



August 3, 2021

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

Re: 75 Baxter Rd  
Map 49 Parcel 30  
MassDEP File No. SE48-2575

Dear Ms. Erisman:

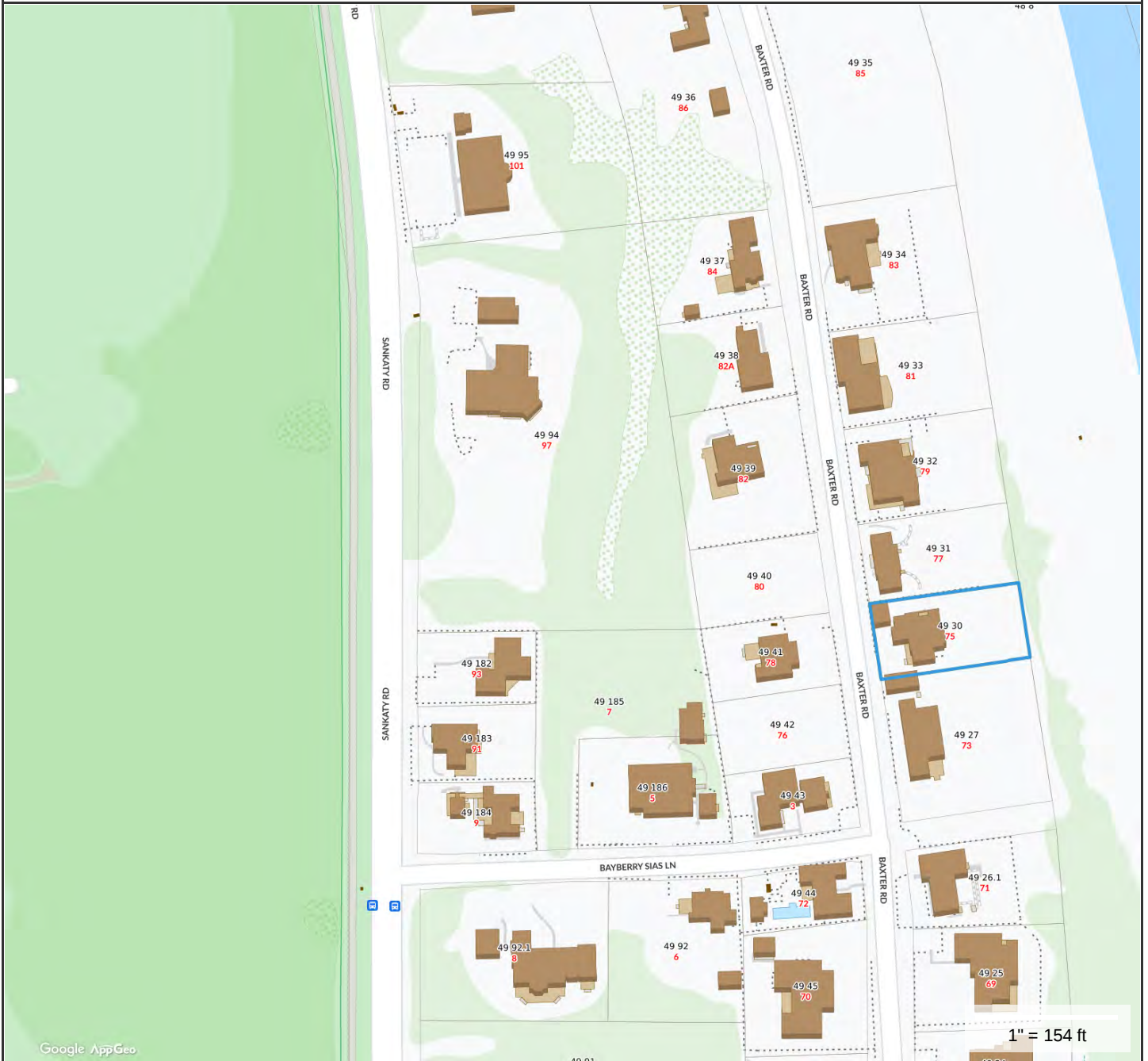
I am writing to request a Certificate of Compliance for the referenced project. The work was completed in substantial compliance with the Order of Conditions. Attached are WPA Form 8A, front-page copy of the Order recorded at the Nantucket Registry of Deeds, photos of existing conditions and a check for \$25.

I plan to attend the public hearing on this matter, though please feel free to contact me should you have any questions or concerns with this request in the meantime.

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



**Property Information**

**Property ID** 49 30  
**Location** 75 BAXTER RD  
**Owner** SANKATY BLUFF GROUP 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 07/08/2021  
Data updated Jan. 2021

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

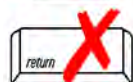


**WPA Form 8A – Request for Certificate of Compliance**

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

**A. Project Information**

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Sankaty Bluff Group LLC

Name

1219 Fairville Rd

Mailing Address

Chadds Ford

City/Town

PA

State

19317

Zip Code

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Sankaty Bluff Group LLC

Applicant

7/24/13

Dated

SE48-2575

DEP File Number

3. The project site is located at:

75 Baxter Rd

Street Address

49

Assessors Map/Plat Number

Nantucket

City/Town

30

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Sankaty Bluff Group LLC

Property Owner (if different)

Nantucket

County

1152

Book

78

Page

Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



**WPA Form 8A – Request for Certificate of Compliance**

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

---

**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

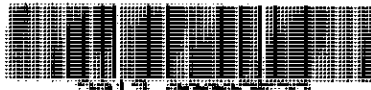
If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

---

**B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).



Bk: 1399 Pg: 160 Page: 1 of 15  
Doc: OOC 08/16/2013 01:06 PM



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:  
SE48-2575  
MassDEP File #

eDEP Transaction #  
Nantucket  
City/Town

**A. General Information**

- 1. From: Nantucket  
Conservation Commission
- 2. This issuance is for (check one):  
a.  Order of Conditions    b.  Amended Order of Conditions
- 3. To: Applicant:

a. First Name Sankaty Bluff Group, LLC      b. Last Name \_\_\_\_\_  
 c. Organization \_\_\_\_\_  
c/o RL&F Service Corp., One Rodney Square-10<sup>th</sup> Floor, 10<sup>th</sup> & King Streets, P.O. Box 551  
 d. Mailing Address \_\_\_\_\_  
Wilmington      DE      19899  
 e. City/Town      f. State      g. Zip Code

- 4. Property Owner (if different from applicant):

Same as applicant  
 a. First Name \_\_\_\_\_      b. Last Name \_\_\_\_\_  
 c. Organization \_\_\_\_\_  
 d. Mailing Address \_\_\_\_\_  
 e. City/Town \_\_\_\_\_      f. State \_\_\_\_\_      g. Zip Code \_\_\_\_\_

- 5. Project Location:

75 Baxter Road      Nantucket  
 a. Street Address      b. City/Town  
49      30  
 c. Assessors Map/Plat Number      d. Parcel/Lot Number

Latitude and Longitude, if known:      d      m      s      d      m      s  
 d. Latitude      e. Longitude



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:

SE48-2575

MassDEP File #

eDEP Transaction #

Nantucket

City/Town

**A. General Information (cont.)**

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Nantucket

a. County

1152

c. Book

b. Certificate Number (if registered land)

78

d. Page

7. Dates: 6/21/2013 7/24/2013 7/24/2013  
a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Topographic Site Plan of Land to Accompany a Notice of Intent

a. Plan Title

Emack Surveying, LLC

b. Prepared By

7/18/2013

d. Final Revision Date

Robert A. Emack, P.L.S.

c. Signed and Stamped by

1"=10'

e. Scale

f. Additional Plan or Document Title

g. Date

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a.  Public Water Supply    b.  Land Containing Shellfish    c.  Prevention of Pollution  
d.  Private Water Supply    e.  Fisheries    f.  Protection of Wildlife Habitat  
g.  Groundwater Supply    h.  Storm Damage Prevention    i.  Flood Control  
j.  Wetland Scenic Views (bylaw)    k.  Recreation (Bylaw)

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a.  the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



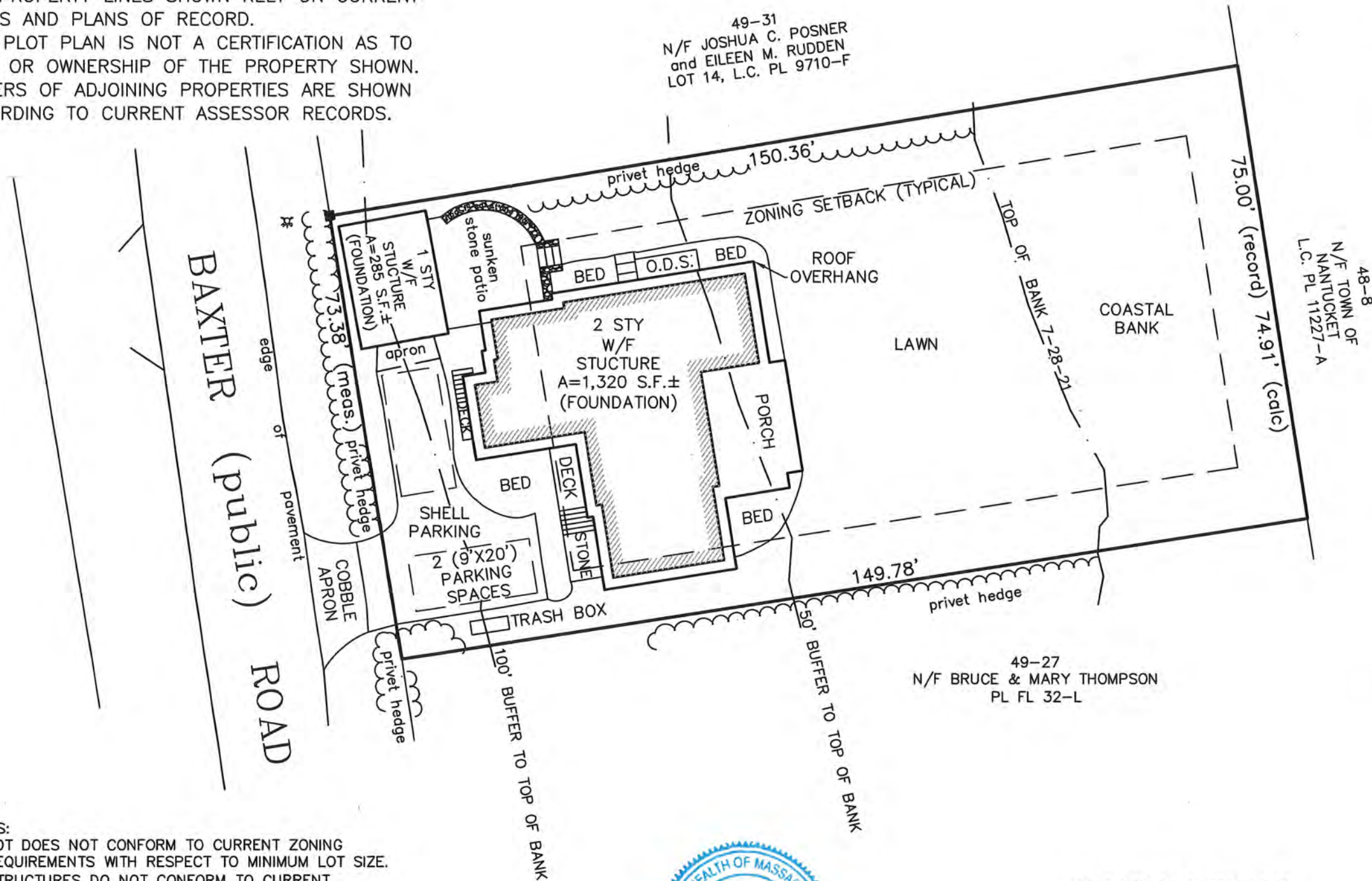




THIS PLOT PLAN WAS PREPARED FOR THE NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF 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:  
SCONSET RESIDENTIAL-20 (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%  
LOT AREA = 11,126 S.F.±  
EXISTING GROUND COVER % : 14% ±



BUILDING LOCATION PLAN  
IN  
NANTUCKET, MA  
JULY 28, 2021  
SCALE: 1"=20'  
PREPARED FOR: SANKATY BLUFF GROUP, LLC

PROPERTY DATA

OWNER: SANKATY BLUFF GROUP, LLC  
ADDRESS: 75 BAXTER ROAD  
ASSESSOR MAP 49 PARCEL 30  
DEED BK. 1152 PG. 78  
PLBK. 2 PG 81, . LOT 33  
SEE ALSO LCPL 9710-F & PLFL 32-L

- NOTES:
- 1.) LOT DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO MINIMUM LOT SIZE.
  - 2.) STRUCTURES DO NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO ALLOWABLE G.C.R.
  - 3.) STRUCTURES DO NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO FRONT AND SIDE YARD SETBACK. SIDE YARD SETBACK.
  - 4.) PLAN FOR LOCUS IS DATED 1892 AND IS DEVOID OF MONUMENTS
  - 5.) LOT LINES SHOWN HEREON RELY ON ABUTTING PLANS OF RECORD
  - 6.) SEE SPECIAL PERMITS RECORDED IN DBK 1403 PG 35 AND IN DBK 861 PG 56

