINERS, WIRE BASKETS, TWINE AND PLASTIC OR IRON FASTENERS AND ROPE SHALL BE REMOVED FROM PLANTS BEFORE SETTING IN PLANT PIT. CUT AND REMOVE TOP ONE THIRD OF BURLAP AND LACING AFTER SETTING PLANT IN PIT. TURN DOWN REMAINING BURLAP.
- PLANT MATERIALS WITH WIRE BASKETS SHALL HAVE THE VISIBLE BASKET CUT AND REMOVED AFTER THE PLANT HAS BEEN LOCATED AND ACCURATELY SET IN PLANTING PIT AND PRIOR TO BACKFILLING.
- ALL NEW ON-GRADE PLANTINGS SHALL HAVE AN EIGHTEEN INCH MINIMUM DEPTH OF LOAM (PLANTING SOIL), AS INDICATED ON THE DRAWINGS. ALL SEEDED AREAS SHALL HAVE SIX INCH DEPTH LOAM.
- AREAS WHERE PLANTING OR SEEDING OCCURS ON EXISTING GRADED AREAS SHALL BE CLEARED, DISCED AND / OR FILLED AND SOIL AMENDED TO MEET THE RANGES AND MINIMUM REQUIREMENTS FOR LOAM BORROW.
- PLANTED AREAS SHALL BE PITCHED IN THE DIRECTIONS SHOWN ON THE GRADING PLANS. IF NOT OTHERWISE SHOWN, PROPOSED PLANTED AREAS SHALL BE PITCHED IN A MINIMUM OF ONE AND A HALF (1-1/2 %) PERCENT TOWARDS A DRAIN INLET OR BASIN.

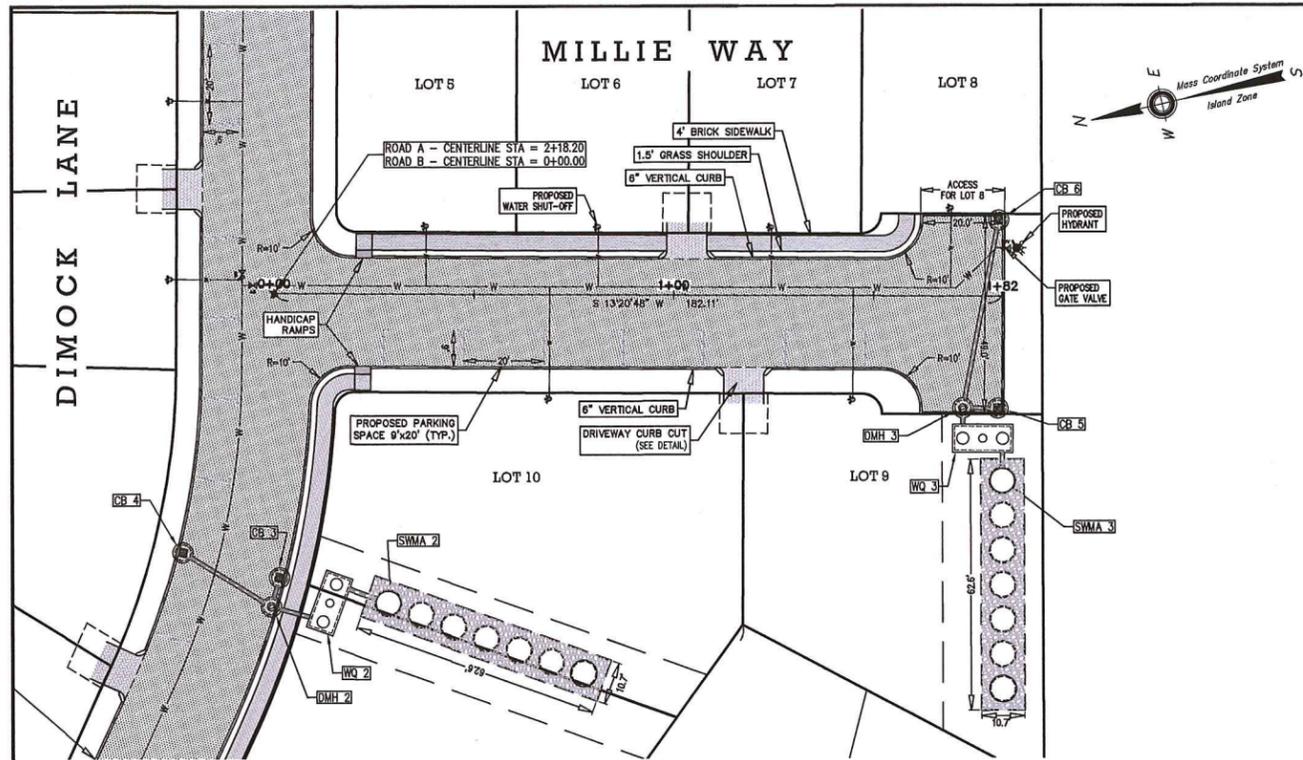
NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

LANDSCAPE PLAN
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA
Prepared For:
DONALD E. DIMOCK
Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282
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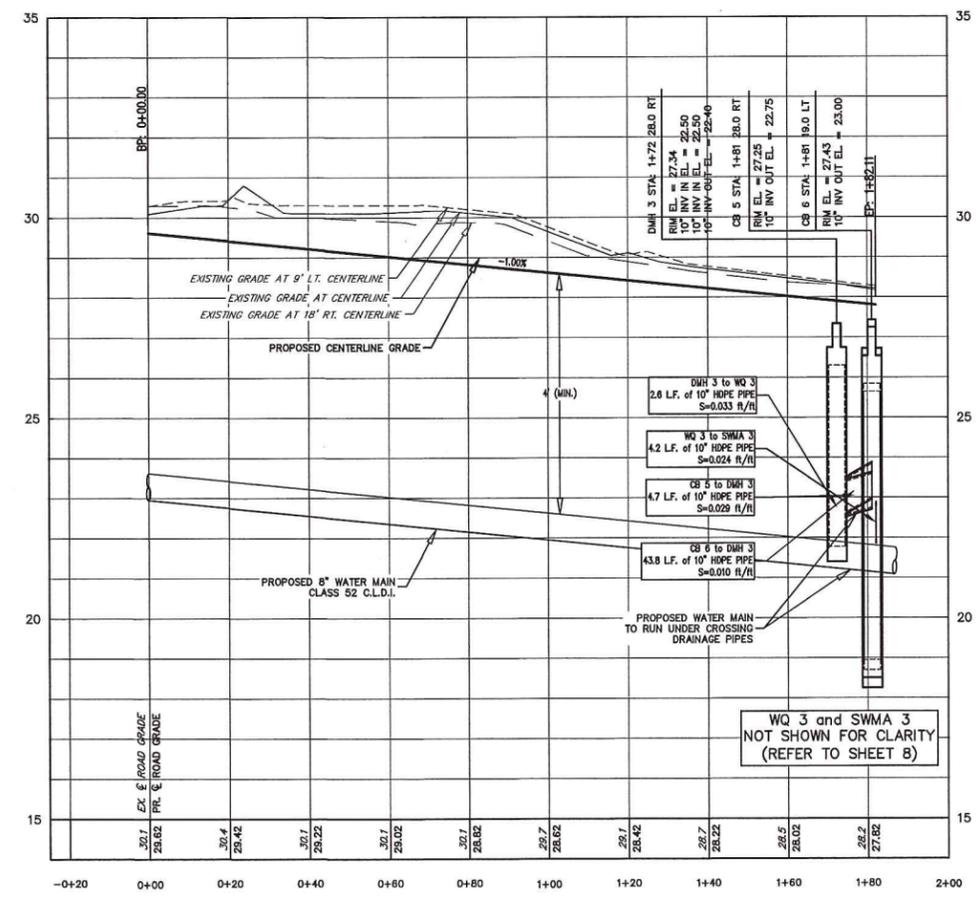
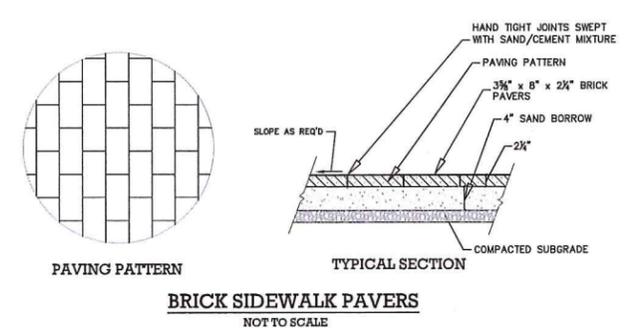
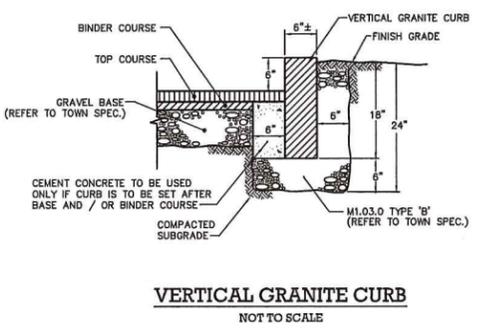
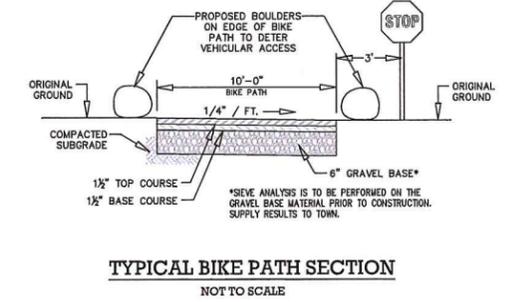
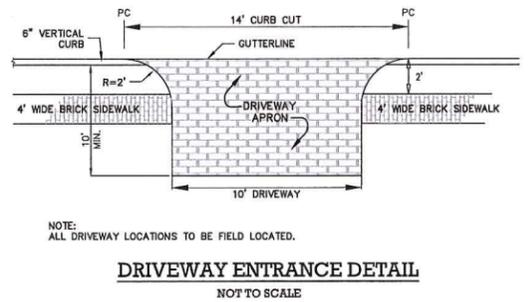
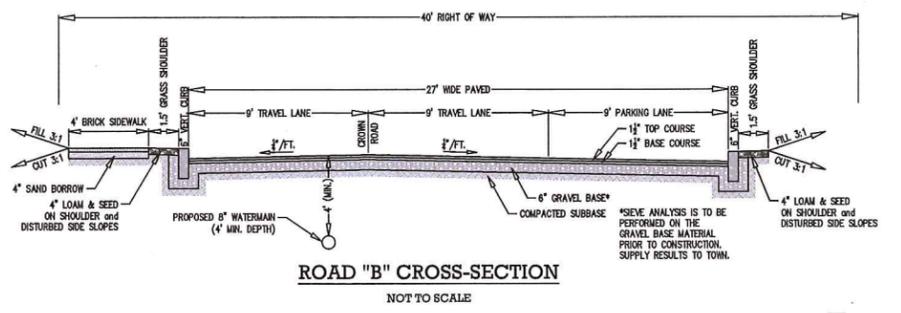
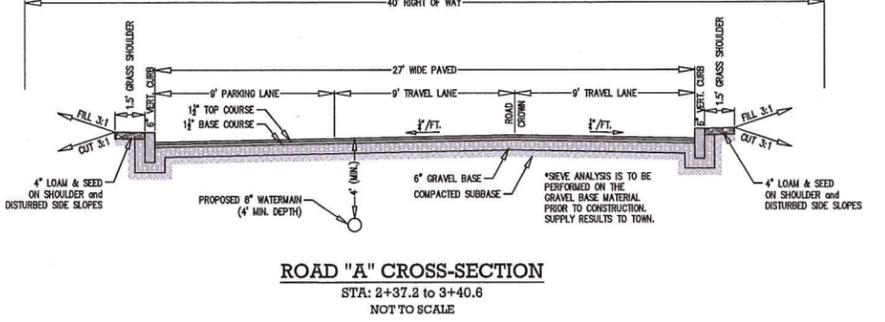
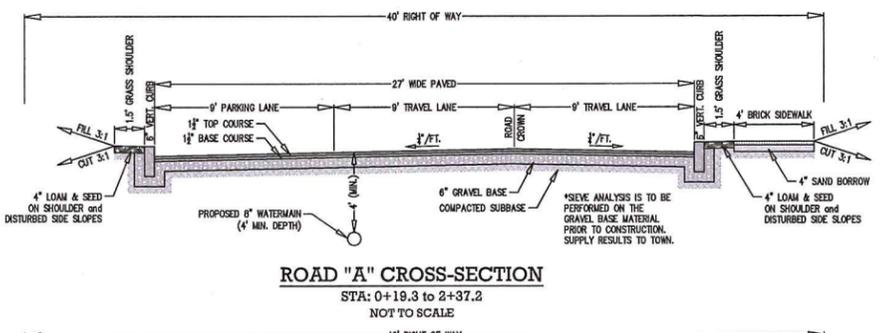
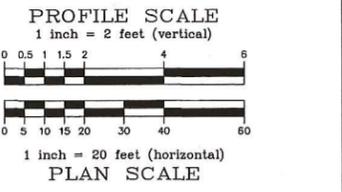
APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____





- LEGEND**
- PROPOSED DRAIN LINE
 - EXISTING UTILITIES
 - EXISTING OVERHEAD WIRES
 - PROPOSED UNDERGROUND UTILITIES
 - EXISTING WATER LINES
 - PROPOSED WATER SERVICE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SEWER LINE
 - PROPOSED LOW PRESSURE SEWER SYSTEM
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - PROPOSED SEWER MANHOLE
 - EXISTING SEWER MANHOLE
 - PROPOSED DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED WATER VALVE
 - PROPOSED WATER SHUT OFF



1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM
NO.	DATE	DESCRIPTION	BY

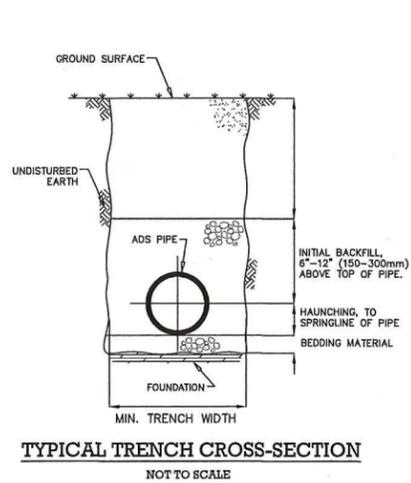
MILLIE WAY
PLAN, PROFILE & UTILITIES PLAN
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02854
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____



NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-800mm) AND 42"-48" (1050-1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"-36" (750-900mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL SIZE IN (mm)	MIN. RECOMMENDED TRENCH WIDTH IN (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

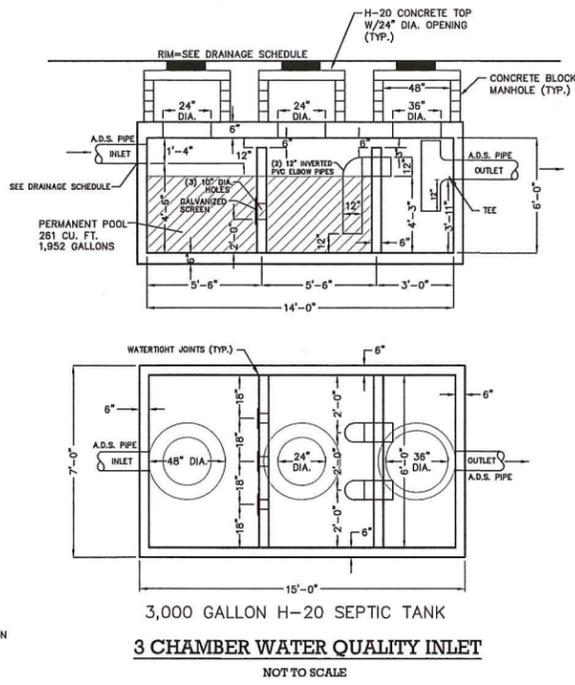
MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER IN (mm)
H2S (FLEXIBLE PAVEMENT)	12 (300)*
H2S (RIGID PAVEMENT)	12 (300)
EBO RAILWAY	24 (610)
HEAVY CONSTRUCTION	48 (1220)

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

NOTE TO THE ENGINEER: WHEN THIS DETAIL IS TO BE INCORPORATED INTO CONTRACT DOCUMENTS, PLEASE REFERENCE SECTION X-2, "RECOMMENDATIONS FOR INCORPORATION INTO CONTRACT DOCUMENTS" OF ASTM SPECIFICATION D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" SO THAT APPROPRIATE MODIFICATIONS CAN BE MADE TO ACCOMMODATE SITE SPECIFIC NEEDS.

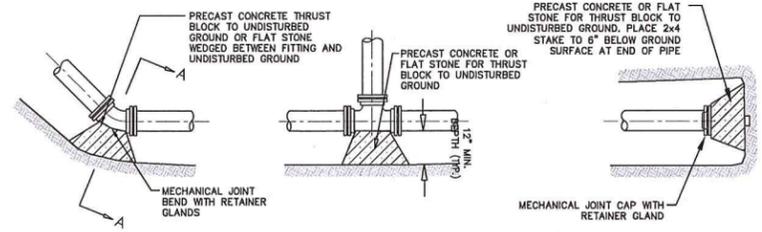
TYPICAL TRENCH CROSS-SECTION
NOT TO SCALE



DRAINAGE SCHEDULE

WQI 1	27.2±
INV A (OUT:SWA 1)	22.55
INV B (IN:DH 1)	22.80
WQI 2	29.3±
INV A (OUT:SWA 2)	23.50
INV B (IN:DH 2)	23.75
WQI 3	28.2±
INV A (OUT:SWA 3)	22.00
INV B (IN:DH 3)	22.25

NOTE: RIMS WILL VARY WITH ROAD AND FINAL GRADING CONDITIONS.

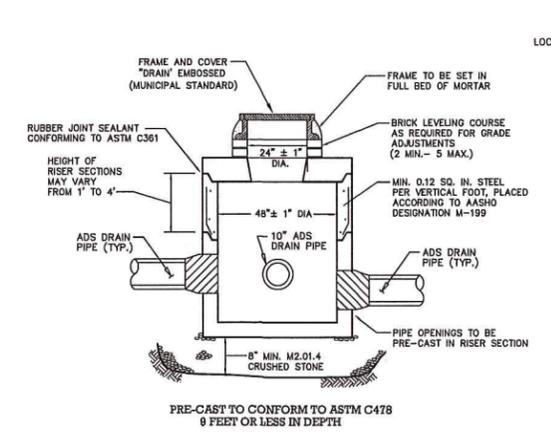


PIPE DIA.	BENDS				TEE
	11.25	22.5	45	90	
6	1	1	1	2	1.5
10	1	1	2	4	4
12	1	2	3.5	6.5	5

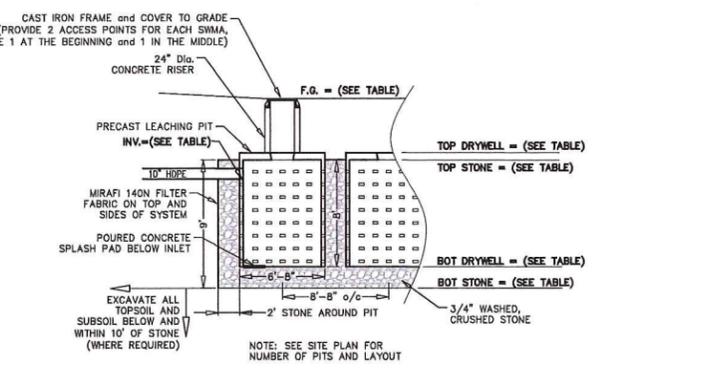
THRUST BLOCK BEARING AREA (SF)
(BASED UPON 100 PSI WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)

TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE

A.D.S. PIPE INSTALLATION DETAIL
NOT TO SCALE

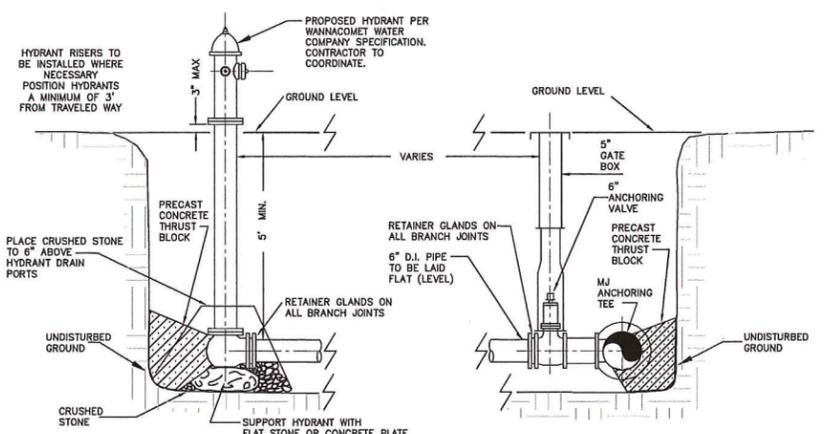


PRE-CAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



SWMA	TOP DRYWELL	INLET PIPE INVERT	BOTTOM DRYWELL	BOTTOM STONE	TOP STONE	FINISHED GRADE	STONE BED DIMENSIONS	# OF DRYWELLS	DRYWELL SPACING	STONE AROUND
1	23.78	22.45	15.28	14.28	23.28	29.0±	10.7'W x 45.4'L	5	8'-8" o/c	2'
2	24.73	23.40	16.23	15.23	24.23	29.0±	10.7'W x 62.7'L	7	8'-8" o/c	2'
3	23.23	21.90	14.73	13.73	22.73	28.0±	10.7'W x 62.7'L	7	8'-8" o/c	2'

STORMWATER MANAGEMENT AREA DETAIL
NOT TO SCALE



TYPICAL HYDRANT ASSEMBLY INSTALLATION
NOT TO SCALE

NOTES:

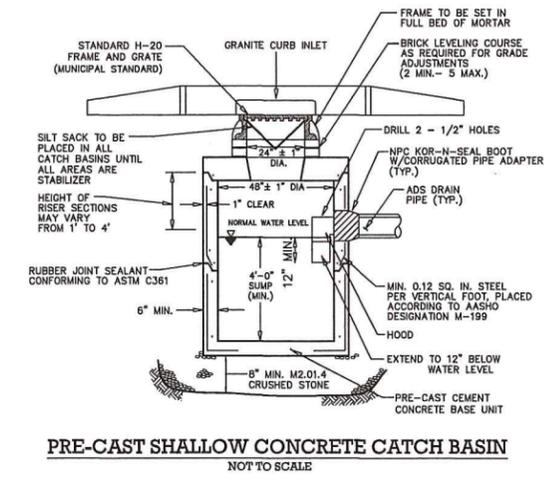
1. HYDRANTS ARE TO BE INSTALLED WITHIN THE ROADWAY RIGHT OF WAY.
2. ALL CONSTRUCTION TO COMPLY WITH THE WANNACOMET WATER COMPANY SPECIFICATIONS.
3. HYDRANTS TO BE CONSTRUCTED WITH REQUIRED ANCHOR TEE.

NO.	DATE	DESCRIPTION	BY
1	5/16/16	REVISE PER ENGINEERING REVIEW COMMENTS	RMM

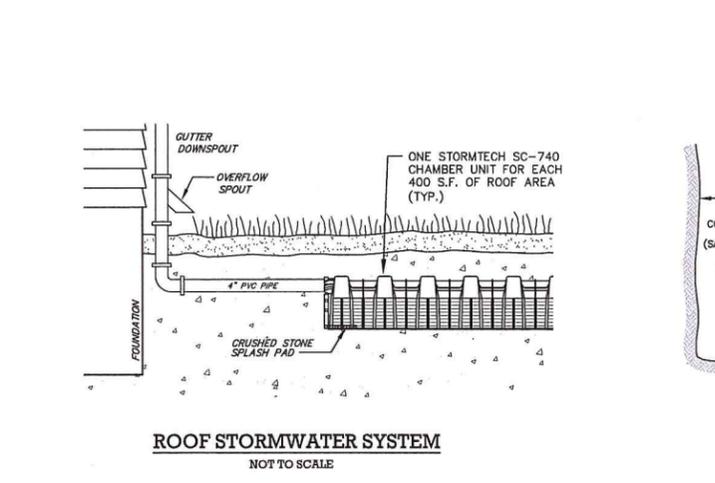
CONSTRUCTION DETAILS
OF
"MILLIE'S SUBDIVISION"
DEFINITIVE SUBDIVISION OF LAND
IN
NANTUCKET, MA
Prepared For:
DONALD E. DIMOCK
Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282
SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE
NANTUCKET PLANNING BOARD

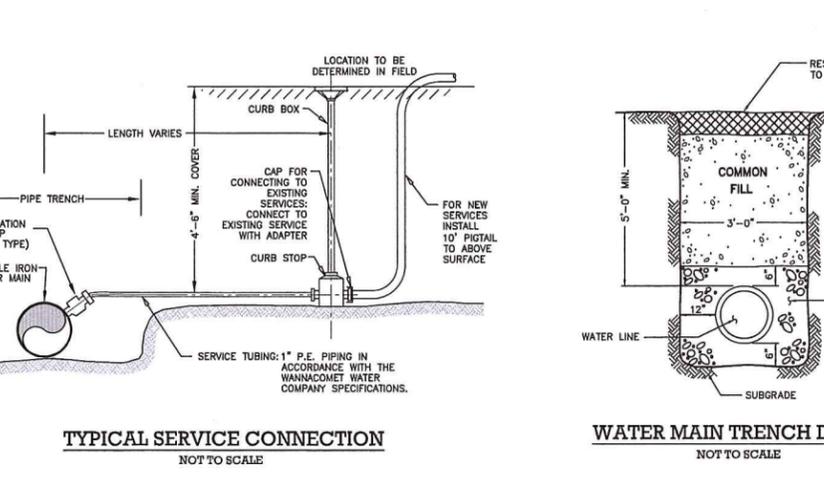
DATE APPROVED: _____
DATE ENDORSED: _____
FILE NUMBER: _____



PRE-CAST SHALLOW CONCRETE CATCH BASIN
NOT TO SCALE



ROOF STORMWATER SYSTEM
NOT TO SCALE



TYPICAL SERVICE CONNECTION
NOT TO SCALE

WATER MAIN TRENCH DETAIL
NOT TO SCALE

JAN 20 2016 PM 3:06



Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

MILLIE'S SUBDIVISION PLANNING BOARD FILE #7874

Owner/Applicant: Donald E. Dimock

Property located off of Bartlett Road

Nantucket Registry of Deeds Book 146 / Page 123

Parcel 100 shown on Nantucket Tax Assessors Map 66

November 19, 2015

The applicant is proposing an Approval Required (AR) subdivision on a 1.9 acre parcel with frontage on Bartlett Road. There are a total of eleven (11) buildable lots in the subdivision, all of which meet or exceed the minimum lot size, frontage, and upland requirements. In addition, one lot (unbuildable) is planned to be a 40' roadway and Lot 12 (unbuildable) is planned to be conveyed and combined with abutting land owned by Donald E. Dimock shown as Map 66 Parcel 531. A maximum of eleven (11) buildable total lots may result from the proposal. Of these new lots, the applicant proposed five (5) new residential lots and six (6) new lots for mixed residential/commercial uses. The residential lots include Lot 4, Lot 5, Lot 6, Lot 7, and Lot 8. The mixed use residential /commercial lots include Lot 1, Lot 2, Lot 3, Lot 9, Lot, Lot 10, and Lot 11.

The proposed development includes the construction of two (2) roadways that will provide access and frontage to the lots within the subdivision. Dimock Lane will provide the primary access from Bartlett Road to the proposed Millie Way that a dead-end street within the subdivision. The specific proposal for each of these roads is as follows:

- Dimock Lane will be paved to twenty-seven (27) feet wide as shown on the proposed plans. The pavement width will increase to forty-nine (49) feet at the terminus to accommodate access to Lot 4 and Lot 5. The roadway will accommodate twelve (12) on-street parking spaces of nine (9) feet in width. Six (6) inch vertical granite curbing will be installed along the edge of the roadway and associated parking spaces. Dimock Lane will provide three (3) shared driveway accesses for lots within the subdivision. Dimock Lane will be approximately 341' in length;
- Millie Way will be paved to a width of twenty-seven (27) feet wide as shown on the proposed plans. The pavement width increase to forty-nine (49) feet at the terminus to accommodate access to Lot 8 and Lot 9. The roadway will accommodate five (5) on-street parking spaces of nine (9) feet in width. Six (6) inch vertical granite curbing will be installed along the edge of the roadway and associated parking spaces. Millie Way will provide two (3) shared driveway accesses for lots within the subdivision. Millie Way will be approximately 182' in length.

Stormwater runoff from the proposed roadway construction will be collected by deep sump catch basins, piped to drain manholes flowing to water quality inlet (WQI) structures, which will discharge to subsurface storage and infiltration systems (leaching pits with crushed stone) designed to contain and infiltrate up to the twenty-five (25) year storm event.

All lots within the proposed subdivision will be serviced by municipal water. The site is within the Somerset Sewer Needs area as defined in the most recently adopted version of the Comprehensive Wastewater Management Plan, however, it is currently excluded from the Town Sewer District. The applicant has proposed a Warrant Article for the 2016 Annual Town Meeting to add the site to the Town Sewer District and it is anticipated that the Board of Selectmen will propose an article to include the entire Somerset Needs Area. The applicant has agreed that in the event the site is included within the Town Sewer District they will pursue a sewer connection. In the event that the site is not added to the Town Sewer District, on-site wastewater disposal systems will be proposed.

The Nantucket Planning Board at its November 19, 2015 meeting voted 5-0 to close the public hearing and voted 5-0 to **APPROVE** the Definitive Subdivision Plan (AR) for the subject property. The application for approval of this definitive subdivision plan was received by the Planning Board on September 14, 2015 and approval of the subdivision was based on the following documents:

- A letter from Bracken Engineering, Inc. dated September 14, 2015. This letter includes the requests for waivers from the “Rules and Regulations Governing the Subdivision of Land”;
- Site Development Plans entitled “Millie’s Subdivision” Definitive Subdivision in Nantucket, MA”, sheets 1 through 8, prepared by Bracken Engineering, Inc., dated September 14, 2015;
- A document entitled “Supplemental Information” prepared by Bracken Engineering Inc., dated September 14, 2015;
- Engineering review reports from Pesce Engineering & Associates, Inc., engineering consultants for the Planning Board, dated October 14, 2015;
- An April 13, 2015 Preliminary Plan approval issued by the Planning Board;
- Representation and testimony received in connection with the public hearings held October 15, 2015 and November 19, 2015, Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents (including correspondence from various Town departments) that are on file with the Planning Board.

Approval of the subdivision is granted conditionally upon the aforementioned documents, compliance with the Planning Board’s *Rules and Regulations Governing the Subdivision of Land* (as amended through December 20, 1999), and on the following additional requirements and agreements:

1. That the applicant be granted the following waivers from the *Rules and Regulations Governing the Subdivision of Land*:

<u>4.03a(1)</u>	<u>Streets</u>	Waiver Granted – the finished roadway width of eighteen (18) feet for the travel lanes is appropriate for the scale of this subdivision. The proposed road will have a 9’ wide parallel parking lane on one side for a total width of twenty-seven (27) feet;
<u>4.09</u>	<u>Shoulders</u>	Waiver Granted – to construct a 1.5’ grassed shoulder on each side of roads rather than a four (4) foot shoulder. This waiver is requested to accommodate the parking lanes within the layout. This waiver is appropriate based on the roadway construction including vertical curbing. No pedestrian infrastructure will be affected.
<u>4.18</u>	<u>Sidewalks</u>	Waiver Granted – sidewalks for both sides of the road for the proposed roadways are unnecessary due to the scale and location of this subdivision. This waiver is required to provide on street parking and the limitation of the number of residential lots proposed for this subdivision.
<u>4.19</u>	<u>Bicycle Paths</u>	Waiver Granted – to not construct a full bicycle path. The Town bike path already exists along Bartlett Road in front of the development.
<u>4.20</u>	<u>Street Lights</u>	Waiver Granted – street lighting in this located would be inconsistent with the semi-rural landscape of the surrounding open space.

2. That the interior roadway and associated infrastructure improvements shall not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans shall be presented to the Planning Board within six (6) months of the date of this decision (November 19, 2015) and shall incorporate any changes required by Pesce Engineering & Associates ;
3. That recorded copies of all legal documents (Property Owners Association documents, Statement of Conditions, Grant of Right of Enforcement, Declaration of Restrictions and Easements for Access, Driveways, Utilities, and Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant or within six (6) months from the date of this decision (November 19, 2015.)

In the event that the following easements cannot be recorded within the timeframe described above, draft language shall be provided to the Planning Board:

- a. Easement(s) for future water and sewer line installation and maintenance. The applicant has agreed to pursue the installation of municipal sewer service to all the lots in the event the site is added to the Town Sewer District;
- b. Easement(s) for the common driveway access(s);
- c. Easement(s) allowing vehicular access for Lots G and F (future Approval Not Required (ANR) lots shown on the plan, but not part of the subdivision or this application) within the subdivision roadway;
- d. Easements(s) for the drainage areas located on Lots 9, 10, and 11.

The Planning Board may grant extensions of this deadline without holding a public hearing;

4. That a Property Owners Association (POA) be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the interior roadway including the drainage structures, grading, utilities, crosswalk, etc.. The Association shall be initially endowed at \$1000 per buildable lot (\$10,000.00 total). This fund shall be administered by the POA with the Planning Board named as a third party enforcing agent. Proof of this endowment shall be provided prior to the release of the third lot from the covenant;
5. That the roadway layout for the interior roadway be transferred to the POA. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any building lot from the covenant;
6. That there be a Maintenance plan of the street trees within the proposed subdivision that is administered by the POA;
7. That all lots within the subdivision be restricted to no further division. Minor lot line adjustments shall be permitted through the submission of an Approval Not Required (ANR) plan, however, no additional building lots shall be created;
8. That one (1) lot shall be released upon endorsement of the definitive plans. Other lots shall be released as infrastructure improvements are completed. At anytime, the applicant shall have the right to obtain release(s) of the lots from the covenant in return for a deposit of money or negotiable securities with the Planning Board sufficient, in the opinion of the Board, to secure performance of the construction of ways and the installation of municipal services required for lots in the subdivision shown on the plan as set forth in the covenant, and the Planning Board may require that the applicant specify the time within which such construction shall be completed, all in accordance with Section 2.06f(2) of Rules & Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, as amended;
9. That Lot 13 shall be dedicated for roadway purposes and shall be unbuildable;
10. That crushed stone (2" minimum) tracking pad shall be installed at the entrance to the site from Bartlett Road during the construction period to remove construction debris from the tires of construction vehicles, as shown on the plans;

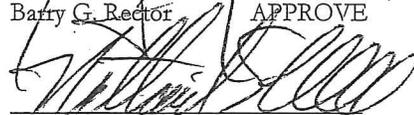
11. That all utilities shall be installed underground in accordance with the requirements of the respective utility;
12. That Planning Staff shall be notified prior to any clearing or roadway construction. A pre-construction meeting with Planning Staff and other town staff, the applicant, and applicable construction/engineering personnel will be required prior to the start of construction ;
13. That all required infrastructure improvements be completed within two (2) years from the date of definitive plan endorsement;
14. That the Planning Board may grant extensions of deadlines stated herein without holding a public hearing;
15. The failure or refusal of any Town board, commission, agency, or department, to accept any easement, gift, contribution, improvement, or the like, shall not affect the intent or findings of this decision, the applicant's ability to proceed under the other provisions of this decision, or the special permits and waivers granted in this decision.

SIGNATURE PAGE TO FOLLOW

Record of Vote:

On November 19, 2015 the Planning Board voted 4-0 to close the public hearing and to **APPROVE** this subdivision. The Board also voted 4-0 to **ENDORSE** this decision.


Barry G. Rector APPROVE


Nathaniel Lowell APPROVE


Linda F. Williams APPROVE

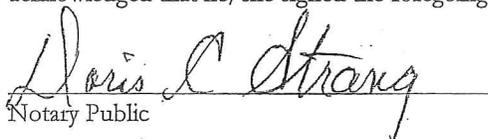

Joseph Marcklinger APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

December 24, 2015

On the 24th day of December, 2015, before me, the undersigned notary public, personally appeared Linda F. Williams, 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

October 9, 2020
My Commission Expires

