

MAIN OFFICE:

49 Herring Pond Road
Buzzards Bay, MA 02532
TEL: (508) 833-0070
FAX: (508) 833-2282



NANTUCKET OFFICE:

19 Old South Road
Nantucket, MA 02554
TEL: (508) 325-0044
www.brackeneng.com

November 12, 2021

Hand Delivery and Electronically

Nantucket Conservation Commission
Attn: Jeff Carlson, Agent
131 Pleasant Street
Nantucket, MA 02554-4001

**Re: Certificate of Compliance Request
86 Hummock Pond Road
Map 56, Parcel 117
SE48-2966**

Dear Commission Members:

On behalf of the current owners, Alan O'Connor and Claire Farrell, enclosed with this letter is the WPA Form 8A, recorded OOC pages, Conservation As-Built Plan dated 10/7/2021 and a check for \$25.00 for the Bylaw filing fee.

The Order of Conditions was issued on 5/10/2017 *for the construction of a dwelling, driveway, drainage structures with associated grading, landscaping and utilities and restoration of buffer zone area within the buffer zone to Bordering Vegetated Wetlands.*

A Minor Modification was submitted and issued on 2/21/2018 to revised the square footage of the building footprint from 1,330 SF to 1,372 SF.

To the best of our knowledge, all work has been completed in substantial conformance with the approved plans. If you have any further questions, please do not hesitate to contact me at 508-325-0044 or don@brackeneng.com.

Sincerely,

Bracken Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Donald F. Bracken, Jr.', written in a cursive style.

Donald F. Bracken, Jr., P.E
President

Enclosures



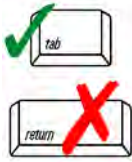
WPA Form 8A – Request for Certificate of Compliance

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:(current Title holder):

Alan O'Connor and Claire Farrell

Name

86 Hummock Pond Road

Mailing Address

Nantucket

City/Town

MA

State

02554

Zip Code

AGENT – 508-325-0044

Phone Number

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

Hummock Pond Realty Trust

Applicant

5/10/2017

Dated

SE48-2966

DEP File Number

3. The project site is located at:

86 Hummock Pond Road

Street Address

56

Assessors Map/Plat Number

Nantucket

City/Town

117

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for : (name on Order)

Hummock Pond Realty Trust

Property Owner (if different)

Nantucket

County

1592

Book

108

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>).

Return to:

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532



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- 2966
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: Hummock Pond Realty Trust
 b. Last Name: _____
 c. Organization: _____
 d. Mailing Address: 17 Old Farm Road
 e. City/Town: Dover
 f. State: MA
 g. Zip Code: 02030

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:

a. Street Address: 86 Hummock Pond Road
 b. City/Town: Nantucket
 c. Assessors Map/Plat Number: 56
 d. Parcel/Lot Number: 117
 Latitude and Longitude, if known:
 d. Latitude: 41°16'19.2828"N
 e. Longitude: 70°7'18.5952"W

FINDINGS and ADDITIONAL CONDITIONS

Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)

Town of Nantucket Wetlands Bylaw (Chapter 136)

Address: 86 Hummock Pond Road
 Assessor's Map and Parcel: 56-117
 Property Owner: Hummock Pond Realty Trust
 Applicant: Hummock Pond Realty Trust
 DEP File Number: SE48-2966
 Filing Date: April 7, 2017
 Date Hearing Closed: May 10, 2017
 Date Orders Issued: May 10, 2017
 Plan of Record Information: Proposed Site Plan, dated September 16, 2016, Final revision 5/5/17, and stamped by Alan M. Grady, P.L.S. and Donald F. Bracken, Jr. P.E.

Permit Overview:

This order permits the construction of a dwelling, driveway, drainage structures with associated grading, landscaping and utilities and restoration of buffer zone area within the buffer zone to Bordering Vegetated Wetlands. Waivers are required for this project.

Additional Findings:

1. The area falls outside mapped habitat areas and does not requires NHESP review.

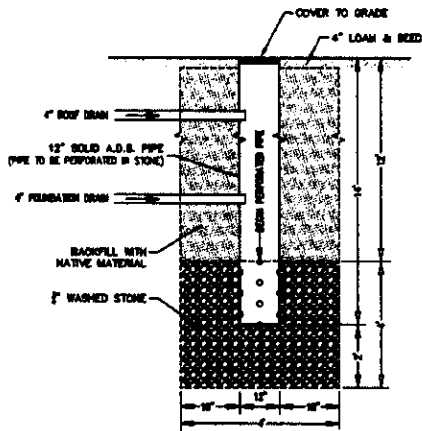
In addition to the General Conditions contained elsewhere in this document, the Commission includes the following Special Conditions pursuant to MGLCh131s40 and the Town of Nantucket Wetlands Protection Bylaw, Chapter 136:

18. All work shall be performed in accordance with the Site and Work Description contained within the Notice of Intent and plan notes set out on the plan of record, provided project narratives, waiver requests and protocols.
19. A report demonstrating percent cover of restored areas and condition of the planted trees and shrubs with photographs of the buffer area and resource areas are to be provided to the Commission at the beginning and end of each growing season for three years.
20. No cultivars shall be used within restoration areas.
21. Any invasive species found within the restoration areas shall be removed using best management practices.
22. Silt fence with haybales or similar shall be installed along the edge of work and shall be kept in good repair until all loose soil is stabilized.
23. Permanent markers shall be installed to mark the 25 foot buffer zone as no disturb areas.

WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS

Waivers are required to Section 3.02(B)(1) that projects which are not water dependent shall maintain at least a 25-foot natural undisturbed area adjacent to vegetated wetlands. Fifty percent (50%) of the area between the 25-foot buffer and the 50-foot buffer shall not be altered and that a two foot separation to groundwater from all structures. The Commission finds that the restoration of buffer zone shall provide a long term net benefit to the resource area. The Commission finds that the project as proposed will not have an

adverse impact to the resource area and that there are no reasonable alternatives that allow the project to proceed. Therefore the Commission grants a waiver under Section 1.03(F)(3)(a&c) of the Town of Nantucket Wetland Protection Regulations.

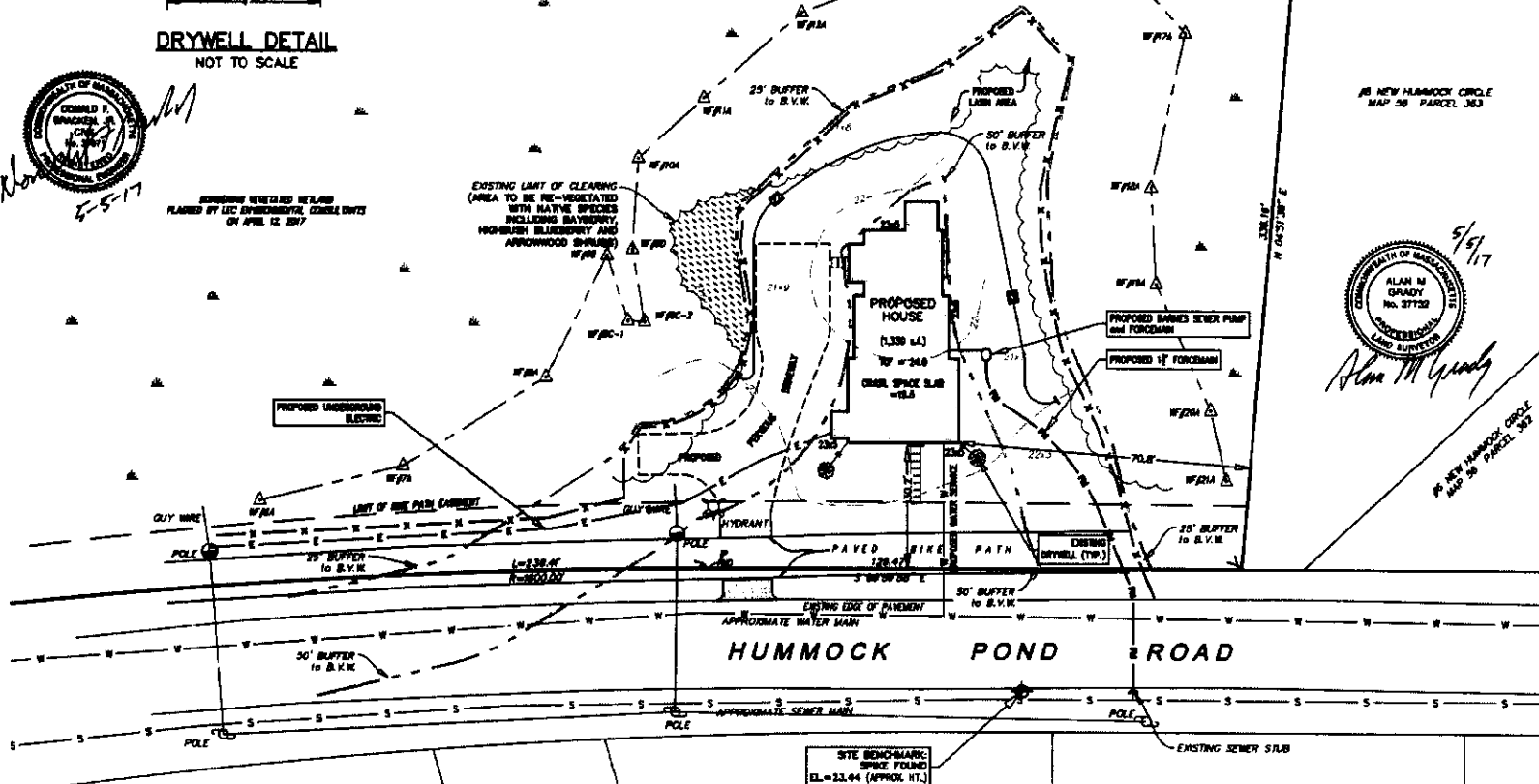


DRYWELL DETAIL
NOT TO SCALE

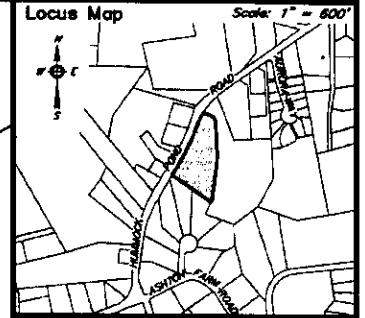


EXISTING NEIGHBORING WETLAND
PLANNED BY LIC. ENVIRONMENTAL CONSULTANTS
ON APRIL 12, 2017

**MAP 56
PARCEL 117**
3.5± ACRES
(RECORD AREA)



5/9/17
Alan M. Grady



Notes

- LOCUS: #86 HUMMOCK POND ROAD MAP 56 PARCEL 117
- OWNER: HUMMOCK POND REALTY TRUST c/o JAMES GEORGIADIS, trustee 17 OLD FARM ROAD DOVER, MA 02030
- DEED REF: Bk: 976 Pg: 108
- PLAN REF: Bk: 18 Pg: 134
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 08/09/2014.
- LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
- SEE APPROVED ORDER OF CONDITIONS MASS DEP File No. SE48-1973 and MAH-079 FOR FURTHER DETAILS.
- SEE PREVIOUSLY APPROVED PLANS PREPARED BY NANTUCKET SURVEYORS, LLC ENTITLED PROPOSED SEWAGE DISPOSAL SYSTEM FOR SITE and SOIL CONDITIONS.

| ZONE: | REQUIRED | PROPOSED |
|-----------------|-------------|------------------|
| R-20 | | |
| LOT AREA: | 20,000 s.f. | 3.5± Ac. |
| FRONTAGE: | 75' | 501.88' |
| FRONT YARD: | 30' | 30.2' |
| SIDE/REAR YARD: | 10' | 70.8' |
| GROUND COVER: | 12.5% (MAX) | 0.8% (3.39 s.f.) |

Prepared By:

40 HUMMOCK POND ROAD
BRACKEN BAY, MA 02548
Tel: 508.252.0070
Fax: 508.252.0063

10 OLD SOUTH ROAD
NANTUCKET, MA 02554
Tel: 508.252.0094
www.brackensurvey.com

**PROPOSED SITE PLAN
IN NANTUCKET, MASSACHUSETTS**

Prepared For:
HUMMOCK POND REALTY TRUST
#86 HUMMOCK POND ROAD
MAP 56 PARCEL 117



| No. | Date | Revision Description | By |
|-----|----------|---|-----|
| 1 | 5/9/17 | FOUND WETLAND DRY WELLS, WETLAND MARKING AND ELECTRIC LINES, EXTEND BILT FENCE. | DBS |
| 2 | 10/17/16 | REVISE DRYWELL DETAIL, ADD RE-VEGETATION AREA | DBS |

Date: SEPTEMBER 15, 2018
Drawn: RMM/ENC/MSJ
Checked: DBS/AMG
Sheet: 1 of 1

\\nas01\proj\2018\20180915\Hummock Pond Realty\01 Hummock Pond Realty\01 Hummock Pond Plan No. 161.dwg



Town of Nantucket Conservation Commission
Minor Modification Request Approval

DEP File Number
 SE48-2996
 Provided by DEP

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

A. General Information

From:

Nantucket Conservation Commission

To:

Applicant:

Property Owner (if different from applicant):

Alan O' Connor and Claire Farrell

Same As Applicant

Name
3A Rachel Drive

Name

Mailing Address

Mailing Address

Nantucket MA 02554

City/Town State Zip Code

City/Town State Zip Code

Project Location:

86 Hummock Pond Road

Nantucket

Street Address

City/Town

56

117

Assessors Map/Plat Number

Parcel /Lot Number

2. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Proposed Site Plan-revised building footprint

02/16/2018

Title

Date

Title

Date

Title

Date

4. Description of Minor Modification:

Modify previously approved footprint of 1330 s.f to new footprint 1372 s.f

3. Dates:

02/17/18

02/21/2018

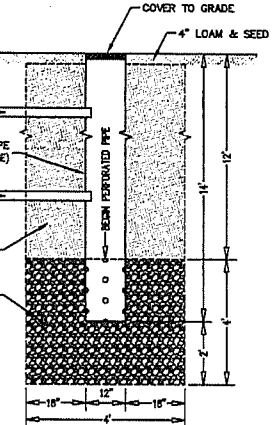
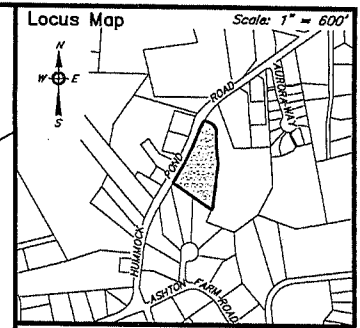
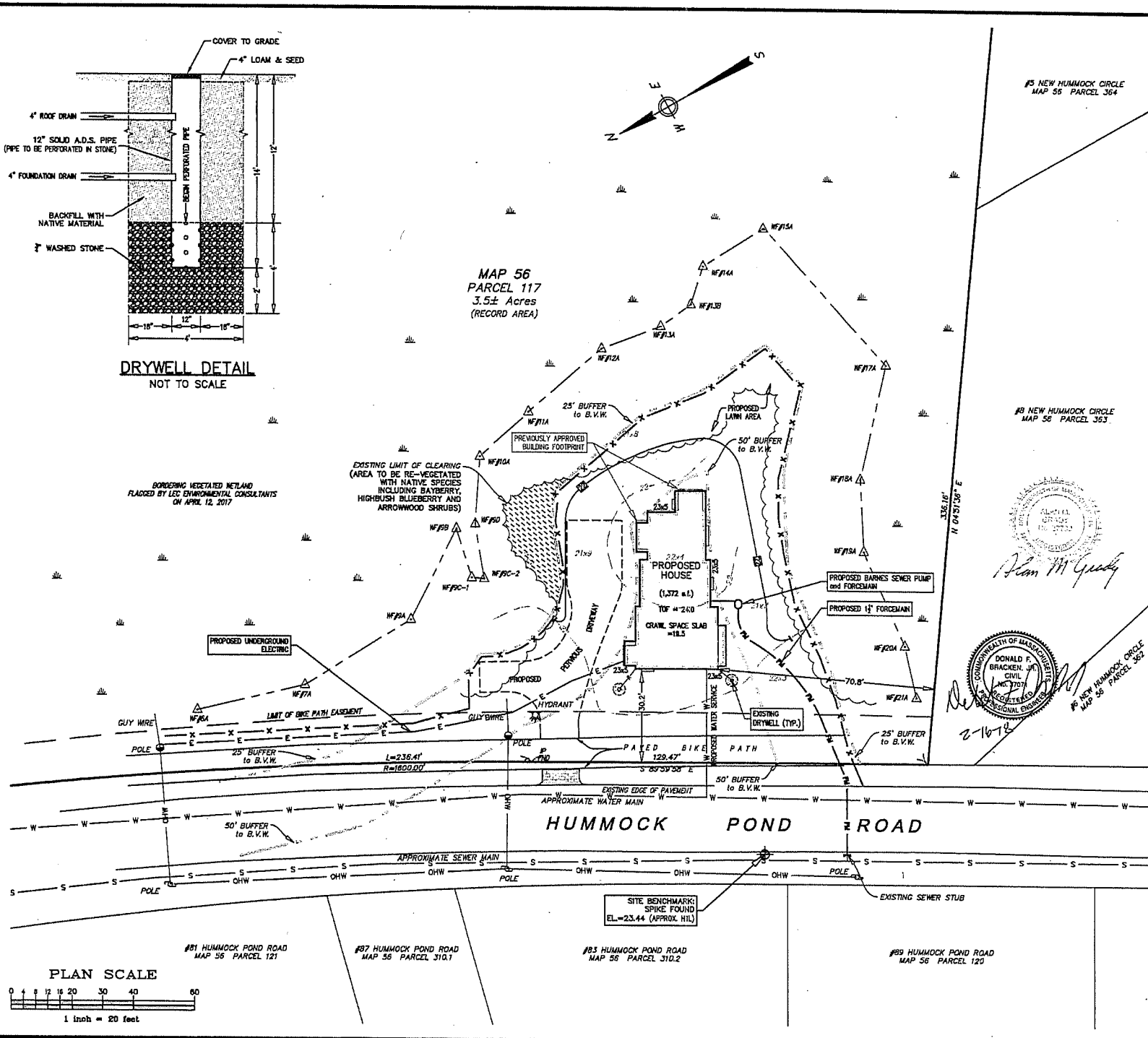
05/10/2017

Date Minor Modification Filed

Date of Approval

Order of Conditions Date of

***Note: The date of issuance for the Order of Conditions is 05/10/2017 and is not extended further by this minor modification.**

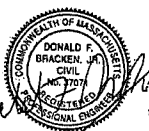


MAP 56
PARCEL 117
3.5± Acres
(RECORD AREA)

- Notes**
- LOCUS: #86 HUMMOCK POND ROAD MAP 56 PARCEL 117
 - OWNER: ALAN O'CONNOR & CLAIRE FARRELL
3A RACHEL DRIVE
NANTUCKET, MA 02554
 - DEED REF: Bk: 1585 Pg: 71
 - PLAN REF: Bk: 18 Pg: 134
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
 - LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
 - SEE APPROVED ORDER OF CONDITIONS MASS DEP File No. SE48-1975 and NAN-079 FOR FURTHER DETAILS.
 - SEE PREVIOUSLY APPROVED PLANS PREPARED BY NANTUCKET SURVEYORS, LLC ENTITLED PROPOSED SEWAGE DISPOSAL SYSTEM FOR SITE and SOIL CONDITIONS.
 - THIS PLAN IS FOR A MODIFICATION TO A PREVIOUSLY APPROVED ORDER OF CONDITIONS (PREVIOUSLY APPROVED IN RED). SEE MASS DEP File No. SE48-2986 FOR MORE DETAIL.



Alan M. Grady



ZONE: R-20

| | REQUIRED | PROPOSED |
|-----------------|-------------|--------------------|
| LOT AREA: | 20,000 s.f. | 3.5± Ac. |
| FRONTAGE: | 75' | 501.88' |
| FRONT YARD: | 30' | 30.2' |
| SIDE/REAR YARD: | 10' | 70.5' |
| GROUND COVER: | 12.5% (MAX) | 0.9% (1,372 sq ft) |

Prepared By:

BRACKEN ENGINEERING INC.

49 HERRING POND ROAD
BLIZZARDS BAY, MA 02552

18 OLD SOUTH ROAD
NANTUCKET, MA 02554

(Tel) 808.833.0970
(Fax) 808.833.2282

(Tel) 808.328.0044
(www.brackenginc.com)

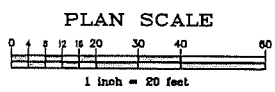
**PROPOSED SITE PLAN
IN NANTUCKET, MASSACHUSETTS**

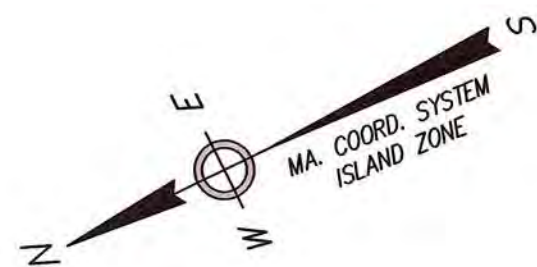
Prepared For:

ALAN O'CONNOR & CLAIRE FARRELL
#86 HUMMOCK POND ROAD
MAP 56 PARCEL 117

| No. | Date | Revision Description | By |
|-----|----------|---|-----|
| 3 | 2/16/18 | REVISE BUILDING FOOTPRINT | RAM |
| 2 | 5/5/17 | FOUND. GRADE, DRY WELLS, WETLAND NOTE | DFB |
| | | ADD ELECTRIC LINE, EXTEND SILT FENCE | RAM |
| 1 | 10/17/16 | REVISE DRYWELL DETAIL, ADD RE-VEGETATION AREA | RAM |

Date: SEPTEMBER 15, 2018
Drawn: RAM/ERC/BSJ
Checked: DFB/AWG
Sheet: 1 of 1



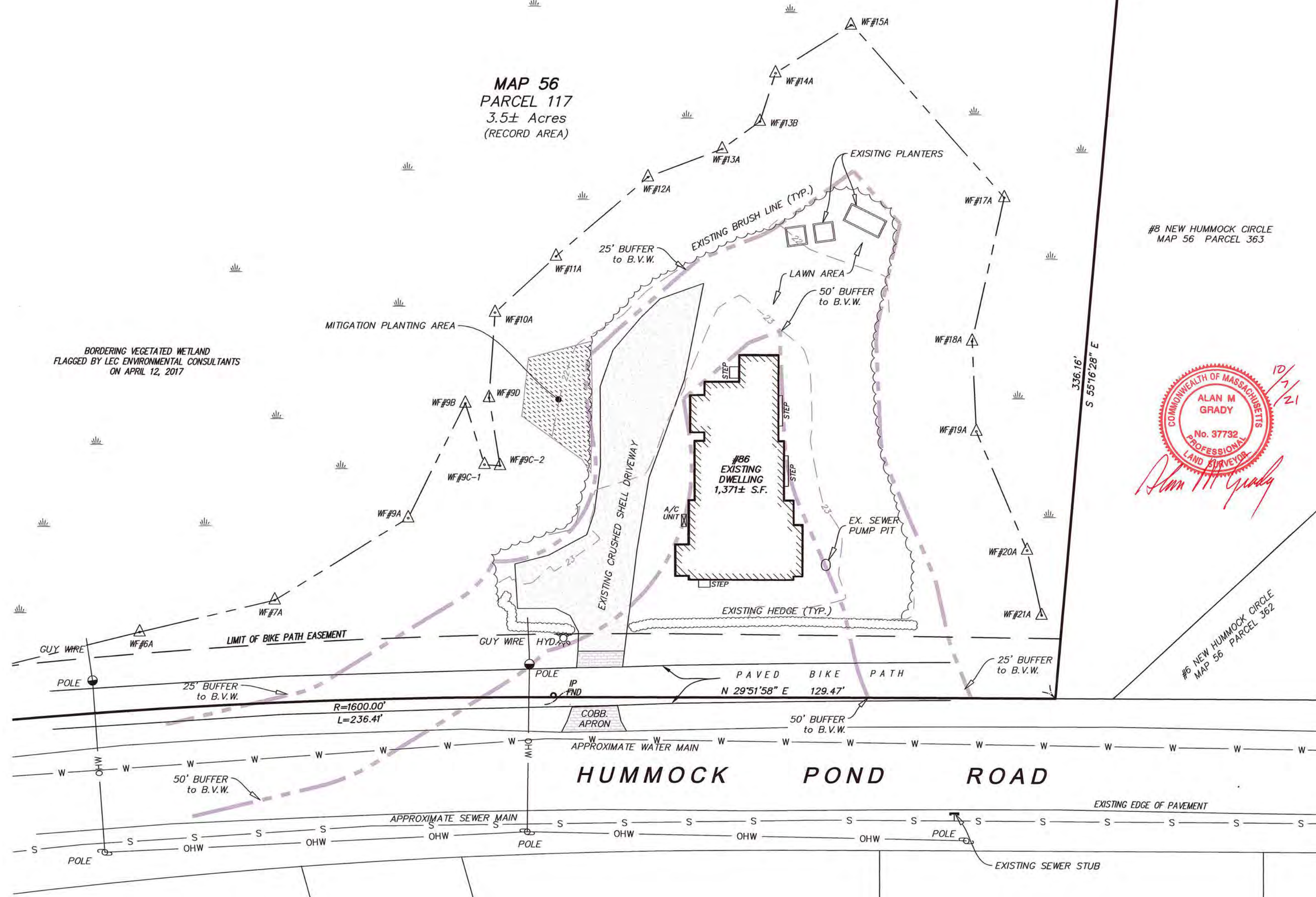
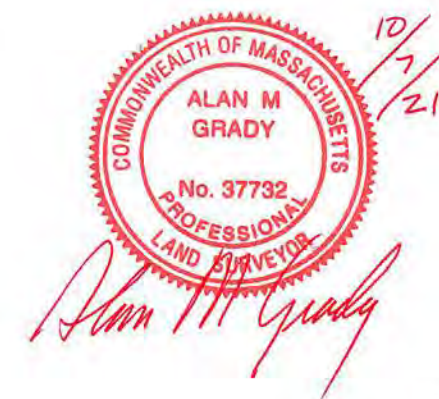


#5 NEW HUMMOCK CIRCLE
MAP 56 PARCEL 364

**MAP 56
PARCEL 117**
3.5± Acres
(RECORD AREA)

BORDERING VEGETATED WETLAND
FLAGGED BY LEC ENVIRONMENTAL CONSULTANTS
ON APRIL 12, 2017

#8 NEW HUMMOCK CIRCLE
MAP 56 PARCEL 363



HUMMOCK POND ROAD

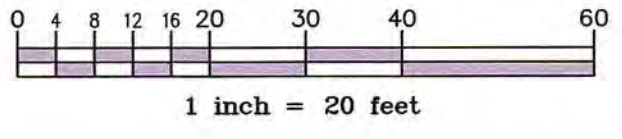
#81 HUMMOCK POND ROAD
MAP 56 PARCEL 121

#87 HUMMOCK POND ROAD
MAP 56 PARCEL 310.1

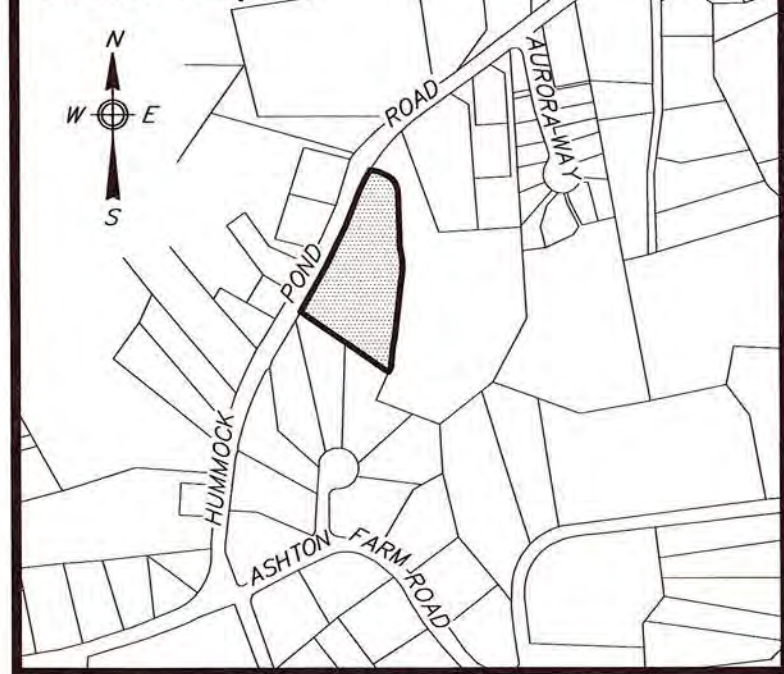
#83 HUMMOCK POND ROAD
MAP 56 PARCEL 310.2

#89 HUMMOCK POND ROAD
MAP 56 PARCEL 120

PLAN SCALE



Locus Map Scale: 1" = 600'



Notes

- LOCUS: #86 HUMMOCK POND ROAD
MAP 56 PARCEL 117
- OWNER: ALAN O'CONNOR & CLAIRE FARRELL
3A RACHEL DRIVE
NANTUCKET, MA 02554
- DEED REF: Bk: 1595 Pg: 71
- PLAN REF: Bk: 18 Pg: 134
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
- LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
- THIS PLAN IS TO ACCOMPANY ORDER OF CONDITIONS SE48-2966.

Prepared By:



49 HERRING POND ROAD BUZZARDS BAY, MA 02532
(tel) 508.833.0070 (fax) 508.833.2282
19 OLD SOUTH ROAD NANTUCKET, MA 02554
(tel) 508.325.0044 (fax) 508.325.0044
www.brackeneng.com

**CONSERVATION AS-BUILT PLAN
IN NANTUCKET, MA**

Prepared For:
ALAN O'CONNOR & CLAIRE FARRELL
#86 HUMMOCK POND ROAD
MAP 56 PARCEL 117

| No. | Date | Revision Description | By |
|-----|------|----------------------|----|
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |

Date: OCTOBER 7, 2021 Drawn: JPH/BEI Checked: DFB/AMG Sheet: 1 of 1