



SITE DESIGN ENGINEERING, LLC.

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March 3, 2023

SDE No. 22007

Ashley Erisman
Chair – Nantucket Conservation Commission
Natural Resource Director
131 Pleasant Street 2nd Floor
Nantucket, MA 02554

**Subject: Supplemental Information for Notice of Intent Application
SE48-3620
15 Laretta Lane
Nantucket, Massachusetts
Tax Map 14, Parcel 10.1**

Dear Ms. Erisman:

The Purpose of this letter is to provide supplemental information for the above referenced Notice of Intent (NOI) application. Based on comments received during the February 16, 2023 public hearing, the Applicant is providing additional details about the proposed structural footprint within resource areas as well as a description of the proposed construction sequence.

Structural Footprint

Existing

The existing structure includes a total of 1,232 square feet of structural footprint inside the 50-foot Coastal Bank buffer zone. 151 square feet of which is inside the 25-foot Coastal Bank buffer zone.

Proposed

The proposed structure will include 1,232 square feet of structural footprint inside the 50-foot Coastal Bank buffer zone. A total of 0 square feet will be located within the 25-foot Coastal Bank buffer zone.

The structural footprint within the 50-foot Coastal Bank buffer zone will be the same as the current structure. However, but all structural footprint will be pulled out of the 25-foot Coastal Bank buffer Zone.

The Applicant is also proposing an additional 449 square feet of structural footprint which will be located entirely outside of the 50-foot buffer zone.

Construction Sequencing

The Subject Property has a limited amount of upland area therefore the demolition and construction sequencing will be coordinated so as to minimize potential adverse impacts to adjacent resource areas. Work will be performed using the smallest equipment capable of doing the work. All equipment and materials will be staged in the existing driveway and parking area. Daily checks of the Subject Property as

well as the adjacent beach and wetlands will be performed to locate any construction debris. If located, debris will be collected, removed, and disposed of properly.

Demolition

A roll-off container will be placed in the existing driveway/parking area. An excavator and hand-held equipment will be used to demolish the existing structure. Debris will be placed in the roll-off container. When full, the container will be removed from the Subject Property and replaced as necessary to contain additional debris.

Construction

A small excavator will be used for the foundation excavation. All equipment and trucks required for foundation installation will be limited to the existing driveway and parking area. Upon completion of foundation construction, all building construction will be performed using small mechanical equipment and hand-held tools. All building materials and equipment will be staged in the existing driveway/parking area.

The Proposed Project has been modified to minimize impacts to eliminate structural footprint from within the 25-foot buffer zone. The Proposed Project requires waivers under the Bylaw. A detailed waiver request section was provided in the NOI application. The Applicant feels that the proposed modifications will result in a net benefit to the resource areas and associated buffer zones. Therefore, the Applicant requests that the Commission grant the necessary waivers and approve the project as proposed.

Respectfully,



Mark Rits
Site Design Engineering, LLC.

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