



February 18, 2021

Ashley Erisman, Chair  
Nantucket Conservation Commission  
2 Bathing Beach Road  
Nantucket, MA 02554

RE: Minor Modification – SE48-3371  
16 Western Ave

Dear Ms. Erisman:

I am writing to request the issuance of a Minor Modification for the referenced project. Attached for review are a site plan and the appropriate filing fee.

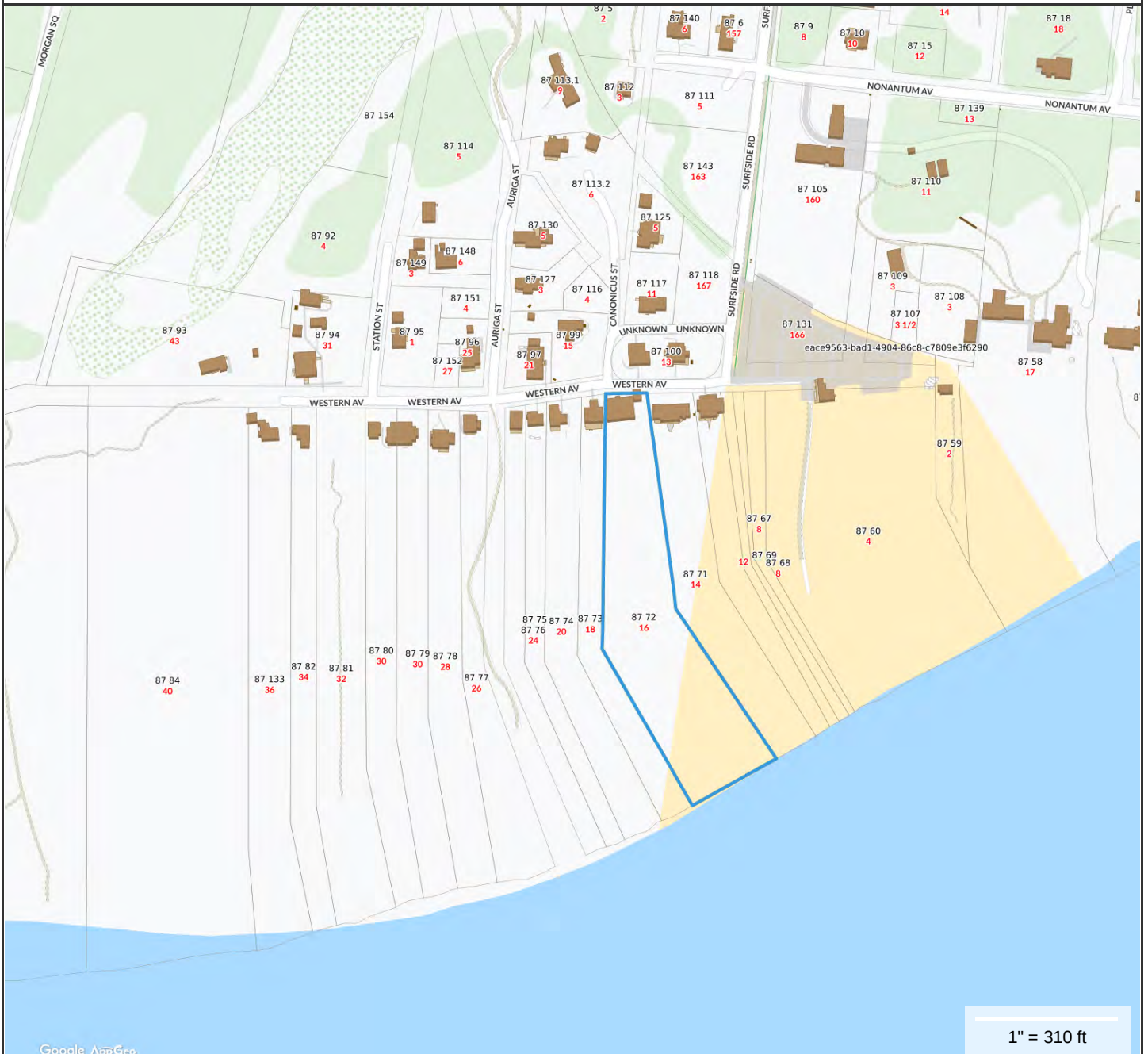
The scope of the changes is minor, which includes the installation of two drilled wells to serve a geothermal HVAC system. The wells are greater than 80-feet from the resource area, on the opposite side of an existing structure, and adjacent to a paved road.

The proposal does not alter the previously approved limit of work, and will not have an adverse impact on the interests protected by the Commission for this resource area. I plan to attend the public hearing on this matter to address any questions or concerns.

Sincerely,  
Nantucket Engineering & Survey, P.C.  
By: Arthur D. Gasbarro, PE, PLS

A handwritten signature in blue ink that reads "Arthur D. Gasbarro".

# Locus Map



Google AppGeo

1" = 310 ft

### Property Information

**Property ID** 87 72  
**Location** 16 WESTERN AV  
**Owner** METZ MICHAEL



### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

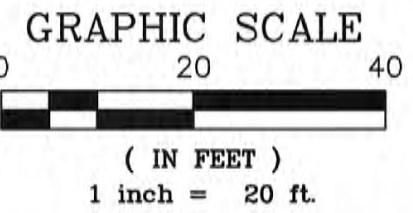
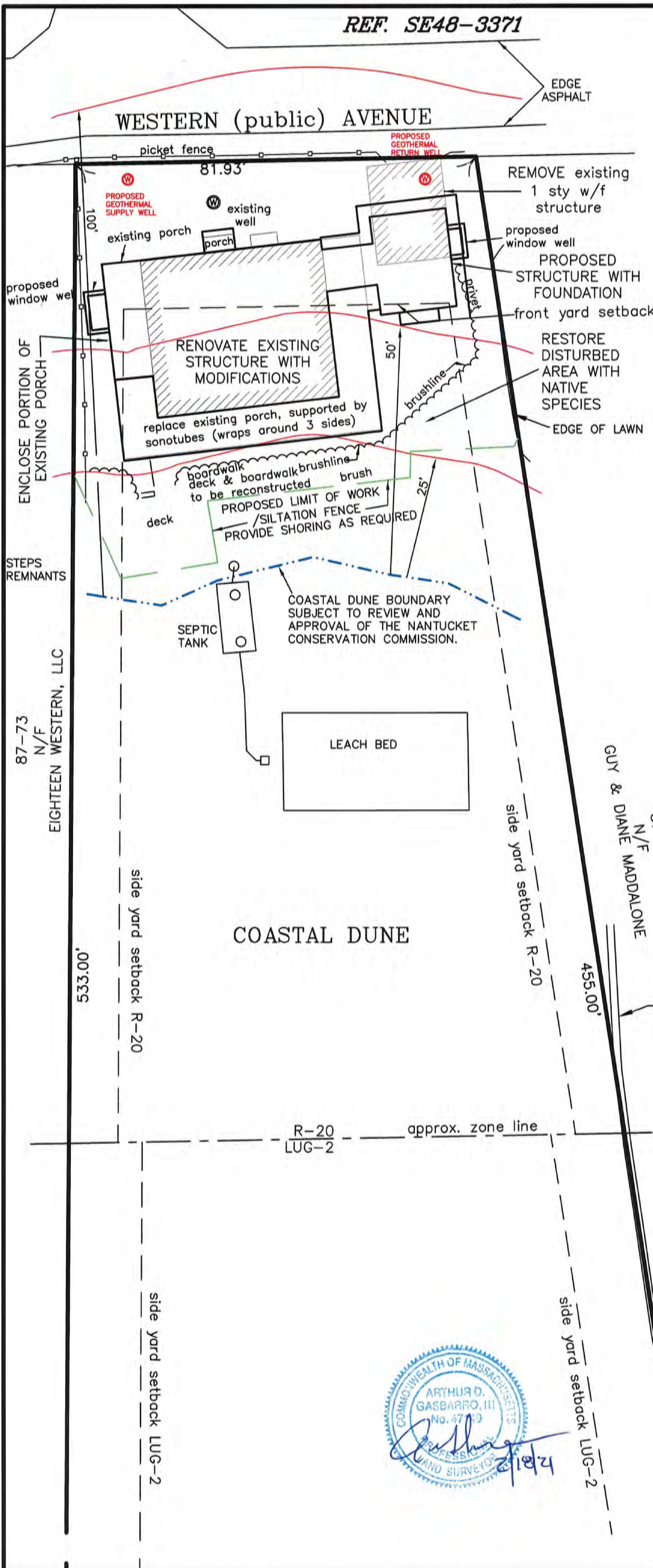
Geometry updated 11/13/2018  
 Data updated 11/19/2018

REF. SE48-3371

**SITE PLAN OF LAND FOR  
A MINOR MODIFICATION  
IN NANTUCKET, MA  
16 WESTERN AVENUE  
FEBRUARY 18, 2021  
SCALE: 1"=20'**

PREPARED FOR:  
16 WESTERN PRESERVATION TRUST  
OWNER: MICHAEL METZ  
ASSESSOR MAP 87 PARCEL 72  
DEED: CERT. # 22820  
PLAN REF. LCPL 8256-F, LOT 3

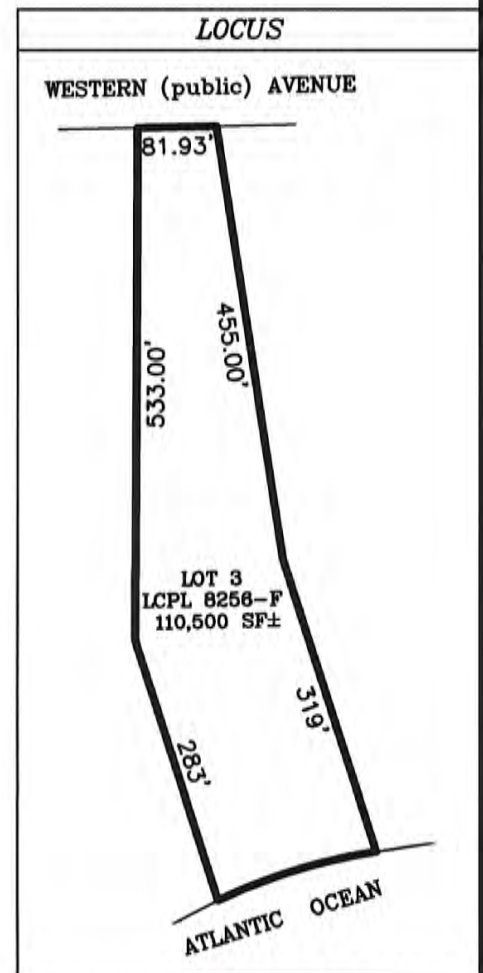
THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.



CURRENT ZONING CLASSIFICATION: MIXED  
R-20  
MINIMUM LOT SIZE: 20,000 S.F.  
MINIMUM FRONTAGE: 75 FT.  
FRONT YARD SETBACK: 30 FT.  
REAR/SIDE SETBACK: 10 FT.  
GROUND COVER % : 12.5%

LUG-2  
MINIMUM LOT SIZE: 80,000 S.F.  
MINIMUM FRONTAGE: 150 FT.  
FRONT YARD SETBACK: 35 FT.  
REAR/SIDE SETBACK: 15 FT.  
GROUND COVER % : 4%

LOT 3  
LOT SIZE: 110,500 +/- S.F.  
R-20: 19,561 SF± / LUG-2: 91,000 SF±  
GC RATIO: MIXED 12.5% / 4%  
ALLOWABLE GC: (0.125 X 19561)+  
(0.04 X 91000) = 6,085 SF±



COMMONWEALTH OF MASSACHUSETTS  
ARTHUR D. GASBARRO, III  
No. 4719  
Professional Land Surveyor  
2/18/21