



Notice of Intent Application

February 18, 2021

Subject Property

34 Shawkemo Road
Map 27, Parcel 3.1
Nantucket, Massachusetts

Applicant/Property Owner

Abrams Point, LLC
c/o Sarah F. Alger, P.C.
Four North Water Street
Nantucket, MA 02554

LEC Environmental Consultants, Inc.

12 Resnik Road, Suite 1
Plymouth, MA 02360
508-746-9491
508-746-9492 fax

www.lecenvironmental.com



February 18, 2021

Email/Overnight Mail

Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

**Re: Notice of Intent Application
34 Shawkemo Road
Map 27, Parcel 3.1
Nantucket, Massachusetts**

[LEC File #BrEI\13-001.01]

Dear Members of the Commission:

On behalf of the Applicant, Abrams Point, LLC (c/o Sarah F. Alger P.C.), LEC Environmental Consultants, Inc., (LEC) is submitting this Notice of Intent (NOI) Application for a proposed cart path on the above-referenced subject parcel. The proposed 7± foot wide cart path is located within the 100-foot Buffer Zone to Coastal Bank, Land Subject to Coastal Storm Flowage (LSCSF), and Bordering Vegetated Wetland (BVW)/Vegetated Wetlands protected under the *Massachusetts Wetlands Protection Act* (M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00), and the *Town of Nantucket Bylaw* (Chapter 136) and *Wetlands Protection Regulations*. The cart path is to be composed of stone dust tracks with grass within the middle and will extend off the stone driveway through existing landscaped conditions, continuing on the adjacent parcel.

The Applicant is proposing to abandon and revegetate an adjacent, existing grassed path located within the 25-foot Buffer Zone to the Coastal Bank. The path will be revegetated with arrowwood (*Viburnum dentatum*) and/or sweet pepperbush (*Clethra alnifolia*). The Applicant is respectfully requesting a Waiver for the revegetation activities within the 25-foot Buffer Zone under Section 1.03 F. 3.c) of the *Nantucket Wetlands Protection Regulations*. Project details are depicted on the *Proposed Site Plan*, prepared by Bracken Engineering, Inc., dated February 17, 2021.

Thank you for your consideration of this Application. We look forward to meeting with you at the March 11, 2021 Public Hearing to discuss the project further. If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

LEC Environmental Consultants, Inc.

Brian T. Madden
Wildlife Scientist

cc: DEP; Abrams Point, LLC; Bracken Engineering

LEC Environmental Consultants, Inc. www.lecenvironmental.com

12 Resnik Road Suite 1 Plymouth, MA 02360 508.746.9491	380 Lowell Street Suite 101 Wakefield, MA 01880 781.245.2500	100 Grove Street Suite 302 Worcester, MA 01605 508.753.3077	P.O. Box 590 Rindge, NH 03461 603.899.6726	680 Warren Avenue Suite 3 East Providence, RI 02914 401.685.3109
PLYMOUTH, MA	WAKEFIELD, MA	WORCESTER, MA	RINDGE, NH	EAST PROVIDENCE, RI

Notice of Intent Application

- i. WPA Form 3-Notice of Intent
- ii. Affidavit of Service
- iii. Abutter Letter
- iv. Abutter Notification
- v. Certified List of Abutters

Appendices**Appendix A**

Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map

Figure 4: NHESP Map

Appendix B

Proposed Site Plan, Prepared by Bracken Engineering, Inc., Dated February 17, 2021

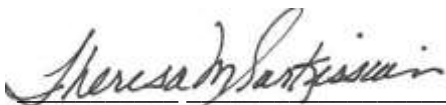
AFFIDAVIT OF SERVICE

Under the *Massachusetts Wetlands Protection Act Regulations* (310 CMR 10.00)
and the
Town of Nantucket *Bylaw* (Chapter 136) and *Wetlands Protection Regulations*

I, Theresa M. Sarkissian, on behalf of Abrams Point, LLC, hereby certify under the pains and penalties of perjury that on February 18, 2021, notification to abutters was given in compliance with the second paragraph Massachusetts General Laws Chapter 131, Section 40, and 310 CMR 10.05 (4) (a), in connection with the following matter:

A Notice of Intent was filed under the *Massachusetts Wetlands Protection Act* and the Town of Nantucket *Bylaw* (Chapter 136) and *Wetlands Protection Regulations* by LEC Environmental Consultants, Inc., on behalf of Abrams Point, LLC, with the Town of Nantucket Conservation Commission on February 18, 2021, for the property located at 34 Shawkemo Road, Nantucket, Massachusetts (Assessor's Map 27, Parcel 3.1).

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Theresa M. Sarkissian
Permitting Technician

February 18, 2021
Date

February 18, 2021

CERTIFIED MAIL

«Name»

«Name2»

«Address»

«City», «State» «Zip»

**Re: Notice of Intent Application
34 Shawkemo Road
Map 27, Parcel 3.1
Nantucket, Massachusetts**

[LEC File # BrEI\13-001.01]

Dear Abutter:

On behalf of the Applicant, Abrams Point, LLC, LEC Environmental Consultants, Inc., (LEC) is submitting a Notice of Intent (NOI) Application for a proposed cart path within the 100-foot Buffer Zone to Coastal Bank, Land Subject to Coastal Storm Flowage, and Bordering Vegetated Wetlands (BVW); Resource Areas protected under the *Massachusetts Wetlands Protection Act* (M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00), and the *Town of Nantucket Bylaw* (Chapter 136) and *Wetlands Protection Regulations*.

The NOI Application and accompanying site plan are available for review online at: <https://www.nantucket-ma.gov/326/Conservation-Commission>. A Public Hearing will be held on March 11, 2021, during the Conservation Commission Meeting, commencing at 5:00 p.m., which will be held via remote participation via Zoom and YouTube pursuant to Governor Baker's March 12, 2020 Order regarding the Open Meeting Law. Information on viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>. Further information regarding the Public Hearing will appear in *The Inquirer and Mirror* at least five (5) days prior to the hearing date.

Please do not hesitate to contact the Conservation Commission office, participate in the Public Hearing(s), and/or contact LEC should you have any questions or concerns about the Notice of Intent.

Sincerely,

LEC Environmental Consultants, Inc.



Brian T. Madden
Wildlife Scientist

Enclosure

Notification to Abutters Under the
Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00)
and the
Town of Nantucket *Bylaw (Chapter 136) and Wetlands Protection*
Regulations

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, the *Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00)* and the Town of Nantucket *Bylaw (Chapter 136) and Wetlands Protection Regulations*, you are hereby notified of the following:

- A. The name of the Applicant is Abrams Point, LLC (c/o Sarah F. Alger, P.C.), 4 North Water Street, Nantucket, MA 02554.
- B. The Applicants have filed a Notice of Intent with the Conservation Commission for the municipality of Nantucket, Massachusetts for a proposed cart path within the 100-foot Buffer Zone to Coastal Bank, Land Subject to Coastal Storm Flowage, and Bordering Vegetated Wetlands (BVW)/Vegetated Wetlands; Resource Areas protected under the *Massachusetts Wetlands Protection Act (M.G.L., c. 131, s. 40)*, its implementing *Regulations (310 CMR 10.00)*, and the *Town of Nantucket Bylaw (Chapter 136) and Wetlands Protection Regulations*.
- C. The address where the activity is located is 34 Shawkemo Road, Nantucket, Massachusetts (Assessor's Map 27, Parcel 3.1).
- D. Copies of the Notice of Intent may be examined on the Nantucket Conservation Commission's website at: <https://www.nantucket-ma.gov/326/Conservation-Commission> or by contacting the Commission at 508-228-7230.
- E. Copies of the Notice of Intent may be obtained from LEC Environmental Consultants, Inc. (the applicant's representative) by calling 508-746-9491 between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. A fee may be charged for each copy requested.
- F. Information regarding the public hearing may be obtained from the Nantucket Conservation Commission (the regulatory agency) by calling 508-228-7230.

NOTE: Notice of the Public Hearing, including its date, time, and place, will be published at least five (5) days in advance in The Inquirer and Mirror.

NOTE: You also may contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Southeast Region: 508-946-2700

TOWN OF NANTUCKET
CONSERVATION COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER. ABRAMS POINT LLC, C/O SARAH F. ALGER P.C.....

MAILING ADDRESS. 4 NORTH WATER STREET, NANTUCKET, MA 02554

PROPERTY LOCATION. 34 SHAWKEMO RD.....

ASSESSOR MAP/PARCEL. 27 3.1.....

SUBMITTED BY. THERESA SARKISSIAN.....

LEC ENVIRONMENTAL CONSULTANTS, INC.

12 RESNIK ROAD, SUITE 1, PLYMOUTH, MA 02360

SEE ATTACHED PAGES

I certify the foregoing is a list of persons who are owners of land directly abutting the property on which the proposed activity will occur (the locus), owners of land separated a distance of one hundred feet or less from the locus by a public or private street or way or stream and owners of land separated a distance of three hundred feet or less from the locus by a body of water, all as they appear on the most recent applicable tax list.

2-11-2021

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Appendix A

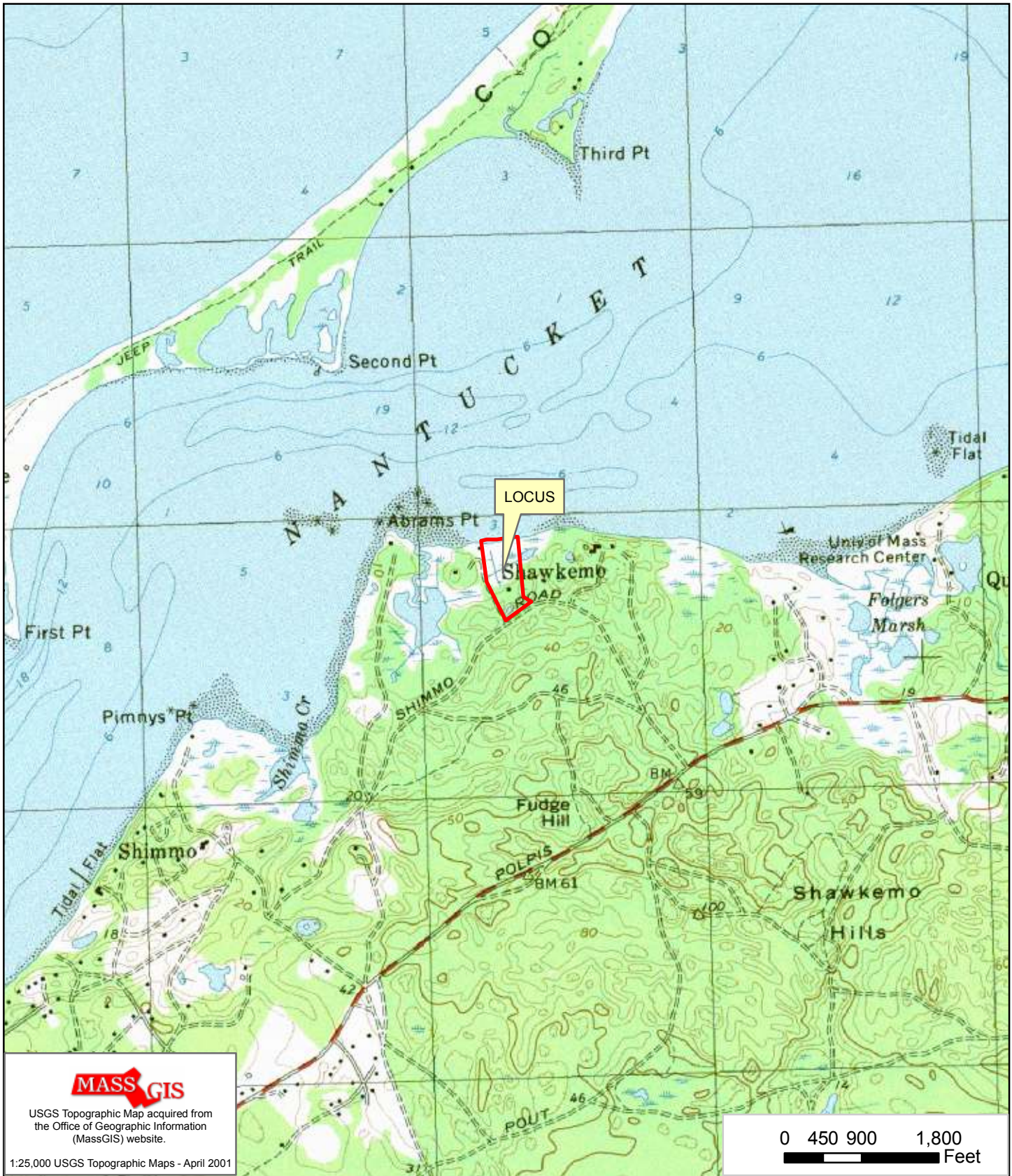
Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map

Figure 4: NHESP Map



MASS GIS
 USGS Topographic Map acquired from the Office of Geographic Information (MassGIS) website.
 1:25,000 USGS Topographic Maps - April 2001

LEC
 LEC Environmental Consultants, Inc.
 Plymouth, MA
 508.746.9491
 www.lecenvironmental.com

Figure 1: USGS Topographic Map
 34 Shawkemo Road
 Nantucket, Massachusetts

N
 February 17, 2021

Appendix B

Proposed Restoration Plan, Prepared by Bracken Engineering, Inc., Dated February 17, 2020

