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NS10715

March 2, 2022

Nantucket Conservation Commission  
131 Pleasant Street, 2<sup>nd</sup> Floor  
Nantucket, Massachusetts 02554

Re: Request for Extension of Order of Conditions SE48-3055  
Applicant: Nantucket Islands Land Bank  
48 South Cambridge Street, Map: 59.3 Parcel: 42  
Nantucket, MA 02554

Dear Commission Members,

Pursuant to 310 CMR 10.05 (8)(a) and Bylaw Section 136-4B, Nantucket Surveyors, LLC would like to request on behalf of the applicant, an additional three (3) year extension of Order of Conditions, SE48-3055. The Order of Conditions was issued on February 21, 2018 and is recorded in the Nantucket County Registry of Deeds in L.C. Doc. #158164. The Order of Conditions was due to expire on February 21, 2021, however due to the Massachusetts State of Emergency Covid-19 Order No. 42, the expiration date has been tolled until May 29, 2022. The applicant seeks an additional three (3) year extension to May 29, 2025.

Work permitted is as indicated on the Orders attached hereto.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to call our office.

Respectfully,  
Nantucket Surveyors, LLC

A handwritten signature in blue ink, appearing to read 'Paul J. Santos', is written over the typed name.

Paul J. Santos, PLS

Enclosures

- One (1) filing fee to the Town of Nantucket for \$25.00

Cc: Nantucket Islands Land Bank

Office located at 5 Windy Way • Nantucket, MA 02554

Land Surveying • Topographic Surveys • Civil Engineering • Construction • Marine • Environmental Permitting



2018 00158164  
Cert: 25722 Doc: OOC  
Registered: 04/04/2018 10:18 AM



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:  
SE48-3055  
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 Nantucket Islands Land Bank b. Last Name \_\_\_\_\_  
c. Organization 22 Broad Street  
d. Mailing Address Nantucket e. City/Town MA f. State 02554 g. Zip Code  
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:

48 South Cambridge Street a. Street Address Nantucket b. City/Town  
59.3 c. Assessors Map/Plat Number 42 d. Parcel/Lot Number  
Latitude and Longitude, if known: 41.272833 d. Latitude -70.185363 e. Longitude

**FINDINGS and ADDITIONAL CONDITIONS**  
**Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)**  
**Town of Nantucket Wetlands Bylaw (Chapter 136)**

**Address:** 48 South Cambridge Street  
**Assessor's Map and Parcel:** 59.3-42  
**Property Owner:** Nantucket Islands Land Bank  
**Applicant:** Nantucket Islands Land Bank  
**DEP File Number:** SE48-3055  
**Filing Date:** February 1, 2018  
**Date Hearing Closed:** February 21, 2018  
**Date Orders Issued:** February 21, 2018  
**Plan of Record Information:** Site Plan to Accompany a Notice of Intent, dated February 2, 2018 and stamped by Paul J. Santos, P.L.S. and Dale Mackinnon, P.E.

**Permit Overview:**

This order permits the construction of an elevated walkway and dock for public access and use with associated grading, landscaping and utilities within the buffer zone to Bordering Vegetated Wetlands, Salt Marsh Long Pond and within Land Subject to Coastal Storm Flowage. Waivers are not required for this project.

**Additional Findings:**

1. The project area falls inside mapped habitat areas and required NHESP review.
2. The project as proposed required review by the Division of Marine Fisheries.

**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, and protocols.
19. The dock area over Salt Marsh shall maintain a 1:1 ratio of height off the Salt Marsh to the width of the decking measured from the lowest horizontal support.
20. All wooden decking is required to have a minimum of 3/4" between boards or fiber grate decking is allowed by this Order.

**WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS**  
 Waivers are not required for the project as proposed.