



REQUEST FOR DETERMINATION OF APPLICABILITY APPLICATION

For Confirmation of Wetland
Resource Area Boundaries

At

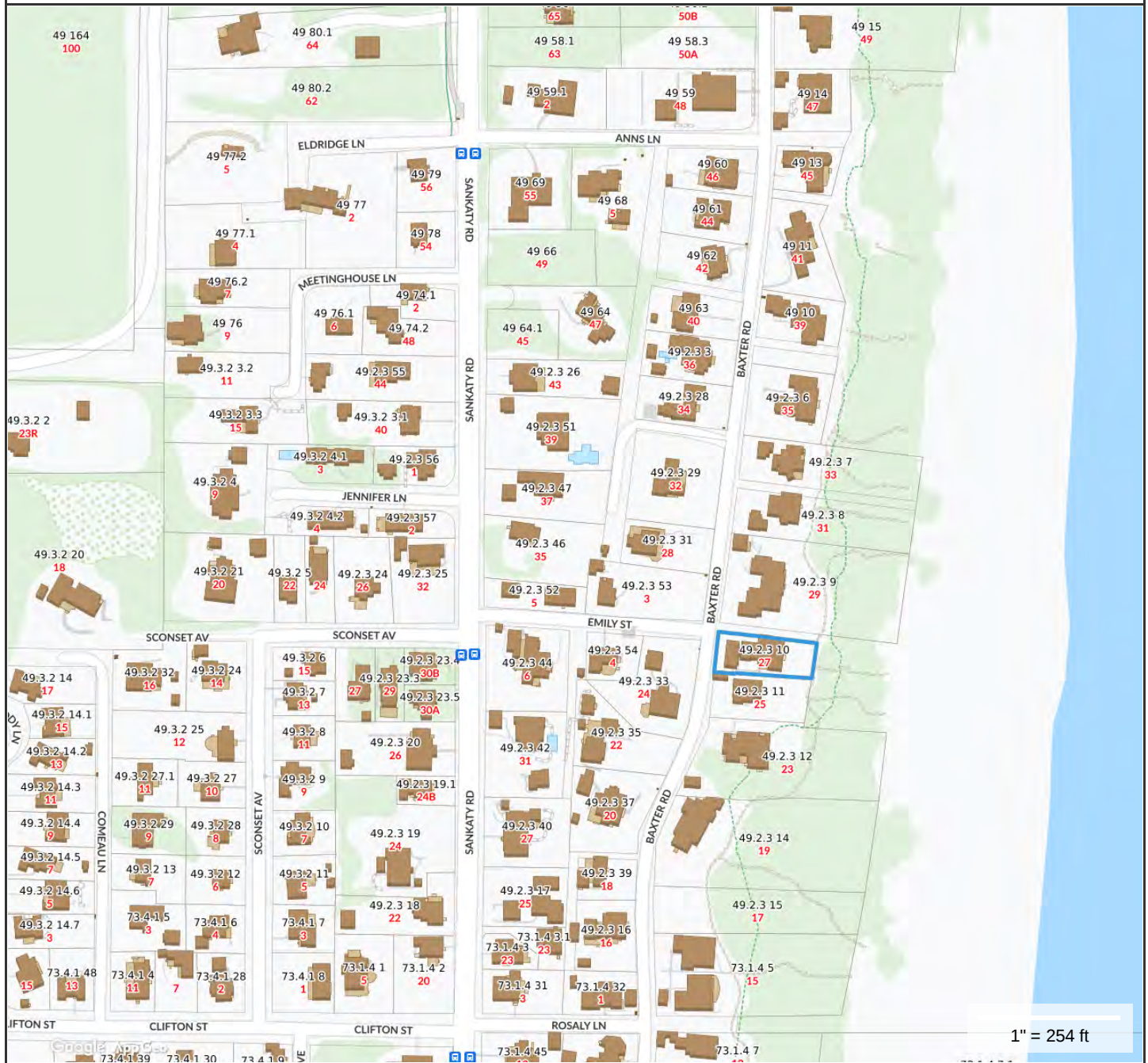
27 Baxter Road
Nantucket, MA

July 2021

Prepared For

SEA DAZE, LLC

Locus Map



Property Information

Property ID 49.2.3.10
Location 27 BAXTER RD
Owner SEA DAZE LLC



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 05/18/2021
 Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

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



1. Applicant:

Sea Daze LLC

Name

E-Mail Address

2342 Broadway St.

Mailing Address

San Francisco

City/Town

CA

State

94115

Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Nantucket Engineering & Survey, P.C.

Firm

Arthur D. Gasbarro, PE, PLS

Contact Name

art@NantucketEngineer.com

E-Mail Address

20 Mary Ann Drive

Mailing Address

Nantucket

City/Town

MA

State

02554

Zip Code

508-825-5053

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Nantucket _____ make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Nantucket

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>27 Baxer Rd</u>	<u>Nantucket</u>
Street Address	City/Town
<u>Map 49.2.3</u>	<u>10</u>
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

The subject parcel is located on the eastern end of Nantucket Island, on the east side of Baxter Road. There is a large elevation change across a bank down to a stable more level vegetated area not comprised of wind blown sediments which then connects to a Coastal Dune. This boundary is shown on the site plan and delineated at the site by blue flags numbered one through five. The Coastal Dune extends easterly to a Coastal Beach, which fronts on the Atlantic Ocean. The bank does not meet the criteria as a regulated Coastal Bank.

c. Plan and/or Map Reference(s):

<u>Site Plan to Accompany a Request for Determination of Applicability</u>	<u>6Se/30/21</u>
Title	Date
<u> </u>	<u> </u>
Title	Date
<u> </u>	<u> </u>
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

No work is proposed



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

No work is proposed.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Sea Daze LLC

Name

2342 Broadway St.

Mailing Address

San Francisco

City/Town

CA

State

94115

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

6/30/21

Date

Signature of Representative (if any)

6/30/21

Date



49.2.3 10

49.2.3 11

41.269046,-69.962799

Map data ©2021

50 ft

[Terms of Use](#)

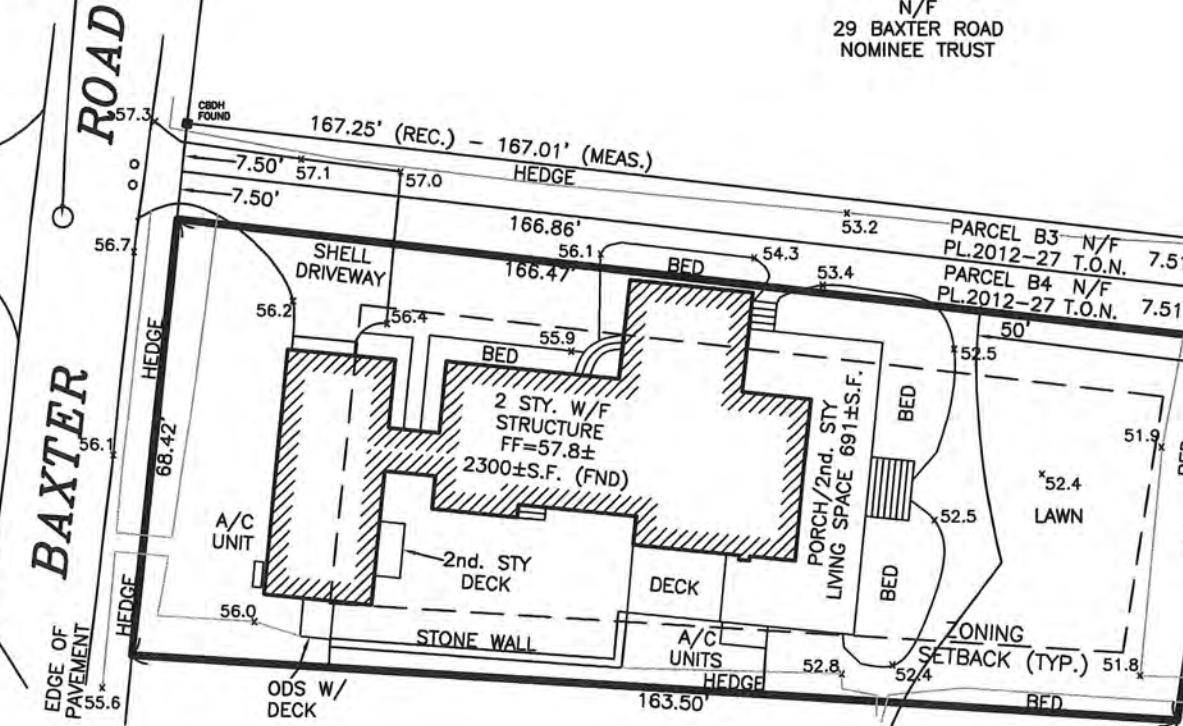
[Report a map error](#)

BENCHMARK:
MANHOLE
ELEV. = 57.10'
NAVD88

49.2.3-9
N/F
29 BAXTER ROAD
NOMINEE TRUST

49-9
N/F
TOWN OF
NANTUCKET

49.2.3-11
N/F
NORTH BLUFFS
HOLDINGS LLC



PROPERTY DATA

OWNER: SEA DAZE, LLC
 ADDRESS: 27 BAXTER ROAD
 ASSESSOR MAP 49.2.3 PARCEL 10
 DEED BOOK 1269, PAGE 202
 (CONFIRMATORY DEED)
 PLAN BOOK 2, PAGE 52 (LOT 29)
 ZONING DISTRICT: SR-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%

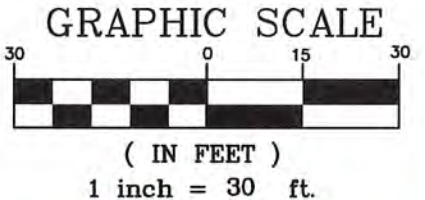
*REF. SPECIAL PERMIT DEED
 BOOK 235 PAGE 59 AS
 MODIFIED, REF. DEED BOOK
 489 PAGE 298.

THIS PLOT PLAN WAS PREPARED FOR
 PLANNING 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.

LEGEND

x 55.6 SPOT ELEVATION - NAVD88

**SITE PLAN OF LAND TO
 ACCOMPANY A REQUEST FOR
 DETERMINATION OF APPLICABILITY
 IN NANTUCKET, MA
 PREPARED FOR
 SEA DAZE, LLC
 27 BAXTER ROAD
 MAP 49.2.3 PARCEL 10
 JUNE 30, 2021 SCALE: 1"=30'**



NANTUCKET
 ENGINEERING
 & SURVEY, PC
 20 Mary Ann Drive Nantucket, MA 02554
 NantucketEngineer.com 508-825-5053

NOTE COASTAL DUNE BOUNDARY FROM
 FLAGS #6 - #8 APPROVED BY THE
 NANTUCKET CONSERVATION COMMISSION
 PER DETERMINATION OF APPLICABILITY
 ISSUED ON 4/28/21