



NOTICE OF INTENT APPLICATION

**FOR THE INSTALLATION OF SAND DRIFTING
FENCING ALONG THE BASE
OF A COASTAL BANK**

At

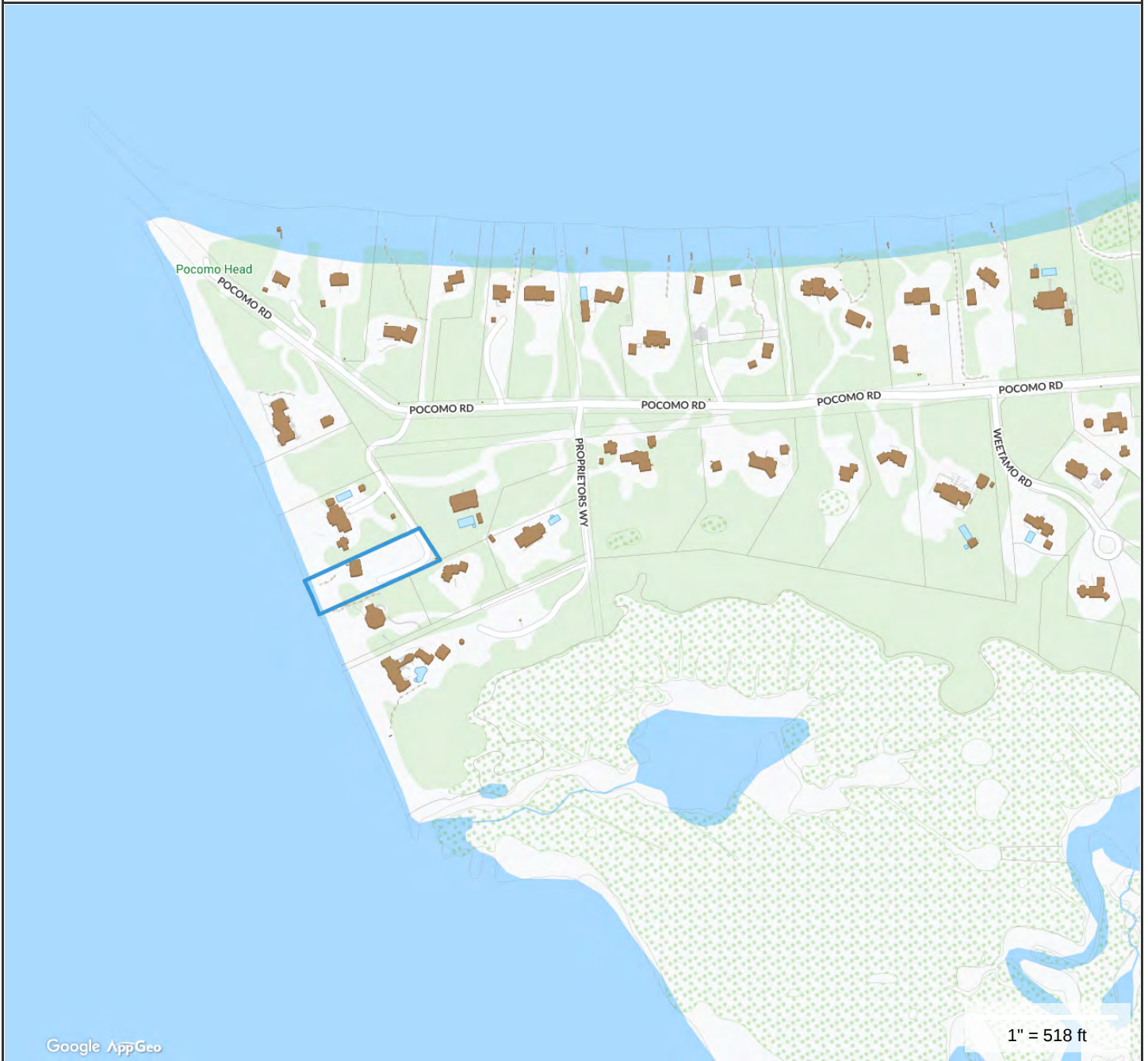
84 POCOMO ROAD

OCTOBER 2020

Prepared For

**CARLTON NEEL &
NINA MARIE WEISSEBERGER**

Locus Map



Property Information

Property ID 15 40
Location 84 POCOMO RD
Owner NEEL CARLTON ETAL



**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



October 30, 2020

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

Re: Notice of Intent Application
84 Pocomo Road
Map 15 Parcel 40

Dear Ms. Erisman:

On behalf of the property owners, Neel Carlton & Nina Maria Weissenberger, Nantucket Engineering & Survey, P.C. is submitting this Notice of Intent (NOI) to the Nantucket Conservation Commission for proposed activities within the jurisdiction of the Commission at the above referenced property (the "Site") in Nantucket, Massachusetts.

Proposed activities consist of the installation of a zig-zag timber sand drift fence along the base of the coastal bank. The proposed fence would connect to existing fencing on each of the abutting properties.

Resource areas at the Site include Coastal Bank, Coastal Beach, Land Subject to Coastal Storm Flowage and Land Under the Ocean.

Attached are permit drawings, including plans showing a site locus, existing conditions including resource area locations, and proposed construction areas.

A completed WPA Form 3 – Notice of Intent is attached along with the NOI Wetland Fee Transmittal Form including checks for \$229.50, 254.50, \$25 and \$200 to cover the WPA filing fee, Nantucket Wetland by-law fee and the Nantucket Expert Review fee. Also included is a check for \$201.07 to the Inquirer & Mirror for publication of the notice of the public hearing.

Notification of this NOI filing was provided to all abutting property owners by certified mail. This property owner listing was obtained from the Town of Nantucket Assessor's office. Documentation of the notification is provided including a copy of the notification letter, the property owner listing and certified mail receipts.

Site Description

The Property is listed as Map 15, Parcel 40 by the Town of Nantucket Assessor's Office, located on the west side of Pocomo Road and fronts on Nantucket Harbor. The parcel contains a single-family dwelling served by an onsite septic system and well. The existing resource areas near to the proposed project include Bordering Vegetated Wetlands, Land Subject to Coastal Storm Flowage, Land Under the Ocean, Coastal Beach and a Coastal Bank. The boundaries of these areas were previously approved by the Nantucket Conservation Commission. A review of the

August 2018 "Massachusetts Natural Heritage Atlas", prepared by the Massachusetts Natural Heritage and Endangered Species Program (NHESP), indicates that the work area is not within the known range of state listed rare wildlife species defined by the Estimated Habitat mapping.

No work is proposed in Nantucket Harbor (Land Subject to Coastal Storm Flowage), or below Mean High Water.

The Coastal Beach is located between the harbor and the existing Coastal Bank. Temporary work is proposed in this resource area for the installation activity.

The Coastal Bank is located between the Coastal Beach and the upland areas. The proposed fence is along the base of the bank. The Bank is stabilized with a fiber roll array per SE48-3091.

Land Subject to Coastal Storm Flowage extends to the 100-year flood elevation of 7 (NAVD88). The fence proposed in this resource area.

The project area is not located within National Heritage and Endangered Species Program (NHESP) Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife.

Work Description

The applicant proposes to install the zig-zag drifting fencing as shown on the accompanying site plan. The timber support piles will be driven into the beach and then the fence panels will be fastened to them. The fence panels will be fabricated off-site. The construction access for the project will be from the beach access at Pocomo Point. The construction will occur over a no more than two-week period.

Conclusion

The work as proposed will help protect the coastal bank by deterring activity from pedestrians and domestic animals. It will not affect the ability of the resource areas to function as they currently do. The project will not result in an adverse impact on the areas or the interests protected by the Commission including flood control, erosion control, storm damage prevention, prevention of pollution, wildlife, and scenic views.

Sincerely,



Arthur D. Gasbarro, PE, PLS

Cc: MassDEP
Neel Carlton & Nina Maria Weissenberger



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136



A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>84 Pocomo Road</u>	<u>Nantucket</u>	<u>02554</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41d 18' 47" N</u>	<u>70d 01' 48" W</u>
	d. Latitude	e. Longitude
<u>15</u>	<u>40</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Carlton</u>	<u>Neel</u>	
<u>Nina Marie</u>	<u>Weissenberger</u>	
a. First Name	b. Last Name	
c. Organization		
<u>727 Church Road</u>		
d. Street Address		
<u>Villanova</u>	<u>PA</u>	<u>19085</u>
e. City/Town	f. State	g. Zip Code
<u>h. Phone Number</u>	<u>i. Fax Number</u>	<u>j. Email Address</u>

3. Property owner (required if different from applicant): Check if more than one owner

<u>a. First Name</u>	<u>b. Last Name</u>	
c. Organization		
<u>d. Street Address</u>		
<u>e. City/Town</u>	<u>f. State</u>	<u>g. Zip Code</u>
<u>h. Phone Number</u>	<u>i. Fax Number</u>	<u>j. Email address</u>

4. Representative (if any):

<u>Arthur D.</u>	<u>Gasbarro, PE, PLS</u>	
a. First Name	b. Last Name	
<u>Nantucket Engineering & Survey, P.C.</u>		
c. Company		
<u>20 Mary Ann Drive</u>		
d. Street Address		
<u>Nantucket</u>	<u>MA</u>	<u>02554</u>
e. City/Town	f. State	g. Zip Code
<u>508-825-5053</u>	<u>art@nantucketengineer.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$484</u>	<u>\$229.50</u>	<u>\$254.50 + \$25 + \$200</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
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Provided by MassDEP:
MassDEP File Number
Document Transaction Number
NANTUCKET
City/Town

A. General Information (continued)

6. General Project Description:

The applicants are proposing to install a zig-zag timber sand drift fence along the base of the coastal bank. The proposed fence would connect to existing fencing on each of the abutting properties. Please refer to the attached Project Narrative and Site Plan for additional information.

7a. Project Type Checklist:

- 1. Single Family Home
2. Residential Subdivision
3. Limited Project Driveway Crossing
4. Commercial/Industrial
5. Dock/Pier
6. Utilities
7. Coastal Engineering Structure
8. Agriculture (e.g., cranberries, forestry)
9. Transportation
10. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

NANTUCKET C.26,808
a. County b. Certificate # (if registered land)
c. Book d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, Land Under Waterbodies and Waterways.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

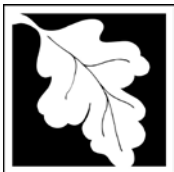
Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
d. [] Bordering Land Subject to Flooding
e. [] Isolated Land Subject to Flooding
f. [] Riverfront Area
2. Width of Riverfront Area (check one):
[] 25 ft. - Designated Densely Developed Areas only
[] 100 ft. - New agricultural projects only
[] 200 ft. - All other projects
3. Total area of Riverfront Area on the site of the proposed project:
4. Proposed alteration of the Riverfront Area:
5. Has an alternatives analysis been done and is it attached to this NOI?
6. Was the lot where the activity is proposed created prior to August 1, 1996?

3. [X] Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
a. [] Designated Port Areas
b. [] Land Under the Ocean
c. [] Barrier Beach
d. [] Coastal Beaches
e. [] Coastal Dunes



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input checked="" type="checkbox"/> Coastal Banks	121 l.f. 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/online_viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
Route 135, North Drive
Westborough, MA 01581**

8/1/17
b. Date of map



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NANTUCKET

City/Town

C. Other Applicable Standards and Requirements (cont'd)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

1. c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

3. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work ****

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

(c) MESA filing fee (fee information available at: http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

_____ a. NHESP Tracking #

_____ b. Date submitted to NHESP

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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NANTUCKET

City/Town

C. Other Applicable Standards and Requirements (cont'd)

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only

b. Yes No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

- 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
- 2. A portion of the site constitutes redevelopment
- 3. Proprietary BMPs are included in the Stormwater Management System.

b. No. Check why the project is exempt:

- 1. Single-family house

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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C. Other Applicable Standards and Requirements (cont'd)

- 2. Emergency road repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan to Accompany a Notice of Intent

a. Plan Title	Arthur D. Gasbarro, PE, PLS
b. Prepared By	c. Signed and Stamped by
10/30/20	1" = 30'
d. Final Revision Date	e. Scale

f. Additional Plan or Document Title	g. Date
--------------------------------------	---------

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
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NANTUCKET
City/Town

E. Fees

- Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

<u>2280</u>	<u>10/30/20</u>
2. Municipal Check Number	3. Check date
<u>2279</u>	<u>10/30/20</u>
4. State Check Number	5. Check date
<u>Nantucket Engineering & Survey, PC</u>	
6. Payor name on check: First Name	7. Payor name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<u><i>Anthony D. Sabano</i></u> Agent	<u>10/29/20</u>
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
<u><i>Anthony D. Sabano</i></u>	<u>10/29/20</u>
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the “yes” box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Applicant:
 Carlton _____
 Nina Maria _____
 a. First Name _____ b. Last Name _____

Neel _____
 Weissenberger _____
 b. Last Name _____

c. Organization _____
 727 Church Road _____
 d. Mailing Address _____

Villanova _____ PA _____ 19085 _____
 e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email Address _____

2. Property Owner (if different):

a. First Name _____ b. Last Name _____

c. Organization _____

d. Mailing Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email Address _____

3. Project Location:

84 Pocomo Road _____ Nantucket _____
 a. Street Address _____ b. City/Town _____

B. Fees

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Install timber sand drift fence	121	\$4/ft	\$484
Nantucket Wetland By-law Fee			\$25
Nantucket Expert Review Fee			\$200

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>\$484 + \$25 + \$200</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$229.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$254.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



15 43

POGOMORD

POGOMORD

POG

15 33

15 42

PROPRIETORS WY

15 41

15 35

15 58

15 36

15 40

15 38

15 39

41.314332,-70.0311

PROPERTY INFORMATION

CARLTON NEEL &
NINA MARIA WEISSENBERGER
CERT. 26,808
LCC 16220 K, LOT 35
ASSESSORS MAP 15 PARCEL 40
#84 POCOMO ROAD

15-41
N/F
GRAHAM J. & KATHERINE P.
GOLDSMITH

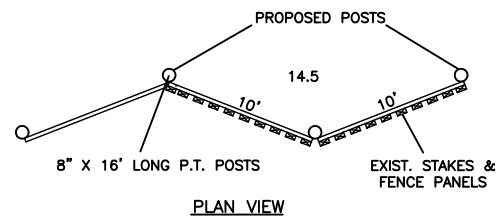
15-35
N/F
POCOMO ROAD NOMINEE TRUST

15-38
N/F
POCOMO ROAD LLC

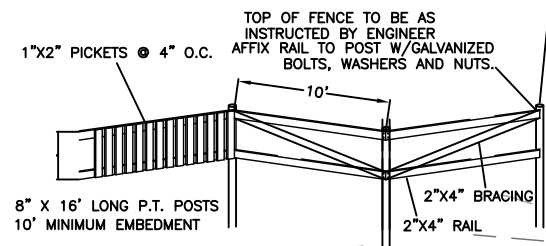
15-39
N/F
78 POCOMO ROAD LLC

DRIFT FENCE DETAIL

NOT TO SCALE

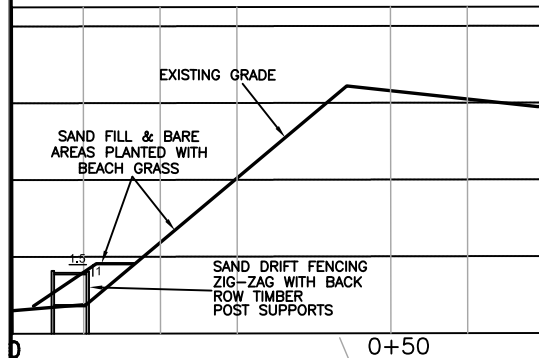


PLAN VIEW

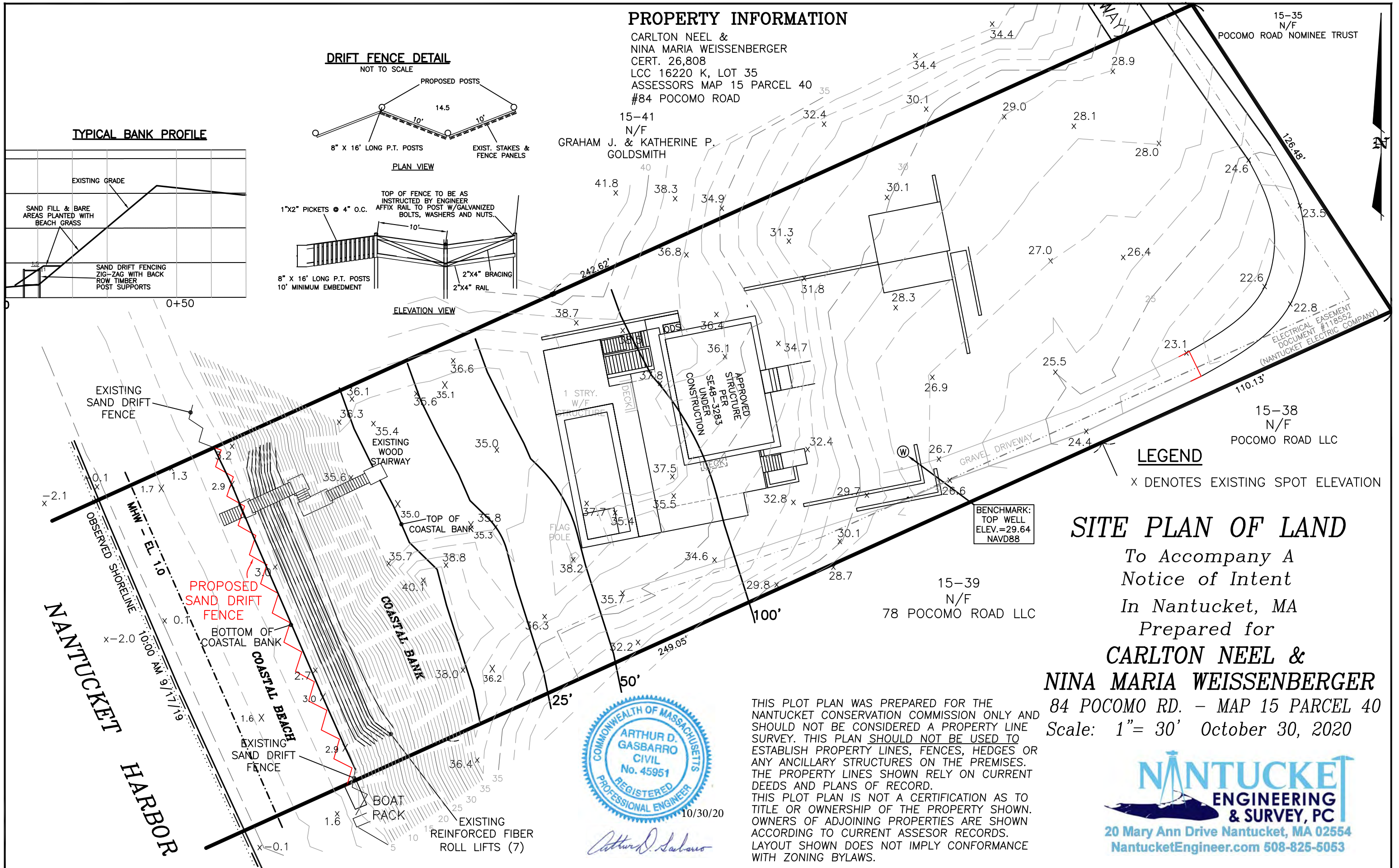


ELEVATION VIEW

TYPICAL BANK PROFILE



0+50



LEGEND

X DENOTES EXISTING SPOT ELEVATION

SITE PLAN OF LAND

To Accompany A
Notice of Intent
In Nantucket, MA
Prepared for
**CARLTON NEEL &
NINA MARIA WEISSENBERGER**
84 POCOMO RD. - MAP 15 PARCEL 40
Scale: 1" = 30' October 30, 2020



Arthur D. Gasbarro
10/30/20

THIS PLOT PLAN WAS PREPARED FOR THE NANTUCKET CONSERVATION COMMISSION 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. LAYOUT SHOWN DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS.





December 7, 2020

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

Re: Notice of Intent Application
84 Pocomo Road
Map 15 Parcel 40

Dear Ms. Erisman:

I am writing to provide additional information related to the pending referenced application. We understand from the comments at the first public hearings that there are some outstanding concerns with the proposed sand drift fence being considered a coastal engineering structure when installed seaward of the fiber roll array on the coastal bank. To meet those concerns, attached is a revised plan which removes most of the proposed sand drift fence from the proposal. The fencing is still shown 15-feet in from each property line, connected to the abutters existing fencing of the same type. In this area there is no fiber roll array for about 10-feet, and it curves inward for the other 5-feet. Proposed between the sections of sand drift fence is wire-supported snow fencing fastened to 4x4 timber posts. We believe that this arrangement of materials does not constitute a coastal engineering structure.

The work as proposed will help protect the coastal bank by deterring activity from pedestrians and domestic animals. It will not affect the ability of the resource areas to function as they currently do. The project will not result in an adverse impact on the areas or the interests protected by the Commission including flood control, erosion control, storm damage prevention, prevention of pollution, wildlife, and scenic views.

Sincerely,

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

Arthur D. Gasbarro, PE, PLS

Cc: MassDEP
Neel Carlton & Nina Maria Weissenberger

PROPERTY INFORMATION

CARLTON NEEL &
NINA MARIA WEISSENBERGER
CERT. 26,808
LCC 16220 K, LOT 35
ASSESSORS MAP 15 PARCEL 40
#84 POCOMO ROAD

15-41
N/F
GRAHAM J. & KATHERINE P.
GOLDSMITH

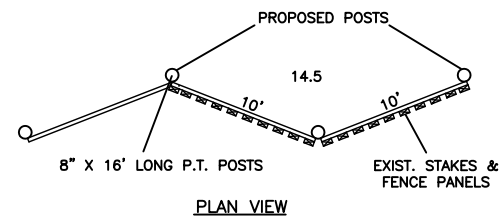
15-35
N/F
POCOMO ROAD NOMINEE TRUST

15-38
N/F
POCOMO ROAD LLC

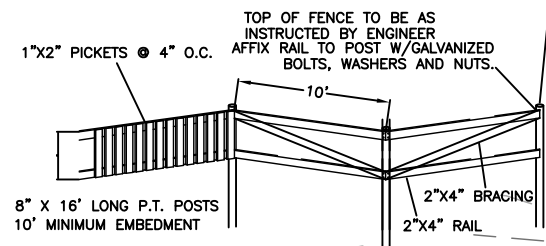
15-39
N/F
78 POCOMO ROAD LLC

DRIFT FENCE DETAIL

NOT TO SCALE

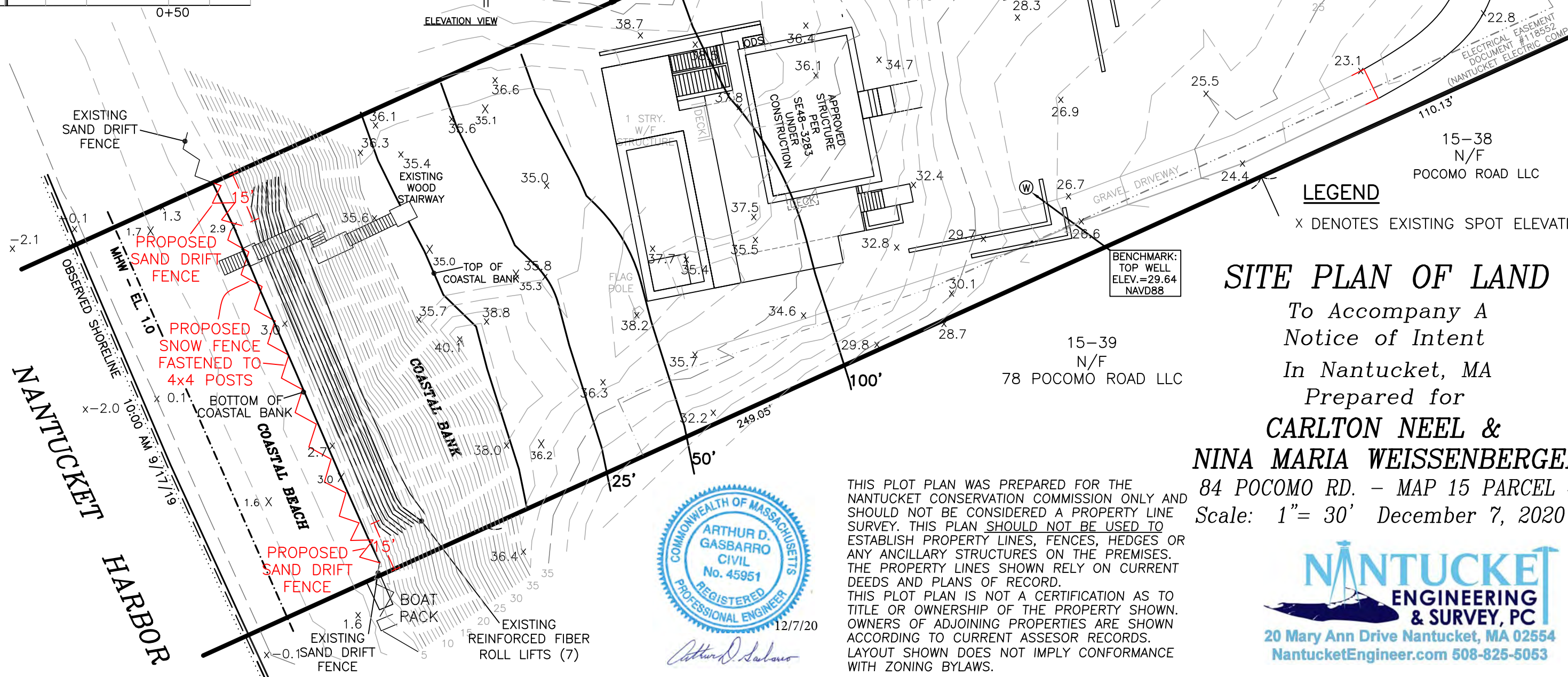
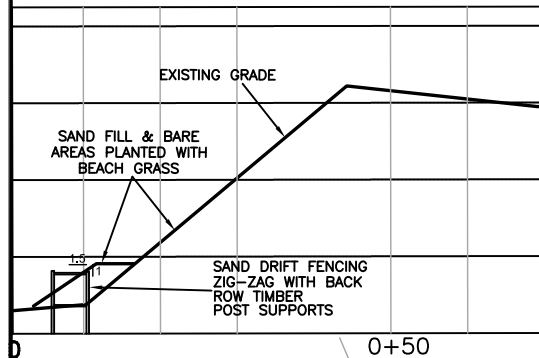


PLAN VIEW



ELEVATION VIEW

TYPICAL BANK PROFILE



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12/7/20
Arthur D. Gasbarro

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