



March 3, 2022

Email/Overnight Delivery

Nantucket Conservation Commission
131 Pleasant Street
Nantucket, MA 02554

**Re: Minor Modification Request
 DEP File #SE48-3442
 36 Pocomo (14-79)
 Nantucket, Massachusetts**

[LEC File #: GarJ16-292.01]

Dear Members of the Commission:

On behalf of the Applicants, Peter and Jennifer Garran, LEC Environmental Consultants, Inc., (LEC) is submitting a Minor Modification Request to the Order of Conditions (DEP File #SE48-3442) issued on June 30, 2021, approving *the renovation of a single-family home, construction of additional new structures, removal of an existing garage, construction of retaining walls, and installation of a well with associated grading, landscaping and utilities* within the 100-foot Buffer to Vegetated Wetlands.

Approved work has not yet commenced.

The proposed modification includes a deck expansion (279± square feet) south of the dwelling as depicted on the *Site Plan to Accompany a Minor Modification*, prepared by Blackwell & Associates, Inc., dated March 2, 2022. The deck is intended to be installed this spring with the remaining work to follow. The deck overlaps with the existing lawn and occurs partially within the outer 100-foot Buffer Zone to the on-site Vegetated Wetlands.

Thank you for your consideration of this request. Please don't hesitate to contact me with any questions in advance of the March 10, 2022 Public Hearing.

Sincerely,

LEC Environmental Consultants, Inc.

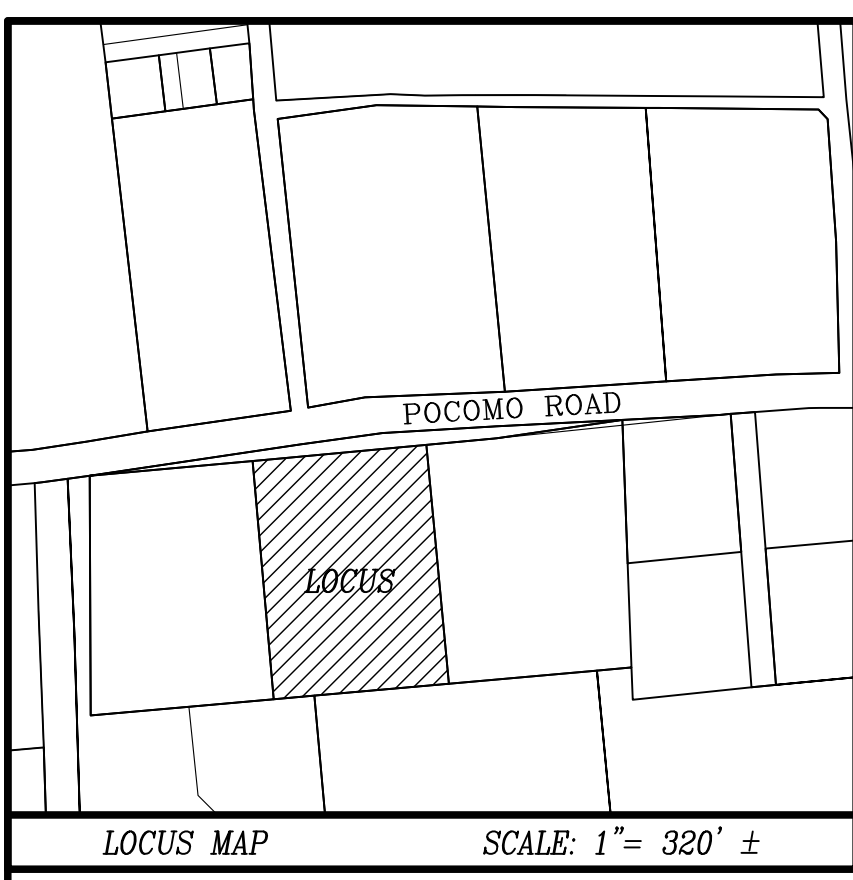
Brian T. Madden
Senior Wildlife/Wetland Scientist

Attachment

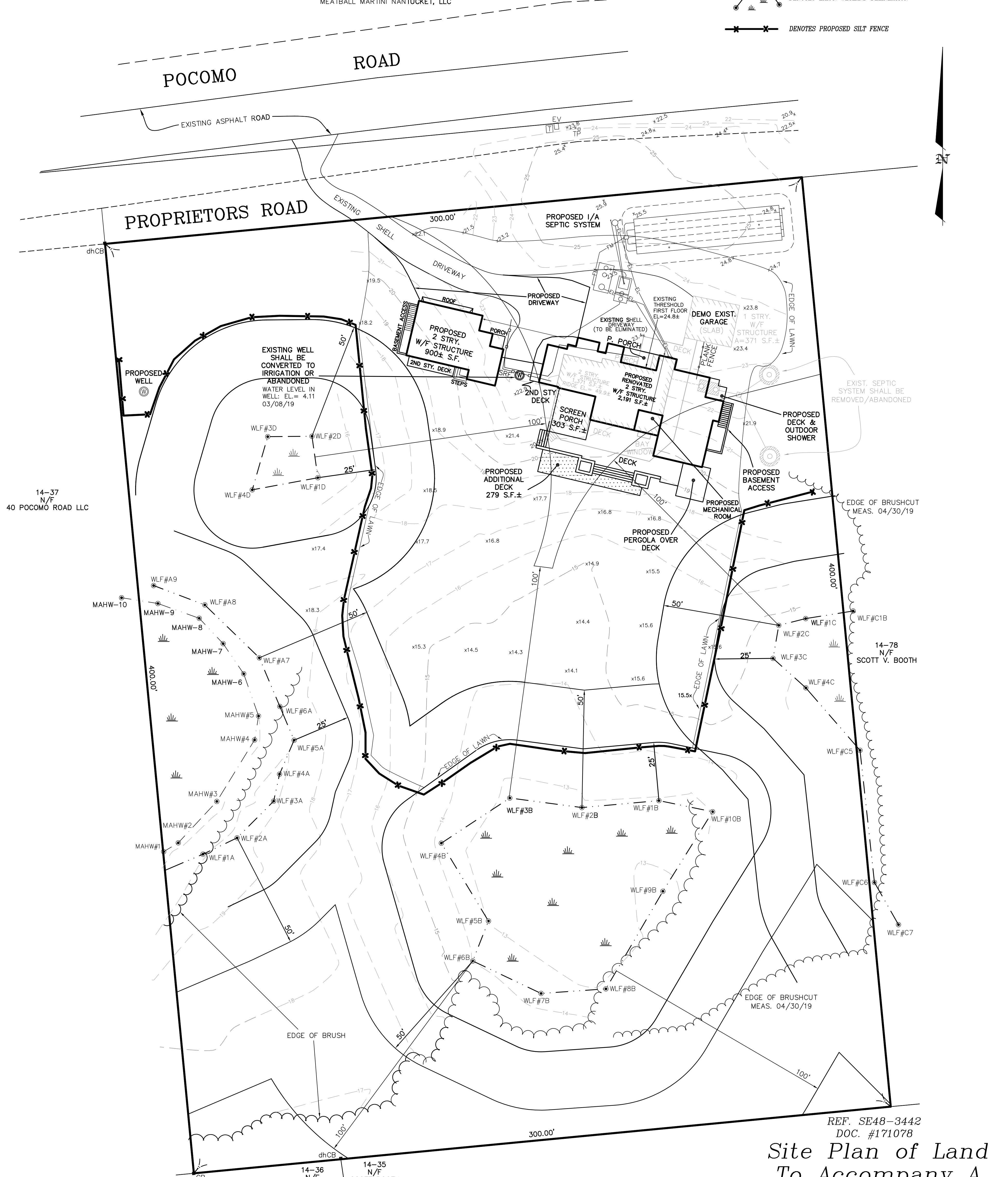
CURRENT ZONING CLASSIFICATION: Limited Use General 3 (L.U.G.-3)	EXISTING	PROPOSED
MINIMUM LOT SIZE: 120,000 S.F.	120,000 S.F.	120,000 S.F.
MINIMUM FRONTAGE: 200 FT.	SEE PLAN	SEE PLAN
FRONT YARD SETBACK: 35 FT.	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK: 20 FT.	SEE PLAN	SEE PLAN
GROUND COVER % : 3%	1.5%	2.8% ±

LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- CB ■ DENOTES CONCRETE BOUND FOUND
- ⊙ DENOTES EXIST. WELL
- ⌋ DENOTES EXIST. EDGE OF BRUSH
- 25 - - - DENOTES EXIST. GRADE CONTOUR
- +23.5 DENOTES EXIST. GRADE SPOT ELEVATION
- T DENOTES EXIST. ELECTRICAL TRANSFORMER
- EV □ DENOTES EXIST. ELECTRICAL VAULT
- TP □ DENOTES EXIST. TELECOMMUNICATIONS PEDESTALS
- WLF #4 DENOTES EXIST. WETLAND FLAG
- WLF DENOTES EXIST. WETLAND DELINEATION
- x--- DENOTES PROPOSED SILT FENCE



14-80 N/F MEATBALL MARTINI NANTUCKET, LLC



14-37 N/F 40 POCOMO ROAD LLC

14-78 N/F SCOTT V. BOOTH

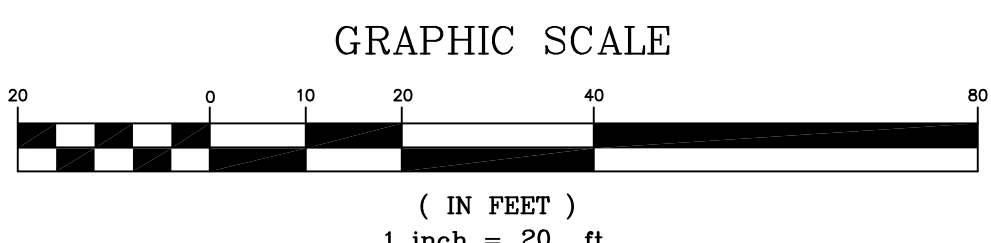
14-36 N/F SCOTT BOOTH

14-35 N/F SCOTT BOOTH

REF. SE48-3442 DOC. #171078

Site Plan of Land To Accompany A Minor Modification in Nantucket, Mass. Prepared for PETER LAWRENCE GARRAN JENNIFER WITTEKIND GARRAN Scale: 1" = 20' MARCH 02, 2022

OWNER INFORMATION
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN
Cert. #27260
L.C. PLAN 6283-H, LOT 11
ASSESSOR'S MAP 14, PARCEL 79
#36 POCOMO ROAD



BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026