



#30-16 Richard A. Travaglione
27 & 29 Tomahawk Road
Map 69 Parcels 321 & 322
Special Permit with waivers & Site Plan Review



GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. Box 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

May 16, 2016

By Hand

Leslie Snell
Deputy Director of Planning
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MAY 16 2016 AM 10:56

RE: 27 Tomahawk Road
Map 69, Parcel 321
Richard A. Travaglione, Trustee
Kate Mitchell, Trustee
27 Tomahawk Road Realty Trust
Special Permit Application

29 Tomahawk Road
Map 69, Parcel 322
Richard A. Travaglione, Trustee
Kate Mitchell, Trustee
29 Tomahawk Road Realty Trust
Special Permit Application

Dear Leslie:

Enclosed please find an application for a Special Permit relief, an Abutter's List, and site plan. Applicant is the owner of the property at 27 and 29 Tomahawk Road and is requesting Special Permit relief to allow interior storage and warehousing on the two lots under the uses allowed in the Residential Commercial – 2 (RC-2) zoning district and for relief from the maximum driveway width for commercial uses.

The property is currently zoned Commercial Industrial, which allows interior and exterior storage and warehousing by right. However, by virtue of a Zoning Freeze, the RC-2 intensity regulations and uses may be applied to the Locus. The Applicant is electing the intensity and use regulations of the RC-2 zoning district.

Accordingly, the Applicant is requesting Special Permit relief from the Planning Board per Nantucket Zoning Bylaw Section 139-30.A. to allow the Premises at 27 Tomahawk Road to be used for interior storage and warehousing per Section 139-7.A. The Applicant is also requesting Special Permit relief per Section 139-20.1B.(2)(f)[1] for the width of the driveway curb-cut to be 42' when the maximum allowable is 30'. Finally, the Applicant is requesting Special Permit relief pursuant to Section 139-16.E.(3) from the requirements in Section 139-16E.(1) which require a minimum of 20% open space for a lot containing a commercial structure. The Applicant proposes an open space of 14% (or 700 sf) for 27 Tomahawk Road.

With respect to the Premises at 29 Tomahawk Road, the Applicant is requesting Special Permit relief from the Planning Board per Nantucket Zoning Bylaw Section 139-30.A. to allow the Premises to be used for interior storage and warehousing per Section 139-7.A. The Applicant is also requesting Special Permit relief per Section 139-20.1B.(2)(f)[1] for the width of the driveway curb-cut to be 35' when the maximum allowable is 30'. Finally, the Applicant is requesting Special Permit relief pursuant to Section 139-16.E.(3) from the requirements in Section 139-16E.(1) which require a minimum of 20% open space for a lot containing a commercial structure. The Applicant proposes an open space of 15% (or 750 sf) for 29 Tomahawk Road.

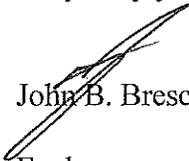
The Applicant intends to include a housing unit in the structure on 29 Tomahawk Road. Per the RC-2 zoning district allowed uses, this use is allowed by right and therefore relief is not requested.

The Applicant further requests Minor Site Plan review pursuant to Nantucket Zoning Bylaw Section 139-23.B.

If you have any questions or need anything further to process the enclosed please contact me.

Trusting you find everything in order, I remain

Very truly yours,



John B. Brescher

Enclosures



Nantucket Planning Board

Application for a Special Permit

Date: _____ File #: _____

Name of development: Tomahawk Road
Richard A. Travaglione, Trustee of 29 Tomahawk Road Realty Trust
Owner(s) name(s): Richard A. Travaglione, Trustee of 27 Tomahawk Road Realty Trust

Mailing address: PO Box 160, West Barnstable, MA 02668
Phone number: 228-0771 Fax number: _____ E-mail: john@gliddenandglidden.com
Richard A. Travaglione, Trustee of 29 Tomahawk Road Realty Trust
Applicant's name: Richard A. Travaglione, Trustee of 27 Tomahawk Road Realty Trust

Mailing address: PO Box 160, West Barnstable, MA 02668
Phone number: 228-0771 Fax number: _____ E-mail: john@gliddenandglidden.com

Engineer / surveyor's name: Nantucket Engineering & Survey, PC

Mailing address: 20 Mary Ann Drive
Phone number: 825-5053 Fax number: _____ E-mail: art@nantucketengineer.com

Location of lot(s):
 Street address 27 & 29 Tomahawk Road

Tax Assessors Map 69 Parcel 321 & 322

Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File # _____ **OR** Land Court Plan # 26984-8 at Certificate # 25847, 25892
Lots 182 & 183

Size of parcel: 5000 sf +/- sq. ft. Zoning District: RE-2 per ARE Subdivision approval 11/20/09

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
<u>139-30.A.</u>	<u>Commercial use allowed by special permit</u>
<u>139-20.L.B.(2)(f) [1]</u>	<u>Driveway curb-cut width</u>
<u>139-16.E.3</u>	<u>Relief from the 20% open space requirement</u>

Specify all associated Zoning Code relief sought:

Section	Description
<u>see attached letter</u>	

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (j) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: \$ _____

Engineering Inspection Escrow Deposit due: \$ _____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Richard A. Traphim
Owner(s)' Signature(s)

Applicant's Signature

I/we Richard A. Traphim, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

Richard A. Traphim
Owner(s)' signature(s)

Check List:

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.11 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
 - 1" x 2 5/8" size, typed labels, are preferred
 - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

DIMENSIONAL ZONING CLASSIFICATION:
Residential Commercial (RC-2)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONT YARD SETBACK: 40 FT.
MINIMUM REAR/SIDE SETBACK: 10 FT.
MINIMUM GROUND COVER %: 50%
*PER A.R. SUBDIVISION APPROVAL - 11/20/09

LEGEND

- DENOTES CONCRETE BOUND FOUND
- ⊕ DENOTES EXIST. ELEC. HAND HOLE
- ⊕ DENOTES EXIST. TELECOMMUNICATION PENETRAL
- ⊕ DENOTES EXIST. WATER SHOT OFF
- ⊕ DENOTES EXIST. HYDRANT
- ⊕ DENOTES EXIST. GRADE SPOT ELEVATION
- 50- DENOTES EXIST. GRADE CONTOUR
- ⊕ DENOTES EXIST. CHERRY TREE
- FM DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN
- W DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN
- D DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE

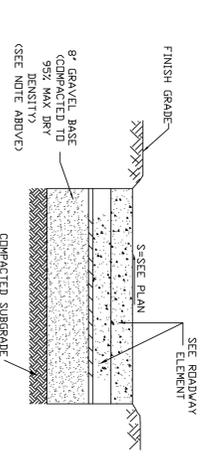
ITEM	#27	#29
STRUCTURE GROUND COVER	2,090± S.F. (42%)	1,870± S.F. (42%)
OTHER IMPERVIOUS AREA	2,210± S.F.	2,380± S.F.
OPEN AREA	700 S.F. (14%)	750 S.F. (15%)
LOT AREA	5,000± S.F.	5,000± S.F.
PARKING REQUIRED	2	4
PARKING PROVIDED	3	4

MINIMUM REQUIRED OPEN SPACE = 20% OF LOT AREA
CURB CUT EXCEEDS MAXIMUM ALLOWABLE WIDTH

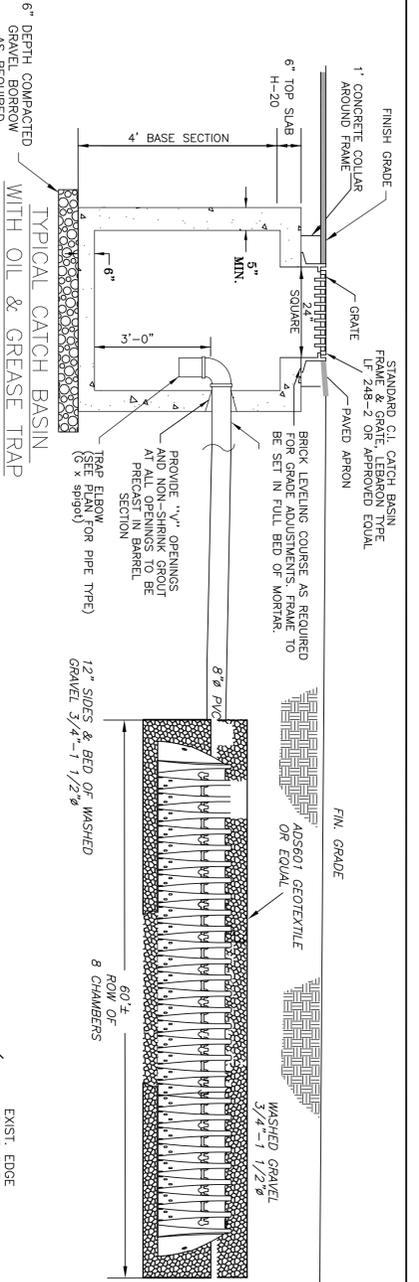
NOTE:
SEWER EJECTOR PUMP TO BE 10' MIN FROM PROPERTY LINES AND BUILDING FOUNDATION, OR LOCATED WITHIN THE STRUCTURE

NOTE:
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS-BUILT PLAN & PROFILES" DATED: 10-20-14, REV.: 08-25-15

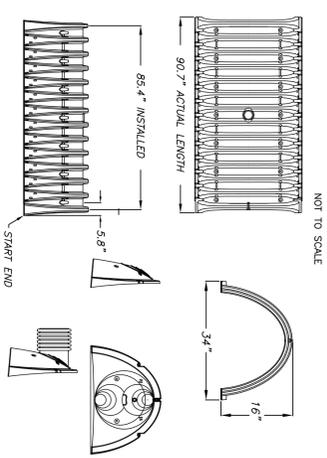
TYPICAL PARKING LOT SECTION (NOT TO SCALE)



TYPICAL PARKING LOT SECTION (NOT TO SCALE)



STORMTECH SC-310 CHAMBER
NOT TO SCALE

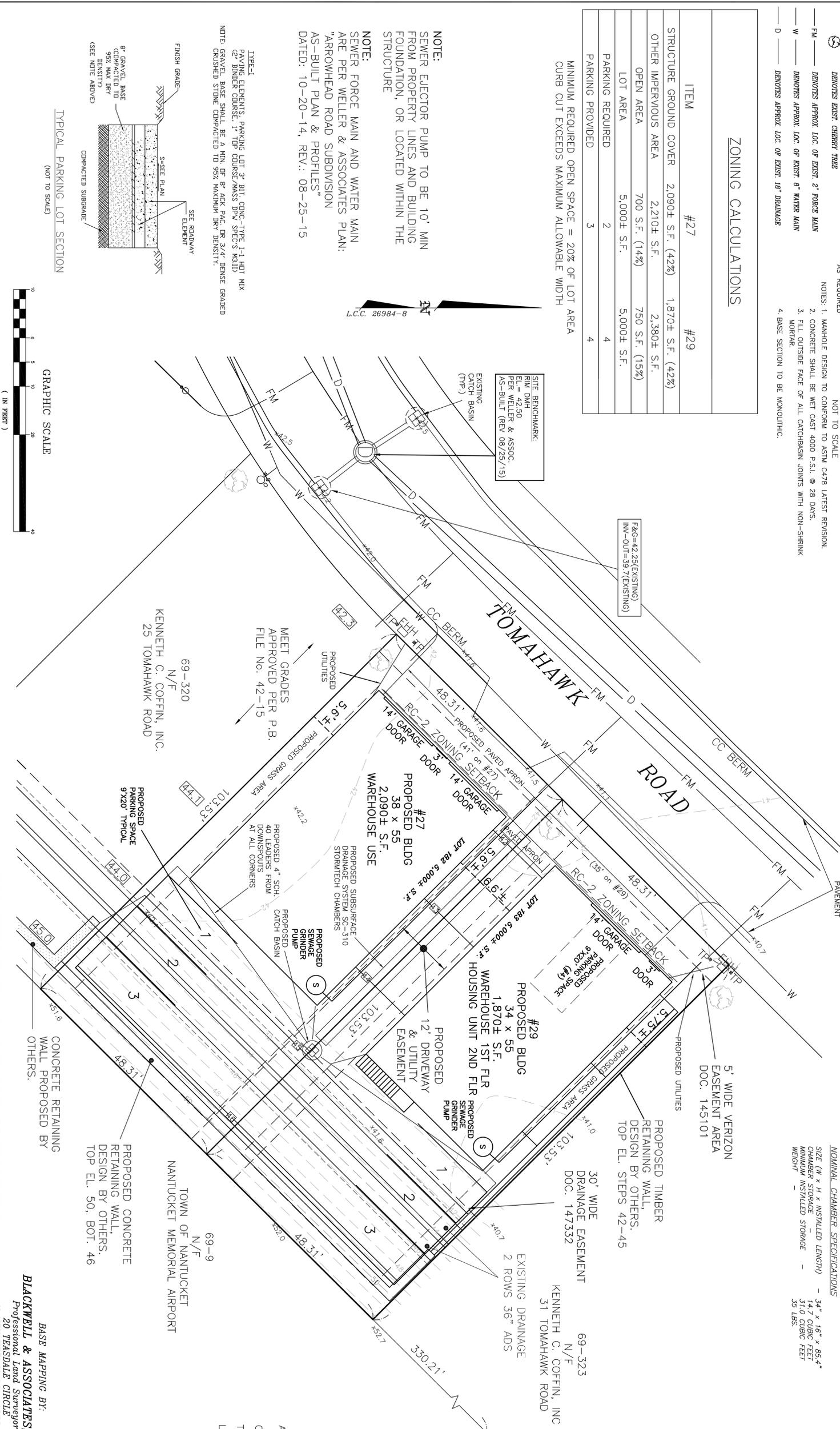
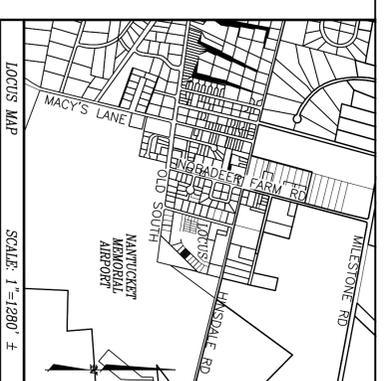


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	34" x 16" x 85.4"
CHAMBER STORAGE	14.7 CUBIC FEET
MINIMUM INSTALLED STORAGE	31.0 CUBIC FEET
WEIGHT	35 LBS.

OWNER OF RECORD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
27 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25847
L.C.C. 26984-8, LOT 182
ASSESSOR'S MAP 69 PARCELS 321
#27 TOMAHAWK ROAD



Site Plan Review
In Nantucket, MA

SCALE: 1" = 10'
DATE: MAY 11, 2016

Applicant: **RICHARD A. TRAVAGLIONE, TRUSTEE**
KATE MITCHELL, TRUSTEE

Cert. of Title: **25847** Plan: **LCC 26984-8**

Tax Map--Parcel: **69-821 & 322**
Locus: **27 & 29 TOMAHAWK ROAD**

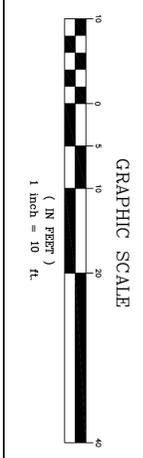
NANTUCKET ENGINEERING & SURVEY PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineering.com 508-826-6083

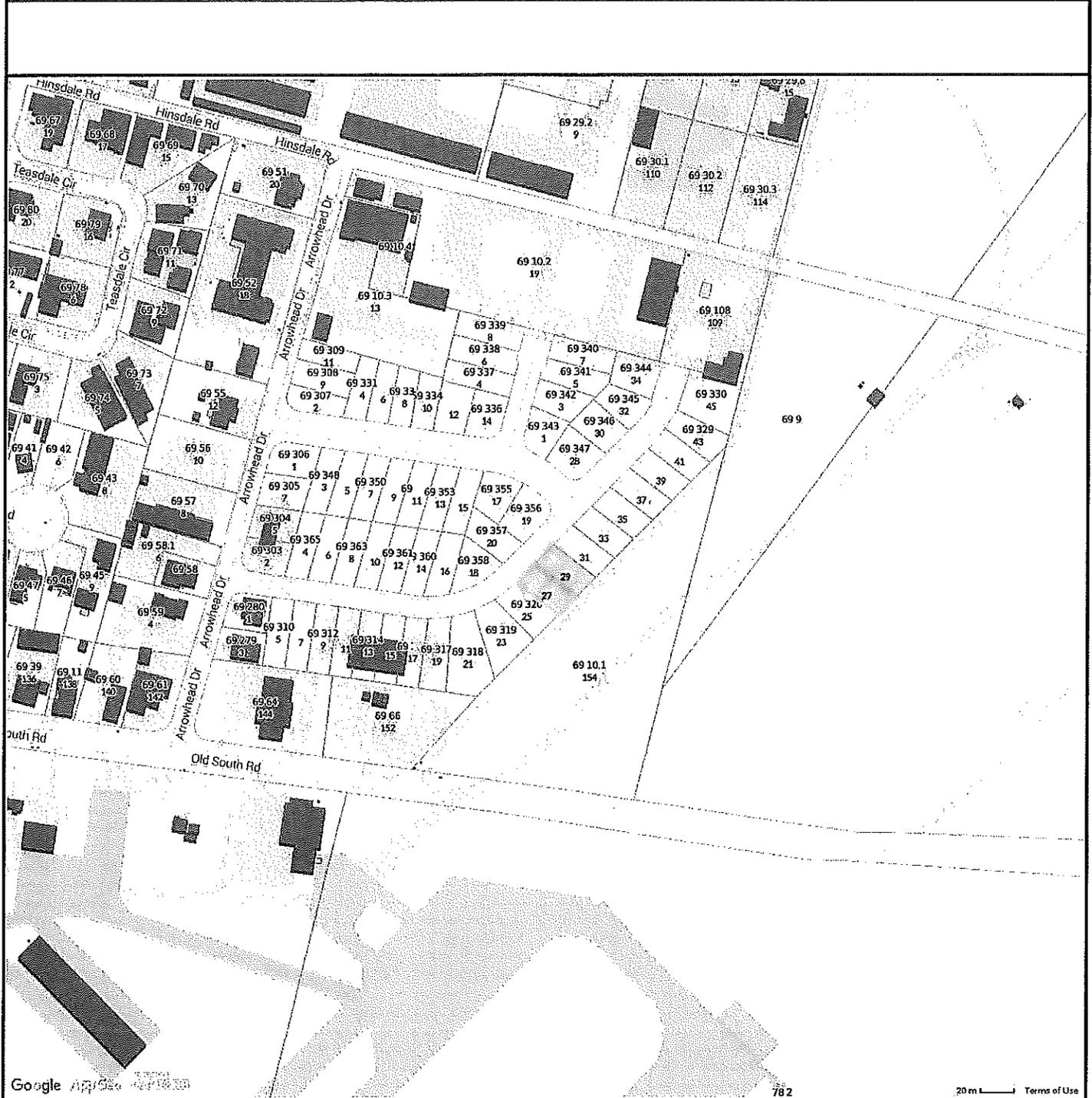
Nantucket Planning Board
MINOR SITE PLAN APPROVAL
PUBLIC WELLHEAD RECHARGE DISTRICT
COMMERCIAL USE SPECIAL PERMIT

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TRUSDALE CIRCLF
NANTUCKET, MASS. 02554
(508) 228-9028

BASE MAPING BY:
JOSEPH MARCANGIONE
DATE SIGNED: _____ FILE # **B08237**

PERMITTING PLAN-NOT FOR CONSTRUCTION





Property Information

Property ID	69 321
Location	27 TOMAHAWK RD
Owner	KENNETH C COFFIN INC



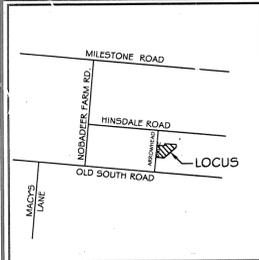
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.

Parcels updated December, 2014
Properties updated January, 2015

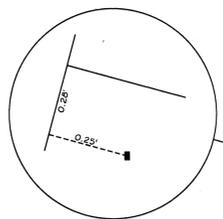
782

20 m Terms of Use



LAND COURT CASE # 26984
 ASSESSORS MAP 69 PARCEL 10

NOTE: BUILDING OFFSETS ARE TO CORNER BOARDS 4' ABOVE GROUND.



ZONING CLASSIFICATION:
 DISTRICT: RC-2 (RESIDENTIAL COMMERCIAL 2)
 MINIMUM LOT SIZE: 5000 S.F.
 MINIMUM FRONTAGE: 40'
 FRONT YARD SETBACK: 10'
 REAR & SIDE YARD SETBACK: 5'
 MAXIMUM GROUND COVERAGE: 50%

RECORD OWNER:
 KENNETH C. COFFIN INC.
 PO BOX 90
 51 ASCONE ST., MA 02564

INSTRUMENT ACCURACY:
 TOPCON GTS-802A EDM
 ±(2MM + 2MM)

TRAVERSE DATA:
 PRECISION: 1: 247994
 ERROR OF CLOSURE:
 LINEAR: 0.005'
 DIRECTION: N2°00'01"W

THE PLANNING BOARD DETERMINES THAT LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY

PROFESSIONAL LAND SURVEYOR
 DATE 11-12-10

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING

CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN MAY 21, 2007 AND JUNE 9, 2008.

PROFESSIONAL LAND SURVEYOR
 DATE 11-12-10

CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON THE DATE OF THIS SURVEY.

PROFESSIONAL LAND SURVEYOR
 DATE 11-12-10

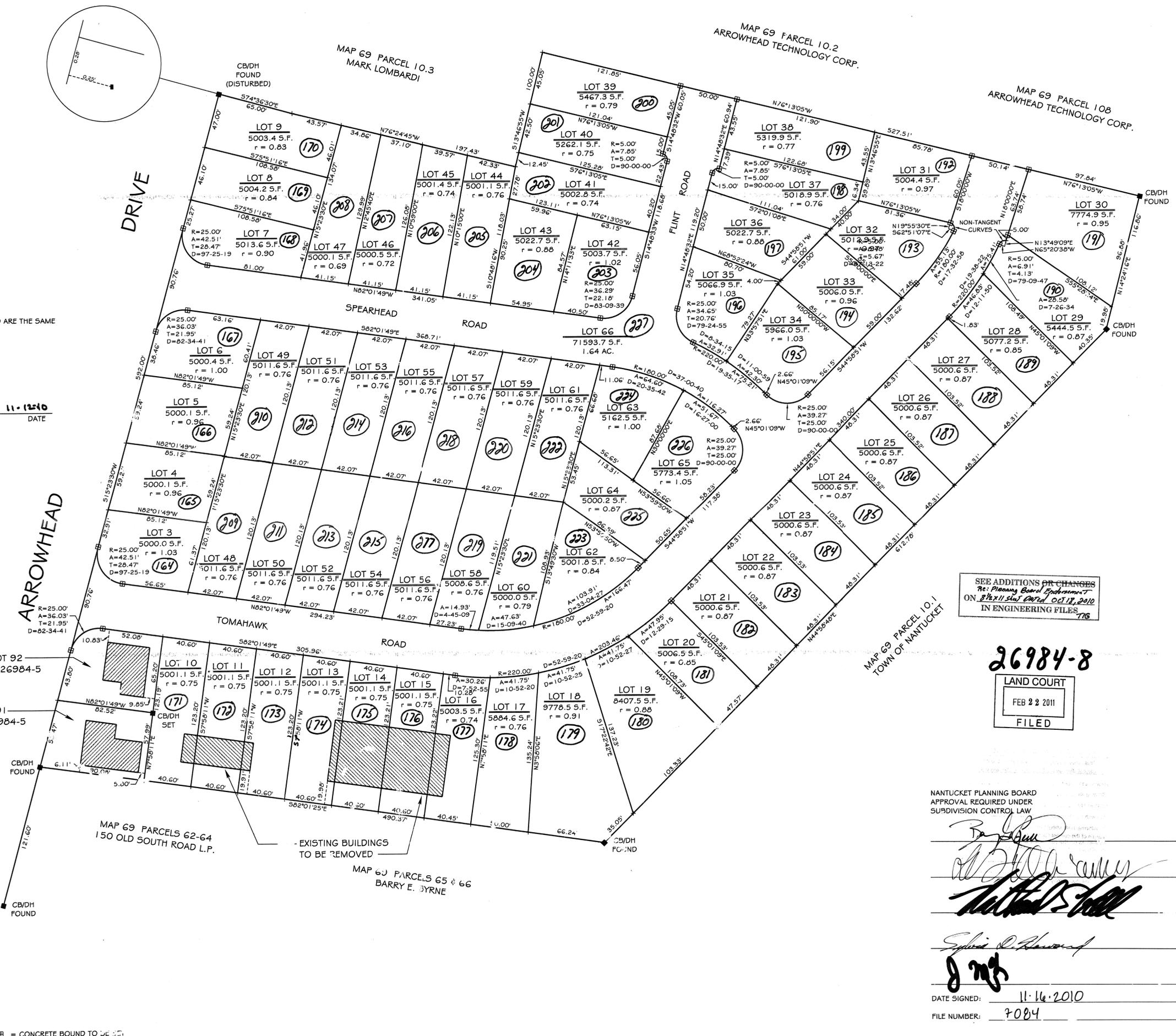
PLAN OF LAND
 IN
NANTUCKET, MA
 BEING A SUBDIVISION OF LOT 93
 AS SHOWN ON LCP # 26984-5
 PREPARED FOR
WB NANTUCKET HOLDINGS, LLC

SCALE: 1" = 40'

DRAWN BY: TMW

JOB NUMBER: 06-056 DATE: 11-09-2010 SHEET NUMBER: DEF-1

WELLER & ASSOCIATES
 1645 FALMOUTH RD., SUITE 4C ~ P.O. BOX 417 CENTERVILLE, MA 02632
 2 WINDY WAY, #232 NANTUCKET, MA 02554
 TEL.: (508) 775-0735 ~ FAX: (508) 775-0754
 EMAIL: trisweller@comcast.net
 PROFESSIONAL ENGINEERS & LAND SURVEYORS



SEE ADDITIONS OR CHANGES
 Re: Planning Board Endorsement
 ON 8/26/11 SHOWN ON OCT 12, 2010
 IN ENGINEERING FILES
 775

26984-8
 LAND COURT
 FEB 22 2011
 FILED

NANTUCKET PLANNING BOARD
 APPROVAL REQUIRED UNDER
 SUBDIVISION CONTROL LAW

[Signatures]

DATE SIGNED: 11-16-2010
 FILE NUMBER: 7084

■ = CONCRETE BOUND TO DEPT.

Holly Backus

From: Ed Pesce [epesce@comcast.net]
Sent: Thursday, May 19, 2016 1:20 PM
To: Holly Backus; art@nantucketengineer.com
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Categories: Planning Board Matters

Hello Art & Holly,

Just to clarify – Please add 2 inspection ports (one on each end), with covers brought to grade. Since there is no water quality structure between the CB and the infiltration chambers, these ports will make it easier for inspection and maintenance in the future.

Art - The only other item I wanted to check was your sizing calculations for the drainage. Can you send you send me that? Don't type anything up for me if you have hand notes and calculations – just scan and e-mail me those.

Thanks very much,

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

From: Holly Backus [<mailto:hbackus@nantucket-ma.gov>]
Sent: Thursday, May 19, 2016 12:35 PM
To: Ed Pesce <epesce@comcast.net>
Subject: FW: #30-16 Special Permit for 27 & 29 Tomahawk

FYI ☺

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Arthur Gasbarro [<mailto:art@nantucketengineer.com>]
Sent: Thursday, May 19, 2016 12:30 PM
To: Holly Backus
Cc: John Brescher; Catherine Ancero
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Hi Holly,

Here is a pdf of the site plan, and I will also drop off two stamped full size copies.

I will add the ports along with any other requirements that he may have.

Art

Arthur D. Gasbarro, PE, PLS, LEED AP
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
www.NantucketEngineer.com

From: Holly Backus [<mailto:hbackus@nantucket-ma.gov>]
Sent: Thursday, May 19, 2016 11:22 AM
To: Arthur Gasbarro <art@nantucketengineer.com>
Cc: John Brescher <john@gliddenandglidden.com>; Catherine Ancero <CAncero@nantucket-ma.gov>
Subject: #30-16 Special Permit for 27 & 29 Tomahawk

Good Morning,

I just wanted to touch base on this application.

If we could receive at least (2) larger copies of the plans....even a clearer PDF would be sufficient, that would be great!

Also, I had the opportunity to go over a couple of these new applications for the June PB meeting with Ed Pesce this morning. He briefly looked at the proposed plan and had a concern on the drainage in regards to the "ports being to grade." (Art, although I'm not an engineer, I have only worked with them for 10+ years and do know some storm-water terminology, but I will not act like I know exactly what he is referring to in this instance!) ☺ Of course, we want to make sure that the run-off is proposed to be contained on-site.

I will let you both know if anything comes up while I review for the staff report.
Thanks!!

Holly E. Backus
Land Use Specialist

Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Tel: 508-325-7587 X 7026
Fax: 508-228-7298
hbackus@nantucket-ma.gov
<http://www.nantucket-ma.gov>

Holly Backus

From: Arthur Gasbarro [art@nantucketengineer.com]
Sent: Wednesday, June 08, 2016 6:32 AM
To: Ed Pesce; Holly Backus; 'John Brescher'
Cc: Catherine Ancero; Leslie Snell
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk
Attachments: Stormwater.pdf; SitePlan_6-8-16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Planning Board Matters

Sorry that this got by me. Attached is a revised plan with the inspection ports added to the drainage system. I also added another catch basin to capture the runoff from the driveway between the structures. The area of the apron along the road is the only portion that will not be contained onsite. I will drop off hard copies first thing as well.

Please contact me with any questions or should you need anything further.

Regards,

Art

Arthur D. Gasbarro, PE, PLS, LEED AP
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
www.NantucketEngineer.com

From: Ed Pesce [mailto:epesce@comcast.net]
Sent: Tuesday, June 07, 2016 11:34 PM
To: 'Holly Backus' <hbackus@nantucket-ma.gov>; 'John Brescher' <john@gliddenandglidden.com>
Cc: 'Catherine Ancero' <CAncero@nantucket-ma.gov>; 'Leslie Snell' <LSnell@nantucket-ma.gov>; Arthur Gasbarro <art@nantucketengineer.com>
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Holly & John,

Sorry - I didn't read all the way down this string of e-mail. Yes, I did do a cursory review of this with Holly in her office. She's right that my comments included a couple revisions that I recommended.

However, again I don't recall seeing a revised plan yet for this site yet. And I would agree with holly that a reduced escrow fee would be appropriate – say \$3,000 (subject to Leslie's approval).

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

From: Holly Backus [<mailto:hbackus@nantucket-ma.gov>]

Sent: Tuesday, June 07, 2016 9:28 AM

To: John Brescher

Cc: Catherine Ancero; Leslie Snell; Ed Pesce; Arthur Gasbarro

Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Good Morning John,

Ed did a cursory review on staff's behalf, although no escrow funds were collected at the time of submittal. (I am assuming due to the size of the project.) Staff provided a comment to Art in an email on May 19th (see below.) I'm sure that Art understood Ed's comments (although it was through my email) and he has since emailed staff a revised plan incorporating the comment.

I agree, the Board has had past concerns within this subdivision for other projects, however I believe the subdivision was thoroughly reviewed for stormwater requirements through the subdivision process. I'm sure a smaller escrow could be requested for a more detailed look. However, I have copied both Ed and Art on this email.

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: John Brescher [<mailto:john@gliddenandglidden.com>]

Sent: Tuesday, June 07, 2016 9:13 AM

To: Holly Backus

Cc: Catherine Ancero; Leslie Snell

Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Good morning!

Out of curiosity, has Ed Pesce seen any of these plans and will he have comments prior to the meeting? I believe the Planning Board has wanted him to weigh in on this subdivision in the past.

Just let me know when you have a chance.

Thanks!

Best,
John

John B. Brescher, Esquire

Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

From: Holly Backus [<mailto:hbackus@nantucket-ma.gov>]
Sent: Thursday, May 19, 2016 12:33 PM
To: Arthur Gasbarro <art@nantucketengineer.com>
Cc: John Brescher <john@gliddenandglidden.com>; Catherine Ancero <CAncero@nantucket-ma.gov>
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Thanks Art!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Arthur Gasbarro [<mailto:art@nantucketengineer.com>]
Sent: Thursday, May 19, 2016 12:30 PM
To: Holly Backus
Cc: John Brescher; Catherine Ancero
Subject: RE: #30-16 Special Permit for 27 & 29 Tomahawk

Hi Holly,

Here is a pdf of the site plan, and I will also drop off two stamped full size copies.

I will add the ports along with any other requirements that he may have.

Art

Arthur D. Gasbarro, PE, PLS, LEED AP
Nantucket Engineering & Survey, P.C.
20 Mary Ann Drive
Nantucket, MA 02554
508-825-5053
art@NantucketEngineer.com
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DIMENSIONAL ZONING CLASSIFICATION:
Residential Commercial (RC-2)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONT SETBACK: 40 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.
GROUND COVER %: 50%

*PER A.R. SUBDIVISION APPROVAL - 11/20/09

LEGEND

- DENOTES CONCRETE ROUND FOUND
- ⊕ DENOTES EXIST. ELEC. HAND HOLE
- ⊕ DENOTES EXIST. TELECOMMUNICATION PENETRAL
- ⊕ DENOTES EXIST. WATER SHOT OFF
- ⊕ DENOTES EXIST. HYDRANT
- *42.4 DENOTES EXIST. GRADE SPOT ELEVATION
- 50- DENOTES EXIST. GRADE CONTOUR
- ⊕ DENOTES EXIST. CHERRY TREE
- FM DENOTES APPROX. LOC. OF EXIST. 2" FORCE MAIN
- W DENOTES APPROX. LOC. OF EXIST. 8" WATER MAIN
- D DENOTES APPROX. LOC. OF EXIST. 18" DRAINAGE

ZONING CALCULATIONS

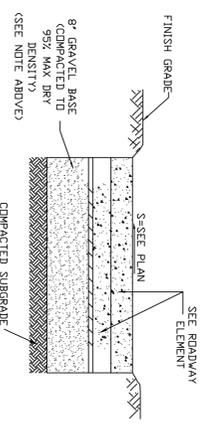
ITEM	#27	#29
STRUCTURE GROUND COVER	2,090± S.F. (42%)	1,870± S.F. (42%)
OTHER IMPERVIOUS AREA	2,210± S.F.	2,380± S.F.
OPEN AREA	700 S.F. (14%)	750 S.F. (15%)
LOT AREA	5,000± S.F.	5,000± S.F.
PARKING REQUIRED	2	4
PARKING PROVIDED	3	4

MINIMUM REQUIRED OPEN SPACE = 20% OF LOT AREA
CURB CUT EXCEEDS MAXIMUM ALLOWABLE WIDTH

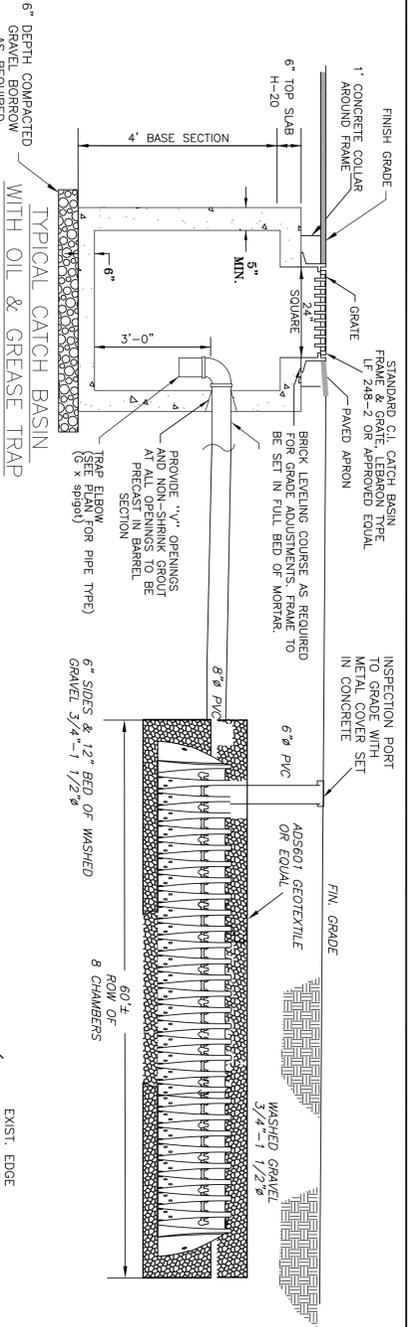
NOTE:
SEWER ELECTOR PUMP TO BE 10' MIN FROM PROPERTY LINES AND BUILDING FOUNDATION, OR LOCATED WITHIN THE STRUCTURE

NOTE:
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS-BUILT PLAN & PROFILES"
DATED: 10-20-14, REV.: 08-25-15

TYPICAL
PAVING ELEMENTS: PARKING LOT 2' BIT. CONC. TYPE 1.4 HOT MIX (2" BINDER COURSE, 1" TOP COURSE/MASS DPM, SPEC'S HELD)
NOTE: GRAVEL BASE SHALL BE A MIN. OF 8" A.C.K. PAC. OR 3/4" DENSE GRADED CRUSHED STONE COMPACTED TO 95% MAXIMUM DRY DENSITY.



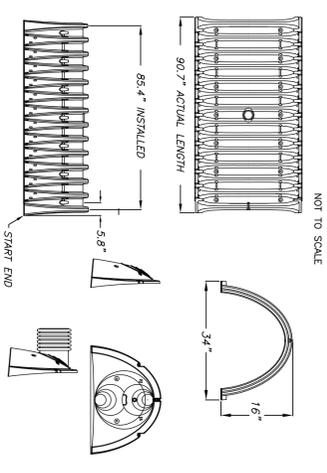
TYPICAL PARKING LOT SECTION
(NOT TO SCALE)



TYPICAL CATCH BASIN WITH OIL & GREASE TRAP
NOT TO SCALE

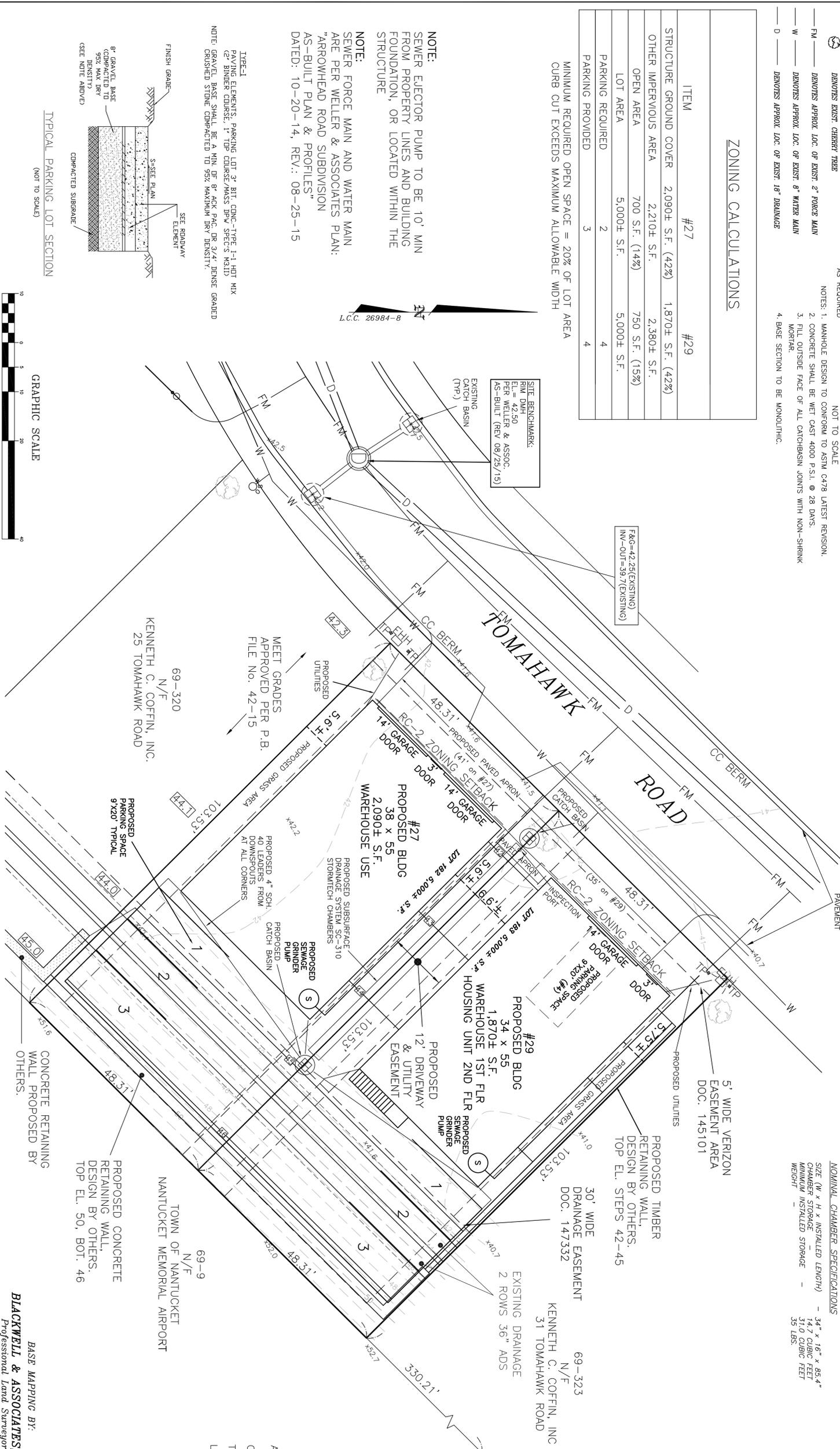
- NOTES: 1. MANHOLE DESIGN TO CONFORM TO ASTM C478 LATEST REVISION.
2. CONCRETE SHALL BE WET CAST 4000 P.S.I. @ 28 DAYS.
3. FILL OUTSIDE FACE OF ALL CATCH-BASIN JOINTS WITH NON-SHRINK MORTAR.
4. BASE SECTION TO BE MONOLITHIC.

STORMTECH SC-310 CHAMBER
NOT TO SCALE

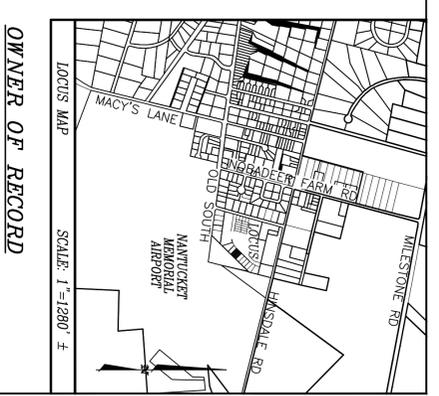


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE	WEIGHT
34" x 16" x 85.4"	14.7 CUBIC FEET	31.0 CUBIC FEET	35 LBS.



PERMITTING PLAN - NOT FOR CONSTRUCTION



OWNER OF RECORD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
27 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25847
L.C.C. 26984-8, LOT 182
ASSESSOR'S MAP 69 PARCELS 321
#27 TOMAHAWK ROAD

RICHARD A. TRAVAGLIONE, TRUSTEE
KATE MITCHELL, TRUSTEE
29 TOMAHAWK ROAD REALTY TRUST
CERT. OF TITLE #25892
L.C.C. 26984-8, LOT 183
ASSESSOR'S MAP 69 PARCELS 322
#29 TOMAHAWK ROAD

Site Plan Review
In Nantucket, MA

SCALE: 1" = 10'
DATE: MAY 11, 2016
REVISED: JUNE 8, 2016

Applicant: **RICHARD A. TRAVAGLIONE, TRUSTEE**
KATE MITCHELL, TRUSTEE

Cert. of Title: **25847** LOTS 182-183
25892 Plan: LCC 26984-8

Tax Map - Parcel: **69-321 & 322**
Locus: **27 & 29 TOMAHAWK ROAD**

Nantucket Planning Board

MINOR SITE PLAN APPROVAL
PUBLIC WELLHEAD RECHARGE DISTRICT
COMMERCIAL USE SPECIAL PERMIT

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TRISDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9028

BASE MAPING BY:
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TRISDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9028

Under Williams, Vice-Chairman
National Council
John Trudell
Joseph Marchington

DATE SIGNED _____ FILE # **B0237**

**27 & 29 TOMAHAWK ROAD
COMMERCIAL USE DEVELOPMENT
COMBINED LOT AREA = 10,000 S.F.**

**DRAINAGE ANALYSIS
&
STORMWATER MANAGEMENT
OPERATION AND MAINTENANCE PLAN**

- The proposed stormwater management system will be owned by the owner/applicant, who will be responsible for the operation and maintenance of the system.
- The paved area will be swept by hand twice per year.
- The catch basin sumps will be inspected and cleaned annually. When the depth of solids is greater than twelve inches in the bottom of the catchbasin, the structure shall be cleaned by removing the solids.
- The routine tasks to be undertaken are regular inspection and cleaning as described above. The non-routine tasks would include any necessary repairs to the system that may be discovered during the annual inspection. The property owner will be responsible for both routine and non-routine tasks associated with the stormwater management system.
- The owner will maintain records of performed maintenance activities.
- The structures will have gutters and downspouts connected to the drainage system.
- The drainage system is designed to infiltrate a 25-year storm.

27 & 29 TOMAHAWK RD

6/8/14

DRAINAGE ANALYSIS

GUTTERS & LEADERS TO CONNECT TO SYSTEM.

CONTRIBUTING AREA OF PAVING + BLDGS = 6,600⁺ S.F. = 0.152 Ac.

RATIONAL METHOD - SMALL SITE - $Q = CiA$

$C = 0.85$ - INDUSTRIAL/BUSINESS USE.

$i = 2.2$ INCHES/HOUR - 1 HR DURATION - 25-YR STORM - BARNSTABLE COUNTY

$A = 0.152$ - CONTRIBUTING WATERSHED

$$Q_{25} = (0.85)(2.2)(0.152) = 0.28 \text{ CFS}$$

INFILTRATION RATE - MED. SAND - LESS THAN 2⁺ MIN/INCH ← USE

$$\begin{aligned} \text{RATE} &= 2 \text{ min/in} = 0.50 \text{ GAL/FT}^2/\text{MIN} \times 0.1337 \text{ FT}^3/\text{GAL} / 60 \text{ SEC}/\text{MIN} \\ &= 0.0011 \text{ FT}^3/\text{FT}^2/\text{SEC} \end{aligned}$$

DRAINAGE STRUCTURE SIZING

$$\text{AREA} = Q / \text{INFIL. RATE} = \frac{0.28 \text{ CFS}}{0.0011 \text{ FT}^3/\text{FT}^2/\text{SEC}} = 255 \text{ S.F.}$$

$$\text{LEACHING AREA PROVIDED} = 7.34 \text{ SF/FT} \times 60 \text{ FT} = 440 \text{ SF.}$$

$$+ \text{ENDS} = (2)(0.7) = 13.4 = 453 \text{ SF.}$$

$$453 \text{ SF} > 255 \text{ SF.} \quad \checkmark$$