

MAIN OFFICE:

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

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

August 5, 2022

FedEx Delivery and Electronically

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

**Re: Minor Modification of SE48-3536
41 Monomoy Road – Map 54, Parcel 79.1
Nantucket, Massachusetts**

Dear Members of the Commission:

On behalf of the Applicant, please accept this letter as a request for a Minor Modification to the above referenced Order of Conditions issued on 5/3/22. A Site Plan has been prepared showing the proposed modifications.

The following changes are proposed:

- The property lines have been reconfigured;
- Entire site development has been shifted South Easterly by 9’;
- The limit of work within the 50’ buffer remains the same.

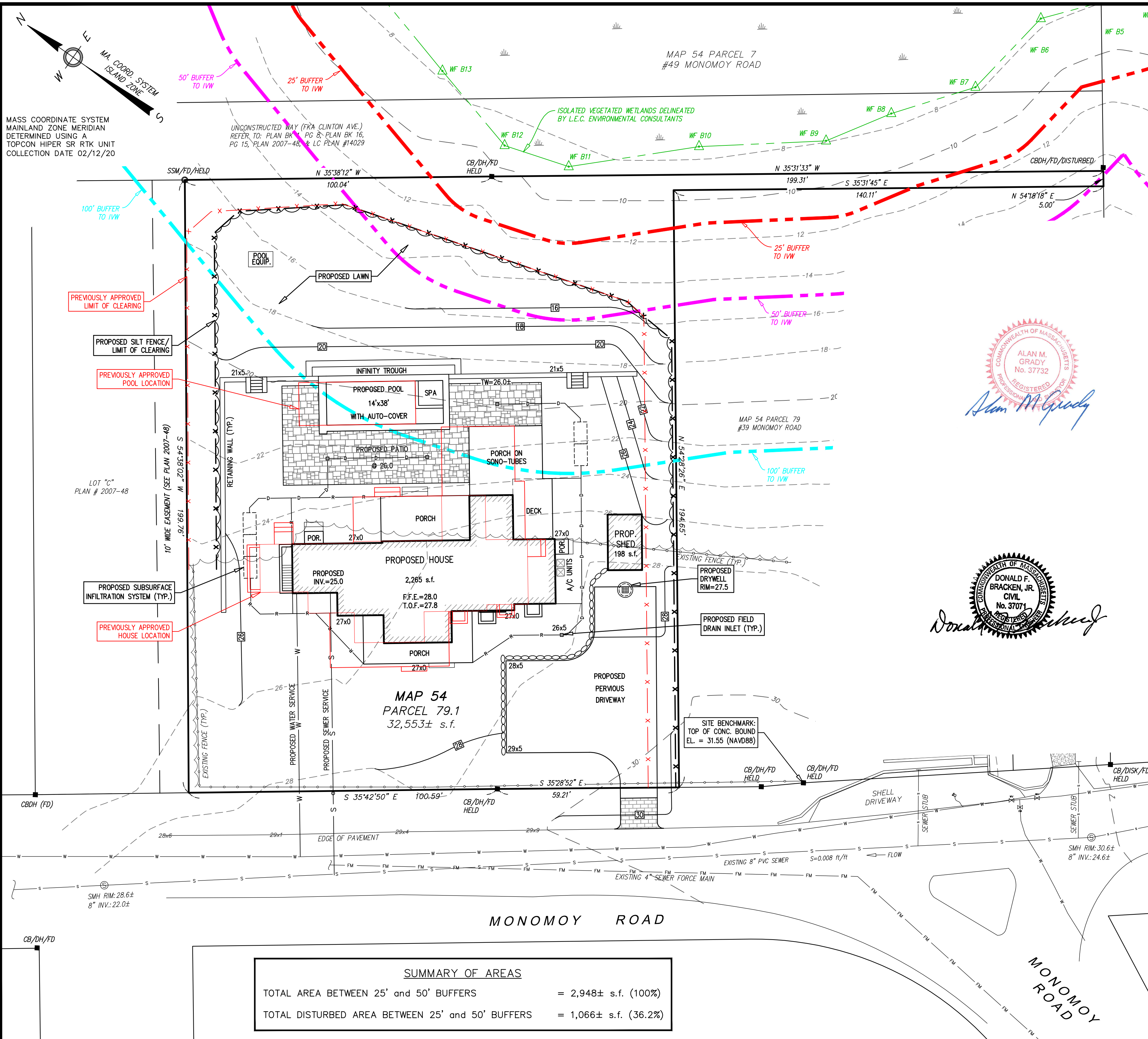
Should you have any questions or require additional information in advance of the August 11th public hearing, please do not hesitate to contact me at 508-325-0044 or don@brackeneng.com.

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. PE
President



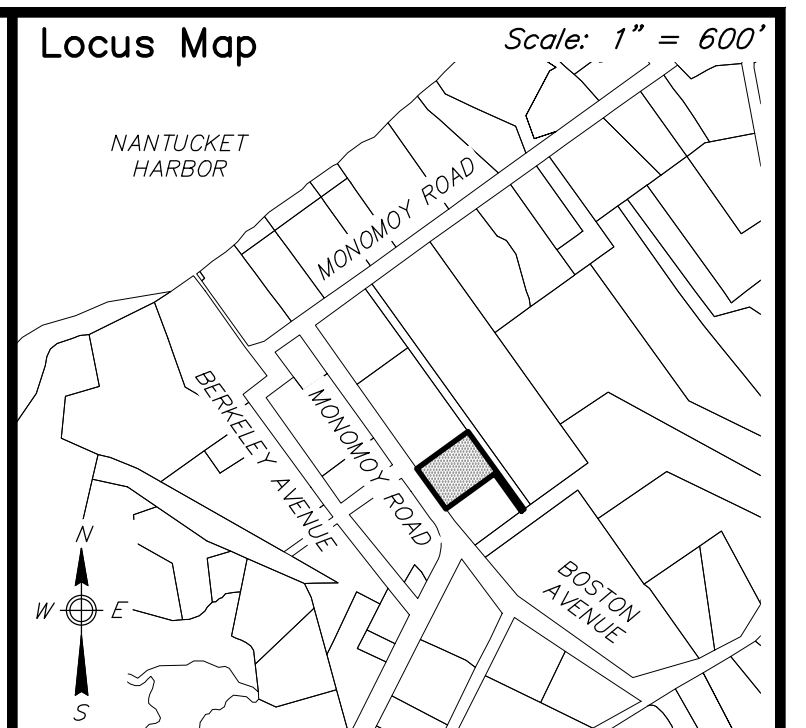
MASS COORDINATE SYSTEM
MAINLAND ZONE MERIDIAN
DETERMINED USING A
TOPCON HIPER SR RTK UNIT
COLLECTION DATE 02/12/20

UNCONSTRUCTED WAY (FKA CLINTON AVE.)
REFER TO: PLAN BK PG 8, PLAN BK 16,
PG 15, PLAN 2007-48, & LC PLAN #14029

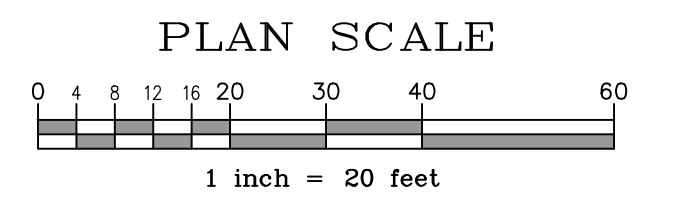
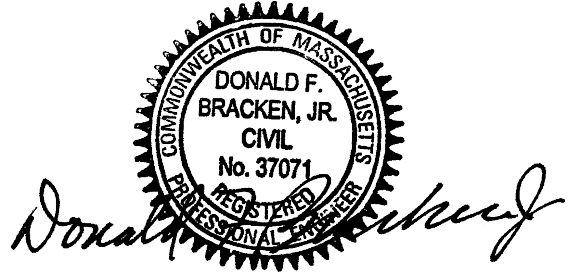
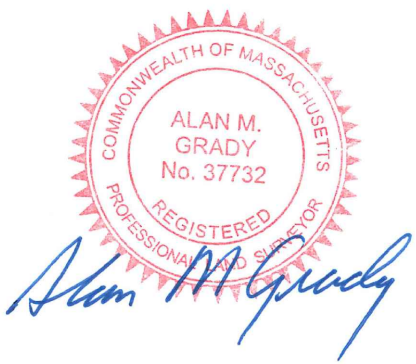
MAP 54 PARCEL 7
#49 MONOMOY ROAD

MAP 54
PARCEL 79.1
32,553± s.f.

SUMMARY OF AREAS	
TOTAL AREA BETWEEN 25' and 50' BUFFERS	= 2,948± s.f. (100%)
TOTAL DISTURBED AREA BETWEEN 25' and 50' BUFFERS	= 1,066± s.f. (36.2%)



- Notes**
- LOCUS: #41 MONOMOY ROAD
MAP 54 PARCEL 79.1
 - OWNERS: 41 MONOMOY ROAD LLC
18 COREY LANE
READING, MA 01867
 - DEED REF: Cert. #28809
Bk: 1892 Pg: 324
 - PLAN REF: L.C. PLAN 16289-E (LOT B)
PLAN NO.: 2022-15 (PARCEL A)
 - SEE PLAN OF LAND OWNED BY 39 MONOMOY ROAD LLC
AND 41 MONOMOY ROAD LLC DATED MAY 26, 2022,
ENDORSED ON JUNE 13, 2022.
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD
HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE
RATE MAP No. 25019C-0089-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 ORDER OF CONDITIONS DEP FILE #SE48-3536 FOR
MORE INFORMATION. PREVIOUSLY APPROVED STRUCTURE
LOCATIONS ARE SHOWN IN RED.



Prepared By:
BRACKEN ENGINEERING, INC.
 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 (www.brackeneng.com)

CONSERVATION SITE PLAN
IN NANTUCKET, MASSACHUSETTS
 Prepared For:
41 MONOMOY ROAD LLC
 #41 MONOMOY ROAD
 MAP 54 PARCEL 79.1

No.	Date	Revision Description	By
1	8/5/22	UPDATE LOT LINES & SHIFT SITE DEVELOPMENT	RMM

Date: APRIL 13, 2022 Drawn: RMM/BEI Checked: DFB/AMG Sheet: 1 of 1