



SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346

P: 508-967-0673 F: 508-967-0674

CERTIFICATE OF COMPLIANCE REQUEST

SE48-2424

Coastal Bank Stabilization

**103 Eel Pint Road
Map 32 Parcel 6
Nantucket, Massachusetts**

Prepared for:

**Margaret T. Cunningham Qualified Personal Residence Trust
C/O Elizabeth Braudis
Foster Dykema Cabot & Co
101 Arch Street
Boston, MA 02110**

Prepared By:

**Site Design Engineering, LLC
11 Cushman Street
Middleboro, MA 02346**

November 3, 2021

SDE No.: 11141

WPA FORM 8A

SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674



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):

Margaret T. Cunningham Qualified Personal Residence Trust. C/O Elizabeth Braudis
Name

Foster Dykema Cabot & Co. 101 Arch Street
Mailing Address

Boston MA 02110
City/Town State Zip Code

Phone Number

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

Margaret T. Cunningham Qualified Personal Residence Trust. C/O Elizabeth Braudis
Applicant

May 30, 2018 SE48-2424
Dated DEP File Number

3. The project site is located at:

103 eel Point Road Nantucket
Street Address City/Town

32 6
Assessors Map/Plat Number Parcel/Lot Number

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

Soundview Realty Trust
Property Owner (if different)

Nantucket
County Book Page

15185
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the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.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>).

PROJECT NARRATIVE

SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674



SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

November 3, 2021

SDE No. 11141

Jeff Carlson
Nantucket Conservation Commission
2 Bathing Beach Road
Nantucket, MA 02554

**Subject: Request for Certificate of Compliance
103 Eel Point Road, Nantucket MA
Assessors Map 32, Parcel 6
DEP File No.: SE48-2424**

Dear Mr. Carlson:

The purpose of this letter is to request that the Conservation Commission (Commission) issue a Certificate of Compliance (COC) for the above referenced Order of Conditions (OOC). The OOC allowed the Applicant to construct an elevated walkway and a set of beach stairs down the face of the Coastal Bank. The work was approved under SE48-2424 issued on November 10, 2011. The work had been previously completed but has been superseded by work permitted under SE48-3076. A certificate of compliance was issued for SE48-3076 on November 6, 2019. Since the previous site work has been modified and completed under a subsequent OOC and a COC has been issued for that work, the Applicant respectfully requests that the Commission grant a COC for the above referenced OOC. A copy of the Existing Conditions Site Plan submitted as part of the SE48-3076 COC is attached.

If you have any questions, please feel free to call me at (508) 802-5832 or email me at (mrirts@sde-ldec.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'Mark Rits'.

Mark Rits
Site Design Engineering, LLC.

SITE PLANS

SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
NANTUCKET, MA 02554
310945-7054

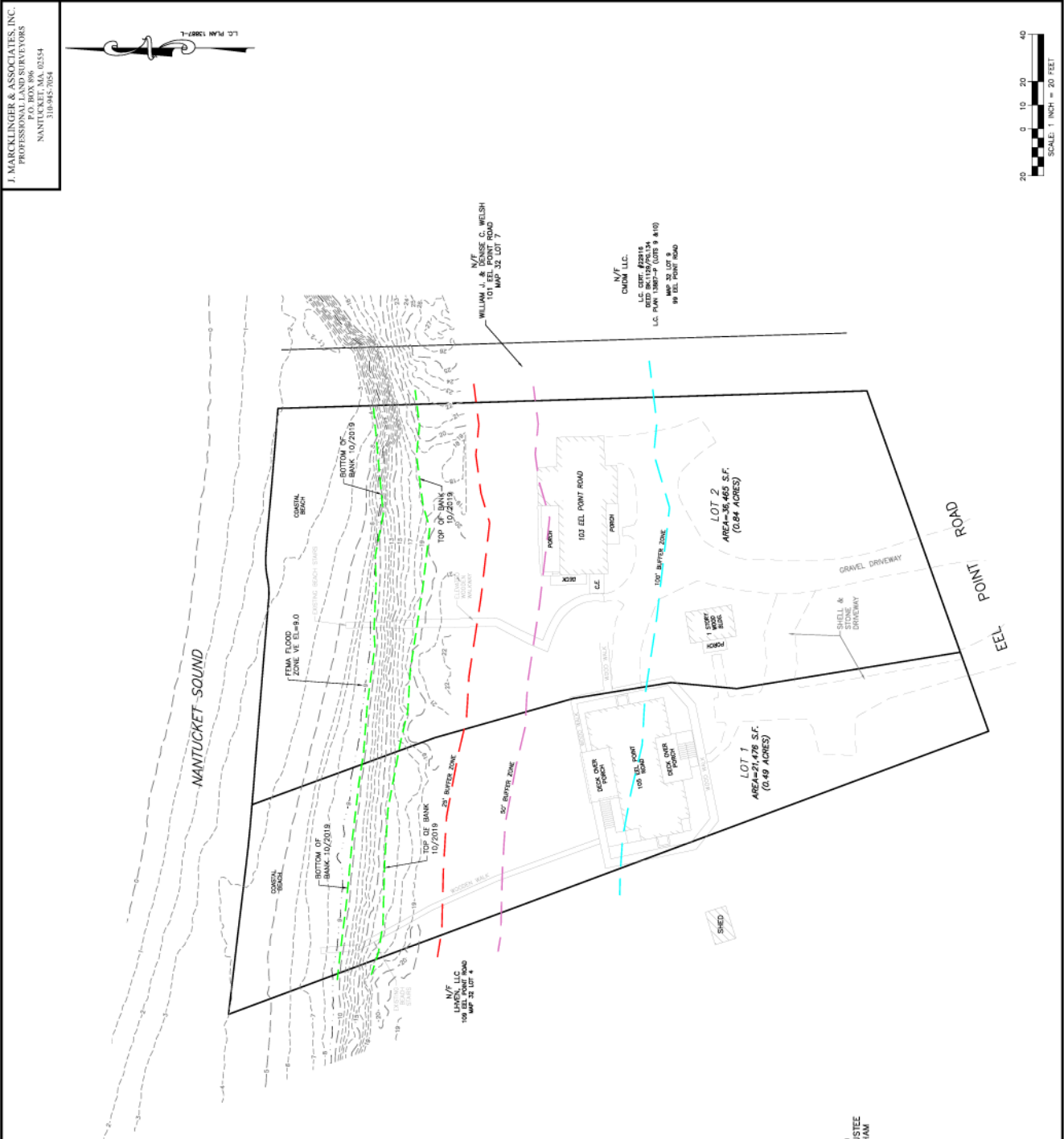
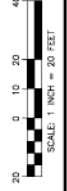
SITE DESIGN ENGINEERING, L.L.C.
11 CLYDEMAN STREET
MIDDLEBORO, MA 02746
T: 508-987-0873 F: 508-987-0874
WWW.SITEDESIGNENR.COM

NO.	DATE	DESCRIPTION	APPROVED

STATE OF MASSACHUSETTS
DEPARTMENT OF CONSERVATION
DIVISION OF PLANNING AND PERMITTING

EROSION CONTROL AS-BUILT PLAN
103 - 105 EEL POINT ROAD
NANTUCKET, MASSACHUSETTS
PREPARED FOR ELIZABETH BRAUNDS, TRUSTEE

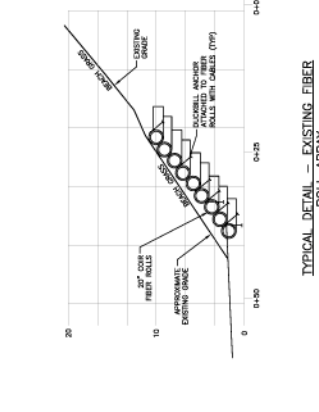
DRAWING TITLE:
AS-BUILT PLAN
SCALE: 1" = 10'
SHEET NO. **1 OF 1**



SITE LOCUS
NOT TO SCALE

GENERAL NOTES:

- EXISTING CONCEPTS AND DIMENSIONS WERE OBTAINED FROM RECORDS PLANS AND AN ON THE RECORDS.
- THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE VE (1), VE (2), VE (3), VE (4), VE (5), VE (6), VE (7), AND ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
- THE SITE IS LOCATED WITHIN THE NORMAL HEIGHT DRAINAGE SERVICES PROGRAM (NHSD) SERVICE AREA. THE NHSD SERVICE AREA IS SHOWN IN THE MASSACHUSETTS DIVISION OF FISHERY AND WILDLIFE.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF ACCURACY OR A GUARANTEE OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN ACCORDING TO CURRENT TOWN ASSASSORS RECORDS.



CURRENT OWNERS & APPLICANTS

MARGARET T. CUNNINGHAM AND
ELIZABETH BRAUNDS, TRUSTEE
OF THE EEL POINT ROAD TRUST
101 ARCH STREET, 18TH FLOOR
BOSTON, MA 02110

TITLE REFERENCES:
L.C. CERTIFICATE NO. 25779
L.C. CERTIFICATE NO. 25096 (LOT 56)

PLAN REFERENCES:
L.C. PLAN 13887-10 (LOT 56)
L.C. PLAN 13887-10 (LOT 57)
L.C. PLAN 13887-10 (LOT 58)
L.C. PLAN 13887-10 (LOT 59)
L.C. PLAN 13887-10 (LOT 60)
L.C. PLAN 13887-10 (LOT 61)
L.C. PLAN 13887-10 (LOT 62)
L.C. PLAN 13887-10 (LOT 63)
L.C. PLAN 13887-10 (LOT 64)
L.C. PLAN 13887-10 (LOT 65)
L.C. PLAN 13887-10 (LOT 66)
L.C. PLAN 13887-10 (LOT 67)
L.C. PLAN 13887-10 (LOT 68)
L.C. PLAN 13887-10 (LOT 69)
L.C. PLAN 13887-10 (LOT 70)
L.C. PLAN 13887-10 (LOT 71)
L.C. PLAN 13887-10 (LOT 72)
L.C. PLAN 13887-10 (LOT 73)
L.C. PLAN 13887-10 (LOT 74)
L.C. PLAN 13887-10 (LOT 75)
L.C. PLAN 13887-10 (LOT 76)
L.C. PLAN 13887-10 (LOT 77)
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L.C. PLAN 13887-10 (LOT 95)
L.C. PLAN 13887-10 (LOT 96)
L.C. PLAN 13887-10 (LOT 97)
L.C. PLAN 13887-10 (LOT 98)
L.C. PLAN 13887-10 (LOT 99)
L.C. PLAN 13887-10 (LOT 100)

FILING FEE INFORMATION

SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

RECORDED ORDER OF CONDITIONS

SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674



2011 00135401

Cert: 15185 Doc: OOC
Registered: 12/07/2011 12:26 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- 2424
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 Margaret b. Last Name Cunningham

c. Organization
103 Eel Point Road
d. Mailing Address
Nantucket e. City/Town MA f. State 02554 g. Zip Code

4. Property Owner (if different from applicant): SOUNDVIEW REALTY TRUST.
~~Same as applicant~~ GEORGE STEPHENS JR. TR.
a. First Name b. Last Name

c. Organization ELIZABETH BRAUDI'S TRUSTEE
101 ARON STREET, STE 1800
d. Mailing Address FOSTER, DYKE MA, CADET.
e. City/Town BOSTON f. State MA g. Zip Code 02110

5. Project Location:
a. Street Address 103 Eel Point Road b. City/Town Nantucket
c. Assessors Map/Plat Number 32 d. Parcel/Lot Number 6

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



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- 2424
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 15185
- a. County _____ b. Certificate Number (if registered land) _____
c. Book _____ d. Page _____
7. Dates: 10/7/2011 11/9/2011 11/10/2011
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):
Beach Access Site Plan
- a. Plan Title _____
Site Design Engineering, LLC Daniel C. Mulloy
b. Prepared By _____ c. Signed and Stamped by _____
10/7/2011 1"=20'
d. Final Revision Date _____ e. Scale _____
f. Additional Plan or Document Title _____ g. Date _____

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

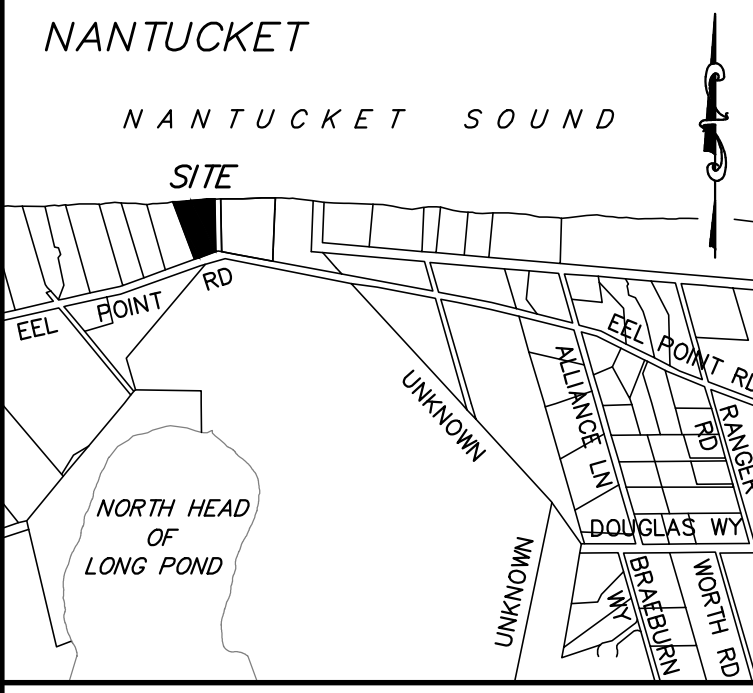
Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act).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



SITE LOCUS NOT TO SCALE

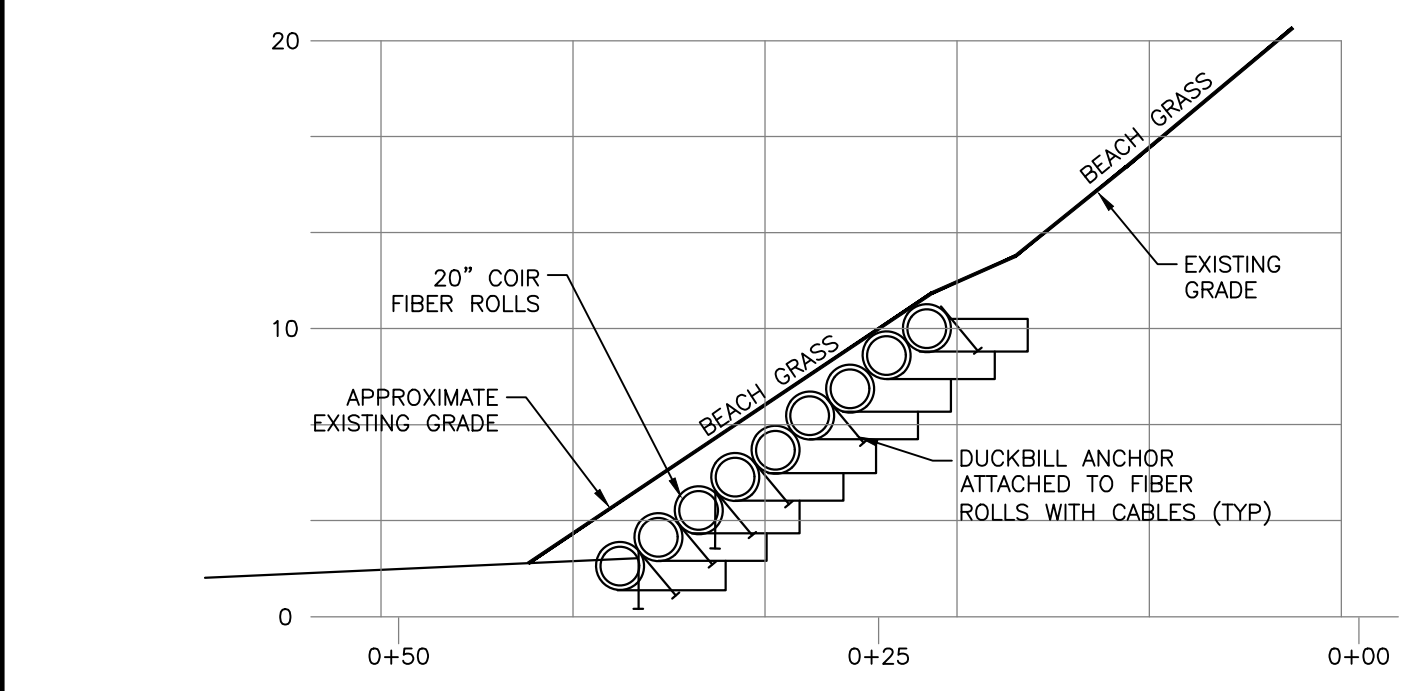
J. MARCKLINGER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 896
 NANTUCKET, MA. 02554
 310-945-7054

SITE DESIGN ENGINEERING, LLC.
 11 CUSHMAN STREET
 MIDDLEBORO, MA 02346
 T: 508-967-0673 F: 508-967-0674
 WWW.SITEDESIGNENG.COM



- GENERAL NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM RECORD PLANS AND AN ON THE GROUND SURVEY PERFORMED BY J. MARCKLINGER & ASSOCIATES SURVEYING.
 - THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE VE (EL. 9), ZONE AE (EL. 7) AND ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0066 G (EFFECTIVE DATE JUNE 9, 2014).
 - THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 14TH EDITION, EFFECTIVE AUGUST, 2017, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
 - THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON, THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

- LEGEND**
- PROPERTY LINE
 - TOPOGRAPHIC CONTOUR



TYPICAL DETAIL -- EXISTING FIBER ROLL ARRAY
 N.T.S.

CURRENT OWNERS & APPLICANTS

105 EEL POINT ROAD TRUST
 ELIZABETH A. BRAUDIS, TRUSTEE
 101 ARCH STREET, 18TH FLOOR
 BOSTON, MA 02110

MARGARET T. CUNNINGHAM AND
 MARGARET T. CUNNINGHAM, TRUSTEE
 OF THE MARGARET T. CUNNINGHAM
 QUALIFIED RESIDENCE TRUST
 101 ARCH STREET, 18TH FLOOR
 BOSTON, MA 02110

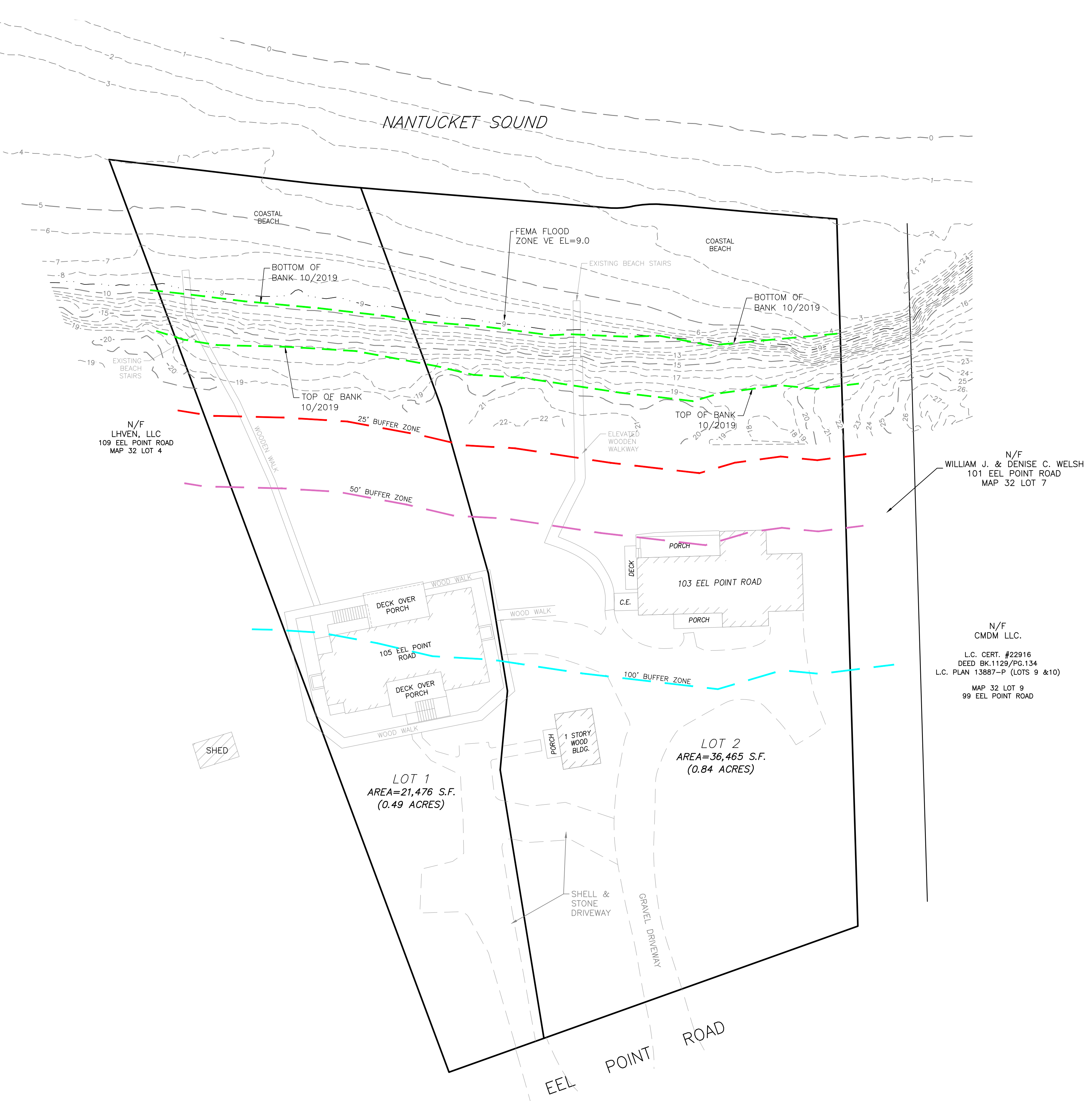
TITLE REFERENCES:
 L.C. CERTIFICATE NO. 21234 (LOT 18)
 ALSO SEE DOCUMENT NO. 143482 WHICH
 CONVEYS PART LOT 18 (BEING LOT 56)

L.C. CERTIFICATE NO. 25096 (LOT 58)

PLAN REFERENCES:
 L.C. PLAN 13887-R (LOT 18 MINUS LOT 56)
 L.C. PLAN 13887-9 (LOT 55)
 L.C. PLAN 13887-10 (LOT 58)

SITE LOCATION:
 105 EEL POINT ROAD
 NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
 MAP 32 LOT 5



NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: NOVEMBER 1, 2019

DRAWN BY: SKD/DCM DESIGN BY: DCM CHECK BY: DCM

PROJECT NO. 11141

ISSUED FOR: PERMITTING



EROSION CONTROL AS-BUILT PLAN

103 - 105 EEL POINT ROAD
 ASSESSOR'S MAP 32, PARCELS 5 & 6
 NANTUCKET, MASSACHUSETTS

PREPARED FOR ELIZABETH BRAUDIS, TRUSTEE

DRAWING TITLE:
AS-BUILT PLAN

SCALE: **1" = 10'**

SHEET NO.
1 of 1

