

Conservation Commission
Meeting Agenda
August 25, 2014 6:30 PM

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PUBLIC HEARINGS:

2014 AUG 21 PM 1:46

SE44-1229 Notice of Intent filed by Daniel & Daneen Eilertsen. The address is 20 Water Street as shown on Assessor's Map # 9, Lot # 191. The Applicant proposes the following activities:

- **Wharf repair:** The Applicant proposes to repair the dilapidated seaward face of the easterly most stone faced solid wharf. The total length to be repaired = 22 feet. The stones which have fallen into the harbor immediately in front of the structure will be removed using an excavator set on top of the wharf and utilized for reconstruction. Supplemental granite material will be delivered to the site as needed. The base stones at grade will remain. No excavation into the harbor bottom is proposed. The voids in the face of the wharf will be filled with stone and mortar.
- **Landscape Improvements:** The Applicant proposes to remove the existing rough poured concrete surface of the wharf and replace it with loam and seed. The finish grade will match the existing grade of the top of the wharf. All concrete debris will be removed from the site. The existing lawn between the wharf and Water Street will be utilized for construction access. Upon completion of the wharf repairs and upgrades, the lawn area located between the beach and stone wall will be re-graded and then treated with loam & seed. Siltation fencing is proposed to be deployed until adequate grass growth occurs.
- **Stone Parking Area:** The Applicants propose to provide an area for overflow parking by constructing a crushed stone area at the northeasterly corner of the property utilizing the existing opening in the stone wall for access to Water Street.
- **Concrete Basketball Court:** The Applicants propose to pour a 40' x 40' concrete pad to be located immediately southerly of the existing garage to be utilized both as a basketball court and for on-site parking.
- **DEP File # SE44-1157 & SE44-1200 Modifications:** The project has been fine tuned to accommodate the request of the immediate westerly abutter to eliminate the previously proposed retaining wall along the westerly side of the driveway, to reduce the permitted fill for the reconstruction of the paved driveway and to improve access to the water. Consequently approximately 25 feet of the previously permitted proposed vertical granite built seawall will be replaced westerly with a sloped granite wall, 13' wide by 15' long from the existing beach grade at elevation 3.0 to the existing concrete pad grade at elevation 6.0 and easterly with a granite shelf and sloped stone retaining wall which will be a continuation of the (SE44-1200) permitted southerly structure. Said changes would allow the seaward grade of the driveway to remain the same as it exists today and not alter the existing flow of storm water from both properties. The project will incorporate a 4' wide by 12" deep washed stone swale to infiltrate water from smaller storm events.

SE44-1209 Request for an Amended Order of Conditions filed by Jay Duker & Julie Starr-Duker. The address is 112 Aucoot Road as shown on Assessors Map # 3, Lot # 62.

- **The Site Plan has been revised as follows:**
- The proposed patio areas (including the in-ground swimming pool) have been reduced by 788sq.ft.
- The proposed drainage collection system has been reduced by one catch basin and 42 feet of pipe
- The proposed driveway has been relocated towards the westerly property line which now places it above the base flood elevation and the paved portion has been reduced by 1,512 sq. ft.
- The pool and associated patio areas have been re-shaped and re-orientated
- The pool house has been increased by 128 sq. ft.
- The project now proposes to replace the ground level boardwalk, which provides access to the beach, with a post supported elevated walkway
- The rocks which fall within the grassy walkway to the boardwalk will be removed
- The finished slab under the house and surrounding patio areas have been adjusted +12" and +8", respectively
- The finish grading has been modified to accommodate the various changes listed

SE44-1201 Request for an Amended Order of Conditions filed by Kevin & Lisa Geraghty The address is 24 Pine Island Road as shown on Assessors Map # 5, Lot # 80.

The Site Plan has been revised as follows:

- The area of the proposed multi-leveled patio has been reduced by 1,670 sq. ft. or by 81%
- The groundwater recharge system has been reduced accordingly
- The proposed 392 sq. ft. in-ground swimming pool has been omitted from the project
- The proposed 80 sq. ft. pool shed has been omitted from the project
- The size of the proposed covered porch will be reduced by 32 sq. ft. from 152 sq. ft. to 120 sq. ft.
- The project now proposes to construct a post supported 472 sq. ft. elevated deck to replace a portion of the previously approved patio area
- The size of the proposed house additions has been increased from 450 sq. ft. to 870 sq. ft.
- The cost of the proposed renovations and additions will now be greater than the 50% value of the existing home; therefore the existing house will be upgraded with hydro-static flood vents and all utilities will be elevated above the base flood elevation for full compliance with FEMA requirements for the AE (EL. 15) Flood Zone
- The proposed fill has been reduced substantially and other compensatory grading has been adjusted accordingly

SE44-1230 Notice of Intent filed by Mattapoisett Land Trust, Inc. The Applicants propose to repair erosion to filled soil behind seawall at the Monroe Preserve, and perpetual maintenance of the seawall and filled areas behind the seawall.

REQUEST FOR CERTIFICATE OF COMPLIANCE

SE44-557 Request for Certificate of Compliance filed by Mattapoisett Land Trust, Inc. The address is 0 Main Street "The Monroe Preserve" as shown on Assessors Map # 10, Lot # 65.

CONTINUED PUBLIC HEARINGS:

SE44-1227 Continued Notice of Intent filed by Ron Oliveira. The address is Brandt Island Road as shown on Assessors Map # 14, Lot # 52. The Owner of Record is Kenneth L. & Jayne C. Fleury. The applicant proposes to construct a single-family dwelling, garage, driveway, septic system, install a well and associated fill and grade.

****Project continued pending NHESP comments**

OTHER BUSINESS:

- ❖ Discussion of issuance of Order of Conditions/Special Conditions for Leisure Shores Marina, SE44-1203
- ❖ Walk Ins/Oral briefings – no action
- ❖ Appaloosa Lane discussion – Nothing New
- ❖ Brandt Point Village discussion – Nothing New

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❖ Conservation Agent report

❖ Read correspondence and review for approval the minutes of the 6/23/14, 7/28/14 & 8/11/14 meetings.



❖ Executive Session for the purpose of discussing pending litigation for Leisure Shores Marina, Plymouth Superior Court C.A. No. 2013-01014A