



April 20, 2023

Email/Overnight Mail

Nantucket Conservation Commission
131 Pleasant Street
Nantucket, MA 02554

**Re: Minor Modification Request
DEP File #SE 48-3601
43 Millbrook Road (56-233)
Nantucket, Massachusetts**

[LEC File #: BrEI\21-457.01]

Dear Members of the Commission:

On behalf of the Applicant, Kaizer Realty Trust, LEC Environmental Consultants, Inc., (LEC) is submitting a Minor Modification Request to the Order of Conditions (DEP File #SE48-3601) issued on December 29, 2022, permitting *the construction of a garage with associated grading, landscaping, and utilities within the buffer zone to a Bordering Vegetated Wetland.*

The Minor Modification Request specifically includes a proposed set of stairs on the south side of the garage along with an expanded “Invasive Species Management/Restoration Area” now totaling (2,165± s.f. vs. 1,340± s.f. original). The expanded management area removes additional invasive bush honeysuckle, multiflora rose, and Asiatic bittersweet within the Buffer Zone to the BVW. Following management (hand/mechanical removal), the restoration area will be replanted with highbush blueberry (*Vaccinium corymbosum*), arrowwood (*Viburnum dentatum*), and bayberry (*Myrica pensylvanica*), or similar Conservation-approved native species.

Updated project details are depicted on *Conservation Site Plan*, prepared by Bracken Engineering, Inc., last revised April 19, 2023.

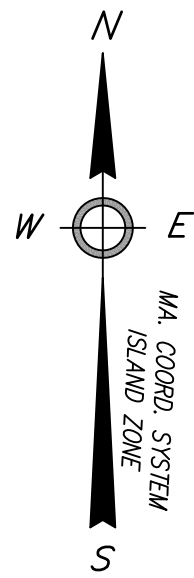
Thank you for your consideration of this request. If you have any questions or require additional information in advance of the April 27, 2023 Public Hearing, please do not hesitate to contact me.

Sincerely,

LEC Environmental Consultants, Inc.

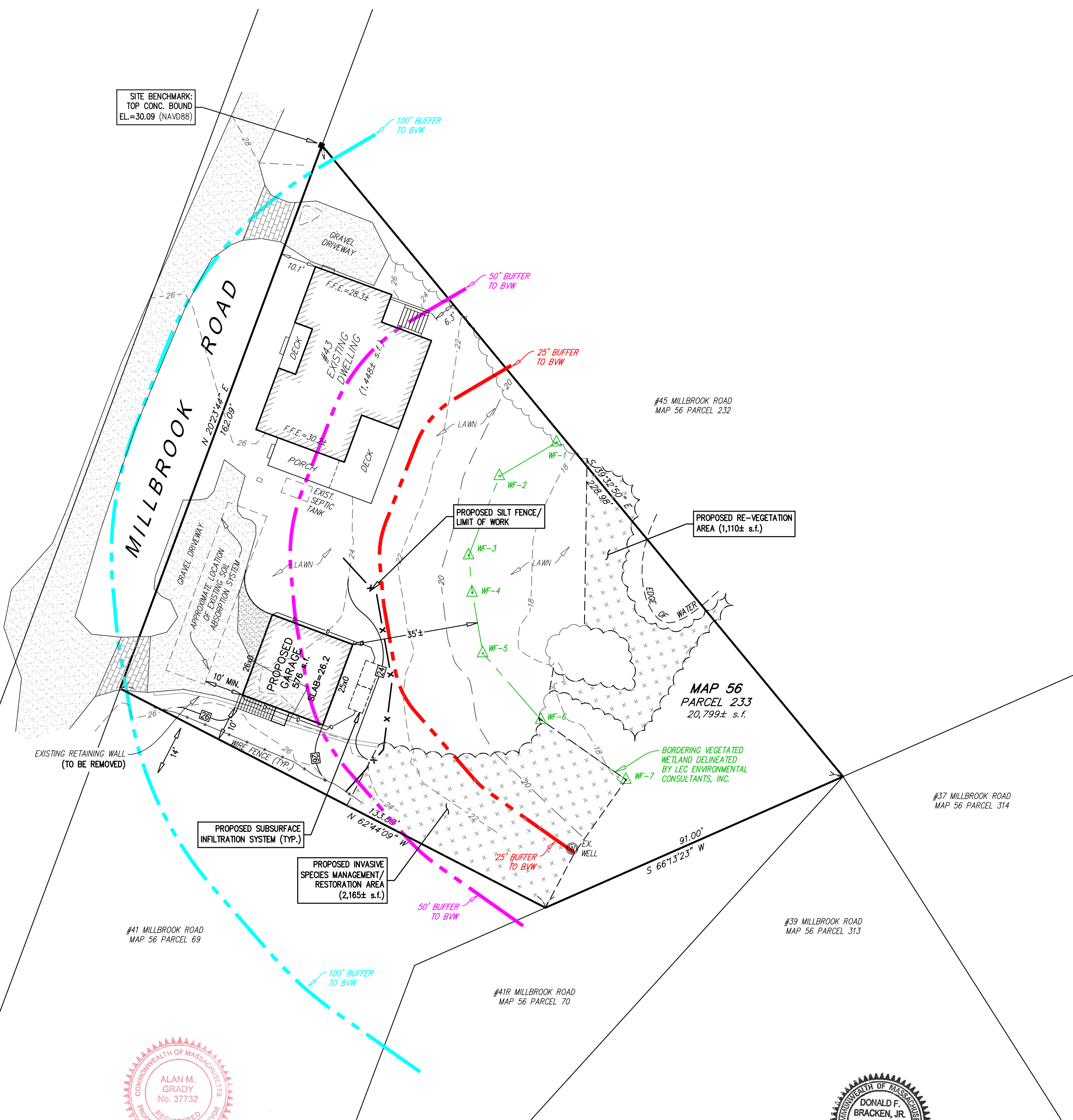
Brian T. Madden
Senior Wildlife/Wetland Scientist

Attachment



SITE BENCHMARK:
TOP CONC. BOUND
EL.=30.09 (NAVD88)

#40 MILLBROOK ROAD
MAP 57 PARCEL 8



#45 MILLBROOK ROAD
MAP 56 PARCEL 232

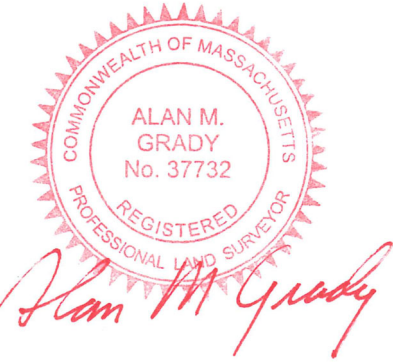
MAP 56
PARCEL 233
20,799± s.f.

#37 MILLBROOK ROAD
MAP 56 PARCEL 314

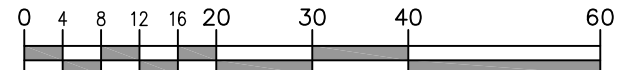
#39 MILLBROOK ROAD
MAP 56 PARCEL 313

#41R MILLBROOK ROAD
MAP 56 PARCEL 70

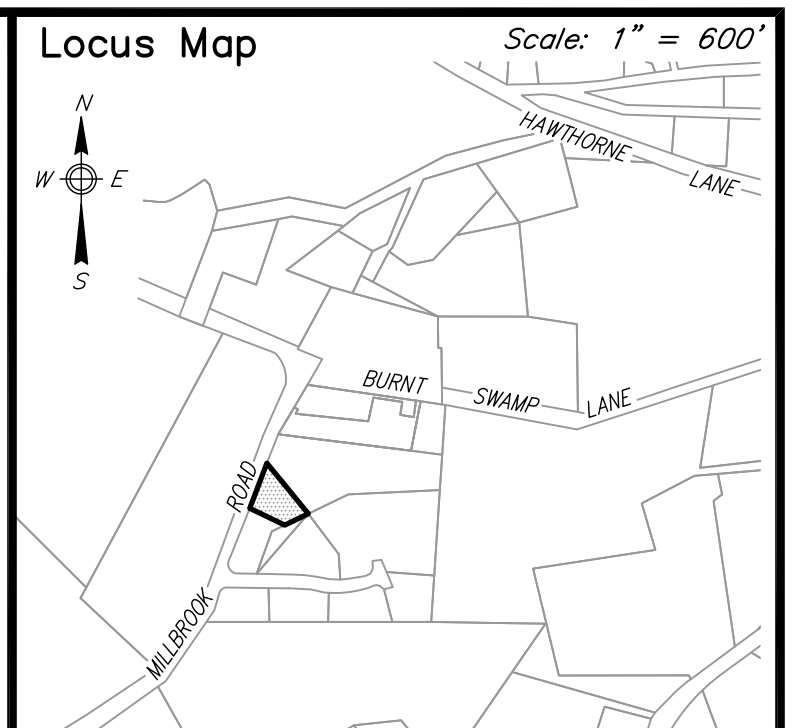
#41 MILLBROOK ROAD
MAP 56 PARCEL 69



PLAN SCALE



1 inch = 20 feet



- Notes**
- LOCUS: #43 MILLBROOK ROAD
MAP 56 PARCEL 233
 - OWNERS: KAIZER REALTY TRUST
c/o PETER H. & THEA K. KAIZER, trustees
P.O. BOX 1500
NANTUCKET, MA 02554
 - DEED REF: Bk: 1622 Pg: 312
 - PLAN REF: Plan Bk: 19 Pg: 69 (LOT 5)
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0069-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.

ZONE: R-20
REQUIRED
LOT AREA: 20,000 s.f.
FRONTAGE: 75'
FRONT YARD: 30'
SIDE/REAR YARD: 10'
GROUND COVER: 12.5%(MAX)

Prepared By:

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:
KAIZER REALTY TRUST
#43 MILLBROOK ROAD
MAP 56 PARCEL 233

No.	Date	Revision Description	By
2	4/19/23	REVISE GARAGE LOCATION & ADD STAIRS	RMM
1	12/15/22	REVISE GARAGE & ADD RE-VEGETATION AREA	RMM

Date:	NOVEMBER 9, 2022	Drawn:	RMM/BEI	Checked:	DFB/AMG	Sheet:	1 of 1
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