



January 26, 2023

**Email/FedEx Delivery**

Nantucket Conservation Commission  
131 Pleasant Street  
Nantucket, MA 02554

**Re:    Minor Modification Request  
      DEP File #SE48-3479  
      6 Sandy Drive (29-76)  
      Nantucket, Massachusetts**

[LEC File #: BrEI\21-419.01]

Dear Members of the Commission:

On behalf of the Applicant, Sandy ACK, LLC, LEC Environmental Consultants, Inc., (LEC) is submitting this Minor Modification Request to the Order of Conditions (DEP File #SE 48-3479), issued on December 8, 2021, permitting *the elevating of an existing structure, additions, hardscaping, and restoration of buffer zone with associated grading, landscaping, and utilities within Land Subject to Coastal Storm Flowage and the buffer zone to a Bordering Vegetated Wetland*. Waivers were issued for the project that provides a long-term net benefit by increasing wetland-structure setbacks, removing structure within the 25-foot Buffer Zone, reducing structure within the 50-foot Buffer Zone, and reconstructing the dwelling on a Flood Zone compliant pier-supported foundation.

Following HDC approval, final updates, as depicted on the *Conservation Site Plan*, prepared by Bracken Engineering, Inc., revised January 26, 2023, include:

- Removing all structural components within the 25-foot Buffer Zone by shifting the back stairs/porch entry inset into the dwelling;
- Reducing the northerly (front) addition from 658± s.f. to 492± s.f. with reconfiguration outside of the 50-foot Buffer Zone;
- Realigning the proposed and existing dwelling footprints and reconstructing the dwelling on a new pier foundation;
- Minor modifications to the front & side porch/steps;
- Removing the outdoor shower; and
- Reconfiguring the dry laid stone patio (outside of 25-foot Buffer Zone).

No modifications to the 940± square foot Restoration Area are proposed. To reiterate, the Restoration Area revegetates existing lawn, patio, structural footprints within the 25-foot Buffer Zone.

As revised, the project provides a 159± square foot structural reduction within the 50-foot Buffer Zone.

<b>LEC Environmental Consultants, Inc.</b>					<b><a href="http://www.lectenvironmental.com">www.lectenvironmental.com</a></b>
12 Resnik Road Suite 1 Plymouth, MA 02360 508.746.9491	380 Lowell Street Suite 101 Wakefield, MA 01880 781.245.2500	100 Grove Street Suite 302 Worcester, MA 01605 508.753.3077	P.O. Box 590 Rindge, NH 03461 603.899.6726	680 Warren Avenue Suite 3 East Providence, RI 02914 401.685.3109	
<b>PLYMOUTH, MA</b>	<b>WAKEFIELD, MA</b>	<b>WORCESTER, MA</b>	<b>RINDGE, NH</b>	<b>EAST PROVIDENCE, RI</b>	



In summary, the project results in a significant long-term net benefit/improvement to the Resource Areas and will significantly improve floodplain interests and better protect the interests associated with the BVW, including but not limited to flood control, storm damage prevention, erosion control, prevention of pollution, wildlife, and wetland scenic views.

Thank you for your consideration of the Minor Modification Request. If you should have any questions or require additional information prior to the February 2, 2023 Public Hearing, please do not hesitate to contact me.

Sincerely,

**LEC Environmental Consultants, Inc.**

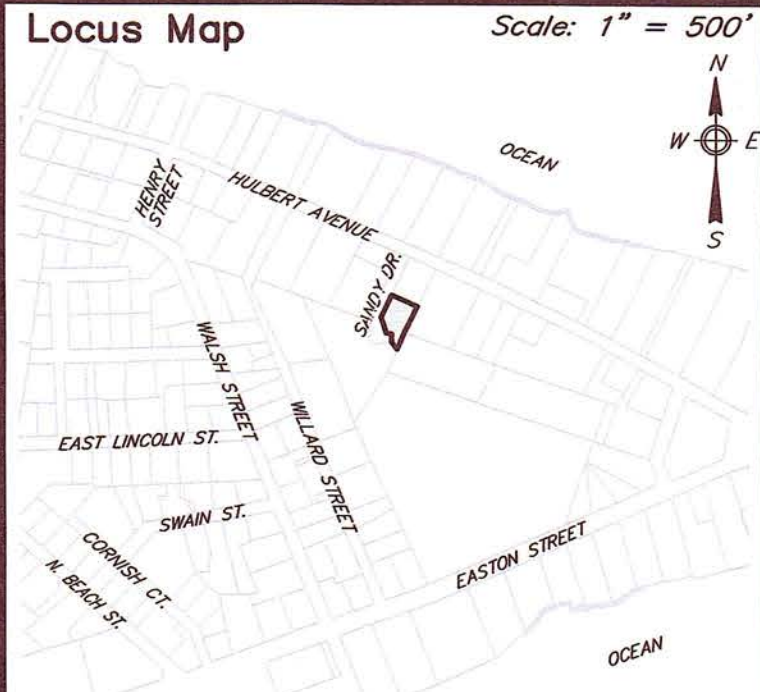
A handwritten signature in black ink, appearing to read "Brian T. Madden".

Brian T. Madden  
Senior Wildlife/Wetland Scientist

Attachments

MASS COORDINATE SYSTEM  
ISLAND ZONE MERIDIAN  
DETERMINED USING A  
TOPCON HIPER SR GPS RTK  
UNIT COLLECTION DATE  
03/07/2019

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- Notes**
- LOCUS: #6 SANDY DRIVE  
MAP 29 PARCEL 76
  - OWNER: SANDY ACK, LLC  
10 DEER PARK COURT  
GREENWICH, CT 06830
  - DEED REF: Cert. #28487
  - PLAN REF: L.C. Plan 15126-D (LOT 9)  
L.C. Plan 4291-E (LOT 7)
  - LOCUS FALLS WITHIN SPECIAL FLOOD  
HAZARD ZONE, "AE" (el. 9) AS SHOWN ON  
FEMA FLOOD INSURANCE RATE MAP No.  
25019C-0086-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  
#SE48-3479 FOR MORE INFORMATION.  
PREVIOUSLY APPROVED STRUCTURE  
LOCATIONS SHOWN IN RED.

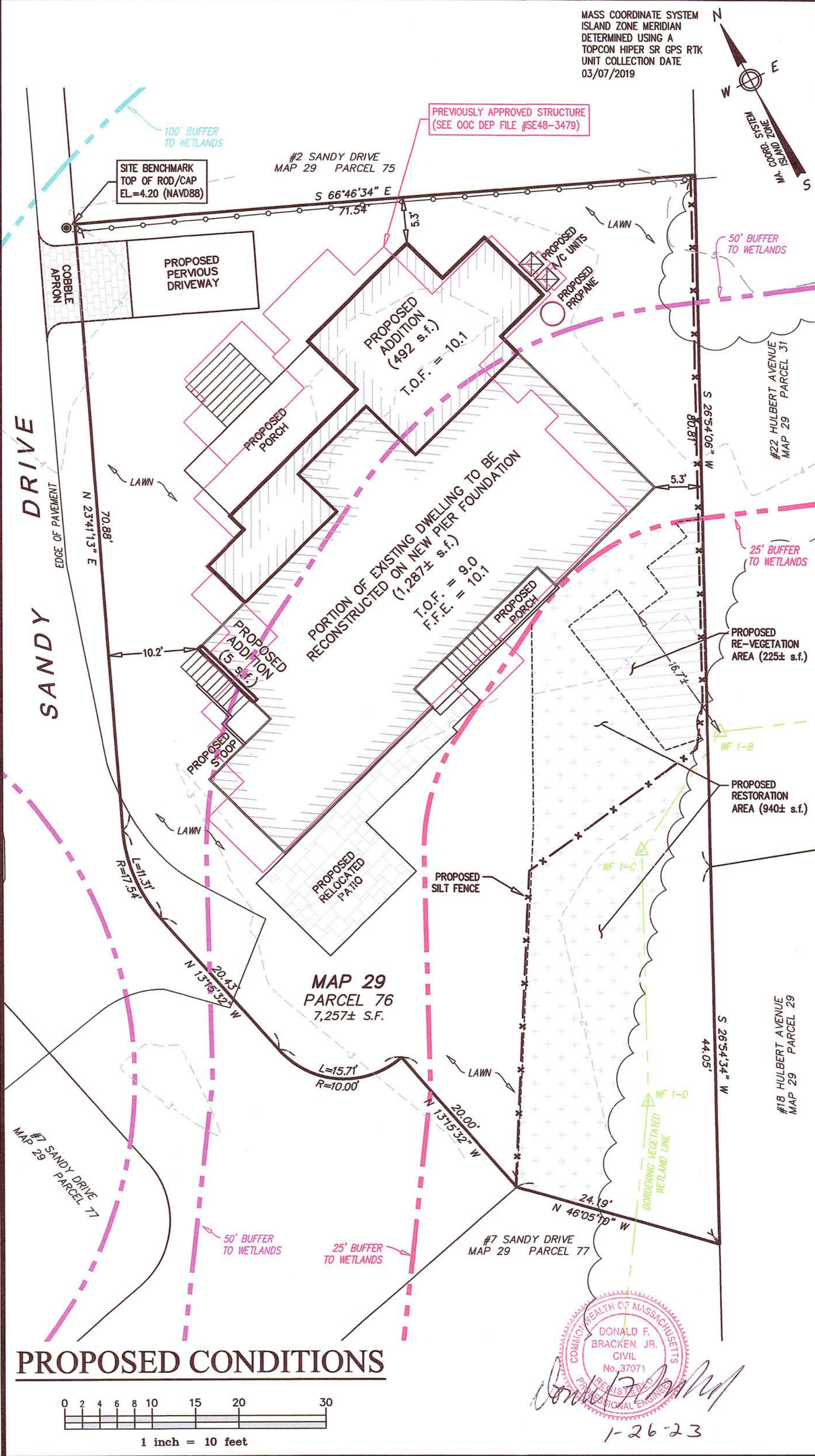
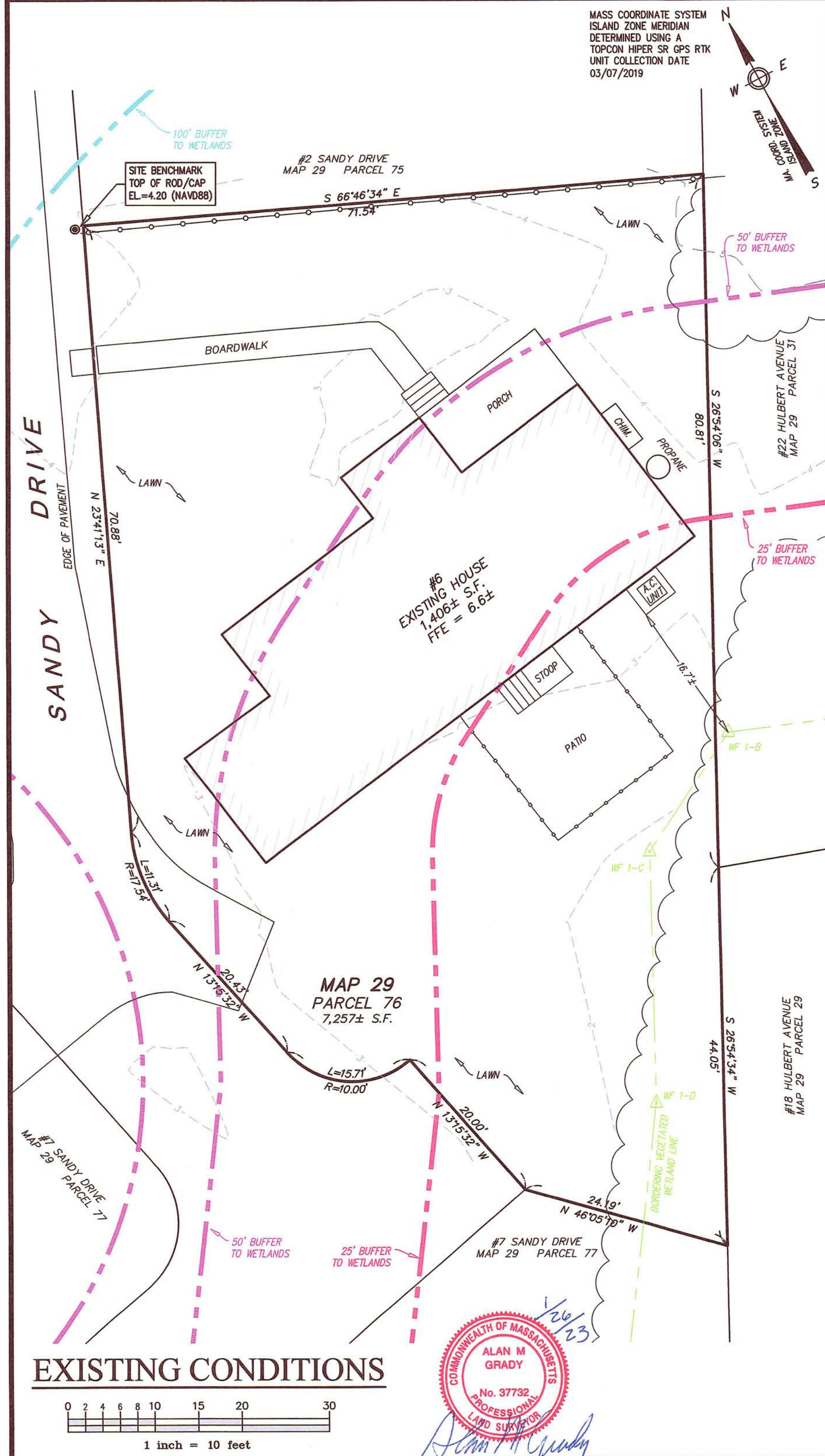
ZONE: R-1	
REQUIRED	PROPOSED
LOT AREA: 5,000 s.f.	7,257± s.f.
FRONTAGE: 50'	138.33'
FRONT YARD: 10'	10.2'
SIDE/REAR YARD: 5'	5.3'
GROUND COVER: 30% (MAX)	24.6%
	(2,177 s.f.)
	(1,784 s.f.)

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:  
**SANDY ACK, LLC**  
#6 SANDY DRIVE  
MAP 29 PARCEL 76

No.	Date	Revision Description	By
2	1/26/23	REVISE HOUSE LAYOUT & LOCATION	RMM
1	11/10/21	REVISE PATIO and RE-VEGETATION AREAS	RMM

Date: OCTOBER 12, 2021 Drawn: RMM/BEI Checked: DFB/AMG Sheet: 1 of 1



1/26/23  
ALAN M GRADY  
No. 37732  
PROFESSIONAL  
LAND SURVEYOR  
COMMONWEALTH OF MASSACHUSETTS

1-26-23  
DONALD F. BRACKEN JR.  
CIVIL  
No. 37071  
PROFESSIONAL ENGINEER  
COMMONWEALTH OF MASSACHUSETTS