ZBA MEETING PACKET

06/13/23

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MEETING POSTING

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED
2023 JUN 09 AM 09:00
NANTUCKET TOWN CLERK
Posting Number:T 549

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Tuesday, June 13, 2023, at 5:00 PM
Location / Address	2 Fairgrounds Road, Nantucket, MA 02554 CONFERENCE ROOM & REMOTE PARTICIPATION VIA ZOOM
Signature of Chair or Authorized Person	Leslie Woodson Snell, Deputy Director of Planning and Zoning Administrator
WARNING:	**IF THERE IS NOT A QUORUM OF MEMBERS OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OPEN MEETING LAW, NO DELIBERATIONS MAY TAKE PLACE-BUT THE MEMBERS MAY APPEAR AND ANNOUNCE A NEW SCHEDULE.**

AGENDA
(Subject to Change)
The meeting will be recorded and archived at www.nantucket-ma.gov.

ZOOM REGISTRATION LINK:
https://us06web.zoom.us/j/3557442217

BELOW ARE THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

I. CALL TO ORDER:

II. APPROVAL OF THE AGENDA:

III. APPROVAL OF THE MINUTES:

IV. DESIGNATE SITTING BOARD FOR SURFSIDE CROSSING REVIEW

V. SURFSIDE CROSSING FINAL SITE PLAN/ENGINEERING REVIEW AND REVIEW OF CONDITIONS

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)

CHESSIA CONSULTING
POST HAC DECISION

June 7, 2023

Leslie Woodson Snell
Deputy Director of Planning
2 Fairgrounds Road
Nantucket, MA 02554

RE: Engineering Review
HAC Decision dated September 16, 2022
Comprehensive Permit
Surfside Crossing
Nantucket, MA

Dear Ms. Snell:

Chessia Consulting Services, LLC has reviewed the submittal data provided to us regarding the above referenced project. The project was submitted under Chapter 40B as a Comprehensive Permit application and was approved by the Zoning Board of Appeals (ZBA) on June 13, 2019 with numerous conditions. The Applicant appealed the Board's Decision and the Housing Appeals Committee (HAC) issued a Decision on September 16, 2022 that struck several conditions, modified other conditions and added some additional conditions.

The following documents were provided for review:

Plan Sets Entitled:

- "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts Permitting Set February 15, 2018 Revised Through: February 28, 2020" prepared by Bracken Engineering, Inc. The set consists of 9 sheets. This set of plans was the basis for the HAC Decision and is listed in the Decision as Exhibit 3. (Exhibit 3)
- "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts Permitting Set February 15, 2018 Revised: February 28, 2020, Revised March 30, 2023, Revised May 24, 2023" prepared by Bracken Engineering, Inc. The set consists of 11 sheets. (Site Plans)
- "Water & Sewer Utility Easement Plan Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts", marked DRAFT dated March 30, 2023" prepared by Bracken Engineering, Inc. (Easement Plan)
- "Operation & Maintenance Plan Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts" dated March 30, 2023, revised May 24, 2023 prepared by Bracken Engineering, Inc. (O&M Plan)
- Erosion Control Phasing Plans "Surfside Crossing a Proposed 40B Development in

Nantucket, Massachusetts" dated March 30, 2023, revised May 24, 2023 consisting of 4 sheets, prepared by Bracken Engineering, Inc. (Phasing Plans)

- "SCN 3, 5, 7 & 9 South Shore Road Nantucket MA 02554" Comprehensive Permit Set prepared by Ahern , LLC Landscape Design Studio consisting of 15 sheets dated March 31, 2023, revised May 9, 2023 and May 18, 2023. (Landscape Plans)

Supporting Documents and Reports

- Commonwealth of Massachusetts Housing Appeals Committee Surfside Crossing, LLC v. Nantucket Zoning Board of Appeals No. 2019-07 Decision September 16, 2022. (HAC Decision)
- Town of Nantucket, Massachusetts Zoning Board of Appeals File NO. 20-18 Decision on Application for Comprehensive Permit Applicant: Surfside Crossing, LLC Decision Date: June 13, 2019/ (ZBA Decision)
- "Stormwater Report Prepared for Surfside Crossing for Surfside Crossing, LLC Map 67 Parcels 336, 336.7, 336.8 & 336.9" prepared by Bracken Engineering, Inc. and dated February 15, 2018 revised February 28, 2020 and May 24, 2023. (Report)
- "Stormwater Report For Phased Construction Prepared for Surfside Crossing for Surfside Crossing, LLC Map 67 Parcels 336, 336.7, 336.8 & 336.9" prepared by Bracken Engineering, Inc. and dated March 30, 2023.
- Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities At 3-9 South Shore Road Nantucket, MA 02554 SWPPP Prepared For CC Construction, Inc. 15 Diamonds Path South Dennis, MA 02660 SWPPP Prepared By Bracken Engineering, Inc. Donald F. Bracken, Jr. P.E. 49 Herring Pond Road Buzzards Bay, MA 02532 SWPPP Preparation Date 03/30/2023. (SWPPP)
- Memorandum from MDM Transportation Consultants, Inc. dated March 11, 2020 with attached Exhibits 1-3 indicating Fire Truck swept path analysis.
- Response to Chessia Consulting Services review letter dated May 3, 2023, consisting of Bracken Engineering, Inc. comments in red text with comments by others in blue text. (Response)
- Response to Chessia Consulting Services Appendix A, consisting of Bracken Engineering, Inc. comments in red text. (Appendix A Response)

This review includes my initial review of the ZBA and HAC Decisions which provided a template for the ZBA to use for determining whether the final plans submitted by the developer comply with the conditions of approval as struck, modified or added by the HAC. It is my understanding that there are Architectural Plans for the project. These have not been provided to this office, and while I would not review the Architecture, it is useful to compare building dimensions and to identify how roof runoff would be conveyed as well as confirm utility connections as these can be an issue if not properly coordinated. Due to the lack of Architectural Plans, the submittal was not considered to be a Final Construction Drawing submittal, although it was represented as the final submittal at the meeting. I note that the Response by Bracken Engineering, Inc, indicates in several sections that Final Construction Plans remain to be completed. This aspect should be addressed by the Board and Counsel.

There are sections in the review of the Decisions that identify where additional work is required as previously identified. This letter is an update to the prior effort. I have used yellow highlight

and underlined type to update my comments based on the revised plans and supporting data. Many of the conditions do not require further comment. I have only commented where issues required further response. As I have not been provided Architectural Drawings, I have noted where these should ultimately be compared to the site plans for consistency.

As previously noted in my prior letter, I have reviewed previous filing data and the current filing and have provided separate comments to address issues with the data provided relative primarily to the stormwater design calculations and other supporting documents for construction.

This effort includes updates to the initial tasks performed including:

1. My prior review of both the HAC Decision and ZBA Decision was to determine what is required. This review all of the information in my prior review with updated comments added below my initial comments. New comments are in underlined text.
2. I have also reviewed the revised plans, calculations and supporting data submitted to this office in response to my initial comments. Data regarding Conditions 23, 36, 40, 45, 117 & 126 are discussed in Appendix A Revised. In addition, I have continued to defer review of the SWPPP and Construction Phasing Report, other than minor comments, as at this time it would be appropriate to address data under Task 1 first. In addition, these aspects should be reviewed with the Final Construction Drawings. It is also unclear if the Board will require a detailed review of the SWPPP. This could be provided but as noted would be more appropriate post the submission of the Final Construction Drawings. At this time the Final Construction Drawings remain to be completed.

I previously reviewed the project for the ZBA and issued letters dated August 20, 2018 & April 10, 2019 in addition I submitted a memo dated 1-14-2018 regarding a proposed stormwater treatment system and a summary of Issues list for use at the public hearing August 28, 2018. I visited the site on August 14, 2018 to observe current conditions with Eleanor Antonietti and Ryan Maxwell of Bracken Engineering, Inc.

Following is my initial review of the ZBA Decision with updated comments on the status of various conditions that still apply as addressed by the revised plans in underlined type. In some cases, no engineering comment was required and this remains noted below the Condition from my initial comments. As noted, Conditions are in *italic type* with noted conditions struck or modified by the HAC Decision. I have only added additional comments where appropriate as many conditions or prior comments do not require additional engineering comment. I have also noted response comments as applicable within this letter report.

ZBA Decision Conditions:

ELIGIBILITY

1. 760 CMR 56.04(1)(a) requires that the Applicant "shall be" a "Limited Dividend Organization." Accordingly, the Board requires as a condition of this Decision that the Applicant execute the Regulatory Agreement required by this Decision prior to issuance of a building permit.
Modified by the HAC to be limited to subject to the requirements of the subsidizing agency.

No engineering comment required.

2. The Applicant has provided a Project Eligibility Letter from MassHousing dated April 12, 2018.

3. With respect to compliance with the site control requirements of 760 CMR 56.04(1)(c), this Decision relies upon the findings and representations upon which the Project Eligibility Letter is based.

GENERAL CONDITIONS

4. The comprehensive permit application was based on a Project Eligibility Letter issued to the Applicant on April 12, 2018 by MassHousing. This Permit is conditioned upon receipt of Final Approval from MassHousing, including the grant of subsidy funding through the New England Fund or MassHousing program of MassHousing funding programs. Evidence of Final Approval is a condition precedent to any grading, land disturbance, construction of any structure or infrastructure, or issuance of any building permit.

5. The terms, provisions and conditions of this Permit shall burden and benefit the authorized successors and assigns of the Town and the Applicant with the same effect as if mentioned in each instance where the Town or the Applicant is named or referenced.

6. This Permit is granted to the Applicant and may not be transferred or assigned to any party without the approval of the Subsidizing Agency and notice to the Board, as required by 760 CMR 56.05(12)(b), except to an Applicant-controlled affiliate.
Modified by the HAC Decision to allow transfer of the Permit as provided in the Regulations upon Notice to the Board.

7. Each condition in this Decision shall run with the land and shall, in accordance with its terms, be applicable to and binding on the Applicant and the Applicant's successors and assigns for as long as the Project and the use of the land does not strictly and fully conform to the requirements of the Nantucket Zoning Bylaw; and reference to this Comprehensive Permit Decision shall be incorporated in every deed conveying all or a portion of the Property.

8. The Applicant and MassHousing shall execute a Regulatory Agreement prior to any grading, land disturbance, construction of any structure or infrastructure, or issuance of any building permit.

9. The Decision is based on, and this Permit is issued based on, the real property identified on the Comprehensive Permit Plans, described below ("Locus" or "Site").

10. Except as otherwise specified in this Decision, the Project must substantially conform to the Comprehensive Permit Plans referenced in Section I, as conditioned by the Board. To the extent any details in the Comprehensive Permit Plans are inconsistent with the terms and conditions of this Permit or Appendix C, this Permit and Appendix C shall supersede the inconsistency.

This reference would change to the current plans submitted in response to the HAC Decision listed as Exhibit 3 in the HAC documentation.

11. If, between the date that this Decision is filed with the Office of the Town Clerk and the completion of the Project, the Applicant desires to change any details of the Project (as set forth in the Comprehensive Permit Plans, or as required by the terms of this Decision), the Applicant shall promptly inform the Board in writing of the change requested. Changes will be administered or addressed pursuant to 760 CMR 56.05(11).

12. Except as otherwise specifically provided herein, where this Decision provides for the submission of plans or other documents to the Board, the Board or its designee shall review and provide a written response as to whether such plans or other documents are consistent with this Decision within ninety (90) days of the Board's receipt of such plans or other documents.

SITE SPECIFIC CONDITIONS

13. SINGLE FAMILY BUILDING REQUIREMENTS –
As the revised plans do not include any single family building lots this entire section is no longer applicable. The HAC Decision did strike the sections as identified by ~~strike through~~ below. This section should be modified to reflect the current project if possible.

A. Minimum Lot Size = 5,000 square feet for 3 and 4 Bedroom Units;

B. Minimum Lot Size = 6,250 square feet for 5 Bedroom Units;

C. Minimum Frontage = 50 feet for all Single Family Dwelling Lots, Except for Lot 41;

D. Setbacks = 10 feet in front yard, 5 feet on one side yard and 10 feet on the other side yard, and 5 feet in rear yard;

E. Parking = minimum of 2 on-lot spaces for 3-4 Bedroom Lots and minimum of 3 on-lot spaces for 5 Bedroom Lots;

F. ~~*No spas or pools on any lots:*~~
~~*i. the proposed spas impermissibly distinguished market rate from affordable units, since spas were proposed for only the market rate units;*~~
~~*ii. the proposed spas would create a noise and privacy issue between units given the limited depth of the setbacks and limited lot area sizes.*~~

G. ~~*No AC or Mechanical Units may be located on street/front elevation or visible from the street;*~~

H. *All Single-Family Dwellings shall have exterior stairway basement access;*

I. *Maximum Number of Single Family Dwellings = Forty (40);*

J. ~~*Maximum Number of Five (5) Bedroom Units shall be four (4), including at least one affordable unit; and*~~

K. *Height/Exterior Architectural Design shall be as conditioned on the Board's notes on the architectural plans contained within the Comprehensive Permit Plans, Appendix A.*

~~*14. MULTI-FAMILY UNITS BUILDING REQUIREMENTS–*~~
This entire section was struck in the HAC Decision.

~~*A. No Eight-Plex Buildings Permitted;*~~

~~*B. Duplex Buildings*~~
- ~~*i. Minimum Lot Size = 7,500 square feet;*~~
- ~~*ii. Minimum Frontage = 70 feet;*~~
- ~~*iii. Setbacks = 10 feet front yard, 10 feet side yard and 10 feet rear yard;*~~
- ~~*iv. Parking = 6 on-lot spaces per duplex building lot;*~~
- ~~*v. No living space in basements;*~~
- ~~*vi. No AC or Mechanical Units located on street/front elevation or visible from the street; and*~~
- ~~*vii. Maximum number of duplex buildings = Six (6) (total of 12 units).*~~

~~*C. Fourplex Buildings*~~
- ~~*i. Minimum Lot Size = 10,000 square feet, with each building on its own lot;*~~
- ~~*ii. Minimum Lot Frontage = 100 feet;*~~
- ~~*iii. Setbacks = 10 feet front yard, 20 feet side yard, 20 feet rear yard;*~~
- ~~*iv. Parking = 7 on-lot spaces on each Fourplex lot;*~~
- ~~*v. No units located entirely in basements (lower level);*~~
- ~~*vi. No AC or Mechanical Units located on street/front elevation or visible from street; and*~~
- ~~*vii. Maximum number of Fourplex buildings = Two (2).*~~

~~*D. Height/Exterior Architectural Design – as conditioned on the Board's notes on the architectural plans contained within the Comprehensive Permit Plans, Appendix A.*~~

15. RECREATIONAL BUILDING REQUIREMENTS–

A. *Maximum Ground Coverage = 1,000 square feet;*

This was not struck by the HAC Decision. The Exhibit 3 Plans indicate a footprint of 3,912 square feet and the current Site Plan has a footprint of 3,975 square feet. This appears to be an issue remaining to be addressed on the plans. The Response states that the plans have been approved by HAC although as noted the building is slightly larger, reportedly due to a change in the construction of the walls. The Board will need to address this issue.

B. Maximum Interior Space = 2,800 square feet: 1,000 on ground and basement levels, and up to 800 feet more allowed on second floor to reach maximum 2,800 square feet; the additional land area resulting from the reduction in the footprint of the Recreation Building shall be devoted to green space or outdoor passive recreation;

See above.

See above.

C. No commercial kitchen/catering facilities;

D. For exclusive use of residents and guests, no outside rentals;

E. 8 parking spaces;

Both Exhibit 3 and the current plans have 10 parking spaces.

F. Minimum Lot Square Footage of 38,196 square feet; Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit; and

Not applicable as there are no separate lots, the entire site would be one condominium lot.

G. Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit.

To be addressed with the Final Construction Plans.

As noted Architectural Plans have not been provided. This aspect will need to be reviewed by others as part of the Final Construction Drawings.

16. POOL REQUIREMENTS–

A. No spa permitted;

~~*B. Dimensions No greater than 20 feet by 48 feet as proposed by Applicant;*~~

The HAC Decision required that the pool be the same dimensions as indicated on Exhibit 3. The Site Plans satisfy this requirement.

C. Hours of Operation = 8 a.m. to dusk;

D. For exclusive use of residents and guests; and

E. *Homeowners' Association and Condominium Association, as applicable, to handle internal governance issues not otherwise covered in this Permit.*

17. *LANDSCAPING/HARDSCAPING REQUIREMENTS*

A. *143 Street Trees as proposed by Applicant and shown on Landscape Plan L-1 in the Comprehensive Permit Plans;*

Based on my review this would be met by the Landscape Plans as there are 150 trees proposed, 7 of these are in the vicinity of the common area, the remainder (143) would be near an access drive or parking area.

The revised plan has 158 trees, three have been added at the gravel turn out along South Shore Road. This would still be met by the design.

B. *Must comply with Zoning Bylaw as to required tree caliper size;*

Proposed Street Trees are listed as 3" caliper. I have not been able to confirm the size complies with the Zoning Bylaw but the size is commonly specified for Street Trees.

C. *Native/Non-invasive plants only, per list compiled on "Landscaping with Native Plans on Nantucket" by the Nantucket Biodiversity Initiative and Nantucket Conservation Foundation;*

This aspect should be addressed by a Landscape professional.

The Response states that the plans will be reviewed by a Massachusetts Licensed Landscape Architect. It is recommended that the Board have this aspect reviewed by an appropriate professional.

D. *Walkways for Multi-Family and Single-Family Dwelling Units must match; ~~all walkways shall consist of bluestone~~;*

Not applicable as the entire site would consist of condominium units.

E. ~~*Driveways must be native stone (gravel), must comply with Zoning Bylaw section 139-20.1(B)(2)(b), and aprons shall be same surface as roadway;*~~

F. *Roadway, Sidewalks, and Curbing – either native stone chip seal finish on both sidewalk and roadway or asphalt roadway and brick sidewalk.* ~~*All curbing to be vertical granite curbing*~~*.*

The proposed roadways would be asphalt with sidewalks adjacent to the roadway having a dark gray chip seal finish. There are no brick walkways proposed. There are several areas with peastone chip seal walkways primarily internal walkways from sidewalks to units or to a pervious peastone walkway that would connect to specific doorways. Exhibit 3 plans included paved sidewalks and peastone internal walkways. This aspect will need to be clarified.

The Response states that the materials shown on submitted plans are as approved by HAC. As noted above there are some changes to the access walkways and materials when compared to Exhibit 3. The materials used are similar but not at that same locations as Exhibit 3. This does not appear to be a significant variation

for the materials. As noted there are more walkways for ADA access as described at the meeting.

18. OPEN SPACE REQUIREMENTS –

Limited to private exclusive use of residents and guests. The amount of green space as shown on the Comprehensive Permit Plans, as further conditioned in this Permit, shall not be reduced.

Based on the HAC Decision, this was not struck. Since Exhibit 3 is the reference plan for the HAC Decision I note the following changes based on the plans:

Summary of Areas		
	Exhibit 3	Current Plans
Impervious-Semi Pervious	282,241 square feet	307,924 square feet
Unusable Open Space (perimeter buffer)	56,151 square feet	86,380 square feet
Usable Open Space	252,215 square feet	196,303 square feet
Total Vegetated Areas	308,366 square feet	282,683 square feet

Based on the above there are changes to the plans that would not be consistent with the Decisions as there is an increase in overall Impervious-Semi Pervious of 25,683 square feet. The associated drainage calculations should be updated to reflect the proposed conditions, if this is an acceptable increase in impervious area consistent with the HAC Decision.

The above table has not changed with the new plans. Calculations have been updated. Refer to comments in Appendix A Revised.

19. LIGHTING REQUIREMENTS –

A. Street Poles prohibited; pathway lighting and bollards are an allowed alternative;

No street poles are proposed, there are low pathway lights proposed and some hardscape lights. The Landscape Plans Sheet L.04 includes a lighting plan with light types and locations. This requirement has been met.

B. Must comply with Town Code Chapter 102 – Dark Skies.

I defer review of this aspect to the appropriate Town Official or Consultant.

The Response states that "Final lighting plans to be submitted as part of the Final Construction Plans." As noted the appropriate party for the Town should review for Dark Sky compliance.

20. BUFFER ZONES REQUIREMENTS –

~~*A. No disturbance buffer of 25 feet along site perimeter and expanded to 50 feet along South Shore Road, augmented as necessary per list of approved plantings;*~~

~~*B. Split rail fence to delineate entirety of all buffer zones prior to commencement of construction.*~~

~~*C. Applicant shall exercise care not to impact the intent of the "no disturb" buffer area's purpose of protecting adjacent residences from visual and noise impacts by excessively trimming trees or trampling low-lying shrubs and brush. The Board reserves the right to require additional screening, including but not limited to the planting of new trees and/or shrubs if presented with evidence the above conditions have been violated.*~~

~~*D. The "no-disturb" buffer area lots shall be considered permanently protected open space consistent with G.L. c.40A, §9.*~~

The above conditions have been replaced by the HAC Decision as follows:

> *"No- disturbance buffers shall be retained along the site perimeter. They shall be as shown on Exhibit 3 (Site Development Plans), sheets 3 and 4, that is, of a width of approximately ten to twenty- five feet, and greater along South Shore Road."*

The Site Plans indicate a minimum perimeter buffer of 25 feet with a buffer of 40-50 feet along South Shore Road, except at proposed access and emergency access openings. This requirement has been met by the plans.

E. *Based upon the information presented, the Board determines that an adequate buffer standard should be at least one (1) tree per ten (10) linear feet of the "no disturb" buffer area perimeter, said trees being a minimum height of five (5) feet and minimum caliper of three (3) inches. Planting should occur within or at the edges of the "no disturb" buffer areas as directed by the Board or its designee. Trees shall be planted in a natural pattern, shall be offset where appropriate and are meant to supplement existing, mature vegetation. This condition shall be incorporated into the final landscaping plan required by this Decision. The Board reserves the right to alter any aspect of this standard and vary tree sizes and locations based upon a review of the detailed final landscape plan.*

Minimal work is proposed in the buffer, which exceeds the dimensions required in the HAC Decision. I recommend that the Landscape Plans also note/list proposed plantings in the portions of the perimeter buffer to be restored or revegetated as indicated on the Site Plans.

Satisfied, the revised Landscape Plans list specific plantings in the portions of the perimeter buffer to be restored or revegetated.

F. The Applicant shall stake the proposed locations for these required trees for review with the goal being to maximize the screening between the Site and abutting properties. The final landscaping plan and a schedule for the planting of all required trees submitted for review by the Board shall identify species of conifers that would meet the above goal and be suitable

for planting in the "no disturb" buffer areas to the satisfaction of the Board or its designee. The Board reserves the right to alter any aspect of this procedure and specify alternative tree types and species based upon a review of the detailed final landscape plan.

No new trees are indicated on the Landscape Plans in the perimeter buffer area.
The Response states that the buffer will be undisturbed with a post and rail fence to delineate the area.
There are no new trees proposed, the areas of buffer would be planted with a bayberry/viburnum mix as indicated on the Landscape Plans.

G. The Applicant shall be responsible for maintaining the health of these trees until the sale of the 44th lot. Thereafter, the Homeowner's Association shall maintain the trees of the "no disturb" buffer area, including the replacement of unhealthy, diseased or dead trees. This condition shall be included in the Homeowner's Association documents.

No new trees are indicated on the Landscape Plans in the perimeter buffer area.
See above comment.

H. The Board reserves the right to require additional planting in the event that care in preserving existing vegetation of the "no disturb" buffer area is not undertaken by the Applicant until the completion of the project.

No comment required.

21. PARKING/ROADWAY ACCESS REQUIREMENTS –

~~*Minimum of one (1) additional on-street parking space per dwelling unit;*~~

22. MAINTENANCE BUILDING REQUIREMENTS

Approved as to height/exterior architectural design on the conditions noted on the architectural plans within the Comprehensive Permit Plans, Appendix A.
Not applicable the maintenance building is no longer proposed.

23. All units must have gutters, which must be maintained in accordance with an approved maintenance plan, and all roof water drainage must be directed to subsurface drainage systems independent of the roadway system as proposed and agreed to by the Applicant.

Architectural Plans have not been provided to determine if gutters are proposed. The plans indicate a conceptual roof infiltration system for the building roofs independent of the roadway drainage system as required. I note that some of these systems are closer to the proposed buildings than allowed under the DEP Handbook, see Condition 36 below and Appendix A review comments.
The Response states that "Architectural Plans will be updated to include proposed gutter locations."
I disagree with the Response that the proposed infiltration systems are "drywells" as indicated in the DEP Stormwater Handbook. I have included a copy of the

DEP Stormwater Handbook pages for these systems in Appendix A. Drywell systems are for small flows associated with recharge only, not larger subsurface structure systems used for runoff rate control and infiltration as proposed. Refer to highlighted sections in the DEP description. The plans include a detail for a "Drywell" but it is not the same as the systems proposed for control of roof runoff in the calculations.

24. *There shall be no additional parking or expansion of parking areas beyond parking areas shown on the Comprehensive Permit Plans as conditioned herein. Notice of this restriction must be included in the Homeowners Association Documents and Condominium documents.*
No engineering comment required.

~~25. *No conversions of non-livable space, e.g., attics, to livable space after completion of construction of units as approved herein. No expansion of building envelope.*~~
This condition was struck except as applicable to all homes in Nantucket.

~~26. *No customary home occupations shall be allowed in light of the overburdening issues already posed by the density of this Project in relation to existing traffic congestion.*~~

~~27. *There shall be no parking of campers, trailers, boats, storage trailers or storage units, temporary garage structures or shelters, panel trucks, recreational vehicles, commercial vehicles (unless the commercial vehicle is the unit owner's personal vehicle), or unregistered vehicles on Project property.*~~
This condition was struck except as applicable to all homes in Nantucket.

28. *No changes in the Homeowners' Association and/or Condominium Trust rules which affect conditions of the Permit shall be permitted. Any future proposed changes to exterior architectural features shall be subject to the jurisdiction of the Nantucket Historic District Commission.*
No engineering comment required.

29. *Snow removal provisions shall be subject to review and approval by the Nantucket Fire Department. No dumping in buffer zones. In the event designated snow storage areas are inadequate for a particular storm event or events, excess snow must be removed from the Property.*
No engineering comment required. I note that the O&M Plan includes snow storage locations as required under DEP Stormwater Regulations.

30. *Trash barrels must be stored out of view. No exterior air conditioning units or other mechanical equipment shall be located within lot setbacks areas.*
No engineering comment required.
The Response references the Landscape Plan (Layout Plan Sheet) for locations of proposed trash and recycle sheds. The Board may want to see a detail for these sheds. Several are proposed throughout the site.

31. *All affordable units must have central air conditioning if market rate units have central air conditioning. Applicant has stated on the record that all units will have central air conditioning.*
No engineering comment required.

32. *Ground coverage for each lot shall not change from that depicted on the Comprehensive Permit Plans as revised per the conditions set forth herein.*
No individual lots are proposed the project would be all on one lot. The Site Plans indicate an increase in ground coverage compared to the Exhibit 3 Plans. See Conditions 18. above. As noted associated work with this change should be incorporated in the drainage calculations.
Revised calculations have been provided. Refer to comments in Appendix A Revised.

33. *All local requirements concerning roadway construction shall apply.*
It is unclear if this section is applicable as there is no subdivision roadway. This requirement has been assumed to mean construction of the gravel and pavement cross section. The cross section exceeds requirements as 4 inches of bituminous pavement and 8 inches of gravel are proposed.

34. *The lighting plan for the Project must meet local requirements for exterior lighting.*
Refer to comment under Condition 19.

35. *Roadway right of ways shall be a minimum of 40 feet wide. Suitable access for emergency access vehicles, snow storage, landscaping without impacting clear sight lines and on street parking as applicable must be provided. Final plans must be submitted by a Transportation Engineer for compliance with Institute of Transportation Engineers (ITE) standards for circulation within the site and at access/egress locations.*
As noted no roadway right of ways are proposed in the current plan. The submittal data included a Memorandum from MDM Transportation Consultants Inc. dated March 11, 2020. This submittal also included Exhibits 1-3 indicating Fire Truck swept paths through the project site. I defer this issue to the Board's Transportation Engineer. The HAC Decision includes a discussion of issues that were raised regarding Fire Department access relative to Exhibit 3 that "…this is not a public safety concern sufficient to outweigh the regional need for affordable housing" (see page 34 of the HAC Decision) Comparing the two plans (Exhibit 3 and the current Site Plans) the access drive and parking layout are the same. There are changes to other aspects including pathways, buildings, etc. that should not impact the submitted Memorandum and Exhibits.

36. *All stormwater management plans and calculations shall conform to the requirements of the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Regulations, including the requirements specifically applicable to the Zone II areas.*

This aspect will require additional updated data to fully review and comment. At this time the Stormwater Report is based on the Exhibit 3 plans. There are changes in impervious area, buffer areas, etc. and the Report will need to be updated to reflect all of the changes. It is likely that a compliant plan can be developed but there are other design components such as the building plans and roof system designs that have not been submitted at this time. There are also calculation aspects that will also need to be addressed. Although it is anticipated that soils are likely suitable for the proposed systems the Regulations require testing at the specific location of each system. Refer to Appendix A for a list of comments on this and other associated Conditions regarding Stormwater.
Refer to comments in Appendix A Revised. A separate Response to Appendix A comments has been provided.

37. *All utilities must be installed underground.*
This Condition is satisfied on the plans.

38. *No impervious areas except those indicated on the Comprehensive Permit Plans, as further conditioned in this Permit, are allowed on the lots.*
As noted there is an increase in impervious area proposed compared to Exhibit 3. The Board will need to address this change.
The Response states that the increase is de minimis and falls within the scope of the approval. The increase is roughly 4% of the overall site area. The Board will need to make a determination on this aspect.

39. *No construction or site disturbance is allowed prior to the receipt of any approvals required by applicable Massachusetts Environmental Policy Act (MEPA) regulations.*
Based on my review of the HAC Decision, the Applicant has filed with MEPA and an EIR is not required.

40. *Soil testing, consistent with MassDEP Stormwater Handbook requirements, at all proposed stormwater infiltration systems, shall be completed and submitted for review and approval by the Board or its designee.*
This remains to be completed, also refer to Appendix A.
The Response states that test pits will be completed prior to Final Construction Plans.

41. *Final Construction Plans shall be provided for review and approval by the Board or its designee providing all data required under the Town's local Subdivision Regulations.*
There are no longer any proposed subdivision roadways. As noted, Final Construction Plans remain to be submitted.

42. *Applicant shall allow and provide necessary funding for inspection of construction consistent with Subdivision Regulations and other Town requirements not waived in this Decision.*

No engineering comment required.

43. *Applicant shall complete for the review and approval by the Board or its designee a comprehensive Sediment and Erosion Control plan consistent with EPA SWPPP requirements and the DEP Stormwater Handbook.*
A SWPPP has been submitted. If desired this will be reviewed under separate cover prior to construction.
I defer this issue to the Board; I have not performed any review of the SWPPP at this time.

44. *Applicant shall comply with all applicable requirements of the Americans with Disabilities Act (ADA) and the regulations of the Massachusetts Architectural Access Board (AAB).*
The appropriate party should assess this requirement at the appropriate time.
The Response indicates and the Landscape Plans include a detailed description of ADA access. As noted I am not qualified to perform a review to determine compliance with this requirement

45. *Final Construction Plans and supporting calculations must be provided for final review and approval by the Board or its designee. The final design shall comply with MassDEP Stormwater Management Regulations as described in the MassDEP Stormwater Regulations and associated Stormwater Handbook.*
The Site Plans are not Final Construction Plans as they note that final location of roof infiltration systems will be coordinated with Final Building plans. The collection systems for roof runoff are not included on the plans. The Stormwater Report is for the Exhibit 3 Plans not the current Site Plans and should be updated. Refer to Appendix A for comments regarding this condition and the Stormwater Design.
Partially addressed, the Stormwater Report has been updated. The Response indicates that details for the various building types will be added to the revised plans. This aspect will need further supporting data as it appears that there are missing grade lines around the buildings based on spot elevations. It appears that there would be areas open to the lower level as a walkout but the plans are not clear on this aspect. The calculations for the roof and yard area systems are incomplete using only an assumed elevation for the systems and are incomplete relative to collection of both the roofs and yard areas. Some yard drains are indicated on the Site Plans and others on Typical Roof Drain System and Downspout Connections for the two building types.

46. *The EPA SWPPP template shall be used to demonstrate compliance with MassDEP requirements with respect to erosion/sedimentation control during all phased construction activities in order to protect abutters and the Town roadway. Tracking pads shall be a minimum of 50 feet long. Sizing data for temporary basins, etc. must all be provided.*
A SWPPP has been submitted. If desired this will be reviewed under separate cover.

I defer this issue to the Board; I have not performed any review of the SWPPP at this time.

47. *An Operations & Maintenance ("O&M") Plan shall be provided for review and approval by the Board or its designee prior to the start of any construction activities or related site disturbance, including an O&M Plan for the individual lot systems and a final stand-alone O&M plan including a plan with the location of all BMP's, manufacturer's requirements, etc.*
The submittal includes an O&M Plan and the Report includes an O&M description. I note the that following should be changed in the O&M:
- Catch basin inspections should be **required** quarterly not just recommended.
  Satisfied.
- Oil/Grit Separator inspections are listed as quarterly in the Report and both quarterly and monthly on the Plan. DEP requires monthly inspections.
  Satisfied.
- Subsurface systems should include the manufacturer's maintenance manual.
  Not addressed, in this case StormTech chambers are proposed, and this data should be available from the manufacturer. The Response did not take exception to this comment.
- I recommend that the times for maintenance as listed in the O&M Inspection form be adjusted as it is uncommon to clean structures in the winter, the January and February time may be more appropriate in April and May or move one of the inspections/cleaning to November after most all of the leaves have fallen, i.e., two inspections in the spring and two in the fall although quarterly implies every three months.
  Satisfied.

48. *A signed illicit discharge statement shall be submitted to the Board prior to any occupancy permits.*
An unsigned statement is included, this should be submitted prior to any occupancy permits.
The Response agrees with this comment.

ADDITIONAL CONDITIONS CONCERNING FIRE PROTECTION AND RELATED SAFETY CONCERNS

Some of the Conditions below would not apply to the current design.

49. *Access roads must be 20 feet in width not including any areas designated for parking (527 CMR18.2.3.4.1.1),*
It is assumed that this Condition specifies a minimum width as typically required for fire access. This would be satisfied as all proposed access roadways are 24 feet wide.

a. *No on street parking allowed shall be allowed if such parking would narrow the roadway width to less than 20 feet on two way sections;*

Not applicable as all roadway widths are 24 feet.

b. *No on street parking on one-way sections where the roadway width will be reduced below 13 feet;*
Not applicable as all roadway widths are 24 feet and there are no one-way roadways.

c. *For roadways on the Comprehensive Permit Plans showing widths of 20 feet for one-way sections, parking on one side of the roadway will be allowed with posted and enforced No Parking signs in these sections;*
Not applicable as all roadway widths are 24 feet.

d. *A section of roadway that is two-way and 22 feet and must be posted and enforced with No Parking signs;*
Not applicable as all roadway widths are 24 feet.

e. *Modeling must be submitted for the Fire Chief's review and approval to assure the fire departments apparatus can access development;*
Turning analysis plans have been provided. The Fire Chief should review these plans.
The Response agrees with this comment.

f. *Two of the roads have no provisions for turning around. (527 CMR 18.2.3.4.4) "Dead-end access roads in excess of 150 feet in length shall be provided with approved provisions for fire apparatus to turn around."*
It is unclear if this requirement would apply as the HAC Decision on the revised roadway layout did not require further revisions to address Fire Department access other than potentially minor modifications. (See page 33) As noted above the Fire Department may require revisions that do not involve the Board.
The Response agrees with this comment.

50. *Trees and vegetation must be maintained and not allowed to grow to block access for emergency vehicles. This would include vertical growth of tree. (527 CMR 18.2.3.4.1.2)*
This is a maintenance issue that should be included in the Condominium Documents. I defer this issue to the Board and Town Counsel.
To be addressed by others.

a. *All roadways shall have a vertical clearance of not less than 13 feet 6 inches;*
No barriers are proposed relative to height. Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.
To be addressed by others.

b. *Vegetation must not reduce the road width below the dimensions required in above section.*
Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.
To be addressed by others.

51. *Final Fire Department access plans must be submitted to the department for review and approval (527 CMR 18.1.3.1).*
No comment required, refer also to comments under Condition 49. f.

52. *Hydrant lay out needs to be reviewed and approved by the Fire Chief and installed before construction of any dwelling units; plans for fire protection must also be reviewed and approved by the Fire Chief for the time period between any initial site disturbance and completion of construction. Any proposed phasing of hydrant installation is subject to approval by the Fire Chief.*
No engineering comment required.
The Response agrees that hydrant locations are to approved by the Fire Department.

53. *Applicant must complete a hydraulic study for review and approval by the Fire Chief addressing impact of Project on water capacity necessary for fire protection on other critical infrastructure located on the same water main.*
I have no further data on this requirement. This study should be performed if not yet completed.
The Response indicates, and it was discussed at the meeting, that adequate water supply and pressure are available based on the Wannacomet Water Company. Individual building fire suppression systems will be reviewed at building permit submissions.

ADDITIONAL CONDITIONS CONCERNING PUBLIC SEWER

~~54. *The wastewater collection system for the proposed development shall not be connected to the Town's existing force mains.*~~

~~55. *The wastewater collection system for the proposed development shall include the Town's preferred option of a new gravity sewer along South Shore Road, from the proposed development to the Surfside WWTF. This option shall relocate the proposed wastewater pump station from the proposed development to the Surfside WWTF.*~~

56. *The deficiencies in the revised plans discussed in Section IV.A. above, shall be addressed to the satisfaction of the Nantucket Sewer Department.*
This aspect remains to be addressed by others. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed at this time.
The Response indicates that this aspect is still to be determined based on the availability of the new gravity line.

57. *The wastewater collection system for the proposed development shall be constructed in accordance with the Nantucket Sewer Department Design Standards and Specifications in place at the time of construction. The final design plans shall be submitted to the Nantucket Sewer Department for review and approval to ensure conformance with the Design Standards and Specifications.*
This aspect remains to be addressed by others. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed at this time.

The Response indicates that final design plans will comply with design standards and specifications. These have not been submitted at this time.

58. *Given that the 2014 CWMP identified the sewer needs areas in Town, that these flows were used to determine the capacity of the Surfside WWTF, which is currently being upgraded, and that while the proposed development properties are part of the service area to the WWTF, the density of the proposed development creates much higher wastewater flows than the current zoning would allow, and given that the additional flow from the proposed development would be taking up planned capacity at the WWTF, the Board denies waivers of sewer related fees and requires that all properties in the proposed development be subject to the appropriate sewer fees outlined in the Nantucket Sewer Department Rules and Regulations in place at the time of construction. These fees include, but are not limited to, sewer connection fees, sewer user fees and sewer capacity fees. All local rules and regulations concerning sewer connection fees, permit fees, sewer privilege fees or charges, sewer extension fees, and service fees shall apply to the project permitted by this Decision.*
No Engineering comment required as this Condition addresses fees.

59. *The Applicant must also comply with the Sewer Application and Permit requirements of the Nantucket Sewer Department and the Nantucket Sewer Permit Checklist and Sewer As-Built Checklist, subject to review and approval by the Sewer Director.*
This Condition should be addressed with the Sewer Application.

60. *The Applicant shall submit stamped record drawings of the wastewater collection system. Record drawings shall also be provided in the latest version of AutoCad.*
This is a post-construction requirement and the appropriate data should be submitted as required.
The Response indicates that this data will be provided.

61. *The Applicant shall submit copies of the Operations & Maintenance Manual for the pump station, as well as an electronic copy on a CD or portable drive.*
This is a post-construction requirement and the appropriate data should be submitted as required.
The Response indicates that this data will be provided.

62. *The Applicant shall establish and provide a copy of the legal entity's (e.g. Homeowner's Association and Condominium Trust) documents to ensure proper operation and maintenance of the proposed wastewater collection system and other common infrastructure on private property.*
This information should be submitted for review and approval prior to occupancy permits, if not earlier.
To be addressed by others.

63. *The sewer infrastructure shall be constructed by the Applicant in accordance with the preferred option presented by Weston and Sampson, with the Town to contribute an agreed allocated cost of construction proportionate to the degree to*

which the infrastructure confers a public benefit independent of servicing the project approved by this Decision.
This may be an applicable condition subject to comments in the HAC Decision regarding the costs if a gravity system is ultimately proposed.
To be addressed by others.

64. *The sewer system must be submitted for inspection, review and approval by the Sewer Director pre and post-construction, and will be conveyed to the Town following payment of the agreed allocated cost of construction as conditioned above.*
No comment required.

ADDITIONAL CONDITIONS CONCERNING PUBLIC WATER CONNECTION

65. *Subject to the additional conditions below, the Board approves the proposed connection to Town water conditioned upon the Applicant's compliance with all rules, regulations and requirements of the Nantucket Board of Water Commissioners, and the Wannacomet Water Company and Director, including but not limited to review and approval of the design and construction of the proposed water mains and final inspection, testing, and chlorination of the water mains prior to public water being turned on to service the development and prior to water being turned on to service residential units.*
No engineering comment required.

66. *All local fees and charges for the initial construction and connection of the water mains, and any initial or continuing service or other fees or charges once the system has come on-line, shall apply to the Applicant and the development approved by this Decision.*
No engineering comment required.

67. *The water connection is also conditioned upon and subject to MassDEP approval of the Wannacomet Water Company's requested increase in the capacity of the Town's Water Withdrawal Permit to an initial increase to 1.9 million gallons per day.*
No engineering comment required.
The Response indicates that the Wannacomet Water Company has received DEP approval for 2.01 million gallons per day in their withdrawal permit.

68. *Applicant shall provide water conserving appliances (dishwasher, washing machines, toilet, shower heads, etc.) for all appliances to be included in the residential housing units offered at the project, as well as appliances serving any other amenities offered at the development (facilities offered at pool or in recreational building, etc.), subject to review and approval by the Wannacomet Water Director.*
No engineering comment required.

69. *Applicant shall implement Low Impact Development Design concepts for managing stormwater ~~and shall fund an independent Environmental Monitor during construction phases to document activities and ensure the protection of groundwater quality and private and public drinking water supplies located in the project area~~.*

~~*70. Applicant shall construct a stormwater system to provide treatment and dispersed infiltration from roadways, and which shall capture and retain the first inch of stormwater and parking areas and use vegetated swales and bioretention basins with overflows to the maximum extent possible, rather than use of a stormceptor-type design with direct infiltration.*~~

71. *Applicant shall provide a Site Maintenance and Integrated Pest Management Plan for review and approval by the Board or its designee and shall ensure that the Homeowners' Association and Condominium Trust documents for the development require the use of organic and/or non-toxic fertilizers and pesticides, as well as use of certified applicators. The Homeowners' Association and Condominium Trust documents must also require regular maintenance of storm drains, including filing a maintenance plan and actual maintenance with the town annually.*
No engineering comment required.

72. *Applicant has stated, and the Board imposes a condition, that landscape irrigation shall be provided by private well and not the public water supply. Applicant shall take all necessary steps to protect against adverse effects upon the capacity of other private drinking water wells in the area.*
No engineering comment required.

COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS

73. *Development of the Project shall comply in all respects with the conditions contained in the Project Eligibility Letter approval for the project issued by MassHousing on April 12, 2018.*
No engineering comment required.

74. *The Project, and all construction, dwelling units, utilities, roads, drainage, earth removal or relocation of structures and all related appurtenances with respect to the Project, shall comply with all applicable state and federal regulations. The Applicant shall promptly provide the Board with copies of all permitting requests and other correspondence directed to any applicable state or federal agency and of all correspondence, approvals or disapprovals received from any such agency.*
No engineering comment required.

75. *The Project shall comply with all rules, regulations, filing and permit requirements and certifications required by the regulations governing the Massachusetts Endangered Species Act, G.L. c.131, §23, 321 CMR 10.00. No site*

disturbance shall be permitted pursuant to this Decision until the Nantucket Land Council's currently pending administrative appeal of the NHESP determination for the Site is fully and finally resolved, including exhaustion of court appeals.
No engineering comment required.

76. *The Project shall comply with all rules, regulations, permit and filing requirements, and certifications of the Department of Environmental Protection with respect to stormwater disposal, resource protection, water supply and low impact development management practices.*
Refer to comments under Conditions 36, 43 and 45-48.
Refer to comments under Conditions 36, 43 and 45-48 and Appendix A Revised.

77. *The Project shall comply with the rules and regulations of, filing and permit requirements and certifications required by the regulations governing the Massachusetts Historical Commission.*
No engineering comment required.

78. *Copies of all approvals from state and federal agencies shall be submitted to the Board prior to recording of final plans.*
No engineering comment required.

LOCAL REQUIREMENTS

79. *Except as expressly waived by this Decision, the development of this Project, including the construction of all dwelling units, utilities, roads, drainage structures and other appurtenances, shall comply with all local requirements and regulations as defined in 760 CMR 56.02, including any and all related fees and charges.*
No engineering comment required.

80. *Except as specifically waived by this Decision, the Project shall comply, in all respects, with any and all rules, regulations, filing and permit requirements of the Nantucket Sewer Commission and Wannacomet Water Department concerning public sewer and water servicing the Project, including any and all related fees and charges. No fees shall be waived.*
No engineering comment required.

81. *The Applicant shall also comply with any and all filing requirements for issuance of a building permit, including any and all related fees or charges. No fees shall be waived.*
No engineering comment required.

82. *To the extent the Project requires the conveyance of any interest in Town-owned land, the Board notes that it lacks jurisdiction to grant such an interest. To the extent Town Meeting approval is required for any aspect of the Project, the Town's right to require Town Meeting approval as a prerequisite to such aspect*

of the Project is expressly reserved. Nothing in this Decision shall be construed as a grant of approval of any interest in property owned or held by the Town or County of Nantucket.
No engineering comment required.

~~*83. The total number of dwelling units permitted for this Project shall not exceed sixty (60) units and the total number of bedrooms shall not exceed two hundred and six (206) bedrooms.*~~

AFFORDABLE UNITS
This entire section does not require Engineering comment or review but has been modified to comply with the HAC Decision.

~~*84. The affordable units shall be evenly distributed within the Locus and shall be indistinguishable in architectural style, exterior finish materials, and exterior appearance from market rate units. If interior finishes differ between market and affordable units, the quality of the interior finishes of the affordable units must be of reasonable quality. As part of the Building Permit application, the Applicant must provide for review and approval by the Board or its designee specifications/information on any proposed finishes and equipment (including but not limited to floor treatments, cabinets/vanities, countertops, lighting, kitchen appliances, and bathroom fixtures) in the affordable units that differ from finishes and equipment proposed for the market units. There shall also be a proportionate share of housing types (single family, duplex, and fourplex) allocated between affordable and market rate units; 25% of each unit type offered shall be affordable, e.g., if five bedroom units are offered, 25% of the total number of five bedroom units shall be affordable units.*~~

~~*85. An affordable housing restriction, enforceable by the Town of Nantucket, requiring that the affordable units remain affordable in perpetuity or for as long as the project does not comply with local requirements, whichever is longer, and in a form approved by the Board, shall be recorded senior to any liens on the Project Locus to protect the requirement for the affordable units in the event of any foreclosure, bankruptcy, refinancing or sale. All affordable units shall be subject to the Universal Deed Rider as required by MassHousing. The sale and re-sale of all affordable units shall comply with all MassHousing and Chapter 40B requirements, including, if applicable, any income, asset, and first time homebuyer requirements.*~~

The condition is modified to read simply,

> *"The affordable units shall remain affordable in perpetuity or for as long as the housing is not in compliance with local zoning requirements."*

86. Upon the sale of an affordable dwelling, the Applicant or its successors or assigns shall provide written notice to the buyer that the premises are subject to an affordable housing restriction and subject to the terms and provisions of the

affordable housing restriction and that any amendment purporting to alter, amend or delete the restriction shall be void and of no effect.

87. *The deeds to the Affordable Units shall include the standard MassHousing Affordable Housing Restriction/Deed Rider in which the affordability restrictions described herein survive foreclosure.*

88. *For every three (3) Market Rate units for which a Certificate of Occupancy is issued, there shall be at least one (1) Affordable Unit for which a Certificate of Occupancy is issued. The Applicant has the right but not the obligation to accelerate the rate of construction of the Affordable Units.*

MANAGEMENT DOCUMENTS

This entire section does not require Engineering comment or review.

89. *The Applicant shall prepare documents in a form that conforms to this Decision and applicable law designed to manage the Project and ensure that the terms and conditions of this Decision are enforced.*

90. *The management documents shall provide that the Town or County of Nantucket shall not have any legal or financial responsibility for, operation or maintenance of, roadways, driveways, parking areas, stormwater management systems, snowplowing, landscaping, trash disposal or pickup, street lighting or other illumination, or other roadway infrastructure within the Project or the Locus.*

PROFITABILITY

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

91. *The Project shall be limited to the profit allowed under the Regulatory Agreement ("Allowable Profit").*

~~92. *Any profit that is above the Allowable Profit pursuant to the Regulatory Agreement shall be returned to the Town of Nantucket for use by the Town for the purpose of efforts toward affordable housing. The profit limitation may be enforced by the Town or its agencies, boards or commissions at any time.*~~

93. *The Applicant shall provide the Board with a copy of all financial documentation, including Cost Certification submissions, required by the Regulatory Agreement.* The Response indicates that this will be addressed by others. This is not an engineering issue.

MARKETING/LOCAL PREFERENCE

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

94. There shall be a local preference plan established for the sale of the affordable units.

~~*95. Insofar as allowed under G.L. c. 40B and any other applicable laws and by the Subsidizing Agency, with respect to at least 70% of the Affordable Units, the Applicant shall provide a preference category in the Lottery for the Affordable Units for current Nantucket residents, Nantucket municipal employees, employees of local Nantucket businesses, and households with children attending Nantucket schools. The Board acknowledges that it will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preferences and obtain approval of the categories of persons qualifying for the same, in accordance with Chapter 40B requirements. In no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference requirement or any aspect thereof. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence. If the Board or its designee does not provide such information within thirty (30) days of a written request by the Applicant, its Lottery Agent, or the Subsidizing Agency, then this condition shall be void unless the Applicant has failed to provide reasonable and timely assistance as described above.*~~

~~*96. MassHousing shall approve the Lottery Packet and the Applicant's Affirmative Fair Housing Marketing Plan (AFHMP) as part of its Final Approval review. A copy of the proposed Lottery Plan and AFHMP shall be submitted to the Board simultaneously with its submission to MassHousing. The Applicant shall also submit to the Board the assumptions and calculations upon which the pricing of the Affordable Units is based. All costs associated with the lottery and marketing plans, including the advertising and processing for the Affordable Units, shall be borne by the Applicant. Buyers of Affordable Units must satisfy all applicable Chapter 40B requirements, including all applicable income, asset, and First Time Homebuyer requirements.*~~

CONDITIONS PRECEDENT TO COMMENCEMENT OF PROJECT

97. The conditions below are conditions precedent to site disturbance. In particular, and without limitation, no grading, land disturbance, or construction of any structure or infrastructure shall commence until:

a. Final Review – Prior to commencement of any construction and granting of any permits for the Project, the Applicant has submitted detailed construction drawings to the Board to ensure that said drawings are consistent with this Permit, with local requirements not waived in the permit, and with state and federal codes and requirements of state and federal agencies and their respective decisions. Copies of the detailed, approved construction drawings ("Final Plans") shall also be filed in hard copy (twenty full-scale sets) and in digital format with the Board and the Building Department for recordkeeping purposes.

The Applicant must secure Board approval prior to construction and allow the Board ninety (90) days to review the detailed construction drawings. The final plans shall include a building code review.
As noted there are several aspects related to the plans submitted that are not at the Final Construction Plan stage.
Based on my review of the revised data, there will need to be modifications to the submitted plans to be suitable as Final Construction Plans. Refer to comments in other section and Appendix A Revised.

b. ~~The Applicant has posted with the Town Clerk a bond or surety in the amount needed to complete the ways, utilities, drainage, shade trees in the right of way, and as-built plans for the Project as approved, plus a 50% margin of error plus an appropriate rate of inflation over a 5-year period. The performance bond or surety shall contain the following provision: "If the principal shall fully and satisfactorily observe and perform in accordance with the qualifications and time schedule set forth herein as specified in all the covenants, agreements, terms and provisions as set forth in the decision of the Board in this matter, as attached hereto, then this obligation shall be void, otherwise it shall remain in full force and effect, and, in the absence of completion of the above work, the aforesaid sum shall be paid to the Town of Nantucket in order to complete the construction in accordance with the plans and specifications."~~

c. The Final Plans, including phasing plans, way and underground utilities plans (water system, stormwater system, gas, telephone, electric and cable systems), entrance/intersection street lights and signs have been reviewed and have received approval consistent with this Decision by the Board, and consistent with their respective jurisdictions by any and all relevant federal and state agencies, departments, boards, or commissions for matters not otherwise approved or waived by this Decision.
As noted there are several aspects related to the plans submitted that are not at the Final Construction Plan stage. Construction Phasing plans have been submitted. These will be reviewed if requested but have not been reviewed at this time as they should be reviewed with the Final Construction Plans.
Refer to other comments, the Construction Phasing Plans have not been reviewed at this time.

~~d. The Applicant and MassHousing have executed a Monitoring Agreement, similar in form to the Monitoring Agreement published by MassHousing but revised in content as required for consistency with this Decision.~~

e. A Regulatory Agreement, similar in form to that published by MassHousing, has been executed by the Applicant and MassHousing and has been recorded with this Decision. The Regulatory Agreement shall contain, at a minimum, the following terms: 1) 25% of the units shall remain affordable in perpetuity or for as long as the project does not comply with local requirements, whichever is longer. Such units shall be sold to households whose annual

income, adjusted for household size, does not exceed 80% of the applicable Area Median Income for Nantucket as defined by HUD. 2) pricing of the affordable units shall be in accordance with MassHousing and Chapter 40B requirements; 3) Affordable units shall be sold in accordance with the MassHousing approved Affirmative Fair Housing Marketing Plan ("AFMP"); and 4) Identification of the location of all Affordable Units shall be included.
No engineering comment required.

f. A NPDES Stormwater Pollution Prevention Plan, Erosion Control Plan and Stormwater Management Systems Operations and Maintenance Plan has been approved in accordance with applicable state and federal regulations.
A SWPPP has been submitted. If desired by the Board this aspect will be reviewed under separate cover prior to the start of construction.
I defer this issue to the Board; I have not performed any review of the SWPPP at this time.

g. ~~Final and detailed landscape improvements and plans prepared by a Landscape Architect registered in the Commonwealth of Massachusetts to the detail required for use as on-site construction and planting drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed, have been submitted to the Board and all other relevant public agencies for review and approval, including acknowledgement of consistency with this Decision. Such plans shall include shade trees along roadways, and shall specify the types, number, size and location of all proposed landscape plans, trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans indicate the specific types of active/passive recreational equipment to be installed within the open space and recreational areas located on the approved plans. Such plans shall also indicate the location of mailboxes, dumpsters and other appurtenant structures to be located within or integral to, the project.~~

~~h. Identification of all areas of the site proposed for vegetative clearing.~~

~~i. A detailed plan showing landscape improvements, open area, limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage area(s), for verification that such plan conforms with this Decision. Tree protection measures shall be stated with details for tree wells around existing trees to be protected included in the plan set. The removal of trees, shrubs, and natural groundcover on the site shall be minimized to preserve the natural environment to the highest degree possible. All trees over 8 inches in caliper within the limits of work shall be flagged prior to tree clearing. A representative or agent of the Board shall have the opportunity to identify trees that need to be protected and preserved during construction.~~

Replaced with the following from the HAC Decision:

> *"[…no… construction… shall commence until: …]*
> *g. Final and detailed landscape plans prepared by a landscape architect registered in the Commonwealth of Massachusetts to the detail required for use as on-site construction and planting drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed, have been submitted to the appropriate Nantucket agencies for review and approval, including acknowledgement of consistency with the comprehensive permit decision. Such plans shall include shade trees along roadways, and shall specify the types, number, size and location of all trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans shall indicate the specific types of active/passive recreational equipment to be installed within the open space and recreational areas located on the approved plans. Such plans shall also indicate the location of mailboxes, dumpsters and other appurtenant structures to be located within or integral to, the project. Such plans shall identify all areas of the site proposed for vegetative clearing, and shall show the limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage areas. The removal of trees, shrubs, and natural groundcover shall be minimized to the extent practical. Trees, particularly those over 8 inches in caliper, that, in the judgment of the landscape architect, can be preserved shall be flagged prior to tree clearing. The plans shall state tree protection measures with details for tree wells around existing trees that can be preserved. During construction, a representative or agent of the Board shall have the opportunity to monitor trees that have been flagged for protection."*

Landscape Plans have been submitted and include the required data excepting:

- Only partial data on active/passive recreation equipment.
  Comment remains, there is a detail for the pool and sport court fence. The playground is listed as "by others" and no details on equipment have been provided.
- No mailboxes are indicated on the plans.
  Satisfied, the plans indicate mailboxes the Board may require details for proposed mailbox systems.
- Dumpsters are not indicated.
  The plans indicate trash/recycling shed locations; the Board may require details of the enclosures.

- No data on construction phase work including limit of work, clearing, sedimentation/erosion controls, etc. are on the Landscape Plans. There are other plans that indicate this information and a separate Stormwater Report for Phased Construction. These can be reviewed if requested by the Board.
- The Response indicates that revised Phasing plans are included with the Civil Site Plans. These can be reviewed if requested by the Board.

j. *An infrastructure operations and maintenance plan has been submitted for review and approval by the Board, with any updates as required. The plan shall include, at a minimum, maintenance during and post construction as well as perpetual maintenance and monitoring of the roadway, roadway infrastructure and drainage systems (routine and seasonal). The operations and maintenance plan shall bind the Applicant. The stormwater operation and maintenance plan include specific tasks and timelines associated with inspection and maintenance of all proposed stormwater management structural and non-structural measures, a repair and replacement plan for the system with estimated costs as well as identify the owner and party responsible for inspection, operation, maintenance, repair, and replacement including certification of acceptance of legal responsibility for the aforementioned.*

Partially addressed, there is a plan for stormwater system O&M but it does not include the estimated costs. There would also be general landscape maintenance, other infrastructure including paving, walks , building exteriors and roofs. The data provided did not include any legal aspects, which should be part of the Condominium Association Documents when filed.

Not included in the data submitted. The Response states that a "Stormwater O&M annual general budget will be submitted."

k. A construction schedule identifying the sequence and approximate dates of all key stages of construction has been submitted to and approved by the Board or its designee. This submission also will include: (i) identification of all contractors, field engineers, construction managers, surveyors, wetland and biology specialists, and other professionals that will be involved in the implementation of the project; (ii) staking driveways, dwelling foundations, parking areas, drainage basins and other drainage structures, and well locations; (iii) placement of sediment and erosion controls and limit of construction fencing; (iv) identification and approval of significant trees to be cut on the site; (v) removal of vegetation and topsoil; (vi) drainage system construction; (vii) major states of roadway construction; (viii) excavating dates for building foundations; (ix) sewer and water line installation; and (x) inspection dates.

The Construction Schedule has not been submitted at this time and should be included with the Final Construction Plans. There is a Construction Phasing Plan developed to address erosion and sedimentation during construction. As noted this aspect can be reviewed if requested by the Board.

The Response states "Response by others". Nothing additional has been received by this office.

l. ~~*The Applicant has provided to the Town of Nantucket, in form and substance approved by Town Counsel, Applicant's agreement that the Town of Nantucket shall be free of any liability for any act, omission or negligence caused by the Applicant, its employees, agents, subcontractors, beneficiaries or trustees who have relation to this Project, and that Applicant on behalf of itself and its successors and assigns has consented and agreed to indemnify the Town, its employees and officials for any harm, damage or injury caused by the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with regard to this Project, and proof of insurance adequate to cover all risks reasonably foreseeable in relation to the construction of the Project, which must be maintained until completion of all phases of construction.*~~

m. The Applicant has granted to the Town easements giving the Town the right to enter the Locus to repair and maintain water and sewer lines, as applicable and as necessary to ensure the health and safety of the residents therein. The easements shall be shown on a site plan provided to the Board and shall be recorded by the Applicant.
A Draft Water & Sewer Utility Easement Plan has been provided. I defer comments on this plan to Counsel and the respective Utility Purveyors. As noted this is a Draft and not a Final Construction Plan.
The appropriate parties should comment on this plan and any associated documents.

n. Cuts and fills have been designed to preserve the existing land elevations to the extent reasonably possible based on the final plans as approved, and the use of retaining walls is optimized to preserve existing vegetation wherever practicable.
It does not appear that any comments are required for this Condition.

o. The final plan has addressed constructability with regard to infrastructure drainage due to settlement in substantial fill areas.
It does not appear that any comments are required for this Condition.

p. All zoning lines have been identified on the final plan for reference purposes.
The zoning district and setbacks are indicated in a table on Sheet 4. Setback lines associated with the District are not on the plans.
The Response indicates that "District setback lines have not been included to avoid confusion.

q. The interior roadway layout and parking areas have been approved by the Fire Chief, to facilitate emergency access and increase fire safety.
The Fire Chief should review the plans. Comments from the Fire Chief, consistent with the HAC Decision, should be addressed on the plans although these do not have to go before the Board according to the HAC Decision.

The Response states "Response by others". Nothing additional has been received by this office.

r. Easements have been provided on the final plan to facilitate utility installation and slope maintenance outside the rights of way.
This Condition appears to reflect roadway right of ways and easements for access to maintain the right of ways. As no subdivision roadways are proposed it is unclear that this Condition would apply.

s. The final plans indicate that roadway construction materials and thicknesses conform to a 2 ½" binder and 1 ½" surface course.
This Condition would be satisfied by the Site Plans.

t. The final plans shall include limitations on lawn areas.
It is unclear what limitations would be required here as the plans indicate the limits of various surfaces and non-disturb areas. This Condition could be addressed through the Condominium Documents.
No further comment required; the Landscape Plans indicate proposed lawn areas.

u. The final site plan submission shall include an acceptable snow management plan.
The O&M Plan indicates proposed snow storage areas and the Report includes a section on snow removal.

v. The final plans have been reviewed and accepted by the Fire Chief and the Wannacomet Water Department for hydrant and valve locations; hydrant locations shall provide a 10-foot minimum separation from storm drains or other approved means of protecting the water supply from the storm drains.
The appropriate officials should review the plans. Hydrants are 10 feet from storm drains based on scaling the plans. The hydrant at the southwest corner of Condo #2 is just 10 feet depending on where the final location is set during construction.
I recommend that the appropriate Town Officials comment on this aspect of the Decision.

w. The Applicant has obtained all necessary private utility permits and final designs including but not limited to gas pipeline, electric, telephone and cable service required by the respective utilities prior to the commencement of construction. Documentation of all permits/approvals issued by private utilities pertaining to the development of the project shall be provided to the Board prior to any construction or Site disturbance.
This is required to be provided prior to construction.
No further comment required.

x. The Applicant has submitted to the Board and all other relevant public agencies for review and final acknowledgment of consistency with this Decision,

all requests for approval, and upon receipt of all approvals, has provided to the Board copies of all necessary approvals from all local, state and federal agencies, departments and commissions pertaining to this Project.
This is required to be provided prior to construction.
No further comment required.

y. The final plans shall include the location and design, including materials to be used, of all retaining walls to be used within the Project.
The Landscape Plans indicate the location of retaining walls and a detail but the detail does not indicate the reinforcing, although called a reinforced concrete wall.
The Response indicates that "Structural details to be provided on Construction Plans.

z. The final plans shall identify the location of all street lighting fixtures in accordance with the condition requiring compliance with the Town's code provisions concerning outdoor lighting.
Satisfied, lighting is indicated on the Landscape Plans.

CONDITIONS PRECEDENT TO MAKING APPLICATION FOR BUILDING PERMIT(S)

98. All conditions precedent to commencement of Project have been fulfilled as per this Decision and to the satisfaction of the Board.
At this time, it does not appear that all conditions have been fulfilled as some comments should be addressed.
As noted there remains some work to develop final Construction Drawings.

99. The Applicant shall provide proof that the subdivision and lotting plans, as approved by the Board, have been recorded at the Nantucket County Registry of Deeds and three (3) copies of the final plan, exactly as it is recorded, shall be provided to the Board.
No longer applies as no lots will be created.

~~*100. The Applicant shall enter into the standard MassHousing Limited Dividend Monitoring Agreement with MassHousing prior to receiving the initial building permit for the project. Compliance with the limited dividend requirements under G.L. c. 40B shall be determined by the Subsidizing Agency in accordance with the rules of the applicable housing subsidy program. All revenue and expenses attributable to upgrades and/or options purchased by home buyers must be included in the cost certification documents. Any rebates for materials/equipment/appliances must be included in the Cost Certification. The Board shall receive copies of any and all materials submitted to the Subsidizing Agency related to Cost Certification and Limited Dividend restriction monitoring and reviews.*~~

101. No later than the submission of the initial building permit application, the Applicant shall submit, as applicable for the proposed project, for review and

approval by the Board or its designated representative a copy of the proposed Homeowners Association Declaration of Trust, Homeowners Association Budget, and Declaration of Covenants, Restrictions and Easements as well as all Condominium Association documents, including but not limited to the Declaration of Trust, Master Deed, Rules and Regulations, and Condominium Budget. Said documents shall reference this Decision and the affordability requirements upon which the Comprehensive Permit is conditioned and state that the Project is subject to this Decision. The Homeowners Association and Condominium documents shall provide that the Homeowners Association and Condominium Trust are responsible for maintaining the roadways and sidewalks, storm water management system, common landscaping including all buffer areas, and fencing therein, all infrastructure and other common facilities including the Recreation and Maintenance Buildings, and shall also be responsible for snowplowing and trash removal. The Board acknowledges that the Subsidizing Agency has final approval authority in regard to the Homeowners Association and Condominium documents, including the respective budgets. These documents must include an explanation of how common costs (including the operation of the Recreation area) to be shared between the Homeowners Association and the Condominium Association shall be allocated between the two entities. Any applicable Homeowners Association or Condominium Fees shall be allocated to the Affordable Homes based upon a percentage of Fair Market Value. In determining the Chapter 40B allowable sales prices for the Affordable Units, a realistic Homeowners Association or Condominium fee must be used. If Affordable Unit owners will be responsible for the payment of any applicable sewer permitting fees, any such fees must be taken into consideration in determining the allowable sales prices for Affordable Units. Upon its formation, the Homeowners' Association and the Condominium Trust, as applicable, shall be initially endowed by the Applicant in the amount of Four Hundred Dollars ($400) per unit.

Some of this Condition would not apply as it would be one condominium development. The HAC Decision removes any aspects that would relate to how the sale price of affordable units is calculated.

The Response states "Response by others". The Board and Counsel should review the documents when submitted. The status of these documents is not known.

There shall be no change in the By-laws of the Homeowners' Association or the Condominium Trust, as applicable, without the approval of 75% (as rounded below) of each of the two (2) income levels of the homeowners, as applicable and as illustrated below:

No engineering comment required, as noted there would only be one condominium association.

Single Family Units

*Market Rate Units: 30 units*75% = 22.50 (Rounded to 22)*

*Affordable Units: 10 units*75% =7.50 (Rounded to 8)*

Duplex Units

*Market Rate Units: 9 units*75% = 6.75 (Rounded to 7)*
*Affordable Units: 3 units*75% =2.25 (Rounded to 2)*

Multifamily Units (Fourplex Units)
*Market Rate Units: 6 units*75% = 4.50 (Rounded to 4)*
*Affordable Units: 2 units*75% =1.50 (Rounded to 2)*

Owners may not vote changes inconsistent with the Comprehensive Permit and any conditions thereto, the approved Regulatory Agreement, and/or the Deed Rider.

The Applicant shall be responsible for completion and maintenance of all infrastructure and compliance with this Decision until all of the units in the development are constructed and sold. Thereafter, the Homeowners' Association and/or the Condominium Trust shall bear such responsibility. The Applicant may collect fees from homeowners, as appropriate and as required in the Homeowners' Association and/or the Condominium Trust documents, for the maintenance of the infrastructure and other customary Homeowners' Association and/or the Condominium Trust fees.

102. *No later than the submission of the initial building permit application, the Applicant must also submit an engineered easement plan showing all easements along with a narrative explaining how all Units will be served by such easements.*
It is unclear if any easements will be required for the units. Utility purveyors typically would be provided easements to access their respective utilities and a Draft plan for Water & Sewer has been provided. The Final Plan should be approved by the appropriate utility purveyors.
As previously noted, final plans should be reviewed by the appropriate utility purveyors prior to construction.

103. *Not later than the date on which the first request for a building permit is filed, and before any building permit is issued, the Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision:*
It is unknown if a Building Permit has been requested at this time. No Architectural Plans were included in the data provided.
The Response states "Response by others". No further data regarding Architectural Plans has been provided.

A. *A copy of the request for a building permit, along with the required Form J under the local subdivision regulations. The building permit application must include a complete set of engineering drawings, plans and specifications ("Complete Plans") for use by contractors, inspectors, permit compliance officers and purchasers of the proposed dwelling units. These drawings, plans and*

specifications shall be stamped by a registered architect or professional engineer, as appropriate, licensed in the Commonwealth of Massachusetts. The Board shall review the complete plans for conformance with this Decision. The Building Department shall not issue a building permit until receipt of the Board's report that the Complete Plans conform to this Decision. The Applicant must also submit prior to initiation of each proposed construction phase a Resident Safety Plan that documents the safety measures that the Applicant will undertake to protect the safety of residents occupying units prior to the completion of all construction. The Resident Safety Plan shall be reviewed and approved by the Board and must be updated as needed and as requested by the Board.
This review is a partial response to this Condition. As noted the plans provided are not Final Construction Plans at this time based on some of the notes and other data.
No further comment required.

B. *A copy of site layout plans and profiles shown at scales considered adequate for review purposes, of all private roads and parking areas. The Board shall review the layouts and profiles for conformance with this Decision. The Building Department shall not issue a building permit until receipt of the Board's report that there is conformance with this Decision. Roadway layouts shall include properly labeled horizontal and vertical curves and stationing. The location of these facilities shall be as identified in the above-noted layout plans.*
I note that neither plan layout with stationing and curve data nor profiles have been included in the Site Plans provided. There is a profile for the on-site gravity sewer system. This Condition should be addressed in the Final Construction Plans.
The revised plans include this data on Sheet 11 for the main roadway (entrance and loop road around the community building area).

C. *A copy of site layout plans, and final and detailed architectural drawings (including plans and elevations) shown at scales considered adequate for review purposes, of all structures containing dwelling units as approved by this Decision, including interior floor plans, current and finished elevations, construction type and exterior finishes to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed ("Structure Plans"). The Board shall review the Structure Plans for conformance with this Decision and so notify the Building Department. The Building Department shall not issue a building permit until receipt of an affirmative report from the Board. Housing plans for dwelling units shall also be submitted to the Building Department in accordance with the State Building Code.*
Not provided, this should be addressed in the Final Construction Plans.
Comment remains.

C. *The final and detailed utilities plans and profiles including properly labeled drainage components and all site utilities including electric, gas, water supply*

lines, wastewater disposal connections and appurtenances and dwelling unit connections thereto indicating that all utilities servicing this project shall be underground within the Locus of the Project and to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed.
Partially provided, there are sewer system profiles for the on-site gravity system only. Utilities are proposed to be underground. This should be addressed in the Final Construction Plans.
The plans include roadway profiles for the entrance and main loop around the community building and sewer profiles. Other data is not on the profiles but is indicated on the plans. The plans do not indicate electric/telephone/cable connections to units. There are cross sections for the crowned section of roadway and the section pitched to one side that indicate sewer, water and cable utility locations.

E. *Submit to the Board plans and elevations of all proposed signs, including the entranceway sign, sufficient to determine their compliance with applicable Town Code provisions, and the design, size and location of any entrance or roadway intersection lighting. No sign waivers shall be granted.*
Not provided. This should be addressed in the Final Construction Plans.
The Response indicates that this data will be addressed in the Final Construction Plans.

CONDITIONS PRECEDENT TO BUILDING CONSTRUCTION

104. *During construction, the Applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust and the blocking of any roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area, and shall take all necessary steps to prevent damage to or contamination of private wells during the course of construction and to prevent damage to any sewer infrastructure located within the Site. For this condition, construction activities shall include, but not be limited to: start-up of construction vehicles, equipment or machinery; fueling of construction vehicles, equipment or machinery; storage of construction vehicles, equipment or machinery on Site; delivery of building materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; demolition of existing structures; removal of stumps and debris; and erection of new structures. The Applicant shall submit to the Board on a phase-by-phase basis as-built plans showing the buildings, roadways, sidewalks, driveway aprons, edge of pavement, and utilities. Said as-built plans shall be submitted in a format satisfactory to the Building Inspector and be stamped by a licensed Massachusetts Professional Engineer. The Applicant shall also submit to the Zoning Board of Appeals digital copies of said as-built plans in a format acceptable to the Building Inspector.*
This is a construction phase Condition no comment required at this time.

105. *Appropriate measures shall be taken during construction to prevent the tracking of material onto any public way. Any material tracked onto a public way shall be swept up and removed by the Applicant as necessary and as required by the Building Inspector.*
This is a construction phase Condition no comment required.

106. *The Applicant shall repair in a timely manner any damage to public roads adjacent to the Project that results from the construction and/or maintenance of the Project.*
This is a construction phase Condition no comment required.

~~*107. Parking for construction workers must be on-site and not on public ways. No construction vehicle parking shall be allowed on South Shore Road.*~~

108. *The Applicant shall implement dust control operations as necessary to comply at all times with applicable law, including without limitation MassDEP's Dust regulations at 310 CMR 7.09, as amended, as directed by the Building Inspector. Methods of controlling dust shall meet all applicable air pollutant standards as set forth by Federal and State regulatory agencies.*
This is a construction phase Condition no comment required.

109. *For each phase of the Project, prior to the start of construction of any building, roads to and within that phase of the Project which will have at least the first course of pavement, all hydrants in that phase of the Project will be operational, street signs will be in place and dwelling unit numbers will be provided at the building site to avoid conflict with building and lot numbers. Street names, house numbers, and building numbers for any fourplexes, shall be approved by the Nantucket Fire Department.*
This is a construction phase Condition no comment required.

110. *Prior to the commencement of any work at the Site, a split rail fence shall be installed to delineate the buffer zones and limit of work. An erosion control barrier, hay bales stacked end to end and siltation fence firmly anchored with six inches of soil, shall also be installed on the project side of the split rail fence. The erosion control barrier shall be inspected by the Board or its representative prior to work commencing on the site and shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Board or its representative.*
This is a construction phase Condition no comment required.

111. *Limit of work construction fencing shall be installed in accordance with the final plan locations for the particular building lot.*
This is a construction phase Condition no comment required.

<u>CONDITIONS RELATING TO CONSTRUCTION</u>

112. *All dwelling units shall be built by the Applicant, and its agents or contractors over which it will exercise supervision and control and the acts of which it will be responsible, in accordance with this Permit and the Regulatory Agreement. No lots shall be sold to third-party builders. No vacant lots or lots containing partially completed buildings may be sold. No sales shall occur before issuance of certificate of occupancy. During construction, the name and mobile telephone number of the site manager or clerk of works employed by the Applicant shall be filed with the Building Department, the Board, and the Nantucket Police Department, and such name and mobile telephone number shall be kept current.*
No engineering comment required. Portions of this condition would not apply to the current project.

113. *At least forty-eight (48) hours prior to any initial site work, a pre-construction meeting shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of Town departments having a review interest in the plan. Said meeting shall be for the purpose of familiarization with the Project, the conditions of approval, and the Project's construction sequence and timetable.*
No engineering comment required.

114. *Prior to commencement of construction of each applicable phase, the Applicant shall provide the Board: A) The name, address, email and business telephone number of the individual(s) responsible for all activities on site; B) A copy of a municipal lien certificate indicating that all taxes, assessments and charges due on the site have been paid; C) Proof that all required federal, state and local licenses and permits have been obtained.*
No engineering comment required.

115. *During construction, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of Town or County roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction hours shall be limited Monday-Friday, 7:30 a.m. to 7:00 p.m.; Saturdays, 7:30 a.m. – 1:00 p.m. No construction or related activities on Sundays or legal holidays.*
No engineering comment required.

116. *The Applicant shall submit to the Board, the Building Department and the Fire Chief, for review and final acknowledgment of consistency with this Decision, final and detailed scaled architectural drawings for all structures as approved by this Decision, including interior floor plans, current and finished elevations, construction type and exterior finishes to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed.*
Not provided to this office.
Not provided to this office.

117. *Stormwater management systems shall meet the design and performance requirements of the MassDEP's Stormwater Management Policy and Handbook, as revised, including requirements concerning Zone II areas.*
There are some aspects that require revision and the Stormwater Report was for a prior revision. Refer to Appendix A.
Refer to Appendix A Revised.

118. *Roadway design plans and construction details (inclusive with the final plans) with respect to interior ways shall be provided for approval by the Board. Except as otherwise provided by this Decision, roadway design and construction standards shall conform to the requirements of the Nantucket Planning Board subdivision rules and regulations. All proposed roadway and utility construction, grading and appurtenant work shall be described in complete detail to readily enable peer review and construction. A note shall be placed on each pertinent sheet of the plans stating that the Project is the subject of a comprehensive permit under G.L. c.40B, §§22-23, that the roads and ways within the Project in some cases may and in other cases may not, conform to the standards and requirements of the Nantucket subdivision rules and regulations. Sidewalks shall be provided as per approved plans and shall conform to the requirements of the subdivision rules and regulations. Complete development roadway profiles shall be provided for existing centerline and sideline grades, and proposed centerline grade. On street parking shall be prohibited, except in those areas shown on the Comprehensive Permit Plans. Signage prohibiting parking shall be installed and maintained as required by the Town.*
Partially addressed, full profile data has not been provided and it is not clear that the plans meet standards without this data. I note that there are no roadways that would be considered "subdivision roadways" as no lots are to be created.
Data has been provided and grades are appropriate for design speeds of 20-25 mph, which would likely be the speed for this project.

119. *All utilities shall be underground, and shall conform to the private utility company's requirements.*
Utilities are underground the status of compliance with private utility company requirements is not known.
The Response states "Project to comply with utility requirements."

120. *Proposed underground utilities shall be shown in cross-section on the way, utilities plan and construction details shall be provided.*
Satisfied.

121. *Normal water service pressure within the Project shall be a minimum thirty-five (35) psi under all conditions except fire flow. Available service pressure under peak water demand and fire flow conditions, including existing demands on the*

service pressure, shall be demonstrated to the Board's satisfaction by hydraulic modeling as required by the Fire Chief.
It is not known if hydraulic modeling of the water system has been performed. Reportedly this work has been performed with the exception of calculations for specific building sprinkler systems.

122. *Water system design and construction shall meet the requirements, standards and regulations of the Wannacomet Water Department and the Massachusetts Department of Environmental Protection's guidelines and policies for public water supplies. Water system design is also subject to the aforementioned conditions concerning water service.*
No comment required.

123. *All stumps, brush, and other debris resulting from any clearing or grading shall be removed from the Locus. No stumps or other debris shall be buried or burned on the Locus.*
No comment required.

124. *A written submission shall be submitted to the Board describing all easements and covenants affecting the use of the subject site, referring to such covenants and location of such easements on a site plan. The Applicant shall also submit to the Board any written or recorded instruments granting or agreeing to such easements and covenants.*
If applicable, legal counsel should review the easements.
I defer this issue to the Board and Counsel.

125. *To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal or state agency, the Applicant shall, no less than thirty (30) days prior to the request for a certificate of occupancies for any of the structures approved by this Decision, submit to the Board complete and detailed "As-Built Plans" of the roadway and associated infrastructure, as set forth in the Nantucket Planning Board subdivision rules and regulations and approved by the Board's consulting engineer together with a certification from a professional engineer or architect registered in the Commonwealth of Massachusetts that the Project's "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Progress as-built plans may be submitted for the extent of roadway and associated infrastructure serving those dwellings for which certificates of occupancy are sought.*
No comment required.

126. *Temporary certificates of occupancy will not be permitted. The Fire Department will not sign the occupancy permit until all required fire prevention and detection systems are installed and operating, carbon monoxide detectors are installed and operating, street signs and house numbers are in place and all required inspections have been completed by the Fire Department.*

No comment required.

127. *Applicant must comply with all Zone II water protection requirements under the Town's Zoning Bylaw in addition to MassDEP regulations and requirements.*
The Zoning Bylaws include the following requirement:

"All land uses, buildings, and accessory structures, that result in rendering impervious more than 15% or 2,500 square feet of any lot, whichever is greater, unless a system for artificial recharge of 95% of annual precipitation is provided that will not result in the degradation of groundwater quality. The Planning Board may require that an applicant provide evidence of groundwater protection which may include a demonstrated history of treatment effectiveness of the proposed design/treatment technology, and it may require monitoring of on-site, pre- and post-development groundwater quality for potential pollutants."

The intention of the project would meet this requirement as there are proposed recharge systems for all impervious areas. Refer to Appendix A as there are some issues to be addressed in the design, and additional data is required to demonstrate compliance with the DEP Stormwater Regulations. MassDEP water supply regulations have similar requirements for recharge in the Zone II of a water supply well.
Refer to Appendix A Revised.

ADMINISTRATIVE

128. *Within fourteen (14) days of receipt of a statement of costs incurred by the Town prior to the date of this Decision in connection with reviewing the application for a permit, the Applicant shall submit a certified check made payable to the Town of Nantucket in an amount to compensate the Town for such costs.*
No comment required.

129. *The Applicant shall pay the expenses incurred by the Board and Town in evaluating the plans required by this Decision and in monitoring and evaluating construction for this Project. These expenses shall be deducted from the special account established by the Town Treasurer for the Applicant. Prior to any clearing, grading or construction, the Applicant must pay to the Town, by certified check, $30,000 as an advance deposit to cover at least a portion of these expenses. The Applicant will pay any additional costs to the Town as required. If at any time the amount of the advance deposit is reduced below $5,000, Applicant, upon request, shall within five (5) business days pay to the Town an amount sufficient to increase the amount of the deposit to $5,000, and if the Applicant fails to pay such amount within such period, all work on the Project shall cease until such amount has been paid. Any excess remaining at the completion of the Project will be returned to the Applicant.*
No comment required. The HAC Decision appears to discuss this Condition relative to the discussion on Conditions 129 and 137, which have been struck.

~~*130. Inspections and testing during the construction of ways and installation of utilities and the stormwater management system shall be conducted at the expense of the Applicant. The Board may appoint an agent to conduct such inspections.*~~

131. The Applicant must post a performance guarantee for each phase of work to be undertaken, satisfactory and reviewed by the Board to be noted on the plan to ensure that any construction related damage to adjacent roads is repaired by the Applicant in a manner satisfactory to the Board. This performance guarantee is to be received by the Board prior to the commencement of any of the improvements approved in the plan and will be required until the Board decides that the Applicant has completed all of the improvements approved in the plan. The form of the performance guarantee, adequacy and/or amount may be varied from time to time by the Applicant subject to an agreement satisfactory to the Board and reviewed by the Board's counsel.
No comment required.

132. Recorded copies of all required legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Board prior to the release of the second lot from the Covenant and within six (6) months from the date of this decision (June 13, 2019).
No comment required.

133. The following aspects of the Project shall remain private and the Town and County of Nantucket shall not have any legal or financial responsibility for operation or maintenance of:
No comment required on this or sub listings a-g.

a. Roadways, driveways or parking areas;

b. Stormwater management systems and appurtenances;

c. Snow plowing or removal;

d. Landscaping;

e. Trash disposal or pickup;

f. Street lighting or other illumination;

g. Maintenance requirements of easements, access and appurtenances associated with any of the above.

134. The water system shall be constructed by the Applicant and granted to the Town of Nantucket upon the Town's acceptance of the installed water main and

appurtenances and all required testing results. Such acceptance shall not serve to constitute acceptance of the infrastructure contained in the preceding paragraph.
No comment required.

135. *The Applicant shall be responsible for the installation, operation, and maintenance of all aspects of the Project, of all infrastructure and compliance with this Comprehensive Permit decision until all of the units in the development are constructed and sold. Thereafter, the Homeowners' Association and/or the Condominium Trust shall bear such responsibility. The Applicant may collect fees from homeowners, as appropriate and as defined in the Homeowners' Association and/or Condominium Trust documents for the maintenance of the infrastructure...*
No comment required.

136. *The Applicant shall complete construction within three (3) years from the date this Permit becomes final, unless such time shall be extended in writing by the Board for cause, not to be unreasonably withheld.*
No comment required.

~~137. *The fees for the engineering reviews and the Town's construction oversight shall be the obligation of the Applicant. Prior to the commencement of work by a particular consultant, the Applicant shall pay the estimated fees for the required work. No site disturbance or clearing shall commence until all past and estimated future fees are paid, including all fees owed the Board and the Town of Nantucket for peer review services completed pursuant to G.L. c.44, §53G.*~~

138. *The Applicant shall keep the site and the adjoining existing roadway area clean during construction. Upon completion of all work on the site and prior to As-Built approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations and the Board shall be notified in writing of the final disposition of the materials.*
No comment required.

139. *Construction, once commenced, shall progress through to completion as continuously and expeditiously as possible and in accordance with the construction sequence and timetable approved. No clear cutting of this Site is permitted. Only such clearing as necessary to construct upon a particular lot, or section of Project infrastructure within the bounds thereof, is permitted, to occur contemporaneously with the construction. All other natural areas shall be maintained. A construction fence, restricting access to the Site from South Shore Road, shall be maintained at all times during the initial phase of construction. Once the first residential unit(s) are constructed and occupied, fencing shall be relocated as necessary to restrict access to areas subject to ongoing or future phases of construction.*

The Phase 1 plan essentially requires clearing the entire site except for the perimeter buffer and an area within the common open space.
No further comment, based on testimony at the hearing, the site has been cleared to the allowable limits based on other permits.

140. *Construction equipment shall not be parked or stored within one hundred (100) feet of any drainage channel, drainage inlet, or related area. Maintenance of construction equipment involving transfer of fluids and fuels shall be conducted in areas away from these areas. Contractor's on-site personnel shall immediately notify the Town of any hazardous material spill, regardless of size. Earth material stockpiles shall not be allowed adjacent to perimeter siltation barriers or drainage inlets or related areas. Long-term stockpiles over thirty (30) days shall be shaped, stabilized and circled by siltation fence and hay bales and shall be stabilized by temporary seeding, sheeting or netting.*
Portions of the construction parking area are within 100 feet of proposed catch basin inlets. This should be an easy adjustment to the plans.
The parking area should be adjusted to be 100 feet from proposed catch basins in Phase 1. Other Phases comply.

141. *Prior to beginning construction on any phase of the Project, the Applicant will submit to the Board for its approval a plan showing the location of all construction storage and stockpiling areas for that phase, together with details of the planned use of such areas.*
The Phasing plans indicate the required locations.

142. *All areas to be protected from encroachment from construction shall be marked on the ground as shown on the approved construction plans and these barriers shall be maintained by the Applicant throughout the construction phase of the Project. Prior to the initiation of each construction phase, Applicant shall provide for review and approval by the Building Inspector a proposed Safety Plan that documents how residents occupying units will be protected during the construction of future phases.*
No comment required.

143. *Excavation dewatering shall be in a workmanlike manner and such water shall be free of suspended solids before being discharged into a stormwater drainage system. This condition applies to all forms of dewatering including pumping and trenching.*
No comment required.

CONDITIONS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
The following Conditions (144-148) do not require comment at this time.

144. *The Applicant shall provide the Board with proof that an appropriate budget has been established and funded to maintain the systems, dwelling unit, ways and*

improvements in the Project consistent with that required by the subsidizing agency.

145. *No building shall be occupied until the improvements specified in this Decision and set forth on the plans of records are constructed and installed so as to adequately serve said building or adequate security has been provided, acceptable to the Board, to ensure such completion. Any such performance guarantee shall be approved as to the amount and form by the Board.*

146. *The Applicant shall submit final architectural plans to the HDC Administrator, as the Board's designee, for review and approval whether the plans conform with the requirements of the Board's conditions concerning exterior architectural features and design.*

147. *Based upon the recommendations of the traffic consulting engineers during the course of the public hearing, concerning calculation of proportional traffic mitigation funds based upon the Project impact, the Applicant shall pay traffic mitigation funds to the Town in the amount of Two Hundred Thousand Dollars ($200,000.00). Payment shall be made in full upon the issuance of the initial building permit.*

148. *The Applicant shall enter into the standard MassHousing Affordability Monitoring Agreement with MassHousing or with a monitoring agent approved by MassHousing prior to receiving the initial occupancy permit.*

PERFORMANCE GUARANTEES

149. *Prior to full surety release, satisfactory as-built plans shall be provided to the Board as required under the Nantucket Planning Board regulations.*
No comment required.

~~*150. All sureties shall contain the following provision: "The principal shall fully and satisfactorily observe and perform in accordance with the qualifications and time schedule set forth herein specified all the covenants, conditions, agreements, terms and provisions set forth in the Decision of the Nantucket Zoning Board of Appeals dated June 13, 2019."*~~

151. *No building shall be occupied until the building utilities specified in this Decision and set forth on the plans of record are constructed and installed and available so as to adequately serve said building or surety provided by the Applicant, in the amount and form approved by the Board.*
No comment required.

~~*152. In determining the amount of any surety, the Board shall be guided by the following formula in setting the sum of the security:*~~

~~*A. An estimate of the cost to complete the work that is satisfactory to the Board; plus*~~

~~*B. A 50% margin of error; plus an appropriate rate of inflation over a 5-year period.*~~

153. *This Decision shall not substitute for compliance with the Subdivision Control Law, G.L. c.41, §81-L (et seq.), regarding the division of land into two or more lots.*
No longer applicable.

154. *The Board shall maintain jurisdiction to ensure compliance with all state and local rules and regulations applicable to subdivisions and related construction, bonding/surety, and recording requirements.*
No comment required.

Following are specific conditions added by the HAC Decision:

The decision of the Board is vacated, and Board is directed to issue an amended comprehensive permit as provided in the text of this decision and the conditions below.

1. Any specific reference made to the "Board's Decision," "this Decision" or "this comprehensive permit" shall mean the comprehensive permit as modified by the Committee's decision. Any references to the submission of materials to the Board, the building commissioner, or other municipal officials or offices for their review or approval shall mean submission to the appropriate municipal official with relevant expertise to determine whether the submission is consistent with the final comprehensive permit, such determination not to be unreasonably withheld. Such official may consult with other officials or offices with relevant expertise as they deem necessary or appropriate. In addition, such review shall be made in a reasonably expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects. See 760 CMR 56.07(6).
No Engineering comment required.

2. The amended comprehensive permit issued by the Board shall conform to the application submitted to the Board, the Board's original decision, and the modified proposal that was the subject of the hearing before this Committee, all as modified in this decision.
This review letter addresses this condition.

3. The development, consisting of 156 total units, including 39 affordable units, shall be constructed substantially as shown on plans entitled "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts," dated February 15, 2018, with revisions through February 28, 2020, prepared by Bracken Engineering, Inc. (Exhibit 3), and shall be subject to those conditions and requirements imposed in the Board's decision filed with the Nantucket Town Clerk on June 14, 2019 (Exhibit 2), as modified by this decision.
This review letter addresses this condition.

4. The Board shall not include new, additional conditions.
The Board should abide by this requirement.

5. The developer is required to comply with all applicable non-waived local requirements in effect on the date of its submission of its comprehensive permit application to the Board, consistent with this decision.
I defer this aspect to the appropriate Town agency for comment.

6. The developer shall submit final construction plans for all buildings, roadways, stormwater management system, and other infrastructure to Nantucket town entities, staff or officials for final comprehensive permit review and approval pursuant to 760 CMR 56.05(10)(b).
Not provided at this time. Landscaping Plans appear to generally meet this requirement but other plans are not Final Construction Plans.
This comment remains.

7. All Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to permit construction of the proposed housing in conformity with the standard permitting practices. Submission of plans and materials to the Town for review or approval shall be to the appropriate municipal official with relevant expertise to determine whether the submission is consistent with the final comprehensive permit, such determination shall be made in an expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects, and approval shall not to be unreasonably withheld.
No Engineering comment required.

8. Should the Board fail to carry out this order within thirty days, then, pursuant to G.L. c. 40B, § 23 and 760 CMR 56.07(6)(a), this decision shall for all purposes be deemed the action of the Board.
This review summarizes the applicable conditions as modified by the HAC decision.

9. Because the Housing Appeals Committee has resolved only those issues placed before it by the parties, the comprehensive permit shall be subject to the following further conditions:

(a) Construction in all particulars shall be in accordance with all applicable local zoning and other by-laws in effect on the date of the submission of the developer's application to the Board, except those waived by this decision or in prior proceedings in this case.
I defer this aspect to the appropriate Town agency for comment.

(b) The subsidizing agency or project administrator may impose additional requirements for site and building design so long as they do not result in less protection of local concerns than provided in the original design or by conditions imposed by this decision.
No Engineering comment required.

(c) If anything in this decision should seem to permit the construction or operation of housing in accordance with standards less safe than the applicable building and site plan requirements of the subsidizing agency, the standards of such agency shall control.
No Engineering comment required.

(d) Construction and marketing in all particulars shall be in accordance with all presently applicable state and federal requirements, including, without limitation, fair housing requirements.
No Engineering comment required.

(e) No construction shall commence until detailed construction plans and specifications have been reviewed and have received final approval from the subsidizing agency, until such agency has granted or approved construction financing, and until subsidy funding for the project has been committed.
As noted Final Construction Drawings have not been provided at this time.

(f) The Board and all other Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to ensure that building permits and other permits are issued to the applicant, without undue delay and in conformity with the standard permitting practices applied to unsubsidized housing in Nantucket, upon presentation of construction plans, pursuant to 760 CMR 56.05(10)(b), that conform to the comprehensive permit and the Massachusetts Uniform Building Code.
No Engineering comment required.

(h) This comprehensive permit is subject to the cost certification requirements of 760 CMR 56.00 and DHCD Guidelines issued pursuant thereto.
No Engineering comment required.

I appreciate the opportunity to assist the Zoning Board of Appeals on this project and hope that this information is sufficient for your needs. This report is for the Nantucket Board of Appeals only and provides no engineering, planning or other advice that may be relied upon by any party or agency other than the Nantucket Board of Appeals. I would be pleased to meet with the Board or the design engineer to discuss the project at your convenience. If you have any questions, please do not hesitate to contact us.

Very truly yours,
Chessia Consulting Services, LLC

John C. Chessia, P.E.

CHESSIA CONSULTING
APPENDIX A

Appendix A
Compliance with DEP Stormwater Regulations

Current comments are highlighted and in *italics type* following my initial comment.

As noted in the review report, the design will need to be revised to address the increase in impervious area, if allowed, together with other issues as listed below and in the review report. Depending on what revisions to the design and calculations are made other aspects of this section could result in other comments in addition to those listed below.
The revised submittal includes updated calculations.

Standard 1 – Untreated Stormwater

This standard requires that the project not result in point sources of untreated runoff and that runoff not result in erosion or sedimentation.

It is proposed to collect and infiltrate all runoff up to and including the 25 year storm. There are no outlets from any of the systems other than overflowing at a catch basin, manhole or subsurface infiltration system.
The revised calculations include the 100 year storm. No outlets are proposed, all runoff, excepting some perimeter areas to the south, is proposed to be collected and infiltrated .

This Standard would be met subject to modifications or supporting data regarding other aspects of the design.
This Standard would be met subject to modifications or supporting data regarding other aspects of the design.

Standard 2 – Post Development Peak Discharge Rates

This standard requires that the peak rate of discharge does not exceed pre-development conditions and that the design would not result in off-site flooding during the 100 year storm. System designs should comply with the DEP Handbook for stormwater management systems. Infiltration BMPs are proposed to achieve peak rate control and recharge.

Although unlikely to be an issue subject to other issues regarding the data, the 100 year storm should be analyzed to assess offsite flooding.
The 100 year storm has been modeled.

The submittal includes a partial analysis of existing conditions for part of the south side of the site only, other areas are assumed to all infiltrate on site. This may be the case and is a conservative assumption. It is not feasible to claim that the woods are in fair condition in the existing case and would be in good condition after construction. This overestimates existing runoff and woods should be considered in good condition based on the references for hydrologic designs in the DEP Handbook.
Satisfied, the woods are modeled as "good" condition in the existing case.

In sufficient data has been provided relative to disposal of roof runoff and some of the yard areas around the proposed buildings. Although there are schematic designs for potential subsurface stormwater infiltration systems, data relative to collection systems including gutters, downspouts and connecting pipes, yard drains, system elevations, etc. are not included in the submittal. In some cases, infiltrations systems violate setbacks from foundations. The Post Development Watershed Plan has drainage watersheds that are not consistent with contours, in particular for yard areas close to buildings. These areas are indicated as flowing to subsurface systems but there are no inlets to collect this flow. In this case, with proposed below grade living spaces, there should be sufficient separation from infiltration systems and foundations, a setback of 20 feet is required for infiltration trenches which function the same as the proposed chamber systems. I recommend a 20 foot setback be provided at a minimum from below grade living spaces.

The Response states that "Soil test pits will be completed to confirm design." Although more data on the drainage of the building roofs and surrounding yard areas has been provided it is still conceptual at this time. The grading is incomplete or inconsistent. The spot grade elevations indicate that portions of the buildings would have a walkout area but the grading is incomplete in these areas. There are partial retaining walls indicated but they do not entirely enclose these spaces and several contours are missing. The Landscape Plans indicate several walkways with steps but no grading.

As noted in the supplemental review letter and as described in the attached DEP Handbook data, the proposed infiltration systems for the roofs would not be "drywells" but would be subsurface infiltration structures. These are generally considered equivalent to an infiltration trench. Drywells as listed in the DEP Handbook are not a listed runoff rate control BMP. In my opinion they would need to be 20 feet from a foundation but defer to the Board relative to local customs. I do also note that the systems associated with the lower walkout areas would be close, in some cases touching, retaining walls and without adequate grading on the plans it is unclear how these systems would be inspected and maintained as they could be difficult to access.

None of the subsurface systems associated with the roof and yard area drainage are not fully designed at this time. There is dimensional data for the required size assuming soils are consistent, but no elevation data other than an assumed invert of "EL 0.0," which would be over 20 feet below grade in all cases.

The proposed leaching pits, called "drywells" in the calculations, also use an assumed elevation of "EL 0.0," There are three of these systems located in proposed low areas between the buildings and South Shore Road. The detail on the plans differs substantially from the designed used in the calculations.

Soil testing is insufficient to comply with the Decision and DEP Regulations. Although it is assumed that soils are likely suitable for recharge on the site. This aspect will need to be addressed to meet Conditions 36 & 40.

As noted the Response indicates that soil testing will be performed to confirm design assumptions.

More data is required relative to this Standard.

Standard 3 – Recharge to Groundwater

The design would result in an increase in impervious area. The difference in impervious area over the existing conditions should be infiltrated in accordance with the Standard.

The site appears to have suitable soils based on NRCS (Natural Resources Conservation Service) soil mapping. Some on-site testing data has been provided; however, the method of testing and the number of tests and locations does not comply with DEP Handbook requirements. A minimum of two to three tests per infiltration system are required under the DEP Handbook (Volume 2 Chapter 2) and testing is required under Conditions 36 & 40.
As noted the Response indicates that soil testing will be performed to confirm design assumptions.

Setbacks from foundations and below grade living spaces should also meet DEP Handbook requirements. I recommend a 20 foot setback from below grade living spaces.
Refer to comments under Standard 2.

Refer also to comments under Standards 2 and 4.
Refer also to comments under Standards 2 and 4.

Standard 4 – 80% TSS Removal

This Standard requires that runoff be treated to remove 80% of total suspended solids (TSS) prior to discharge.

It is proposed to utilize the following systems:

- ~~Street sweeping~~ *no longer a credit*
- Deep sump hooded catch basins
- Oil/Grit Separators
- Subsurface infiltration systems

I note the following non-compliance or where additional information is required:

- Street sweeping is a discretionary credit as few facilities implement a program with sufficient street sweeping to obtain the credit. I recommend against allowing this credit, although eliminating this credit would not by make the design non-compliant if other proposed BMPs meet the requirements. I also note that there is no discussion of Street Sweeping in the O&M, which is also required to utilize this aspect for TSS removal credit.
  Satisfied, the TSS calculations do not include street sweeping, nor is street sweeping included in the O&M.
- Catch basins are required to capture no more than ¼ (0.25) acre of impervious area to be suitable for treatment credit. The design should be revised as catch basin 13 has over 0.25 acres of impervious area tributary. Otherwise catch basins would receive 25% TSS removal credit as currently designed.
  Satisfied, an additional catch basin has been added to reduce the tributary area.
- Oil Grit Separators are proposed as a secondary pre-treatment BMP. Calculations for sizing were included in the Report. The plans list the dimensions, which are inconsistent

with the design calculations. In all cases the first compartment is undersized based on the plan detail compared to the sizing calculations. These will all need to be revised to comply in order to receive TSS removal credit.
Satisfied, the dimensions have been revised to comply with requirements.

- Subsurface infiltration systems. Runoff to these systems flows through a catch basin and an Oil/Grit Separator prior to discharge to the infiltration systems. As noted above pretreatment for 44% removal from the tributary system, prior to this BMP, is required in a Zone II of a public water supply well and also in HSG A soils as occur on this site. Subject to comments on catch basin 13 and proper dimensions on details for the Oil/Grit Separators there could be 44% TSS removal through pretreatment, but as submitted this would not be achieved in the systems proposed. Subject to addressing the dimensions of Oil Grit Separators and addressing the tributary area to catch basin 13, these systems would meet requirements for TSS removal credit as they are sized far in excess of the water quality volume. As noted soil testing is require and has not been provided. Design of the collection system for the buildings and associated yard areas is required for the roof infiltration systems. These systems do not need pretreatment but are required for treatment. These systems should also meet setbacks as noted under Standards 2 & 3.
  The proposed systems associated with access roadways and parking lots comply. As noted there remain issues with the systems associated with roof and yard area runoff.

Based on the data provided, this Standard would not be met.
As noted issues remain with roof and yard infiltration systems, otherwise this Standard would be met.

Standard 5 – Higher Potential Pollutant Loads

The project would not be a Land Use with Higher Potential Pollutant Loads (LUHPPL).

This Standard would not apply to this site.

Standard 6 – Protection of Critical Areas

The site is in the Zone II of a public water supply and this Standard applies to the project. Volume 1 of the Stormwater Handbook identifies acceptable systems for use in Zone II areas in Table CA 3 Standard 6.

It is proposed to use deep sump catch basins and oil/grit separators for treatment. Both are listed as suitable for pretreatment in Zone IIs. Subsurface infiltration structures are also acceptable for use in a Zone II.

Systems in a Zone II are required to include means to isolate these systems in the event of a spill or other contamination issue are required. No data has been provided to document compliance with this aspect of the Regulations were included in the submittal.
The Response states that "The proposed oil/grit separators have adequate capacity to control any potential spills." The Response should further document this statement. The largest fuel spill

would likely be a heating oil delivery if oil heat is proposed, which could be larger than the available capacity. If an electric or propane is proposed a typical vehicle gas tank would be smaller than the available capacity. This should be clarified.

This Standard would not be met, but with modifications and additional data the proposed system could be designed to comply. Refer also to comments under other Standards.
This Standard could be met but further clarification is required.

Standard 7 – Redevelopment Projects

The project is not considered a redevelopment project. This Standard does not apply.

Standard 8 – Erosion/Sediment Control

This Standard addresses construction phase erosion and sediment controls. The submittal includes a NPDES (National Pollutant Discharge Elimination System) SWPPP as well as a Stormwater Report for Phased Construction.

This data will be reviewed at a future date if desired by the Board.
This data will be reviewed at a future date if desired by the Board.

Standard 9 – Operation and Maintenance Plan

A Long-Term Pollution Prevention and Operation & Maintenance Plan (O&M) has been provided in the Report.

I note the following, in some cases more data or additional inspections should be listed. In general, the O&M Form should match the O&M data in the Report. The following BMPs are proposed:

- Street Sweeping:
  Street sweeping is listed as a TSS removal credit but no data on the means or frequency is included in the O&M. A description of the means and methods proposed with frequency requirements should be included in the O&M.
  No longer included in the O&M.
- Catch Basins:
  Catch basins are included and it is recommended that they be inspected every three months (i.e., quarterly). This should be a requirement not a recommendation and the O&M Inspection Form should be consistent with the O&M write up.
  Satisfied.
- Oil Grit Separators:
  Oil Grit Separators should be inspected monthly to comply with the DEP Handbook (Volume 2 Chapter 2).
  Satisfied.
- Subsurface infiltration systems. The data provided is acceptable; however, the Manufacturer's operation and maintenance manual as applicable should be included in the O&M.

I recommend that the manufacturer's maintenance manual be provided if available. In addition, there needs to be more data, as noted under other Standards, for the subsurface roof and yard area systems, including those between the buildings and South Shore Road.

Addition data is required for this Standard to be met.
As noted additional data should be provided regarding the design of the building and yard systems. Maintenance for some of these systems could be difficult.

Standard 10 – No Illicit Discharges

An unsigned document is included in the Report. I recommend that the Board require a signed illicit discharge statement prior to any occupancy permits if the project is approved.
This should be provided as noted above.

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DEP DRYWELL

Dry Wells



Description: Dry wells are small excavated pits, backfilled with aggregate, and used to infiltrate uncontaminated runoff from non-metal roofs or metal roofs located outside the Zone II or Interim Wellhead Protection Area of a public water supply and outside an industrial site. Do not use dry wells to infiltrate any runoff that could be significantly contaminated with sediment and other pollutants. Never use dry wells to infiltrate runoff from land uses with higher potential pollutant loads, including parking lot runoff.

Ability to meet specific standards

Standard	Description
2 - Peak Flow	N/A
3 - Recharge	Provides groundwater recharge.
4 - TSS Removal	80% TSS removal for runoff from non-metal roofs and runoff from metal roofs that are located outside the Zone II or Interim Wellhead Protection Area of a public water supply and outside an industrial site.
5 - Higher Pollutant Loading	May not be used for runoff from land uses with higher potential pollutant loads, May not be used for runoff from metal roofs located at industrial sites.
6 - Discharges near or to Critical Areas	Within a Zone II or IWPAmay be used only for runoff from nonmetal roofs. Outside a Zone II or Interim Wellhead Protection Area, may be used for both metal and nonmetal roofs provided the roof is not located on an industrial site.
7 - Redevelopment	For rooftop runoff from non-metal roofs and from metal roofs located outside a Zone II or IWPA and outside industrial sites.

Advantages/Benefits:

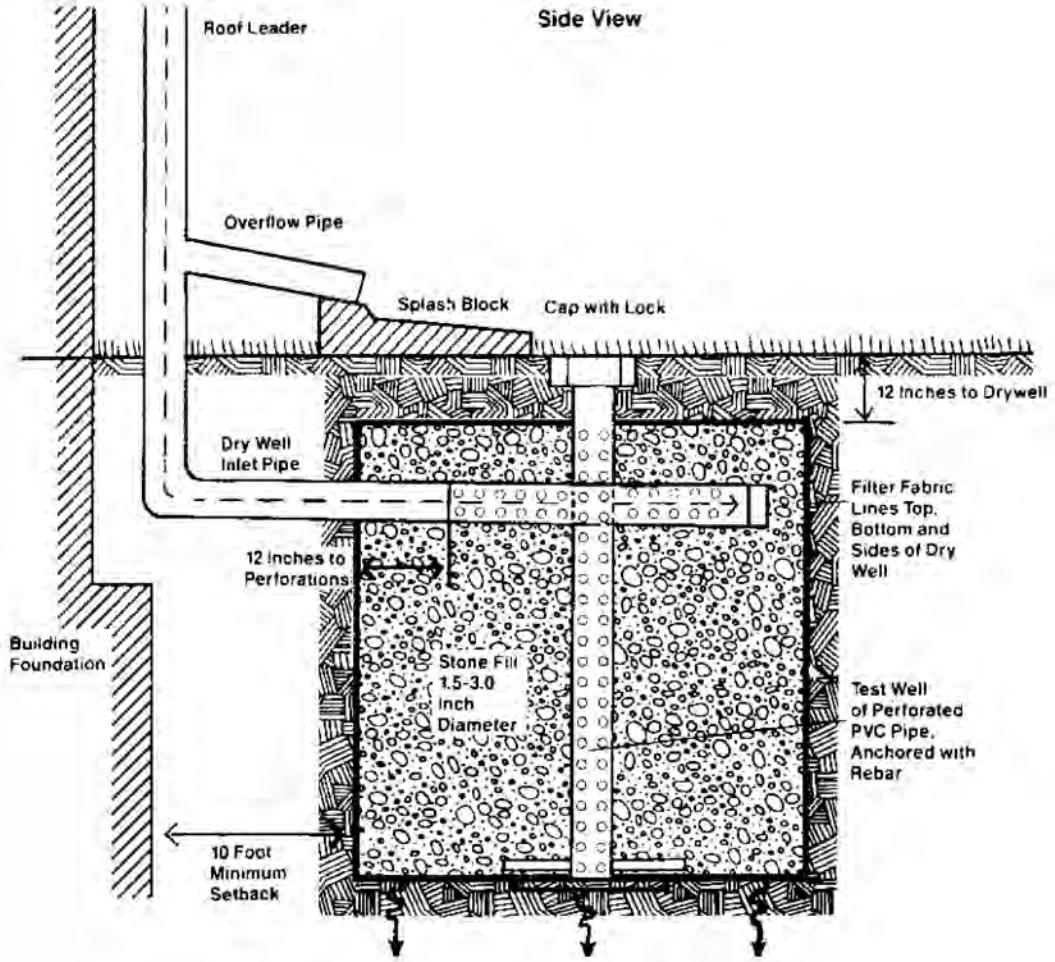
- Applicable for runoff from non-metal roofs and metal roofs located outside of the Zone IIs or IWPA of a public water supply, and outside industrial sites
- Can reduce the size and cost of downstream BMPs and/or storm drains.
- Feasible for new development and retrofit areas
- Provides groundwater recharge

Disadvantages/Limitations:

- Clogging likely when used for runoff other than that from residential rooftops.
- May experience high failure rate due to clogging.
- Only applicable in small drainage areas of one acre or less.
- When located near buildings, potential issues with water seeping into cellars or inducing cracking or heaving in slabs
- Overflow from roof leader must be directed away from sidewalks or driveways

Pollutant Removal Efficiencies

- Total Suspended Solids (TSS) — 80%
- Nutrients (Nitrogen, phosphorus) — Insufficient data
- Metals (copper, lead, zinc, cadmium) — Insufficient data
- Pathogens (coliform, e coli) — Insufficient data



adapted from the University of New Hampshire

Maintenance

Activity	Frequency
Inspect dry wells.	After every major storm in the first few months after construction to ensure proper stabilization and function. Thereafter, inspect annually.
Measure the water depth in the observation well at 24- and 48-hour intervals after a storm. Calculate clearance rates by dividing the drop in water level (inches) by the time elapsed (hr).	See activity

Special Features

For uncontaminated runoff from non-metal roofs. May be used for runoff from metal roofs located outside the Zone II or Interim Wellhead Protection Area of a public water supply and outside an industrial site. A metal roof is a roof made of galvanized steel or copper.

LID Alternative

Take advantage of LID site design credit and direct runoff from non-metal roofs to a qualifying pervious area. See Volume 3 for information on disconnecting roof runoff.
Consider green roof.

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SUMMARY OF COMMENTS

Summary of Comments
Surfside Crossing
6-13-2023

ZBA Decision Conditions:
This Summary is an update to the Summary of Comments dated 5-11-23. Issues previously discussed and not requiring further engineering comment have been changed to blue type. Issues that have been addressed have been so noted in underlined type. Issues that require further discussion or plan modifications are in highlighted underlined type.

ELIGIBILITY

1. Modified by the HAC to be limited to subject to the requirements of the subsidizing agency.
2. No Change.
3. No Change.

GENERAL CONDITIONS

4. No Change.
5. No Change.
6. Modified by the HAC Decision to allow transfer of the Permit as provided in the Regulations upon Notice to the Board.
7. No Change.
8. No Change.
9. No Change.
10. This reference would change to the current plans submitted in response to the HAC Decision listed as Exhibit 3 in the HAC documentation.
11. No Change.
12. No Change.

SITE SPECIFIC CONDITIONS

13. SINGLE FAMILY BUILDING REQUIREMENTS –
    As the revised plans do not include any single family building lots this entire section is no longer applicable. The HAC Decision did strike the sections as identified by ~~strike through~~ below.
    A. *Minimum Lot Size = 5,000 square feet for 3 and 4 Bedroom Units;*
    B. *Minimum Lot Size = 6,250 square feet for 5 Bedroom Units;*
    C. *Minimum Frontage = 50 feet for all Single Family Dwelling Lots, Except for Lot 41;*
    D. *Setbacks = 10 feet in front yard, 5 feet on one side yard and 10 feet on the other side yard, and 5 feet in rear yard;*
    E. *Parking = minimum of 2 on-lot spaces for 3-4 Bedroom Lots and minimum of 3 on-lot spaces for 5 Bedroom Lots;*

F. ~~No spas or pools on any lots:~~

~~i. the proposed spas impermissibly distinguished market rate from affordable units, since spas were proposed for only the market rate units;~~

~~ii. the proposed spas would create a noise and privacy issue between units given the limited depth of the setbacks and limited lot area sizes.~~

G. ~~No AC or Mechanical Units may be located on street/front elevation or visible from the street;~~

H. All Single-Family Dwellings shall have exterior stairway basement access;

I. Maximum Number of Single Family Dwellings = Forty (40);

J. ~~Maximum Number of Five (5) Bedroom Units shall be four (4), including at least one affordable unit; and~~

K. Height/Exterior Architectural Design shall be as conditioned on the Board's notes on the architectural plans contained within the Comprehensive Permit Plans, Appendix A.

14. MULTI-FAMILY UNITS BUILDING REQUIREMENTS–
    This entire section was struck in the HAC Decision.
15. RECREATIONAL BUILDING REQUIREMENTS–
    A. Maximum Ground Coverage = 1,000 square feet;
    This was not struck by the HAC Decision. The Exhibit 3 Plans indicate a footprint of 3,912 square feet and the current Site Plan has a footprint of 3,975 square feet. This appears to be an issue remaining to be addressed on the plans or by the Board.
    B. Maximum Interior Space = 2,800 square feet: 1,000 on ground and basement levels, and up to 800 feet more allowed on second floor to reach maximum 2,800 square feet; the additional land area resulting from the reduction in the footprint of the Recreation Building shall be devoted to green space or outdoor passive recreation;
    Not struck, but differs on the plans as noted above.
    C. No commercial kitchen/catering facilities;
    No Change.
    D. For exclusive use of residents and guests, no outside rentals;
    No Change.
    E. 8 parking spaces;
    Both Exhibit 3 and the current plans have 10 parking spaces.
    F. Minimum Lot Square Footage of 38,196 square feet; Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit; and
    Not applicable as there are no separate lots, the entire site would be one condominium lot.
    G. Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit.
    This aspect will need to be addressed with the Final Construction Plans. I note that the revised Site Plans include a walkout area that was not indicated on prior plans that has not been adequately addressed on the revised Site Plans.
16. POOL REQUIREMENTS–
    A. No spa permitted;
    No Change.
    ~~B. Dimensions No greater than 20 feet by 48 feet as proposed by Applicant;~~

The HAC Decision required that the pool be the same dimensions as indicated on Exhibit 3. The Site Plans satisfy this requirement.

C. Hours of Operation = 8 a.m. to dusk;
No Change.

D. For exclusive use of residents and guests; and
No Change.

E. Homeowners' Association and Condominium Association, as applicable, to handle internal governance issues not otherwise covered in this Permit.
No Change.

17. LANDSCAPING/HARDSCAPING REQUIREMENTS

A. Based on my review of the revised plans street trees would still meet requirements. There are 158 trees proposed, 7 of these are in the vicinity of the common area, the remainder (148) would be near an access drive or parking area.

B. I have not been able to confirm the size complies with the Zoning Bylaw but 3" caliper is proposed for Street Trees.

C. An appropriate professional, determined by the Board, should review the plans to determine that Native/Non-invasive plants only are proposed.

D. Not applicable no single family units are proposed, the HAC struck ~~all walkways shall consist of bluestone~~;

E. Struck by HAC

F. Roadway, Sidewalks, and Curbing – The proposed roadways would be asphalt with sidewalks adjacent to the roadway having a dark gray chip seal finish. There are no brick walkways proposed. There are several areas with peastone chip seal walkways primarily internal walkways from sidewalks to units or to a pervious peastone walkway that would connect to specific doorways. Exhibit 3 plans included paved sidewalks and peastone internal walkways. This aspect will need to be clarified. The HAC struck. ~~All curbing to be vertical granite curbing~~.
The Board should address whether there are any concerns with sidewalk materials. Materials are consistent with allowed types but not at the same locations as Exhibit 3.

18. OPEN SPACE REQUIREMENTS –

Limited to private exclusive use of residents and guests. The amount of green space as shown on the Comprehensive Permit Plans, as further conditioned in this Permit, shall not be reduced.

Based on the HAC Decision, this was not struck. Since Exhibit 3 is the reference plan for the HAC Decision I note the following changes based on the plans:

Summary of Areas		
	Exhibit 3	Current Plans
Impervious-Semi Pervious	282,241 square feet	307,924 square feet
Unusable Open Space (perimeter buffer)	56,151 square feet	86,380 square feet
Usable Open Space	252,215 square feet	196,303 square feet
Total Vegetated Areas	308,366 square feet	282,683 square feet

Based on the above there are changes to the plans that would not be consistent with the Decisions as there is an increase in overall Impervious-Semi Pervious of 25,683 square feet. The associated drainage calculations have updated to reflect the proposed

conditions, The Board should determine if this is an acceptable increase in impervious area and is consistent with the HAC Decision.

19. LIGHTING REQUIREMENTS
    A. Street Poles prohibited; This requirement has been met.
    B. I defer review of compliance with Dark Sky requirements to the appropriate Town Official or Consultant. The Response states that final lighting plans will be submitted with the Final Construction Plans.

20. BUFFER ZONES REQUIREMENTS –
    Conditions A-D have been replaced by the HAC Decision as follows:
    "No- disturbance buffers shall be retained along the site perimeter. They shall be as shown on Exhibit 3 (Site Development Plans), sheets 3 and 4, that is, of a width of approximately ten to twenty- five feet, and greater along South Shore Road."
    The Site Plans indicate a minimum perimeter buffer of 25 feet with a buffer of 40-50 feet along South Shore Road, except at proposed access and emergency access openings. This requirement has been met by the plans.
    E. Minimal work is proposed in the buffer, which exceeds the dimensions required in the HAC Decision. I recommend that the Landscape Plans also note/list proposed plantings in the portions of the perimeter buffer to be restored or revegetated as indicated on the Site Plans.
       Satisfied.
    F. May not be applicable as no new trees are indicated on the Landscape Plans in the perimeter buffer area. Plantings in the buffer were not indicated on Exhibit 3.
       No new buffer trees are proposed, only low shrub plantings in impacted areas.
    G. May not be applicable see above.
    H. If the buffer is impacted during construction the Board can require additional plantings, this was not struck.

21. PARKING/ROADWAY ACCESS REQUIREMENTS –
    Struck

22. MAINTENANCE BUILDING REQUIREMENTS
    Not applicable the maintenance building is no longer proposed.

23. Architectural Plans have not been provided to determine if gutters are proposed. I note gutters are required by this condition and would likely be necessary to convey roof runoff to the proposed infiltration systems.
    Not addressed at this time, Final Construction Drawings have not been submitted. The Response indicates that this aspect will be addressed.

24. Condominium documents are required to limit parking expansion beyond parking indicated on the plans. Exhibit 3 and the latest plans are consistent relative to parking.
25. This condition was struck except as applicable to all homes in Nantucket.
26. Struck.
27. This condition was struck except as applicable to all homes in Nantucket.
28. No engineering comment required, this condition discusses changes to the HOA and exterior features.
29. No engineering comment required. I note that the O&M Plan includes snow storage locations as required under DEP Stormwater Regulations.

30. No engineering comment required. It is unclear where trash will be stored as dumpsters are not identified on the plans. There would be no interior lot setbacks, this aspect would not apply.
    The Board may want details for the proposed trash and recycle sheds which have been added to the plans.
31. No engineering comment required it is reported that all market and affordable units will have central air conditioning.
32. No individual lots are proposed the project would be all on one lot. The Site Plans indicate an increase in ground coverage compared to the Exhibit 3 Plans. See Conditions 18. above.
    Refer to Appendix A Revised.
33. All local requirements concerning roadway construction shall apply. It is unclear if this section is applicable as there is no subdivision roadway. This requirement has been assumed to mean construction of the gravel and pavement cross section. The cross section exceeds requirements as 4 inches of bituminous pavement and 8 inches of gravel are proposed.
34. Refer to comment under Condition 19 regarding lighting.
35. No roadway right of ways are proposed in the current plan. The submittal data included a Memorandum from MDM Transportation Consultants Inc. dated March 11, 2020. This submittal also included Exhibits 1-3 indicating Fire Truck swept paths through the project site. I defer this issue to the Board's Transportation Engineer. The HAC Decision includes a discussion of issues that were raised regarding Fire Department access relative to Exhibit 3 that "…this is not a public safety concern sufficient to outweigh the regional need for affordable housing" (see page 34 of the HAC Decision) Comparing the two plans (Exhibit 3 and the current Site Plans) the access drive and parking layout are the same.
36. All stormwater management plans and calculations shall conform to the requirements of the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Regulations, including the requirements specifically applicable to the Zone II areas. This aspect will require additional updated data to fully review and comment. At this time the Stormwater Report is based on the Exhibit 3 plans. There are changes in impervious area, buffer areas, etc. and the Report will need to be updated to reflect all of the changes. It is likely that a compliant plan can be developed but there are other design components such as the building plans and roof system designs that have not been submitted at this time. There are also calculation aspects that will also need to be addressed. Although it is anticipated that soils are likely suitable for the proposed systems the Regulations require testing at the specific location of each system. Refer to Appendix A for a list of comments on this and other associated Conditions regarding Stormwater.
    Refer to Appendix A Revised.
37. All utilities are proposed to be installed underground as required.
38. There is an increase in impervious area proposed on the current plans compared to Exhibit 3. The Board will need to address this change.
    The Board should discuss this issue, refer to Condition 18.
39. This condition would be met based on my review of the HAC Decision, as the Applicant has filed with MEPA and an EIR is not required.

40. Soil testing remains to be completed.
    Applicant agreed to this requirement.
41. Final Construction Plans have not been provided for review and approval by the Board. No subdivision roadways are proposed as it is now proposed as one condominium project.
    Final Construction Drawings remain to be submitted.
42. No engineering comment required this condition discusses funding for inspection of construction.
43. A SWPPP has been submitted. If desired this will be reviewed under separate cover prior to construction.
    To be determined.
44. The appropriate party should assess ADA requirements at the appropriate time.
45. Final Construction Plans and supporting calculations must be provided for final review and approval by the Board or its designee. This aspect remains to be addressed as final plans and calculations have not been submitted. Refer to Appendix A for comments regarding this condition and the Stormwater Design.
    This aspect will need to be discussed, the revised plans include walkout areas for the buildings that were not indicated on prior plans, including Exhibit 3. Grading is incomplete on the Site Plans. Calculations do not include elevations for the various drainage systems associated with the buildings. The plans address the roadway and parking area design but are incomplete relative to the buildings and associated yard areas and drainage.
46. A SWPPP has been submitted. If desired this will be reviewed under separate cover prior to construction.
    To be determined.
47. The submittal includes an O&M Plan and the Report includes an O&M description. I note the that following should be changed in the O&M:
    - Catch basin inspections should be **required** quarterly not just recommended.
      Satisfied.
    - Oil/Grit Separator inspections are listed as quarterly in the Report and both quarterly and monthly on the Plan. DEP requires monthly inspections.
      Satisfied.
    - Subsurface systems should include the manufacturer's maintenance manual.
    - I recommend that the times for maintenance as listed in the O&M Inspection form be adjusted as it is uncommon to clean structures in the winter, the January and February time may be more appropriate in April and May or move one of the inspections/cleaning to November after most all of the leaves have fallen, i.e., two inspections in the spring and two in the fall although quarterly implies every three months.
      Satisfied.
48. A signed illicit discharge statement shall be submitted to the Board prior to any occupancy permits as required by this condition.
    The Applicant agrees to provide this statement prior to occupancy.

ADDITIONAL CONDITIONS CONCERNING FIRE PROTECTION AND RELATED SAFETY CONCERNS

Some of the Conditions below would not apply to the current design as the proposed pavement width is 24 feet and no designated on-street parking is proposed. Final review of the plans will need to satisfy the Fire Chief.

49. Satisfied, access roads are 24 feet wide.
    a. No on street parking is proposed, this may be an enforcement issue or require signage as determined by the Fire Chief.
    b. Not applicable as all roadway widths are 24 no one-way roadways are proposed.
    c. Not applicable as all roadway widths are 24 feet.
    d. Not applicable as all roadway widths are 24 feet. No parking signage may be required by the Fire Chief.
    e. Turning analysis plans have been provided. The Fire Chief should review these plans.
    f. It is unclear if this requirement would apply as the HAC Decision on the revised roadway layout did not require further revisions to address Fire Department access other than potentially minor modifications. (See page 33 of HAC Decision) As noted above the Fire Department may require revisions that do not involve the Board.
50. Trees and vegetation must be maintained and not allowed to grow to block access for emergency vehicles. This is a maintenance issue that should be included in the Condominium Documents. I defer this issue to the Board and Town Counsel.
    a. Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.
    b. Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.
51. Refer to Condition 49. f.
52. Hydrant lay out etc. needs to be reviewed and approved by the Fire Chief prior to construction of dwellings.
53. The status of the required hydraulic study has not been provided to this office and is required to be approved by the Fire Chief.
    Satisfied, except for specific building sprinkler sizing.

ADDITIONAL CONDITIONS CONCERNING PUBLIC SEWER

At this time, it is unclear what will ultimately be proposed for the sewer. A conceptual sewage pumping station is included on the plans.

54. Struck.
55. Struck.
56. Any existing deficiencies in the sewer system remain to be addressed by others. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed.
57. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed.
58. No Engineering comment required as this Condition addresses fees
59. This Condition should be addressed with the Sewer Application.
60. This is a post-construction requirement and the appropriate data should be submitted as required.
61. This is a post-construction requirement and the appropriate data should be submitted as required.

62. This information should be submitted for review and approval prior to occupancy permits, if not earlier.
63. This Condition may be an applicable condition subject to comments in the HAC Decision regarding the costs if a gravity system is ultimately proposed.
To be addressed by others.
64. No comment required this Condition discusses review by the Sewer Director from design through acceptance.

ADDITIONAL CONDITIONS CONCERNING PUBLIC WATER CONNECTION

65. No engineering comment required this Condition discusses review by the Water Company and Director from design through acceptance.
66. No engineering comment required this Condition addresses fees.
67. No engineering comment required this Condition addresses DEP approval for an increase in the Town's Water Withdrawal Permit.
The Response indicates that the Water Withdrawal Permit for 2.01 mgd has been issued.
68. No engineering comment required this condition addresses use of water conserving appliances.
69. Applicant shall implement Low Impact Development Design concepts for managing stormwater. The following was struck ~~and shall fund an independent Environmental Monitor during construction phases to document activities and ensure the protection of groundwater quality and private and public drinking water supplies located in the project area~~.
70. Struck.
71. No engineering comment required this Condition addresses a Site Maintenance and Integrated Pest Management Plan in addition to other maintenance requirements.
72. No engineering comment required this Condition addresses irrigation.

COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS

73. No engineering comment required this Condition requires compliance with the PEL.
74. No engineering comment required this Condition requires compliance and notification relative to all applicable state and federal regulations and permits..
75. No engineering comment required this Conditions addresses NHESP and Massachusetts Endangered Species Act compliance. .
76. Refer to comments under Conditions 36, 43 and 45-48 and Appendix A.
77. No engineering comment required this Condition requires compliance with the Massachusetts Historical Commission.
78. No engineering comment required this Condition requires Copies of all approvals from state and federal agencies.

LOCAL REQUIREMENTS

79. No engineering comment required this Condition requires compliance with 760 CMR 56.02.
80. No engineering comment required this Condition requires compliance with all rules, regulations, filing and permit requirements of the Nantucket Sewer Commission and Wannacomet Water.
81. No engineering comment required this Condition requires compliance with all filing requirements for issuance of a building permit.
82. No engineering comment required this Condition discusses conveyance of public land.
83. Struck.

AFFORDABLE UNITS

This entire section does not require Engineering comment or review but has been modified to comply with the HAC Decision.

84. Struck

~~85. *An affordable housing restriction, enforceable by the Town of Nantucket, requiring that the affordable units remain affordable in perpetuity or for as long as the project does not comply with local requirements, whichever is longer, and in a form approved by the Board, shall be recorded senior to any liens on the Project Locus to protect the requirement for the affordable units in the event of any foreclosure, bankruptcy, refinancing or sale. All affordable units shall be subject to the Universal Deed Rider as required by MassHousing. The sale and re-sale of all affordable units shall comply with all MassHousing and Chapter 40B requirements, including, if applicable, any income, asset, and first time homebuyer requirements.*~~

The condition is modified to read simply,

"The affordable units shall remain affordable in perpetuity or for as long as the housing is not in compliance with local zoning requirements."

86. Condition remains.
87. Condition remains.
88. Condition remains.

MANAGEMENT DOCUMENTS

This entire section does not require Engineering comment or review.

89. Condition remains.
90. Condition remains.

PROFITABILITY

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

91. Condition remains.
92. Struck
93. Condition remains.

MARKETING/LOCAL PREFERENCE

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

94. Condition remains.
95. Struck.
96. Struck.

CONDITIONS PRECEDENT TO COMMENCEMENT OF PROJECT

97. The several conditions below are modified or commented on as noted below these are pre-construction conditions.

    a. Final Review – The plans submitted that are not at the Final Construction Plan stage these remain to be submitted.
    b. Struck.
    c. As noted there are several aspects related to the plans submitted that are not at the Final Construction Plan stage. Construction Phasing plans have been submitted. These will be reviewed if requested but have not been reviewed at this time as they should be reviewed with the Final Construction Plans.

d. Struck.
e. No engineering comment required this Condition discusses the Regulatory Agreement.
f. A SWPPP has been submitted. If desired by the Board this aspect will be reviewed under separate cover prior to the start of construction.
g. Struck.
h. Struck.
~~*i. A detailed plan showing landscape improvements, open area, limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage area(s), for verification that such plan conforms with this Decision. Tree protection measures shall be stated with details for tree wells around existing trees to be protected included in the plan set. The removal of trees, shrubs, and natural groundcover on the site shall be minimized to preserve the natural environment to the highest degree possible. All trees over 8 inches in caliper within the limits of work shall be flagged prior to tree clearing. A representative or agent of the Board shall have the opportunity to identify trees that need to be protected and preserved during construction.*~~

Replaced with the following from the HAC Decision:

> *"[…no… construction… shall commence until: …]*
> *g. Final and detailed landscape plans prepared by a landscape architect registered in the Commonwealth of Massachusetts to the detail required for use as on-site construction and planting drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed, have been submitted to the appropriate Nantucket agencies for review and approval, including acknowledgement of consistency with the comprehensive permit decision. Such plans shall include shade trees along roadways, and shall specify the types, number, size and location of all trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans shall indicate the specific types of active/passive recreational equipment to be installed within the open space and recreational areas located on the approved plans. Such plans shall also indicate the location of mailboxes, dumpsters and other appurtenant structures to be located within or integral to, the project. Such plans shall identify all areas of the site proposed for vegetative clearing, and shall show the limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage areas. The removal of trees, shrubs, and natural groundcover shall be minimized to the extent practical. Trees, particularly those over 8 inches in caliper, that, in the judgment of the landscape architect, can be preserved shall be flagged prior to tree clearing. The plans shall state tree protection measures with*

details for tree wells around existing trees that can be preserved. During construction, a representative or agent of the Board shall have the opportunity to monitor trees that have been flagged for protection."

Landscape Plans have been submitted and include the required data excepting:

- Only partial data on active/passive recreation equipment has been provided.
- Satisfied, mailboxes are indicated on the plans.
- Dumpsters are indicated, The Board may require details for the proposed trash/recycling sheds.
- No data on construction phase work including limit of work, clearing, sedimentation/erosion controls, etc. are on the Landscape Plans. There are other plans that indicate this information and a separate Stormwater Report for Phased Construction. These can be reviewed if requested by the Board.

j. This Condition has been partially addressed, there is a plan for stormwater system O&M but it does not include the estimated costs. There would also be general landscape maintenance, other infrastructure including paving, walks , building exteriors and roofs. The data provided did not include any legal aspects, which should be part of the Condominium Association Documents when filed.
Not addressed in the data provided, the Response indicates that stormwater O&M annual budget will be submitted.

k. The Construction Schedule has not been submitted at this time and should be included with the Final Construction Plans. There is a Construction Phasing Plan developed to address erosion and sedimentation during construction. As noted this aspect can be reviewed if requested by the Board.

l. Struck.

m. A Draft Water & Sewer Utility Easement Plan has been provided. I defer comments on this plan to Counsel and the respective Utility Purveyors. As noted this is a Draft and not a Final Construction Plan.

n. It does not appear that any comments are required for this Condition regarding cuts and fills.

o. It does not appear that any comments are required for this Condition regarding settlement of fill.

p. The zoning district and setbacks are indicated in a table on Sheet 4. Setback lines associated with the District are not on the plans. The Response states that they were not indicated to avoid confusion.

q. The Fire Chief should review the plans. Comments from the Fire Chief, consistent with the HAC Decision, should be addressed on the plans although these do not have to go before the Board according to the HAC Decision. There is a comment letter from the Fire Chief dated 5/9/2023.
No further comment.

r. This Condition appears to reflect roadway right of ways and easements for access to maintain the right of ways. As no subdivision roadways are proposed it is unclear that this Condition would apply. A draft utility easement plan has been provided.

s. This Condition would be satisfied by the Site Plans for roadway construction materials and thicknesses

t. It is unclear what limitations would be required regarding limitations on lawn areas as the plans indicate the limits of various surfaces and non-disturb areas. This Condition could be addressed through the Condominium Documents.
Proposed lawn areas are indicated on the Landscape Plans.

u. The O&M Plan indicates proposed snow storage areas and the Report includes a section on snow removal as required.

v. The appropriate officials (Fire Chief and Water Company) should review the plans. Hydrants are 10 feet from storm drains based on scaling the plans. The hydrant at the southwest corner of Condo #2 is just 10 feet depending on where the final location is set during construction.
The appropriate officials (Fire Chief and Water Company) should review the plans.

w. This is Condition regarding private utility permits is required to be provided prior to construction.

x. This is Condition regarding submission of all necessary approvals is required to be provided prior to construction.

y. The Landscape Plans indicate the location of retaining walls and a detail but the detail does not indicate the reinforcing, although called a reinforced concrete wall.
Response states these will be provided on the Construction Plans.

z. Lighting is indicated on the Landscape Plans as required by this condition.

CONDITIONS PRECEDENT TO MAKING APPLICATION FOR BUILDING PERMIT(S)

98. At this time, it does not appear that all conditions have been fulfilled as some comments remain to be addressed.

99. No longer applies as no lots will be created and no Subdivision is proposed.

100. Struck.

101. Some of this Condition would not apply as it would be one condominium development. The HAC Decision removes any aspects that would relate to how the sale price of affordable units is calculated.
No engineering comment required, as noted there would only be one condominium association, this Condition discusses 75% approval by the HOA/Condominium Association.
The status of the Condominium Documents is not known, the Response indicates that tis will be addressed by others.

102. It is unclear if any easements will be required for the units. Utility purveyors typically would be provided easements to access their respective utilities and a Draft plan for Water & Sewer has been provided. The Final Plan should be approved by the appropriate utility purveyors.

103. It is unknown if a Building Permit has been requested at this time. No Architectural Plans were included in the data provided.

A. This review is a partial response to this Condition. As noted the plans provided are not Final Construction Plans at this time based on some of the notes and other data. No further comment required.

B. I note that neither plan layout with stationing and curve data nor profiles have been included in the Site Plans provided. There is a profile for the on-site gravity sewer system. This Condition should be addressed in the Final Construction Plans.

Provided for entrance and loop roadways.

C. A copy of site layout plans, and final and detailed architectural drawings (including plans and elevations) have not been provided, this should be addressed in the Final Construction Plans.
Not provided.

D. Partially provided, there are sewer system profiles for the on-site gravity system only other profile data has not been provided. Utilities are proposed to be underground. This should be addressed in the Final Construction Plans.
Partial data has been provided, roadway profiles for the main roadway and loop are included. Profile data on utilities is only partially provided. This may not be required as inverts, etc. are on other plans.

E. No data on signs has been provided.
This should be addressed in the Final Construction Plans.

CONDITIONS PRECEDENT TO BUILDING CONSTRUCTION

The following Conditions are all related to the construction phase and do not require comment at this time.

104. Condition remains.
105. Condition remains.
106. Condition remains.
107. Struck.
108. Condition remains.
109. Condition remains.
110. Condition remains.
111. Condition remains.

CONDITIONS RELATING TO CONSTRUCTION

112. No engineering comment required. Portions of this condition would not apply to the current project as there are no individual lots proposed.
113. No engineering comment required; this Condition discusses a pre-construction meeting.
114. No engineering comment required this Condition discusses contacts.
115. No engineering comment required
116. No Architectural Drawings have been provided to this office.
117. There are some aspects of the stormwater system design and calculations that require revision. The Stormwater Report was also for a prior revision.
Refer to Appendix A Revised.
118. This Condition has been partially addressed, full profile data has not been provided and it is not clear that the plans meet standards without this data. Final Construction Drawings have not been submitted. I note that there are no roadways that would be considered “subdivision roadways” as no lots are to be created.
Satisfied, the roadways are designed for a speed of 20-25 mph, which is appropriate for the site.
119. Utilities are underground the status of compliance with private utility company requirements is not known.
The various private utilities should comment on the plans.
120. Proposed underground utilities are shown in cross-section and construction details have been provided as required, unless changed by the Utility purveyors.

121. It is not known if hydraulic modeling of the water system has been performed as required by this Condition.
Reportedly done except for sprinkler systems.
122. No comment required this Condition remains and discusses compliance with the Water Department and DEP requirements.
123. No comment required, this Condition discusses disposal of stumps, brush, etc.
124. If applicable, legal counsel should review the easements.
125. No comment required; this Conditions discusses As-Built Plans.
126. No comment required; this Condition discusses temporary occupancy permits.
127. The intention of the project would meet this requirement as there are proposed recharge systems for all impervious areas. Refer to Appendix A as there are some issues to be addressed in the design, and additional data is required to demonstrate compliance with the DEP Stormwater Regulations. MassDEP water supply regulations have similar requirements for recharge in the Zone II of a water supply well.
Refer to Appendix A.

ADMINISTRATIVE

128. No comment required; this Condition discusses fees.
129. No comment required. The HAC Decision appears to discuss this Condition relative to the discussion on Conditions 129 and 137, which have been struck.
130. Struck.
131. No comment required; this condition remains.
132. No comment required, this Condition remains and discusses copies of recordings.
133. No comment required on this Conditions or sub listings a-g all of which require private maintenance of the project. This Condition remains.
134. No comment required; this Condition discusses water system construction.
135. No comment required this Condition discusses maintenance by the Applicant prior to acceptance by the HOA/Condominium Association.
136. No comment required; this Condition discusses timelines for completion.
137. Struck.
138. No comment required Condition remains.
139. The Phase 1 plan essentially requires clearing the entire site except for the perimeter buffer and an area within the common open space. This condition remains and may require discussion.
No further comment.
140. Portions of the construction parking area are within 100 feet of proposed catch basin inlets, which violates this Condition. This should be an easy adjustment to the plans.
Phase 1 parking should be adjusted to comply with this condition.
141. The Phasing plans indicate the required locations of storage and stockpile areas.
142. No comment required; this is a construction operation Condition.
143. No comment required; this is a construction operation Condition.

CONDITIONS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

The following Conditions (144-148) do not require comment at this time.

144. Condition remains.
145. Condition remains
146. Condition remains
147. Condition remains

148. Condition remains

PERFORMANCE GUARANTEES

149. Condition remains.
150. Struck.
151. Condition remains, this addresses occupancy.
152. Struck.
    A. Struck.
    B. Struck.
153. No longer applicable, as a Subdivision is not proposed.
154. Condition remains no comment required.

Following are specific conditions added by the HAC Decision:

The decision of the Board is vacated, and Board is directed to issue an amended comprehensive permit as provided in the text of this decision and the conditions below.

1. Any specific reference made to the "Board's Decision," "this Decision" or "this comprehensive permit" shall mean the comprehensive permit as modified by the Committee's decision. Any references to the submission of materials to the Board, the building commissioner, or other municipal officials or offices for their review or approval shall mean submission to the appropriate municipal official with relevant expertise to determine whether the submission is consistent with the final comprehensive permit, such determination not to be unreasonably withheld. Such official may consult with other officials or offices with relevant expertise as they deem necessary or appropriate. In addition, such review shall be made in a reasonably expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects. See 760 CMR 56.07(6).
No Engineering comment required.

2. The amended comprehensive permit issued by the Board shall conform to the application submitted to the Board, the Board's original decision, and the modified proposal that was the subject of the hearing before this Committee, all as modified in this decision.
This review letter addresses this condition.

3. The development, consisting of 156 total units, including 39 affordable units, shall be constructed substantially as shown on plans entitled "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts," dated February 15, 2018, with revisions through February 28, 2020, prepared by Bracken Engineering, Inc. (Exhibit 3), and shall be subject to those conditions and requirements imposed in the Board's decision filed with the Nantucket Town Clerk on June 14, 2019 (Exhibit 2), as modified by this decision.
This review letter addresses this condition.

4. The Board shall not include new, additional conditions.
The Board should abide by this requirement.

5. The developer is required to comply with all applicable non-waived local

requirements in effect on the date of its submission of its comprehensive permit application to the Board, consistent with this decision.
I defer this aspect to the appropriate Town agency for comment.

6. The developer shall submit final construction plans for all buildings, roadways, stormwater management system, and other infrastructure to Nantucket town entities, staff or officials for final comprehensive permit review and approval pursuant to 760 CMR 56.05(10)(b).
Not provided at this time. Landscaping Plans appear to generally meet this requirement but other plans are not Final Construction Plans.
Not provided at this time excepting the Landscape Plans.

7. All Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to permit construction of the proposed housing in conformity with the standard permitting practices. Submission of plans and materials to the Town for review or approval shall be to the appropriate municipal official with relevant expertise to determine whether the submission is consistent with the final comprehensive permit, such determination shall be made in an expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects, and approval shall not to be unreasonably withheld.
No Engineering comment required.

8. Should the Board fail to carry out this order within thirty days, then, pursuant to G.L. c. 40B, § 23 and 760 CMR 56.07(6)(a), this decision shall for all purposes be deemed the action of the Board.
This review summarizes the applicable conditions as modified by the HAC decision.

9. Because the Housing Appeals Committee has resolved only those issues placed before it by the parties, the comprehensive permit shall be subject to the following further conditions:

(a) Construction in all particulars shall be in accordance with all applicable local zoning and other by-laws in effect on the date of the submission of the developer's application to the Board, except those waived by this decision or in prior proceedings in this case.
I defer this aspect to the appropriate Town agency for comment.

(b) The subsidizing agency or project administrator may impose additional requirements for site and building design so long as they do not result in less protection of local concerns than provided in the original design or by conditions imposed by this decision.
No Engineering comment required.

(c) If anything in this decision should seem to permit the construction or operation of housing in accordance with standards less safe than the applicable building and site plan requirements of the subsidizing agency, the standards of such agency shall control.
No Engineering comment required.

(d) Construction and marketing in all particulars shall be in accordance with all presently applicable state and federal requirements, including, without limitation, fair housing requirements.
No Engineering comment required.

(e) No construction shall commence until detailed construction plans and specifications have been reviewed and have received final approval from the subsidizing agency, until such agency has granted or approved construction financing, and until subsidy funding for the project has been committed.
As noted Final Construction Drawings have not been provided at this time.

(f) The Board and all other Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to ensure that building permits and other permits are issued to the applicant, without undue delay and in conformity with the standard permitting practices applied to unsubsidized housing in Nantucket, upon presentation of construction plans, pursuant to 760 CMR 56.05(10)(b), that conform to the comprehensive permit and the Massachusetts Uniform Building Code.
No Engineering comment required.

(h) This comprehensive permit is subject to the cost certification requirements of 760 CMR 56.00 and DHCD Guidelines issued pursuant thereto.
No Engineering comment required.

BRACKEN ENGINEERING RESPONSES

POST HAC DEC : PGS 83-132

APPENDIX A: PGS 133-138

Please Note:
Prepared by Bracken Engineering, Inc. (BEI)
May 17, 2023, updated June 9, 2023
BEI indicates responses to comments below in red.
PH indicates response by Attorney Paul Haverty.

Chessia Consulting Services LLC

May 3, 2023

Leslie Woodson Snell
Deputy Director of Planning
2 Fairgrounds Road
Nantucket, MA 02554

RE: Engineering Review
HAC Decision dated September 16, 2022
Comprehensive Permit
Surfside Crossing
Nantucket, MA

Dear Ms. Snell:

Chessia Consulting Services, LLC has reviewed the submittal data provided to us regarding the above referenced project. The project was submitted under Chapter 40B as a Comprehensive Permit application and was approved by the Zoning Board of Appeals (ZBA) on June 13, 2019 with numerous conditions. The Applicant appealed the Board's Decision and the Housing Appeals Committee (HAC) issued a Decision on September 16, 2022 that struck several conditions, modified other conditions and added some additional conditions.

The following documents were provided for review:

Plan Sets Entitled:

- "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts Permitting Set February 15, 2018 Revised Through: February 28, 2020" prepared by Bracken Engineering, Inc. The set consists of 9 sheets. This set of plans was the basis for the HAC Decision and is listed in the Decision as Exhibit 3. (Exhibit 3)
- "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts Permitting Set February 15, 2018 Revised: February 28, 2020 Revised March 30, 2023" prepared by Bracken Engineering, Inc. The set consists of 10 sheets. (Site Plans)
- "Water & Sewer Utility Easement Plan Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts", marked DRAFT dated March 30,

2023" prepared by Bracken Engineering, Inc. (Easement Plan)

- "Operation & Maintenance Plan Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts" dated March 30, 2023" prepared by Bracken Engineering, Inc. (O&M Plan)
- "SCN 3, 5, 7 & 9 South Shore Road Nantucket MA 02554" Comprehensive Permit Set prepared by Ahern , LLC Landscape Design Studio consisting of 15 sheets (Landscape Plans)

Supporting Documents and Reports

- Commonwealth of Massachusetts Housing Appeals Committee Surfside Crossing, LLC v. Nantucket Zoning Board of Appeals No. 2019-07 Decision September 16, 2022. (HAC Decision)
- Town of Nantucket, Massachusetts Zoning Board of Appeals File NO. 20-18 Decision on Application for Comprehensive Permit Applicant: Surfside Crossing, LLC Decision Date: June 13, 2019/ (ZBA Decision)
- "Stormwater Report Prepared for Surfside Crossing for Surfside Crossing, LLC Map 67 Parcels 336, 336.7, 336.8 & 336.9" prepared by Bracken Engineering, Inc. and dated February 15, 2018 revised February 28, 2020. (Report)
- "Stormwater Report For Phased Construction Prepared for Surfside Crossing for Surfside Crossing, LLC Map 67 Parcels 336, 336.7, 336.8 & 336.9" prepared by Bracken Engineering, Inc. and dated March 30, 2023.
- Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities At 3-9 South Shore Road Nantucket, MA 02554 SWPPP Prepared For CC Construction, Inc. 15 Diamonds Path South Dennis, MA 02660 SWPPP Prepared By Bracken Engineering, Inc. Donald F. Bracken, Jr. P.E. 49 Herring Pond Road Buzzards Bay, MA 02532 SWPPP Preparation Date 03/30/2023. (SWPPP)
- Memorandum from MDM Transportation Consultants, Inc. dated March 11, 2020 with attached Exhibits 1-3 indicating Fire Truck swept path analysis.

This review includes a review of the ZBA and HAC Decisions and provides a template for the ZBA to use for determining whether the final plans submitted by the developer comply with the conditions of approval as struck, modified or added by the HAC. There are sections in the review of the Decisions that identify where additional work is required. Some of this may ultimately be included in the Final Construction Plans (also called Final Construction Drawings in the HAC Decision). Some of the data provided could be incorporated into the Final Construction Plans but the material provided would not all be considered Final Construction Plans. In addition, I have reviewed previous filing data and the current filing and have provided separate comments to address issues with the data provided relative primarily to the stormwater design calculations and other supporting documents for construction.

This effort includes the following tasks:

1. A review of both the HAC Decision and ZBA Decision to determine what is required. I have included the ZBA Decision with sections that have been struck marked in ~~strikeout text~~. Where a condition was modified that section was also ~~struck~~ with the replacement section inserted and noted as part of the HAC Decision. Additional conditions added through the HAC Decision are included at the end of the ZBA Decision section. The text

of the ZBA Decision and the modified, replaced or added Conditions from the HAC Decision are listed below in *italic text.* I have added my comments below the Decision to address whether additional data or input from the Board or Counsel is required.

2. Review of the plans, calculations and supporting data submitted to this office for compliance with the Decisions as listed above. Data regarding Conditions 23, 36, 40, 45, 117 & 126 are discussed in Appendix A. In addition, I have deferred review of the SWPPP and Construction Phasing Report as at this time it would be appropriate to address data under Task 1 first. In addition, these aspects should be reviewed with the Final Construction Drawings. It is also unclear if the Board will require a detailed review of the SWPPP. This could be provided but as noted would be more appropriate post the submission of the Final Construction Drawings.

I previously reviewed the project for the ZBA and issued letters dated August 20, 2018 & April 10, 2019 in addition I submitted a memo dated 1-14-2018 regarding a proposed stormwater treatment system and a summary of Issues list for use at the public hearing August 28, 2018. I visited the site on August 14, 2018 to observe current conditions with Eleanor Antonietti and Ryan Maxwell of Bracken Engineering, Inc.

Following is the ZBA Decision with comments on the status of various conditions that still apply. In some cases, no engineering comment is required and this is noted below the Condition. As noted, Conditions are in *italic type* with noted conditions struck or modified by the HAC Decision. I have only commented where appropriate as many conditions do not require engineering comment.

ZBA Decision Conditions:

ELIGIBILITY

1. 760 CMR 56.04(1)(a) requires that the Applicant "shall be" a "Limited Dividend Organization." Accordingly, the Board requires as a condition of this Decision that the Applicant execute the Regulatory Agreement required by this Decision prior to issuance of a building permit.
Modified by the HAC to be limited to subject to the requirements of the subsidizing agency.
No engineering comment required.

2. The Applicant has provided a Project Eligibility Letter from MassHousing dated April 12, 2018.

3. With respect to compliance with the site control requirements of 760 CMR 56.04(1)(c), this Decision relies upon the findings and representations upon which the Project Eligibility Letter is based.

GENERAL CONDITIONS

4. The comprehensive permit application was based on a Project Eligibility Letter issued to the Applicant on April 12, 2018 by MassHousing. This Permit is conditioned upon

receipt of Final Approval from MassHousing, including the grant of subsidy funding through the New England Fund or MassHousing program of MassHousing funding programs. Evidence of Final Approval is a condition precedent to any grading, land disturbance, construction of any structure or infrastructure, or issuance of any building permit.

5. The terms, provisions and conditions of this Permit shall burden and benefit the authorized successors and assigns of the Town and the Applicant with the same effect as if mentioned in each instance where the Town or the Applicant is named or referenced.

6. This Permit is granted to the Applicant and may not be transferred or assigned to any party without the approval of the Subsidizing Agency and notice to the Board, as required by 760 CMR 56.05(12)(b), except to an Applicant-controlled affiliate.
Modified by the HAC Decision to allow transfer of the Permit as provided in the Regulations upon Notice to the Board.

7. Each condition in this Decision shall run with the land and shall, in accordance with its terms, be applicable to and binding on the Applicant and the Applicant's successors and assigns for as long as the Project and the use of the land does not strictly and fully conform to the requirements of the Nantucket Zoning Bylaw; and reference to this Comprehensive Permit Decision shall be incorporated in every deed conveying all or a portion of the Property.

8. The Applicant and MassHousing shall execute a Regulatory Agreement prior to any grading, land disturbance, construction of any structure or infrastructure, or issuance of any building permit.

9. The Decision is based on, and this Permit is issued based on, the real property identified on the Comprehensive Permit Plans, described below ("Locus" or "Site").

10. Except as otherwise specified in this Decision, the Project must substantially conform to the Comprehensive Permit Plans referenced in Section I, as conditioned by the Board. To the extent any details in the Comprehensive Permit Plans are inconsistent with the terms and conditions of this Permit or Appendix C, this Permit and Appendix C shall supersede the inconsistency.
This reference would change to the current plans submitted in response to the HAC Decision listed as Exhibit 3 in the HAC documentation.

BEI: Updated plans are in substantial conformance to the Comprehensive Permit plan.

11. If, between the date that this Decision is filed with the Office of the Town Clerk and the completion of the Project, the Applicant desires to change any details of the Project (as set forth in the Comprehensive Permit Plans, or as required by the terms of this Decision), the Applicant shall promptly inform the Board in writing of the change requested. Changes will be administered or addressed pursuant to 760 CMR 56.05(11).

12. Except as otherwise specifically provided herein, where this Decision provides for the submission of plans or other documents to the Board, the Board or its designee shall review

and provide a written response as to whether such plans or other documents are consistent with this Decision within ninety (90) days of the Board's receipt of such plans or other documents.

SITE SPECIFIC CONDITIONS

13. SINGLE FAMILY BUILDING REQUIREMENTS –
As the revised plans do not include any single family building lots this entire section is no longer applicable. The HAC Decision did strike the sections as identified by ~~strike through~~ below. This section should be modified to reflect the current project if possible.

BEI Response: As stated above, this section is no longer applicable.

A. Minimum Lot Size = 5,000 square feet for 3 and 4 Bedroom Units;

B. Minimum Lot Size = 6,250 square feet for 5 Bedroom Units;

C. Minimum Frontage = 50 feet for all Single Family Dwelling Lots, Except for Lot 41;

D. Setbacks = 10 feet in front yard, 5 feet on one side yard and 10 feet on the other side yard, and 5 feet in rear yard;

E. Parking = minimum of 2 on-lot spaces for 3-4 Bedroom Lots and minimum of 3 on-lot spaces for 5 Bedroom Lots;

F. ~~*No spas or pools on any lots:*~~
~~*i. the proposed spas impermissibly distinguished market rate from affordable units, since spas were proposed for only the market rate units;*~~
~~*ii. the proposed spas would create a noise and privacy issue between units given the limited depth of the setbacks and limited lot area sizes.*~~

G. ~~*No AC or Mechanical Units may be located on street/front elevation or visible from the street;*~~

H. All Single-Family Dwellings shall have exterior stairway basement access;

I. Maximum Number of Single Family Dwellings = Forty (40);

J. ~~*Maximum Number of Five (5) Bedroom Units shall be four (4), including at least one affordable unit; and*~~

K. *Height/Exterior Architectural Design shall be as conditioned on the Board's notes on the architectural plans contained within the Comprehensive Permit Plans, Appendix A.*

~~*14. MULTI-FAMILY UNITS BUILDING REQUIREMENTS*~~
This entire section was struck in the HAC Decision.

~~*A. No Eight-Plex Buildings Permitted;*~~

~~*B. Duplex Buildings*~~
- ~~*i. Minimum Lot Size = 7,500 square feet;*~~
- ~~*ii. Minimum Frontage = 70 feet;*~~
- ~~*iii. Setbacks = 10 feet front yard, 10 feet side yard and 10 feet rear yard;*~~
- ~~*iv. Parking = 6 on-lot spaces per duplex building lot;*~~
- ~~*v. No living space in basements;*~~
- ~~*vi. No AC or Mechanical Units located on street/front elevation or visible from the street; and*~~
- ~~*vii. Maximum number of duplex buildings = Six (6) (total of 12 units).*~~

~~*C. Fourplex Buildings*~~
- ~~*i. Minimum Lot Size = 10,000 square feet, with each building on its own lot;*~~
- ~~*ii. Minimum Lot Frontage = 100 feet;*~~
- ~~*iii. Setbacks = 10 feet front yard, 20 feet side yard, 20 feet rear yard;*~~
- ~~*iv. Parking = 7 on-lot spaces on each Fourplex lot;*~~
- ~~*v. No units located entirely in basements (lower level);*~~
- ~~*vi. No AC or Mechanical Units located on street/front elevation or visible from street; and*~~
- ~~*vii. Maximum number of Fourplex buildings = Two (2).*~~

~~*D. Height/Exterior Architectural Design – as conditioned on the Board's notes on the architectural plans contained within the Comprehensive Permit Plans, Appendix A.*~~

15. RECREATIONAL BUILDING REQUIREMENTS–

A. Maximum Ground Coverage = 1,000 square feet;
This was not struck by the HAC Decision. The Exhibit 3 Plans indicate a footprint of 3,912 square feet and the current Site Plan has a footprint of 3,975 square feet. This appears to be an issue remaining to be addressed on the plans.

BEI: Plans have been approved as submitted by HAC.

B. Maximum Interior Space = 2,800 square feet: 1,000 on ground and basement levels, and up to 800 feet more allowed on second floor to reach

maximum 2,800 square feet; the additional land area resulting from the reduction in the footprint of the Recreation Building shall be devoted to green space or outdoor passive recreation;

C. *No commercial kitchen/catering facilities;*

D. *For exclusive use of residents and guests, no outside rentals;*

E. *8 parking spaces;*
Both Exhibit 3 and the current plans have 10 parking spaces.

BEI: Agreed

F. *Minimum Lot Square Footage of 38,196 square feet; Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit; and*
Not applicable as there are no separate lots, the entire site would be one condominium lot.

BEI: Agreed

G. *Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit.*
To be addressed with the Final Construction Plans.

BEI: Agreed

16. *POOL REQUIREMENTS–*

A. *No spa permitted;*

~~*B.* *Dimensions No greater than 20 feet by 48 feet as proposed by Applicant;*~~
The HAC Decision required that the pool be the same dimensions as indicated on Exhibit 3. The Site Plans satisfy this requirement.

BEI: Agreed

C. *Hours of Operation = 8 a.m. to dusk;*

D. *For exclusive use of residents and guests; and*

E. *Homeowners' Association and Condominium Association, as applicable, to handle internal governance issues not otherwise covered in this Permit.*

17. *LANDSCAPING/HARDSCAPING REQUIREMENTS*

A. *143 Street Trees as proposed by Applicant and shown on Landscape Plan L-1 in the Comprehensive Permit Plans;*

Based on my review this would be met by the Landscape Plans as there are 150 trees proposed, 7 of these are in the vicinity of the common area, the remainder (143) would be near an access drive or parking area.

BEI: Agreed

F. *Must comply with Zoning Bylaw as to required tree caliper size;*

Proposed Street Trees are listed as 3" caliper. I have not been able to confirm the size complies with the Zoning Bylaw but the size is commonly specified for Street Trees.

BEI: Agreed

F. *Native/Non-invasive plants only, per list compiled on "Landscaping with Native Plans on Nantucket" by the Nantucket Biodiversity Initiative and Nantucket Conservation Foundation;*

This aspect should be addressed by a Landscape professional.

BEI: Plans will be reviewed and certified by a Massachusetts licensed Landscape Architect.

F. *Walkways for Multi-Family and Single-Family Dwelling Units must match; ~~all walkways shall consist of bluestone~~;*

Not applicable as the entire site would consist of condominium units.

BEI: Agreed

E. ~~*Driveways must be native stone (gravel), must comply with Zoning Bylaw section 139-20.1(B)(2)(b), and aprons shall be same surface as roadway;*~~

F. *Roadway, Sidewalks, and Curbing – either native stone chip seal finish on both sidewalk and roadway or asphalt roadway and brick sidewalk.* ~~*All curbing to be vertical granite curbing*~~*.*

The proposed roadways would be asphalt with sidewalks adjacent to the roadway having a dark gray chip seal finish. There are no brick walkways proposed. There are several areas with peastone chip seal walkways primarily internal walkways from sidewalks to units or to a pervious peastone walkway that would connect to specific doorways. Exhibit 3 plans included paved sidewalks and peastone internal walkways. This aspect will need to be clarified.

BEI: Materials shown on submitted plans are as approved by HAC.

18. OPEN SPACE REQUIREMENTS –

Limited to private exclusive use of residents and guests. The amount of green space as shown on the Comprehensive Permit Plans, as further conditioned in this Permit, shall not be reduced.

Based on the HAC Decision, this was not struck. Since Exhibit 3 is the reference plan for the HAC Decision I note the following changes based on the plans:

Summary of Areas		
	Exhibit 3	Current Plans
Impervious-Semi Pervious	282,241 square feet	307,924 square feet
Unusable Open Space (perimeter buffer)	56,151 square feet	86,380 square feet
Usable Open Space	252,215 square feet	196,303 square feet
Total Vegetated Areas	308,366 square feet	282,683 square feet

Based on the above there are changes to the plans that would not be consistent with the Decisions as there is an increase in overall Impervious-Semi Pervious of 25,683 square feet. The associated drainage calculations should be updated to reflect the proposed conditions, if this is an acceptable increase in impervious area consistent with the HAC Decision.

BEI: Additional impervious and semi-pervious were added to accommodate walking paths and sidewalks for accessibility and slight increases in building size (due to sidewall panels, not increase in foundation dimensions). The increase in semi-pervious of 8% is minimal in overall project scheme and will have no measurable impact on the current drainage design, however, we will update the calculations to reflect this increase in area.

19. LIGHTING REQUIREMENTS –

A. Street Poles prohibited; pathway lighting and bollards are an allowed alternative;

No street poles are proposed, there are low pathway lights proposed and some hardscape lights. The Landscape Plans Sheet L.04 includes a lighting plan with light types and locations. This requirement has been met.

BEI: Agreed

B. Must comply with Town Code Chapter 102 – Dark Skies.

I defer review of this aspect to the appropriate Town Official or Consultant.

BEI: Final lighting plans to be submitted as part of Final Construction Plans.

20. BUFFER ZONES REQUIREMENTS –

~~*A. No disturbance buffer of 25 feet along site perimeter and expanded to 50 feet along South Shore Road, augmented as necessary per list of approved plantings;*~~

~~*B. Split rail fence to delineate entirety of all buffer zones prior to commencement of construction.*~~

~~*C. Applicant shall exercise care not to impact the intent of the "no disturb" buffer area's purpose of protecting adjacent residences from visual and noise impacts by excessively trimming trees or trampling low-lying shrubs and brush. The Board reserves the right to require additional screening, including but not limited to the planting of new trees and/or shrubs if presented with evidence the above conditions have been violated.*~~

~~*D. The "no-disturb" buffer area lots shall be considered permanently protected open space consistent with G.L. c.40A, §9.*~~

The above conditions have been replaced by the HAC Decision as follows:

> *"No- disturbance buffers shall be retained along the site perimeter. They shall be as shown on Exhibit 3 (Site Development Plans), sheets 3 and 4, that is, of a width of approximately ten to twenty- five feet, and greater along South Shore Road."*

The Site Plans indicate a minimum perimeter buffer of 25 feet with a buffer of 40-50 feet along South Shore Road, except at proposed access and emergency access openings. This requirement has been met by the plans.

BEI: Agreed

E. *Based upon the information presented, the Board determines that an adequate buffer standard should be at least one (1) tree per ten (10) linear feet of the "no disturb" buffer area perimeter, said trees being a minimum height of five (5) feet and minimum caliper of three (3) inches. Planting should occur within or at the edges of the "no disturb" buffer areas as directed by the Board or its designee. Trees shall be planted in a natural pattern, shall be offset where appropriate and are meant to supplement existing, mature vegetation. This condition shall be incorporated into the final landscaping plan required by this Decision. The Board reserves the right to alter any aspect of this standard and vary tree sizes and locations based upon a review of the detailed final landscape plan.*

Minimal work is proposed in the buffer, which exceeds the dimensions required in the HAC Decision. I recommend that the Landscape Plans also note/list proposed plantings in the portions of the perimeter buffer to be restored or revegetated as indicated on the Site Plans.

BEI: Plans will be certified by a Massachusetts licensed Landscape Architect.

F. The Applicant shall stake the proposed locations for these required trees for review with the goal being to maximize the screening between the Site and abutting properties. The final landscaping plan and a schedule for

the planting of all required trees submitted for review by the Board shall identify species of conifers that would meet the above goal and be suitable for planting in the "no disturb" buffer areas to the satisfaction of the Board or its designee. The Board reserves the right to alter any aspect of this procedure and specify alternative tree types and species based upon a review of the detailed final landscape plan.

No new trees are indicated on the Landscape Plans in the perimeter buffer area.

BEI: Perimeter vegetated buffer has been staked and a post and rail fence has been installed to delineate the vegetated buffer. The buffer consists of existing vegetation which is not to be disturbed. Disturbed areas to be re-vegetated as shown on the provided Landscape Plans.

G. The Applicant shall be responsible for maintaining the health of these trees until the sale of the 44th lot. Thereafter, the Homeowner's Association shall maintain the trees of the "no disturb" buffer area, including the replacement of unhealthy, diseased or dead trees. This condition shall be included in the Homeowner's Association documents.

No new trees are indicated on the Landscape Plans in the perimeter buffer area.

BEI: Plans will be certified by a Massachusetts licensed Landscape Architect.

H. The Board reserves the right to require additional planting in the event that care in preserving existing vegetation of the "no disturb" buffer area is not undertaken by the Applicant until the completion of the project.

No comment required.

21. PARKING/ROADWAY ACCESS REQUIREMENTS –

~~*Minimum of one (1) additional on-street parking space per dwelling unit;*~~

22. MAINTENANCE BUILDING REQUIREMENTS

Approved as to height/exterior architectural design on the conditions noted on the architectural plans within the Comprehensive Permit Plans, Appendix A.
Not applicable the maintenance building is no longer proposed.

BEI: Agreed

23. All units must have gutters, which must be maintained in accordance with an approved maintenance plan, and all roof water drainage must be directed to subsurface drainage systems independent of the roadway system as proposed and agreed to by the Applicant.
Architectural Plans have not been provided to determine if gutters are proposed. The plans indicate a conceptual roof infiltration system for the building roofs independent of the roadway drainage system as required. I note that some of

these systems are closer to the proposed buildings than allowed under the DEP Handbook, see Condition 36 below and Appendix A review comments.

BEI: Architectural Plans will be updated to include proposed gutter locations.

The infiltration systems are not closer than allowed. The infiltration systems are designed as "drywells" specifically used for roof runoff and require a 10-foot separation as shown in the MA Stormwater Policy drywell diagram. For most locations these drywells will be at least 15' from buildings. This is an approved use as per the Massachusetts Stormwater Handbook. Furthermore, foundations will have adequate waterproofing and local sandy soils will be well drained.

24. *There shall be no additional parking or expansion of parking areas beyond parking areas shown on the Comprehensive Permit Plans as conditioned herein. Notice of this restriction must be included in the Homeowners Association Documents and Condominium documents.*
No engineering comment required.

~~25. *No conversions of non-livable space, e.g., attics, to livable space after completion of construction of units as approved herein. No expansion of building envelope.*~~
This condition was struck except as applicable to all homes in Nantucket.

~~26. *No customary home occupations shall be allowed in light of the overburdening issues already posed by the density of this Project in relation to existing traffic congestion.*~~

~~27. *There shall be no parking of campers, trailers, boats, storage trailers or storage units, temporary garage structures or shelters, panel trucks, recreational vehicles, commercial vehicles (unless the commercial vehicle is the unit owner's personal vehicle), or unregistered vehicles on Project property.*~~
This condition was struck except as applicable to all homes in Nantucket.

28. *No changes in the Homeowners' Association and/or Condominium Trust rules which affect conditions of the Permit shall be permitted. Any future proposed changes to exterior architectural features shall be subject to the jurisdiction of the Nantucket Historic District Commission.*
No engineering comment required.

29. *Snow removal provisions shall be subject to review and approval by the Nantucket Fire Department. No dumping in buffer zones. In the event designated snow storage areas are inadequate for a particular storm event or events, excess snow must be removed from the Property.*
No engineering comment required. I note that the O&M Plan includes snow storage locations as required under DEP Stormwater Regulations.

30. *Trash barrels must be stored out of view. No exterior air conditioning units or other mechanical equipment shall be located within lot setbacks areas.*
No engineering comment required.

BEI: Trash and recycle sheds have been added to the Landscape Plan, Sheet 8.

31. *All affordable units must have central air conditioning if market rate units have central air conditioning. Applicant has stated on the record that all units will have central air conditioning.*
No engineering comment required.

32. *Ground coverage for each lot shall not change from that depicted on the Comprehensive Permit Plans as revised per the conditions set forth herein.*
No individual lots are proposed the project would be all on one lot. The Site Plans indicate an increase in ground coverage compared to the Exhibit 3 Plans. See Conditions 18. above. As noted associated work with this change should be incorporated in the drainage calculations.

BEI: The drainage calculations will be updated to include the increase in lot coverage.

33. *All local requirements concerning roadway construction shall apply.*
It is unclear if this section is applicable as there is no subdivision roadway. This requirement has been assumed to mean construction of the gravel and pavement cross section. The cross section exceeds requirements as 4 inches of bituminous pavement and 8 inches of gravel are proposed.

BEI: Agreed

34. *The lighting plan for the Project must meet local requirements for exterior lighting.*
Refer to comment under Condition 19.

BEI: Same

35. *Roadway right of ways shall be a minimum of 40 feet wide. Suitable access for emergency access vehicles, snow storage, landscaping without impacting clear sight lines and on street parking as applicable must be provided. Final plans must be submitted by a Transportation Engineer for compliance with Institute of Transportation Engineers (ITE) standards for circulation within the site and at access/egress locations.*
As noted no roadway right of ways are proposed in the current plan. The submittal data included a Memorandum from MDM Transportation Consultants Inc. dated March 11, 2020. This submittal also included Exhibits 1-3 indicating Fire Truck swept paths through the project site. I defer this issue to the Board's Transportation Engineer. The HAC Decision includes a discussion of issues that

were raised regarding Fire Department access relative to Exhibit 3 that "…this is not a public safety concern sufficient to outweigh the regional need for affordable housing" (see page 34 of the HAC Decision) Comparing the two plans (Exhibit 3 and the current Site Plans) the access drive and parking layout are the same. There are changes to other aspects including pathways, buildings, etc. that should not impact the submitted Memorandum and Exhibits.

BEI: Agreed

36. *All stormwater management plans and calculations shall conform to the requirements of the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Regulations, including the requirements specifically applicable to the Zone II areas.*
This aspect will require additional updated data to fully review and comment. At this time the Stormwater Report is based on the Exhibit 3 plans. There are changes in impervious area, buffer areas, etc. and the Report will need to be updated to reflect all of the changes. It is likely that a compliant plan can be developed but there are other design components such as the building plans and roof system designs that have not been submitted at this time. There are also calculation aspects that will also need to be addressed. Although it is anticipated that soils are likely suitable for the proposed systems the Regulations require testing at the specific location of each system. Refer to Appendix A for a list of comments on this and other associated Conditions regarding Stormwater.

BEI: Please refer to Appendix A responses.

37. *All utilities must be installed underground.*
This Condition is satisfied on the plans.

BEI: Agreed

38. *No impervious areas except those indicated on the Comprehensive Permit Plans, as further conditioned in this Permit, are allowed on the lots.*
As noted there is an increase in impervious area proposed compared to Exhibit 3. The Board will need to address this change.

BEI: The increase is de minimis and falls within the scope of the approval.

39. *No construction or site disturbance is allowed prior to the receipt of any approvals required by applicable Massachusetts Environmental Policy Act (MEPA) regulations.*
Based on my review of the HAC Decision, the Applicant has filed with MEPA and an EIR is not required.

BEI: Agreed

40. *Soil testing, consistent with MassDEP Stormwater Handbook requirements, at all proposed stormwater infiltration systems, shall be completed and submitted for review and approval by the Board or its designee.*
This remains to be completed, also refer to Appendix A.

BEI: Test pits will be completed prior to Final Construction Plans.

41. *Final Construction Plans shall be provided for review and approval by the Board or its designee providing all data required under the Town's local Subdivision Regulations.*
There are no longer any proposed subdivision roadways. As noted, Final Construction Plans remain to be submitted.

BEI: Agreed

42. *Applicant shall allow and provide necessary funding for inspection of construction consistent with Subdivision Regulations and other Town requirements not waived in this Decision.*
No engineering comment required.

43. *Applicant shall complete for the review and approval by the Board or its designee a comprehensive Sediment and Erosion Control plan consistent with EPA SWPPP requirements and the DEP Stormwater Handbook.*
A SWPPP has been submitted. If desired this will be reviewed under separate cover prior to construction.

BEI: No response

44. *Applicant shall comply with all applicable requirements of the Americans with Disabilities Act (ADA) and the regulations of the Massachusetts Architectural Access Board (AAB).*
The appropriate party should assess this requirement at the appropriate time.

BEI: Refer to Landscape Plans for ADA access compliance.

45. *Final Construction Plans and supporting calculations must be provided for final review and approval by the Board or its designee. The final design shall comply with MassDEP Stormwater Management Regulations as described in the MassDEP Stormwater Regulations and associated Stormwater Handbook.*
The Site Plans are not Final Construction Plans as they note that final location of roof infiltration systems will be coordinated with Final Building plans. The collection systems for roof runoff are not included on the plans. The Stormwater Report is for the Exhibit 3 Plans not the current Site Plans and should be updated. Refer to Appendix A for comments regarding this condition and the Stormwater Design.

BEI: General locations of roof drainage infiltration systems are shown on the submitted plans and details for each building types will be added to the revised plans.

46. *The EPA SWPPP template shall be used to demonstrate compliance with MassDEP requirements with respect to erosion/sedimentation control during all phased construction activities in order to protect abutters and the Town roadway. Tracking pads shall be a minimum of 50 feet long. Sizing data for temporary basins, etc. must all be provided.*
A SWPPP has been submitted. If desired this will be reviewed under separate cover.

BEI: No response

47. *An Operations & Maintenance ("O&M") Plan shall be provided for review and approval by the Board or its designee prior to the start of any construction activities or related site disturbance, including an O&M Plan for the individual lot systems and a final stand-alone O&M plan including a plan with the location of all BMP's, manufacturer's requirements, etc.*
The submittal includes an O&M Plan and the Report includes an O&M description. I note the that following should be changed in the O&M:
- Catch basin inspections should be **required** quarterly not just recommended.
- Oil/Grit Separator inspections are listed as quarterly in the Report and both quarterly and monthly on the Plan. DEP requires monthly inspections.
- Subsurface systems should include the manufacturer's maintenance manual.
- I recommend that the times for maintenance as listed in the O&M Inspection form be adjusted as it is uncommon to clean structures in the winter, the January and February time may be more appropriate in April and May or move one of the inspections/cleaning to November after most all of the leaves have fallen, i.e., two inspections in the spring and two in the fall although quarterly implies every three months.

BEI: Agreed. O&M plan to be updated and submitted with revised plans.

48. *A signed illicit discharge statement shall be submitted to the Board prior to any occupancy permits.*
An unsigned statement is included, this should be submitted prior to any occupancy permits.

BEI: Agreed

ADDITIONAL CONDITIONS CONCERNING FIRE PROTECTION AND RELATED SAFETY CONCERNS

Some of the Conditions below would not apply to the current design.

49. *Access roads must be 20 feet in width not including any areas designated for parking (527 CMR18.2.3.4.1.1),*
It is assumed that this Condition specifies a minimum width as typically required for fire access. This would be satisfied as all proposed access roadways are 24 feet wide.
BEI: Agreed

a. *No on street parking allowed shall be allowed if such parking would narrow the roadway width to less than 20 feet on two way sections;*
Not applicable as all roadway widths are 24 feet.
BEI: Agreed

b. *No on street parking on one-way sections where the roadway width will be reduced below 13 feet;*
Not applicable as all roadway widths are 24 feet and there are no one-way roadways.
BEI: Agreed

c. *For roadways on the Comprehensive Permit Plans showing widths of 20 feet for one-way sections, parking on one side of the roadway will be allowed with posted and enforced No Parking signs in these sections;*
Not applicable as all roadway widths are 24 feet.
BEI: Agreed

d. *A section of roadway that is two-way and 22 feet and must be posted and enforced with No Parking signs;*
Not applicable as all roadway widths are 24 feet.
BEI: Agreed

e. *Modeling must be submitted for the Fire Chief's review and approval to assure the fire departments apparatus can access development;*
Turning analysis plans have been provided. The Fire Chief should review these plans.
BEI: Agreed

f. *Two of the roads have no provisions for turning around. (527 CMR 18.2.3.4.4) "Dead-end access roads in excess of 150 feet in length shall be provided with approved provisions for fire apparatus to turn around."*
It is unclear if this requirement would apply as the HAC Decision on the revised roadway layout did not require further revisions to address Fire Department access other than potentially minor modifications. (See page 33) As noted above the Fire Department may require revisions that do not involve the Board.
BEI: Agreed

50. *Trees and vegetation must be maintained and not allowed to grow to block access for emergency vehicles. This would include vertical growth of tree. (527 CMR 18.2.3.4.1.2)*
This is a maintenance issue that should be included in the Condominium Documents. I defer this issue to the Board and Town Counsel.
BEI: No response

a. *All roadways shall have a vertical clearance of not less than 13 feet 6 inches;*

No barriers are proposed relative to height. Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.

BEI: No response

b. *Vegetation must not reduce the road width below the dimensions required in above section.*

Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.

BEI: No response

51. *Final Fire Department access plans must be submitted to the department for review and approval (527 CMR 18.1.3.1).*

No comment required, refer also to comments under Condition 49. f.

BEI: No response

52. *Hydrant lay out needs to be reviewed and approved by the Fire Chief and installed before construction of any dwelling units; plans for fire protection must also be reviewed and approved by the Fire Chief for the time period between any initial site disturbance and completion of construction. Any proposed phasing of hydrant installation is subject to approval by the Fire Chief.*

No engineering comment required.

BEI: Agreed, hydrant locations to be modified or additional hydrants to be added as directed by the fire department.

53. *Applicant must complete a hydraulic study for review and approval by the Fire Chief addressing impact of Project on water capacity necessary for fire protection on other critical infrastructure located on the same water main.*

I have no further data on this requirement. This study should be performed if not yet completed.

BEI: Wannacomet Water Company has previously stated that the water supply and pressure are adequate to serve the development. Hydraulic analysis for fire suppression systems to be submit at the time of building permit applications for each building..

ADDITIONAL CONDITIONS CONCERNING PUBLIC SEWER

~~*54. The wastewater collection system for the proposed development shall not be connected to the Town's existing force mains.*~~

~~*55. The wastewater collection system for the proposed development shall include the Town's preferred option of a new gravity sewer along South Shore Road, from the proposed development to the Surfside WWTF. This option shall relocate the*~~

~~*proposed wastewater pump station from the proposed development to the Surfside WWTF.*~~

56. *The deficiencies in the revised plans discussed in Section IV.A. above, shall be addressed to the satisfaction of the Nantucket Sewer Department.*
This aspect remains to be addressed by others. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed at this time.

BEI: The final sewer connection remains in process depending on the availability of the newly installed gravity line.

57. *The wastewater collection system for the proposed development shall be constructed in accordance with the Nantucket Sewer Department Design Standards and Specifications in place at the time of construction. The final design plans shall be submitted to the Nantucket Sewer Department for review and approval to ensure conformance with the Design Standards and Specifications.*
This aspect remains to be addressed by others. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed at this time.

BEI: Final design plans shall be in compliance with the design standards and specifications.

58. *Given that the 2014 CWMP identified the sewer needs areas in Town, that these flows were used to determine the capacity of the Surfside WWTF, which is currently being upgraded, and that while the proposed development properties are part of the service area to the WWTF, the density of the proposed development creates much higher wastewater flows than the current zoning would allow, and given that the additional flow from the proposed development would be taking up planned capacity at the WWTF, the Board denies waivers of sewer related fees and requires that all properties in the proposed development be subject to the appropriate sewer fees outlined in the Nantucket Sewer Department Rules and Regulations in place at the time of construction. These fees include, but are not limited to, sewer connection fees, sewer user fees and sewer capacity fees. All local rules and regulations concerning sewer connection fees, permit fees, sewer privilege fees or charges, sewer extension fees, and service fees shall apply to the project permitted by this Decision.*
No Engineering comment required as this Condition addresses fees.

PH: Waivers to local fees were not objected to in the appeal. No response required.

59. *The Applicant must also comply with the Sewer Application and Permit requirements of the Nantucket Sewer Department and the Nantucket Sewer Permit Checklist and Sewer As-Built Checklist, subject to review and approval by the Sewer Director.*
This Condition should be addressed with the Sewer Application.

BEI: No response

60. *The Applicant shall submit stamped record drawings of the wastewater collection system. Record drawings shall also be provided in the latest version of AutoCad.*
This is a post-construction requirement and the appropriate data should be submitted as required.

BEI: Post-construction plans to be submitted.

61. *The Applicant shall submit copies of the Operations & Maintenance Manual for the pump station, as well as an electronic copy on a CD or portable drive.*
This is a post-construction requirement and the appropriate data should be submitted as required.

BEI: Post-construction plans to be submitted.

62. *The Applicant shall establish and provide a copy of the legal entity's (e.g. Homeowner's Association and Condominium Trust) documents to ensure proper operation and maintenance of the proposed wastewater collection system and other common infrastructure on private property.*
This information should be submitted for review and approval prior to occupancy permits, if not earlier.

PH: Agreed that condominium documents should be submitted prior to occupancy permits

63. *The sewer infrastructure shall be constructed by the Applicant in accordance with the preferred option presented by Weston and Sampson, with the Town to contribute an agreed allocated cost of construction proportionate to the degree to which the infrastructure confers a public benefit independent of servicing the project approved by this Decision.*
This may be an applicable condition subject to comments in the HAC Decision regarding the costs if a gravity system is ultimately proposed.

BEI: The sewer department has reviewed the plans and informed the Board that they are satisfied with the design.

64. *The sewer system must be submitted for inspection, review and approval by the Sewer Director pre and post-construction, and will be conveyed to the Town following payment of the agreed allocated cost of construction as conditioned above.*
No comment required.

ADDITIONAL CONDITIONS CONCERNING PUBLIC WATER CONNECTION

65. *Subject to the additional conditions below, the Board approves the proposed connection to Town water conditioned upon the Applicant's compliance with all rules, regulations and requirements of the Nantucket Board of Water Commissioners, and the Wannacomet Water Company and Director, including but not limited to review and approval of the design and construction of the proposed water mains and final inspection, testing, and chlorination of the water mains prior to public water being turned on to service the development and prior to water being turned on to service residential units.*
No engineering comment required.

BEI: No response.

66. *All local fees and charges for the initial construction and connection of the water mains, and any initial or continuing service or other fees or charges once the system has come on-line, shall apply to the Applicant and the development approved by this Decision.*
No engineering comment required.

67. *The water connection is also conditioned upon and subject to MassDEP approval of the Wannacomet Water Company's requested increase in the capacity of the Town's Water Withdrawal Permit to an initial increase to 1.9 million gallons per day.*
No engineering comment required.

BEI: The Water Company now has approval for 2.01 million gallons per day.

68. *Applicant shall provide water conserving appliances (dishwasher, washing machines, toilet, shower heads, etc.) for all appliances to be included in the residential housing units offered at the project, as well as appliances serving any other amenities offered at the development (facilities offered at pool or in recreational building, etc.), subject to review and approval by the Wannacomet Water Director.*
No engineering comment required.

69. *Applicant shall implement Low Impact Development Design concepts for managing stormwater ~~and shall fund an independent Environmental Monitor during construction phases to document activities and ensure the protection of groundwater quality and private and public drinking water supplies located in the project area~~.*

~~*70. Applicant shall construct a stormwater system to provide treatment and dispersed infiltration from roadways, and which shall capture and retain the first inch of stormwater and parking areas and use vegetated swales and bioretention basins with overflows to the maximum extent possible, rather than use of a stormceptor-type design with direct infiltration.*~~

71. *Applicant shall provide a Site Maintenance and Integrated Pest Management Plan for review and approval by the Board or its designee and shall ensure that the Homeowners' Association and Condominium Trust documents for the development require the use of organic and/or non-toxic fertilizers and pesticides, as well as use of certified applicators. The Homeowners' Association and Condominium Trust documents must also require regular maintenance of storm drains, including filing a maintenance plan and actual maintenance with the town annually.*
No engineering comment required.

72. *Applicant has stated, and the Board imposes a condition, that landscape irrigation shall be provided by private well and not the public water supply. Applicant shall take all necessary steps to protect against adverse effects upon the capacity of other private drinking water wells in the area.*
No engineering comment required.

COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS

73. *Development of the Project shall comply in all respects with the conditions contained in the Project Eligibility Letter approval for the project issued by MassHousing on April 12, 2018.*
No engineering comment required.

74. *The Project, and all construction, dwelling units, utilities, roads, drainage, earth removal or relocation of structures and all related appurtenances with respect to the Project, shall comply with all applicable state and federal regulations. The Applicant shall promptly provide the Board with copies of all permitting requests and other correspondence directed to any applicable state or federal agency and of all correspondence, approvals or disapprovals received from any such agency.*
No engineering comment required.

75. *The Project shall comply with all rules, regulations, filing and permit requirements and certifications required by the regulations governing the Massachusetts Endangered Species Act, G.L. c.131, §23, 321 CMR 10.00. No site disturbance shall be permitted pursuant to this Decision until the Nantucket Land Council's currently pending administrative appeal of the NHESP determination for the Site is fully and finally resolved, including exhaustion of court appeals.*
No engineering comment required.

76. *The Project shall comply with all rules, regulations, permit and filing requirements, and certifications of the Department of Environmental Protection with respect to stormwater disposal, resource protection, water supply and low impact development management practices.*
Refer to comments under Conditions 36, 43 and 45-48.

BEI: See responses under specific comments.

77. *The Project shall comply with the rules and regulations of, filing and permit requirements and certifications required by the regulations governing the Massachusetts Historical Commission.*
No engineering comment required.

78. *Copies of all approvals from state and federal agencies shall be submitted to the Board prior to recording of final plans.*
No engineering comment required.

LOCAL REQUIREMENTS

79. *Except as expressly waived by this Decision, the development of this Project, including the construction of all dwelling units, utilities, roads, drainage structures and other appurtenances, shall comply with all local requirements and regulations as defined in 760 CMR 56.02, including any and all related fees and charges.*
No engineering comment required.

80. *Except as specifically waived by this Decision, the Project shall comply, in all respects, with any and all rules, regulations, filing and permit requirements of the Nantucket Sewer Commission and Wannacomet Water Department concerning public sewer and water servicing the Project, including any and all related fees and charges. No fees shall be waived.*
No engineering comment required.

81. *The Applicant shall also comply with any and all filing requirements for issuance of a building permit, including any and all related fees or charges. No fees shall be waived.*
No engineering comment required.

82. *To the extent the Project requires the conveyance of any interest in Town-owned land, the Board notes that it lacks jurisdiction to grant such an interest. To the extent Town Meeting approval is required for any aspect of the Project, the Town's right to require Town Meeting approval as a prerequisite to such aspect of the Project is expressly reserved. Nothing in this Decision shall be construed as a grant of approval of any interest in property owned or held by the Town or County of Nantucket.*
No engineering comment required.

~~83. *The total number of dwelling units permitted for this Project shall not exceed sixty (60) units and the total number of bedrooms shall not exceed two hundred and six (206) bedrooms.*~~

AFFORDABLE UNITS

This entire section does not require Engineering comment or review but has been modified to comply with the HAC Decision.

~~*84. The affordable units shall be evenly distributed within the Locus and shall be indistinguishable in architectural style, exterior finish materials, and exterior appearance from market rate units. If interior finishes differ between market and affordable units, the quality of the interior finishes of the affordable units must be of reasonable quality. As part of the Building Permit application, the Applicant must provide for review and approval by the Board or its designee specifications/information on any proposed finishes and equipment (including but not limited to floor treatments, cabinets/vanities, countertops, lighting, kitchen appliances, and bathroom fixtures) in the affordable units that differ from finishes and equipment proposed for the market units. There shall also be a proportionate share of housing types (single family, duplex, and fourplex) allocated between affordable and market rate units; 25% of each unit type offered shall be affordable, e.g., if five bedroom units are offered, 25% of the total number of five bedroom units shall be affordable units.*~~

~~*85. An affordable housing restriction, enforceable by the Town of Nantucket, requiring that the affordable units remain affordable in perpetuity or for as long as the project does not comply with local requirements, whichever is longer, and in a form approved by the Board, shall be recorded senior to any liens on the Project Locus to protect the requirement for the affordable units in the event of any foreclosure, bankruptcy, refinancing or sale. All affordable units shall be subject to the Universal Deed Rider as required by MassHousing. The sale and re-sale of all affordable units shall comply with all MassHousing and Chapter 40B requirements, including, if applicable, any income, asset, and first time homebuyer requirements.*~~

The condition is modified to read simply,

> *"The affordable units shall remain affordable in perpetuity or for as long as the housing is not in compliance with local zoning requirements."*

86. Upon the sale of an affordable dwelling, the Applicant or its successors or assigns shall provide written notice to the buyer that the premises are subject to an affordable housing restriction and subject to the terms and provisions of the affordable housing restriction and that any amendment purporting to alter, amend or delete the restriction shall be void and of no effect.

87. The deeds to the Affordable Units shall include the standard MassHousing Affordable Housing Restriction/Deed Rider in which the affordability restrictions described herein survive foreclosure.

88. For every three (3) Market Rate units for which a Certificate of Occupancy is issued, there shall be at least one (1) Affordable Unit for which a Certificate of Occupancy is issued. The Applicant has the right but not the obligation to accelerate the rate of construction of the Affordable Units.

MANAGEMENT DOCUMENTS

This entire section does not require Engineering comment or review.

89. *The Applicant shall prepare documents in a form that conforms to this Decision and applicable law designed to manage the Project and ensure that the terms and conditions of this Decision are enforced.*

90. *The management documents shall provide that the Town or County of Nantucket shall not have any legal or financial responsibility for, operation or maintenance of, roadways, driveways, parking areas, stormwater management systems, snowplowing, landscaping, trash disposal or pickup, street lighting or other illumination, or other roadway infrastructure within the Project or the Locus.*

PROFITABILITY

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

91. *The Project shall be limited to the profit allowed under the Regulatory Agreement ("Allowable Profit").*

~~92. *Any profit that is above the Allowable Profit pursuant to the Regulatory Agreement shall be returned to the Town of Nantucket for use by the Town for the purpose of efforts toward affordable housing. The profit limitation may be enforced by the Town or its agencies, boards or commissions at any time.*~~

93. *The Applicant shall provide the Board with a copy of all financial documentation, including Cost Certification submissions, required by the Regulatory Agreement.*

PH: Cost Certification doesn't come until the final unit has been sold, it is not a requirement that can be satisfied prior to commencement of construction. We will provide the Board copies of cost certification documents at the appropriate time.

MARKETING/LOCAL PREFERENCE

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

94. *There shall be a local preference plan established for the sale of the affordable units.*

~~95. *Insofar as allowed under G.L. c. 40B and any other applicable laws and by the Subsidizing Agency, with respect to at least 70% of the Affordable Units, the Applicant shall provide a preference category in the Lottery for the Affordable Units for current Nantucket residents, Nantucket municipal employees, employees*~~

~~*of local Nantucket businesses, and households with children attending Nantucket schools. The Board acknowledges that it will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preferences and obtain approval of the categories of persons qualifying for the same, in accordance with Chapter 40B requirements. In no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference requirement or any aspect thereof. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence. If the Board or its designee does not provide such information within thirty (30) days of a written request by the Applicant, its Lottery Agent, or the Subsidizing Agency, then this condition shall be void unless the Applicant has failed to provide reasonable and timely assistance as described above.*~~

~~*96. MassHousing shall approve the Lottery Packet and the Applicant's Affirmative Fair Housing Marketing Plan (AFHMP) as part of its Final Approval review. A copy of the proposed Lottery Plan and AFHMP shall be submitted to the Board simultaneously with its submission to MassHousing. The Applicant shall also submit to the Board the assumptions and calculations upon which the pricing of the Affordable Units is based. All costs associated with the lottery and marketing plans, including the advertising and processing for the Affordable Units, shall be borne by the Applicant. Buyers of Affordable Units must satisfy all applicable Chapter 40B requirements, including all applicable income, asset, and First Time Homebuyer requirements.*~~

CONDITIONS PRECEDENT TO COMMENCEMENT OF PROJECT

97. The conditions below are conditions precedent to site disturbance. In particular, and without limitation, no grading, land disturbance, or construction of any structure or infrastructure shall commence until:

a. Final Review – Prior to commencement of any construction and granting of any permits for the Project, the Applicant has submitted detailed construction drawings to the Board to ensure that said drawings are consistent with this Permit, with local requirements not waived in the permit, and with state and federal codes and requirements of state and federal agencies and their respective decisions. Copies of the detailed, approved construction drawings ("Final Plans") shall also be filed in hard copy (twenty full-scale sets) and in digital format with the Board and the Building Department for recordkeeping purposes. The Applicant must secure Board approval prior to construction and allow the Board ninety (90) days to review the detailed construction drawings. The final plans shall include a building code review.

As noted there are several aspects related to the plans submitted that are not at the Final Construction Plan stage.

BEI: No response

b. ~~*The Applicant has posted with the Town Clerk a bond or surety in the amount needed to complete the ways, utilities, drainage, shade trees in the right of way, and as-built plans for the Project as approved, plus a 50% margin of error plus an appropriate rate of inflation over a 5-year period. The performance bond or surety shall contain the following provision: "If the principal shall fully and satisfactorily observe and perform in accordance with the qualifications and time schedule set forth herein as specified in all the covenants, agreements, terms and provisions as set forth in the decision of the Board in this matter, as attached hereto, then this obligation shall be void, otherwise it shall remain in full force and effect, and, in the absence of completion of the above work, the aforesaid sum shall be paid to the Town of Nantucket in order to complete the construction in accordance with the plans and specifications."*~~

c. The Final Plans, including phasing plans, way and underground utilities plans (water system, stormwater system, gas, telephone, electric and cable systems), entrance/intersection street lights and signs have been reviewed and have received approval consistent with this Decision by the Board, and consistent with their respective jurisdictions by any and all relevant federal and state agencies, departments, boards, or commissions for matters not otherwise approved or waived by this Decision.
As noted there are several aspects related to the plans submitted that are not at the Final Construction Plan stage. Construction Phasing plans have been submitted. These will be reviewed if requested but have not been reviewed at this time as they should be reviewed with the Final Construction Plans.

BEI: No response

~~*d. The Applicant and MassHousing have executed a Monitoring Agreement, similar in form to the Monitoring Agreement published by MassHousing but revised in content as required for consistency with this Decision.*~~

e. A Regulatory Agreement, similar in form to that published by MassHousing, has been executed by the Applicant and MassHousing and has been recorded with this Decision. The Regulatory Agreement shall contain, at a minimum, the following terms: 1) 25% of the units shall remain affordable in perpetuity or for as long as the project does not comply with local requirements, whichever is longer. Such units shall be sold to households whose annual income, adjusted for household size, does not exceed 80% of the applicable Area Median Income for Nantucket as defined by HUD. 2) pricing of the affordable units shall be in accordance with MassHousing and Chapter 40B requirements; 3) Affordable units shall be sold in accordance with the MassHousing approved Affirmative Fair Housing Marketing Plan ("AFMP"); and 4) Identification of the location of all Affordable Units shall be included.
No engineering comment required.

f. A NPDES Stormwater Pollution Prevention Plan, Erosion Control Plan and Stormwater Management Systems Operations and Maintenance Plan has been approved in accordance with applicable state and federal regulations.
A SWPPP has been submitted. If desired by the Board this aspect will be reviewed under separate cover prior to the start of construction.

BEI: No response.

g. ~~Final and detailed landscape improvements and plans prepared by a Landscape Architect registered in the Commonwealth of Massachusetts to the detail required for use as on-site construction and planting drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed, have been submitted to the Board and all other relevant public agencies for review and approval, including acknowledgement of consistency with this Decision. Such plans shall include shade trees along roadways, and shall specify the types, number, size and location of all proposed landscape plans, trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans indicate the specific types of active/passive recreational equipment to be installed within the open space and recreational areas located on the approved plans. Such plans shall also indicate the location of mailboxes, dumpsters and other appurtenant structures to be located within or integral to, the project.~~

~~h. Identification of all areas of the site proposed for vegetative clearing.~~

~~i. A detailed plan showing landscape improvements, open area, limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage area(s), for verification that such plan conforms with this Decision. Tree protection measures shall be stated with details for tree wells around existing trees to be protected included in the plan set. The removal of trees, shrubs, and natural groundcover on the site shall be minimized to preserve the natural environment to the highest degree possible. All trees over 8 inches in caliper within the limits of work shall be flagged prior to tree clearing. A representative or agent of the Board shall have the opportunity to identify trees that need to be protected and preserved during construction.~~
Replaced with the following from the HAC Decision:

> *"[…no… construction… shall commence until: …]*
> *g. Final and detailed landscape plans prepared by a landscape architect registered in the Commonwealth of Massachusetts to the detail required for use as on-site construction and planting drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed, have been submitted to the appropriate Nantucket agencies for*

review and approval, including acknowledgement of consistency with the comprehensive permit decision. Such plans shall include shade trees along roadways, and shall specify the types, number, size and location of all trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans shall indicate the specific types of active/passive recreational equipment to be installed within the open space and recreational areas located on the approved plans. Such plans shall also indicate the location of mailboxes, dumpsters and other appurtenant structures to be located within or integral to, the project. Such plans shall identify all areas of the site proposed for vegetative clearing, and shall show the limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage areas. The removal of trees, shrubs, and natural groundcover shall be minimized to the extent practical. Trees, particularly those over 8 inches in caliper, that, in the judgment of the landscape architect, can be preserved shall be flagged prior to tree clearing. The plans shall state tree protection measures with details for tree wells around existing trees that can be preserved. During construction, a representative or agent of the Board shall have the opportunity to monitor trees that have been flagged for protection."

Landscape Plans have been submitted and include the required data excepting:

- Only partial data on active/passive recreation equipment.
- No mailboxes are indicated on the plans.
- Dumpsters are not indicated.

BEI: Addressed on Final Landscape Plans.

- No data on construction phase work including limit of work, clearing, sedimentation/erosion controls, etc. are on the Landscape Plans. There are other plans that indicate this information and a separate Stormwater Report for Phased Construction. These can be reviewed if requested by the Board.

BEI: Phasing plans were submitted (Civil) that are coordinated with the Drainage design and reports.

j. *An infrastructure operations and maintenance plan has been submitted for review and approval by the Board, with any updates as required. The plan shall include, at a minimum, maintenance during and post construction as well as perpetual maintenance and monitoring of the roadway, roadway infrastructure and drainage systems (routine and seasonal). The operations and maintenance*

plan shall bind the Applicant. The stormwater operation and maintenance plan include specific tasks and timelines associated with inspection and maintenance of all proposed stormwater management structural and non-structural measures, a repair and replacement plan for the system with estimated costs as well as identify the owner and party responsible for inspection, operation, maintenance, repair, and replacement including certification of acceptance of legal responsibility for the aforementioned.
Partially addressed, there is a plan for stormwater system O&M but it does not include the estimated costs. There would also be general landscape maintenance, other infrastructure including paving, walks , building exteriors and roofs. The data provided did not include any legal aspects, which should be part of the Condominium Association Documents when filed.

BEI: Stormwater system O&M annual general budget will be submitted.

k. A construction schedule identifying the sequence and approximate dates of all key stages of construction has been submitted to and approved by the Board or its designee. This submission also will include: (i) identification of all contractors, field engineers, construction managers, surveyors, wetland and biology specialists, and other professionals that will be involved in the implementation of the project; (ii) staking driveways, dwelling foundations, parking areas, drainage basins and other drainage structures, and well locations; (iii) placement of sediment and erosion controls and limit of construction fencing; (iv) identification and approval of significant trees to be cut on the site; (v) removal of vegetation and topsoil; (vi) drainage system construction; (vii) major states of roadway construction; (viii) excavating dates for building foundations; (ix) sewer and water line installation; and (x) inspection dates.
The Construction Schedule has not been submitted at this time and should be included with the Final Construction Plans. There is a Construction Phasing Plan developed to address erosion and sedimentation during construction. As noted this aspect can be reviewed if requested by the Board.

BEI: A phasing plan has been completed and is submitted separately with this letter. A construction schedule and other submission items noted above shall be submitted separately, prior to construction.

l. ~~The Applicant has provided to the Town of Nantucket, in form and substance approved by Town Counsel, Applicant's agreement that the Town of Nantucket shall be free of any liability for any act, omission or negligence caused by the Applicant, its employees, agents, subcontractors, beneficiaries or trustees who have relation to this Project, and that Applicant on behalf of itself and its successors and assigns has consented and agreed to indemnify the Town, its employees and officials for any harm, damage or injury caused by the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with regard to this Project, and proof of insurance adequate to cover all risks reasonably foreseeable~~

~~*in relation to the construction of the Project, which must be maintained until completion of all phases of construction.*~~

m. The Applicant has granted to the Town easements giving the Town the right to enter the Locus to repair and maintain water and sewer lines, as applicable and as necessary to ensure the health and safety of the residents therein. The easements shall be shown on a site plan provided to the Board and shall be recorded by the Applicant.
A Draft Water & Sewer Utility Easement Plan has been provided. I defer comments on this plan to Counsel and the respective Utility Purveyors. As noted this is a Draft and not a Final Construction Plan.

BEI: No response

n. Cuts and fills have been designed to preserve the existing land elevations to the extent reasonably possible based on the final plans as approved, and the use of retaining walls is optimized to preserve existing vegetation wherever practicable.
It does not appear that any comments are required for this Condition.

o. The final plan has addressed constructability with regard to infrastructure drainage due to settlement in substantial fill areas.
It does not appear that any comments are required for this Condition.

p. All zoning lines have been identified on the final plan for reference purposes.
The zoning district and setbacks are indicated in a table on Sheet 4. Setback lines associated with the District are not on the plans.

BEI: District setback lines not been included to avoid confusion.

q. The interior roadway layout and parking areas have been approved by the Fire Chief, to facilitate emergency access and increase fire safety.
The Fire Chief should review the plans. Comments from the Fire Chief, consistent with the HAC Decision, should be addressed on the plans although these do not have to go before the Board according to the HAC Decision.

BEI: Plans and report prepared by Code Red Consultants, LLC have been submitted to the Fire Department for review.

r. Easements have been provided on the final plan to facilitate utility installation and slope maintenance outside the rights of way.
This Condition appears to reflect roadway right of ways and easements for access to maintain the right of ways. As no subdivision roadways are proposed it is unclear that this Condition would apply.

BEI: No response

s. The final plans indicate that roadway construction materials and thicknesses conform to a 2 ½" binder and 1 ½" surface course.
This Condition would be satisfied by the Site Plans.

BEI: No response

t. The final plans shall include limitations on lawn areas.
It is unclear what limitations would be required here as the plans indicate the limits of various surfaces and non-disturb areas. This Condition could be addressed through the Condominium Documents.

BEI: See lawn areas shown on submitted Landscape Plans.

u. The final site plan submission shall include an acceptable snow management plan.
The O&M Plan indicates proposed snow storage areas and the Report includes a section on snow removal.

BEI: No response

v. The final plans have been reviewed and accepted by the Fire Chief and the Wannacomet Water Department for hydrant and valve locations; hydrant locations shall provide a 10-foot minimum separation from storm drains or other approved means of protecting the water supply from the storm drains.
The appropriate officials should review the plans. Hydrants are 10 feet from storm drains based on scaling the plans. The hydrant at the southwest corner of Condo #2 is just 10 feet depending on where the final location is set during construction.

BEI: No response

w. The Applicant has obtained all necessary private utility permits and final designs including but not limited to gas pipeline, electric, telephone and cable service required by the respective utilities prior to the commencement of construction. Documentation of all permits/approvals issued by private utilities pertaining to the development of the project shall be provided to the Board prior to any construction or Site disturbance.
This is required to be provided prior to construction.

BEI: No response

x. The Applicant has submitted to the Board and all other relevant public agencies for review and final acknowledgment of consistency with this Decision, all requests for approval, and upon receipt of all approvals, has provided to the

Board copies of all necessary approvals from all local, state and federal agencies, departments and commissions pertaining to this Project.
This is required to be provided prior to construction.

BEI: No response

y. The final plans shall include the location and design, including materials to be used, of all retaining walls to be used within the Project.
The Landscape Plans indicate the location of retaining walls and a detail but the detail does not indicate the reinforcing, although called a reinforced concrete wall.

BEI: Structural details to be provided on Construction Plans.

z. The final plans shall identify the location of all street lighting fixtures in accordance with the condition requiring compliance with the Town's code provisions concerning outdoor lighting.
Satisfied, lighting is indicated on the Landscape Plans.

BEI: A comprehensive lighting plan shall be submitted with final construction plans.

CONDITIONS PRECEDENT TO MAKING APPLICATION FOR BUILDING PERMIT(S)

98. All conditions precedent to commencement of Project have been fulfilled as per this Decision and to the satisfaction of the Board.
At this time, it does not appear that all conditions have been fulfilled as some comments should be addressed.

BEI: refer to responses to specific comments

99. The Applicant shall provide proof that the subdivision and lotting plans, as approved by the Board, have been recorded at the Nantucket County Registry of Deeds and three (3) copies of the final plan, exactly as it is recorded, shall be provided to the Board.
No longer applies as no lots will be created.

BEI: No response

~~*100. The Applicant shall enter into the standard MassHousing Limited Dividend Monitoring Agreement with MassHousing prior to receiving the initial building permit for the project. Compliance with the limited dividend requirements under G.L. c. 40B shall be determined by the Subsidizing Agency in accordance with the rules of the applicable housing subsidy program. All revenue and expenses attributable to upgrades and/or options purchased by home buyers must be included in the cost certification documents. Any rebates for materials/equipment/appliances must be included in the Cost Certification. The*~~

~~*Board shall receive copies of any and all materials submitted to the Subsidizing Agency related to Cost Certification and Limited Dividend restriction monitoring and reviews.*~~

101. *No later than the submission of the initial building permit application, the Applicant shall submit, as applicable for the proposed project, for review and approval by the Board or its designated representative a copy of the proposed Homeowners Association Declaration of Trust, Homeowners Association Budget, and Declaration of Covenants, Restrictions and Easements as well as all Condominium Association documents, including but not limited to the Declaration of Trust, Master Deed, Rules and Regulations, and Condominium Budget. Said documents shall reference this Decision and the affordability requirements upon which the Comprehensive Permit is conditioned and state that the Project is subject to this Decision. The Homeowners Association and Condominium documents shall provide that the Homeowners Association and Condominium Trust are responsible for maintaining the roadways and sidewalks, storm water management system, common landscaping including all buffer areas, and fencing therein, all infrastructure and other common facilities including the Recreation and Maintenance Buildings, and shall also be responsible for snowplowing and trash removal. The Board acknowledges that the Subsidizing Agency has final approval authority in regard to the Homeowners Association and Condominium documents, including the respective budgets. These documents must include an explanation of how common costs (including the operation of the Recreation area) to be shared between the Homeowners Association and the Condominium Association shall be allocated between the two entities. Any applicable Homeowners Association or Condominium Fees shall be allocated to the Affordable Homes based upon a percentage of Fair Market Value. In determining the Chapter 40B allowable sales prices for the Affordable Units, a realistic Homeowners Association or Condominium fee must be used. If Affordable Unit owners will be responsible for the payment of any applicable sewer permitting fees, any such fees must be taken into consideration in determining the allowable sales prices for Affordable Units. Upon its formation, the Homeowners' Association and the Condominium Trust, as applicable, shall be initially endowed by the Applicant in the amount of Four Hundred Dollars ($400) per unit.*

Some of this Condition would not apply as it would be one condominium development. The HAC Decision removes any aspects that would relate to how the sale price of affordable units is calculated.

PH: the submittal of condominium documents is more appropriate prior to issuance of CO's, but we can do it before issuance of building permits. However, there will be no HOA documents and no Declaration of Covenants, Restrictions and Easements, because the entire project will now be a condominium association. The reference to an HOA is no longer relevant.

There shall be no change in the By-laws of the Homeowners' Association or the Condominium Trust, as applicable, without the approval of 75% (as rounded below) of each of the two (2) income levels of the homeowners, as applicable and as illustrated below:
No engineering comment required, as noted there would only be one condominium association.

Single Family Units

*Market Rate Units: 30 units*75% = 22.50 (Rounded to 22)*
*Affordable Units: 10 units*75% =7.50 (Rounded to 8)*

Duplex Units

*Market Rate Units: 9 units*75% = 6.75 (Rounded to 7)*
*Affordable Units: 3 units*75% =2.25 (Rounded to 2)*

Multifamily Units (Fourplex Units)
*Market Rate Units: 6 units*75% = 4.50 (Rounded to 4)*
*Affordable Units: 2 units*75% =1.50 (Rounded to 2)*

Owners may not vote changes inconsistent with the Comprehensive Permit and any conditions thereto, the approved Regulatory Agreement, and/or the Deed Rider.

The Applicant shall be responsible for completion and maintenance of all infrastructure and compliance with this Decision until all of the units in the development are constructed and sold. Thereafter, the Homeowners' Association and/or the Condominium Trust shall bear such responsibility. The Applicant may collect fees from homeowners, as appropriate and as required in the Homeowners' Association and/or the Condominium Trust documents, for the maintenance of the infrastructure and other customary Homeowners' Association and/or the Condominium Trust fees.

102. *No later than the submission of the initial building permit application, the Applicant must also submit an engineered easement plan showing all easements along with a narrative explaining how all Units will be served by such easements.* It is unclear if any easements will be required for the units. Utility purveyors typically would be provided easements to access their respective utilities and a Draft plan for Water & Sewer has been provided. The Final Plan should be approved by the appropriate utility purveyors.

BEI: No response

103. *Not later than the date on which the first request for a building permit is filed, and before any building permit is issued, the Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision:*

It is unknown if a Building Permit has been requested at this time. No Architectural Plans were included in the data provided.

BEI: Response by others

A. *A copy of the request for a building permit, along with the required Form J under the local subdivision regulations. The building permit application must include a complete set of engineering drawings, plans and specifications ("Complete Plans") for use by contractors, inspectors, permit compliance officers and purchasers of the proposed dwelling units. These drawings, plans and specifications shall be stamped by a registered architect or professional engineer, as appropriate, licensed in the Commonwealth of Massachusetts. The Board shall review the complete plans for conformance with this Decision. The Building Department shall not issue a building permit until receipt of the Board's report that the Complete Plans conform to this Decision. The Applicant must also submit prior to initiation of each proposed construction phase a Resident Safety Plan that documents the safety measures that the Applicant will undertake to protect the safety of residents occupying units prior to the completion of all construction. The Resident Safety Plan shall be reviewed and approved by the Board and must be updated as needed and as requested by the Board.*
This review is a partial response to this Condition. As noted the plans provided are not Final Construction Plans at this time based on some of the notes and other data.

BEI: No response

B. *A copy of site layout plans and profiles shown at scales considered adequate for review purposes, of all private roads and parking areas. The Board shall review the layouts and profiles for conformance with this Decision. The Building Department shall not issue a building permit until receipt of the Board's report that there is conformance with this Decision. Roadway layouts shall include properly labeled horizontal and vertical curves and stationing. The location of these facilities shall be as identified in the above-noted layout plans.*
I note that neither plan layout with stationing and curve data nor profiles have been included in the Site Plans provided. There is a profile for the on-site gravity sewer system. This Condition should be addressed in the Final Construction Plans.

BEI: As previously discussed, these are driveways and not subdivision roads and stationing or curve data is not required. In order to satisfy the Board, the plans will be updated to include this information.

C. *A copy of site layout plans, and final and detailed architectural drawings (including plans and elevations) shown at scales considered adequate for review purposes, of all structures containing dwelling units as approved by this Decision, including interior floor plans, current and finished elevations, construction type*

and exterior finishes to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed ("Structure Plans"). The Board shall review the Structure Plans for conformance with this Decision and so notify the Building Department. The Building Department shall not issue a building permit until receipt of an affirmative report from the Board. Housing plans for dwelling units shall also be submitted to the Building Department in accordance with the State Building Code.
Not provided, this should be addressed in the Final Construction Plans..

BEI: No response

C. *The final and detailed utilities plans and profiles including properly labeled drainage components and all site utilities including electric, gas, water supply lines, wastewater disposal connections and appurtenances and dwelling unit connections thereto indicating that all utilities servicing this project shall be underground within the Locus of the Project and to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed.*
Partially provided, there are sewer system profiles for the on-site gravity system only. Utilities are proposed to be underground. This should be addressed in the Final Construction Plans.

BEI: We will provide additional plan and profiles for the driveway that will include the catch basin locations and rim grades. Profiles have already been provided for sewer line construction. Two driveway cross-sections will be added showing applicable underground utilities.

E. *Submit to the Board plans and elevations of all proposed signs, including the entranceway sign, sufficient to determine their compliance with applicable Town Code provisions, and the design, size and location of any entrance or roadway intersection lighting. No sign waivers shall be granted.*
Not provided. This should be addressed in the Final Construction Plans.

BEI: To be addressed on final construction plans.

CONDITIONS PRECEDENT TO BUILDING CONSTRUCTION

104. During construction, the Applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust and the blocking of any roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area, and shall take all necessary steps to prevent damage to or contamination of private wells during the course of construction and to prevent damage to any sewer infrastructure located within the Site. For this condition, construction activities shall include, but not be limited to: start-up of construction vehicles, equipment or machinery; fueling of construction

vehicles, equipment or machinery; storage of construction vehicles, equipment or machinery on Site; delivery of building materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; demolition of existing structures; removal of stumps and debris; and erection of new structures. The Applicant shall submit to the Board on a phase-by-phase basis as-built plans showing the buildings, roadways, sidewalks, driveway aprons, edge of pavement, and utilities. Said as-built plans shall be submitted in a format satisfactory to the Building Inspector and be stamped by a licensed Massachusetts Professional Engineer. The Applicant shall also submit to the Zoning Board of Appeals digital copies of said as-built plans in a format acceptable to the Building Inspector.
This is a construction phase Condition no comment required at this time.

105. *Appropriate measures shall be taken during construction to prevent the tracking of material onto any public way. Any material tracked onto a public way shall be swept up and removed by the Applicant as necessary and as required by the Building Inspector.*
This is a construction phase Condition no comment required.

106. *The Applicant shall repair in a timely manner any damage to public roads adjacent to the Project that results from the construction and/or maintenance of the Project.*
This is a construction phase Condition no comment required.

~~*107. Parking for construction workers must be on-site and not on public ways. No construction vehicle parking shall be allowed on South Shore Road.*~~

108. *The Applicant shall implement dust control operations as necessary to comply at all times with applicable law, including without limitation MassDEP's Dust regulations at 310 CMR 7.09, as amended, as directed by the Building Inspector. Methods of controlling dust shall meet all applicable air pollutant standards as set forth by Federal and State regulatory agencies.*
This is a construction phase Condition no comment required.

109. *For each phase of the Project, prior to the start of construction of any building, roads to and within that phase of the Project which will have at least the first course of pavement, all hydrants in that phase of the Project will be operational, street signs will be in place and dwelling unit numbers will be provided at the building site to avoid conflict with building and lot numbers. Street names, house numbers, and building numbers for any fourplexes, shall be approved by the Nantucket Fire Department.*
This is a construction phase Condition no comment required.

110. *Prior to the commencement of any work at the Site, a split rail fence shall be installed to delineate the buffer zones and limit of work. An erosion control barrier, hay bales stacked end to end and siltation fence firmly anchored with six*

inches of soil, shall also be installed on the project side of the split rail fence. The erosion control barrier shall be inspected by the Board or its representative prior to work commencing on the site and shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Board or its representative.
This is a construction phase Condition no comment required.

111. *Limit of work construction fencing shall be installed in accordance with the final plan locations for the particular building lot.*
This is a construction phase Condition no comment required.

CONDITIONS RELATING TO CONSTRUCTION

112. *All dwelling units shall be built by the Applicant, and its agents or contractors over which it will exercise supervision and control and the acts of which it will be responsible, in accordance with this Permit and the Regulatory Agreement. No lots shall be sold to third-party builders. No vacant lots or lots containing partially completed buildings may be sold. No sales shall occur before issuance of certificate of occupancy. During construction, the name and mobile telephone number of the site manager or clerk of works employed by the Applicant shall be filed with the Building Department, the Board, and the Nantucket Police Department, and such name and mobile telephone number shall be kept current.*
No engineering comment required. Portions of this condition would not apply to the current project.

113. *At least forty-eight (48) hours prior to any initial site work, a pre-construction meeting shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of Town departments having a review interest in the plan. Said meeting shall be for the purpose of familiarization with the Project, the conditions of approval, and the Project's construction sequence and timetable.*
No engineering comment required.

114. *Prior to commencement of construction of each applicable phase, the Applicant shall provide the Board: A) The name, address, email and business telephone number of the individual(s) responsible for all activities on site; B) A copy of a municipal lien certificate indicating that all taxes, assessments and charges due on the site have been paid; C) Proof that all required federal, state and local licenses and permits have been obtained.*
No engineering comment required.

115. *During construction, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of Town or County roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction hours shall be limited Monday-Friday, 7:30 a.m. to 7:00 p.m.; Saturdays, 7:30*

a.m. – 1:00 p.m. No construction or related activities on Sundays or legal holidays.
No engineering comment required.

116. *The Applicant shall submit to the Board, the Building Department and the Fire Chief, for review and final acknowledgment of consistency with this Decision, final and detailed scaled architectural drawings for all structures as approved by this Decision, including interior floor plans, current and finished elevations, construction type and exterior finishes to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed.*
Not provided to this office.

117. *Stormwater management systems shall meet the design and performance requirements of the MassDEP's Stormwater Management Policy and Handbook, as revised, including requirements concerning Zone II areas.*
There are some aspects that require revision and the Stormwater Report was for a prior revision. Refer to Appendix A.

BEI: Refer to responses in Appendix A.

118. *Roadway design plans and construction details (inclusive with the final plans) with respect to interior ways shall be provided for approval by the Board. Except as otherwise provided by this Decision, roadway design and construction standards shall conform to the requirements of the Nantucket Planning Board subdivision rules and regulations. All proposed roadway and utility construction, grading and appurtenant work shall be described in complete detail to readily enable peer review and construction. A note shall be placed on each pertinent sheet of the plans stating that the Project is the subject of a comprehensive permit under G.L. c.40B, §§22-23, that the roads and ways within the Project in some cases may and in other cases may not, conform to the standards and requirements of the Nantucket subdivision rules and regulations. Sidewalks shall be provided as per approved plans and shall conform to the requirements of the subdivision rules and regulations. Complete development roadway profiles shall be provided for existing centerline and sideline grades, and proposed centerline grade. On street parking shall be prohibited, except in those areas shown on the Comprehensive Permit Plans. Signage prohibiting parking shall be installed and maintained as required by the Town.*
Partially addressed, full profile data has not been provided and it is not clear that the plans meet standards without this data. I note that there are no roadways that would be considered "subdivision roadways" as no lots are to be created.

BEI: This is no longer a subdivision and the associate driveway design is adequate for this development. However, as previously responded to, we will provide this information

119. *All utilities shall be underground, and shall conform to the private utility company's requirements.*
Utilities are underground the status of compliance with private utility company requirements is not known.

BEI: Utilities are underground. Project to comply with utility requirements.

120. *Proposed underground utilities shall be shown in cross-section on the way, utilities plan and construction details shall be provided.*
Satisfied.

121. *Normal water service pressure within the Project shall be a minimum thirty-five (35) psi under all conditions except fire flow. Available service pressure under peak water demand and fire flow conditions, including existing demands on the service pressure, shall be demonstrated to the Board's satisfaction by hydraulic modeling as required by the Fire Chief.*
It is not known if hydraulic modeling of the water system has been performed.

BEI: See previous response. Work to be coordinated with Water Company.

122. *Water system design and construction shall meet the requirements, standards and regulations of the Wannacomet Water Department and the Massachusetts Department of Environmental Protection's guidelines and policies for public water supplies. Water system design is also subject to the aforementioned conditions concerning water service.*
No comment required.

a. *All stumps, brush, and other debris resulting from any clearing or grading shall be removed from the Locus. No stumps or other debris shall be buried or burned on the Locus.*
No comment required.

123. *A written submission shall be submitted to the Board describing all easements and covenants affecting the use of the subject site, referring to such covenants and location of such easements on a site plan. The Applicant shall also submit to the Board any written or recorded instruments granting or agreeing to such easements and covenants.*
If applicable, legal counsel should review the easements.

BEI: No response

124. *To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal or state agency, the Applicant shall, no less than thirty (30) days prior to the request for a certificate of occupancies for any of the structures approved by this Decision, submit to the Board complete and detailed "As-Built Plans" of the roadway and associated infrastructure, as set forth in the*

Nantucket Planning Board subdivision rules and regulations and approved by the Board's consulting engineer together with a certification from a professional engineer or architect registered in the Commonwealth of Massachusetts that the Project's "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Progress as-built plans may be submitted for the extent of roadway and associated infrastructure serving those dwellings for which certificates of occupancy are sought.
No comment required.

125. *Temporary certificates of occupancy will not be permitted. The Fire Department will not sign the occupancy permit until all required fire prevention and detection systems are installed and operating, carbon monoxide detectors are installed and operating, street signs and house numbers are in place and all required inspections have been completed by the Fire Department.*
No comment required.

126. *Applicant must comply with all Zone II water protection requirements under the Town's Zoning Bylaw in addition to MassDEP regulations and requirements.*
The Zoning Bylaws include the following requirement:

"All land uses, buildings, and accessory structures, that result in rendering impervious more than 15% or 2,500 square feet of any lot, whichever is greater, unless a system for artificial recharge of 95% of annual precipitation is provided that will not result in the degradation of groundwater quality. The Planning Board may require that an applicant provide evidence of groundwater protection which may include a demonstrated history of treatment effectiveness of the proposed design/treatment technology, and it may require monitoring of on-site, pre- and post-development groundwater quality for potential pollutants."

The intention of the project would meet this requirement as there are proposed recharge systems for all impervious areas. Refer to Appendix A as there are some issues to be addressed in the design, and additional data is required to demonstrate compliance with the DEP Stormwater Regulations. MassDEP water supply regulations have similar requirements for recharge in the Zone II of a water supply well.

BEI: Refer to responses in Appendix A.

ADMINISTRATIVE

127. *Within fourteen (14) days of receipt of a statement of costs incurred by the Town prior to the date of this Decision in connection with reviewing the application for a permit, the Applicant shall submit a certified check made payable to the Town of Nantucket in an amount to compensate the Town for such costs.*
No comment required.

128. *The Applicant shall pay the expenses incurred by the Board and Town in evaluating the plans required by this Decision and in monitoring and evaluating construction for this Project. These expenses shall be deducted from the special account established by the Town Treasurer for the Applicant. Prior to any clearing, grading or construction, the Applicant must pay to the Town, by certified check, $30,000 as an advance deposit to cover at least a portion of these expenses. The Applicant will pay any additional costs to the Town as required. If at any time the amount of the advance deposit is reduced below $5,000, Applicant, upon request, shall within five (5) business days pay to the Town an amount sufficient to increase the amount of the deposit to $5,000, and if the Applicant fails to pay such amount within such period, all work on the Project shall cease until such amount has been paid. Any excess remaining at the completion of the Project will be returned to the Applicant.*
No comment required. The HAC Decision appears to discuss this Condition relative to the discussion on Conditions 129 and 137, which have been struck.

~~129. *Inspections and testing during the construction of ways and installation of utilities and the stormwater management system shall be conducted at the expense of the Applicant. The Board may appoint an agent to conduct such inspections.*~~

130. *The Applicant must post a performance guarantee for each phase of work to be undertaken, satisfactory and reviewed by the Board to be noted on the plan to ensure that any construction related damage to adjacent roads is repaired by the Applicant in a manner satisfactory to the Board. This performance guarantee is to be received by the Board prior to the commencement of any of the improvements approved in the plan and will be required until the Board decides that the Applicant has completed all of the improvements approved in the plan. The form of the performance guarantee, adequacy and/or amount may be varied from time to time by the Applicant subject to an agreement satisfactory to the Board and reviewed by the Board's counsel.*
No comment required.

132. *Recorded copies of all required legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Board prior to the release of the second lot from the Covenant and within six (6) months from the date of this decision (June 13, 2019).*
No comment required.

133. *The following aspects of the Project shall remain private and the Town and County of Nantucket shall not have any legal or financial responsibility for operation or maintenance of:*
No comment required on this or sub listings a-g.

a. Roadways, driveways or parking areas;

b. Stormwater management systems and appurtenances;

c. Snow plowing or removal;

d. Landscaping;

e. Trash disposal or pickup;

f. Street lighting or other illumination;

g. Maintenance requirements of easements, access and appurtenances associated with any of the above.

134. The water system shall be constructed by the Applicant and granted to the Town of Nantucket upon the Town's acceptance of the installed water main and appurtenances and all required testing results. Such acceptance shall not serve to constitute acceptance of the infrastructure contained in the preceding paragraph.
No comment required.

135. The Applicant shall be responsible for the installation, operation, and maintenance of all aspects of the Project, of all infrastructure and compliance with this Comprehensive Permit decision until all of the units in the development are constructed and sold. Thereafter, the Homeowners' Association and/or the Condominium Trust shall bear such responsibility. The Applicant may collect fees from homeowners, as appropriate and as defined in the Homeowners' Association and/or Condominium Trust documents for the maintenance of the infrastructure...
No comment required.

136. The Applicant shall complete construction within three (3) years from the date this Permit becomes final, unless such time shall be extended in writing by the Board for cause, not to be unreasonably withheld.
No comment required.

~~*137. The fees for the engineering reviews and the Town's construction oversight shall be the obligation of the Applicant. Prior to the commencement of work by a particular consultant, the Applicant shall pay the estimated fees for the required work. No site disturbance or clearing shall commence until all past and estimated future fees are paid, including all fees owed the Board and the Town of Nantucket for peer review services completed pursuant to G.L. c.44, §53G.*~~

138. The Applicant shall keep the site and the adjoining existing roadway area clean during construction. Upon completion of all work on the site and prior to As-Built approval, all debris and construction materials shall be removed and

disposed of in accordance with state laws and regulations and the Board shall be notified in writing of the final disposition of the materials.
No comment required.

139. *Construction, once commenced, shall progress through to completion as continuously and expeditiously as possible and in accordance with the construction sequence and timetable approved. No clear cutting of this Site is permitted. Only such clearing as necessary to construct upon a particular lot, or section of Project infrastructure within the bounds thereof, is permitted, to occur contemporaneously with the construction. All other natural areas shall be maintained. A construction fence, restricting access to the Site from South Shore Road, shall be maintained at all times during the initial phase of construction. Once the first residential unit(s) are constructed and occupied, fencing shall be relocated as necessary to restrict access to areas subject to ongoing or future phases of construction.*
The Phase 1 plan essentially requires clearing the entire site except for the perimeter buffer and an area within the common open space.

BEI: No response

140. *Construction equipment shall not be parked or stored within one hundred (100) feet of any drainage channel, drainage inlet, or related area. Maintenance of construction equipment involving transfer of fluids and fuels shall be conducted in areas away from these areas. Contractor's on-site personnel shall immediately notify the Town of any hazardous material spill, regardless of size. Earth material stockpiles shall not be allowed adjacent to perimeter siltation barriers or drainage inlets or related areas. Long-term stockpiles over thirty (30) days shall be shaped, stabilized and circled by siltation fence and hay bales and shall be stabilized by temporary seeding, sheeting or netting.*
Portions of the construction parking area are within 100 feet of proposed catch basin inlets. This should be an easy adjustment to the plans.

BEI: Construction phasing plans to be updated to show equipment a minimum of 100' from drainage systems.

141. *Prior to beginning construction on any phase of the Project, the Applicant will submit to the Board for its approval a plan showing the location of all construction storage and stockpiling areas for that phase, together with details of the planned use of such areas.*
The Phasing plans indicate the required locations.

BEI: Agreed

142. *All areas to be protected from encroachment from construction shall be marked on the ground as shown on the approved construction plans and these barriers shall be maintained by the Applicant throughout the construction phase of the*

Project. Prior to the initiation of each construction phase, Applicant shall provide for review and approval by the Building Inspector a proposed Safety Plan that documents how residents occupying units will be protected during the construction of future phases.
No comment required.

143. *Excavation dewatering shall be in a workmanlike manner and such water shall be free of suspended solids before being discharged into a stormwater drainage system. This condition applies to all forms of dewatering including pumping and trenching.*
No comment required.

CONDITIONS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
The following Conditions (144-148) do not require comment at this time.

144. *The Applicant shall provide the Board with proof that an appropriate budget has been established and funded to maintain the systems, dwelling unit, ways and improvements in the Project consistent with that required by the subsidizing agency.*

145. *No building shall be occupied until the improvements specified in this Decision and set forth on the plans of records are constructed and installed so as to adequately serve said building or adequate security has been provided, acceptable to the Board, to ensure such completion. Any such performance guarantee shall be approved as to the amount and form by the Board.*

146. *The Applicant shall submit final architectural plans to the HDC Administrator, as the Board's designee, for review and approval whether the plans conform with the requirements of the Board's conditions concerning exterior architectural features and design.*

147. *Based upon the recommendations of the traffic consulting engineers during the course of the public hearing, concerning calculation of proportional traffic mitigation funds based upon the Project impact, the Applicant shall pay traffic mitigation funds to the Town in the amount of Two Hundred Thousand Dollars ($200,000.00). Payment shall be made in full upon the issuance of the initial building permit.*

148. *The Applicant shall enter into the standard MassHousing Affordability Monitoring Agreement with MassHousing or with a monitoring agent approved by MassHousing prior to receiving the initial occupancy permit.*

PERFORMANCE GUARANTEES

149. *Prior to full surety release, satisfactory as-built plans shall be provided to the Board as required under the Nantucket Planning Board regulations.*

No comment required.

~~*150. All sureties shall contain the following provision: "The principal shall fully and satisfactorily observe and perform in accordance with the qualifications and time schedule set forth herein specified all the covenants, conditions, agreements, terms and provisions set forth in the Decision of the Nantucket Zoning Board of Appeals dated June 13, 2019."*~~

151. No building shall be occupied until the building utilities specified in this Decision and set forth on the plans of record are constructed and installed and available so as to adequately serve said building or surety provided by the Applicant, in the amount and form approved by the Board.
No comment required.

~~*152. In determining the amount of any surety, the Board shall be guided by the following formula in setting the sum of the security:*~~

~~*A. An estimate of the cost to complete the work that is satisfactory to the Board; plus*~~

~~*B. A 50% margin of error; plus an appropriate rate of inflation over a 5-year period.*~~

153. This Decision shall not substitute for compliance with the Subdivision Control Law, G.L. c.41, §81-L (et seq.), regarding the division of land into two or more lots.
No longer applicable.

154. The Board shall maintain jurisdiction to ensure compliance with all state and local rules and regulations applicable to subdivisions and related construction, bonding/surety, and recording requirements.
No comment required.

Following are specific conditions added by the HAC Decision:

The decision of the Board is vacated, and Board is directed to issue an amended comprehensive permit as provided in the text of this decision and the conditions below.

1. Any specific reference made to the "Board's Decision," "this Decision" or "this comprehensive permit" shall mean the comprehensive permit as modified by the Committee's decision. Any references to the submission of materials to the Board, the building commissioner, or other municipal officials or offices for their review or approval shall mean submission to the appropriate municipal official with relevant expertise to determine whether the submission is consistent with the final comprehensive permit, such determination not to be unreasonably withheld. Such official may consult with other officials or offices with relevant expertise as they deem necessary or appropriate. In addition, such review shall be made in a

reasonably expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects. See 760 CMR 56.07(6).
No Engineering comment required.

2. The amended comprehensive permit issued by the Board shall conform to the application submitted to the Board, the Board's original decision, and the modified proposal that was the subject of the hearing before this Committee, all as modified in this decision.
This review letter addresses this condition.

BEI: No response

3. The development, consisting of 156 total units, including 39 affordable units, shall be constructed substantially as shown on plans entitled "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts," dated February 15, 2018, with revisions through February 28, 2020, prepared by Bracken Engineering, Inc. (Exhibit 3), and shall be subject to those conditions and requirements imposed in the Board's decision filed with the Nantucket Town Clerk on June 14, 2019 (Exhibit 2), as modified by this decision.
This review letter addresses this condition.

BEI: No response

4. The Board shall not include new, additional conditions.
The Board should abide by this requirement.

BEI: No response

5. The developer is required to comply with all applicable non-waived local requirements in effect on the date of its submission of its comprehensive permit application to the Board, consistent with this decision.
I defer this aspect to the appropriate Town agency for comment.

BEI: No response

6. The developer shall submit final construction plans for all buildings, roadways, stormwater management system, and other infrastructure to Nantucket town entities, staff or officials for final comprehensive permit review and approval pursuant to 760 CMR 56.05(10)(b).
Not provided at this time. Landscaping Plans appear to generally meet this requirement but other plans are not Final Construction Plans.

BEI: No response

7. All Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to permit construction of the proposed housing in conformity with the standard permitting practices. Submission of plans and materials to the Town for review or approval shall be to the appropriate municipal official with relevant expertise to determine

whether the submission is consistent with the final comprehensive permit, such determination shall be made in an expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects, and approval shall not to be unreasonably withheld.
No Engineering comment required.

8. Should the Board fail to carry out this order within thirty days, then, pursuant to G.L. c. 40B, § 23 and 760 CMR 56.07(6)(a), this decision shall for all purposes be deemed the action of the Board.
This review summarizes the applicable conditions as modified by the HAC decision.

BEI: No response

9. Because the Housing Appeals Committee has resolved only those issues placed before it by the parties, the comprehensive permit shall be subject to the following further conditions:

(a) Construction in all particulars shall be in accordance with all applicable local zoning and other by-laws in effect on the date of the submission of the developer's application to the Board, except those waived by this decision or in prior proceedings in this case.
I defer this aspect to the appropriate Town agency for comment.

BEI: No response

(b) The subsidizing agency or project administrator may impose additional requirements for site and building design so long as they do not result in less protection of local concerns than provided in the original design or by conditions imposed by this decision.
No Engineering comment required.

(c) If anything in this decision should seem to permit the construction or operation of housing in accordance with standards less safe than the applicable building and site plan requirements of the subsidizing agency, the standards of such agency shall control.
No Engineering comment required.

(d) Construction and marketing in all particulars shall be in accordance with all presently applicable state and federal requirements, including, without limitation, fair housing requirements.
No Engineering comment required.

(e) No construction shall commence until detailed construction plans and specifications have been reviewed and have received final approval from the subsidizing agency, until such agency has granted or approved construction financing, and until subsidy funding for the project has been committed.
As noted Final Construction Drawings have not been provided at this time.

BEI: No response

(f) The Board and all other Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to ensure that building permits and other permits are issued to the applicant, without undue delay and in conformity with the standard permitting practices applied to unsubsidized housing in Nantucket, upon presentation of construction plans, pursuant to 760 CMR 56.05(10)(b), that conform to the comprehensive permit and the Massachusetts Uniform Building Code.
No Engineering comment required.

(h) This comprehensive permit is subject to the cost certification requirements of 760 CMR 56.00 and DHCD Guidelines issued pursuant thereto.
No Engineering comment required.

I appreciate the opportunity to assist the Zoning Board of Appeals on this project and hope that this information is sufficient for your needs. This report is for the Nantucket Board of Appeals only and provides no engineering, planning or other advice that may be relied upon by any party or agency other than the Nantucket Board of Appeals. I would be pleased to meet with the Board or the design engineer to discuss the project at your convenience. If you have any questions, please do not hesitate to contact us.

Very truly yours,
Chessia Consulting Services, LLC

John C. Chessia, P.E.

Please Note:
Prepared by Bracken Engineering, Inc. (BEI)
May 17, 2023
BEI responses to comments below in red.

Appendix A
Compliance with DEP Stormwater Regulations

As noted in the review report, the design will need to be revised to address the increase in impervious area, if allowed, together with other issues as listed below and in the review report. Depending on what revisions to the design and calculations are made other aspects of this section could result in other comments in addition to those listed below.

Standard 1 – Untreated Stormwater

This standard requires that the project not result in point sources of untreated runoff and that runoff not result in erosion or sedimentation.

It is proposed to collect and infiltrate all runoff up to and including the 25 year storm. There are no outlets from any of the systems other than overflowing at a catch basin, manhole or subsurface infiltration system.

This Standard would be met subject to modifications or supporting data regarding other aspects of the design.

Standard 2 – Post Development Peak Discharge Rates

This standard requires that the peak rate of discharge does not exceed pre-development conditions and that the design would not result in off-site flooding during the 100 year storm. System designs should comply with the DEP Handbook for stormwater management systems. Infiltration BMPs are proposed to achieve peak rate control and recharge.

Although unlikely to be an issue subject to other issues regarding the data, the 100 year storm should be analyzed to assess offsite flooding.

BEI: The 100 year storm was analyzed to assess offsite flooding, Nodes 5 and 5S in the SW report provide that information. 100 year storm event in HydroCAD and calculations will be provided.

The submittal includes a partial analysis of existing conditions for part of the south side of the site only, other areas are assumed to all infiltrate on site. This may be the case and is a conservative assumption. It is not feasible to claim that the woods are in fair condition in the existing case and would be in good condition after construction. This overestimates existing runoff and woods should be considered in good condition based on the references for hydrologic designs in the DEP Handbook.

Insufficient data has been provided relative to disposal of roof runoff and some of the yard areas around the proposed buildings. Although there are schematic designs for potential subsurface stormwater infiltration systems, data relative to collection systems including gutters, downspouts and connecting pipes, yard drains, system elevations, etc. are not included in the submittal. In some cases, infiltrations systems violate setbacks from foundations. The Post Development Watershed Plan has drainage watersheds that are not consistent with contours, in particular for yard areas close to buildings. These areas are indicated as flowing to subsurface systems but there are no inlets to collect this flow. In this case, with proposed below grade living spaces, there should be sufficient separation from infiltration systems and foundations, a setback of 20 feet is required for infiltration trenches which function the same as the proposed chamber systems. I recommend a 20 foot setback be provided at a minimum from below grade living spaces.

Soil testing is insufficient to comply with the Decision and DEP Regulations. Although it is assumed that soils are likely suitable for recharge on the site. This aspect will need to be addressed to meet Conditions 36 & 40.

BEI: Soil test pits will be completed to confirm design. The post-development watershed plan will be adjusted to address the inconsistencies in drainage areas, relative to proposed grades. The roof runoff drainage systems do not require 20 feet separation. The infiltration systems are designed as "drywells" specifically used for roof runoff and require a 10-foot separation as shown in the MA Stormwater Policy drywell diagram. This is an approved use as per the Massachusetts Stormwater Handbook. Furthermore, foundations will have adequate waterproofing, and local sandy soils are well drained. Systems will be located as far away as practicable.

Standard 3 – Recharge to Groundwater

The design would result in an increase in impervious area. The difference in impervious area over the existing conditions should be infiltrated in accordance with the Standard.

The site appears to have suitable soils based on NRCS (Natural Resources Conservation Service) soil mapping. Some on-site testing data has been provided; however, the method of testing and the number of tests and locations does not comply with DEP Handbook

requirements. A minimum of two to three tests per infiltration system are required under the DEP Handbook (Volume 2 Chapter 2) and testing is required under Conditions 36 & 40.

BEI: Soil test pits will be completed to confirm design.

Setbacks from foundations and below grade living spaces should also meet DEP Handbook requirements. I recommend a 20 foot setback from below grade living spaces.

BEI: The roof runoff drainage systems do not require 20 feet separation. The infiltration systems are designed as "drywells" specifically used for roof runoff and require a 10-foot separation as shown in the MA Stormwater Policy drywell diagram. This is an approved use as per the Massachusetts Stormwater Handbook. Furthermore, foundations will have adequate waterproofing, and local sandy soils are well drained.

Refer also to comments under Standards 2 and 4.

Standard 4 – 80% TSS Removal

This Standard requires that runoff be treated to remove 80% of total suspended solids (TSS) prior to discharge.

It is proposed to utilize the following systems:

- Street sweeping
- Deep sump hooded catch basins
- Oil/Grit Separators
- Subsurface infiltration systems

I note the following non-compliance or where additional information is required:

- Street sweeping is a discretionary credit as few facilities implement a program with sufficient street sweeping to obtain the credit. I recommend against allowing this credit, although eliminating this credit would not by make the design non-compliant if other proposed BMPs meet the requirements. I also note that there is no discussion of Street Sweeping in the O&M, which is also required to utilize this aspect for TSS removal credit.

BEI: Reference to street sweeping can be removed from the TSS calculation and still achieve 80% removal rate.

- Catch basins are required to capture no more than ¼ (0.25) acre of impervious area to be suitable for treatment credit. The design should be revised as catch basin 13 has over 0.25 acres of impervious area tributary. Otherwise catch basins would receive 25% TSS removal credit as currently designed.

BEI: CB-13 will be revised to meet the 0.25 acre of impervious area.

- Oil Grit Separators are proposed as a secondary pre-treatment BMP. Calculations for sizing were included in the Report. The plans list the dimensions, which are inconsistent with the design calculations. In all cases the first compartment is undersized based on the plan detail compared to the sizing calculations. These will all need to be revised to comply in order to receive TSS removal credit.

- Subsurface infiltration systems. Runoff to these systems flows through a catch basin and an Oil/Grit Separator prior to discharge to the infiltration systems. As noted above pretreatment for 44% removal from the tributary system, prior to this BMP, is required in a Zone II of a public water supply well and also in HSG A soils as occur on this site. Subject to comments on catch basin 13 and proper dimensions on details for the Oil/Grit Separators there could be 44% TSS removal through pretreatment, but as submitted this would not be achieved in the systems proposed. Subject to addressing the dimensions of Oil Grit Separators and addressing the tributary area to catch basin 13, these systems would meet requirements for TSS removal credit as they are sized far in excess of the water quality volume. As noted soil testing is require and has not been provided. Design of the collection system for the buildings and associated yard areas is required for the roof infiltration systems. These systems do not need pretreatment but are required for treatment. These systems should also meet setbacks as noted under Standards 2 & 3.

Based on the data provided, this Standard would not be met.

BEI: Oil/Grit separators will be modified to meet Standard. Soil test pits will be completed to confirm design.

Standard 5 – Higher Potential Pollutant Loads

The project would not be a Land Use with Higher Potential Pollutant Loads (LUHPPL).

This Standard would not apply to this site.

BEI: No response

Standard 6 – Protection of Critical Areas

The site is in the Zone II of a public water supply and this Standard applies to the project. Volume 1 of the Stormwater Handbook identifies acceptable systems for use in Zone II areas in Table CA 3 Standard 6.

It is proposed to use deep sump catch basins and oil/grit separators for treatment. Both are listed as suitable for pretreatment in Zone IIs. Subsurface infiltration structures are also acceptable for use in a Zone II.

Systems in a Zone II are required to include means to isolate these systems in the event of a spill or other contamination issue are required. No data has been provided to document compliance with this aspect of the Regulations were included in the submittal.

This Standard would not be met, but with modifications and additional data the proposed system could be designed to comply. Refer also to comments under other Standards.

BEI: The proposed oil/grit separators have adequate capacity to control any potential spills. Given the use of the property, potential spills would be limited in volume.

Standard 7 – Redevelopment Projects

The project is not considered a redevelopment project. This Standard does not apply.

Standard 8 – Erosion/Sediment Control

This Standard addresses construction phase erosion and sediment controls. The submittal includes a NPDES (National Pollutant Discharge Elimination System) SWPPP as well as a Stormwater Report for Phased Construction.

This data will be reviewed at a future date if desired by the Board.

BEI: No response

Standard 9 – Operation and Maintenance Plan

A Long-Term Pollution Prevention and Operation & Maintenance Plan (O&M) has been provided in the Report.

I note the following, in some cases more data or additional inspections should be listed. In general, the O&M Form should match the O&M data in the Report. The following BMPs are proposed:

- Street Sweeping:
  Street sweeping is listed as a TSS removal credit but no data on the means or frequency is included in the O&M. A description of the means and methods proposed with frequency requirements should be included in the O&M.
- Catch Basins:
  Catch basins are included and it is recommended that they be inspected every three months (i.e., quarterly). This should be a requirement not a recommendation and the O&M Inspection Form should be consistent with the O&M write up.
- Oil Grit Separators:
  Oil Grit Separators should be inspected monthly to comply with the DEP Handbook (Volume 2 Chapter 2).
- Subsurface infiltration systems. The data provided is acceptable; however, the Manufacturer's operation and maintenance manual as applicable should be included in the O&M.

Addition data is required for this Standard to be met.

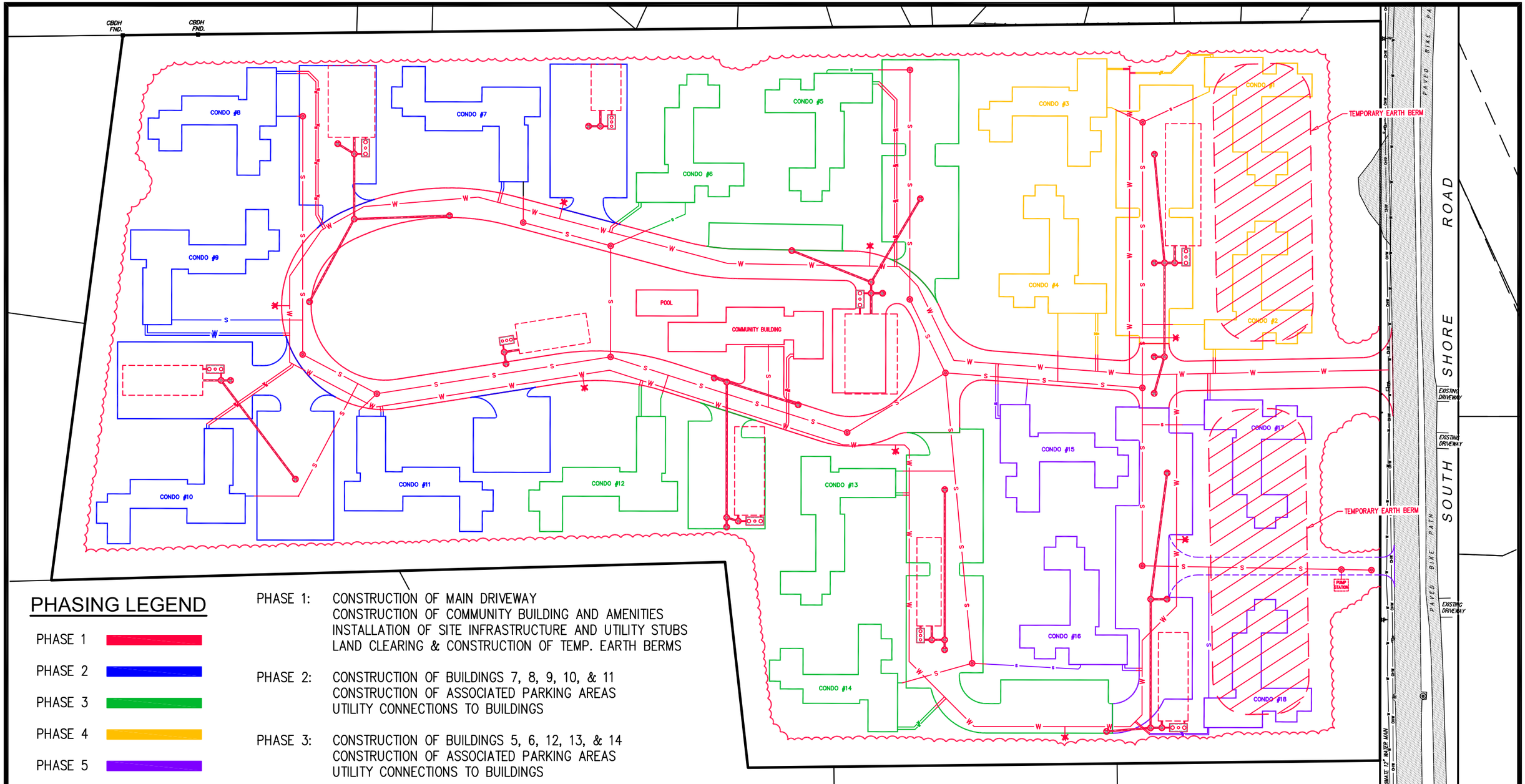
BEI: O&M Plan will be updated.

Standard 10 – No Illicit Discharges

An unsigned document is included in the Report. I recommend that the Board require a signed illicit discharge statement prior to any occupancy permits if the project is approved.

BEI: No response

COLOR CODED PHASING EXHIBIT



PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

PHASE 1: CONSTRUCTION OF MAIN DRIVEWAY
CONSTRUCTION OF COMMUNITY BUILDING AND AMENITIES
INSTALLATION OF SITE INFRASTRUCTURE AND UTILITY STUBS
LAND CLEARING & CONSTRUCTION OF TEMP. EARTH BERMS

PHASE 2: CONSTRUCTION OF BUILDINGS 7, 8, 9, 10, & 11
CONSTRUCTION OF ASSOCIATED PARKING AREAS
UTILITY CONNECTIONS TO BUILDINGS

PHASE 3: CONSTRUCTION OF BUILDINGS 5, 6, 12, 13, & 14
CONSTRUCTION OF ASSOCIATED PARKING AREAS
UTILITY CONNECTIONS TO BUILDINGS

PHASE 4: CONSTRUCTION OF BUILDINGS 1, 2, 3, & 4
CONSTRUCTION OF ASSOCIATED PARKING AREAS
UTILITY CONNECTIONS TO BUILDINGS
REMOVAL OF TEMP. EARTH BERM

PHASE 5: CONSTRUCTION OF BUILDINGS 15, 16, 17, & 18
CONSTRUCTION OF ASSOCIATED PARKING AREAS
UTILITY CONNECTIONS TO BUILDINGS
REMOVAL OF TEMP. EARTH BERM

PROPOSED PHASING IS APPROXIMATE AND MAY BE ALTERED AT A LATER DATE. THE CONTRACTOR SHALL COORDINATE WITH THE NECESSARY REGULATORY AUTHORITIES, IF REQUIRED, TO ALTER THE PHASING OF CONSTRUCTION ACTIVITIES.

COLORED EXHIBIT OF CONSTRUCTION PHASING

Prepared for:

"SURFSIDE CROSSING"
IN NANTUCKET, MASSACHUSETTS
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532

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(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554

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PLAN SCALE

0 16 32 48 64 80 120 160

1 inch = 80 feet

Checked:	Drawn:	Date:
DFB/AMG	RMM/BEI	JUNE 9, 2023

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Colored Phasing Exhibit.dwg

SURFSIDE CROSSING FD ACESS, NFD RESPONSE

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

PAUL J. HAVERTY
Paul@bbhslaw.net

June 6, 2023

Via Email

Susan McCarthy, Chair
Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Re: Surfside Crossing, LLC

Dear Chair McCarthy,

Included herewith, please find the updated Fire Access Memorandum from Code Red Consultants, addressing the comments provided by the Nantucket Fire Department on May 9, 2023.

If you have any questions regarding this correspondence, please feel free to contact me.

Very Truly Yours,

Paul J. Haverty

Cc: Jamie Feeley
Josh Posner
Leslie Snell (Deputy Director of Planning)

CODE RED CONSULTANTS
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154 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772

Memorandum

Date:	May 17, 2023	Project#:	202563
To:	Jamie Feeley – Surfside Crossing LLC		
From:	Jeremy Souza, P.E., CFPS – Code Red Consultants		
Re:	Surfside Crossing Fire Department Access		
Cc:	Don Bracken, P.E. – Bracken Engineering, Inc		

Code Red Consultants (CRC) has been retained by Surfside Crossing, LLC to provide advice and comment on the fire department access requirements for the proposed Surfside Crossing development on South Shore Road in Nantucket, Massachusetts. This memo details the code considerations associated with such access, and is in response to a review of the proposed neighborhood design provided by the Nantucket Fire Department on May 9, 2023. This memo should be considered a continuation of a prior memo provided by CRC on June 10, 2020.

This memo has been prepared in direct response to the specific items identified in the Letter from Nantucket Fire Department dated May 9, 2023 and should not be considered a complete code analysis of any aspect of the project.

Applicable Codes

This memo has considered select portions of the following statutes, codes, and standards:

- Massachusetts General Laws:
  - Chapter 40A, as referenced by 527 CMR 1.00 §18.1.1.6
  - Chapter 40B, Sections 20 through 23
- Code of the Town of Nantucket (Nantucket Bylaws)
- Rules and Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, Amended through December 20, 1999
- 780 CMR, Massachusetts State Building Code, Ninth Edition, which is an amended version of the 2015 International Building Code
- 527 CMR 1.00, Massachusetts Comprehensive Fire Safety Code; which is an amended version of NFPA 1, *Fire Code*, 2021.

Analysis

CRC has examined the provided Review from Nantucket Fire Department. The Review outlined several items that NFD views as outstanding, which are addressed individually below. Nantucket Fire Department comments are shown in italics.

FDCs shall be 5-inch

This is a construction item and will be addressed at the time that fire protection designs are developed.

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Road width shall be at least 20' with no street parking:
The roadways within the proposed development are 24 feet in width. Parking spaces are provided for all residents, and as such on-street parking on Fire Department Access Roads will not be required.

Entrance way to each structure shall have no parking
The proposed design provides a direct walking path from the parking areas and Fire Department Access Roads to the entrances of each building.

Approved key boxes shall be installed at each entryway
Access boxes shall be provided in accordance with 527 CMR 1.00, Section 18.2.2.1. Location of access boxes is a construction item and will be identified in the construction drawings for each building.

Fire extinguishers shall be available on each level at exit doors
Fire extinguishers shall be provided in accordance with 780 CMR 906. Location of fire extinguishers is a construction item and will be identified in the construction drawings for each building.

All buildings shall be numbered and visible from the street
All buildings will have the building number prominently displayed and viewable from the main roadway.

36" clearance around hydrants and FDC shall be maintained at all times
The required clearances around hydrants and FDCs will be maintained by Ownership and/or property management in accordance with 527 CMR 1.00, Section 13.1.5.

Signage above FDC indicating pressure to be pumped shall be present
Signage is a construction item and will be addressed at the time that fire protection designs are developed. Signage will be provided in accordance with 527 CMR 1.00, Section 13.3.3.4.1.10.

The entire perimeter of each structure shall have no obstructions that will inhibit fire department operations
A means consisting of improved surface pathways or landscaped areas, sufficient to extend a 150-foot (or 250-foot for buildings with an NFPA 13 sprinkler system) hose line around the perimeter of the building, will be provided in accordance with 527 CMR 1.00, Section 18.2.3.2.

The Fire Department access off of South Shore Rd shall be free from any obstructions with appropriate signage
The primary and alternate Fire Department Access Roads will be maintained by Ownership and/or property management in accordance with 527 CMR 1.00, Section 18.2.3.6.

110 local detection (smoke/co) shall be installed where required in each dwelling
Fire alarms systems in accordance with 780 CMR 907 will be provided in each building.

Fire Department Access requirements are contained in NFPA 1 Section 18.2. This section requires access to the building for fire department vehicles via roadways, fire lanes, parking lot lanes, or a combination thereof. The Fire Safety Code does not require access to a specific number of sides of the building, but does include the following requirements to ensure that adequate access is provided for firefighting:

1. The fire department access roads must extend to within 50 ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building (NFPA 1 Section 18.2.3.2.1)

2. Since the apartment building will have a sprinkler system, in accordance with NFPA 13 and NFPA 13R, fire department access roads must be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 250 feet from fire department access roads as measured by an approved route around the exterior of the building or facility (MA Amendment to NFPA 1 Section 18.2.3.2.2.1).

For buildings and facilities, the basic requirement is that all portions of the facility, and all points on the exterior wall of the first story of a building, must be within 250 feet of a fire apparatus access road. The measurement for the 250 feet is to be an "approved" route around the building. The term "approved" means approved by the code official of the jurisdiction, usually the fire chief.

The response below, which was also provided in the CRC memo of June 10, 2020, is provided as a response to the NFD concerns above.

The swept-path analysis conducted by Bracken Engineering (attached as Appendix A), utilizing the criteria and capabilities of Nantucket Ladder 1, as provided to Bracken Engineering by the Nantucket Fire Department, identifies that the truck is capable of reaching all areas in the proposed development. It is assumed that as the longest piece of apparatus, this truck would be the most restrictive relative to turning radius.

All paved roads within the proposed development have a width of 24 feet, exceeding the 20-foot requirement, and a vertical clearance of at least 13 feet 6 inches in accordance with 527 CMR 1.00 §18.2.3.4. Reinforced turf turnarounds are provided in parking areas where dead ends greater than 150 feet are present.

Additionally, a reinforced turf emergency access roadway is provided into the subdivision from South Shore Road. As this roadway is 15 feet in width, it was not utilized as a fire department access road in calculating the 50- and 150/250-foot requirements for Buildings 17 and 18 in Table 1.

Each applicable building access requirement of 527 CMR §18.2.3.2 has been applied to each of the proposed buildings on the site. A compilation of this information is provided in Table 1 below. Corresponding figures are included in Appendix B (50-foot distance) and Appendix C (150/250-foot distance) of this memo.

It should be noted that the 50-foot distance to an exterior door was calculated to the location where fire apparatus could reasonably park for an incident response. As such, parking spaces which are capable of supporting fire apparatus (provided a vehicle was not parked there) were excluded from this calculation. Instead, measurements were taken to the ends of the parking spaces at the roadway.

Further, it is our understanding that all of the buildings with exterior access distances in excess of 150 feet will be protected throughout with fire sprinklers in accordance with NFPA 13, *Installation of Sprinkler Systems* and therefore qualify for the 250-foot maximum distance from exterior walls to a fire department access road permitted by 527 CMR 1.00 §18.2.3.2.2.1. All other residential buildings will be provided with sprinkler systems in accordance with NFPA 13R, *Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies*, as permitted by 780 CMR 903.3.1.2. Distances to all exterior portions of the buildings were conservatively measured utilizing walking paths, where available, as to provide an all-weather, maintainable walking surface. This measurement technique negates the need to walk on grass, mud, or snow-covered surfaces that may not be reasonably maintained by the Owner. This is not a requirement of 527 CMR 1.00, however it has been utilized to ensure firefighter access on foot. Straight-line travel distances over grass, which would be the means utilized in an actual incident whenever possible, would be shorter than those identified in Table 1.

Table 1 – FD Access Measurements by Building

Building	Distance to closest interior-accessing door (50′ max) 527 CMR 1.00 §18.2.3.2.1	Distance to full perimeter of building exterior (150′ max) 527 CMR 1.00 §18.2.3.2.2
1*	37′	206′**
2	24′	135′
3	28′	132′
4	44′	103′
5	48′	146′
6	31′	143′
7	40′	120′
8*	41′	192′**
9	29′	145′
10*	41′	151′**
11	27′	140′
12	28′	140′
13	20′	119′
14*	30′	190′**
15	20′	82′
16	34′	97′
17	24′	139′
18*	39′	198′**
Community Bldg	18′	< 50′

* Building to be provided with NFPA 13-compliant sprinkler system
** Access distance increased to 250′ max per 527 CMR 1.00 §18.2.3.2.2.1

Due to the lack of manpower the Fire Department has, throwing ladders is rarely an option therefore we rely on the Ladder truck frequently. To utilize an aerial ladder for rescue operations in multistory buildings, the truck must be close enough to deploy the aerial ladder but far enough away from the building to provide the appropriate angle of repose so that the ladder is not too steep to climb or so flat it cannot reach as high as might be necessary. Consideration shall be made so that fire personnel will be able to gain reasonable access to a building. Fire apparatus access roads adjacent to 50 percent of the exterior perimeter of the building, with the proximal side of the fire lane between 20 and 40 feet from the building, shall be maintained.

Access by aerial ladder to any portion of a building is not a requirement of 527 CMR 1.00, 780 CMR, the Bylaws or Zoning regulations currently in effect in Nantucket, or Massachusetts General Laws, and is not enforceable by a fire department.

The rationale for providing sprinkler coverage mitigates the fire hazard within the building. NFPA has reported[a] that sprinklers in residential buildings confine the fire to the object or room of origin 97 percent of the time. Approximately 7 percent of residential fires take place in sprinklered buildings, yet only 1 percent of the fire deaths (averaging 24 per year from 2015-2019) are in sprinklered residential buildings. This is reflected in MGL Chapter 148, Section 26G, which requires all buildings over 70 feet in height to be fully sprinklered. Buildings of this height are generally beyond the reach of aerial devices, yet the fire loss history shows that high rise building fires are generally controlled and are limited to the room of origin. If a residential building is fully sprinklered, fireground activities requiring aerial ladders (such as access to upper floors from the exterior of the building or exterior ventilation) are not generally necessary.

Regardless of the enforceability of aerial access, CRC and Bracken Engineering have analyzed the roadway configuration and building layouts of the proposed development to determine aerial ladder access capabilities. This analysis is attached as Appendix D. Using the swept path analysis for Nantucket Ladder 1, an offset of 92.2 feet from the edge of the swept path was used to show the portions of each building where the aerial device can reach. The 92.2-foot offset was selected as this is the calculated side reach of the aerial, beyond the vehicle's outriggers/jacks, with the tip/bucket at 22 feet above grade, which is the height of the second-floor windows. Access to the roof peaks (40 feet above grade) requires an 87.5-foot side reach.

[a] *US Experience with Sprinklers*, Marty Ahrens, National Fire Protection Association, October 2021

If you have any questions or concerns, please do not hesitate to contact us.

CODE RED CONSULTANTS



Jeremy Souza, P.E., CFPS

Appendix A – Swept-Path Analysis

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

#6-12 NORQUARTA DRIVE
MAP 67 PARCEL 501
N/F
NANTUCKET HOUSING AUTHORITY

(OPEN SPACE)
MAP 67 PARCEL 699
N/F
SACHEMS PATH NANTUCKET, LLC

#17 WAPPOSSETT CIRCLE
MAP 67 PARCEL 573
N/F JESSE R. GAUVIN
& PETER AHERN

#19 WAPPOSSETT CIRCLE
MAP 67 PARCEL 575
N/F
VIRNA L. GONZALEZ

#21 WAPPOSSETT CL
MAP 67 PARCEL 576
N/F
JUSTINA M. SHERBURNE

#23 WAPPOSSETT CL
MAP 67 PARCEL 577
N/F
JUAN M. ACOSTA, ETAL.

#25 WAPPOSSETT CL
MAP 67
PARCEL 578
N/F
ANTON T. & POLYA B. DIMOV

EXISTING 30' WIDE SEWER EASEMENT

#10 NANINA DR
MAP 67 PARCEL 586
N/F
RAIMONDAS & INGRIDA RASCIUS

#8 NANINA DR
MAP 67 PARCEL 588
N/F
BRYAN J. & JESSICA H. JENNINGS

#6 NANINA DR
MAP 67 PARCEL 590
N/F
SUNNY DAILY, ETAL.

#4 NANINA DR
MAP 67 PARCEL 591
N/F
ALLAN R. R. DIAS
& KAEYLLANE D. DIAS

#2 NANINA DR
MAP 67 PARCEL 592
N/F
KOSTAS & VILMA VADOKLIS

#89 SURFSIDE ROAD
MAP 67 PARCEL 81
N/F
KELLY T. DAVIS

#87 SOUTH SHORE ROAD
MAP 67 PARCEL 74
N/F
WILLIAM C. WESTERLUND

#85 SOUTH SHORE ROAD
MAP 67 PARCEL 131
N/F
PAN PACIFIC, LLC

#83 SOUTH SHORE ROAD
MAP 80 PARCEL 3
N/F
DIANE M. CABRAL TRUST

ATLANTIC AVENUE
MAP 80 PARCEL 219
N/F
TOWN OF NANTUCKET

#22 MACOMET ROAD
MAP 67 PARCEL 336.2
N/F
ANTON J. MELLO TRUST

#22 MACOMET ROAD
MAP 67 PARCEL 336.3
N/F
AMANDA JANE TANNER TRUST

CBDH FND.
CBDH FND.

8'x20' HANDICAP SPACE (TYP.) WITH 10'x20' VAN ACCESS AISLE

8'x20' HANDICAP SPACE (TYP.) WITH 5'x20' ACCESS AISLE

S 69°38'35" E
106.77'

N 29°29'03" E
464.84'

S 21°02'44" W
365.68'

PROPOSED CONDO #8 (4,326 s.f.)
PROPOSED CONDO #7 (4,800 s.f.)
PROPOSED CONDO #9 (4,800 s.f.)
PROPOSED CONDO #10 (4,800 s.f.)
PROPOSED CONDO #11 (4,800 s.f.)
PROPOSED CONDO #12 (4,800 s.f.)
PROPOSED CONDO #6 (4,326 s.f.)
PROPOSED CONDO #5 (4,326 s.f.)
PROPOSED CONDO #3 (4,326 s.f.)
PROPOSED CONDO #4 (4,326 s.f.)
PROPOSED CONDO #1 (4,326 s.f.)
PROPOSED CONDO #2 (4,326 s.f.)
PROPOSED CONDO #13 (4,800 s.f.)
PROPOSED CONDO #14 (4,326 s.f.)
PROPOSED CONDO #15 (4,326 s.f.)
PROPOSED CONDO #16 (4,326 s.f.)
PROPOSED CONDO #17 (4,326 s.f.)
PROPOSED CONDO #18 (4,326 s.f.)

9'x20' PARKING SPACE (TYP.)

PROPOSED STOP SIGN & LINE (TYP.)

4' WIDE PAVED WALKWAY (TYP.)

4' WIDE PAVED SIDEWALK

LAWN AREA

PROPOSED HARDSCAPE (TYP.)

PROPOSED GAME COURT 50' x 47'

PROPOSED POOL 52' x 22'

PROPOSED COMMUNITY BUILDING (3,912 s.f.)

BLACKBOARD

FUTURE 10' WIDE SIDEWALK EASEMENT 2,850 s.f.

PROPOSED PAVED APRON

PROPOSED GATE

15' WIDE REINFORCED TURF EMERGENCY ACCESS

EXISTING HYDRANT

EXISTING DRIVEWAY

SOUTH SHORE ROAD

B.I.K.E. P.A.T.H. P.A.V.E.D.

APPROXIMATE 6" SEWER FORCEMAIN

APPROXIMATE 12" SEWER FORCEMAIN

VCC

Reinforced Ladder 1

Reinforced Ladder 1 / 1 Mesh

R=188'
R=212'
R=63'
R=2' (TYP.)
R=10'
R=15'
R=20'
R=25'
R=30'
R=35'
R=40'

570.05'
N 70°32'46" W

175.00'
N 14°38'15" E

534.54'
N 69°38'35" W

256.69'
N 25°25'25" W

BUILDING FOUNDATION AREA (TYP.)

PROPOSED A/C UNITS (TYP.)

#3 WHEROMHERO LANE
MAP 67 PARCEL 470
N/F
JACQUES ZIMICKI, ETAL.

#1 WHEROMHERO LANE
MAP 67 PARCEL 471
N/F
CHRISTOPHER & LINDA D. MEREDITH

PEASTONE WALKING PATH (TYP.)

#11R SOUTH SHORE ROAD
MAP 67 PARCEL 468
N/F
ERNEST J. WEINHOLD Jr. & MARY SPLAINE

#11 SOUTH SHORE ROAD
MAP 67 PARCEL 468.1
N/F
ERIN SPLAINE TRUST

LIMIT OF WORK/ EDGE OF CLEARING

EXISTING 30' WIDE SEWER EASEMENT

NOTE: THERE WILL BE NO ON-STREET PARKING IN THIS DEVELOPMENT, NOTED WITH SIGNS.

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

PINNING NOTES:

SIZE AND TYPE OF ANCHOR MAY VARY BY SITE

1. PLACE ONE ANCHOR AT EACH PANEL CORNER AND ONE IN CENTER OF PANEL (MIN. 9 PINS PER PANEL).
2. ANCHORS MAY BE ADDED AT PERIMETER OF SITE AND IN HIGH TRAFFIC AREAS, AS DEEMED NECESSARY.

URBANGREEN™ CONTECH®
5070 Greenwood Plaza Blvd., Suite 530, Greenwood Village, CO 80111
800-526-3999 303-796-2233 303-796-2239 FAX

URBANGREEN PLASTIC PAVER PANEL AND PINNING STANDARD DETAIL
(PAVER DESIGN TO SUPPORT H-20 LOADING)

PINS (PER PANEL MINIMUM)
URBANGREEN PLASTIC PAVER

PLAN

METAL EDGING
SEE DETAILS FOR GRASS OR GRAVEL INSTALLATION

NOTE: ALTERNATIVE REINFORCED TURF PRODUCTS MAY BE ALLOWED IF APPROVED BY THE DESIGN ENGINEER AND LOCAL APPROVING AUTHORITY.

REINFORCED TURF DETAIL
NOT TO SCALE

PAVER SPECIFICATIONS

SIZE:	32" x 32" x 1"
WEIGHT:	46.20 oz.
UNFILLED STRENGTH:	233 PSI
RESIN:	HDPE/PP COPOLYMER
COLOR:	BLACK

GRASS SURFACE
CELLS FILLED WITH FREE DRAINING GROWING MEDIUM SAND
URBANGREEN PLASTIC PAVER
PREPARED SUBBASE TO CONSIST OF No. 2 STONE
5"
PREPARED SUBBASE
PREPARED SUBGRADE
TX5 GEOGRID

SECTION

SUBGRADE PREPARATION:
REMOVE ALL DELETERIOUS MATERIAL AND COMPACT SUBGRADE WITH VIBRATORY ROLLER OR PLATE COMPACTOR UNTIL FIRM AND STABLE (4 TIMES MIN.)

SEE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS

NANTUCKET LADDER 1

36'-6"
6'-10" 18'-10"

WHEELBASE	:18'-10"
LENGTH	:36'-6"
WIDTH	:9'-6"
FRONT OVERHANG	:6'-10"
REAR OVERHANG	:11'-0"
LOCK TO LOCK TIME	:6 Sec.
STEERING ANGLE	:45.0°

LEGEND
WHEELBASE PATH
VEHICLE OVERHANG
VEHICLE NAME VEHICLE
EGRESS POINT
HYDRANT

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NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

Sheet Title:

VEHICLE TURNING ANALYSIS

"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
2	6/9/20	REVISE PER FIRE DEPARTMENT REVIEW & COMMENTS	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date:	Drawn:	Checked:	Sheet:
FEBRUARY 15, 2018	RMM/ERC/BEI	DFB/AMG	9 of 9

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev17).dwg

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Appendix B – 50-foot Access to Entry Doors

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

#6-12 NORQUARTA DRIVE
MAP 67 PARCEL 501
N/F
NANTUCKET HOUSING AUTHORITY

(OPEN SPACE)
MAP 67 PARCEL 699
N/F
SACHEMS PATH NANTUCKET, LLC

#17 WAPPOSSETT CIRCLE
MAP 67 PARCEL 573
N/F JESSE R. GAUVIN
& PETER AHERN

#19 WAPPOSSETT CIRCLE
MAP 67 PARCEL 575
N/F
VIRNA L. GONZALEZ

#21 WAPPOSSETT CIR.
MAP 67 PARCEL 576
N/F
JUSTINA SHERBURNE

#23 WAPPOSSETT CIR.
MAP 67 PARCEL 577
N/F
JUAN M. ACOSTA, ETAL.

#25 WAPPOSSETT CIR.
MAP 67
PARCEL 578
N/F
ANTON T. & POLYA B. DIMOV

EXISTING 30' WIDE SEWER EASEMENT

#10 NANINA DR
MAP 67 PARCEL 586
N/F
RAIMONDAS & INGRIDA RASCIUS

#8 NANINA DR
MAP 67 PARCEL 588
N/F
BRYAN J. & JESSICA H. JENNINGS

#6 NANINA DR
MAP 67 PARCEL 590
N/F
SUNNY DAILY, ETAL.

#4 NANINA DR
MAP 67 PARCEL 591
N/F
ALLAN R. R. DIAS
& KAEYLLANE D. DIAS

#2 NANINA DR
MAP 67 PARCEL 592
N/F
KOSTAS & VILMA VADOKLIS

#89 SURFSIDE ROAD
MAP 67 PARCEL 81
N/F
KELLY T. DAVIS

ATLANTIC AVENUE
MAP 80 PARCEL 219
N/F
TOWN OF NANTUCKET

#4 SOUTH SHORE ROAD
MAP 67 PARCEL 74
N/F
WILLIAM C. WESTERLUND

#8 SOUTH SHORE ROAD
MAP 80 PARCEL 3
N/F
DIANE D. CABRAL TRUST

#22 MAYONET ROAD
MAP 67 PARCEL 336.2
N/F
ANTON J. MELLO TRUST

#22 MAYONET ROAD
MAP 67 PARCEL 336.3
N/F
AMANDA JANE TANNER TRUST

#11R SOUTH SHORE ROAD
MAP 67 PARCEL 468
N/F
ERNEST J. WEINHOLD Jr.
& MARY SPLAINE

#11 SOUTH SHORE ROAD
MAP 67 PARCEL 468.1
N/F
ERIN SPLAINE TRUST

CBDH FND.
CBDH FND.

8'x20' HANDICAP SPACE (TYP.) WITH 10'x20' VAN ACCESS AISLE

8'x20' HANDICAP SPACE (TYP.) WITH 5'x20' ACCESS AISLE

S 69°38'35" E
1063.77'

N 29°29'03" E
464.84'

S 21°02'44" W
365.68'

S 21°02'44" W
259.69'

570.05'
N 70°32'46" W

175.00'
N 14°39'15" E

534.54'
N 69°38'35" W

SOUTH SHORE ROAD

EXISTING HYDRANT

EXISTING HYDRANT

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

BIKE PATH PAVED

APPROXIMATE 6" SEWER FORCEMAIN

APPROXIMATE 12" SEWER FORCEMAIN

PROPOSED CONDO #8 (4,326 s.f.)
PROPOSED CONDO #7 (4,800 s.f.)
PROPOSED CONDO #6 (4,326 s.f.)
PROPOSED CONDO #5 (4,326 s.f.)
PROPOSED CONDO #9 (4,800 s.f.)
PROPOSED CONDO #3 (4,326 s.f.)
PROPOSED CONDO #4 (4,326 s.f.)
PROPOSED CONDO #1 (4,326 s.f.)
PROPOSED CONDO #2 (4,326 s.f.)
PROPOSED CONDO #10 (4,800 s.f.)
PROPOSED CONDO #11 (4,800 s.f.)
PROPOSED CONDO #12 (4,800 s.f.)
PROPOSED CONDO #3 (4,800 s.f.)
PROPOSED CONDO #14 (4,326 s.f.)
PROPOSED CONDO #15 (4,326 s.f.)
PROPOSED CONDO #16 (4,326 s.f.)
PROPOSED CONDO #17 (4,326 s.f.)
PROPOSED CONDO #18 (4,326 s.f.)

9'x20' PARKING SPACE (TYP.)

PROPOSED STOP SIGN & LINE (TYP.)

PROPOSED HARDSCAPE (TYP.)

4' WIDE PAVED WALKWAY (TYP.)

4' WIDE PAVED SIDEWALK

LAWN AREA

PLAYGROUND

PROPOSED GAME COURT 47' x 50'

PROPOSED POOL 22' x 52'

PROPOSED COMMUNITY BUILDING (3,912 s.f.)

FUTURE 10' WIDE SIDEWALK EASEMENT 2,850 s.f.

PROPOSED PAVED APRON

PROPOSED GATE

15' WIDE REINFORCED TURF EMERGENCY ACCESS

LIMIT OF WORK/ EDGE OF CLEARING

EXISTING 30' WIDE SEWER EASEMENT

VCC

Nantucket Ladder 1

Nantucket Ladder 1 Mount

Nantucket Ladder 1 Mount

Nantucket Ladder 1

NOTE: THERE WILL BE NO ON-STREET PARKING IN THIS DEVELOPMENT, NOTED WITH SIGNS.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

Surfside Crossing
Exterior Access
Measurements

Prepared By:
BRACKEN ENGINEERING, INC.
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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

Sheet Title:

VEHICLE TURNING ANALYSIS

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
2	6/9/20	REVISE PER FIRE DEPARTMENT REVIEW & COMMENTS	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 9 of 9

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev17).dwg

ISSUED FOR PERMIT

Appendix C – 250-foot Access to Building Exterior

Surfside Crossing
Exterior Access Measurements

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

#6-12 NORQUARTA DRIVE
MAP 67 PARCEL 501
N/F
NANTUCKET HOUSING AUTHORITY

(OPEN SPACE)
MAP 67 PARCEL 699
N/F
SACHEMS PATH NANTUCKET, LLC

#17 WAPPOSSETT CIRCLE
MAP 67 PARCEL 573
N/F JESSE R. GAUVIN
& PETER AHERN

#19 WAPPOSSETT CIRCLE
MAP 67 PARCEL 575
N/F
VIRNA L. GONZALEZ

#21 WAPPOSSETT CIRCLE
MAP 67 PARCEL 576
N/F
JUSTINA SHERBURNE

#23 WAPPOSSETT CIR.
MAP 67 PARCEL 577
N/F
JUAN M. ACOSTA, ETAL.

#25 WAPPOSSETT CIR.
MAP 67
PARCEL 578
N/F
ANTON T. & POLYA B. DIMOV

#10 NANINA DR
MAP 67 PARCEL 586
N/F
RAIMONDAS & INGRIDA RASCIUS

#8 NANINA DR
MAP 67 PARCEL 588
N/F
BRYAN J. & JESSICA H. JENNINGS

#6 NANINA DR
MAP 67 PARCEL 590
N/F
SUNNY DAILY, ETAL.

#4 NANINA DR
MAP 67 PARCEL 591
N/F
ALLAN R. R. DIAS
& KAEYLLANE D. DIAS

#2 NANINA DR
MAP 67 PARCEL 592
N/F
KOSTAS & VILMA VADOKLIS

#89 SURFSIDE ROAD
MAP 67 PARCEL 81
N/F
KELLY T. DAVIS

#23 MAYCOMET ROAD
MAP 67 PARCEL 336.2
N/F
ANTON J. MELLO TRUST

#27 MAYCOMET ROAD
MAP 67 PARCEL 336.3
N/F
AMANDA JANE TANNER TRUST

ATLANTIC AVENUE
MAP 80 PARCEL 219
N/F
TOWN OF NANTUCKET

#4 SOUTH SHORE ROAD
MAP 67 PARCEL 74
N/F
WILLIAM C. WESTERLUND

#8 SOUTH SHORE ROAD
MAP 67 PARCEL 73
N/F
KH ROAD HOLDINGS LLC

#8 SOUTH SHORE ROAD
MAP 80 PARCEL 3
N/F
DIANE H. CAPRAL TRUST

CBDH FND.
CBDH FND.
8'x20' HANDICAP SPACE (TYP.) WITH 10'x20' VAN ACCESS AISLE
8'x20' HANDICAP SPACE (TYP.) WITH 5'x20' ACCESS AISLE
EXISTING 30' WIDE SEWER EASEMENT
S 69°38'35" E 1063.77'
EXISTING HYDRANT
EXISTING DRIVEWAY
EXISTING DRIVEWAY
EXISTING DRIVEWAY
EXISTING HYDRANT
S 21°02'44" W 365.68'
N 29°29'03" E 464.84'
N 70°32'46" W 570.05'
N 14°38'15" E 175.00'
S 69°38'35" W 534.54'
N 21°02'44" E 259.69'
SOUTH SHORE ROAD
BIKE PATH
PAVED
APPROXIMATE 8" SEWER FORCEMAIN
APPROXIMATE 12" SEWER FORCEMAIN

PROPOSED CONDO #8 (4,326 s.f.)
PROPOSED CONDO #7 (4,800 s.f.)
PROPOSED CONDO #6 (4,326 s.f.)
PROPOSED CONDO #5 (4,326 s.f.)
PROPOSED CONDO #3 (4,326 s.f.)
PROPOSED CONDO #1 (4,326 s.f.)
PROPOSED CONDO #9 (4,800 s.f.)
PROPOSED CONDO #4 (4,326 s.f.)
PROPOSED CONDO #2 (4,326 s.f.)
PROPOSED CONDO #10 (4,800 s.f.)
PROPOSED CONDO #11 (4,800 s.f.)
PROPOSED CONDO #12 (4,800 s.f.)
PROPOSED CONDO #3 (4,800 s.f.)
PROPOSED CONDO #15 (4,326 s.f.)
PROPOSED CONDO #17 (4,326 s.f.)
PROPOSED CONDO #14 (4,326 s.f.)
PROPOSED CONDO #16 (4,326 s.f.)
PROPOSED CONDO #18 (4,326 s.f.)

9'x20' PARKING SPACE (TYP.)
PROPOSED STOP SIGN & LINE (TYP.)
PROPOSED HARDSCAPE (TYP.)
4' WIDE PAVED WALKWAY (TYP.)
4' WIDE PAVED SIDEWALK
LAWN AREA
PLAYGROUND
PROPOSED GAME COURT 47' x 50'
PROPOSED POOL 22' x 52'
PROPOSED COMMUNITY BUILDING (3,912 s.f.)
FUTURE 10' WIDE SIDEWALK EASEMENT 2,850 s.f.
PROPOSED PAVED APRON
PROPOSED GATE
15' WIDE REINFORCED TURF EMERGENCY ACCESS
LIMIT OF WORK/ EDGE OF CLEARING
EXISTING 30' WIDE SEWER EASEMENT

#11R SOUTH SHORE ROAD
MAP 67 PARCEL 468
N/F
ERNEST J. WEINHOLD Jr.
& MARY SPLAINE

#11 SOUTH SHORE ROAD
MAP 67 PARCEL 468.1
N/F
ERIN SPLAINE TRUST

NOTE: THERE WILL BE NO ON-STREET PARKING IN THIS DEVELOPMENT, NOTED WITH SIGNS.

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

Prepared By:
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#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
2	6/9/20	REVISE PER FIRE DEPARTMENT REVIEW & COMMENTS	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date:	Drawn:	Checked:	Sheet:
FEBRUARY 15, 2018	RMM/ERC/BEI	DFB/AMG	9 of 9

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev17).dwg

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Appendix D – Aerial Reach

N
W E
S
MA. COORD. SYSTEM ISLAND ZONE

92' AERIAL LADDER COVERAGE OFFEST (TYP.)
87.5' AERIAL LADDER COVERAGE OFFEST (TYP.)
34' AERIAL LADDER COVERAGE OFFEST (TYP.)

EXISTING 30' WIDE SEWER EASEMENT

#6-12 NORQUARTA DRIVE
MAP 67 PARCEL 501
N/F
NANTUCKET HOUSING AUTHORITY

(OPEN SPACE)
MAP 67 PARCEL 699
N/F
SACHEMS PATH NANTUCKET, LLC

#17 WAPPOSSETT CIRCLE
MAP 67 PARCEL 573
N/F JESSE R. GAUVIN
& PETER AHERN

#15 WAPPOSSETT CIRCLE
MAP 67 PARCEL 575
N/F
VIRNA L. GONZALEZ

#21 WAPPOSSETT CL
MAP 67 PARCEL 576
N/F
JUSTINA M. SHERBURNE

#23 WAPPOSSETT CL
MAP 67 PARCEL 577
N/F
JUAN M. ACOSTA, ETAL

#25 WAPPOSSETT CL
MAP 67
PARCEL 578
N/F
ANTON T. & POLYA B. DIMOV

#10 NANINA DR
MAP 67 PARCEL 586
N/F
RAIMONDAS & INGRIDA RASCIUS

#8 NANINA DR
MAP 67 PARCEL 588
N/F
BRYAN J. & JESSICA H. JENNINGS

#6 NANINA DR
MAP 67 PARCEL 590
N/F
SUNNY DAILY, ETAL.

#4 NANINA DR
MAP 67 PARCEL 591
N/F
ALLAN R. & R. DIAS
& KAEYLLANE D. DIAS

#2 NANINA DR
MAP 67 PARCEL 592
N/F
KOSTAS & VILMA VADOKLIS

#89 SURFSIDE ROAD
MAP 67 PARCEL 81
N/F
KELLY T. DAVIS

#4 SOUTH SHORE ROAD
MAP 67 PARCEL 74
N/F
WILLIAM C. WESTERFIELD, III

#6 SOUTH SHORE ROAD
MAP 67 PARCEL 133
N/F
PAMELA J. PEDICINI

#8 SOUTH SHORE ROAD
MAP 80 PARCEL 3
N/F
DIANE M. CABRAL TRUST

ATLANTIC AVENUE
MAP 80 PARCEL 219
N/F
TOWN OF NANTUCKET

EXISTING HYDRANT

CBDH FND.
CBDH FND.

8'x20' HANDICAP SPACE (TYP.) WITH 10'x20' VAN ACCESS AISLE

8'x20' HANDICAP SPACE (TYP.) WITH 5'x20' ACCESS AISLE

S 69°38'35" E
1063.77'

#20 MACOMET ROAD
MAP 67 PARCEL 336.2
N/F
ANTON J. MELLO TRUST

#22 MACOMET ROAD
MAP 67 PARCEL 336.3
N/F
AMANDA JANE TANNER TRUST

N 29°29'04" E
464.84'

PROPOSED CONDO #8 (4,326 s.f.)
PROPOSED CONDO #7 (4,800 s.f.)
PROPOSED CONDO #6 (4,326 s.f.)
PROPOSED CONDO #5 (4,326 s.f.)
PROPOSED CONDO #3 (4,326 s.f.)
PROPOSED CONDO #1 (4,326 s.f.)
PROPOSED CONDO #9 (4,800 s.f.)
PROPOSED CONDO #4 (4,326 s.f.)
PROPOSED CONDO #2 (4,326 s.f.)
PROPOSED CONDO #10 (4,800 s.f.)
PROPOSED CONDO #11 (4,800 s.f.)
PROPOSED CONDO #12 (4,800 s.f.)
PROPOSED CONDO #15 (4,326 s.f.)
PROPOSED CONDO #17 (4,326 s.f.)
PROPOSED CONDO #16 (4,326 s.f.)
PROPOSED CONDO #18 (4,326 s.f.)
PROPOSED CONDO #14 (4,326 s.f.)

9'x20' PARKING SPACE (TYP.)
4' WIDE PAVED WALKWAY (TYP.)
4' WIDE PAVED SIDEWALK
PROPOSED STOP SIGN & LINE (TYP.)
PROPOSED HARDSCAPE (TYP.)
LAWN AREA
PROPOSED GAME COURT 47' x 50'
PROPOSED POOL 22' x 52'
PROPOSED COMMUNITY BUILDING (3,912 s.f.)
BLACKBOARD
FUTURE 10' WIDE SIDEWALK EASEMENT 2,850 s.f.
PROPOSED PAVED APRON
PROPOSED GATE
15' WIDE REINFORCED TURF EMERGENCY ACCESS
EXISTING DRIVEWAY
EXISTING HYDRANT
PEASTONE WALKING PATH (TYP.)
BUILDING FOUNDATION AREA (TYP.)
PROPOSED A/C UNITS (TYP.)
LIMIT OF WORK/ EDGE OF CLEARING
EXISTING 30' WIDE SEWER EASEMENT

570.65'
N 70°32'46" W

365.58'
S 21°02'44" W

259.65'
N 14°38'15" E

125.00'
N 14°38'15" E

534.54'
N 69°38'35" W

R=188' R=212' R=45' R=20' R=10' R=25' R=15'
VCC
Residential Ladder 1
Residential Ladder 1 / 1 Week

#3 WHEROMERO LANE
MAP 67 PARCEL 470
N/F
JACQUES ZIMICKI, ETAL.

#1 WHEROMERO LANE
MAP 67 PARCEL 471
N/F
CHRISTOPHER & LINDA D. MEREDITH

#11R SOUTH SHORE ROAD
MAP 67 PARCEL 468
N/F
ERNEST J. WEINHOLD Jr. & MARY SPLAINE

#11 SOUTH SHORE ROAD
MAP 67 PARCEL 468.1
N/F
ERIN SPLAINE TRUST

APPROXIMATE 12" SEWER FORCEMAIN

SOUTH SHORE ROAD

NOTE: THERE WILL BE NO ON-STREET PARKING IN THIS DEVELOPMENT, NOTED WITH SIGNS.

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

PINNING NOTES:

SIZE AND TYPE OF ANCHOR MAY VARY BY SITE

1. PLACE ONE ANCHOR AT EACH PANEL CORNER AND ONE IN CENTER OF PANEL (MIN. 9 PINS PER PANEL).
2. ANCHORS MAY BE ADDED AT PERIMETER OF SITE AND IN HIGH TRAFFIC AREAS, AS DEEMED NECESSARY.

URBANGREEN™ CONTECH
5070 Greenwood Plaza Blvd, Suite 530, Greenwood Village, CO 80111
800-526-3999 303-796-2333 303-796-2339 FAX

URBANGREEN PLASTIC PAVER PANEL AND PINNING STANDARD DETAIL
(PAVER DESIGN TO SUPPORT H-20 LOADING)

PINS (PER PANEL MINIMUM)
URBANGREEN PLASTIC PAVER

PLAN

METAL EDGING
SEE DETAILS FOR GRASS OR GRAVEL INSTALLATION

NOTE: ALTERNATIVE REINFORCED TURF PRODUCTS MAY BE ALLOWED IF APPROVED BY THE DESIGN ENGINEER AND LOCAL APPROVING AUTHORITY.

PAVER SPECIFICATIONS

SIZE:	32" x 32" x 1"
WEIGHT:	46.20 oz.
UNFILLED STRENGTH:	233 PSI
RESIN:	HDPE/PP COPOLYMER
COLOR:	BLACK

REINFORCED TURF DETAIL
NOT TO SCALE

GRASS SURFACE
CELLS FILLED WITH FREE DRAINING GROWING MEDIUM SAND
URBANGREEN PLASTIC PAVER
PREPARED SUBBASE
PREPARED SUBBASE TO CONSIST OF No. 2 STONE
5"
PREPARED SUBGRADE
TX5 GEOGRID

SECTION

SUBGRADE PREPARATION:
REMOVE ALL DELETERIOUS MATERIAL AND COMPACT SUBGRADE WITH VIBRATORY ROLLER OR PLATE COMPACTOR UNTIL FIRM AND STABLE (4 TIMES MIN.)

SEE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS

NANTUCKET LADDER 1

36'-6"
6'-10" 18'-10"

WHEELBASE	:18'-10"
LENGTH	:36'-5"
WIDTH	:9'-6"
FRONT OVERHANG	:6'-10"
REAR OVERHANG	:11'-0"
LOCK TO LOCK TIME	:6 Sec.
STEERING ANGLE	:45.0°

LEGEND
WHEELBASE PATH
VEHICLE OVERHANG
VEHICLE NAME
VEHICLE
EGRESS POINT
HYDRANT

Prepared By:
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19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

Sheet Title:
VEHICLE TURNING ANALYSIS

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
2	4/28/20	REVISE PER FIRE DEPARTMENT REVIEW & COMMENTS	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 9 of 9

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STORMWATER REPORT

REVISED 05.24.23

STORMWATER REPORT

PREPARED FOR

Surfside Crossing

FOR

Surfside Crossing, LLC

Map 67 – Parcels 336, 336.7, 336.8 &336.9

PREPARED BY

BRACKEN ENGINEERING, INC.
19 Old South Road
Nantucket, MA 02532



Donald F. Bracken, Jr., P.E.
February 15, 2018
Revised: February 28, 2020
Revised: May 24, 2023

STORMWATER REPORT

Surfside Crossing
3, 5, 7 & 9 South Shore Road
Nantucket, MA

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1. Report Narrative
2. Compliance with MA DEP Standards
3. Checklist for Stormwater Report
4. Pipe Sizing Calculations
5. Oil/Grit Chamber sizing
6. Groundwater Recharge Calculations
7. TSS Removal Calculations
8. HYRDOCAD Stormwater Report
9. Construction Period Pollution Prevention Plan and Operation and Maintenance Plan
10. Figures
    - USGS Topographic Map
    - Soil Survey

Pocket:

Pre-Development Watershed Plan dated 5/24/23

Post-Development Watershed Plan dated 5/24/23

OBJECTIVE

To design stormwater management systems for a proposed condominium development in compliance with the Massachusetts Stormwater Management Standards.

EXISTING CONDITIONS

The site is a vacant parcel of land consisting of about 13.6 acres of woodland. The woodland is made up of mainly of pitch pine and scrub oak.

The site does not fall within a designated FEMA flood zone. There are no wetlands found on or adjacent to the site.

The site is mapped for Evesboro Series soils. These are deep, excessively drained soils formed on glacial outwash plains. These soils consist of fine to coarse sands and gravel offering high permeability rates and excellent groundwater recharge characteristics.

The site has gentle slopes and grades vary between elevations 29 and 33.

Groundwater is estimated to be approximately 20' deep based on local maps.

The site is located within a designated Zone II Wellhead Protection Area.

PROPOSED CONDITIONS

The proposed project consists of 18 condominium buildings and a community building with associated paved roads and parking areas.

All runoff will be treated, as required, and pollution prevention measures shall be incorporated into the design in accordance with best management practices determined by the Department of Environmental Protection (DEP) in the Stormwater Management Handbook.

Runoff from impervious paved surfaces will be handled via a treatment train of deep sump & hooded catch basins and oil-grit separators. This system is designed to achieve the required 44% TSS removal prior to discharge into the subsurface infiltration systems.

Roof runoff from the condominium buildings will be discharged into individual on-site subsurface infiltration systems.

HYDROLOGIC MODELING

To estimate what runoff would be generated under proposed watershed conditions and to determine the capacity of the infiltration system, a mathematical model of the watersheds

was prepared. The model utilized the standard engineering practices based on the National Engineering Handbook, Section 4, Hydrology (NEH-4), and the Soil Conservation Services (SCS) Technical Release 20 (TR-20), Urban Hydrology for Small Watersheds. The system was analyzed using the rainfall data for the two-, ten-, twenty-five-, and 100-year, 24-hour duration storm frequency. The precipitation was based on the Natural Resources Conservation Service Maps, revised in 1986.

The "TR-20" program calculates the runoff based on the rainfall and watershed characteristics, and produces a runoff hydrograph, (a runoff rate versus time curve). The stage-storage-discharge curves for a specific infiltration area are used to compute an outflow hydrograph by hydraulically routing an inflow hydrograph through the infiltration area. This procedure calculates the relationship of the inflow hydrograph with the characteristics of the infiltration area to determine the outflow, stage, and storage capacity of the infiltration area for a given time during the specified storm event.

To assist in the analysis, the Stormwater Modeling System utilized was Hydrocad®. This program is largely based on hydrologic techniques developed by the Natural Resource Conservation Service, combined with other hydrologic and hydraulic calculations.

CONCLUSION

The drainage system has been designed to adequately handle up to the 100-year storm event and meet DEP Stormwater Standards.

The post-development analysis demonstrates that there will not be an increase in flows offsite. The following is a table of pre- and post-development flows offsite.

Storm Event	2-year	10-year	25-year	100-year
Pre-development	0 CFS	0.01 CFS	0.04 CFS	0.19 CFS
Post-development	0 CFS	0.00 CFS	0.02 CFS	0.16CFS

COMPLIANCE WITH MADEP STORMWATER STANDARDS

The project is subject to the Stormwater Management Standards since the majority of the site falls designated Zone II recharge area for public water supply.

The following is a list of Stormwater Management Standards and accompanying documentation describing compliance for each Standard:

Standard 1: No New Untreated Discharges
There is no discharge off site or to any wetland areas. The Water Quality Volume (WQV) required for this project is the first one inch (1") of runoff from impervious surfaces via a deep sump & hooded catch basin and Oil-Grit separator treatment train.

Standard 2: Peak Rate Attenuation
Peak runoff attenuation is demonstrated. Flows off site do not exceed pre-development flow rates.

Standard 3: Recharge
Recharge has been provided on site for all impervious surfaces including roof areas which directly discharge to infiltration systems.

Standard 4: Total Suspended Solids Removal
Systems have been designed to remove at least 80% of the Total Suspended Solids (TSS).

Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPLs)
Project does not provide land uses with higher potential pollutant loads.

Standard 6: Critical Areas
The site is in a Zone II wellhead protection recharge area. Drainage systems have been designed to treat the first 1" of runoff form impervious surfaces, remove at least 80% of TSS and maintain greater than 2' separation to groundwater below recharge systems.

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable
The project is not considered a re-development project.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control.
A Construction Period Pollution Control Plan has been added to the Stormwater Report.

Standard 9: Operation and Maintenance Plan
An Operations and Maintenance Plan has been added to the Stormwater Report.

Standard 10: Prohibition of Illicit Discharges
The proposed uses will not result in any illicit discharges.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

SITE PLAN

REVISED 05.24.23

"SURFSIDE CROSSING"

A

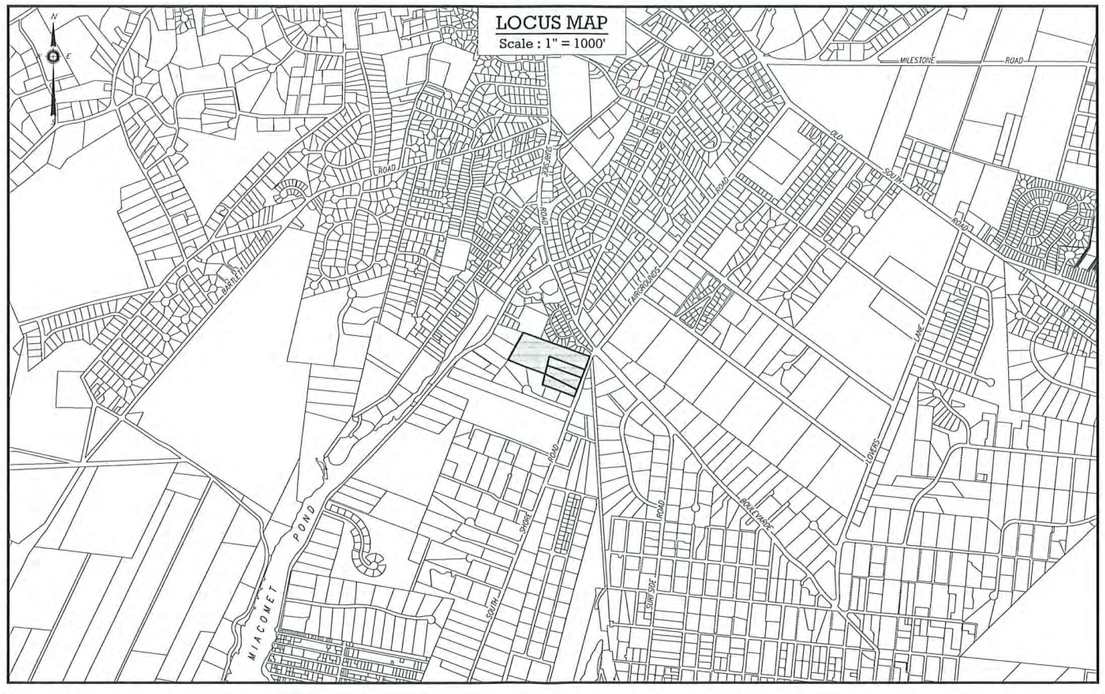
PROPOSED 40B DEVELOPMENT

IN

NANTUCKET, MASSACHUSETTS

FEBRUARY 15, 2018
REVISED: FEBRUARY 28, 2020
REVISED: MARCH 30, 2023
REVISED: MAY 24, 2023

PAGE	DESCRIPTION
1	COVER SHEET
2	CONSTRUCTION NOTES
3	EXISTING CONDITIONS
4	LAYOUT PLAN
5	GRADING & DRAINAGE
6	UTILITY PLAN
7	SEWER PROFILES
8	DRAINAGE DETAILS
9	WATER & SEWER DETAILS
10	CONSTRUCTION DETAILS
11	CENTERLINE PROFILE OF DRIVEWAY



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PLANNERS & ENGINEERS
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Marlborough, MA 01752
Tel: (508) 303-0370
Fax: (508) 303-0371

APPLICANT:

SURFSIDE CROSSING LLC
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37 OLD SOUTH ROAD, UNIT #6
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GENERAL CONSTRUCTION NOTES:

1. ALL SITE PREPARATION NECESSARY TO COMPLETE THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL NECESSARY POLICE DETAIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH THE LOCAL POLICE DEPARTMENT.
3. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, PAY ALL FEES INCLUDING POLICE DETAILS AND POST ALL BONDS, IF NECESSARY, ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE OWNER AND THE ENGINEER.
4. ALL EXISTING CONDITIONS SHOWN SHALL BE CONSIDERED APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOW EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLING ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOW ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN, AND 'DIGSAFE' (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE CONFLICTS BETWEEN THE PROPOSED UTILITIES AND FIELD LOCATED UTILITIES AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED, INCOMPLETELY OR INACCURATELY SHOW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED AND EXISTING UTILITIES FOUND DURING CONSTRUCTION FOR THE PREPARATION OF THE AS-BUILT PLAN.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES IN WORKING ORDER AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT. ALL COST RELATED TO THE REPAIR OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL UTILIZE ALL PRECAUTIONS AND MEASURES TO ENSURE THE SAFETY OF THE PUBLIC, ALL PERSONNEL, AND PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH OSHA STANDARDS, INCLUDING BARRICADES, SAFETY LIGHTING, CONES, POLICE DETAIL AND/OR FLAGMEN AS DETERMINED NECESSARY BY THE ENGINEER AND/OR TOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF POLICE DETAIL AND FOR COORDINATING WITH THE LOCAL OR STATE POLICE DEPARTMENT FOR ALL REQUIRED POLICE DETAIL.
8. ALL TRENCHING WORK WITHIN A ROADWAY SHALL BE COORDINATED WITH THE PROPER LOCAL & STATE AGENCY. TRENCH SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING ANY LOCAL AND/OR STATE PERMITS REQUIRED FOR THE TRENCHWORK. THIS WORK MAY BE REQUIRED TO TAKE PLACE OUTSIDE OF NORMAL HOURS OF OPERATION FOR THE FACILITY, THE CONTRACTOR SHALL PLAN ACCORDINGLY.
9. ALL TRENCH WORK WITHIN EXISTING PAVEMENT SHALL BE SAWCUT PER THE APPLICABLE DETAILS. TRENCHWORK BACKFILL AND COMPACTION SHALL HAVE MAX 8-INCH LIFTS. CONTRACTOR SHALL BE REQUIRED TO REMOVE PATCH AND REPAVE AFTER ONE COMPLETE 12-MONTH CYCLE IF SETTLEMENT OCCURS DUE TO INADEQUATE COMPACTION AS DETERMINED BY THE ENGINEER WITHIN THE WARRANTY PERIOD.
10. THE CONTRACTOR SHALL MAKE ALL CONNECTION ARRANGEMENTS WITH UTILITY COMPANIES, AS REQUIRED.
11. ALL IMPORTED MATERIAL SHALL BE CLEAN. NO MATERIAL WILL BE ACCEPTED FROM AN EXISTING OR FORMER 21E SITE AS DEFINED BY THE MASSACHUSETTS CONTINGENCY PLAN 310 CMR 40.0000.
12. SITE LAYOUT SURVEY REQUIRED FOR CONSTRUCTION WILL BE PROVIDED BY THE CONTRACTOR AND SHALL BE CONDUCTED BY A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR FOR ALL SITE SURVEY WORK.
13. UNLESS OTHERWISE SPECIFIED ON THE PLANS AND DETAILS/SPECIFICATIONS, ALL SITE CONSTRUCTION MATERIALS AND METHODOLOGIES ARE TO CONFORM TO THE MOST RECENT VERSION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS).
14. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS REGARDING NOISE, VIBRATION, DUST, SEDIMENTATION CONTAINMENT, AND TRENCH WORK.
15. SOLID WASTES SHALL BE COLLECTED AND STORED IN A SECURED DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
16. THE CONTRACTOR SHALL RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO SHRUBS, TREES, OTHER LANDSCAPING, AND/OR NATURAL FEATURES. WHEREAS THE PLANS DO NOT SHOW ALL LANDSCAPE FEATURES, EXISTING CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF THE WORK.
17. ALL UNPAVED AREAS DISTURBED BY THE WORK SHALL HAVE A MINIMUM OF 4-INCHES OF LOAM INSTALLED AND BE SEEDED WITH GRASS SEED AS SHOWN ON THE PLAN AND/OR DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ANY LOAM AND SEEDED AREAS UNTIL LAWN GROWTH IS ESTABLISHED AND APPROVED BY THE ENGINEER AND/OR OWNER.
18. ALL PROPOSED STRUCTURES SHALL BE DESIGNED BY THEIR MANUFACTURERS FOR AASHTO H-20 LOADING, PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED HEREIN.
19. ALL WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).
20. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO AN APPROVED DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
21. CONCRETE TRUCKS SHALL NOT BE WASHED ONSITE. ANY CEMENT OR CONCRETE DEBRIS LEFT IN THE DISTURBED AREA SHALL BE REMOVED.
22. BURIAL OF ANY STUMPS, SOLID DEBRIS, AND/OR STONES/BOULDERS ONSITE IS PROHIBITED.
23. IF ANY DEVIATION OR ALTERATION OF THE WORK PROPOSED ON THESE DRAWINGS IS REQUIRED, THE CONTRACTOR IS TO IMMEDIATELY CONTACT AND COORDINATE WITH THE ENGINEER AND OWNER.
24. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF ALL THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE.

GENERAL GRADING & DRAINAGE NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
7. PROPOSED ELEVATIONS ARE SHOWN TO FINISH PAVEMENT OR GRADE UNLESS NOTED OTHERWISE.
8. ALL EARTHWORK AND SITE PREPARATION SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ANY SUBSURFACE INVESTIGATION OR GEOTECHNICAL REPORTS PREPARED FOR THIS SITE.
9. ROAD AND PARKING AREAS ARE NOT TO BE PAVED UNTIL THE ENTIRE PERMANENT DRAINAGE SYSTEM HAS BEEN INSTALLED AND ALL PIPE CONNECTIONS COMPLETE.
10. BACKFILL ADJACENT TO PIPES AND STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED SIX INCHES IN THICKNESS AND COMPACTED TO A DENSITY OF 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF OPTIMUM. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99. TESTING OF BACKFILL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BASIC CONSTRUCTION SEQUENCE:

THE FOLLOWING CONSTRUCTION SEQUENCE IS TO BE USED AS A GENERAL GUIDELINE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEERS, AND LANDSCAPE ARCHITECTS AND SUBMIT A PROPOSED CONSTRUCTION SEQUENCE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

1. SURVEY AND STAKE THE PROPOSED LIMIT OF DISTURBANCE AND LIMIT OF SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (STRAWBALES, SILT FENCE, ETC.) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE AS SHOWN ON THE PROJECT PLANS.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCES IN LOCATIONS SHOWN ON PLANS. NO OTHER ENTRANCES SHALL BE USED TO GAIN ACCESS TO THE SITE BY ANY CONSTRUCTION OR DELIVERY VEHICLES.
4. BEGIN CLEARING THE SITE AND DEMOLITION AS REQUIRED.
5. SURVEY AND STAKE CENTERLINE OF THE PROPOSED ROADS, DRAINAGE BASINS, AND DRAINAGE LINES.
6. EXCAVATE AND ROUGH GRADE THE PROPOSED DRAINAGE BASINS AND ANY ADDITIONAL TEMPORARY BASINS NECESSARY TO CONTROL SITE RUNOFF AND SEDIMENTS. PERMANENT DRAINAGE BASIN SEEDING AND PLANTING SHALL BE COMPLETED AFTER THE CONTRIBUTING AREA TO THE BASIN HAS REACHED A MINIMUM OF 80% STABILIZATION AND IS NO LONGER REQUIRED TO BE USED AS A CONSTRUCTION SEDIMENTATION BASIN.
7. BEGIN CLEARING AND GRUBBING IN AREA OF ROADWAYS AND DRAINAGE BASINS. TOPSOIL IS TO BE STRIPPED FROM THE AREA OF THE PROPOSED ROADWAYS AND DRAINAGE BASINS AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES ARE TO BE PROTECTED BY A SEDIMENT BARRIER.
8. INSTALL TEMPORARY CONVEYANCE DEVICES (SWALES, CHECK DAMS, PIPES, ETC.) AS NECESSARY TO CONVEY RUNOFF TO TREATMENT AREAS.
9. BEGIN ROUGH GRADING AREAS FOR ROADS, PARKING, AND BUILDINGS. BRING ROUGH GRADING TO PROPER ELEVATIONS AS SOON AS PRACTICABLE. WORK SHALL PROGRESS DILIGENTLY TO MINIMIZE TIME SOILS ARE UN-STABILIZED.
10. BEGIN UTILITY CONSTRUCTION, CONTRACTOR SHALL BE FREE TO INSTALL UTILITIES IN ANY ORDER HE/SHE CHOOSES. ANY EROSION CONTROL DEVICE DISTURBED DURING THE UNDERGROUND UTILITY CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED IN KIND AND STABILIZED. MODIFY TEMPORARY CONVEYANCE DEVICES AS NECESSARY TO CONVEY RUNOFF TO TREATMENT AREAS.
11. INSTALL DRAINAGE PIPES, DRAINAGE MANHOLES AND CATCH BASINS, AND UNDERGROUND DRAINAGE STRUCTURES. WORK SHALL BEGIN AT THE DRAINAGE BASINS AND PROGRESS UP-GRADIENT, PROTECT DISCHARGE OUTLETS WITH RIP-RAP APRONS. THE DRAINAGE BASIN(S) AND DRAINAGE NETWORK ARE TO BE PROTECTED FROM SEDIMENTATION WITH SILT FENCE AND STRAWBALES UNTIL ALL UN-STABILIZED AREAS ARE STABILIZED WITH STONE SUB-BASE OR VEGETATION. INSTALL SEDIMENT BARRIERS AT ALL POINTS OF ENTRY INTO THE DRAINAGE NETWORK. PARTICULAR CARE SHALL BE TAKEN TO PROTECT THE UNDERGROUND DRAINAGE BASINS FROM SEDIMENT.
12. PERMANENTLY SEED ALL DISTURBED AREAS OUTSIDE OF THE AREA TO BE PAVED.
13. ONCE ALL UNDERGROUND UTILITIES HAVE BEEN CONSTRUCTED, PLACE COMPACTED GRAVEL FOUNDATION AND ROUGH GRADE THE ROADWAYS/PARKING AREAS IN ACCORDANCE WITH THE SITE PLANS AND IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS AS SOON AS POSSIBLE.
14. BEGIN ROAD AND PARKING CONSTRUCTION PER SITE PLANS AND IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS. ROADS AND PARKING AREAS ARE NOT TO BE PAVED UNTIL THE ENTIRE PERMANENT DRAINAGE SYSTEM HAS BEEN INSTALLED AND ALL PIPE CONNECTIONS COMPLETE.
15. FINISH PERMANENT STABILIZATION. SWEEP THE ROADWAY TO REMOVE ALL SEDIMENTS. REPAIR DRAINAGE OUTLETS AND BASINS AS REQUIRED. THE CONTRACTOR SHALL CLEAN AND FLUSH THE DRAINAGE STRUCTURES AND PIPES AT THE END OF CONSTRUCTION AND ALL ACCUMULATED SEDIMENTS IN THE DRAINAGE BASINS SHALL BE REMOVED. CONTRACTOR SHALL INSPECT THE DRAINAGE NETWORK AND REPAIR ANY DAMAGE IMMEDIATELY.
16. COMPLETE ALL REMAINING PLANTING AND SEEDING.
17. REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS SHALL BE APPROVED BY THE ENGINEER AND WHEN THE CONTRIBUTING AREA HAS REACHED A MINIMUM OF 80% STABILIZATION.

EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR WILL REFER TO THE STORMWATER AND POLLUTION PREVENTION PLAN (SWPPP) REGARDING ALL EROSION CONTROL MATTERS AND SHALL MAINTAIN A WORKING COPY ONSITE AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW THE SWPPP PROTOCOL FOR SITE MAINTENANCE, INSPECTIONS AND PROPER DOCUMENTATION UNTIL THE SITE HAS BEEN ACCEPTED BY THE OWNER.
2. THE SITE CONSTRUCTION FOREMAN SHALL BE DESIGNATED AS THE ON-SITE PERSONNEL RESPONSIBLE FOR THE DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS AND SHALL IMPLEMENT ALL NECESSARY MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE.
3. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS SHOWN ON THE SIGNED PLANS IN CONSULTATION WITH THE TOWN, AND AS DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES ARE TO BEGIN. THESE MEASURES SHALL BE CHECKED, MAINTAINED, REPLACED AS NECESSARY DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT, SUCH MEASURES SHALL REPRESENT THE LIMIT OF WORK. WORKERS SHALL BE INFORMED THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGH THE CONSTRUCTION PERIOD.
4. A MINIMUM SURPLUS AF 50 FEET OF EROSION CONTROL BARRIER (SILT FENCE, STRAWBALE &/OR SILT SOCK) SHALL BE STOCKPILED ONSITE AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT THE ADJACENT RESOURCE AREA FROM SEDIMENTATION DURING PROJECT CONSTRUCTION UNTIL ACCEPTANCE BY THE OWNER & IN CONFORMANCE WITH THE ORDER OF CONDITIONS.
6. A CONSTRUCTION EXIT SHALL BE CONSTRUCTED AS SHOWN IN THE DETAILS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACE/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
7. THE LIMIT OF ALL CLEARING, GRADING AND DISTURBANCES SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. THE CONTRACTOR SHALL PHASE THE SITE WORK IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL. IF TREES ARE TO BE CUT ON THE ENTIRE SITE, ONLY THOSE AREAS WHICH ARE ACTIVELY UNDER CONSTRUCTION SHALL BE GRUBBED. THE REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE PROPERTY ESTABLISHED, CLEARLY VISIBLE AND IN OPERATION PRIOR TO INITIATING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR LOCAL WEATHER REPORTS DURING CONSTRUCTION AND PRIOR TO SCHEDULING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES WHICH WILL LEAVE LARGE DISTURBED AREAS UN-STABILIZED. IF INCLEMENT WEATHER IS PREDICTED, THE CONTRACTOR SHALL USE THEIR BEST PROFESSIONAL JUDGEMENT WHEN SCHEDULING CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR ENSURING THE NECESSARY EROSION CONTROL DEVICES ARE INSTALLED AND FUNCTIONING PROPERTY TO MINIMIZE EROSION FROM ANY IMPENDING WEATHER EVENTS.
9. ESC MEASURES SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.25 INCH OR GREATER DURING CONSTRUCTION TO ENSURE THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INTACT AND FUNCTIONING PROPERLY. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY NO LATER THAN 24 HOURS AFTER IDENTIFICATION.
10. SOIL STOCKPILES LEFT OVERNIGHT SHALL BE SURROUNDED ON THEIR PERIMETERS WITH SILT SOCK, SILT FENCE, STRAWBALES OR A COMBINATION OF SILT FENCE WITH STRAWBALE, AS DETERMINED NECESSARY.
11. DISTURBED AREAS AND SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHOULD PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY AREAS HAVING A SLOPE GREATER THAN 3:1 SHALL BE REINFORCED WITH EROSION BLANKETS OR APPROVED EQUAL UNTIL THE SITE IS PROPERTY STABILIZED. TEMPORARY SWALES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
12. THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT IN EACH EXISTING CATCH BASIN RECEIVING RUNOFF FROM THE SITE. UPON THE INSTALLATION OF EACH CATCH BASIN, THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT. THESE ARE TO BE INSPECTED AFTER EACH SIGNIFICANT STORM EVENT AND REMOVED AND EMPTIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD.
13. SMALL SEDIMENTATION BASINS MAY BE CONSTRUCTED ON AN AS-NEEDED BASIS DURING CONSTRUCTION TO AND IN THE CAPTURE OF SITE RUNOFF AND SEDIMENT. IT WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR, IN CONSULTATION WITH THE ENGINEER, TO SIZE AND CREATE THESE BASINS IN APPROPRIATE LOCATIONS.
14. THE CONTRACTOR SHALL CONTAIN ALL SEDIMENT ONSITE. ALL EXITS FROM THE SITE WILL BE SWEPT AS NECESSARY INCLUDING ANY SEDIMENT TRACKING. PAVED AREAS SHALL BE SWEPT AS NEEDED TO REMOVE SEDIMENT AND POTENTIAL POLLUTANTS WHICH MAY ACCUMULATE DURING SITE WORK.
15. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM ALL TEMPORARY PRACTICES AND DISPOSED OF IN A PRE-APPROVED LOCATION BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
16. THE CONTRACTOR SHALL PROVIDE ONSITE OR MAKE READILY AVAILABLE THE NECESSARY EQUIPMENT AND SITE PERSONNEL DURING CONSTRUCTION HOURS FOR THE DURATION OF THE PROJECT TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ONSITE OR MAKE READILY AVAILABLE TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER.
17. PROPER MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IF DEWATERING IS NECESSARY DURING CONSTRUCTION. THESE MEASURES SHALL INCLUDE DEWATERING BAGS, TEMPORARY STRAWBALES, SILT FENCES, SILT SOCKS, AND/OR OTHER APPROVED DEVICES. THE DEWATERING SET UP SHALL BE APPROVED BY THE ENGINEER.
18. ALL SEDIMENT COLLECTED IN THE TEMPORARY PARTIALLY CONSTRUCTED BIOTRETENTION AREAS WILL BE REMOVED AND DISPOSED OF PROPERLY PRIOR TO FILTER FABRIC AND/OR MEDIA INSTALLATION WITHIN THE BIORETENTION AREAS. PARTIALLY CONSTRUCTED BIORETENTION AREAS WILL HAVE A SURFACE ELEVATION AT A MINIMUM OF 1-FOOT ABOVE THE BOTTOM OF MEDIA ELEVATION AS SHOWN ON THE BIORETENTION SCHEDULE. THIS WILL ALLOW AN OVER-DIG OF THE COLLECTED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO MEDIA/FABRIC INSTALLATION.
19. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER AT NO EXTRA COST TO THE OWNER.
20. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. ANY SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK SHALL BE REMOVED PRIOR TO THE OWNER'S ACCEPTANCE.

WATER & SEWER INSTALLATION NOTES:

1. SEWER AND WATER MAINS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING GUIDELINES TO PREVENT FREEZING OF THE MAIN OR SEWER.

UTILITY TYPE	MINIMUM COVER OVER TOP OF PIPE	MINIMUM HORIZONTAL DISTANCE TO DRAIN STRUCTURE
GRAVITY SEWER	4'	2'
WATER MAIN	4'	2'

2. WATER MAINS, HYDRANT PIPING AND DEAD END WATER LINES SHALL BE INSULATED WHERE SOIL COVER OR HORIZONTAL SEPARATION TO PRECAST STRUCTURES IS LESS THAN THE DISTANCE SPECIFIED ABOVE AND/OR WHERE SHOWN ON PLANS.
3. INSULATION SHALL BE 2" THICK POLYURETHANE INSULATION WITH PVC JACKET PLACED AROUND PIPE OR DESIGNER APPROVED EQUAL.
4. WATER AND SEWER SEPARATION SHALL TYPICALLY BE 10-FEET MINIMUM HORIZONTAL AND 18-INCHES VERTICAL WITH SEWER MAINS BELOW THE WATER MAINS (SEE DETAIL). IF SITE CONDITIONS REQUIRE LESS, THEN THE UTILITIES SHALL BE INSTALLED AS SHOWN IN THE CONSTRUCTION DETAILS.
5. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NANTUCKET SEWER DEPARTMENT DESIGN STANDARDS AND SPECIFICATIONS IN PLACE AT THE TIME OF CONSTRUCTION.
6. THE PROJECT MUST COMPLY WITH THE SEWER APPLICATION AND PERMIT REQUIREMENTS OF THE NANTUCKET SEWER DEPARTMENT AND THE NANTUCKET SEWER PERMIT CHECKLIST AND SEWER AS-BUILT CHECKLIST.
7. THE WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WANNACOMET WATER DEPARTMENT REGULATIONS AND SPECIFICATIONS.

LEGEND

EXISTING		PROPOSED	
---100---	MINOR CONTOUR	100	MAJOR/MINOR CONTOUR
---50---	MAJOR CONTOUR	99.99	SPOT ELEVATION
100.1	SPOT ELEVATION		LIMIT OF WORK/ EDGE OF CLEARING
TP #1	TEST PITS	X X X	SILT FENCE
	EDGE OF CLEARING	W	WATER SERVICE
W	WATER SERVICE		WATER GATE
	WATER GATE		HYDRANT
	HYDRANT		UTILITY POLE
	UTILITY POLE	E	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRES	T	TRANSFORMER
D	DRAIN LINE	EH	ELECTRIC MANHOLE/HANDHOLE
	DRAIN MANHOLE		DRAIN LINE
	CATCH BASIN		DRAIN MANHOLE
			CATCH BASIN
			SEWER MANHOLE
S	SEWER MAIN	S	SEWER MAIN
		6" VCC	6" WIDE VERTICAL CONCRETE CURB

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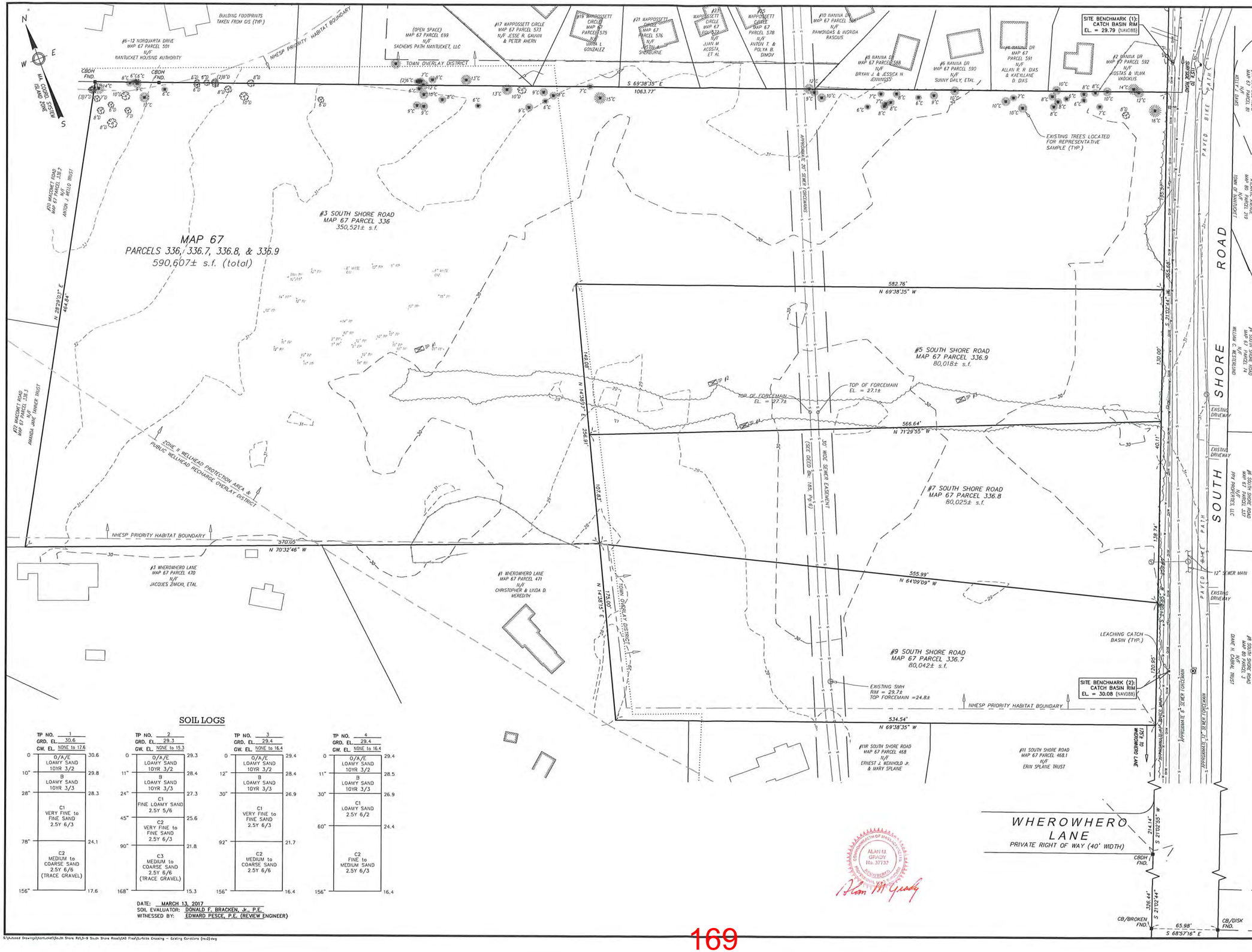
Sheet Title:
CONSTRUCTION NOTES

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
3	5/24/23	REVISE PER REVIEW COMMENTS	RMM
2	3/30/23	REVISE FOR PERMIT SUBMISSION	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 2 of 11

ISSUED FOR PERMIT



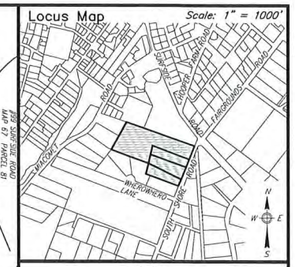
SOIL LOGS

TP NO. 1		TP NO. 2		TP NO. 3		TP NO. 4	
GRD. EL. 30.6		GRD. EL. 29.3		GRD. EL. 29.4		GRD. EL. 29.4	
GW. EL. NONE to 17.6		GW. EL. NONE to 15.3		GW. EL. NONE to 16.4		GW. EL. NONE to 16.4	
0		0		0		0	
O/A/E LOAMY SAND 10YR 3/2	30.6	O/A/E LOAMY SAND 10YR 3/2	29.3	O/A/E LOAMY SAND 10YR 3/2	29.4	O/A/E LOAMY SAND 10YR 3/2	29.4
10"	29.8	11"	28.4	12"	28.4	11"	28.5
B LOAMY SAND 10YR 3/3		B LOAMY SAND 10YR 3/3		B LOAMY SAND 10YR 3/3		B LOAMY SAND 10YR 3/3	
28"	28.3	24"	27.3	30"	26.9	30"	26.9
C1 VERY FINE to FINE SAND 2.5Y 6/3		C1 FINE LOAMY SAND 2.5Y 5/6		C1 VERY FINE to FINE SAND 2.5Y 6/3		C1 LOAMY SAND 2.5Y 6/2	
78"	24.1	45"	25.6	92"	21.7	60"	24.4
C2 MEDIUM to COARSE SAND 2.5Y 6/6 (TRACE GRAVEL)		C2 VERY FINE to FINE SAND 2.5Y 6/3		C2 MEDIUM to COARSE SAND 2.5Y 6/6		C2 FINE to MEDIUM SAND 2.5Y 6/3	
156"	17.6	90"	21.8	156"	16.4	156"	16.4
		C3 MEDIUM to COARSE SAND 2.5Y 6/6 (TRACE GRAVEL)					
		168"	15.3				

DATE: MARCH 13, 2017
SOIL EVALUATOR: DONALD F. BRACKEN, Jr., P.E.
WITNESSED BY: EDWARD PESCE, P.E. (REVIEW ENGINEER)

ALAN M. GRADY No. 37737 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

Locus Map Scale: 1" = 1000'



Notes

1. LOCUS: #3, #5, #7, & #9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8, & 336.9
2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
3. DEED REF: Bk: 1612 Pg: 62
4. PLAN REF: Bk: 25 Pg: 50 (LOTS 1–4)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITATS OF RARE SPECIES, BUT NOT ESTIMATED HABITATS OF RARE WILDLIFE.
7. LOCUS PARTIALLY FALLS WITHIN THE TOWN OVERLAY DISTRICT.
8. LOCUS FALLS WITHIN THE CORE SEWER DISTRICT.
9. LOCUS PARTIALLY FALLS WITHIN A ZONE II WELLHEAD PROTECTION AREA.
10. LOCUS PARTIALLY FALLS WITHIN THE PUBLIC WELLHEAD RECHARGE OVERLAY DISTRICT.
11. AN ON THE GROUND SURVEY WAS PERFORMED BY THIS FIRM BETWEEN 9/22/17 AND 10/18/18.
12. EXISTING SEWER FORCE MAIN LOCATIONS AND SIZES TO BE CONFIRMED WITH THE NANTUCKET SEWER DEPARTMENT.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

ZONE: LUG–2

	REQUIRED
LOT AREA:	80,000 s.f.
FRONTAGE:	150'
FRONT YARD:	35'
SIDE/REAR YARD:	15'
GROUND COVER:	4% (MAX)

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
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Sheet Title:

EXISTING CONDITIONS

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
3	5/24/23	REVISE PER REVIEW COMMENTS	RMM
2	3/30/23	REVISE FOR PERMIT SUBMISSION	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEJ | Checked: DFB/AMG | Sheet: 3 of 11

ISSUED FOR PERMIT

S:\Access Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing – Existing Conditions (rev2).dwg

N
W E
S
MA COORD SYSTEM ISLAND ZONE

#6-12 NORQUARTA DRIVE
MAP 67 PARCEL 501
N/F
NANTUCKET HOUSING AUTHORITY

(OPEN SPACE)
MAP 67 PARCEL 699
N/F
SACHEMS PATH NANTUCKET, LLC

#17 WAPPOSSETT CIRCLE
MAP 67 PARCEL 573
N/F JESSE R. GAUVIN
& PETER AHERN

#19 WAPPOSSETT CIRCLE
MAP 67
PARCEL 575
N/F
VIRNA L.
GONZALEZ

#21 WAPPOSSETT CIRCLE
MAP 67
PARCEL 576
N/F
JULIA A.
SHERBURNE

#23 WAPPOSSETT CIRCLE
MAP 67
PARCEL 577
N/F
JUAN M.
ACOSTA,
ET AL

#25 WAPPOSSETT CIRCLE
MAP 67
PARCEL 578
N/F
ANTON T. &
POLYA B.
DIMOV

#10 NANINA DR
MAP 67 PARCEL 586
N/F
RAIMONDAS & INGRIDA
RASCIUS

#8 NANINA DR
MAP 67 PARCEL 588
N/F
BRYAN L. &
JESSICA H.
JENNINGS

#6 NANINA DR
MAP 67
PARCEL 590
N/F
SUNNY DAILY,
ET AL

#4 NANINA DR
MAP 67
PARCEL 591
N/F
ALLAN R. R. DIAS
& KAEYLLANE
D. DIAS

#2 NANINA DR
MAP 67 PARCEL 592
N/F
KOSTAS & VILMA
VADOKLIS

#99 SURFSIDE ROAD
MAP 67 PARCEL 81
N/F
KELLY J. DAVIS

ATLANTIC AVENUE
MAP 80 PARCEL 219
N/F
TOWN OF NANTUCKET

#4 SOUTH SHORE ROAD
MAP 67 PARCEL 74
N/F
WILLIAM C. WESTERLUND

#5 SOUTH SHORE ROAD
MAP 67 PARCEL 3
N/F
DIANE H. CABRAL TRUST

#8 SOUTH SHORE ROAD
MAP 67 PARCEL 337
N/F
PPX PROPERTIES, LLC

#20 MIACOMET ROAD
MAP 67 PARCEL 336.2
N/F
ANTON J. MELLO TRUST

#22 MIACOMET ROAD
MAP 67 PARCEL 336.3
N/F AMANDA JANE
TANNER TRUST

#3 WHEROWHERO LANE
MAP 67 PARCEL 470
N/F
JACQUES ZIMICKI, ETAL.

#1 WHEROWHERO LANE
MAP 67 PARCEL 471
N/F
CHRISTOPHER & LINDA D.
MEREDITH

#11R SOUTH SHORE ROAD
MAP 67 PARCEL 468
N/F
ERNEST J. WEINHOLD Jr.
& MARY SPLAINE

#11 SOUTH SHORE ROAD
MAP 67 PARCEL 468.1
N/F
ERIN SPLAINE TRUST

SOUTH SHORE ROAD

PAVED BIKE PATH

EXISTING 30' WIDE SEWER EASEMENT

TEMPORARY DISTURBANCE WITHIN 25' VEGETATED BUFFER TO BE REVEGETATED WITH NATIVE SHRUBS/GRASSES

MASS COORDINATE SYSTEM:
N 95013.8539
E 1750019.2407

CBDH FND.

CBDH FND.

S 69°38'35" E
1063.77'

N 28°29'21" E
464.84'

570.05'
N 70°32'46" W

175.00'
N 14°39'15" E

534.54'
N 69°38'35" W

S 21°02'24" W
455.69'

S 21°02'24" W
259.69'

PROPOSED CONDO #1 (4,420 s.f.)
PROPOSED CONDO #2 (4,420 s.f.)
PROPOSED CONDO #3 (4,420 s.f.)
PROPOSED CONDO #4 (4,420 s.f.)
PROPOSED CONDO #5 (4,420 s.f.)
PROPOSED CONDO #6 (4,420 s.f.)
PROPOSED CONDO #7 (4,420 s.f.)
PROPOSED CONDO #8 (4,420 s.f.)
PROPOSED CONDO #9 (4,877 s.f.)
PROPOSED CONDO #10 (4,877 s.f.)
PROPOSED CONDO #11 (4,877 s.f.)
PROPOSED CONDO #12 (4,877 s.f.)
PROPOSED CONDO #13 (4,877 s.f.)
PROPOSED CONDO #14 (4,420 s.f.)
PROPOSED CONDO #15 (4,420 s.f.)
PROPOSED CONDO #16 (4,420 s.f.)
PROPOSED CONDO #17 (4,420 s.f.)
PROPOSED CONDO #18 (4,420 s.f.)

PROPOSED COMMUNITY BUILDING (3,975 s.f.)
PROPOSED POOL
PROPOSED GAME COURT
PROPOSED HARDSCAPE (TYP.)
PROPOSED STOP SIGN & LINE (TYP.)
PROPOSED RESTORATION AREA
PROPOSED PAVED APRON
PROPOSED GATE
15' WIDE REINFORCED TURF EMERGENCY ACCESS
4' WIDE PAVED SIDEWALK
4' WIDE PAVED WALKWAY (TYP.)
LAWN AREA
9'x20' PARKING SPACE (TYP.)
8'x20' HANDICAP SPACE (TYP.) WITH 5'x20' ACCESS AISLE
8'x20' HANDICAP SPACE (TYP.) WITH 10'x20' VAN ACCESS AISLE
PROPOSED A/C UNITS (TYP.)
BUILDING FOUNDATION AREA (TYP.)
PEASTONE WALKING PATH (TYP.)
LIMIT OF WORK/ EDGE OF CLEARING
EXISTING DRIVEWAY
12" SEWER MAIN
APPROXIMATE 8" SEWER FORCEMAN
APPROXIMATE 12" SEWER FORCEMAN

MASS COORDINATE SYSTEM:
N 94415.4292
E 1750335.0569

MASS COORDINATE SYSTEM:
N 94246.1090
E 1750290.8340

MASS COORDINATE SYSTEM:
N 94060.1598
E 1750791.9886

TEMPORARY DISTURBANCE WITHIN 25' VEGETATED BUFFER TO BE REVEGETATED WITH NATIVE SHRUBS/GRASSES

EXISTING 30' WIDE SEWER EASEMENT

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

PARKING SUMMARY
per §139-18

REQUIRED PARKING:

1 SPACE PER CONDOMINIUM BEDROOM:
(BASED UPON GARAGE APARTMENT PARKING REQ.)
283 BEDROOMS PROPOSED = 283 SPACES REQUIRED

PROVIDED PARKING:

289 SPACES (CONDO PARKING)
10 SPACES (COMMUNITY BUILDING)

TOTAL PROVIDED PARKING: = 299 SPACES

ADA PARKING SUMMARY
per §521 CMR 23.2.1

REQUIRED PARKING:

TOTAL PARKING SPACES = 299
MINIMUM ACCESSIBLE SPACES REQUIRED = 7
MINIMUM 1 VAN ACCESSIBLE

PROVIDED PARKING:

(20) ACCESSIBLE SPACES TOTAL
(6) VAN ACCESSIBLE SPACES

SUMMARY OF AREAS

TOTAL SITE AREA	550,607 s.f.
TOTAL BUILDING FLOOR AREAS	88,277 s.f.
TOTAL PORCH/DECK/PATIO/MECHANICAL AREAS	38,455 s.f.
PAVED ROADS/PARKING/SIDEWALKS/WALKWAYS	163,192 s.f.
TOTAL IMPERVIOUS/SEMI-PERVIOUS AREAS	307,924 s.f.
UNUSABLE OPEN SPACE *(PERIMETER BUFFERS AREAS)*	86,380 s.f.
USABLE OPEN SPACE *(YARD AREAS)*	196,303 s.f.
TOTAL VEGETATED AREAS *(INCLUDES LAWNS, LANDSCAPING AND PERIMETER BUFFERS AREAS)*	282,683 s.f.

NOTE:

SEE FINAL BUILDING PLANS FOR ACCESSIBLE UNITS. REFER TO LANDSCAPE DESIGN PLANS FOR ADA ACCESS, WALKWAYS, HANDICAP RAMPS AND GRADING AROUND BUILDINGS.

ZONING REQUIREMENTS

DISTRICT : LUG - 2

MIN. LOT SIZE	80,000 S.F.
FRONT YARD	35' MIN.
SIDE YARD	15' MIN.
REAR YARD	15' MIN.
FRONTAGE	150' MIN.
GROUND COVER RATIO	4% MAX.

ALAN M. GRADY
No. 37732
REGISTERED
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER

DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER

Prepared By:

BRACKEN ENGINEERING, INC.

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Sheet Title:

LAYOUT PLAN

"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

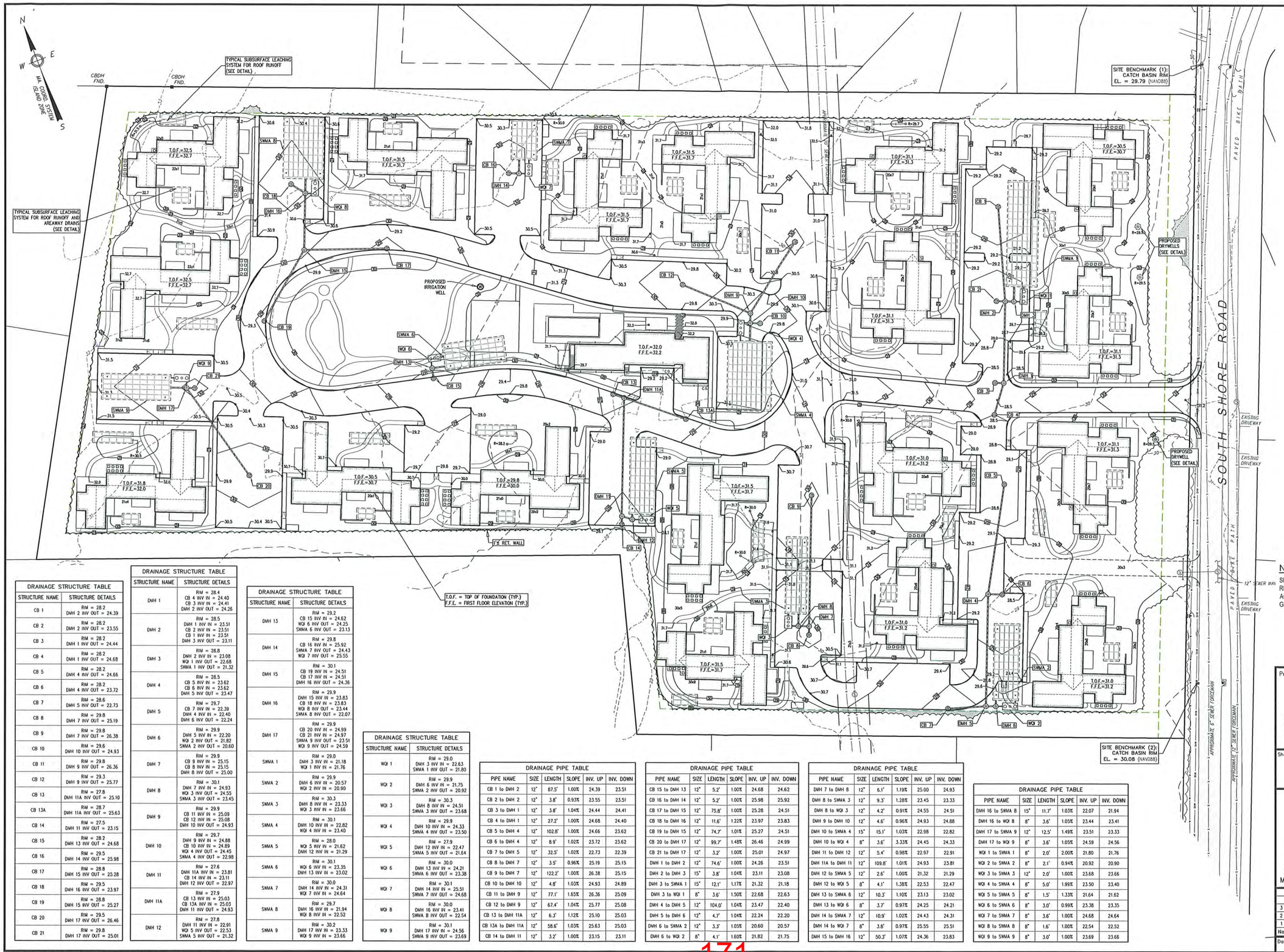
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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2	3/30/23	REVISE FOR PERMIT SUBMISSION	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 4 of 11

ISSUED FOR PERMIT

S:\Autocad Drawings\NantucketSouth Shore Rd\3-9 South Shore Road\DAD Files\Surfside Crossing - Site Development (rev21).dwg



DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB 1	RIM = 28.2 DMH 2 INV OUT = 24.39
CB 2	RIM = 28.2 DMH 2 INV OUT = 23.55
CB 3	RIM = 28.2 DMH 1 INV OUT = 24.44
CB 4	RIM = 28.2 DMH 1 INV OUT = 24.68
CB 5	RIM = 28.2 DMH 4 INV OUT = 24.66
CB 6	RIM = 28.2 DMH 4 INV OUT = 23.72
CB 7	RIM = 28.6 DMH 5 INV OUT = 22.73
CB 8	RIM = 29.8 DMH 7 INV OUT = 25.19
CB 9	RIM = 29.8 DMH 7 INV OUT = 26.38
CB 10	RIM = 29.6 DMH 10 INV OUT = 24.93
CB 11	RIM = 29.8 DMH 9 INV OUT = 26.36
CB 12	RIM = 29.3 DMH 9 INV OUT = 25.77
CB 13	RIM = 27.8 DMH 11A INV OUT = 25.10
CB 13A	RIM = 28.7 DMH 11A INV OUT = 25.63
CB 14	RIM = 27.5 DMH 11 INV OUT = 23.15
CB 15	RIM = 28.2 DMH 13 INV OUT = 24.68
CB 16	RIM = 29.5 DMH 14 INV OUT = 25.98
CB 17	RIM = 28.8 DMH 15 INV OUT = 25.28
CB 18	RIM = 29.5 DMH 16 INV OUT = 23.97
CB 19	RIM = 28.8 DMH 15 INV OUT = 25.27
CB 20	RIM = 29.5 DMH 17 INV OUT = 26.46
CB 21	RIM = 29.8 DMH 17 INV OUT = 25.01

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
DMH 1	RIM = 28.4 CB 4 INV IN = 24.40 CB 3 INV IN = 24.41 DMH 2 INV OUT = 24.26
DMH 2	RIM = 28.5 DMH 1 INV IN = 23.51 CB 2 INV IN = 23.51 CB 1 INV IN = 23.51 DMH 3 INV OUT = 23.11
DMH 3	RIM = 28.8 DMH 2 INV IN = 23.08 WQI 1 INV OUT = 22.68 SWMA 1 INV OUT = 21.32
DMH 4	RIM = 28.5 CB 5 INV IN = 23.62 CB 6 INV IN = 23.62 DMH 5 INV OUT = 23.47
DMH 5	RIM = 29.7 CB 7 INV IN = 22.39 DMH 4 INV IN = 22.40 DMH 6 INV OUT = 22.24
DMH 6	RIM = 29.9 DMH 5 INV IN = 22.20 WQI 2 INV OUT = 21.82 SWMA 2 INV OUT = 20.60
DMH 7	RIM = 29.9 CB 9 INV IN = 25.15 CB 8 INV IN = 25.15 DMH 8 INV OUT = 25.00
DMH 8	RIM = 30.1 DMH 7 INV IN = 24.93 WQI 3 INV OUT = 24.55 SWMA 3 INV OUT = 23.45
DMH 9	RIM = 29.9 CB 11 INV IN = 25.09 CB 12 INV IN = 25.08 DMH 10 INV OUT = 24.93
DMH 10	RIM = 29.7 DMH 9 INV IN = 24.88 CB 10 INV IN = 24.89 WQI 4 INV OUT = 24.45 SWMA 4 INV OUT = 22.98
DMH 11	RIM = 27.6 DMH 11A INV IN = 23.81 CB 14 INV IN = 23.11 DMH 12 INV OUT = 22.97
DMH 11A	RIM = 27.9 CB 13 INV IN = 25.03 CB 13A INV IN = 25.03 DMH 11 INV OUT = 24.93
DMH 12	RIM = 27.8 DMH 11 INV IN = 22.91 WQI 5 INV OUT = 22.53 SWMA 5 INV OUT = 21.32

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
DMH 13	RIM = 29.2 CB 15 INV IN = 24.62 WQI 6 INV OUT = 24.25 SWMA 6 INV OUT = 23.13
DMH 14	RIM = 29.8 CB 16 INV IN = 25.92 SWMA 7 INV OUT = 24.43 WQI 7 INV OUT = 25.55
DMH 15	RIM = 30.1 CB 19 INV IN = 24.51 CB 17 INV IN = 24.51 DMH 16 INV OUT = 24.36
DMH 16	RIM = 29.9 DMH 15 INV IN = 23.83 CB 18 INV IN = 23.83 WQI 8 INV OUT = 23.44 SWMA 8 INV OUT = 22.07
DMH 17	RIM = 29.9 CB 20 INV IN = 24.99 CB 21 INV IN = 24.97 SWMA 9 INV OUT = 23.51 WQI 9 INV OUT = 24.59
SWMA 1	RIM = 29.0 DMH 3 INV IN = 21.18 WQI 1 INV IN = 21.76
SWMA 2	RIM = 29.9 DMH 6 INV IN = 20.57 WQI 2 INV IN = 20.90
SWMA 3	RIM = 30.3 DMH 8 INV IN = 24.51 SWMA 3 INV OUT = 23.68
SWMA 4	RIM = 29.9 DMH 10 INV IN = 24.33 SWMA 4 INV OUT = 23.50
SWMA 5	RIM = 27.9 DMH 12 INV IN = 22.47 SWMA 5 INV OUT = 21.64
SWMA 6	RIM = 30.0 DMH 13 INV IN = 24.21 SWMA 6 INV OUT = 23.38
SWMA 7	RIM = 30.1 DMH 14 INV IN = 25.51 SWMA 7 INV OUT = 24.68
SWMA 8	RIM = 30.0 DMH 16 INV IN = 23.41 SWMA 8 INV OUT = 22.54
SWMA 9	RIM = 30.1 DMH 17 INV IN = 24.56 SWMA 9 INV OUT = 23.69

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
WQI 1	RIM = 29.0 DMH 3 INV IN = 22.63 SWMA 1 INV OUT = 21.80
WQI 2	RIM = 29.9 DMH 6 INV IN = 21.75 SWMA 2 INV OUT = 20.92
WQI 3	RIM = 30.3 DMH 8 INV IN = 24.51 SWMA 3 INV OUT = 23.68
WQI 4	RIM = 29.9 DMH 10 INV IN = 24.33 SWMA 4 INV OUT = 23.50
WQI 5	RIM = 27.9 DMH 12 INV IN = 22.47 SWMA 5 INV OUT = 21.64
WQI 6	RIM = 30.0 DMH 13 INV IN = 24.21 SWMA 6 INV OUT = 23.38
WQI 7	RIM = 30.1 DMH 14 INV IN = 25.51 SWMA 7 INV OUT = 24.68
WQI 8	RIM = 30.0 DMH 16 INV IN = 23.41 SWMA 8 INV OUT = 22.54
WQI 9	RIM = 30.1 DMH 17 INV IN = 24.56 SWMA 9 INV OUT = 23.69

DRAINAGE PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
CB 1 to DMH 2	12"	87.5'	1.00%	24.39	23.51
CB 2 to DMH 2	12"	3.8'	0.93%	23.55	23.51
CB 3 to DMH 1	12"	3.8'	1.04%	24.44	24.41
CB 4 to DMH 1	12"	27.2'	1.00%	24.68	24.40
CB 5 to DMH 4	12"	102.8'	1.00%	24.66	23.62
CB 6 to DMH 4	12"	8.9'	1.02%	23.72	23.62
CB 7 to DMH 5	12"	32.5'	1.02%	22.73	22.39
CB 8 to DMH 7	12"	3.5'	0.96%	25.19	25.15
CB 9 to DMH 7	12"	122.2'	1.00%	26.38	25.15
CB 10 to DMH 10	12"	4.8'	1.03%	24.93	24.89
CB 11 to DMH 9	12"	77.1'	1.65%	26.36	25.09
CB 12 to DMH 9	12"	67.4'	1.04%	25.77	25.08
CB 13 to DMH 11A	12"	6.3'	1.12%	25.10	25.03
CB 13A to DMH 11A	12"	58.6'	1.03%	25.63	25.03
CB 14 to DMH 11	12"	3.2'	1.00%	23.15	23.11

DRAINAGE PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
CB 15 to DMH 13	12"	5.2'	1.00%	24.68	24.62
CB 16 to DMH 14	12"	5.2'	1.00%	25.98	25.92
CB 17 to DMH 15	12"	75.8'	1.00%	25.28	24.51
CB 18 to DMH 16	12"	11.6'	1.22%	23.97	23.83
CB 19 to DMH 15	12"	74.7'	1.01%	25.27	24.51
CB 20 to DMH 17	12"	99.7'	1.48%	26.46	24.99
CB 21 to DMH 17	12"	3.2'	1.00%	25.01	24.97
DMH 1 to DMH 2	12"	74.6'	1.00%	24.26	23.51
DMH 2 to DMH 3	15"	3.8'	1.04%	23.11	23.08
DMH 3 to SWMA 1	15"	12.1'	1.17%	21.32	21.18
DMH 3 to WQI 1	8"	3.6'	1.50%	22.68	22.63
DMH 4 to DMH 5	12"	104.0'	1.04%	23.47	22.40
DMH 5 to DMH 6	12"	4.7'	1.04%	22.24	22.20
DMH 6 to SWMA 2	12"	3.3'	1.05%	20.60	20.57
DMH 6 to WQI 2	8"	4.1'	1.60%	21.82	21.75

DRAINAGE PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
DMH 7 to DMH 8	12"	6.1'	1.19%	25.00	24.93
DMH 8 to SWMA 3	12"	9.3'	1.28%	23.45	23.33
DMH 8 to WQI 3	12"	4.2'	0.91%	24.55	24.51
DMH 9 to DMH 10	12"	4.6'	0.96%	24.93	24.88
DMH 10 to SWMA 4	15"	15.1'	1.03%	22.98	22.82
DMH 10 to WQI 4	8"	3.6'	3.33%	24.45	24.33
DMH 11 to DMH 12	12"	5.4'	0.98%	22.97	22.91
DMH 11A to DMH 11	12"	109.8'	1.01%	24.93	23.81
DMH 12 to SWMA 5	12"	2.6'	1.00%	21.32	21.29
DMH 12 to WQI 5	8"	4.1'	1.38%	22.53	22.47
DMH 13 to SWMA 6	12"	10.3'	1.10%	23.13	23.02
DMH 13 to WQI 6	8"	3.7'	0.97%	24.25	24.21
DMH 14 to SWMA 7	12"	10.9'	1.02%	24.43	24.31
DMH 14 to WQI 7	8"	3.8'	0.97%	25.55	25.51
DMH 15 to DMH 16	12"	50.3'	1.07%	24.36	23.83

DRAINAGE PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
DMH 16 to SWMA 8	15"	11.7'	1.03%	22.07	21.94
DMH 16 to WQI 8	8"	3.6'	1.05%	23.44	23.41
DMH 17 to SWMA 9	12"	12.5'	1.49%	23.51	23.33
DMH 17 to WQI 9	8"	3.6'	1.05%	24.59	24.56
WQI 1 to SWMA 1	8"	2.0'	2.00%	21.80	21.76
WQI 2 to SWMA 2	8"	2.1'	0.94%	20.92	20.90
WQI 3 to SWMA 3	12"	2.0'	1.00%	23.68	23.66
WQI 4 to SWMA 4	8"	5.0'	1.99%	23.50	23.40
WQI 5 to SWMA 5	8"	1.5'	1.33%	21.64	21.62
WQI 6 to SWMA 6	8"	3.0'	0.99%	23.38	23.35
WQI 7 to SWMA 7	8"	3.6'	1.00%	24.68	24.64
WQI 8 to SWMA 8	8"	1.6'	1.00%	22.54	22.52
WQI 9 to SWMA 9	8"	3.0'	1.00%	23.69	23.66

DONALD F. BRACKEN, JR. CIVIL No. 37077 REGISTERED PROFESSIONAL ENGINEER

NOTE:
SEE FINAL BUILDING PLANS FOR ACCESSIBLE UNITS. REFER TO LANDSCAPE DESIGN PLANS FOR ADA ACCESS, WALKWAYS, HANDICAP RAMPS AND GRADING AROUND BUILDINGS.

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

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Sheet Title:
GRADING & DRAINAGE

"SURFSIDE CROSSING"
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PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
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MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 5 of 11

S:\Active Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev21).dwg

ISSUED FOR PERMIT

N
W E
S
MA. COORD. SYSTEM NAD83 ISLAND ZONE

CBDH FND.
CBDH FND.

PROPOSED CONDO #8 (4,420 ±s.f.) f=27.6
PROPOSED CONDO #7 (4,877 ±s.f.)
PROPOSED CONDO #9 (4,877 ±s.f.) f=28.3
PROPOSED CONDO #10 (4,877 ±s.f.) f=27.6
PROPOSED CONDO #11 (4,877 ±s.f.)
PROPOSED CONDO #12 (4,877 ±s.f.)
PROPOSED CONDO #13 (4,877 ±s.f.)
PROPOSED CONDO #14 (4,420 ±s.f.) f=24.9
PROPOSED CONDO #15 (4,420 ±s.f.)
PROPOSED CONDO #16 (4,420 ±s.f.)
PROPOSED CONDO #17 (4,420 ±s.f.)
PROPOSED CONDO #1 (4,420 ±s.f.) f=26.4
PROPOSED CONDO #2 (4,420 ±s.f.)
PROPOSED CONDO #3 (4,420 ±s.f.) f=23.1
PROPOSED CONDO #4 (4,420 ±s.f.)
PROPOSED CONDO #5 (4,420 ±s.f.)
PROPOSED CONDO #6 (4,420 ±s.f.)
PROPOSED CONDO #1 (4,420 ±s.f.) f=23.7
PROPOSED CONDO #2 (4,420 ±s.f.)
PROPOSED COMMUNITY BUILDING (3,975 ±s.f.) f=24.9
PROPOSED POOL
PROPOSED GAME COURT
PROPOSED IRRIGATION WELL

2" DOMESTIC SERVICE & 4" FIRE SUPPRESSION LINE WITH GATE VALVES (TYP.)
HYDRANT & GATE VALVE (TYP.)
HATCHING INDICATES SEWER TO BE SLEEVED AT WATER CROSSING (SEE DETAIL)
WATER MAIN TO DROP 2' BELOW SEWER CROSSING
WATER SERVICES TO DROP 2' BELOW SEWER CROSSING
6" SEWER SERVICE @ 0.01 ft/ft
SEWER PUMP STATION (DESIGN TO BE FINALIZED IF PREFERRED GRAVITY CONNECTION CANNOT BE MADE)

SMH 1 SMH 2 SMH 3 SMH 4 SMH 5 SMH 6 SMH 7 SMH 8 SMH 9 SMH 10 SMH 11 SMH 11A SMH 12 SMH 13 SMH 14 SMH 15

8" PVC WATER MAIN
6" PVC WATER MAIN
12" SEWER MAIN
APPROXIMATE 8" SEWER FORCEMAIN

SOUTH SHORE ROAD
PAVED BIKE PATH
EXISTING DRIVEWAY
NEW UTILITY POLE & HANDHOLE (REFER TO PLANS/ DESIGNS BY OTHERS)
PROPOSED WATER MAIN TAP (COORDINATE CONNECTION WITH WANNACOMET WATER COMPANY)
EXISTING UTILITY POLE TO BE RELOCATED.
RELOCATED UTILITY POLE
EX. SMH 16 RIM=30.1± 8" STUB IN=18.7± 8" OUT=18.6±
SMH RIM=30.7± 8" IN=18.0± 12" IN=17.8± 12" OUT=17.7±

SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SMH 1	RIM = 30.2 SMH 2 INV OUT = 27.00 BLDG B INV IN = 27.20
SMH 2	RIM = 29.7 SMH 3 INV OUT = 25.70 SMH 1 INV IN = 25.90
SMH 3	RIM = 29.9 SMH 6 INV OUT = 25.10 SMH 2 INV IN = 25.30 BLDG 11 INV IN = 25.34
SMH 4	RIM = 29.8 SMH 5 INV OUT = 25.20 BLDG 7 INV IN = 25.40
SMH 5	RIM = 30.9 SMH 6 INV OUT = 24.60 SMH 4 INV IN = 24.80 BLDG 6 INV IN = 24.80
SMH 6	RIM = 29.2 SMH 7 INV OUT = 23.90 SMH 3 INV IN = 24.10 SMH 5 INV IN = 24.10
SMH 7	RIM = 29.5 SMH 11 INV OUT = 22.60 SMH 6 INV IN = 22.80
SMH 8	RIM = 31.7 SMH 9 INV OUT = 24.70 BLDG 5 INV IN = 24.90
SMH 9	RIM = 30.0 SMH 11 INV OUT = 22.70 SMH 8 INV IN = 22.90
SMH 10	RIM = 30.3 SMH 11 INV OUT = 23.40 BLDG 14 INV IN = 23.60 BLDG 16 INV IN = 27.50

SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SMH 11	RIM = 31.2 SMH 13 INV OUT = 21.90 SMH 7 INV IN = 22.10 SMH 10 INV IN = 22.10 SMH 9 INV IN = 22.10
SMH 12	RIM = 28.9 SMH 13 INV OUT = 22.20 BLDG 3 INV IN = 22.40 BLDG 1 INV IN = 22.40
SMH 13	RIM = 28.6 SMH 14 INV OUT = 20.80 SMH 11 INV IN = 21.00 SMH 12 INV IN = 21.00
SMH 14	RIM = 28.7 SMH 15 INV OUT = 18.80 SMH 13 INV IN = 20.00
SMH 15	RIM = 30.1 SMH 16 INV OUT = 18.84 SMH 14 INV IN = 18.91 PUMP STATION INV IN = 18.91

SEWER PIPE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	INV. UP	INV. DOWN
SMH 1 to SMH 2	8"	196.7'	0.56%	27.00	25.90
SMH 2 to SMH 3	8"	66.2'	0.60%	25.70	25.30
SMH 3 to SMH 6	8"	195.3'	0.51%	25.10	24.10
SMH 6 to SMH 7	8"	205.2'	0.54%	23.90	22.80
SMH 7 to SMH 11	8"	92.4'	0.54%	22.60	22.10
SMH 11 to SMH 13	8"	162.2'	0.55%	21.90	21.00
SMH 13 to SMH 14	8"	145.7'	0.55%	20.80	20.00
SMH 14 to SMH 15	8"	163.7'	0.54%	19.80	18.91
SMH 10 to SMH 11	8"	241.8'	0.54%	23.40	22.10
SMH 12 to SMH 13	8"	219.7'	0.55%	22.20	21.00
SMH 8 to SMH 9	8"	189.2'	0.95%	24.70	22.90
SMH 9 to SMH 11	8"	64.3'	0.93%	22.70	22.10
SMH 4 to SMH 5	8"	71.7'	0.56%	25.20	24.80
SMH 5 to SMH 6	8"	89.1'	0.56%	24.60	24.10

NOTE:
REFER TO PLANS BY OTHERS FOR ELECTRIC, TELEPHONE, AND CABLE / TV INFRASTRUCTURE. TRANSFORMERS AND ELECTRIC HAND HOLES SHOWN FOR COORDINATION PURPOSES AND FINAL LOCATIONS ARE TO BE VERIFIED.

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet

COMMONWEALTH OF MASSACHUSETTS
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Sheet Title:
UTILITY PLAN

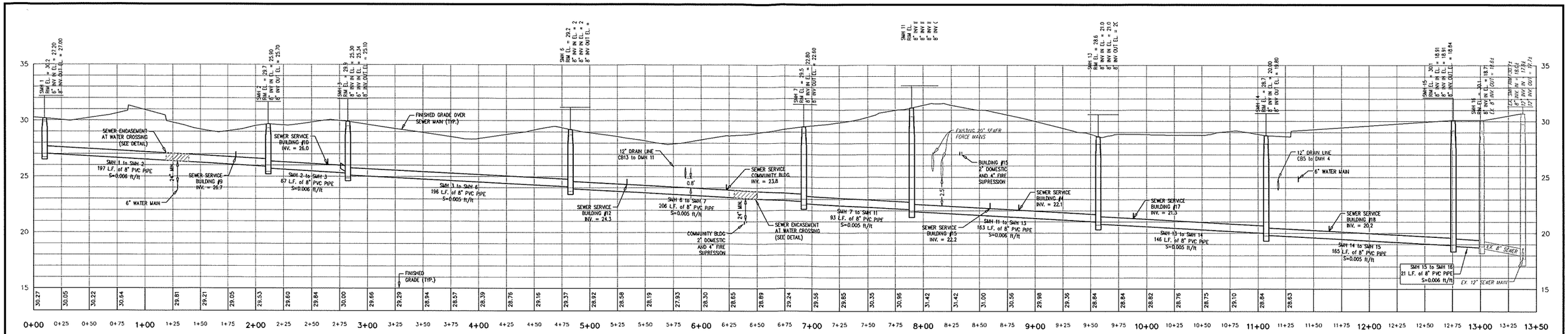
"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
3	5/24/23	REVISE PER REVIEW COMMENTS	RMM
2	3/30/23	REVISE FOR PERMIT SUBMISSION	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 6 of 11

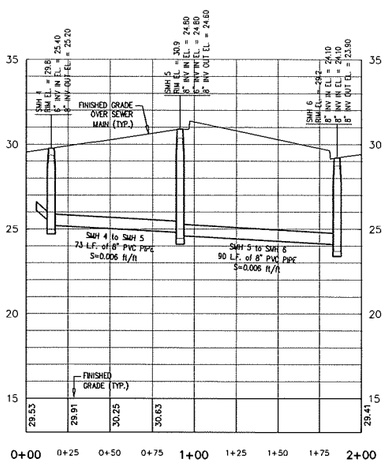
ISSUED FOR PERMIT

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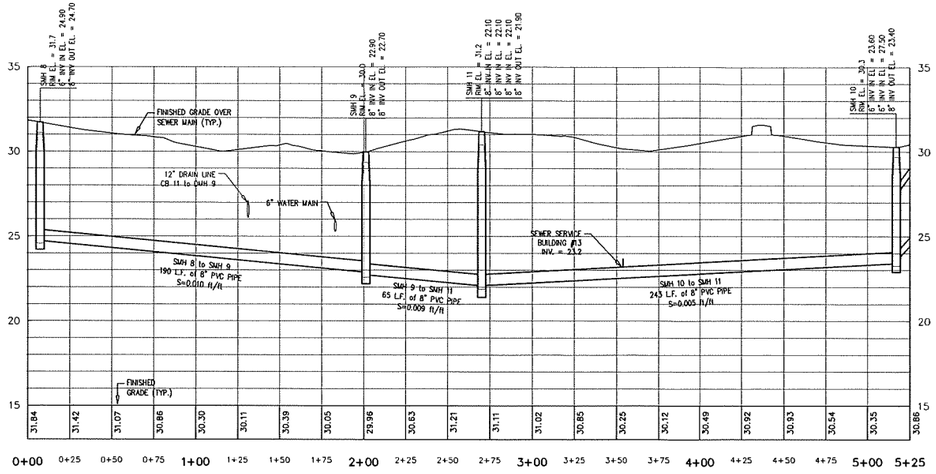
SEWER PROFILE A - A

SCALE – HOR: 1" = 40' & VER: 1" = 4'



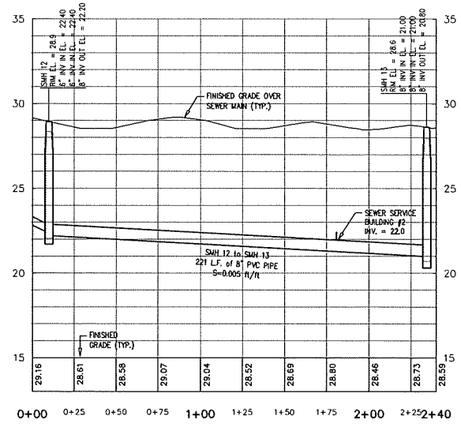
SEWER PROFILE B - B

SCALE – HOR: 1" = 40' & VER: 1" = 4'



SEWER PROFILE C - C

SCALE – HOR: 1" = 40' & VER: 1" = 4'



SEWER PROFILE D - D

SCALE – HOR: 1" = 40' & VER: 1" = 4'

PROFILE SCALE
1 inch = 4 feet (vertical)

0 1 2 3 4 8 12

0 10 20 30 40 60 80 120

1 inch = 40 feet (horizontal)
PLAN SCALE

COMMONWEALTH OF MASSACHUSETTS
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Sheet Title:

SEWER PROFILES

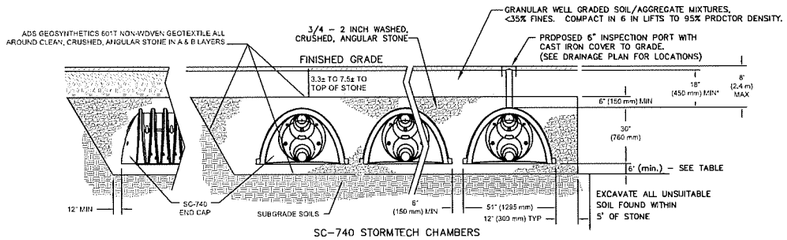
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ISSUED FOR PERMIT

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\DAB Final\Surfside Crossing - Site Development (rev21).dwg



SC-740 STORMTECH CHAMBERS

NOTES:

CHAMBERS SHALL MEET ASTM F 2418-05 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

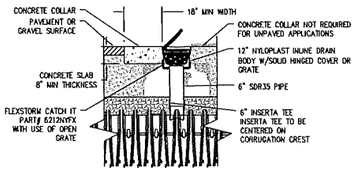
THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE SAFETY FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE SAFETY FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS.

UNSUITABLE SOILS : SURFICIAL ORGANICS, SURFICIAL OR BURIED TOP SOIL/SUB SOIL, OLD FOUNDATION, UTILITIES, PAVEMENT, FILL AND ALL OTHER DELETERIOUS MATERIAL.

SOIL INSPECTION: THE DESIGN ENGINEER SHALL CONDUCT A BOTTOM OF EXCAVATION TEST, TO VERIFY THE UNSUITABLE MATERIALS HAVE BEEN REMOVED PRIOR TO BACKFILL OF SAND AND PRIOR TO THE INSTALLATION OF THE CRUSHED STONE BASE.

PROTECTION: INFILTRATION AREAS ARE TO BE PROTECTED DURING CONSTRUCTION AND AVOID OVER COMPACTION TO INSURE THE INFILTRATION CAPACITY IS MAINTAINED.



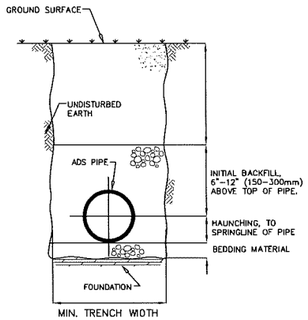
STORMTECH INSPECTION PORT DETAIL

NOT TO SCALE

	SYSTEM SIZE	# OF UNITS	# OF ROWS	TOP OF STONE	TOP OF CHAMBER	INVERT IN	8" INLET	BOTTOM CHAMBER	BOTTOM STONE	FINISHED GRADE
SWMA #1	30.00' x 103.30' x 4.0'	84	6	23.39	22.89	21.18 (15")	21.76	20.39	19.39	29.5± to 28.5±
SWMA #2	23.25' x 74.82' x 4.0'	50	5	22.53	22.03	20.57 (12")	20.90	19.53	18.53	30.0± to 28.7±
SWMA #3	20.50' x 74.82' x 4.0'	40	4	25.29	24.79	23.33 (12")	23.66	22.29	21.29	31.5± to 30.0±
SWMA #4	44.25' x 67.70' x 4.0'	81	9	25.03	24.53	22.82 (15")	23.40	22.03	21.03	31.5± to 30.0±
SWMA #5	25.25' x 74.82' x 4.0'	50	5	23.25	22.75	21.29 (12")	21.62	20.25	19.25	29.5± to 27.7±
SWMA #6	25.25' x 60.58' x 4.0'	40	5	24.98	24.48	23.02 (12")	23.35	21.98	20.98	30.0± to 28.9±
SWMA #7	25.25' x 39.22' x 3.5'	25	5	26.27	25.77	24.31 (12")	24.64	23.77	22.77	30.5± to 29.6±
SWMA #8	39.50' x 60.58' x 4.0'	64	8	24.15	23.65	21.94 (15")	22.52	21.15	19.65	30.6± to 29.4±
SWMA #9	25.25' x 67.70' x 4.0'	45	5	25.21	24.71	23.33 (12")	23.66	22.21	21.21	31.5± to 30±

STORMWATER MANAGEMENT AREAS #1 THROUGH #9

NOT TO SCALE



MIN. TRENCH WIDTH

NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.

2. BEDDING, HAUNCHING & INITITAL BACKFILL: SUITABLE MATERIAL SHALL CONSIST OF CLEAN, HARD, PARTICLES OF GRAVEL MEETING THE FOLLOWING:

SIEVE SIZES	PASSING
3/4"	85-95%
NO. 4	5-15%
NO. 8	0-2%

MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"-24" (100-600MM) AND 42"-48" (1050-1200MM) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150MM) FOR 30"-36" (750-900MM) CPEP.

4. MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)

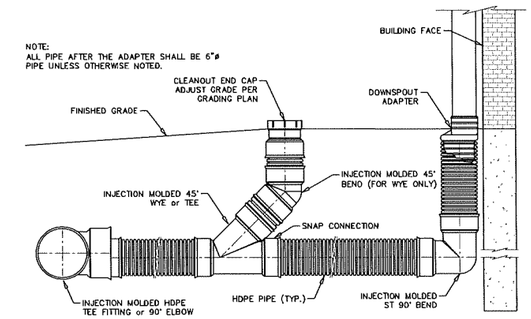
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300)*
H25 (RIGID PAVEMENT)	12 (300)
E80 RAILWAY	24 (610)
HEAVY CONSTRUCTION	48 (1220)

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

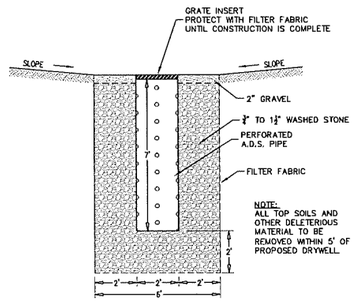
TRENCH CROSS-SECTION & A.D.S. PIPE INSTALLATION DETAIL

NOT TO SCALE



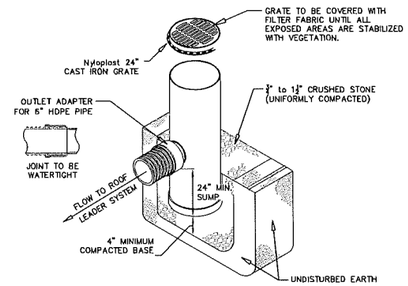
TYPICAL ROOF DRAIN DETAIL

NOT TO SCALE



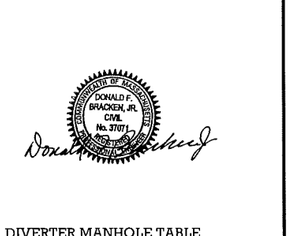
DRYWELL DETAIL

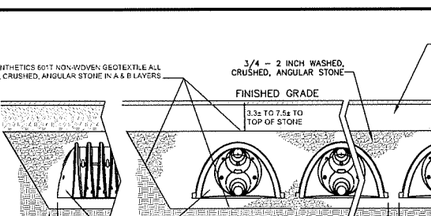
NOT TO SCALE

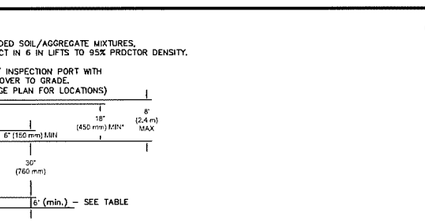


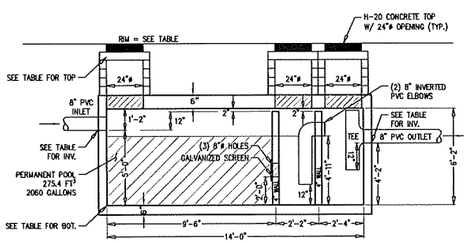
FIELD DRAIN DETAIL

NOT TO SCALE

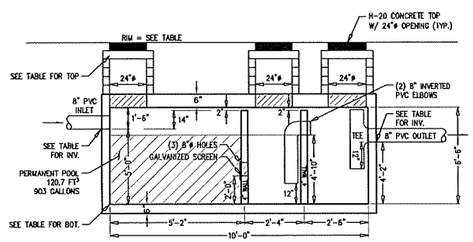








USE 3,000 GALLON TANK



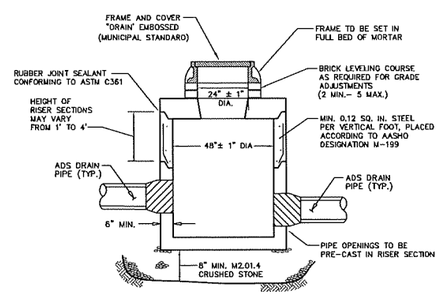
USE 2,000 GALLON TANK

WQI #	RIM	TOP OF CHAMBER	INVERT IN	INVERT OUT	BOTTOM INTERIOR
#1	29.0	24.30	22.63	21.80	17.63
#2	30.3	23.42	21.75	20.92	16.75
#3	30.3	26.18	24.51	23.68	19.51
#4	29.9	26.00	24.33	23.50	19.33
#5	27.9	24.14	22.47	21.64	17.47
#8	30.0	25.04	23.41	22.54	18.37
#9	30.1	26.19	24.56	23.69	19.52

WQI #	RIM	TOP OF CHAMBER	INVERT IN	INVERT OUT	BOTTOM INTERIOR
#6	30.0	26.21	24.21	23.38	19.21
#7	30.1	27.51	25.51	24.68	20.51

3 CHAMBER WATER QUALITY INLET DETAILS

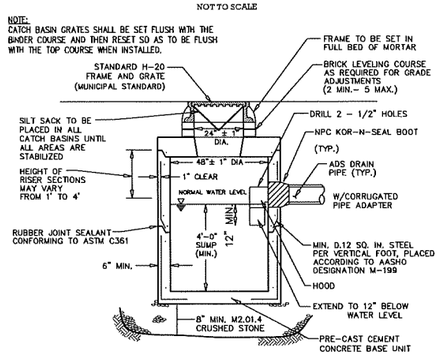
NOT TO SCALE



PRE-CAST TO CONFORM TO ASTM C478 9 FEET OR LESS IN DEPTH

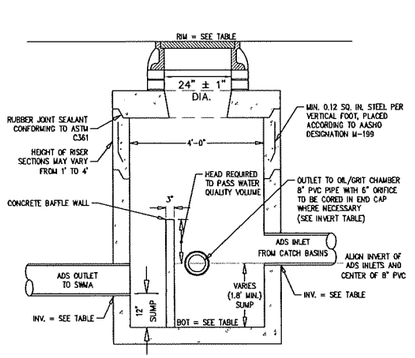
PRE-CAST CONCRETE DRAIN MANHOLE

NOT TO SCALE

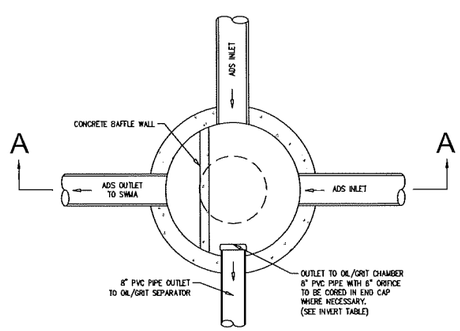


PRE-CAST CONCRETE CATCH BASIN

NOT TO SCALE



CROSS-SECTION A-A



DIVERTER MANHOLE DETAIL

NOT TO SCALE - USE DIMENSIONS

DIVERTER MANHOLE TABLE

DIVERTER DMH #	RIM	INVS. IN (SIZE)	8" INVERT	ORIFICE SIZE	TOP BAFFLE	INV. OUT (SIZE)	BOT. INT.
#3	28.8	23.08(15")	22.68	8"	23.66	21.32(15")	20.35
#6	30.0	22.20(12")	21.82	6"	22.84	20.60(12")	19.63
#8	30.1	24.93(12")	24.55	6"	25.57	23.45(12")	22.48
#10	29.7	24.88(12")	24.45	8"	25.71	22.98(15")	22.00
#12	27.8	22.91(12")	22.53	6"	24.18	21.32(12")	20.34
#13	29.2	24.62(12")	24.25	6"	24.74	23.13(12")	22.16
#14	29.8	25.92(12")	25.55	6"	25.93	24.43(12")	23.45
#16	29.9	23.83(12")	23.44	6"	23.86	22.07(15")	21.09
#17	29.9	24.99(12")	24.59	6"	25.30	23.51(12")	22.55

NOTE:

DETAILS SHOWN FOR PLANNING AND PERMITTING PURPOSES ONLY, FINAL DETAILS, SPECIFICATIONS, AND CONSTRUCTION NOTES TO BE INCLUDED ON FINAL CONSTRUCTION DRAWINGS.

Prepared By:

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NANTUCKET, MA 02554
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Sheet Title:

DRAINAGE DETAILS

"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD

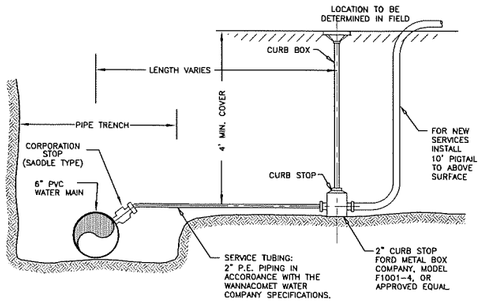
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
3	5/24/23	REVISE PER REVIEW COMMENTS	RMM
2	3/30/23	REVISE FOR PERMIT SUBMISSION	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEJ | Checked: DFB/AMG | Sheet: 8 of 11

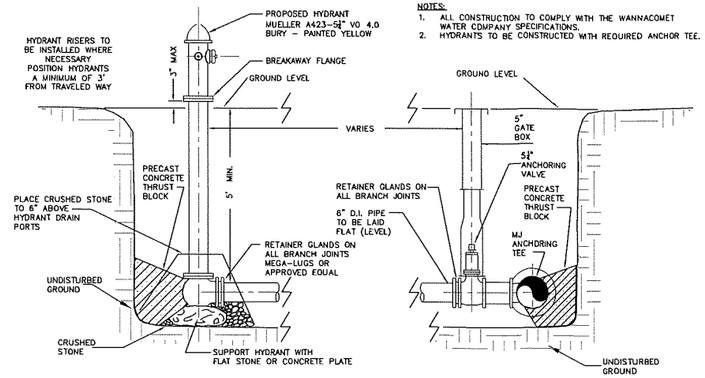
ISSUED FOR PERMIT

S:\Active Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (Feb17).dwg



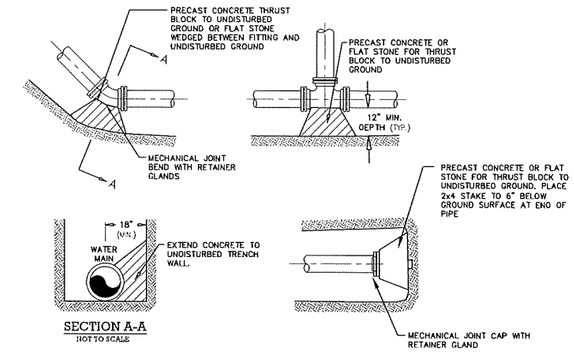
TYPICAL SERVICE CONNECTION

NOT TO SCALE



TYPICAL HYDRANT ASSEMBLY INSTALLATION

NOT TO SCALE

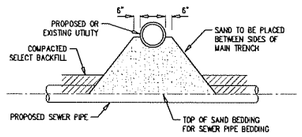


SECTION A-A

NOT TO SCALE

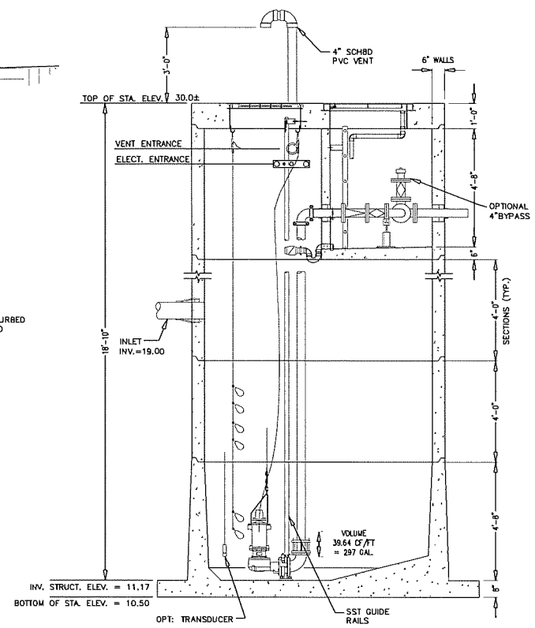
TYPICAL THRUST BLOCK DETAILS

NOT TO SCALE

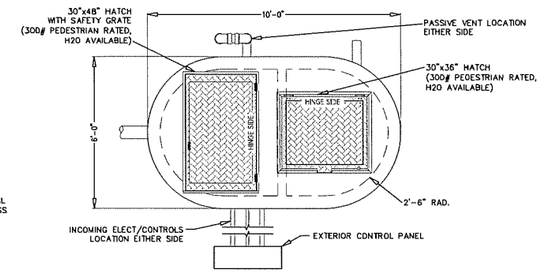


SEWER AND UTILITY CROSSING

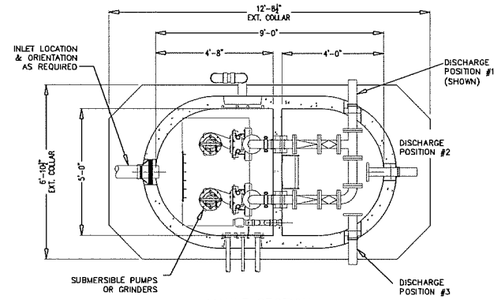
NOT TO SCALE



INTERIOR ELEVATION VIEW
RC509 x 22'-10"



COVER

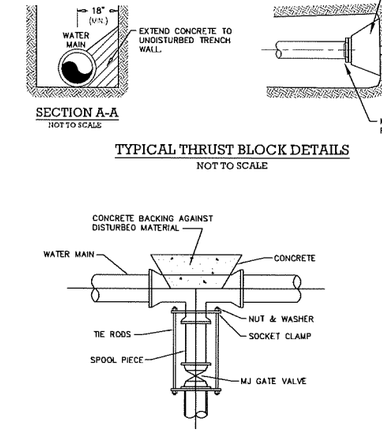


VAULT SECTION

DETAIL SHOWN FOR SCHEMATIC PURPOSES ONLY. DESIGN TO BE FINALIZED IF PREFERRED GRAVITY CONNECTION CANNOT BE MADE

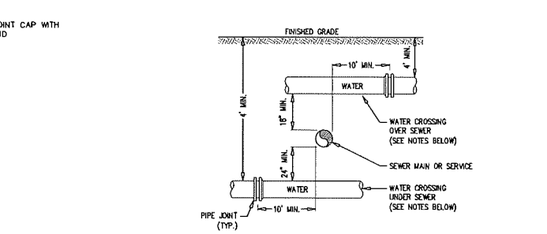
TYPICAL SEWER PUMP STATION DETAIL

NOT TO SCALE



TYPICAL VALVE CONNECTION

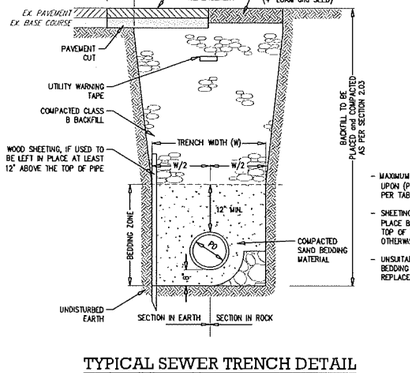
NOT TO SCALE



NOTES:
SEWERS SHALL BE SEPARATED AT LEAST 10' HORIZONTALLY AND 18" VERTICALLY FROM ANY WATER LINES WHEN PROPER HORIZONTAL AND VERTICAL SEPARATION CANNOT BE ACHIEVED, THE FOLLOWING SHALL BE REQUIRED:
1. THE WATER AND SEWER LINES SHALL BE PLACED IN SEPARATE TRENCHES.
2. WHEN THE WATER MUST CROSS BELOW THE SEWER, THE BOTTOM OF THE SEWER PIPE SHALL BE AT LEAST 24" ABOVE THE TOP OF THE WATER PIPE AND THE SEWER PIPE SHALL BE ENCASED IN A CONCRETE SLEEVE 10' IN BOTH DIRECTIONS OF THE CROSSING. CONCRETE ENCASEMENT SHALL BE 3" OF 3,000 PSI CONCRETE POURED INTO A FORM (NOT FREE FLOW). ENCASEMENT MUST BE INSPECTED BY THE PROJECT ENGINEER PRIOR TO BACKFILLING.
3. BOTH THE WATER AND SEWER PIPE SHALL BE DUCTILE IRON FOR A LENGTH OF 10' IN BOTH DIRECTIONS OF THE CROSSING.
4. ALL CROSSINGS WITHIN THESE VERTICAL CLEARANCES SHALL BE FILLED WITH CLASS I MATERIAL (CRUSHED STONE).

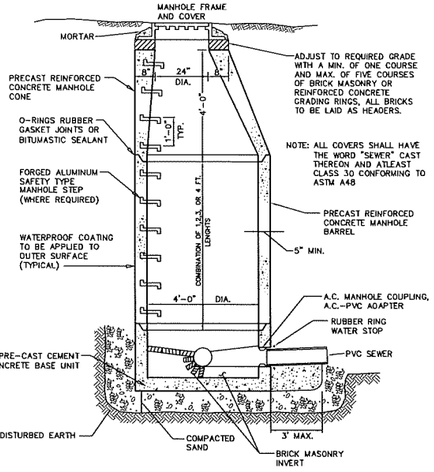
SEWER AND WATER CROSSING

NOT TO SCALE



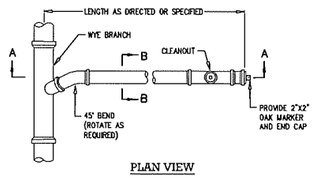
TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE

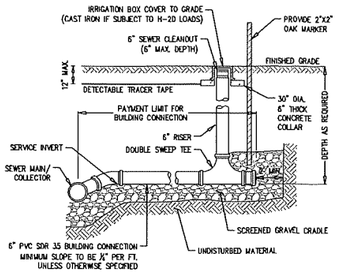


STANDARD H-20 SEWER MANHOLE SECTION

NOT TO SCALE



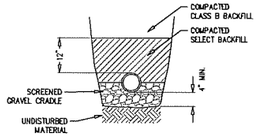
PLAN VIEW



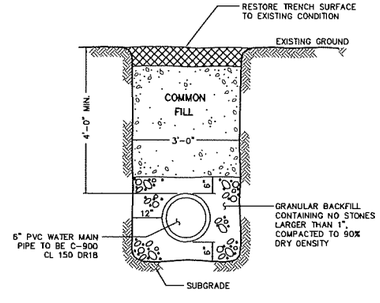
SECTION A - A

BUILDING SEWER CONNECTION

NOT TO SCALE



SECTION B - B



WATER MAIN TRENCH DETAIL

NOT TO SCALE

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WATER & SEWER DETAILS

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PROPOSED 40B DEVELOPMENT

IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

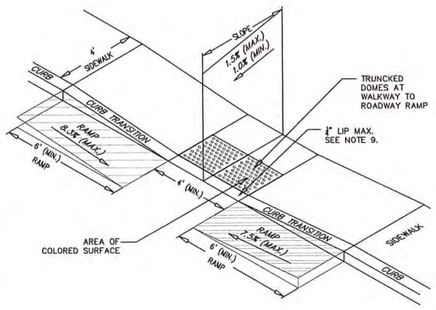
#3, 5, 7 & 9 SOUTH SHORE ROAD

MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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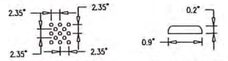
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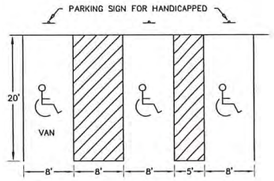
HANDICAP RAMP DETAIL

NOT TO SCALE

NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1.0% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM DISTANCE OF 3' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN THE ACCESSIBLE ROUTE (I.E.,HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200'.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWING TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY AND AUDIBLY WITH ADJOINING SURFACES.



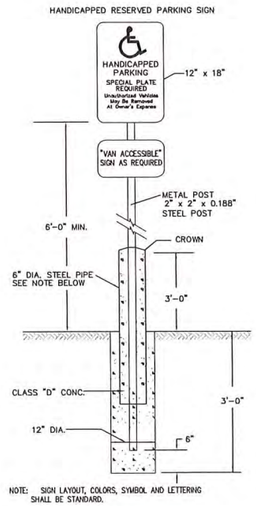
NOTE: REFER TO LANDSCAPE DESIGN PLANS FOR ADA COMPLIANCE AND ADDITIONAL INFORMATION



NOTE:
GRADE TO BE 2% MAXIMUM IN ANY DIRECTION ACROSS HANDICAP STALLS AND LOADING AREAS.

HANDICAP PARKING DETAIL

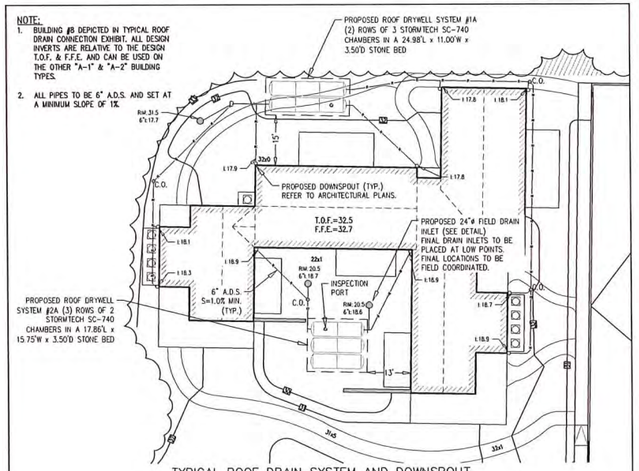
NOT TO SCALE



NOTE: SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.

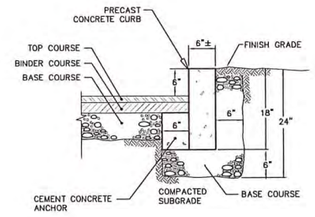
HANDICAP PARKING SIGN

NOT TO SCALE



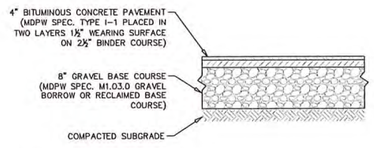
TYPICAL ROOF DRAIN SYSTEM AND DOWNSPOUT CONNECTIONS FOR BUILDING TYPES A-1 & A-2

SCALE: 1" = 20'



PRECAST CONCRETE CURB

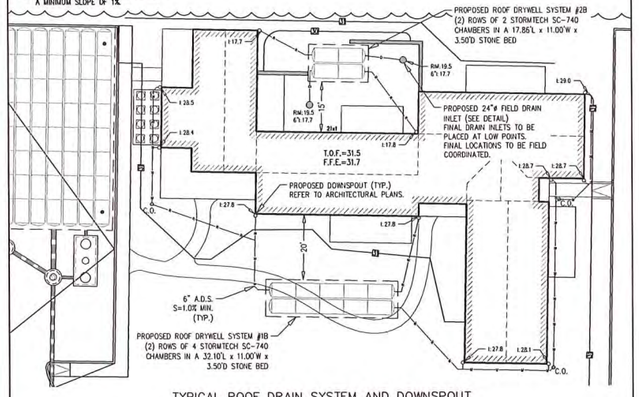
NOT TO SCALE



NOTE:
1. SANDY LOAM and/or LOAMY SAND TOPSOIL MATERIAL SHALL BE EXCAVATED FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. SUB-GRADE (EXISTING MATERIAL) SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE and/or COARSE SAND, FREE FROM LOAM and CLAY TO A DEPTH NOT LESS THAN 4 FEET BELOW THE FINISH PAVEMENT SURFACE.
3. SUBGRADE FILL SHALL BE COMPACTED TO 95% COMPACTION.
4. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH and LOCATION.
5. SEE GRADING PLAN FOR PAVEMENT SLOPE and CROSS SLOPE.
6. PRIOR TO INSTALLING THE WEARING COURSE, THE EXISTING BINDER COURSE SURFACE SHALL BE SWEPT COMPLETELY CLEAN BY A STREET SWEEPING MACHINE AND A TACK COAT SHALL BE INSTALLED TO A LEVEL APPROVED BY THE ENGINEER.

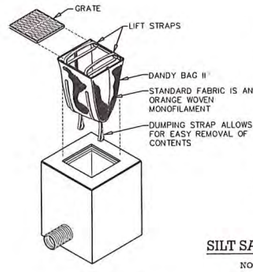
PAVEMENT SECTION

NOT TO SCALE



TYPICAL ROOF DRAIN SYSTEM AND DOWNSPOUT CONNECTIONS FOR BUILDING TYPE B

SCALE: 1" = 20'



INSTALLATION:

REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG II© SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

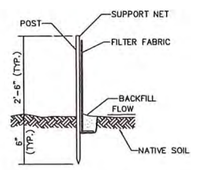
MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II©. IF THE CONTAINMENT AREA IS MORE THAN ¼ FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

SILT SACK DETAIL

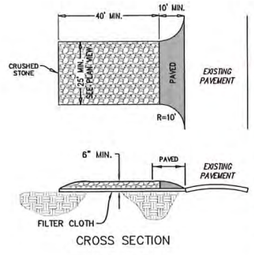
NOT TO SCALE

DANDY BAG II©
INSTALLATION AND MAINTENANCE GUIDELINES



SILTATION FENCE DETAIL

NOT TO SCALE



CROSS SECTION

TRACKING PAD NOTES:

STONE SIZE – USE 2" CRUSHED STONE

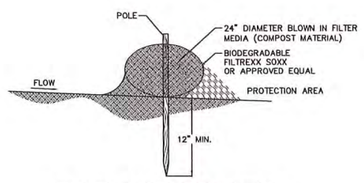
FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. STONE USED SHALL BE LARGE ENOUGH SO THAT IT DOES NOT GET PICKED UP AND TRACKED OFF THE SITE BY THE VEHICLE TRAFFIC.

SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND and REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY TRACKING PAD DETAIL

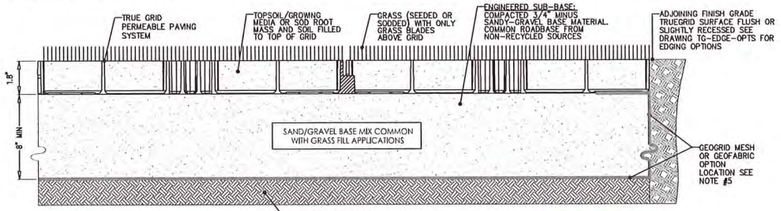
NOT TO SCALE



FILTREXX SOXX BARRIER DETAIL

NOT TO SCALE

NOTES:
1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



APPLICATION:
HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

GRASS FILL HEAVY LOAD TRUEGRID PRO PLUS

NOT TO SCALE



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED

TRUEGRID
True to your project. True to the environment.
1-855-355-GRID (4743)



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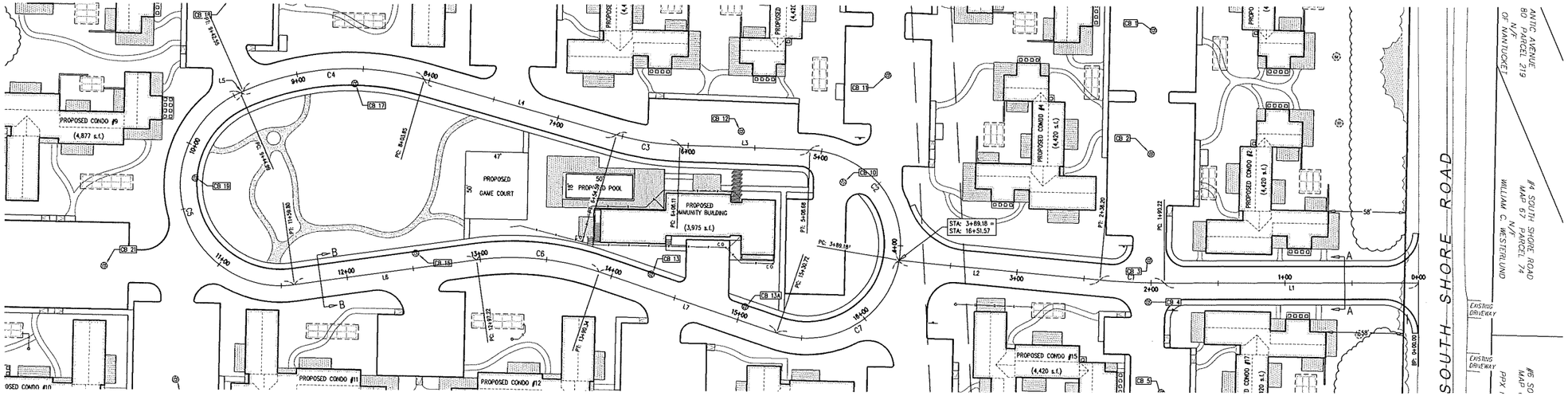
CONSTRUCTION DETAILS

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
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#3, 5, 7 & 9 SOUTH SHORE ROAD
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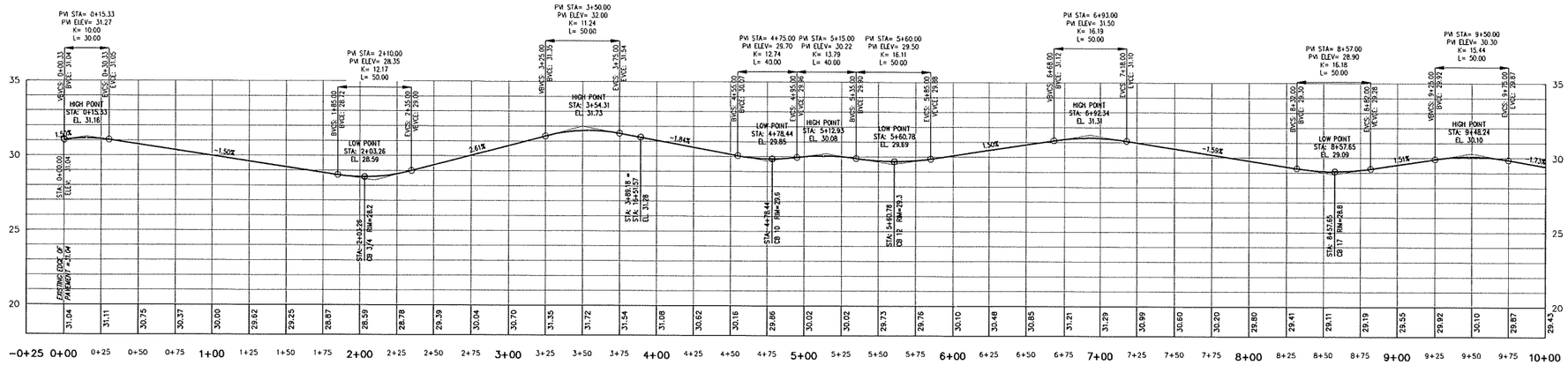
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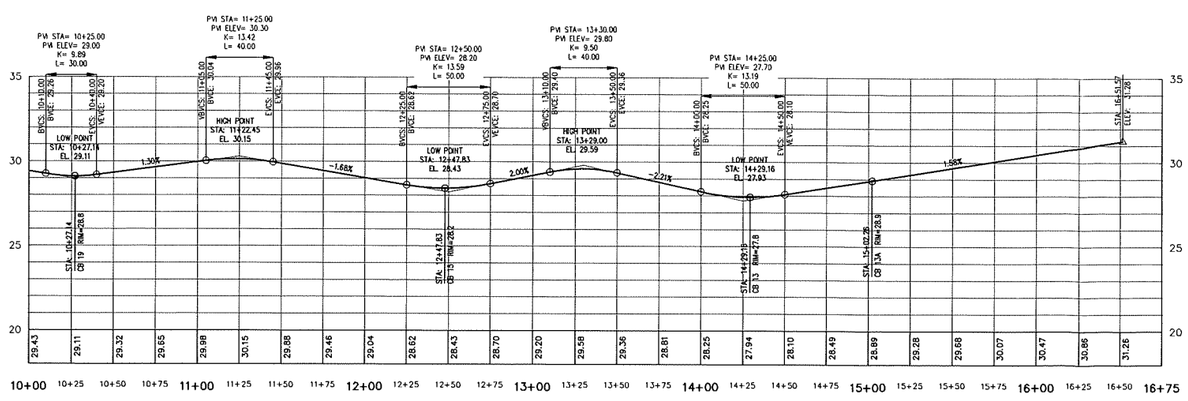
Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BE | Checked: DFB/AMG | Sheet: 10 of 11

ISSUED FOR PERMIT



CENTERLINE GEOMETRY				
NUMBER	LENGTH	RADIUS	LINE / CHORD BEARING	DELTA
L1	190.22'		N70° 09' 26"W	
C1	47.98'	500.00'	N67° 24' 23"W	005°29'53"
L2	150.98'		N64° 39' 27"W	
C2	119.50'	70.00'	N19° 05' 50"W	097°48'39"
L3	97.43'		N68° 00' 10"W	
C3	48.48'	200.00'	N61° 03' 31"W	013°53'17"
L4	149.26'		N54° 06' 53"W	
C4	138.70'	200.00'	N73° 58' 54"W	039°44'04"
L5	2.44'		S86° 09' 04"W	
C5	214.81'	75.00'	S04° 05' 59"W	164°06'11"
L6	137.43'		S77° 57' 07"E	
C6	93.12'	200.00'	S64° 36' 48"E	026°40'38"
L7	140.38'		S51° 16' 29"E	
C7	120.85'	70.00'	N79° 15' 00"E	098°55'02"

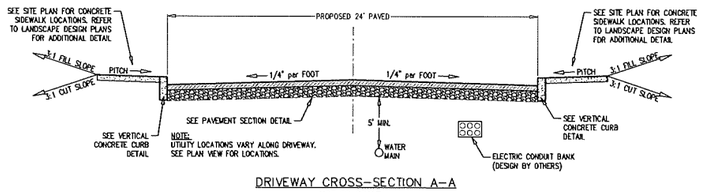




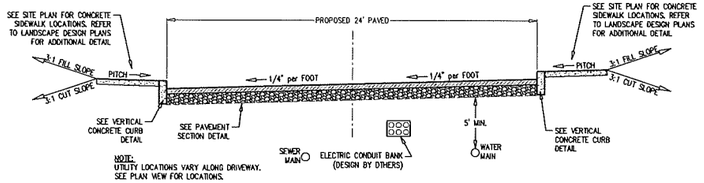
PROFILE SCALE
1 inch = 4 feet (vertical)



1 inch = 40 feet (horizontal)
PLAN SCALE



DRIVEWAY CROSS-SECTION A-A
NOT TO SCALE



DRIVEWAY CROSS-SECTION B-B
NOT TO SCALE

DONALD F. BRACKEN, JR. CIVIL No. 37071 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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Sheet Title:
CENTERLINE PROFILE OF DRIVEWAY

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

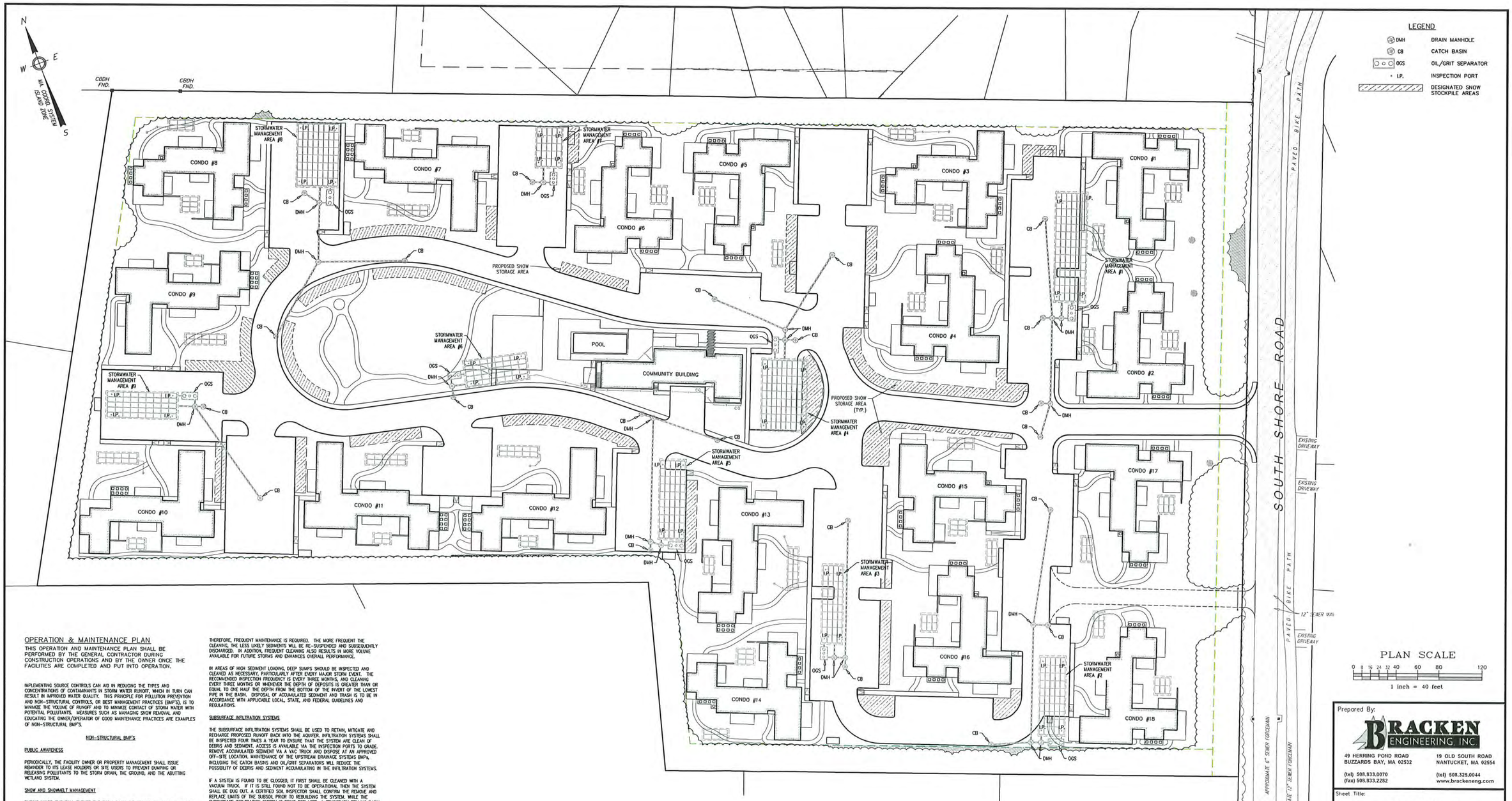
No.	Date	Revision Description	By
3	5/24/23	REVISE PER REVIEW COMMENTS	RMM
2	3/30/23	REVISE FOR PERMIT SUBMISSION	RMM
1	2/28/20	GENERAL REDESIGN	RMM

Date: FEBRUARY 15, 2018 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 11 of 11

ISSUED FOR PERMIT

S:\Active Projects\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev21).dwg

OPERATION & MAINTENANCE PLAN REVISED 05.24.23



OPERATION & MAINTENANCE PLAN

THIS OPERATION AND MAINTENANCE PLAN SHALL BE PERFORMED BY THE GENERAL CONTRACTOR DURING CONSTRUCTION OPERATIONS AND BY THE OWNER ONCE THE FACILITIES ARE COMPLETED AND PUT INTO OPERATION.

IMPLEMENTING SOURCE CONTROLS CAN AID IN REDUCING THE TYPES AND CONCENTRATIONS OF CONTAMINANTS IN STORM WATER RUNOFF, WHICH IN TURN CAN RESULT IN IMPROVED WATER QUALITY. THIS PRINCIPLE FOR POLLUTION PREVENTION AND NON-STRUCTURAL CONTROLS, OR BEST MANAGEMENT PRACTICES (BMP'S), IS TO MINIMIZE THE VOLUME OF RUNOFF AND TO MINIMIZE CONTACT OF STORM WATER WITH POTENTIAL POLLUTANTS. MEASURES SUCH AS MANAGING SNOW REMOVAL AND EDUCATING THE OWNER/OPERATOR OF GOOD MAINTENANCE PRACTICES ARE EXAMPLES OF NON-STRUCTURAL BMP'S.

NON-STRUCTURAL BMP'S

PUBLIC AWARENESS

PERIODICALLY, THE FACILITY OWNER OR PROPERTY MANAGEMENT SHALL ISSUE REMINDER TO ITS LEASE HOLDERS OR SITE USERS TO PREVENT DUMPING OR RELEASING POLLUTANTS TO THE STORM DRAIN, THE GROUND, AND THE ABUTTING WETLAND SYSTEM.

SNOW AND SNOWMELT MANAGEMENT

DURING MINOR SNOWFALL EVENTS THE SNOW SHALL BE STOCKPILED ALONG THE EDGE OF PARKING AREAS/PATHS UP GRADIENT OF A PROPOSED CATCH BASIN AND TRENCH DRAINS IN THE AREAS SHOWN ON THE SITE PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO MAKE SURE THE SNOW REMOVAL CONTRACTOR DOES NOT PILE THE SNOW ON TOP OF THE PROPOSED CATCH BASINS. THE OWNER IS TO REMOVE SEDIMENT FROM SNOW STORAGE AREAS EVERY SPRING.

NO DE-ICING COMPOUNDS, SUCH AS CACL2, CALCIUM MAGNESIUM ACETATE (CMA) SHALL BE USED ON THE SITE. THE SNOW REMOVAL CONTRACTOR SHALL STORE ALL SAND OFF-SITE. NO QUANTITIES OF SAND COMPOUNDS SHALL BE STORED ON-SITE.

IN THE EVENT DESIGNATED SNOW STORAGE AREAS ARE INADEQUATE FOR A PARTICULAR STORM EVENT OR EVENTS, EXCESS SNOW MUST BE REMOVED FROM THE PROPERTY.

STRUCTURAL BMP'S

STRUCTURAL BMP'S ARE THOSE PHYSICAL FACILITIES THAT ARE DESIGNED TO MANAGE BOTH STORMWATER QUANTITY AND QUALITY. PROPER MAINTENANCE OF THE PROPOSED STRUCTURAL BMP'S WILL ENSURE DESIGN PERFORMANCE AND PROMOTE LONGEVITY OF THE STRUCTURE AND MAY DECREASE OPERATOR MAINTENANCE COSTS. THE STRUCTURAL BMP'S SELECTED FOR THE PROPOSED SITE DEVELOPMENT INCLUDE DEEP SUMP/HOODED CATCH BASINS, DRAINAGE MANHOLES, OIL/GRIT SEPARATORS AND OUTLET STRUCTURES.

DEEP SUMP HOODED CATCH BASINS & MANHOLES

ALL PROPOSED CATCH BASINS ARE TO BE A MINIMUM OF FOUR FEET IN DIAMETER AND CATCH BASINS EQUIPPED WITH FOUR-FOOT DEEP SUMPS TO TRAP SEDIMENTS AND ANY DEBRIS/TRASH. THE PIPE OUTLETS SHALL BE HOODED TO PREVENT FLOATING DEBRIS AND OILS FROM ENTERING THE SUBSURFACE DRAINAGE CONVEYANCE SYSTEM OR RAIN GARDEN. THE ACTUAL REMOVAL OF SEDIMENTS, TRASH, AND ASSOCIATED POLLUTANTS ONLY OCCURS WHEN THE DEEP SUMPS ARE CLEANED OUT; THEREFORE, FREQUENT MAINTENANCE IS REQUIRED. THE MORE FREQUENT THE CLEANING, THE LESS LIKELY SEDIMENTS WILL BE RE-SUSPENDED AND SUBSEQUENTLY DISCHARGED. IN ADDITION, FREQUENT CLEANING ALSO RESULTS IN MORE VOLUME AVAILABLE FOR FUTURE STORMS AND ENHANCES OVERALL PERFORMANCE.

IN AREAS OF HIGH SEDIMENT LOADING, DEEP SUMPS SHOULD BE INSPECTED AND CLEANED AS NECESSARY, PARTICULARLY AFTER EVERY MAJOR STORM EVENT. THE RECOMMENDED INSPECTION FREQUENCY IS EVERY THREE MONTHS, AND CLEANING EVERY THREE MONTHS OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT OF THE LOWEST PIPE IN THE BASIN. DISPOSAL OF ACCUMULATED SEDIMENT AND TRASH IS TO BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

SUBSURFACE INFILTRATION SYSTEMS

THE SUBSURFACE INFILTRATION SYSTEMS SHALL BE USED TO RETAIN, MITIGATE AND RECHARGE PROPOSED RUNOFF BACK INTO THE AQUIFER. INFILTRATION SYSTEMS SHALL BE INSPECTED FOUR TIMES A YEAR TO ENSURE THAT THE SYSTEM ARE CLEAN OF DEBRIS AND SEDIMENT. ACCESS IS AVAILABLE VIA THE INSPECTION PORTS TO GRADE. REMOVE ACCUMULATED SEDIMENT VIA A VAC TRUCK AND DISPOSE AT AN APPROVED OFF-SITE LOCATION. MAINTENANCE OF THE UPSTREAM DRAINAGE SYSTEMS BMPs, INCLUDING THE CATCH BASINS AND OIL/GRIT SEPARATORS WILL REDUCE THE POSSIBILITY OF DEBRIS AND SEDIMENT ACCUMULATING IN THE INFILTRATION SYSTEMS.

IF A SYSTEM IS FOUND TO BE CLOGGED, IT FIRST SHALL BE CLEANED WITH A VACUUM TRUCK. IF IT IS STILL FOUND NOT TO BE OPERATIONAL THEN THE SYSTEM SHALL BE DUG OUT. A CERTIFIED SOIL INSPECTOR SHALL CONFIRM THE REMOVE AND REPLACE LIMITS OF THE SUBSOIL PRIOR TO REBUILDING THE SYSTEM. WHILE THE SUBSURFACE INFILTRATION SYSTEM IS BEING REPLACED, A TEMPORARY STILLING BASIN WILL BE CONSTRUCTED, AND FLOWS WILL BE TEMPORARILY PUMPED TO THIS LOCATION UNTIL THE NEW SUBSURFACE INFILTRATION SYSTEM CAN BE CONNECTED.

OIL/GRIT SEPARATORS

OIL-GRIT SEPARATORS SHALL BE UTILIZED ON THIS PROJECT TO PROVIDE REMOVAL OF TOTAL SUSPENDED SOLIDS (TSS) FROM STORMWATER RUNOFF. AS RUNOFF PASSES THROUGH THESE UNITS, TSS IS SETTLED OUT AND TRAPPED WITHIN THE UNIT.

TO ENSURE PROPER OPERATION, THE UNITS SHOULD BE INSPECTED MONTHLY TO ENSURE THAT THEY ARE OPERATING AS INTENDED. INSPECTIONS CONDUCTED AT INTERVALS DURING AND AFTER A STORM WILL HELP TO DETERMINE IF THE UNITS ARE MEETING THE EXPECTED RETENTION TIMES. POTENTIAL PROBLEMS THAT SHOULD BE CHECKED INCLUDE: EXCESSIVE SEDIMENT ACCUMULATION; WATER LEVELS IN OIL-GRIT SEPARATORS; AND CONDITION OF PIPE INLET AND OUTLET HOODS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. DURING INSPECTIONS, CHANGES TO THE UNITS OR THE CONTRIBUTING WATERSHED SHOULD BE NOTED, AS THESE MAY AFFECT THE OIL-GRIT SEPARATORS' PERFORMANCE.

OIL-GRIT SEPARATORS ARE TO BE INSPECTED AFTER EVERY MAJOR STORM BUT AT LEAST MONTHLY AND TRASH AND DEBRIS SHOULD BE REMOVED AT THIS TIME. UNITS ARE TO BE CLEANED TWICE PER YEAR. DISPOSAL OF ACCUMULATED SEDIMENT AND TRASH IS TO BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

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Sheet Title:

OPERATION & MAINTENANCE PLAN

"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD

MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
1	5/24/23	REVISE PER REVIEW COMMENTS	RMM

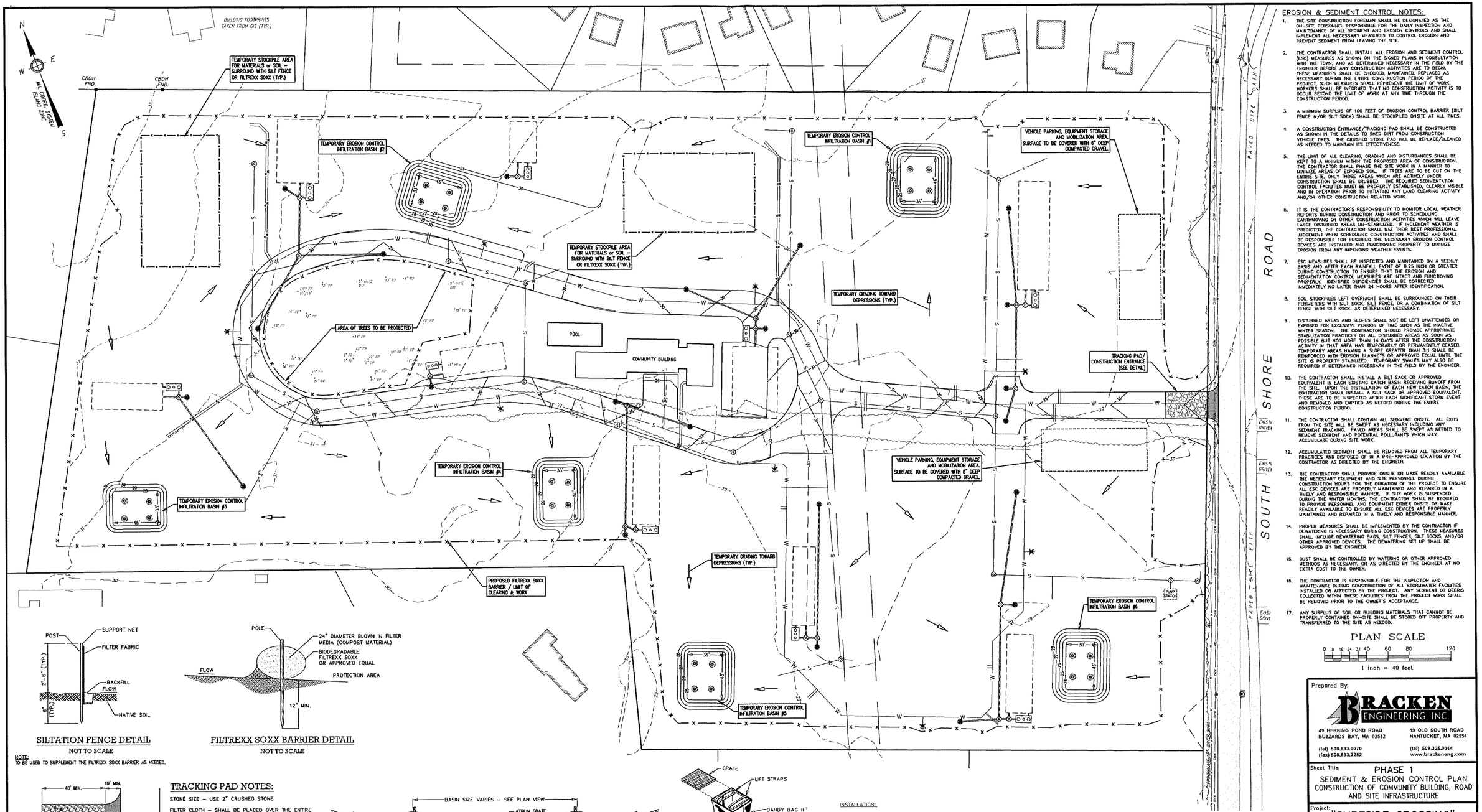
Date:	Drawn:	Checked:	Sheet:
MARCH 30, 2023	RMM/ERC/BEI	DFB/AMG	1 of 1

ISSUED FOR PERMIT

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EROSION CONTROL PHASING PLANS

REVISED 05.24.23



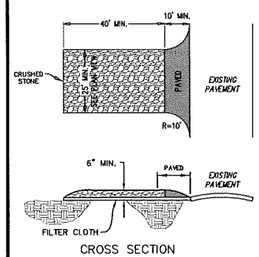
SILTATION FENCE DETAIL

NOT TO SCALE

FILTREXX SOXX BARRIER DETAIL

NOT TO SCALE

NOTE:
TO BE USED TO SUPPLEMENT THE FILTREXX SOXX BARRIER AS NEEDED.



TEMPORARY TRACKING PAD DETAIL

NOT TO SCALE

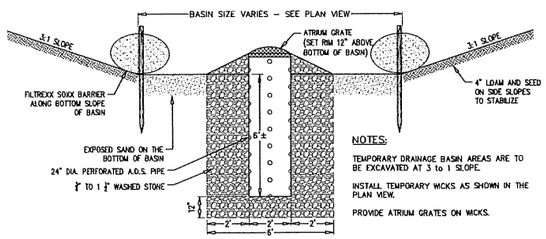
TRACKING PAD NOTES:

STONE SIZE – USE 2" CRUSHED STONE

FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. STONE USED SHALL BE LARGE ENOUGH SO THAT IT DOES NOT GET PICKED UP AND TRACKED OFF THE SITE BY THE VEHICLE TRAFFIC.

SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



TEMPORARY EROSION CONTROL INFILTRATION BASIN DETAIL

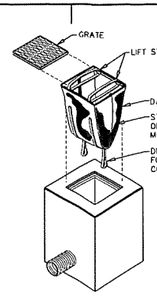
NOT TO SCALE

NOTES:

TEMPORARY DRAINAGE BASIN AREAS ARE TO BE EXCAVATED AT 3 to 1 SLOPE.

INSTALL TEMPORARY WICKS AS SHOWN IN THE PLAN VIEW.

PROVIDE ATRIUM GRATES ON WICKS.



DANDY BAG II©
INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION:

REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG II© SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II©. IF THE CONTAINMENT AREA IS MORE THAN ⅓ FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

SILT SACK DETAIL

NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1. THE SITE CONSTRUCTION FOREMAN SHALL BE DESIGNATED AS THE ON-SITE PERSONNEL RESPONSIBLE FOR THE DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS AND SHALL IMPLEMENT ALL NECESSARY MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE.
2. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS SHOWN ON THE SIGNED PLANS IN CONSULTATION WITH THE TOWN, AND AS DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES ARE TO BEGIN. THESE MEASURES SHALL BE CHECKED, MAINTAINED, REPLACED AS NECESSARY DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT, SUCH MEASURES SHALL REPRESENT THE LIMIT OF WORK. WORKERS SHALL BE INFORMED THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGH THE CONSTRUCTION PERIOD.
3. A MINIMUM SURPLUS OF 100 FEET OF EROSION CONTROL BARRIER (SILT FENCE &/OR SILT SOCK) SHALL BE STOCKPILED ONSITE AT ALL TIMES.
4. A CONSTRUCTION ENTRANCE/TRACKING PAD SHALL BE CONSTRUCTED AS SHOWN IN THE DETAILS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACE/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
5. THE LIMIT OF ALL CLEARING, GRADING AND DISTURBANCES SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. THE CONTRACTOR SHALL PHASE THE SITE WORK IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL. IF TREES ARE TO BE CUT ON THE ENTIRE SITE, ONLY THOSE AREAS WHICH ARE ACTIVELY UNDER CONSTRUCTION SHALL BE GRUBBED. THE REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE PROPERLY ESTABLISHED, CLEARLY VISIBLE AND IN OPERATION PRIOR TO INITIATING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR LOCAL WEATHER REPORTS DURING CONSTRUCTION AND PRIOR TO SCHEDULING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES WHICH WILL LEAVE LARGE DISTURBED AREAS UN-STABILIZED. IF INCLEMENT WEATHER IS PREDICTED, THE CONTRACTOR SHALL USE THEIR BEST PROFESSIONAL JUDGEMENT WHEN SCHEDULING CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR ENSURING THE NECESSARY EROSION CONTROL DEVICES ARE INSTALLED AND FUNCTIONING PROPERTY TO MINIMIZE EROSION FROM ANY IMPENDING WEATHER EVENTS.
7. ESC MEASURES SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.25 INCH OR GREATER DURING CONSTRUCTION TO ENSURE THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INTACT AND FUNCTIONING PROPERLY. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY NO LATER THAN 24 HOURS AFTER IDENTIFICATION.
8. SOIL STOCKPILES LEFT OVERNIGHT SHALL BE SURROUNDED ON THEIR PERIMETERS WITH SILT SOCK, SILT FENCE, OR A COMBINATION OF SILT FENCE WITH SILT SOCK, AS DETERMINED NECESSARY.
9. DISTURBED AREAS AND SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHOULD PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY AREAS HAVING A SLOPE GREATER THAN 3:1 SHALL BE REINFORCED WITH EROSION BLANKETS OR APPROVED EQUAL UNTIL THE SITE IS PROPERTY STABILIZED. TEMPORARY SWALES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
10. THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT IN EACH EXISTING CATCH BASIN RECEIVING RUNOFF FROM THE SITE. UPON THE INSTALLATION OF EACH NEW CATCH BASIN, THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT. THESE ARE TO BE INSPECTED AFTER EACH SIGNIFICANT STORM EVENT AND REMOVED AND EMPTIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL CONTAIN ALL SEDIMENT ONSITE. ALL EXITS FROM THE SITE WILL BE SWEPT AS NECESSARY INCLUDING ANY SEDIMENT TRACKING. PAVED AREAS SHALL BE SWEPT AS NEEDED TO REMOVE SEDIMENT AND POTENTIAL POLLUTANTS WHICH MAY ACCUMULATE DURING SITE WORK.
12. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM ALL TEMPORARY PRACTICES AND DISPOSED OF IN A PRE-APPROVED LOCATION BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
13. THE CONTRACTOR SHALL PROVIDE ONSITE OR MAKE READILY AVAILABLE THE NECESSARY EQUIPMENT AND SITE PERSONNEL DURING CONSTRUCTION HOURS FOR THE DURATION OF THE PROJECT TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ONSITE OR MAKE READILY AVAILABLE TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER.
14. PROPER MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IF DEWATERING IS NECESSARY DURING CONSTRUCTION. THESE MEASURES SHALL INCLUDE DEWATERING BAGS, SILT FENCES, SILT SOCKS, AND/OR OTHER APPROVED DEVICES. THE DEWATERING SET UP SHALL BE APPROVED BY THE ENGINEER.
15. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER AT NO EXTRA COST TO THE OWNER.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. ANY SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK SHALL BE REMOVED PRIOR TO THE OWNER'S ACCEPTANCE.
17. ANY SURPLUS OF SOIL OR BUILDING MATERIALS THAT CANNOT BE PROPERLY CONTAINED ON-SITE SHALL BE STORED OFF PROPERTY AND TRANSFERRED TO THE SITE AS NEEDED.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

CONSTRUCTION PHASING NOTE:

THE FOLLOWING CONSTRUCTION PHASING IS TO BE USED AS A GENERAL GUIDELINE AND MAY BE ALTERED AT A LATER DATE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEERS, LANDSCAPE ARCHITECTS AND REGULATORY AUTHORITIES AS NEEDED TO ALTER THE PHASING OF CONSTRUCTION ACTIVITIES.

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Sheet Title:
PHASE 1
SEDIMENT & EROSION CONTROL PLAN
CONSTRUCTION OF COMMUNITY BUILDING, ROAD AND SITE INFRASTRUCTURE

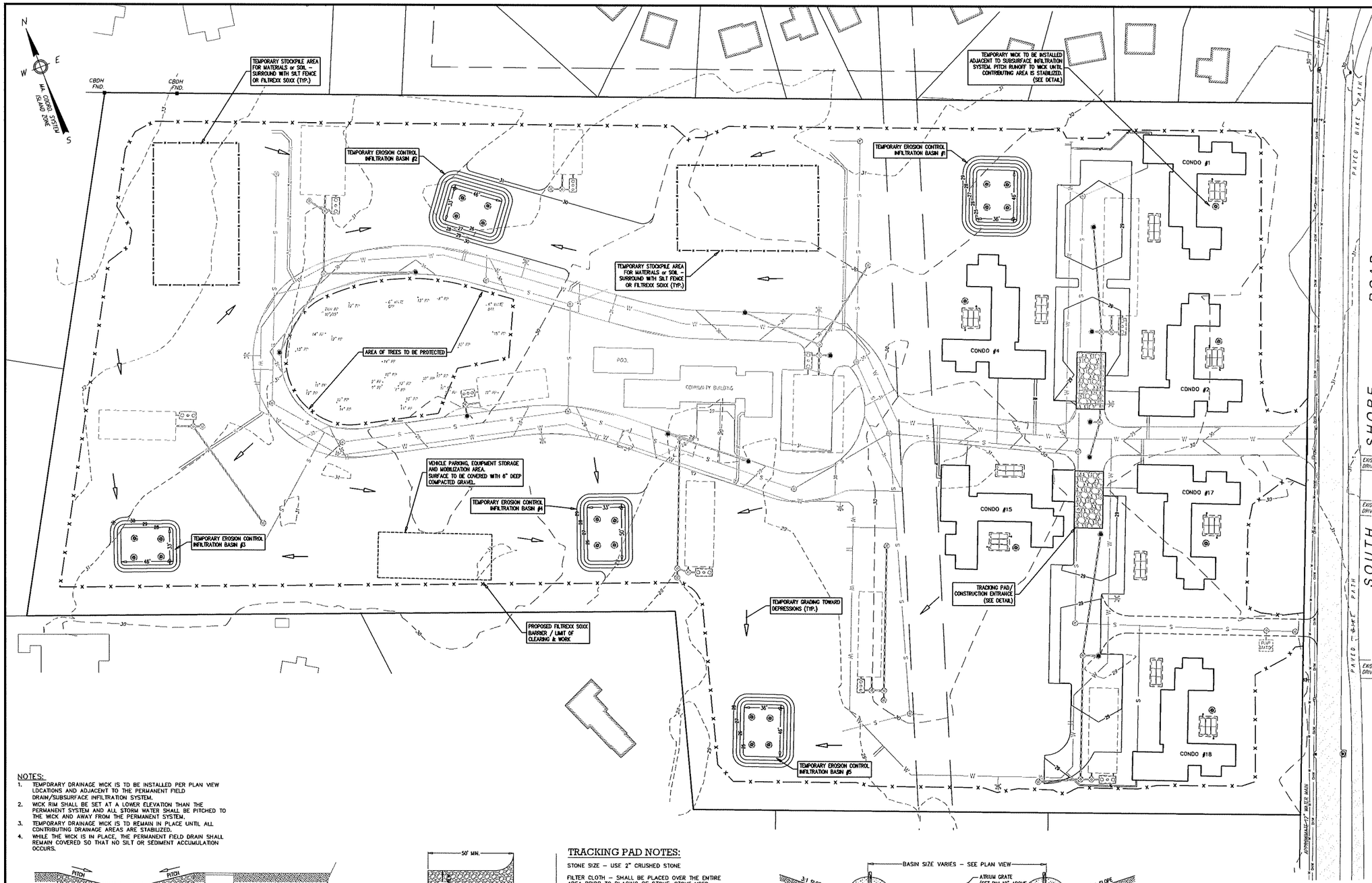
Project:
"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

COMMONWEALTH OF MASSACHUSETTS
DONALD E. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

No.	Date	Revision Description	By
1	5/24/23	REVISE PER REVIEW COMMENTS	RMM

Date: MARCH 30, 2023 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 4

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EROSION & SEDIMENT CONTROL NOTES:

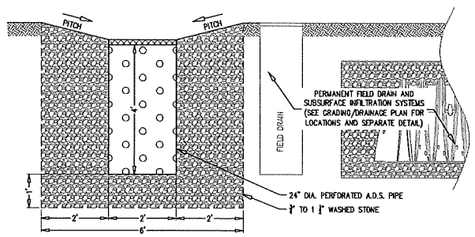
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2. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS SHOWN ON THE SIGNED PLANS IN CONSULTATION WITH THE TOWN, AND AS DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN TO BEGIN. THESE MEASURES SHALL BE CHECKED, MAINTAINED, REPLACED AS NECESSARY DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT, SUCH MEASURES SHALL REPRESENT THE LIMIT OF WORK. WORKERS SHALL BE INFORMED THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGH THE CONSTRUCTION PERIOD.
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4. A CONSTRUCTION ENTRANCE/TRACKING PAD SHALL BE CONSTRUCTED AS SHOWN IN THE DETAILS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACE/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
5. THE LIMIT OF ALL CLEARING, GRADING AND DISTURBANCES SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. THE CONTRACTOR SHALL PHASE THE SITE WORK IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL. IF TREES ARE TO BE CUT ON THE ENTIRE SITE, ONLY THOSE AREAS WHICH ARE ACTIVELY UNDER CONSTRUCTION SHALL BE GRUBBED. THE REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE PROPERLY ESTABLISHED, CLEARLY VISIBLE AND IN OPERATION PRIOR TO INITIATING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR LOCAL WEATHER REPORTS DURING CONSTRUCTION AND PRIOR TO SCHEDULING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES WHICH WILL LEAVE LARGE DISTURBED AREAS UN-STABILIZED. IF INCLEMENT WEATHER IS PREDICTED, THE CONTRACTOR SHALL USE THEIR BEST PROFESSIONAL JUDGEMENT WHEN SCHEDULING CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR ENSURING THE NECESSARY EROSION CONTROL DEVICES ARE INSTALLED AND FUNCTIONING PROPERTLY TO MINIMIZE EROSION FROM ANY IMPENDING WEATHER EVENTS.
7. ESC MEASURES SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.25 INCH OR GREATER DURING CONSTRUCTION TO ENSURE THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INTACT AND FUNCTIONING PROPERLY. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY NO LATER THAN 24 HOURS AFTER IDENTIFICATION.
8. SOIL STOCKPILES LEFT OVERNIGHT SHALL BE SURROUNDED ON THEIR PERIMETERS WITH SILT SOCK, SILT FENCE, OR A COMBINATION OF SILT FENCE WITH SILT SOCK, AS DETERMINED NECESSARY.
9. DISTURBED AREAS AND SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHOULD PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY AREAS HAVING A SLOPE GREATER THAN 3:1 SHALL BE REINFORCED WITH EROSION BLANKETS OR APPROVED EQUAL UNTIL THE SITE IS PROPERTY STABILIZED. TEMPORARY SWALES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
10. THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT IN EACH EXISTING CATCH BASIN RECEIVING RUNOFF FROM THE SITE. UPON THE INSTALLATION OF EACH NEW CATCH BASIN, THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT. THESE ARE TO BE INSPECTED AFTER EACH SIGNIFICANT STORM EVENT AND REMOVED AND EMPTIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL CONTAIN ALL SEDIMENT ONSITE. ALL EXITS FROM THE SITE WILL BE SWEPT AS NECESSARY INCLUDING ANY SEDIMENT TRACKING. PAVED AREAS SHALL BE SWEPT AS NEEDED TO REMOVE SEDIMENT AND POTENTIAL POLLUTANTS WHICH MAY ACCUMULATE DURING SITE WORK.
12. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM ALL TEMPORARY PRACTICES AND DISPOSED OF IN A PRE-APPROVED LOCATION BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
13. THE CONTRACTOR SHALL PROVIDE ONSITE OR MAKE READILY AVAILABLE THE NECESSARY EQUIPMENT AND SITE PERSONNEL DURING CONSTRUCTION HOURS FOR THE DURATION OF THE PROJECT TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ONSITE OR MAKE READILY AVAILABLE TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER.
14. PROPER MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IF DEWATERING IS NECESSARY DURING CONSTRUCTION. THESE MEASURES SHALL INCLUDE DEWATERING BAGS, SILT FENCES, SILT SOCKS, AND/OR OTHER APPROVED DEVICES. THE DEWATERING SET UP SHALL BE APPROVED BY THE ENGINEER.
15. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER AT NO EXTRA COST TO THE OWNER.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. ANY SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK SHALL BE REMOVED PRIOR TO THE OWNER'S ACCEPTANCE.
17. ANY SURPLUS OF SOIL OR BUILDING MATERIALS THAT CANNOT BE PROPERLY CONTAINED ON-SITE SHALL BE STORED OFF PROPERTY AND TRANSFERRED TO THE SITE AS NEEDED.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

NOTES:
1. TEMPORARY DRAINAGE WICK IS TO BE INSTALLED PER PLAN VIEW LOCATIONS AND ADJACENT TO THE PERMANENT FIELD DRAIN/SUBSURFACE INFILTRATION SYSTEM.
2. WICK RIM SHALL BE SET AT A LOWER ELEVATION THAN THE PERMANENT SYSTEM AND ALL STORM WATER SHALL BE PITCHED TO THE WICK AND AWAY FROM THE PERMANENT SYSTEM.
3. TEMPORARY DRAINAGE WICK IS TO REMAIN IN PLACE UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
4. WHILE THE WICK IS IN PLACE, THE PERMANENT FIELD DRAIN SHALL REMAIN COVERED SO THAT NO SILT OR SEDIMENT ACCUMULATION OCCURS.



TEMPORARY WICK DETAIL

NOT TO SCALE

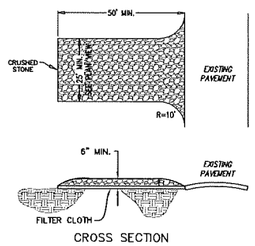
TRACKING PAD NOTES:

STONE SIZE – USE 2" CRUSHED STONE

FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. STONE USED SHALL BE LARGE ENOUGH SO THAT IT DOES NOT GET PICKED UP AND TRACKED OFF THE SITE BY THE VEHICLE TRAFFIC.

SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

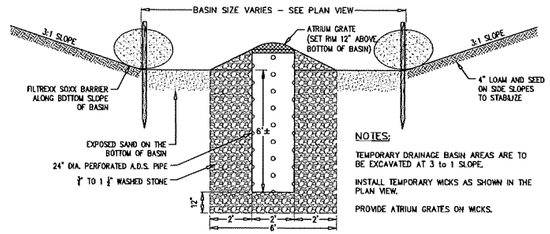
MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



CROSS SECTION

TEMPORARY TRACKING PAD DETAIL

NOT TO SCALE



NOTES:

TEMPORARY DRAINAGE BASIN AREAS ARE TO BE EXCAVATED AT 3 to 1 SLOPE.

INSTALL TEMPORARY WICKS AS SHOWN IN THE PLAN VIEW.

PROVIDE ATRIUM GRATES ON WICKS.

TEMPORARY EROSION CONTROL INFILTRATION BASIN DETAIL

NOT TO SCALE

CONSTRUCTION PHASING NOTE:

THE FOLLOWING CONSTRUCTION PHASING IS TO BE USED AS A GENERAL GUIDELINE AND MAY BE ALTERED AT A LATER DATE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEERS, LANDSCAPE ARCHITECTS AND REGULATORY AUTHORITIES AS NEEDED TO ALTER THE PHASING OF CONSTRUCTION ACTIVITIES.

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Sheet Title:

PHASE 2
SEDIMENT & EROSION CONTROL PLAN
CONSTRUCTION OF UNITS 1, 2, 4, 15, 17, & 18

Project:

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS

Prepared For:

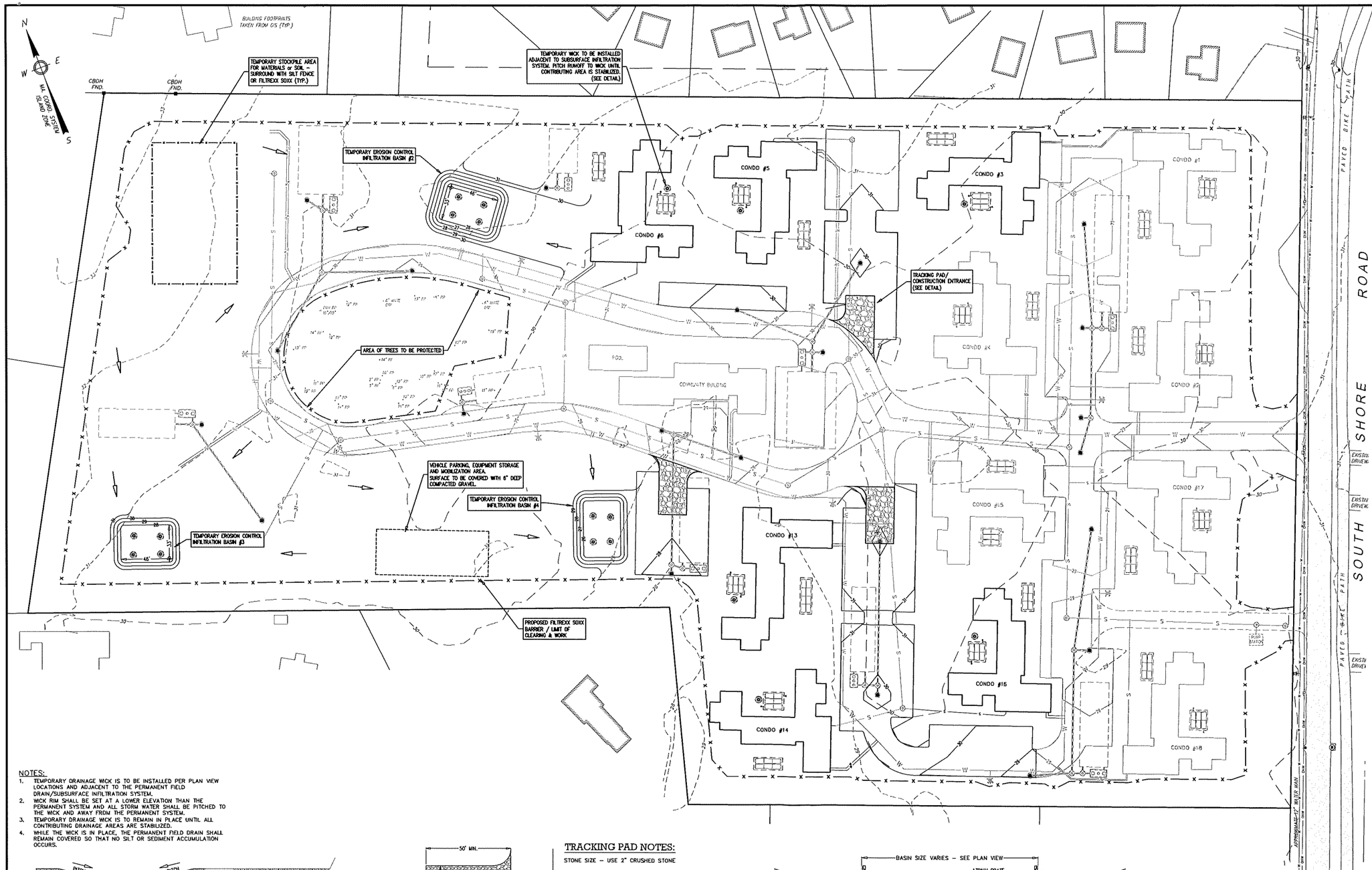
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
1	5/24/23	REVISE PER REVIEW COMMENTS	RMM

Date: MARCH 30, 2023 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 2 of 4

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

S:\Active Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Existing Conditions (ver2).dwg



EROSION & SEDIMENT CONTROL NOTES:

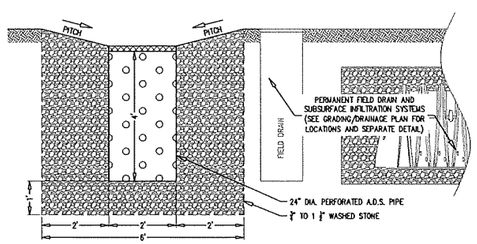
1. THE SITE CONSTRUCTION FOREMAN SHALL BE DESIGNATED AS THE ON-SITE PERSONNEL RESPONSIBLE FOR THE DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS AND SHALL IMPLEMENT ALL NECESSARY MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE.
2. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS SHOWN ON THE SIGNED PLANS IN CONSULTATION WITH THE TOWN, AND AS DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES ARE TO BEGIN. THESE MEASURES SHALL BE CHECKED, MAINTAINED, REPLACED AS NECESSARY DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT. SUCH MEASURES SHALL REPRESENT THE LIMIT OF WORK. WORKERS SHALL BE INFORMED THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGH THE CONSTRUCTION PERIOD.
3. A MINIMUM SURPLUS OF 100 FEET OF EROSION CONTROL BARRIER (SILT FENCE &/OR SILT SOCK) SHALL BE STOCKPILED ONSITE AT ALL TIMES.
4. A CONSTRUCTION ENTRANCE/TRACKING PAD SHALL BE CONSTRUCTED AS SHOWN IN THE DETAILS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACE/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
5. THE LIMIT OF ALL CLEARING, GRADING AND DISTURBANCES SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. THE CONTRACTOR SHALL PHASE THE SITE WORK IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL. IF TREES ARE TO BE CUT ON THE ENTIRE SITE, ONLY THOSE AREAS WHICH ARE ACTIVELY UNDER CONSTRUCTION SHALL BE GRUBBED. THE REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE PROPERLY ESTABLISHED, CLEARLY VISIBLE AND IN OPERATION PRIOR TO INITIATING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK.
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9. DISTURBED AREAS AND SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHOULD PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY AREAS HAVING A SLOPE GREATER THAN 3:1 SHALL BE REINFORCED WITH EROSION BLANKETS OR APPROVED EQUAL UNTIL THE SITE IS PROPERLY STABILIZED. TEMPORARY SWALES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
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15. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER AT NO EXTRA COST TO THE OWNER.
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17. ANY SURPLUS OF SOIL OR BUILDING MATERIALS THAT CANNOT BE PROPERLY CONTAINED ON-SITE SHALL BE STORED OFF PROPERTY AND TRANSFERRED TO THE SITE AS NEEDED.

PLAN SCALE

0 8 16 24 32 40 50 80 120

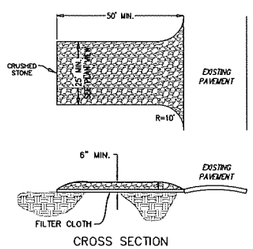
1 inch = 40 feet

NOTES:
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2. WICK RIM SHALL BE SET AT A LOWER ELEVATION THAN THE PERMANENT SYSTEM AND ALL STORM WATER SHALL BE PITCHED TO THE WICK AND AWAY FROM THE PERMANENT SYSTEM.
3. TEMPORARY DRAINAGE WICK IS TO REMAIN IN PLACE UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
4. WHILE THE WICK IS IN PLACE, THE PERMANENT FIELD DRAIN SHALL REMAIN COVERED SO THAT NO SILT OR SEDIMENT ACCUMULATION OCCURS.



TEMPORARY WICK DETAIL

NOT TO SCALE



CROSS SECTION

TRACKING PAD NOTES:

STONE SIZE – USE 2" CRUSHED STONE

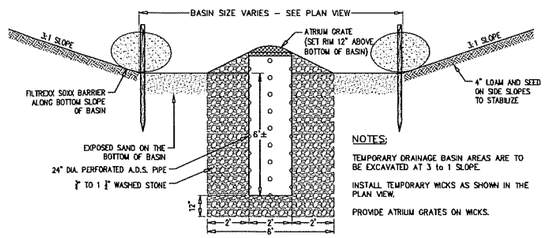
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SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

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TEMPORARY TRACKING PAD DETAIL

NOT TO SCALE



NOTES:

TEMPORARY DRAINAGE BASIN AREAS ARE TO BE EXCAVATED AT 3 to 1 SLOPE.

INSTALL TEMPORARY WICKS AS SHOWN IN THE PLAN VIEW.

PROVIDE ATRIUM GRATES ON WICKS.

TEMPORARY EROSION CONTROL INFILTRATION BASIN DETAIL

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

CONSTRUCTION PHASING NOTE:

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Sheet Title:

PHASE 3
SEDIMENT & EROSION CONTROL PLAN
CONSTRUCTION OF UNITS 3, 5, 6, 13, 14, & 16

Project:

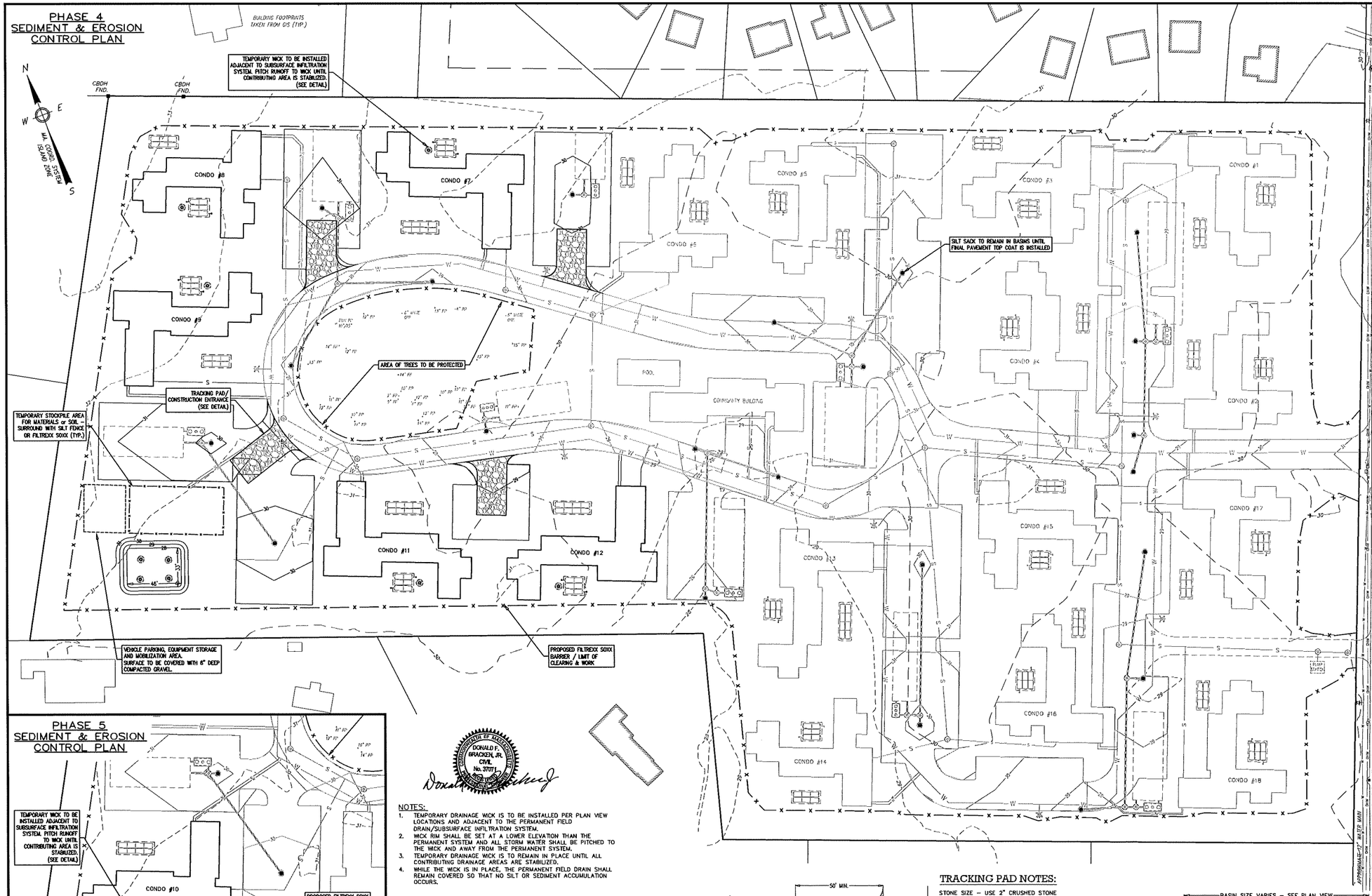
"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
1	5/24/23	REVISE PER REVIEW COMMENTS	RMM

Date: MARCH 30, 2023 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 3 of 4

S:\Active Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing – Existing Conditions (rev2).dwg

PHASE 4
SEDIMENT & EROSION CONTROL PLAN



EROSION & SEDIMENT CONTROL NOTES:

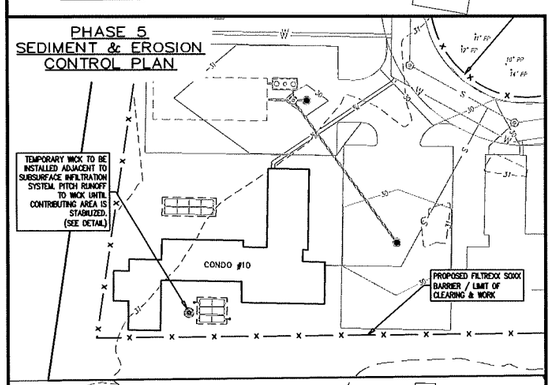
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2. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS SHOWN ON THE SIGNED PLANS IN CONSULTATION WITH THE TOWN, AND AS DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES ARE TO BEGIN. THESE MEASURES SHALL BE CHECKED, MAINTAINED, REPLACED AS NECESSARY DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT, SUCH MEASURES SHALL REPRESENT THE LIMIT OF WORK. WORKERS SHALL BE INFORMED THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGH THE CONSTRUCTION PERIOD.
3. A MINIMUM SURPLUS OF 100 FEET OF EROSION CONTROL BARRIER (SILT FENCE &/OR SILT SOCK) SHALL BE STOCKPILED ONSITE AT ALL TIMES.
4. A CONSTRUCTION ENTRANCE/TRACKING PAD SHALL BE CONSTRUCTED AS SHOWN IN THE DETAILS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACE/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
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9. DISTURBED AREAS AND SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME, AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHOULD PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY AREAS HAVING A SLOPE GREATER THAN 3:1 SHALL BE REINFORCED WITH EROSION BLANKETS OR APPROVED EQUAL UNTIL THE SITE IS PROPERTY STABILIZED. TEMPORARY SWALES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
10. THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT IN EACH EXISTING CATCH BASIN RECEIVING RUNOFF FROM THE SITE. UPON THE INSTALLATION OF EACH NEW CATCH BASIN, THE CONTRACTOR SHALL INSTALL A SILT SACK OR APPROVED EQUIVALENT. THESE ARE TO BE INSPECTED AFTER EACH SIGNIFICANT STORM EVENT AND REMOVED AND DISPTIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL CONTAIN ALL SEDIMENT ONSITE. ALL EXITS FROM THE SITE WILL BE SWEPT AS NECESSARY INCLUDING ANY SEDIMENT TRACKING. PAVED AREAS SHALL BE SWEPT AS NEEDED TO REMOVE SEDIMENT AND POTENTIAL POLLUTANTS WHICH MAY ACCUMULATE DURING SITE WORK.
12. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM ALL TEMPORARY PRACTICES AND DISPOSED OF IN A PRE-APPROVED LOCATION BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
13. THE CONTRACTOR SHALL PROVIDE ONSITE OR MAKE READILY AVAILABLE THE NECESSARY EQUIPMENT AND SITE PERSONNEL DURING CONSTRUCTION HOURS FOR THE DURATION OF THE PROJECT TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ONSITE OR MAKE READILY AVAILABLE TO ENSURE ALL ESC DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER.
14. PROPER MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IF DEWATERING IS NECESSARY DURING CONSTRUCTION. THESE MEASURES SHALL INCLUDE DEWATERING BAGS, SILT FENCES, SILT SOCKS, AND/OR OTHER APPROVED DEVICES. THE DEWATERING SET UP SHALL BE APPROVED BY THE ENGINEER.
15. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER AT NO EXTRA COST TO THE OWNER.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. ANY SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK SHALL BE REMOVED PRIOR TO THE OWNER'S ACCEPTANCE.
17. ANY SURPLUS OF SOIL OR BUILDING MATERIALS THAT CANNOT BE PROPERLY CONTAINED ON-SITE SHALL BE STORED OFF PROPERTY AND TRANSFERRED TO THE SITE AS NEEDED.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

PHASE 5
SEDIMENT & EROSION CONTROL PLAN

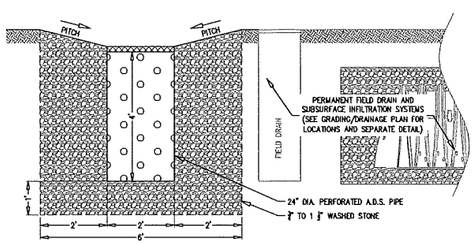


NOTES:
1. ALL SOIL STOCKPILES TO BE KEPT OFFSITE AND BROUGHT TO THE SITE ON AN AS NEEDED BASIS.
2. MACHINERY AND EQUIPMENT TO BE STORED OFFSITE. ANY VEHICLE CLEANING, REFUELING, AND/OR MAINTENANCE IS TO BE DONE PRIOR TO ARRIVING ONSITE.

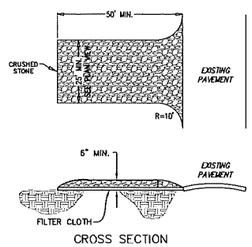
CONSTRUCTION PHASING NOTE:
THE FOLLOWING CONSTRUCTION PHASING IS TO BE USED AS A GENERAL GUIDELINE AND MAY BE ALTERED AT A LATER DATE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEERS, LANDSCAPE ARCHITECTS AND REGULATORY AUTHORITIES AS NEEDED TO ALTER THE PHASING OF CONSTRUCTION ACTIVITIES.

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

NOTES:
1. TEMPORARY DRAINAGE WICK IS TO BE INSTALLED PER PLAN VIEW LOCATIONS AND ADJACENT TO THE PERMANENT FIELD DRAIN/SUBSURFACE INFILTRATION SYSTEM.
2. WICK RIM SHALL BE SET AT A LOWER ELEVATION THAN THE PERMANENT SYSTEM AND ALL STORM WATER SHALL BE PITCHED TO THE WICK AND AWAY FROM THE PERMANENT SYSTEM.
3. TEMPORARY DRAINAGE WICK IS TO REMAIN IN PLACE UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
4. WHILE THE WICK IS IN PLACE, THE PERMANENT FIELD DRAIN SHALL REMAIN COVERED SO THAT NO SILT OR SEDIMENT ACCUMULATION OCCURS.



TEMPORARY WICK DETAIL
NOT TO SCALE



CROSS SECTION

TRACKING PAD NOTES:

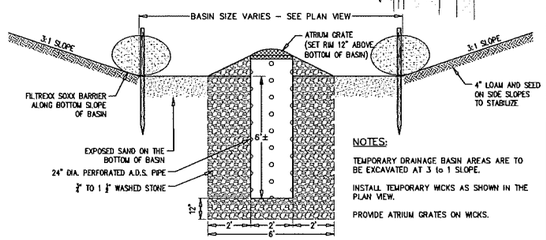
STONE SIZE – USE 2" CRUSHED STONE

FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. STONE USED SHALL BE LARGE ENOUGH SO THAT IT DOES NOT GET PICKED UP AND TRACKED OFF THE SITE BY THE VEHICLE TRAFFIC.

SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY TRACKING PAD DETAIL
NOT TO SCALE



NOTES:
TEMPORARY DRAINAGE BASIN AREAS ARE TO BE EXCAVATED AT 3 to 1 SLOPE.

INSTALL TEMPORARY WICKS AS SHOWN IN THE PLAN VIEW.

PROVIDE ATRIUM GRATES ON WICKS.

TEMPORARY EROSION CONTROL INFILTRATION BASIN DETAIL
NOT TO SCALE

Prepared By:
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Sheet Title:
PHASE 4 & 5
SEDIMENT & EROSION CONTROL PLAN
CONSTRUCTION OF UNITS 7, 8, 9, 10, 11, & 12

Project:
"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

No.	Date	Revision Description	By
1	5/24/23	REVISE PER REVIEW COMMENTS	RWM

Date: MARCH 30, 2023 | Drawn: RWM/ERC/BEI | Checked: DFB/AMG | Sheet: 4 of 4

S:\Active Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surface Grading - Existing Conditions (rev2).dwg

EXHIBIT 4



SCN - SURFSIDE CROSSING
HAC PRESENTATION

MARCH 23, 2020

Plan Comparison

Original Submission		2020 Submission	
Areas		**Areas**	
Total Site Area	590,607	**Total Site Area**	590,607
Total Building Floor Areas	102,774	**Total Building Floor Areas**	84,996
Building Porches/Decks/Patios	16,909	**Porches/Decks/Patios/Mechanical**	35,217
Paved Roads/Parking/Sidewalks	143,849	**Paved Roads/Parking/Sidewalks**	162,028
Residential Driveways *(semi-pervious)*	20,920	**Residential Driveways** *(semi-pervious)*	0
Total Impervious/Semi-pervious	284,452	**Total Impervious/Semi-pervious**	282,241
***Unusable Open Space** *(Perimeter buffer areas)*	31,090	***Unusable Open Space** *(Perimeter buffer areas)*	56,151
***Usable Open Space** *(Yard areas)*	275,065	***Usable Open Space** *(Yard areas)*	252,215
Vegetated Areas *(Includes lawns, landscaping and perimeter buffer areas)*	306,155	**Vegetated Areas** *(Includes lawns, landscaping and perimeter buffer areas)*	308,366

**Category per page 10 of original application*

Plan Comparison

Original Submission

Bedroom Count

Units	# Bedrooms
(8) 12-Unit Condo Buildings	
(24) Studio Units	24
(42) 1 Bedroom Units	42
(18) 2 Bedroom Units	36
(12) 3 Bedroom Units	36
(60) Single Family Dwellings	
(8) 3-Bedroom Dwellings	24
(33) 4-Bedroom Dwellings	132
(19) 5-Bedroom Dwellings	95
Total	**389**

Sewage Flows	Gallons per Day
138 Condo Bedrooms @ 110 GPD per bedroom	15,180
251 Single Family Bedrooms @ 110 GPD per bedroom	27,610
Total	**42,790**

Parking	Provided
138 Condo Bedrooms @ 1 space per bedroom	138
(60) Single Family Dwellings @ 2 spaces per dwelling	120
Overflow/Additional Parking	8
Total Provided	**266**
Spaces per Bedroom	**0.68**

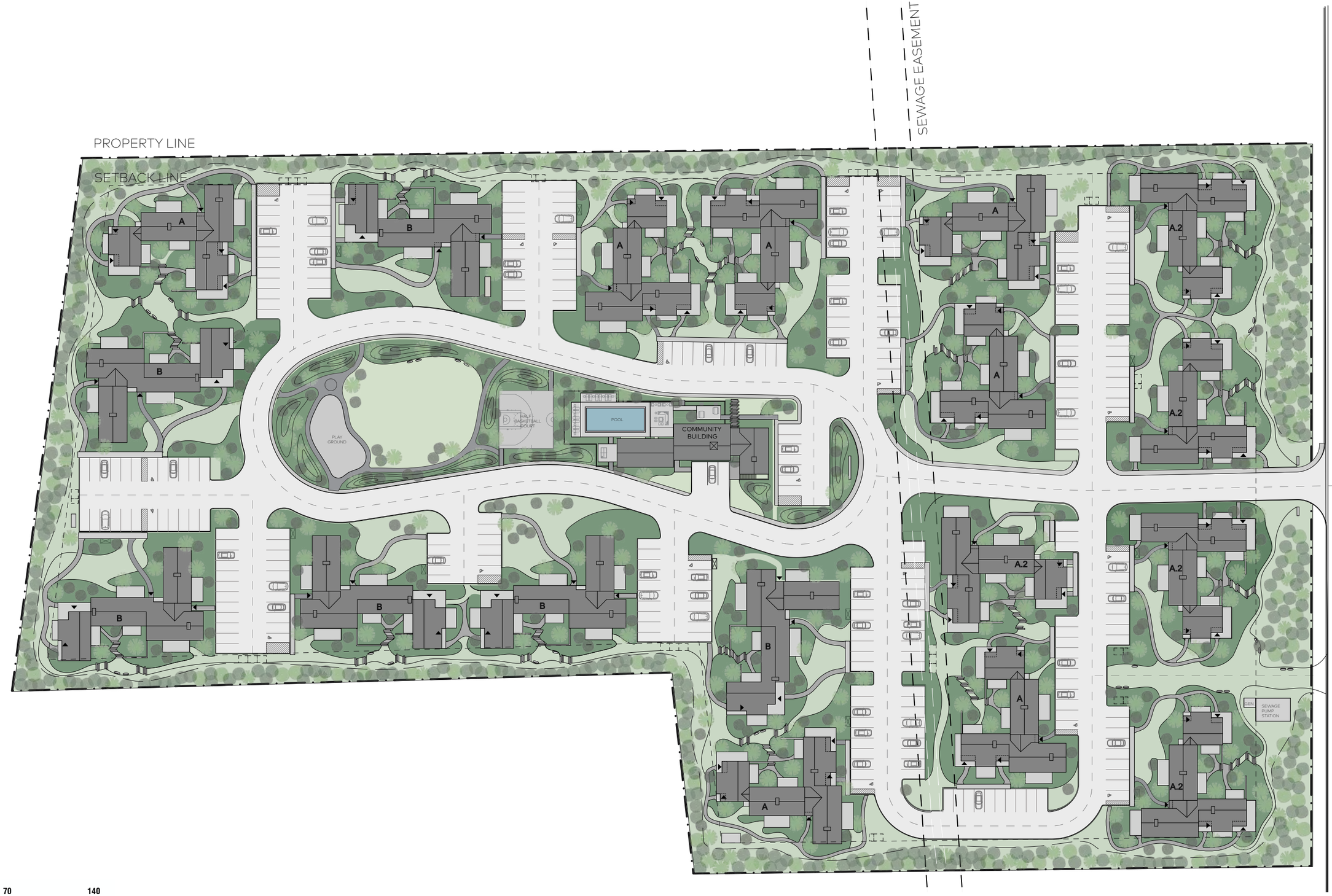
2020 Submission

Bedroom Count

Units	# Bedrooms
(18) Condo Buildings	
(19) Studio Units	19
(46) 1 Bedroom Units	46
(55) 2 Bedroom Units	110
(36) 3 Bedroom Units	108
Total	**283**

Sewage Flows	Gallons per Day
283 Condo Bedrooms @ 110 GPD per bedroom	31,130
Community Building 142 s.f. office @ 75 GPD per 1,000 s.f.	200 (min.)
Total	**31,330**

Parking	Provided
283 Condo Bedrooms @ 1 space per bedroom	299
Community Building	10
Total Provided	**299**
Spaces per Bedroom	**1.06**


PROPERTY LINE
SETBACK LINE
SEWAGE EASEMENT
SOUTH SHORE ROAD
A
B
A.2
PLAY GROUND
HALF BASKETBALL COURT
POOL
COMMUNITY BUILDING
SEWAGE PUMP STATION
0
35
70
140

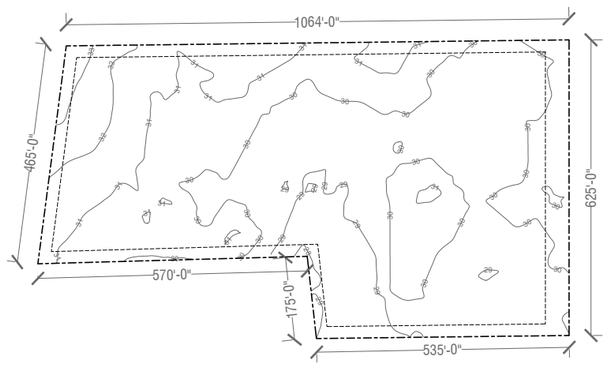
SITE PLAN

UNIT MIX & BUILDING TYPES

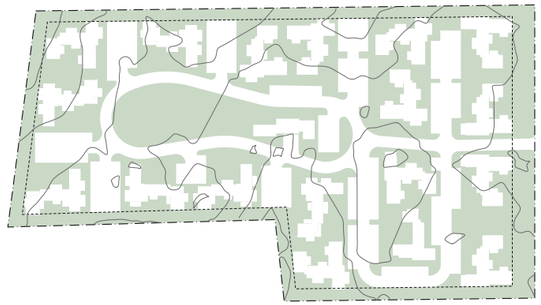
3 BR: x36
2 BR: x55
1 BR: x46
STUDIO: x19

TOTAL # UNITS: 156
TOTAL # BEDROOMS: 283

OPEN SPACE



COMBINED LOT: 588,060 SF



OPEN SPACE AREA: 306,747 SF
52% OF TOTAL LOT AREA

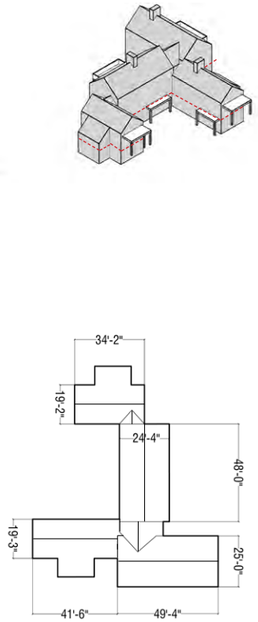
AMENITIES: 5,745 SF
COMMUNITY BUILDING + POOL

TYPE A.1 (x7 BUILDINGS)

TOTAL # APARTMENT UNITS: 9
TOTAL # PARKING SPACES (x1per rm): 16



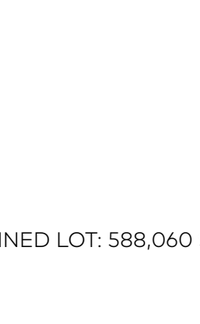


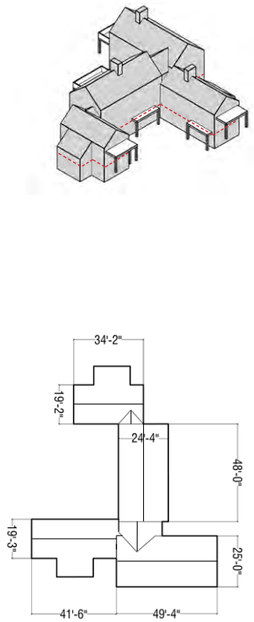


- 3 BR: x2
- 2 BR: x3
- 1 BR: x2
- STUDIO: x2
- ACCESSORY SPACE
- GROUND PLANE

TYPE A.2 (x5 BUILDINGS)

TOTAL # APARTMENT UNITS: 9
TOTAL # PARKING SPACES (x1per rm): 15

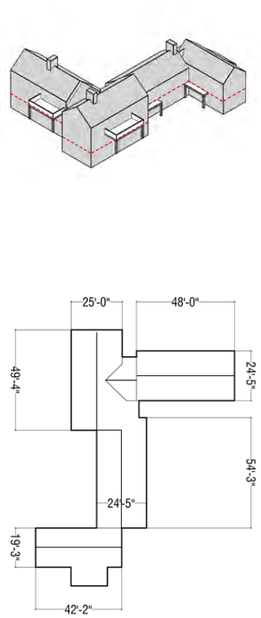




- 3 BR: x2
- 2 BR: x2
- 1 BR: x4
- STUDIO: x1
- ACCESSORY SPACE
- GROUND PLANE

TYPE B (x6 BUILDINGS)

TOTAL # APARTMENT UNITS: 8
TOTAL # PARKING SPACES (x1per rm): 16



- 3 BR: x2
- 2 BR: x4
- 1 BR: x2
- ACCESSORY SPACE
- GROUND PLANE











FACADE - NATURAL WHITE CEDAR



FACADE - NATURAL BOARD & BATTEN



TRIM, FENCING, PERGOLA - NATURAL WOOD



DOORS & WINDOWS - BLACK



DECKING - MAHOGANY



ROOF OPTION 1
ASPHALT SHINGLE IN LIGHT GRAY



ROOF OPTION 2
ASPHALT SHINGLE IN MEDIUM GRAY



CHIMNEY - PARGED CONCRETE



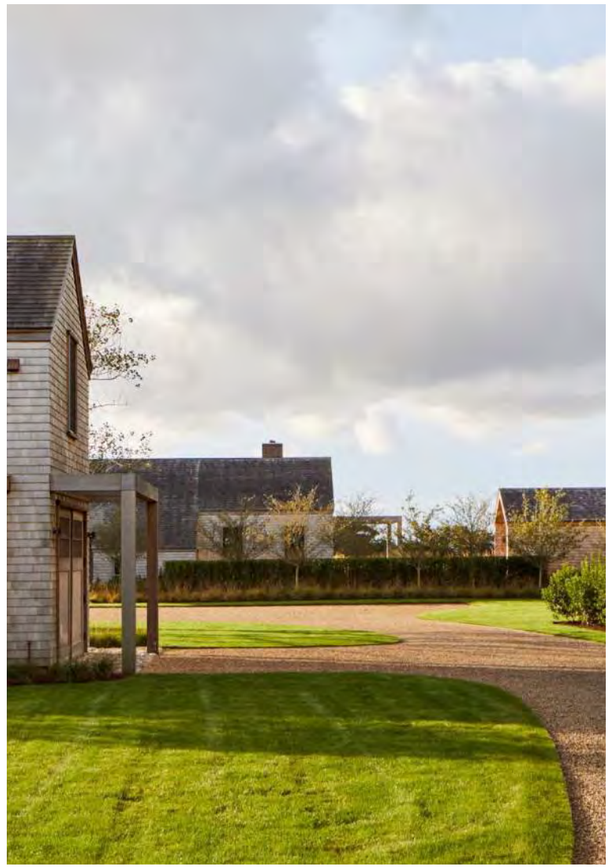
STYLE 1 - 6/1

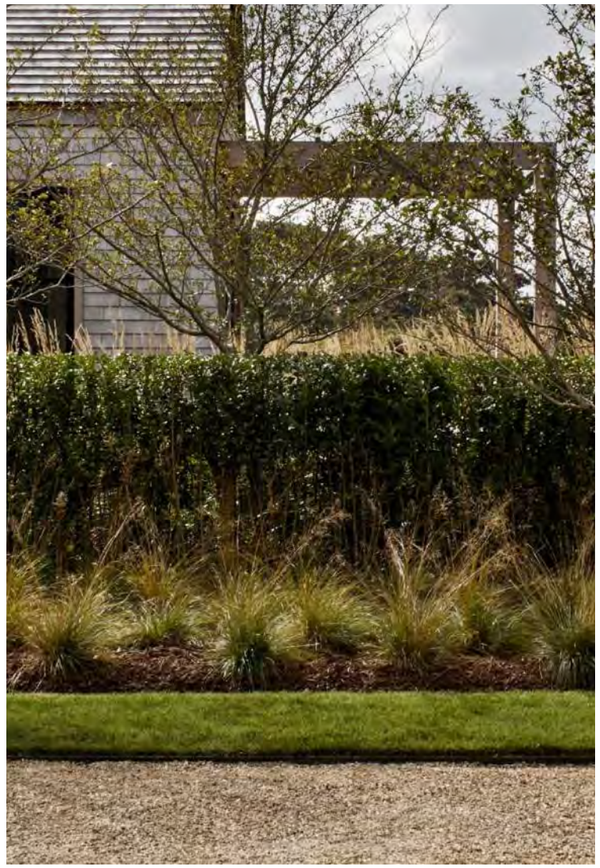


STYLE 2 - 2/2

*REFER TO KEY PLANS FOR FINISH AND WINDOW STYLES

G-1 GLASS - CLEAR	WD-1 SHINGLES - NATURAL CEDAR	SH-1 SHINGLES - LIGHT GRAY	C-1 CONCRETE	MT-3 COPPER GUTTER
	WD-2 TRIM - NATURAL WOOD	SH-2 SHINGLES - MEDIUM GRAY	C-2 CONCRETE PARGING	
	WD-3 NATURAL BOARD & BATTEN			
	WD-4 BLACK PAINT			
	WD-5 DECKING - MAHOGANY			











ROADWAY - BLACK TOP ASPHALT



SIDEWALKS - GRAY CHIPSEAL



IMPERVIOUS WALKWAYS - TAN CHIPSEAL



PERVIOUS WALKWAYS - PEA GRAVEL



CAPE COD BERM - BLACK TOP ASPHALT



RETAINING WALLS - PARGED CONCRETE



PATIOS - CONCRETE PAVERS



RISERS - CONCRETE BLOCKS



ENLARGED SITE PLAN



VIEW LOOKING FROM DRIVEWAY TOWARDS A2 BUILDINGS



VIEW LOOKING FROM MAIN ROAD ROWARDS A2 BUILDINGS



CLOSE UP PERSPECTIVE OF A2 BUILDING



VIEW LOOKING TOWARDS THE SCULPTED LANDSCAPE OF A2 BUILDING

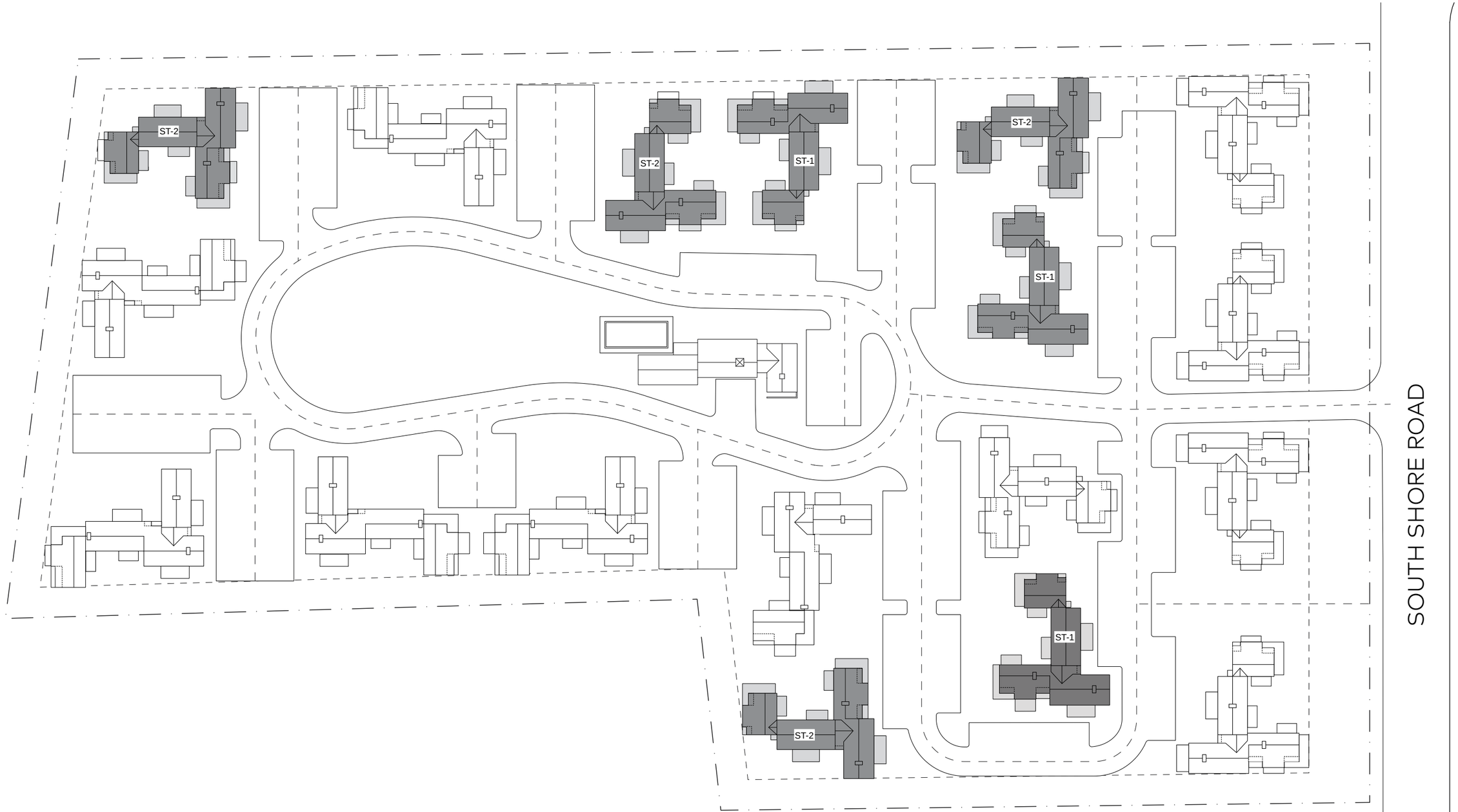
200



VIEW LOOKING TOWARDS THE COMMUNITY BUILDING ENTRY

201

BUILDING TYPE A1

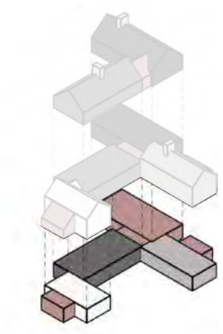


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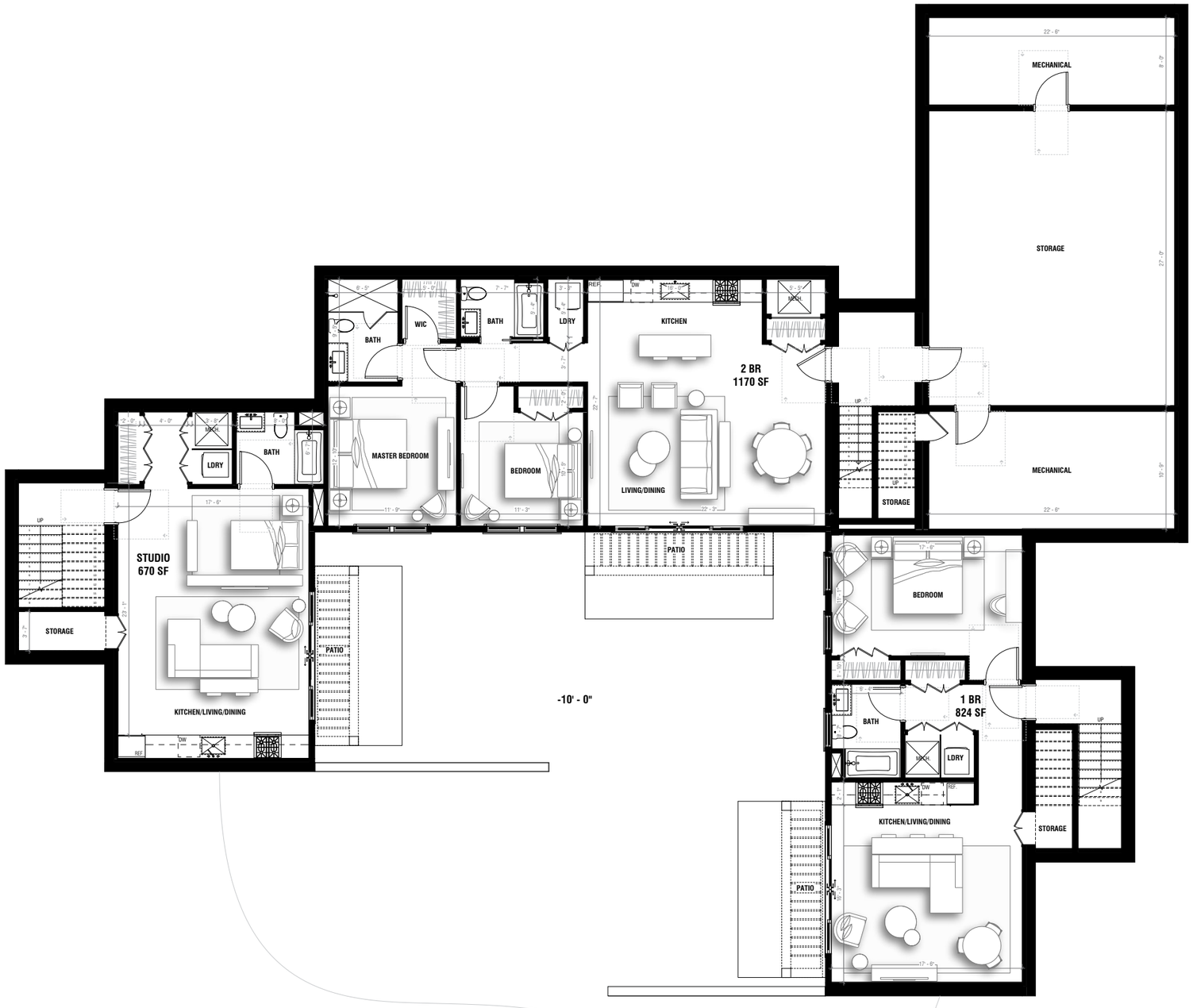
202

BUILDING TYPE A1

BASEMENT LEVEL



- 3 BR: x2
- 2 BR: x3
- 1 BR: x2
- STUDIO: x2
- ACCESSORY SPACE

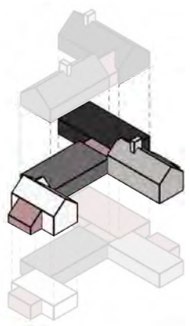


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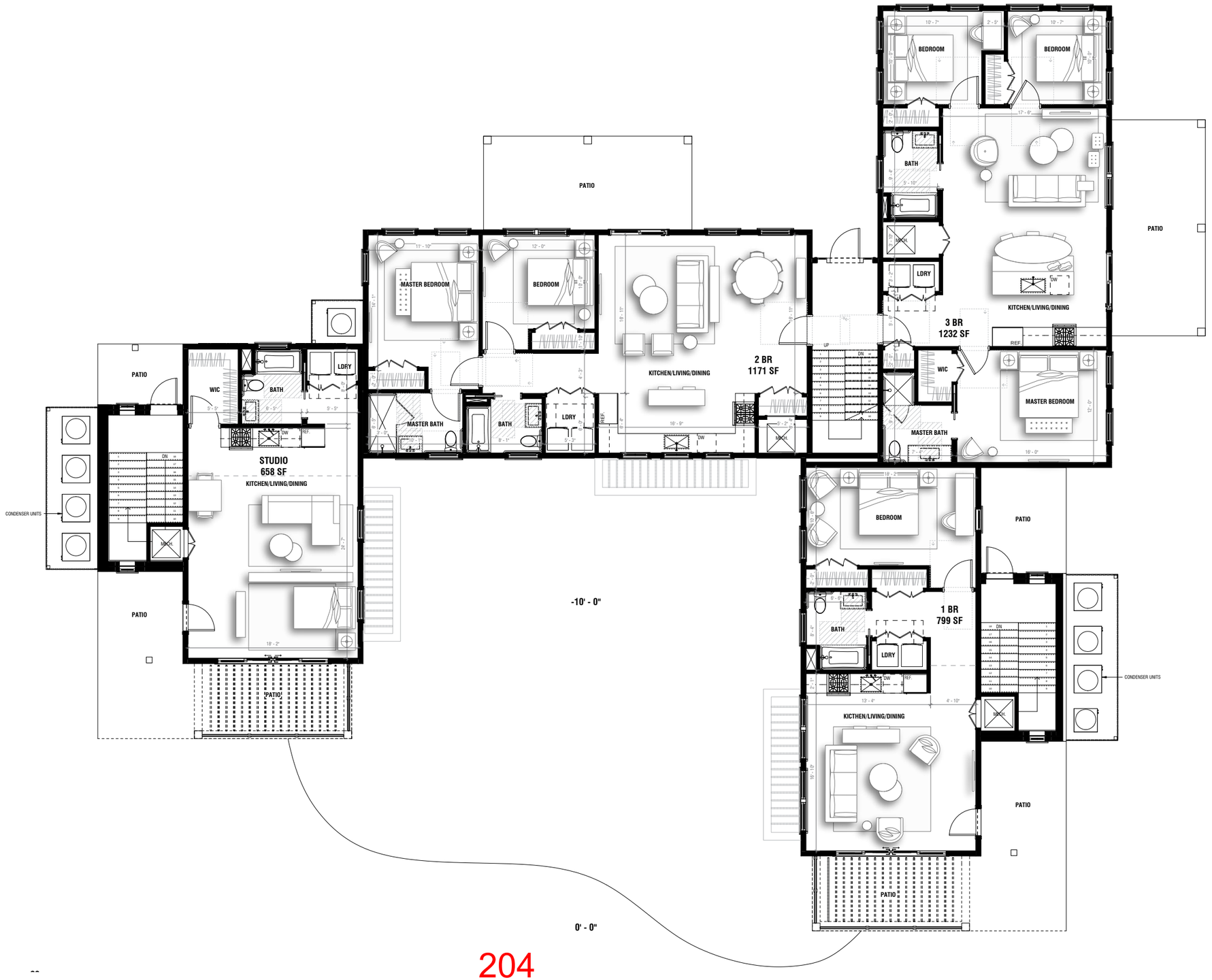
SCHEMATIC PLANS

BUILDING TYPE A1

1ST FLOOR



- 3 BR: x2
- 2 BR: x3
- 1 BR: x2
- STUDIO: x2
- ACCESSORY SPACE

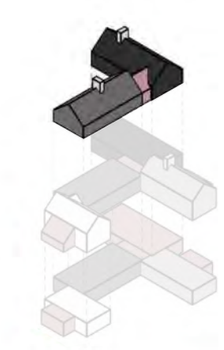


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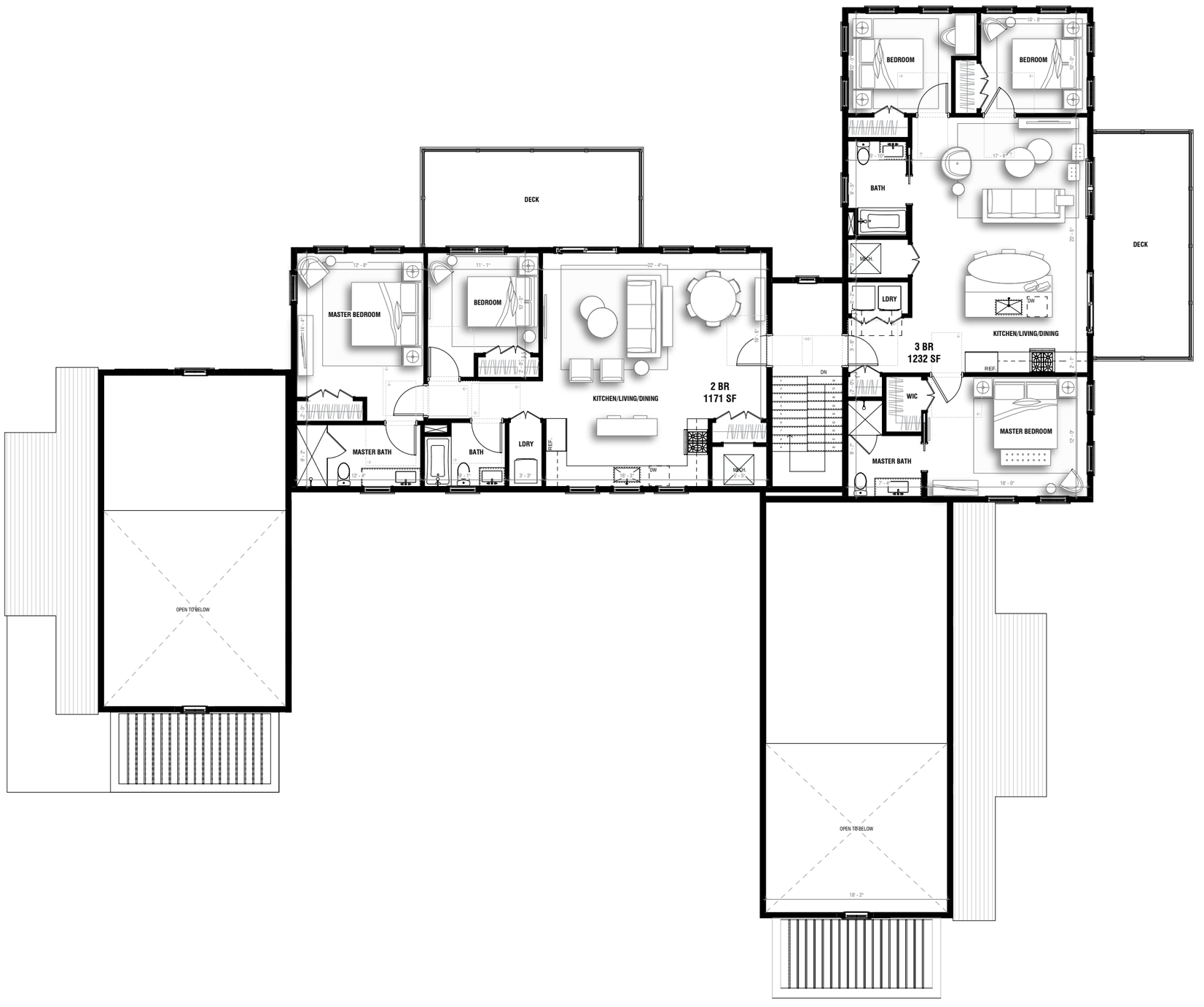
SCHEMATIC PLANS

BUILDING TYPE A1

2ND FLOOR



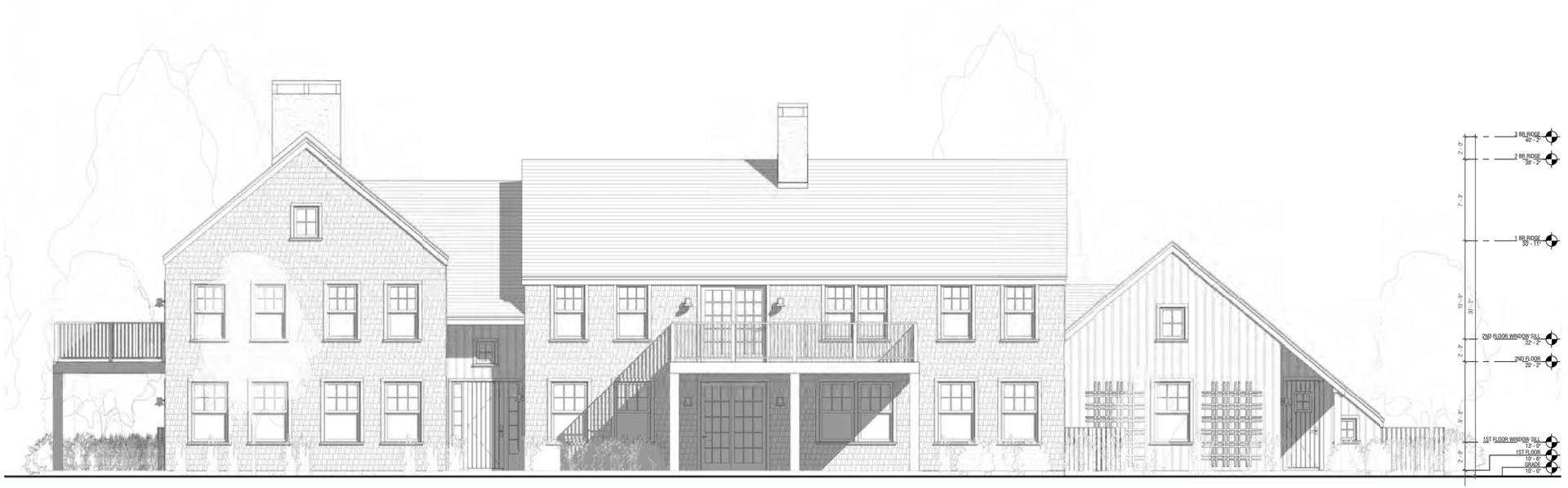
- 3 BR: x2
- 2 BR: x3
- 1 BR: x2
- STUDIO: x2
- ACCESSORY SPACE



0 5 10 20

SCHEMATIC PLANS

BUILDING TYPE A1



NORTH ELEVATION



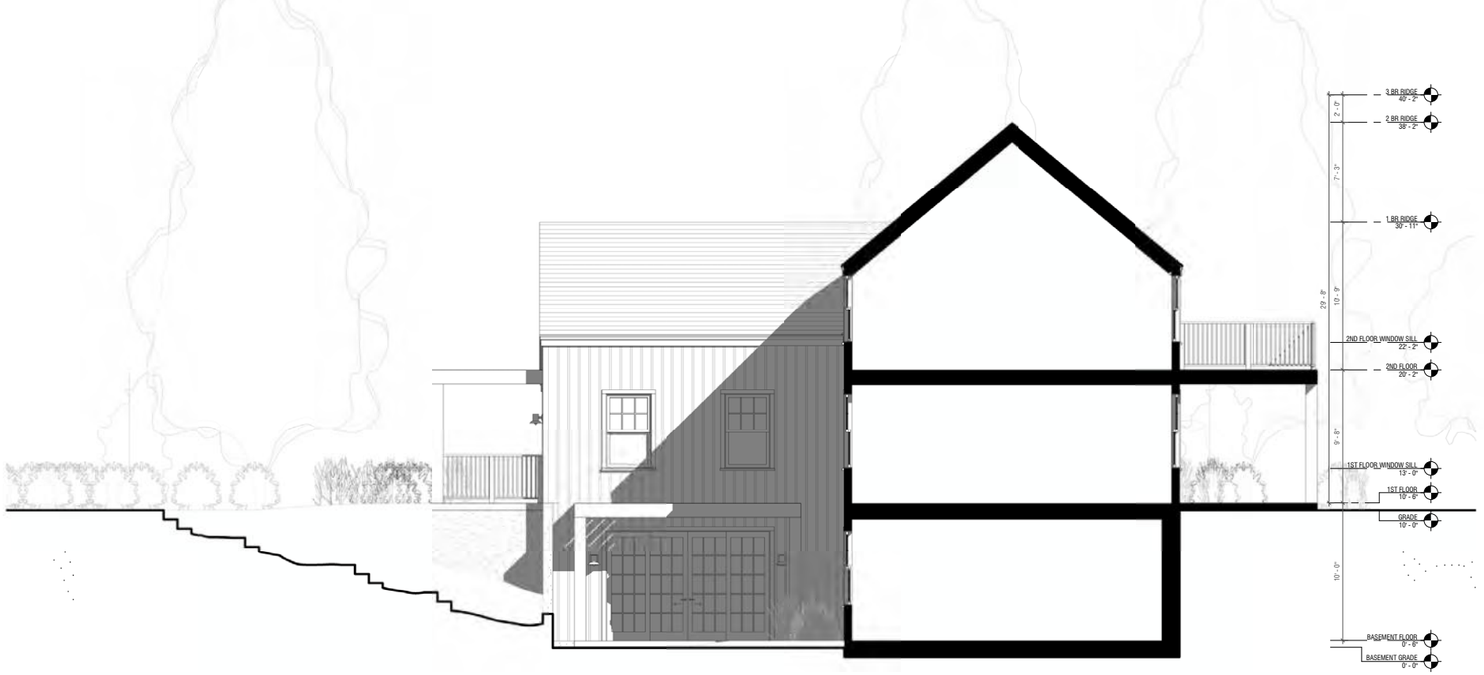
SOUTH ELEVATION

0 5 10 20

BUILDING TYPE A1



EAST ELEVATION



EAST ELEVATION

0 5 10 20

BUILDING TYPE A1



WEST ELEVATION



WEST ELEVATION

0 5 10 20

BUILDING TYPE A1

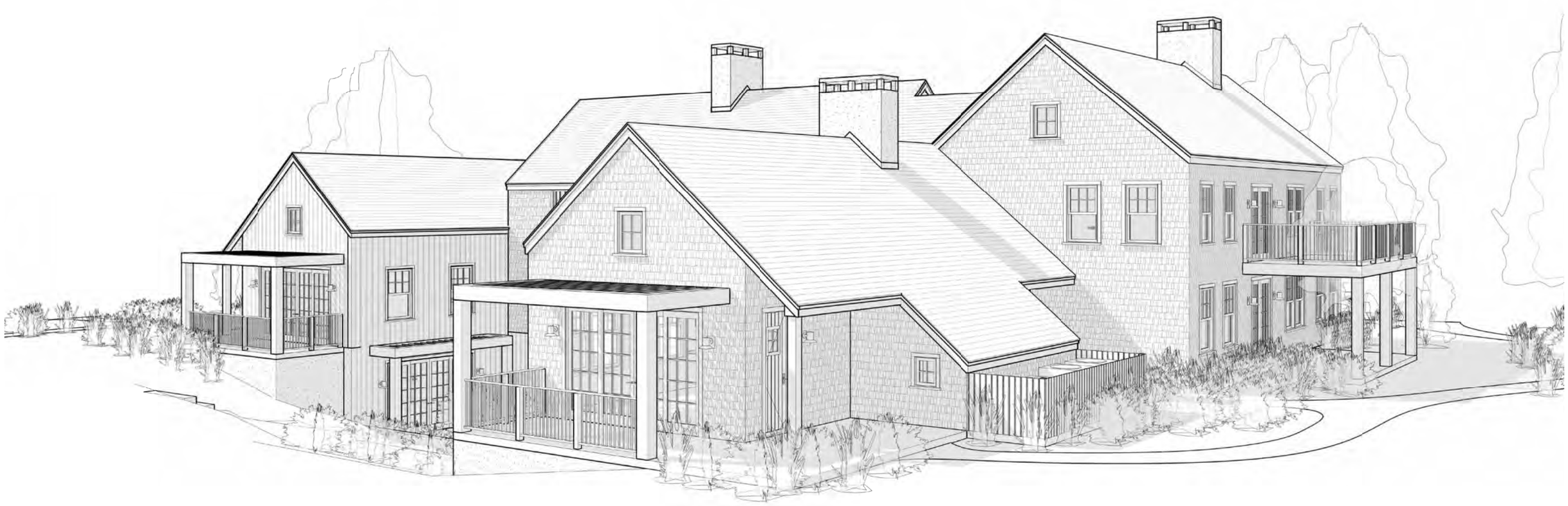


NW PERSPECTIVE



SW PERSPECTIVE

BUILDING TYPE A1



SE PERSPECTIVE

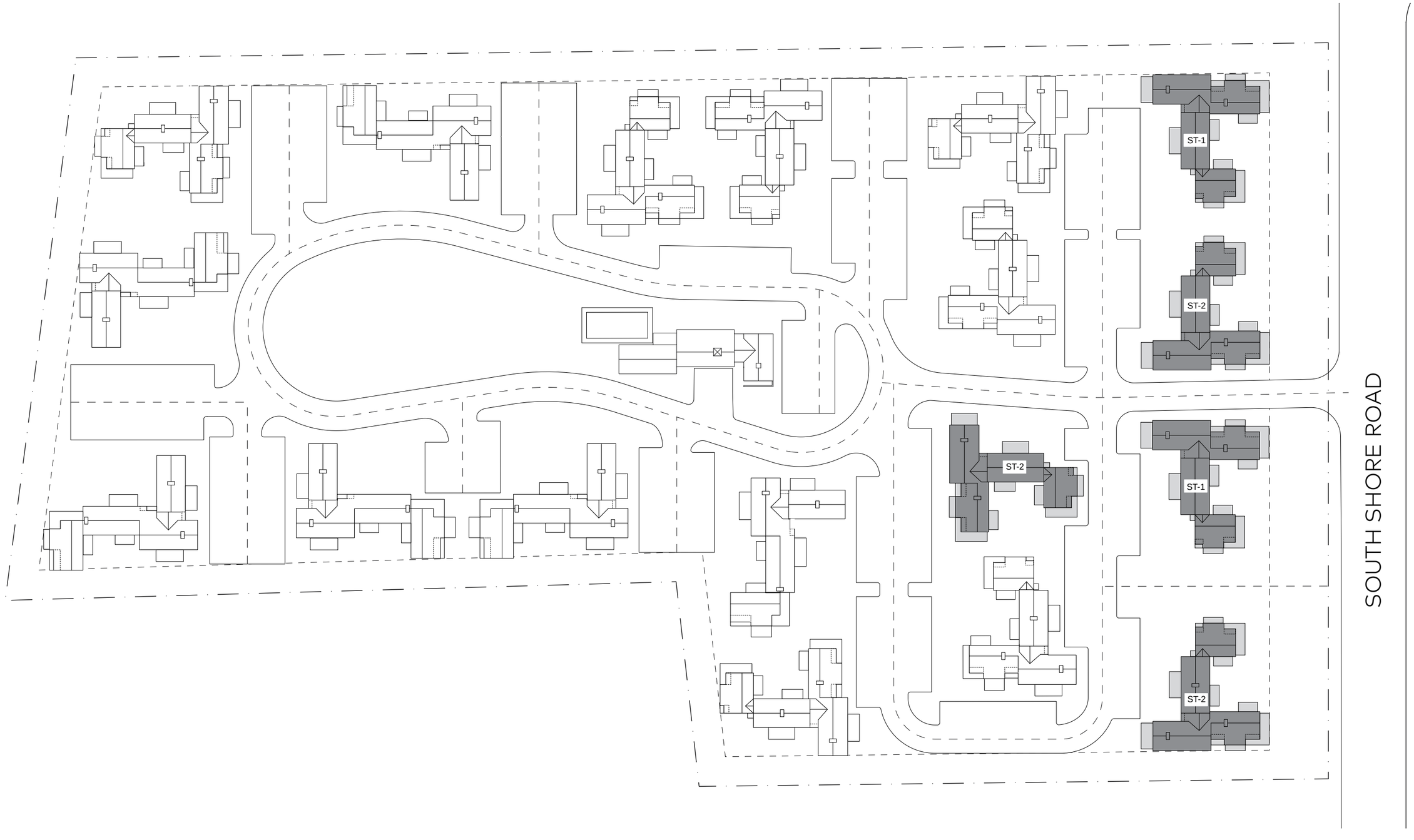
211

BUILDING TYPE A1



SW PERSPECTIVE

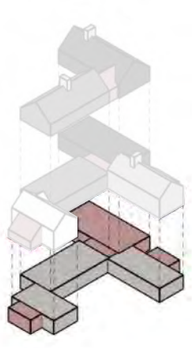
BUILDING TYPE A2



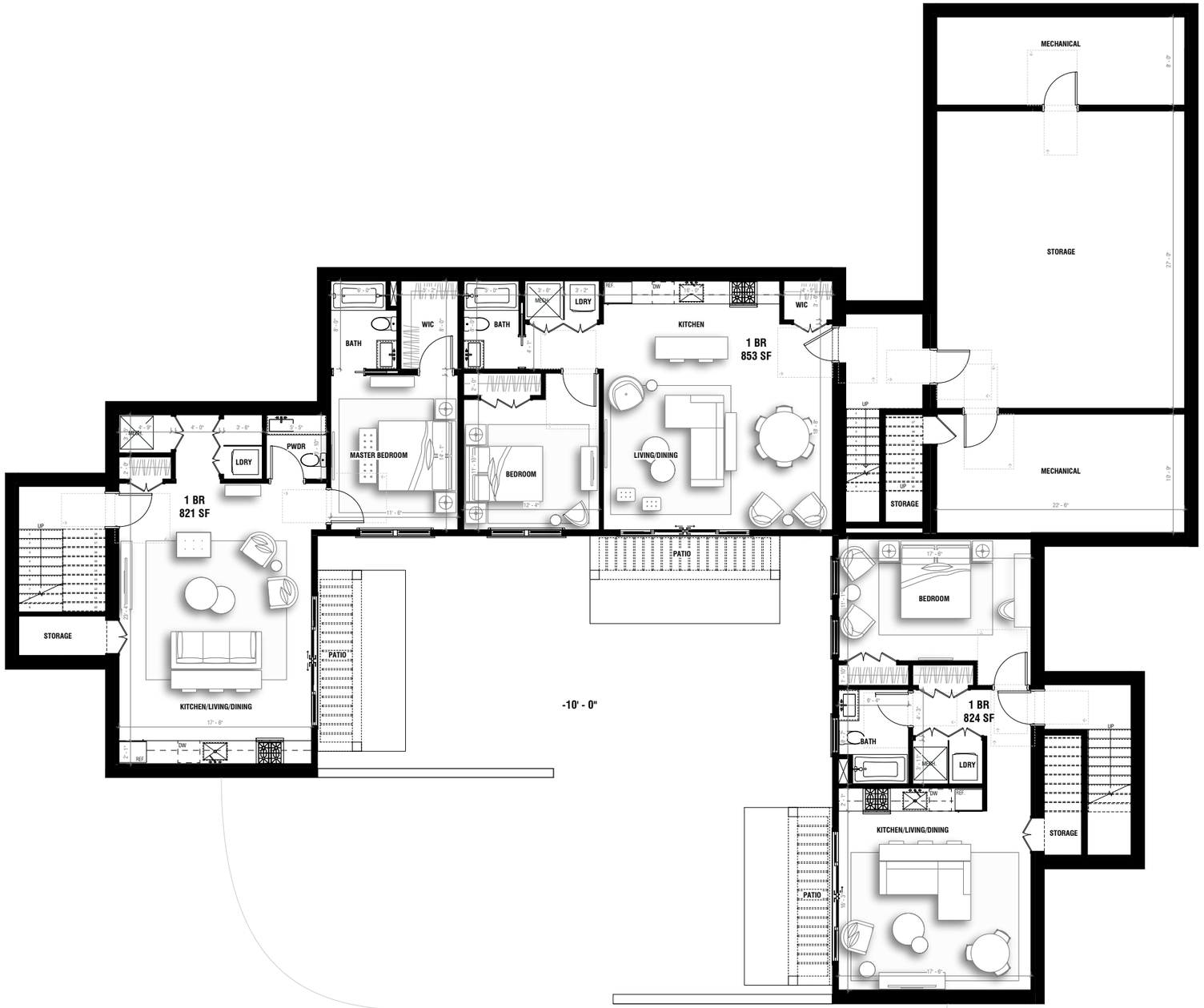
0 35 70 140

BUILDING TYPE A2

BASEMENT FLOOR



- 3 BR: x2
- 2 BR: x2
- 1 BR: x4
- STUDIO: x1
- ACCESSORY SPACE

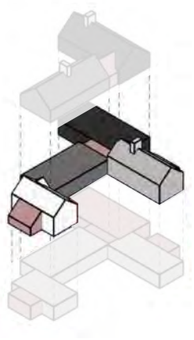


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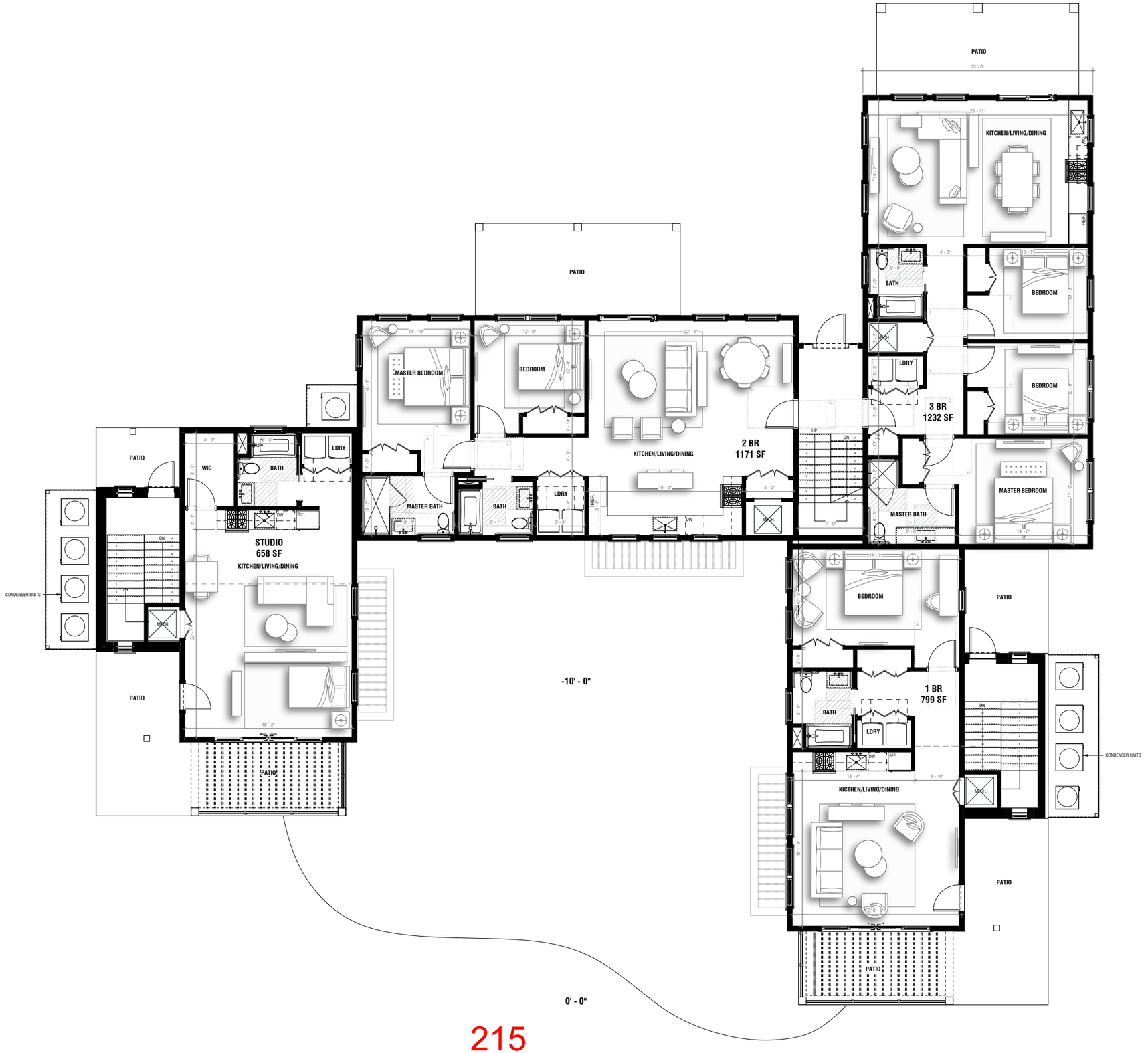
SCHEMATIC PLANS

BUILDING TYPE A2

1ST FLOOR



- 3 BR: x2
- 2 BR: x2
- 1 BR: x4
- STUDIO: x1
- ACCESSORY SPACE

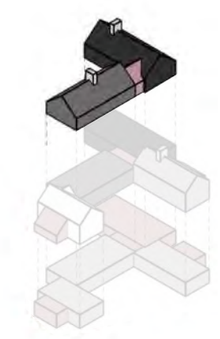


0 5 10 20

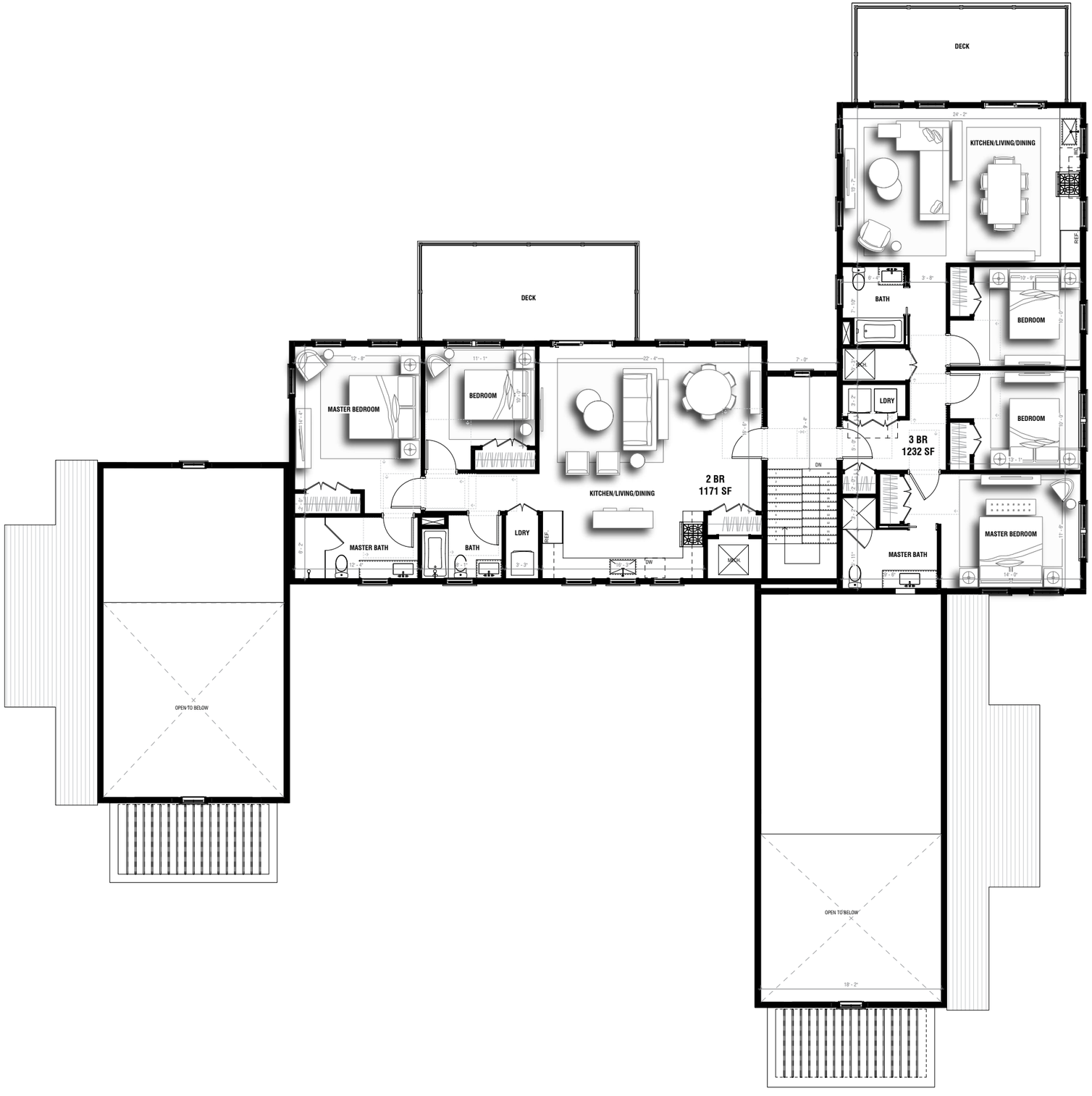
SCHEMATIC PLANS

BUILDING TYPE A2

2ND FLOOR



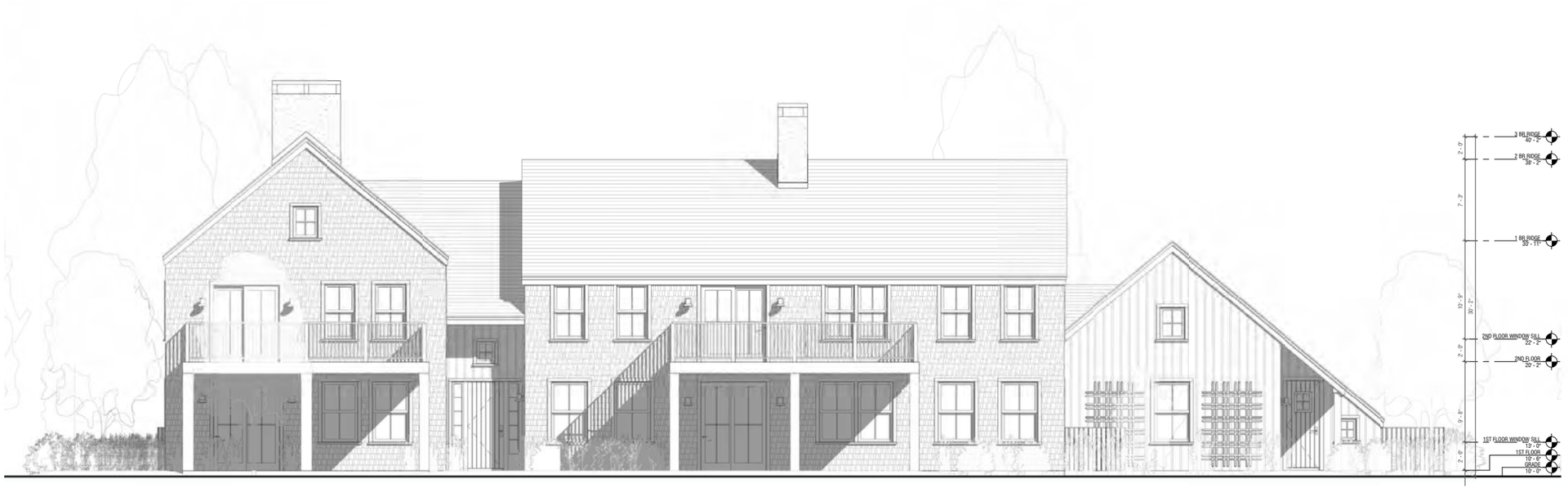
- 3 BR: x2
- 2 BR: x2
- 1 BR: x4
- STUDIO: x1
- ACCESSORY SPACE



0 5 10 20

SCHEMATIC PLANS

BUILDING TYPE A2



NORTH ELEVATION



SOUTH ELEVATION

0 5 10 20

BUILDING TYPE A2



EAST ELEVATION



WEST ELEVATION

0 5 10 20

BUILDING TYPE A2



NW PERSPECTIVE

BUILDING TYPE A2



SW PERSPECTIVE

220

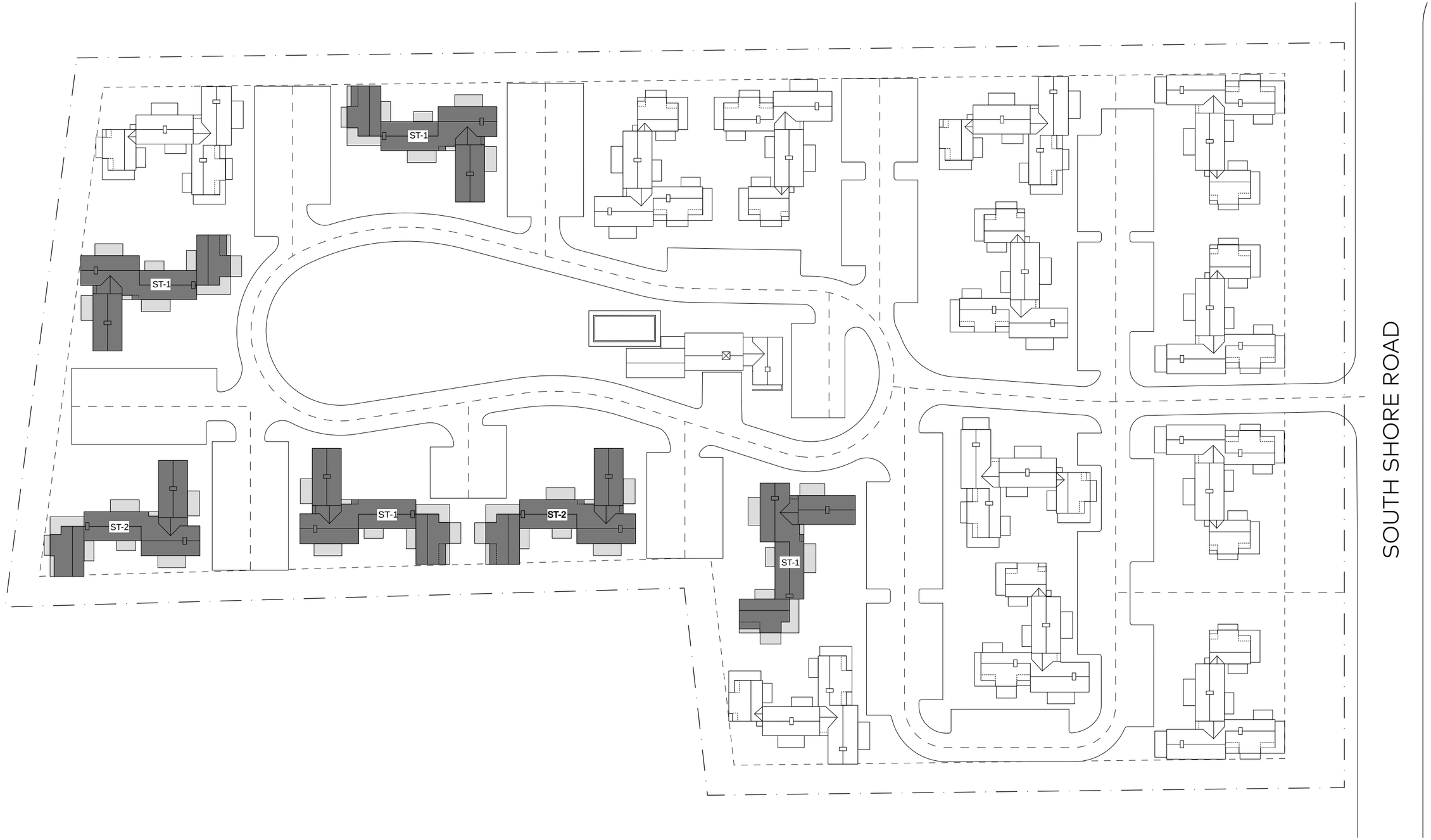
BUILDING TYPE A2



SE PERSPECTIVE



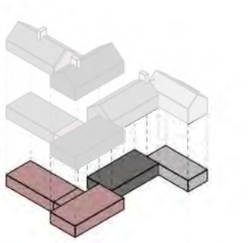
BUILDING TYPE B



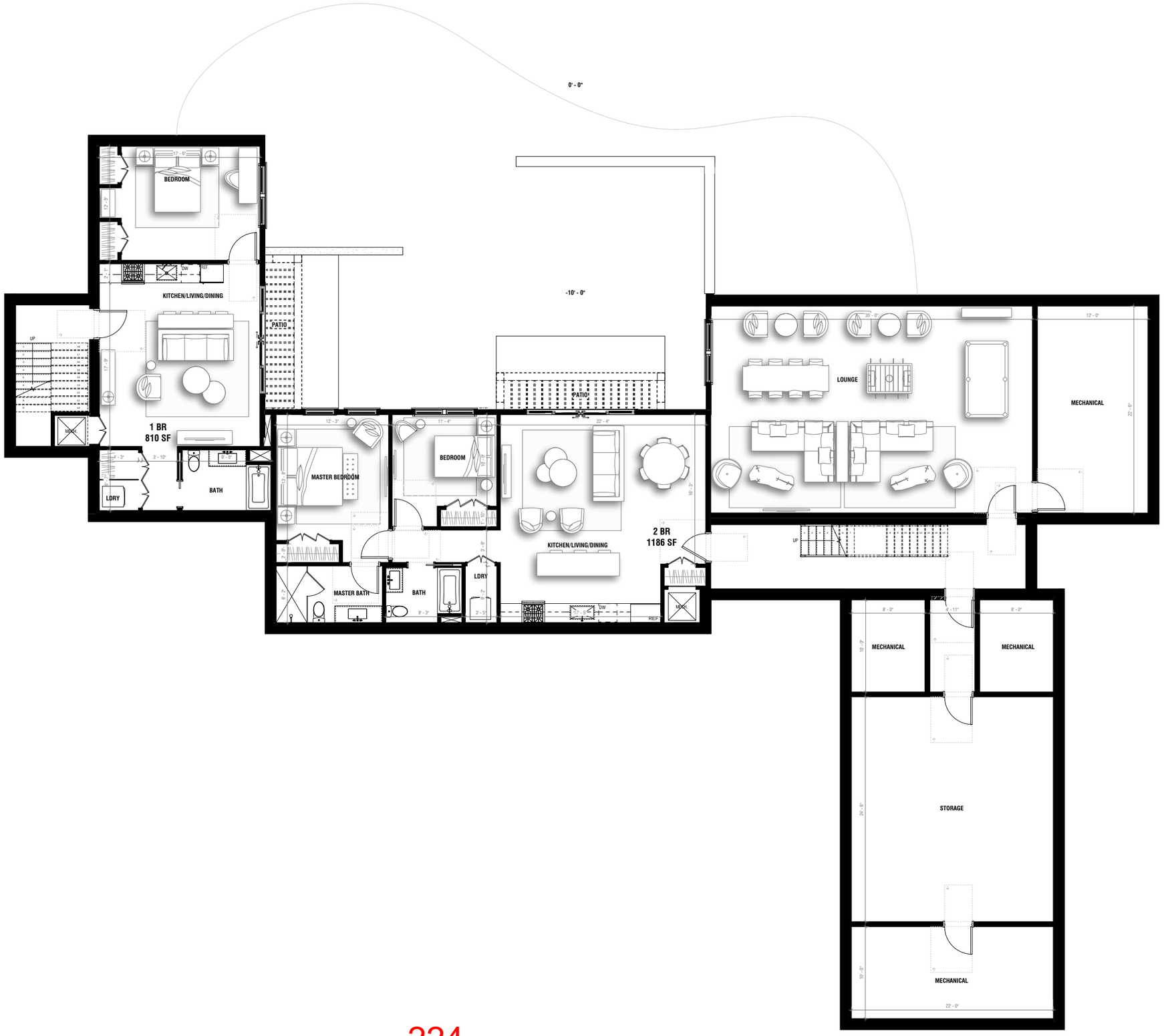
0 35 70 140

BUILDING TYPE B

BASEMENT FLOOR



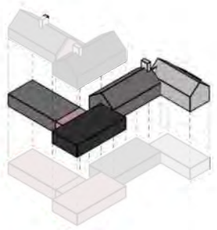
- 3 BR: x2
- 2 BR: x5
- 1 BR: x1
- ACCESSORY SPACE



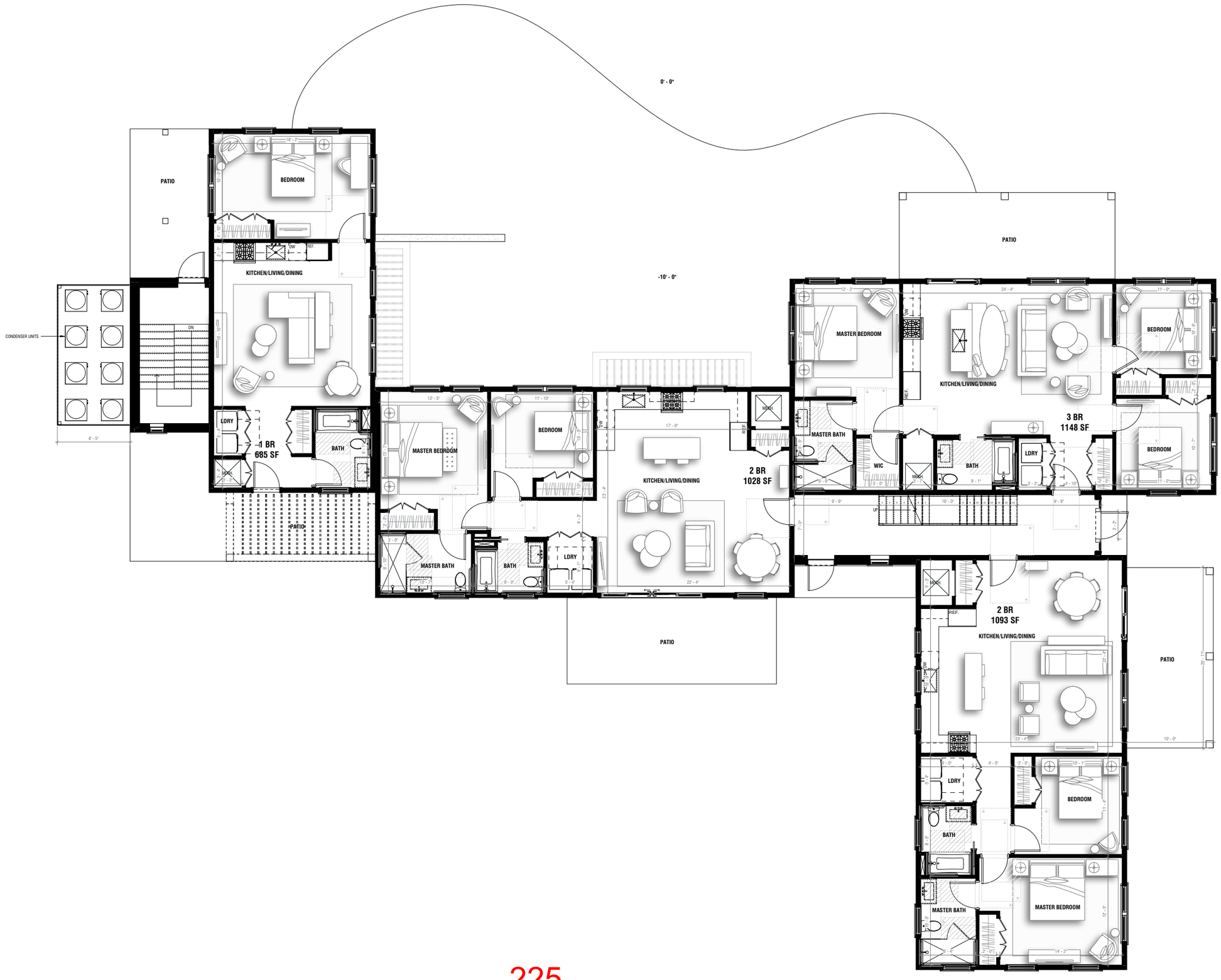
0 5 10 20

BUILDING TYPE B

1ST FLOOR



- 3 BR: x2
- 2 BR: x5
- 1 BR: x1
- ACCESSORY SPACE

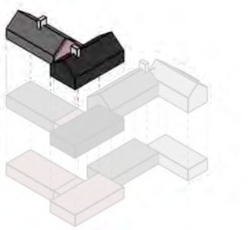


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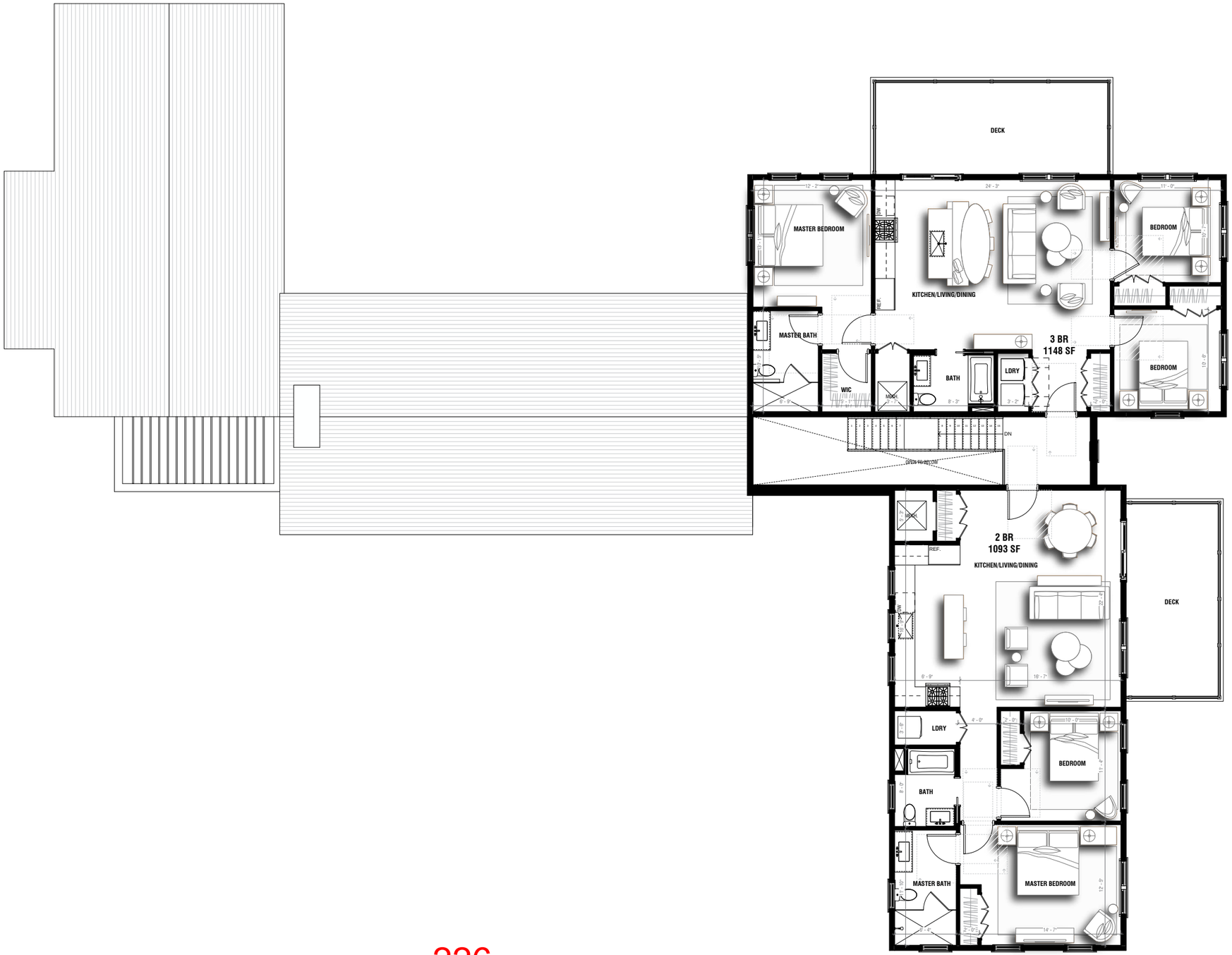
SCHEMATIC PLANS

BUILDING TYPE B

2ND FLOOR



- 3 BR: x2
- 2 BR: x5
- 1 BR: x1
- ACCESSORY SPACE



0 5 10 20

SCHEMATIC PLANS

BUILDING TYPE B



NORTH ELEVATION



SOUTH ELEVATION

0 5 10 20

BUILDING TYPE B



EAST ELEVATION



EAST ELEVATION

0 5 10 20

BUILDING TYPE B



WEST ELEVATION



WEST ELEVATION

0 5 10 20

BUILDING TYPE B



SW PERSPECTIVE

BUILDING TYPE B



SE PERSPECTIVE

BUILDING TYPE B



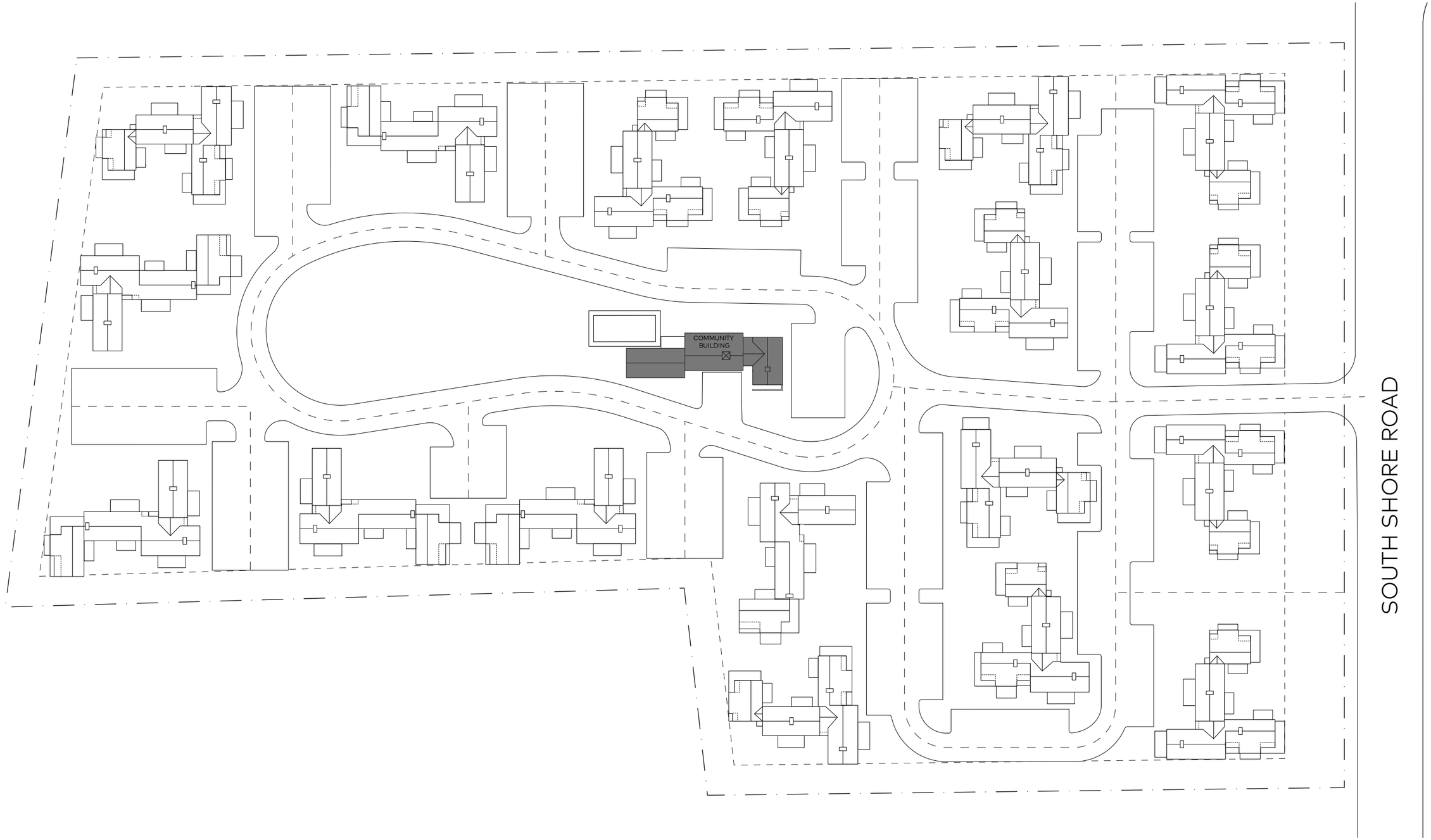
NW PERSPECTIVE

BUILDING TYPE B



NE PERSPECTIVE

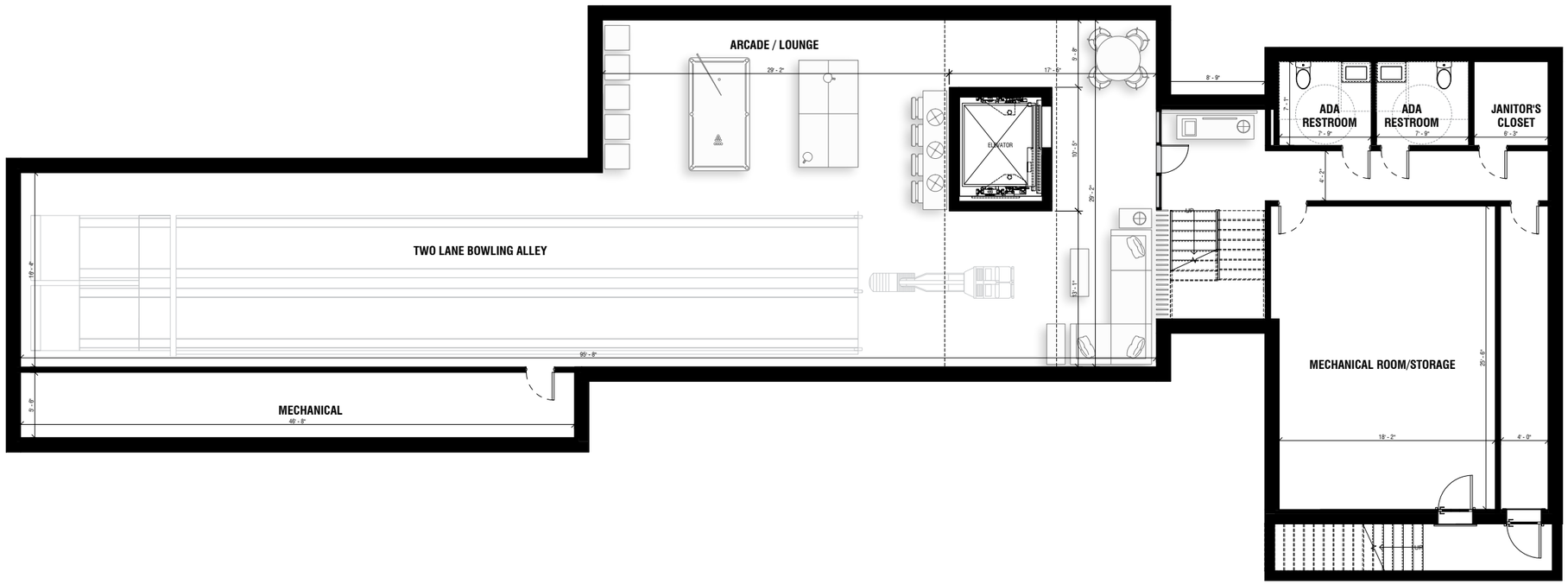
COMMUNITY BUILDING



0 35 70 140

COMMUNITY BUILDING

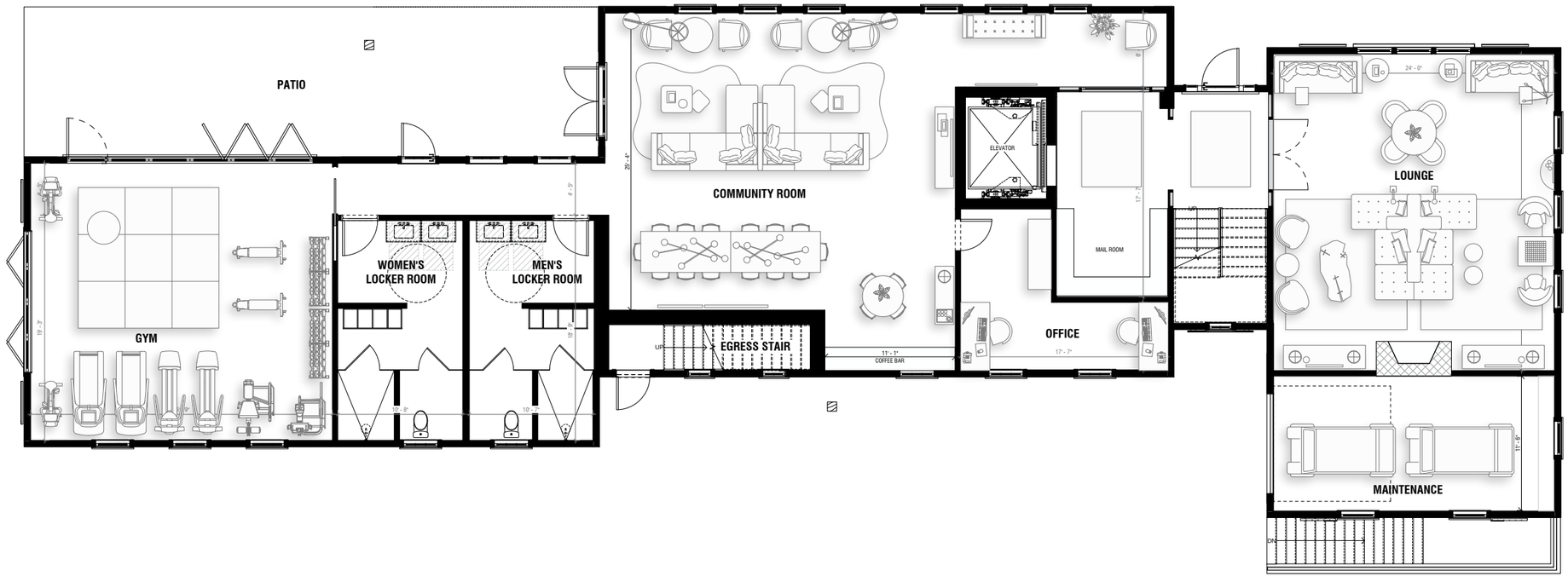
BASEMENT FLOOR (3,475 SF)



0 5 10 20

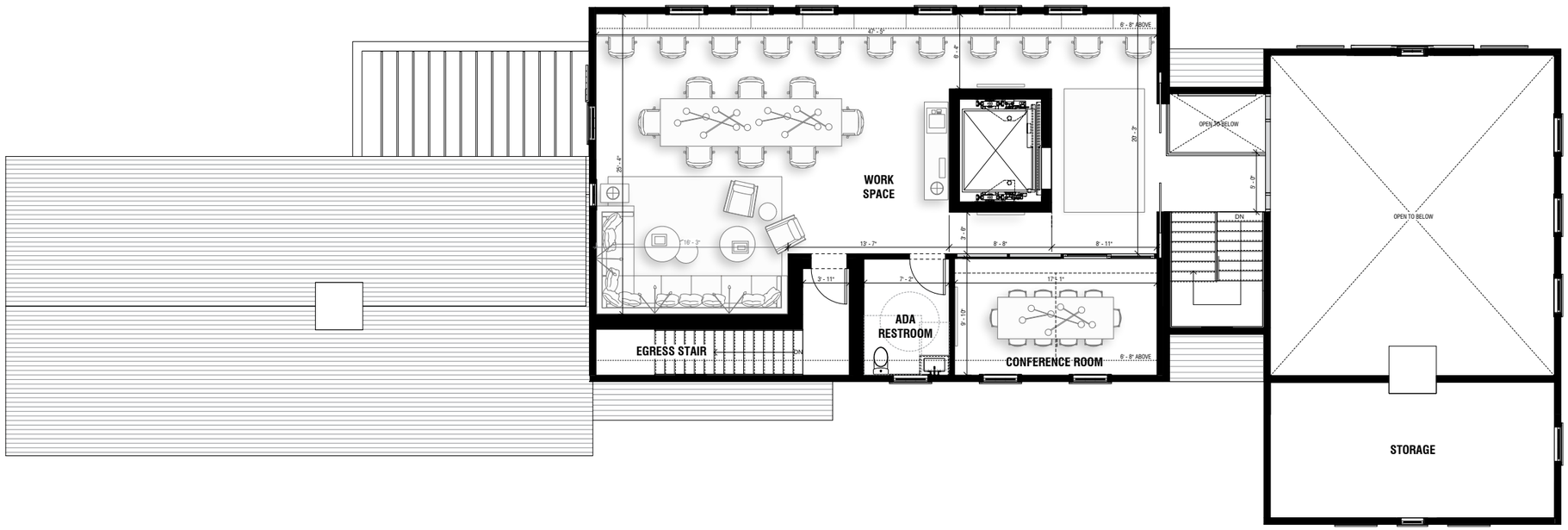
COMMUNITY BUILDING

1ST FLOOR (3,729 SF)



COMMUNITY BUILDING

2ND FLOOR (1,524 SF)



COMMUNITY BUILDING - ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

0 5 10 20

COMMUNITY BUILDING - ELEVATIONS



EAST ELEVATION



WEST ELEVATION

0 5 10 20



NE PERSPECTIVE



NW PERSPECTIVE



SE PERSPECTIVE



LETTERS

From: David Gray <dgray@nantucket-ma.gov>
Date: May 19, 2023 at 2:50:42 PM EDT
To: Leslie Snell <LSnell@nantucket-ma.gov>
Subject: RE: Surfside Crossing Sewer Design

Hi Leslie, Yes after my review of the submitted plans that show the (2) two options for the development's sanitary sewer connections 1- Via a private pump station built on their property that shows a FM connection to an existing 12" Municipal Force main which is NOT the preferred option and is not allowed per our Sewer Regulations. This application would also require some extra work at our other pump stations again NOT the preferred Option. 2- This would be a gravity connection direct to the manhole that was installed for their property on the newly installed gravity line in South Shore Road. This is the preferred option and would be the most beneficial and require the less maintenance. The one additional piece to this project has to do with the HAC decision and the stated 1,000,000 contribution to the Town and County of Nantucket, in order to complete the pump station and other components for the gravity system will require approx. 1,500,000. This part of the equation can be further worked out between the Town and County of Nantucket and the Developer.

Thanks You

-----Original Message-----
From: Leslie Snell <LSnell@nantucket-ma.gov>
Sent: Thursday, May 18, 2023 12:22 PM
To: David Gray <dgray@nantucket-ma.gov>
Subject: Surfside Crossing Sewer Design

Hi David -

Thanks for taking time to meet with Susan and me just before the ZBA meeting. The Board wanted confirmation, in writing, that you approve the sewer design as submitted. Please confirm.

Thanks,
Leslie

LANDSCAPING PLANS RECEIVED 5/18/23



SURFSIDE CROSSING

MATERIAL SPECIFICATION

IMPERVIOUS MATERIALS



ASPHALT APRON



GRAY CHIP SEAL PAVEMENT



PEA STONE CHIP SEAL PAVEMENT



THERMAL BLUESTONE PAVERS



BLUESTONE RISERS



PARGETED CONCRETE WALL

PERVIOUS MATERIALS



PEA STONE GRAVEL WALKWAY

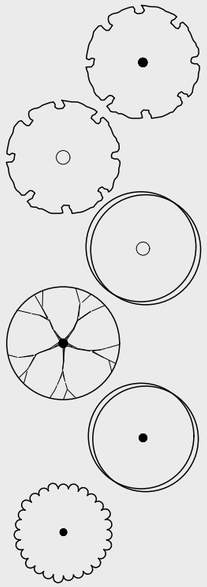


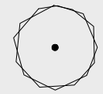
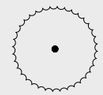
LAWN



NATURAL PLANTING & MEADOW

PLANTING SPECIFICATION

TREES	CODE	BOTANICAL / COMMON NAME
	AR	Acer rubrum / Red Maple
	NS	Nyssa sylvatica / Tupelo
	QA	Quercus alba / White Oak
	UA	Ulmus americana / American Elm
	BN	Betula nigra / River Birch Multi-Trunk
	SA	Sassafras albidum / Sassafras

SHRUBS	CODE	BOTANICAL / COMMON NAME
	CL	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet
	MP	Myrica pensylvanica / Northern Bayberry
	VD	Viburnum dentatum / Viburnum
	IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly
	BVM	Bayberry / Viburnum Mix

GRASSES	CODE	BOTANICAL / COMMON NAME
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	FS	Festuca/ New England Native Meadow Fescue Mix

RED MAPLE

AR - Acer rubrum

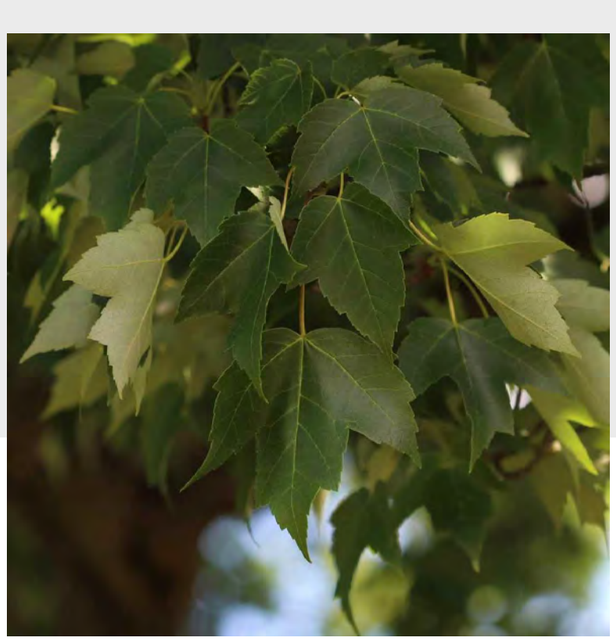
Size: 30' - 50' tall, 20' - 40' spread

Habit: Pyramidal habit when young, becoming rounded to oval at maturity.

Foliage: In early spring, tiny red flowers appear before the leaves and are followed by red fruit. Emerging red tinged in spring, the leaves change to dark green and often develop dazzling yellows and red in the fall.

Deciduous tree
Provides some winter interest with its attractive, smooth gray bark. Excellent as a specimen planting for lawns and streets. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







DECIDUOUS TREE

TUPELO

NS - Nyssa sylvatica

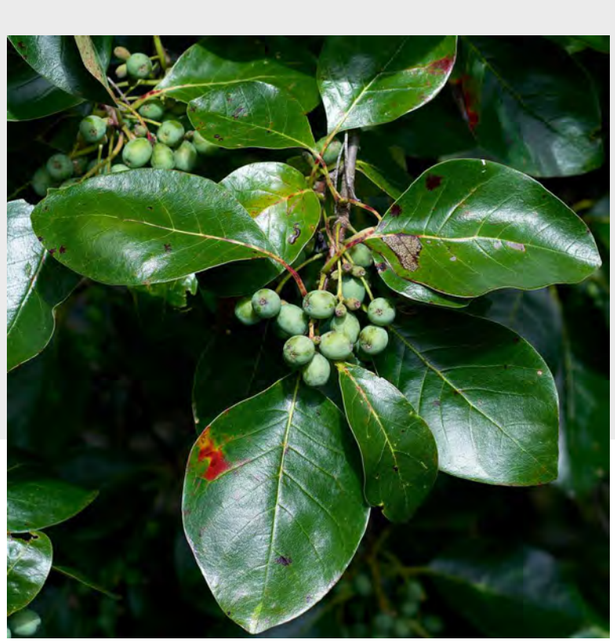
Size: 30 ' - 50' tall, 20' - 30' spread

Habit: Rounded, straight trunk

Foliage: Leaf shape elliptic to obovate, dark green upper surface, pale green undersides brilliant fall foliage colors of yellow, orange, purple, and red.

Hardy, attracts birds, produces berries from spring to fall, also known as Black Tupelo, Black Gum. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







DECIDUOUS TREE

WHITE OAK

QA - Quercus alba

Size: 30 ' - 50' tall, 40' - 50' spread

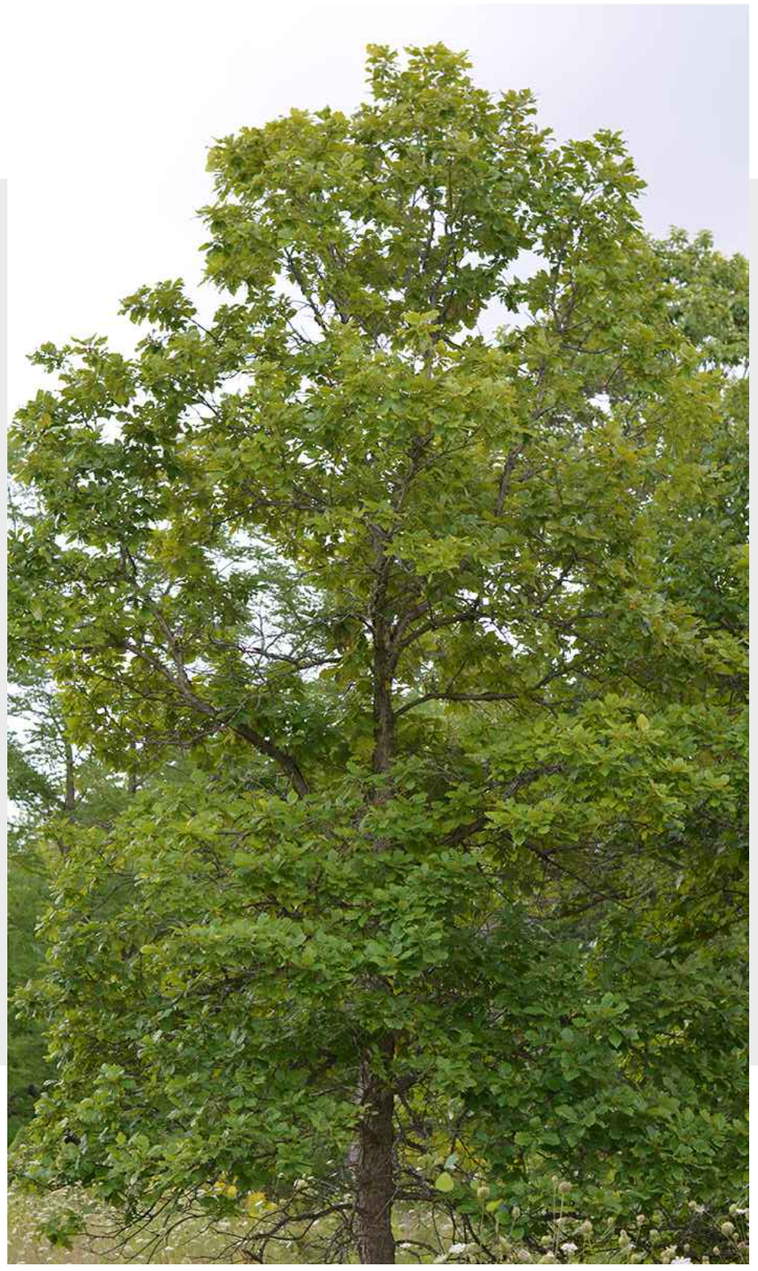
Habit: The wide spreading branches form an upright, broad-rounded crown.

Foliage: Large maple-like dark green to slightly blue-green in summer, brown and wine-red to orange-red in the fall. The fall foliage is showy.

Ornamental light ashy gray exfoliating bark. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







DECIDUOUS TREE

AMERICAN ELM

UA - Ulmus americana

Size: 40 ' - 50' tall, 30' - 40' spread

Habit: Three distinct habits are a vase-shaped form, a more wide-spreading and less arching form occurs, as well as a narrow form with branchlets clothing the entire trunk.

Foliage: Dark-green leaves have variable fall color. Flowers bloom in early spring but are not clearly visible.

Low-maintenance shade tree, great shade trees for streets. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







DECIDUOUS TREE

RIVER BIRCH

BN - Betula nigra

Size: 20' -30' tall, 15' - 20' spread.

Habit: A spreading canopy that provides dappled shade.

Foliage: Leaves are alternate, simple, and doubly toothed, with a light green color in spring and summer, turning yellow in the fall. Distinctive peeling bark, which ranges in color from creamy white to reddish-brown.

Low-maintenance tree, adds visual interest to the landscape. Native to New England (list of references: University of Massachusetts Amherst: North American Plants for New England Gardens).







DECIDUOUS TREE

SASSAFRAS

SA - Sassafras albidum

Size: 15' -20' tall, 15' - 20' spread.

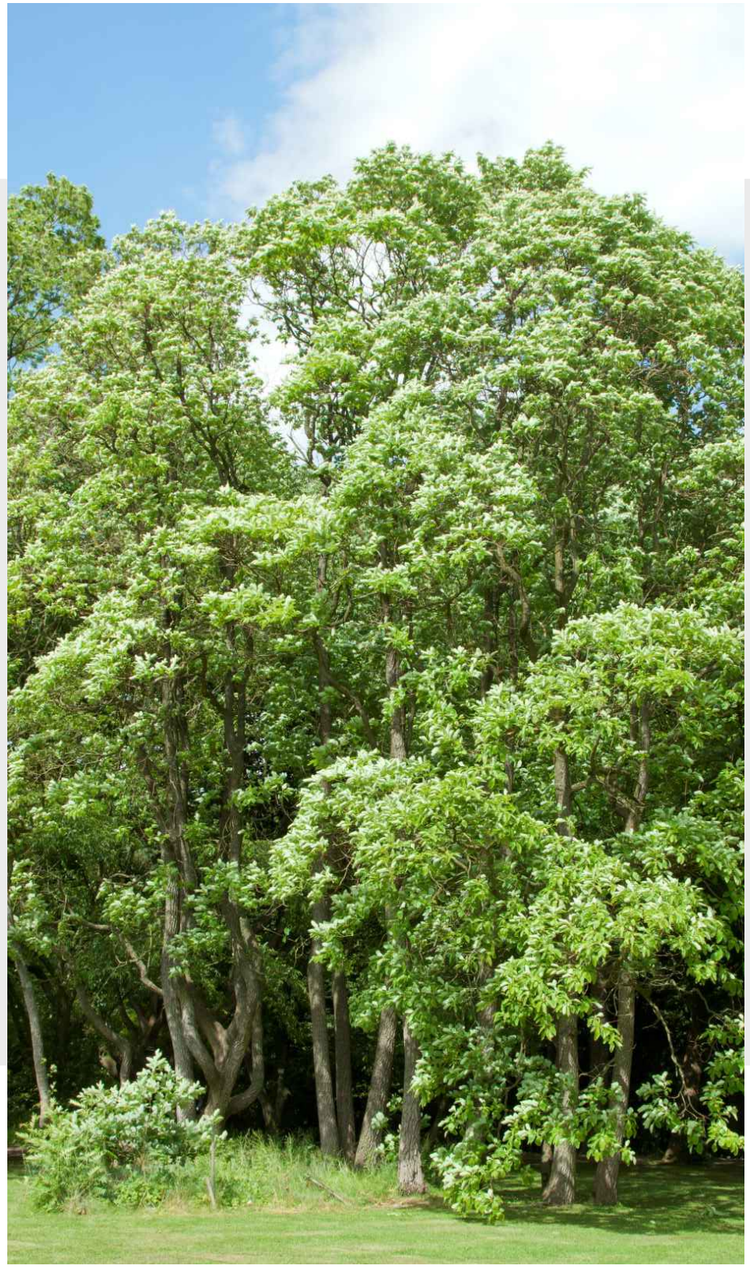
Habit: A generally irregular or rounded crown. The tree typically grows with a single trunk that branches out into a spreading canopy.

Foliage: The leaves are bright green in spring and summer, turning vibrant shades of orange, red, and yellow in the fall.

Is known for its aromatic properties. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







SWEET PEPPERBUSH

CL - Clethra alnifolia

Size: 3' - 8' tall, 3' - 8' spread.

Foliage: Rounded deciduous shrub, dark green glossy leaves, medium show white or pink flowers. 'Humming Bird' Variety shows long, dense white flowers.

Attracts birds, produces small blue fruit, hardy, flood tolerant. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







NORTHERN BAYBERRY

MP - Myrica pensylvanica

Size: 5' - 7' tall, 6' - 8' spread

Habit: A dense, rounded or spreading form.

Foliage: Simple, alternate, and elliptical in shape, with a glossy dark green color.

Attracts birds, showy fruit persist on the plant throughout the winter. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







VIBURNUM

VD - Viburnum dentatum

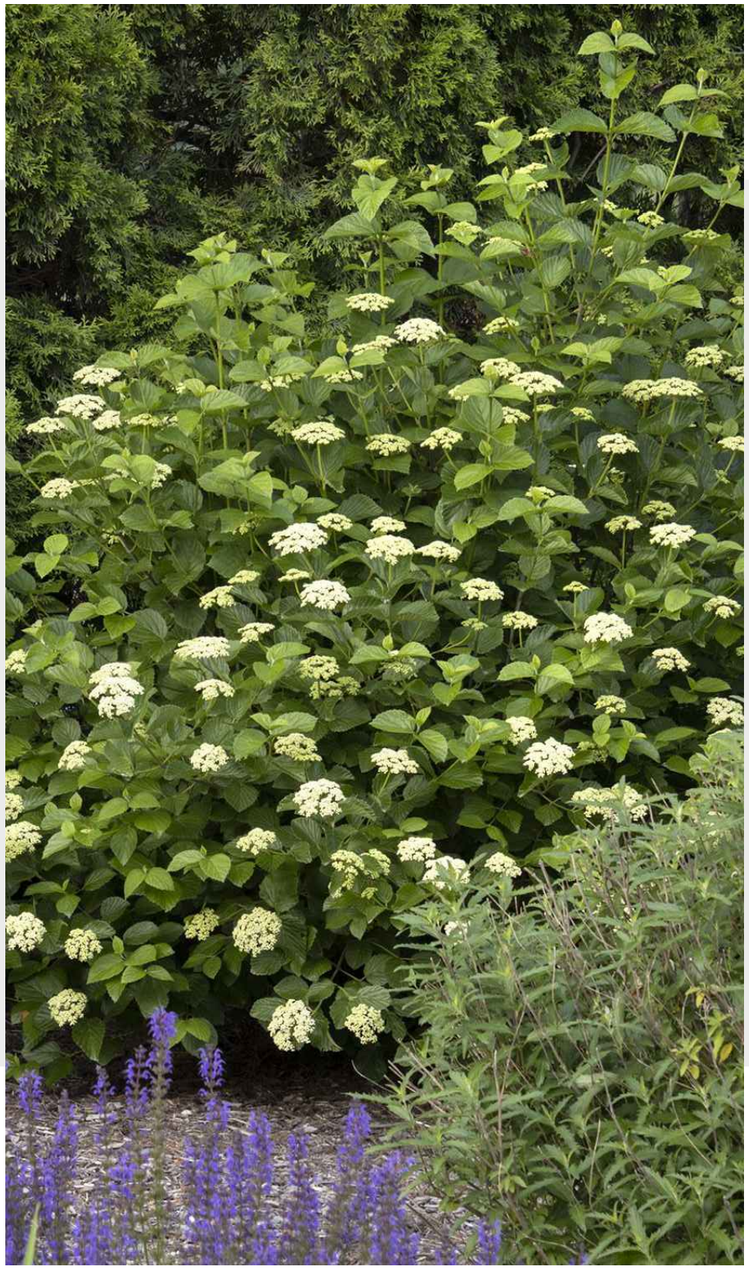
Size: 8' - 10' tall, 8' - 10' spread

Habit: Tiered branches and a spreading habit.

Foliage: Distinctly veined, dark green leaves which become red-purple in fall. These contrast beautifully with large white lacecap spring flowers.

Specimen shrub. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







INKBERRY

IG - Ilex glabra

Size: 5' -8' tall, 5' - 8' spread.

Foliage: Dense shrub, well-rounded shape, glossy dark evergreen leaves.

Evergreen shrub
Attracts birds, produces small black fruit and small white flowers, deer tolerant. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).







SHENANDOAH SWITCHGRASS

PS - Panicum virgatum 'Shenandoah'

Size: 3' - 4' tall, 3' spread.

Habit: Dense clumps with an upright, columnar habit.

Foliage: Green in the spring but gradually transforms into deep burgundy as the summer progresses.

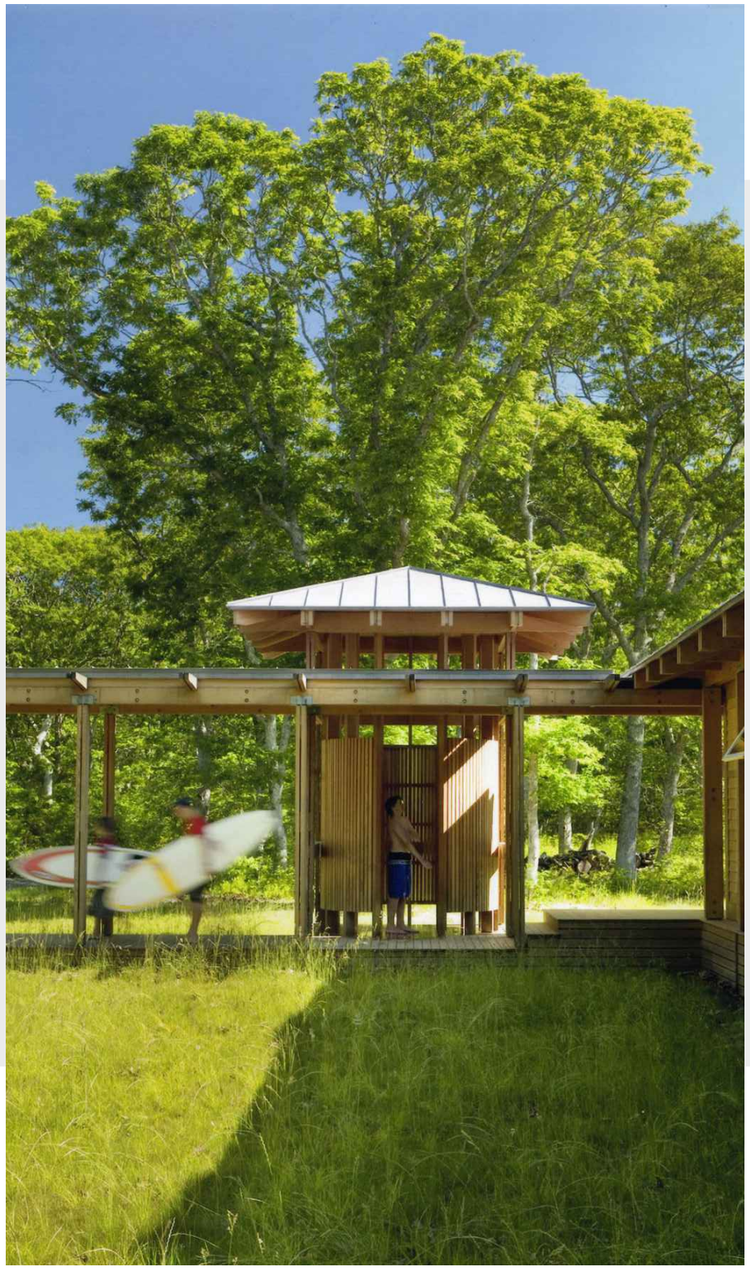
Attracts birds, strong growth. Native to Nantucket (list of references: Nantucket Biodiversity Initiative: Landscaping with Native Plants on Nantucket).



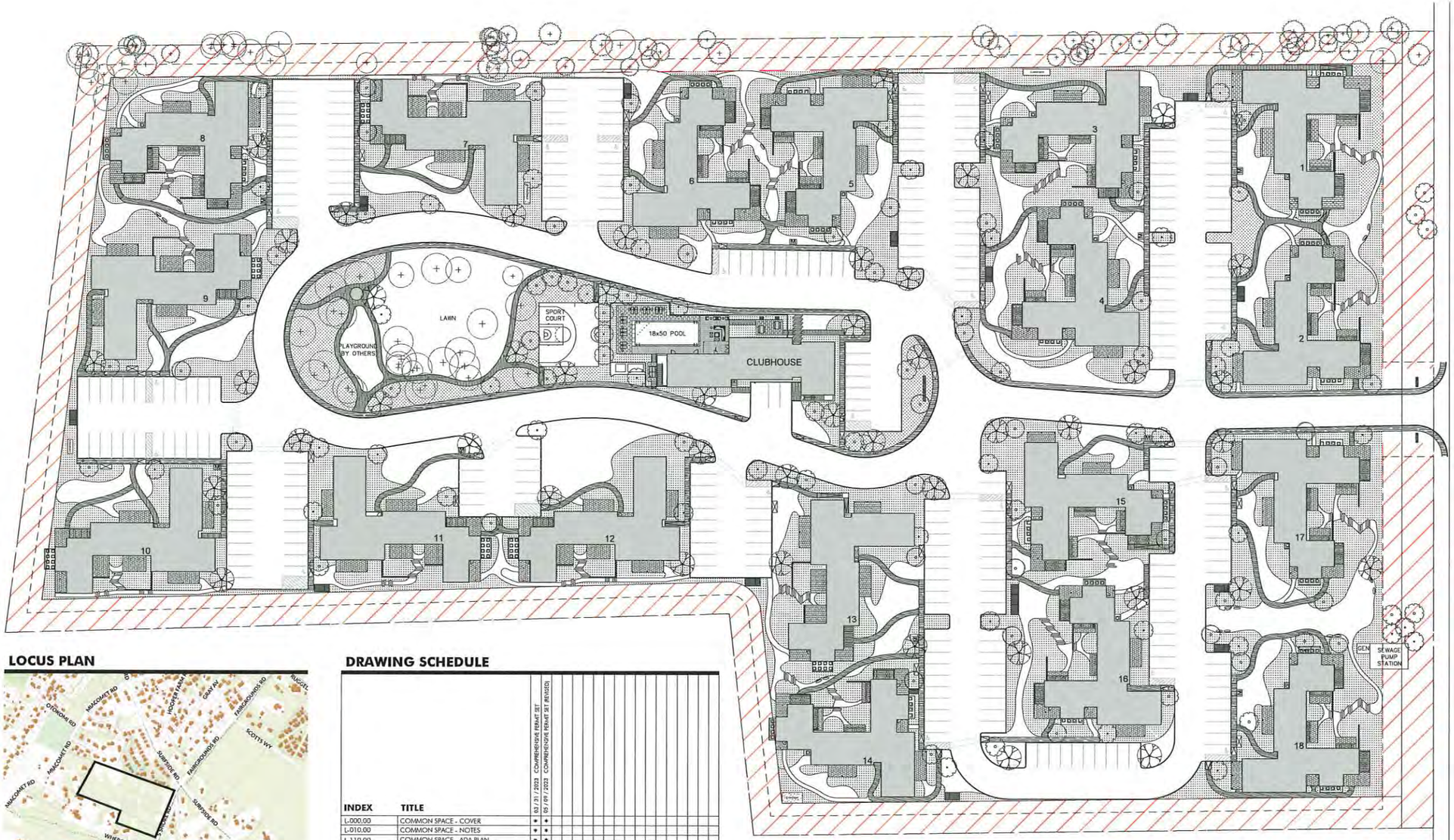












LOCUS PLAN



ZONING INFORMATION

MAP & PARCEL	67/336	3 S SHORE RD
	67/336.9	5 S SHORE RD
	67/336.8	7 S SHORE RD
	67/336.7	9 S SHORE RD
CURRENT ZONNING	LUG-2	
MINIMUM FRONTAGE	150 FT	
SETBACK FRONT	35 FT	
SETBACK REAR / SIDE	15 FT	

DRAWING SCHEDULE

INDEX	TITLE	03 / 31 / 2023 COMPREHENSIVE PERMIT SET	05 / 09 / 2023 COMPREHENSIVE PERMIT SET (REVISED)
L-000.00	COMMON SPACE - COVER	*	*
L-010.00	COMMON SPACE - NOTES	*	*
L-110.00	COMMON SPACE - ADA PLAN	*	*
L-111.00	COMMON SPACE - ADA RAMP DETAIL	*	*
L-112.00	COMMON SPACE - SITE PREPARATION	*	*
L-113.00	COMMON SPACE - UTILITY PLAN	*	*
L-114.00	COMMON SPACE - LAYOUT PLAN	*	*
L-115.00	COMMON SPACE - PLANTING PLAN	*	*
L-120.00	AMENITIES - LAYOUT PLAN	*	*
L-121.00	AMENITIES - SWIMMING POOL	*	*
L-122.00	AMENITIES - PLANTING PLAN	*	*
L-130.00	UNIT (1) - LAYOUT PLAN	*	*
L-131.00	UNIT (1) - PLANTING PLAN	*	*

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

SCN

3,5,7 & 9 SOUTH SHORE RD,
NANTUCKET, MA 02554

OWNER

SURFSIDE CROSSING,LLC
37 Old South Rd, Unit #4
Nantucket, MA 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th Fl, New York, NY 10018
T (212) 273-9712

MER ENGINEER

CONSULTANT ENGINEERING SERVICES
216 East 45th Street, 16th Floor
New York, NY 10017
T (646) 961-3999

STRUCTURAL ENGINEER

CRAFT ENGINEERING STUDIO
39 West 38th Street, 6th Floor
New York, NY 10018
T (646) 912-9867

LANDSCAPE DESIGNER

MIROSLAVA AHERN,LLC
6 Windy Way
Nantucket, MA 02554
T (508) 333-5138

CIVIL ENGINEER

BRACKEN ENGINEERING, INC.
19 Old South Road
Nantucket, MA 02554
T (508) 325-0044

MASSACHUSETTS
EDWARD A. FULLER
NO. 618
REGISTERED LANDSCAPE ARCHITECT
5/09/23

COMPREHENSIVE PERMIT SET
(NOT FOR CONSTRUCTION)

COMMON SPACE COVER

DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	1" = 40' - 0"

REVISIONS

DATE	MARCH 31, 2023

L-000.00

GENERAL NOTES:

1. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS ON THE SITE. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. SHOULD THE CONTRACTOR FIND, AFTER VISITING THE SITE OR DURING CONSTRUCTION, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE SHALL BRING THESE ITEMS TO THE ATTENTION OF THE LANDSCAPE DESIGNER FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
3. ALL WORK SHALL CONFORM TO REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT AND APPLICABLE FEDERAL, STATE, LOCAL STATUTES, ORDINANCES, REGULATIONS, LAWS AND CODES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE SUCH COMPLIANCE AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LICENSING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES.
6. THE CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL FOR TIMES OF DAY DURING WHICH CONSTRUCTION OPERATIONS MAY OCCUR. ALL CONSTRUCTION SHALL OCCUR WITHIN TIMES SPECIFIED BY LOCAL ORDINANCES.
7. THE CONTRACTOR SHALL IDENTIFY ALL STAGING AREAS AND LIMIT OF WORK FOR APPROVAL BY THE LANDSCAPE DESIGNER PRIOR TO THE START OF WORK. AREAS OUTSIDE THE LIMIT OF WORK SHOULD NOT BE USED FOR STORAGE OR MOVEMENT OF MATERIALS, MACHINERY OR DEBRIS.
8. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MATERIALS AROUND LIMITS OF WORK. SUCH MATERIALS SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL WORK IS COMPLETED WHERE APPLICABLE.
9. PROTECTIVE FENCING SHALL BE ERECTED AT THE DRIPLINE OF EXISTING TREES TO BE PROTECTED BEFORE CONSTRUCTION BEGINS AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
10. MINIMIZE GRADING AND CONSTRUCTION OPERATIONS AS MUCH AS POSSIBLE IN THE ROOT ZONES OF EXISTING TREES TO REMAIN. LANDSCAPE DESIGNER TO APPROVE ALL GRADING CONSTRUCTION, TRENCHING OR OTHER DISTURBANCE REQUIRED WITHIN THE ROOT ZONES OF TREES. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH AN ARBORIST PRIOR TO MAJOR EXCAVATION. DO NOT SHRED OR TEAR ROOTS WITH EXCAVATION EQUIPMENT. CLEAN CUT ROOTS LARGER THAN 1" WITH SAW OR CLIPPERS.
11. THE CONTRACTOR IS TO STRIP AND STOCKPILE ALL AVAILABLE TOPSOIL PRIOR TO GRADING OPERATIONS. PROTECT THE STOCKPILE WITH SILT FENCING OR OTHER RUN-OFF CONTROL MEASURES.
12. THE CONTRACTOR SHALL DISTRIBUTE ALL HIS MATERIALS AND EQUIPMENT AND SPREAD ANY STOCKPILES IN SUCH A MANNER AS TO PROTECT EXISTING CONDITIONS SUCH AS UTILITIES, PAVING, VEGETATION, ETC. DO NOT STOCKPILE SOIL OR CONSTRUCTION MATERIALS OR DRIVE VEHICLES WITHIN THE DRIP LINE OF TREES TO REMAIN. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER FOR ALL CONSTRUCTION ACCESS AREAS, STAGING AND STOCKPILE AREAS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING CONDITIONS UNLESS OTHERWISE NOTED. METHODS USED TO PROTECT ALL EXISTING CONDITIONS SHALL BE MAINTAINED AND REPLACED IF DAMAGED DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL VERTICAL AND HORIZONTAL SURFACES FOR OWNER'S APPROVAL PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL STAKE THE ALIGNMENT OF ALL PAVING, WALLS, AND SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE DESIGNER PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF TRASH AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE RECEPTACLES TO BE USED ON SITE DURING CONSTRUCTION AND SHALL REMOVE TRASH FROM THE SITE ON A DAILY BASIS.
17. UPON COMPLETION OF THE PROJECT ALL EXCESS SOIL, TEMPORARY FENCING, EROSION CONTROL MEASURES, STABILIZATION MATERIALS, AND OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. ALL PAVED AREAS, WALLS, ETC. SHALL BE THOROUGHLY WASHED AND CLEANED UPON COMPLETION OF THE PROJECT.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES ON THE SITE.

LAYOUT NOTES:

1. NEW WORK SHALL MEET AND MATCH ALIGNMENT OF EXISTING FEATURES AND FINISHED GRADES AT LIMITS OF WORK AND AT EXISTING PAVEMENT OR OTHER FACILITIES TO REMAIN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND MAKE NECESSARY MINOR ADJUSTMENTS IN THE PROPOSED WORK TO MEET THE INTENT OF THE PLANS AND TO PROVIDE SMOOTH TRANSITIONS BETWEEN EXISTING CONDITIONS AND NEW WORK.
2. THE LAYOUT IS INTENDED IN PART TO RELATE TO EXISTING ARCHITECTURAL AND SITE FEATURES. IN GENERAL THE MEASUREMENTS ON THE DRAWINGS ARE REASONABLE AND ACCURATE FOR THEIR PURPOSES. HOWEVER, IN THE EXECUTION OF WORK ON THE PROJECT, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS WITH ACTUAL CONDITIONS ON THE JOB IN ORDER TO MAKE A PERFECT FIT.
3. FOR LAYOUT, ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE OF EDGING, FACE OF RISER AND FACE OF WALL UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL STAKE THE ALIGNMENT OF ALL HARDSCAPE FEATURES, PER LAYOUT DIMENSIONS, IN THE FIELD FOR APPROVAL BY THE LANDSCAPE DESIGNER PRIOR TO BEGINNING CONSTRUCTION.

MATERIAL NOTES:

1. WALKWAYS - THERMAL BLUESTONE PAVERS, CHIP SEAL PATHWAYS, PEA STONE (SEE DRAWING), SIZE AS SPECIFIED, TYPICAL, SEE APPLICABLE DETAILS ON SHEET L.03.
2. PATIO PAVERS - THERMAL BLUESTONE, (SEE DRAWING), SIZE AS SPECIFIED. ALL CUSTOM CUTS TO BE VERIFIED IN FIELD, SEE APPLICABLE DETAILS ON SHEET A-03, A1-L03.
3. POOL COPING - THERMAL BLUESTONE COPING (SEE DRAWING), BLUESTONE, SIZE AS SPECIFIED, EASED EDGES.
4. RISERS - THERMAL BLUESTONE, SIZE AS SPECIFIED.

GRADING AND DRAINAGE NOTES:

1. NEW WORK SHALL MEET AND MATCH EXISTING FINISHED GRADES AT LIMITS OF WORK AND AT OTHER FACILITIES TO REMAIN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES AND MAKE NECESSARY MINOR ADJUSTMENTS IN THE PROPOSED WORK TO MEET THE INTENT OF THE PROPOSED GRADING PLAN AND TO PROVIDE SMOOTH GRADING TRANSITIONS BETWEEN NEW WORK AND EXISTING CONDITIONS.
2. PROVIDE GRADE STAKES INDICATING FINISHED ELEVATIONS FOR WALKWAYS AND PAVEMENTS. MINIMIZE GRADING AND CONSTRUCTION OPERATIONS AS MUCH AS POSSIBLE IN THE ROOT ZONES OF EXISTING TREES TO REMAIN.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ELECTRICAL AND IRRIGATION SLEEVES PRIOR TO HARDSCAPE INSTALLATION AS NECESSARY.
4. PROVIDE A MINIMUM SLOPE OF 1% ON ALL UNDER-DRAINAGE LINES.
5. COVER ENDS OF ALL DRAINAGE LINES AT OUT-FALL AREAS WITH GALVANIZED MESH SCREEN AND SECURE END OF PIPE. PROVIDE GRAVEL AT OUT-FALL TO PREVENT EROSION. COORDINATE WITH CIVIL ENGINEER.
6. TEST ALL UTILITY SYSTEMS PRIOR TO INSTALLATION OF BACKFILL MATERIALS.
7. FOR ALL CONDITIONS WHERE COMPACTED SUBGRADE IS SPECIFIED, PLACE FILL IN SIX INCH LIFTS AND COMPACT TO 95%. REPEAT PROCEDURE WITH EACH SIX INCH LIFT.
8. DURING FINAL GRADING SPREAD ANY STOCKPILED TOPSOIL OVER ALL DISTURBED AREAS TO BE PLANTED. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING FILL AND SCREENED TOPSOIL AS REQUIRED TO MEET PROPOSED GRADES.
9. UPON COMPLETION OF WORK, REMOVE FROM SITE ALL EXCESS SOIL, MATERIALS, DEBRIS, AND EQUIPMENT. DISPOSE OF EXCESS MATERIALS LEGALLY.
10. ALL AREAS COMPACTED FROM CONSTRUCTION OPERATIONS SHALL BE ADEQUATELY EXCAVATED TO ENSURE PROPER FUTURE DRAINAGE.

IRRIGATION NOTES:

1. DEPTH OF IRRIGATION PIPING SHALL BE MINIMUM 18" ON MAINLINE PIPE, AND 12" ON LATERALS.
2. UNDERGROUND UTILITIES TO BE VERIFIED BEFORE INSTALLATION BEGINS.
3. IRRIGATION SYSTEM DESIGNED by CERTIFIED IRRIGATION CONTRACTOR PER LOCAL STANDARD. SYSTEM TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
4. ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE..
5. CONTROLLER TO BE GROUNDED PER MANUFACTURERS SPECIFICATIONS.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING FOR DETERMINING OF THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING THE WORK.
2. REMOVE ALL ROCKS AND DEBRIS LARGER THAN 2" DIAMETER FROM ALL PLANTING BEDS.
3. TOP SOIL PEPARATION FOR (A) CEDARS & NATURAL PLANTING - TOP SOIL PREPARED FROM SANDY LOAM (75%) AND PEA MOSS (25%) -ACIDIC (PH 4.5-6; AND (B) HEDGE AND PLANTING BEDS -SOIL PREPARED WITH 66% SANDY LOAM AND 33% MANURE OR COMPOST, AND INCORPORATED TO A MINIMUM DEPTH OF 12" TO 18".
4. AFTER COMPLETION OF PLANTING, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH 1" OF MULCH.
5. ALL PLANTING SHALL HAVE A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF LANDSCAPE COMPLETION.
6. ALL PLANTING SHALL BE NATIVE PLANTS AND MUST COMPLY WITH INVASIVE SPECIES REGULATIONS. ALL PLANTING SHALL BE BASED ON LANDSCAPING WITH NATIVE PLANTS ON NANTUCKET (FROM THE NANTUCKET BIODIVERSITY INITIATIVE) AND NORTH AMERICAN PLANTS FOR NEW ENGLAND GARDENS (FROM UNIVERSITY OF MASSACHUSETTS AMHERST)

TREE PROTECTION NOTES:

1. STEPS SHOULD BE TAKEN TO PROTECT "CRITICAL ROOT ZONES" OF DESIRABLE TREES. THE RADIUS OF THE "CRITICAL ROOT ZONE" IS DETERMINED BY MULTIPLYING A THE DIAMETER OF A TREE'S TRUNK IN INCHES, BY FEET. IN OTHER WORDS, A 10-INCH DIAMETER TREE WILL HAVE A 10-FOOT RADIUS "CRITICAL ROOT ZONE." DO NOT JUST PROTECT THE "DRIPLINE" OF THE TREE.

2. ROOTS ARE RARELY OBSERVED TO TRAVEL UNDER EXISTING PAVED ROADS. THE "CRITICAL ROOT ZONE" SHOULD BE PROTECTED BY PLACING HARD FENCING AROUND THE ZONE. WITHIN THIS PROTECTED ZONE, THERE SHOULD BE LIMITED ACTIVITY AND NO STORAGE OF VEHICLES, EQUIPMENT AND SUPPLIES. THESE ACTIVITIES CAUSE SOIL COMPACTION.

3. AVOID ANY TRENCHING OR SOIL DISTURBANCE IN THE IMMEDIATE AREA AROUND A TREE'S BASE. IF THE "CRITICAL ROOT ZONE" IS PROTECTED, THEN THE BARK SHOULD BE PROTECTED. WORK WITH STAFF AND CONTRACTORS TO BE SURE EVERYONE UNDERSTANDS THE IMPORTANCE OF BARK AND THE NEED TO PROTECT TREES FROM NICKS, SCRAPES AND GOUGES.

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MASSACHUSETTS
EDWARD A. FULLER
NO. 618
REGISTERED LANDSCAPE ARCHITECT
5/09/23

COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

CONSTRUCTION NOTES

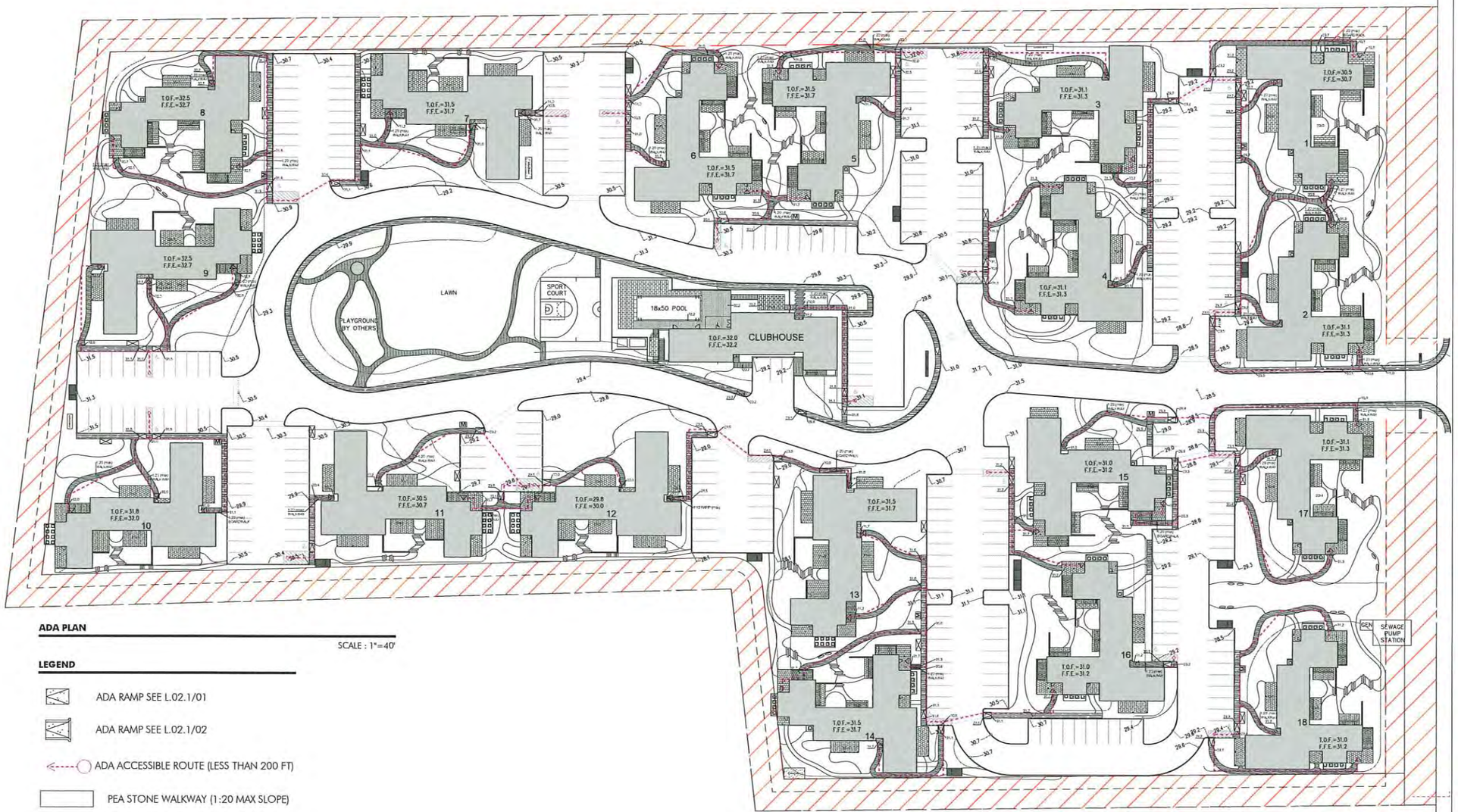
DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	N/A

REVISIONS

DATE
MARCH 31, 2023

L-010.00



ADA PLAN

SCALE : 1"=40'

LEGEND

- ADA RAMP SEE L.02.1/01
- ADA RAMP SEE L.02.1/02
- ADA ACCESSIBLE ROUTE (LESS THAN 200 FT)
- PEA STONE WALKWAY (1:20 MAX SLOPE)
- PEA STONE CHIP SEAL WALKWAY (1:20 MAX SLOPE)
- DARK GRAY CHIP SEAL WALKWAY (1:20 MAX SLOPE)
- THERMAL BLUESTONE PATIO

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EDWARD A. FELLER
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5/09/23

COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

COMMON SPACE ADA PLAN

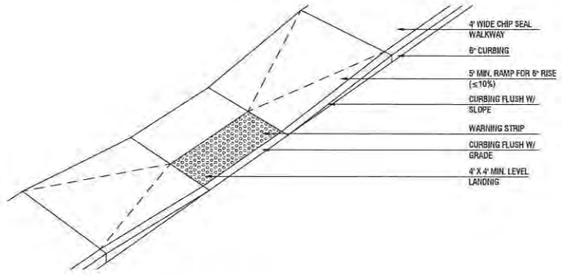
DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	1" = 40' - 0"

REVISIONS

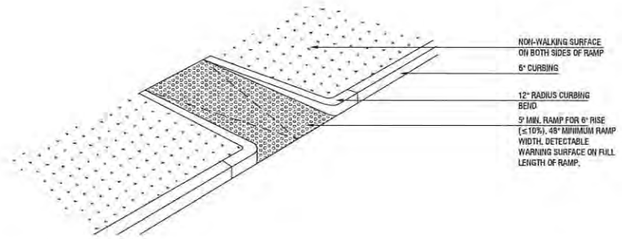
DATE	MARCH 31, 2023

L-110.00



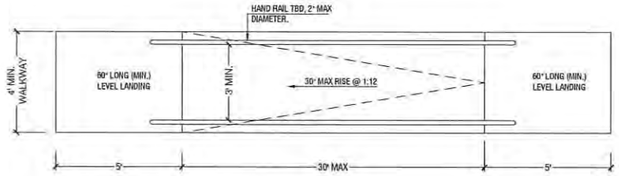
01 ADA PARALLEL CURB RAMP: Perspective View

Scale: 3/8" = 1'-0"



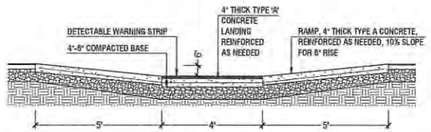
02 ADA RETURNED CURBS RAMP: Perspective View

Scale: 3/8" = 1'-0"



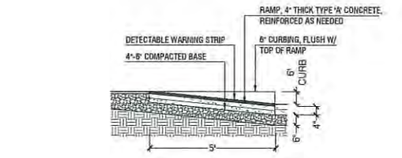
05 TYPICAL 1:12 RAMP: Plan View

Scale: 3/8" = 1'-0"



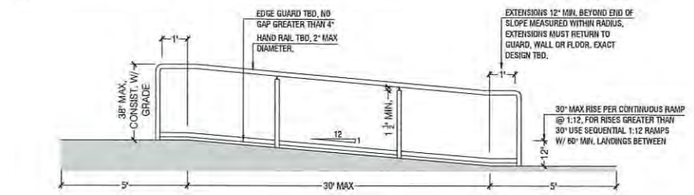
1.2 ADA PARALLEL CURB RAMP: Section

Scale: 3/8" = 1'-0"



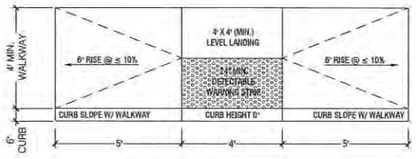
2.1 ADA RETURNED CURBS RAMP: Section

Scale: 3/8" = 1'-0"



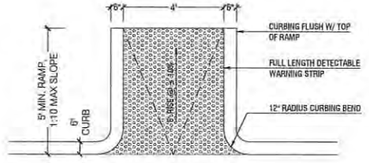
5.1 TYPICAL 1:12 RAMP: Handrail Elevation

Scale: 3/8" = 1'-0"



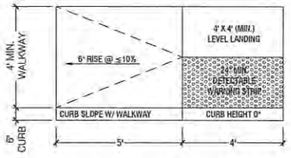
1.3 ADA PARALLEL CURB RAMP: Plan Detail

Scale: 3/8" = 1'-0"



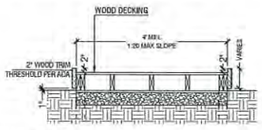
2.2 ADA RETURNED CURBS RAMP: Plan Detail

Scale: 3/8" = 1'-0"



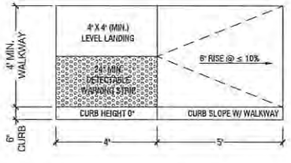
1.4 ADA PARALLEL CURB RAMP: Plan Detail (Left Exit)

Scale: 3/8" = 1'-0"



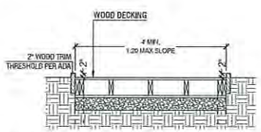
03 BOARDWALK: Section (TYP)

Scale: 3/8" = 1'-0"



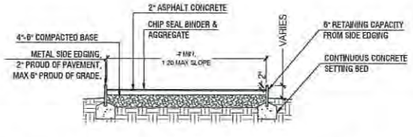
1.5 ADA PARALLEL CURB RAMP: Plan Detail (Right Exit)

Scale: 3/8" = 1'-0"



3.1 BOARDWALK AT GRADE: Section (TYP)

Scale: 3/8" = 1'-0"



04 CHIP SEAL/IMPERVIOUS PAVEMENT W/ ADA LIP: Section (TYP)

Scale: 3/8" = 1'-0"

GENERAL NOTES: BASED ON THE ADA ACCESSIBILITY STANDARDS BY U.S. ACCESS BOARD

1. ALL ACCESSIBLE PATHWAYS ARE 48" WIDE AT MINIMUM AND CONSTRUCTED OUT OF SMOOTH, NON-SLIP MATERIALS AND FINISHES.
2. "LEVEL LANDINGS" REQUIRE ≤ 2% SLOPES IN ANY DIRECTION.
3. ALL RAMPS ARE NOT TO EXCEED A SLOPE OF 1:10. FOR RAMPS RISING IN EXCESS OF 6", A 1:12 SLOPE WILL BE REQUIRED.
4. DO NOT EXCEED A 1:20 SLOPE ON PEDESTRIAN WALKWAYS WHEREVER POSSIBLE.
5. RAMPS EXCEEDING 6" OF TOTAL RISE REQUIRE HAND RAILS ON BOTH SIDES. HAND RAILS WILL NOT EXCEED HEIGHTS OF 38" ABOVE THE GROUND AND MUST BE CONSISTENT WITH THE SLOPE OF THE RAMP. HAND RAILS EXTEND 12" BEYOND THE END OF THE SLOPE AND MUST RETURN TO GUARD, WALL OR FLOOR.
6. RETURNED CURB RAMPS ARE ONLY VIABLE WHEN FLANKED BY NON-WALKWABLE SURFACES SUCH AS GRASS OR PLANTING BEDS. FOR PERPENDICULAR RAMPS THAT INTERSECT WALKWAYS, A PERPENDICULAR RAMP WITH FLARES MUST BE USED.
7. RETURNED CURBS RAMPS MUST FEATURE DETECTABLE WARNING STRIPS FOR THE FULL RUN OF THE SLOPE.
8. PARALLEL RAMPS MUST FEATURE DETECTABLE WARNING STRIPS THAT COVER THE FULL WIDTH OF THE LEVEL LANDING AT STREET LEVEL AND EXTEND AT LEAST 24" DEEP BEYOND THE CURB.

SOURCE: https://www.access-board.gov/ada/guides/

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COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

ADA COMPLIANT RAMP DETAILS

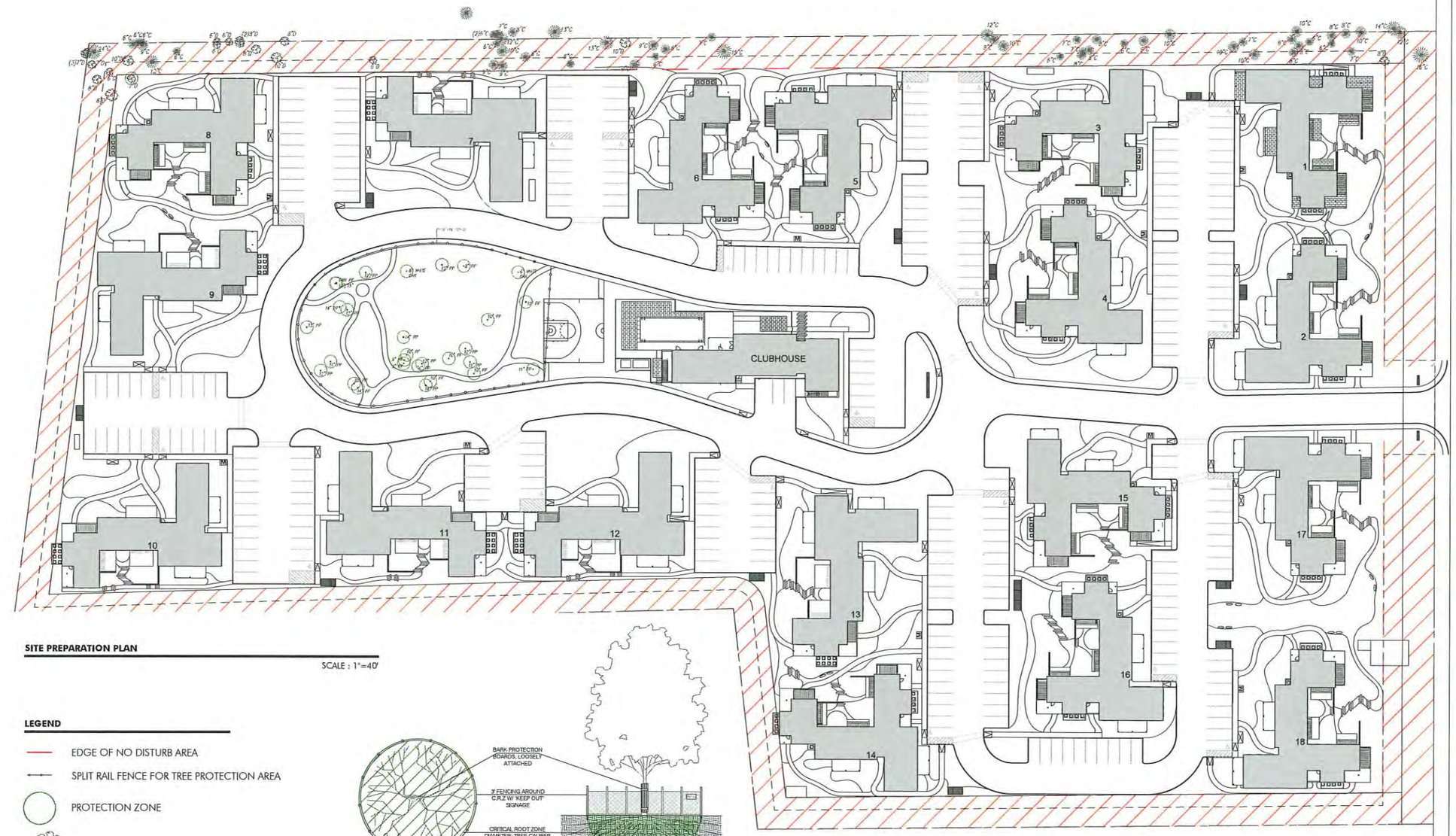
DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	3/8" = 1'- 0"

REVISIONS

DATE	MARCH 31, 2023

L-111.00

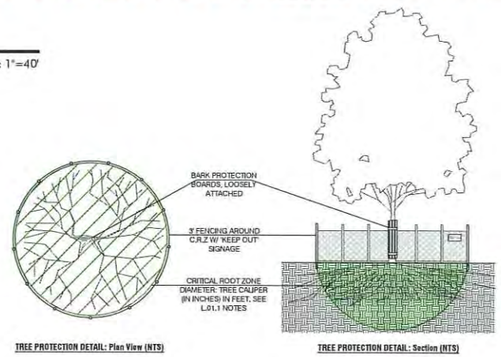


SITE PREPARATION PLAN

SCALE : 1"=40'

LEGEND

- EDGE OF NO DISTURB AREA
- SPLIT RAIL FENCE FOR TREE PROTECTION AREA
- PROTECTION ZONE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE



TREE PROTECTION DETAIL: Plan View (NTS)

TREE PROTECTION DETAIL: Section (NTS)

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COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

COMMON SPACE SITE PREPARATION

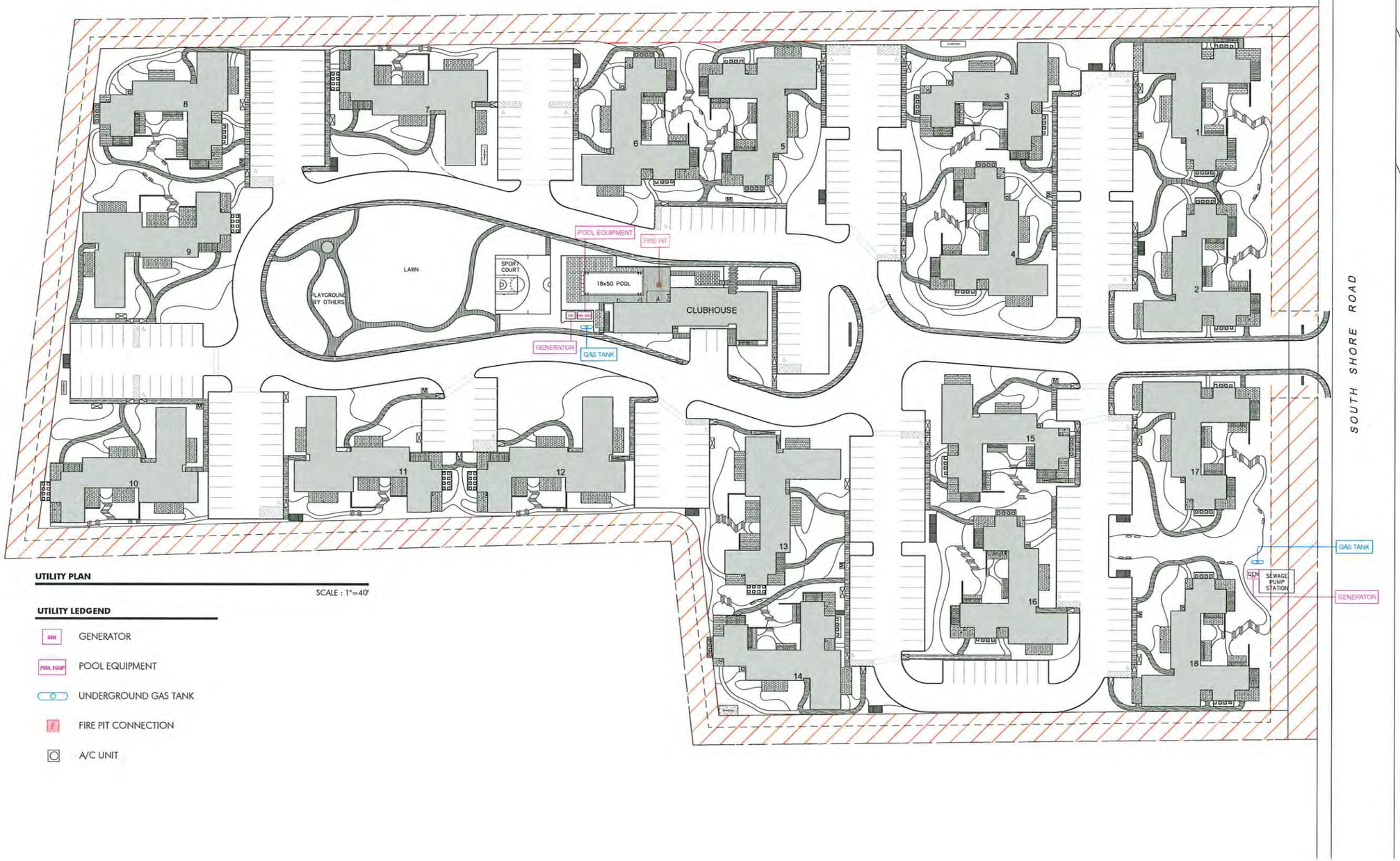
DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	1" = 40' - 0"

REVISIONS

DATE
MARCH 31, 2023

L-112.00



UTILITY PLAN

SCALE : 1"=40'

UTILITY LEDGEND

- GEN — GENERATOR
- POOL EQUIP — POOL EQUIPMENT
- UNDERGROUND GAS TANK
- FIRE PIT CONNECTION
- A/C UNIT

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3,5,7 & 9 SOUTH SHORE RD.
NANTUCKET, MA 02554

OWNER

SURFSIDE CROSSING,LLC
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N

MASSACHUSETTS
EDWARD A. FULLER
REGISTERED LANDSCAPE ARCHITECT
NO. 618
5/09/23

COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

COMMON SPACE UTILITY PLAN

DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	1" = 40' - 0"

REVISIONS

DATE	MARCH 31, 2023

L-113.00



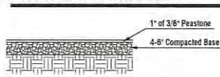
LAYOUT PLAN

SCALE : 1"=40'

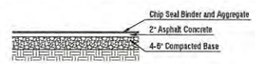
LAYOUT LEGEND

- PEA STONE WALKWAY
- PEA STONE CHIP SEAL PAVEMENT
- DARK GRAY CHIP SEAL PAVEMENT
- THERMAL BLUESTONE PAVERS
- NATURAL PLANTING & MEADOW
- LAWN
- RETAINING WALL
- CONCRETE RISERS
- ENTRY GRANITE POST
- STONE BENCHES
- BIKE RACK
- RECYCLING SHED
- MAIL BOX
- A/C UNIT

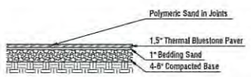
TYPICAL PAVEMENT DETAILS



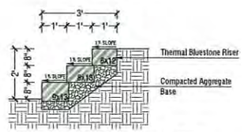
01 GRAVEL/PERVIOUS PAVEMENT: Section (TYP)
Scale: 3/8" = 1'-0"



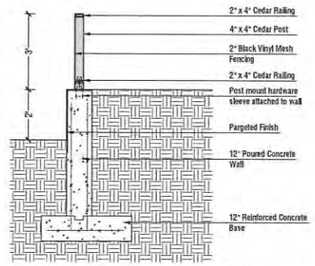
02 CHIP SEAL/IMPERVIOUS PAVEMENT: Section (TYP)
Scale: 3/8" = 1'-0"



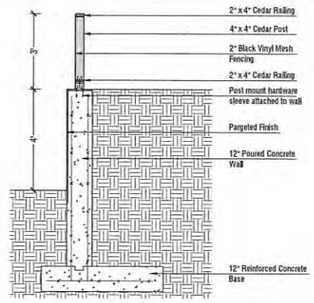
03 BLUESTONE/IMPERVIOUS PAVEMENT: Section (TYP)
Scale: 3/8" = 1'-0"



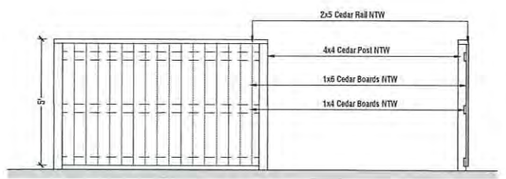
04 BLUESTONE RISERS: Section (TYP)
Scale: 3/8" = 1'-0"



05 24" CONCRETE RETAINING WALL: Section (TYP)
WALL TO BE DESIGNED BY STRUCTURAL ENGINEER
Scale: 3/8" = 1'-0"



06 48" CONCRETE RETAINING WALL: Section (TYP)
WALL TO BE DESIGNED BY STRUCTURAL ENGINEER
Scale: 3/8" = 1'-0"



07 POOL/UTILITY ENCLOSURE: Elevation
Scale: 3/8" = 1'-0"

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OWNER

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N

MASSACHUSETTS
EDWARD A. FRIEZE
NO. 618
REGISTERED LANDSCAPE ARCHITECT
5/09/23

COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

COMMON SPACE LAYOUT PLAN

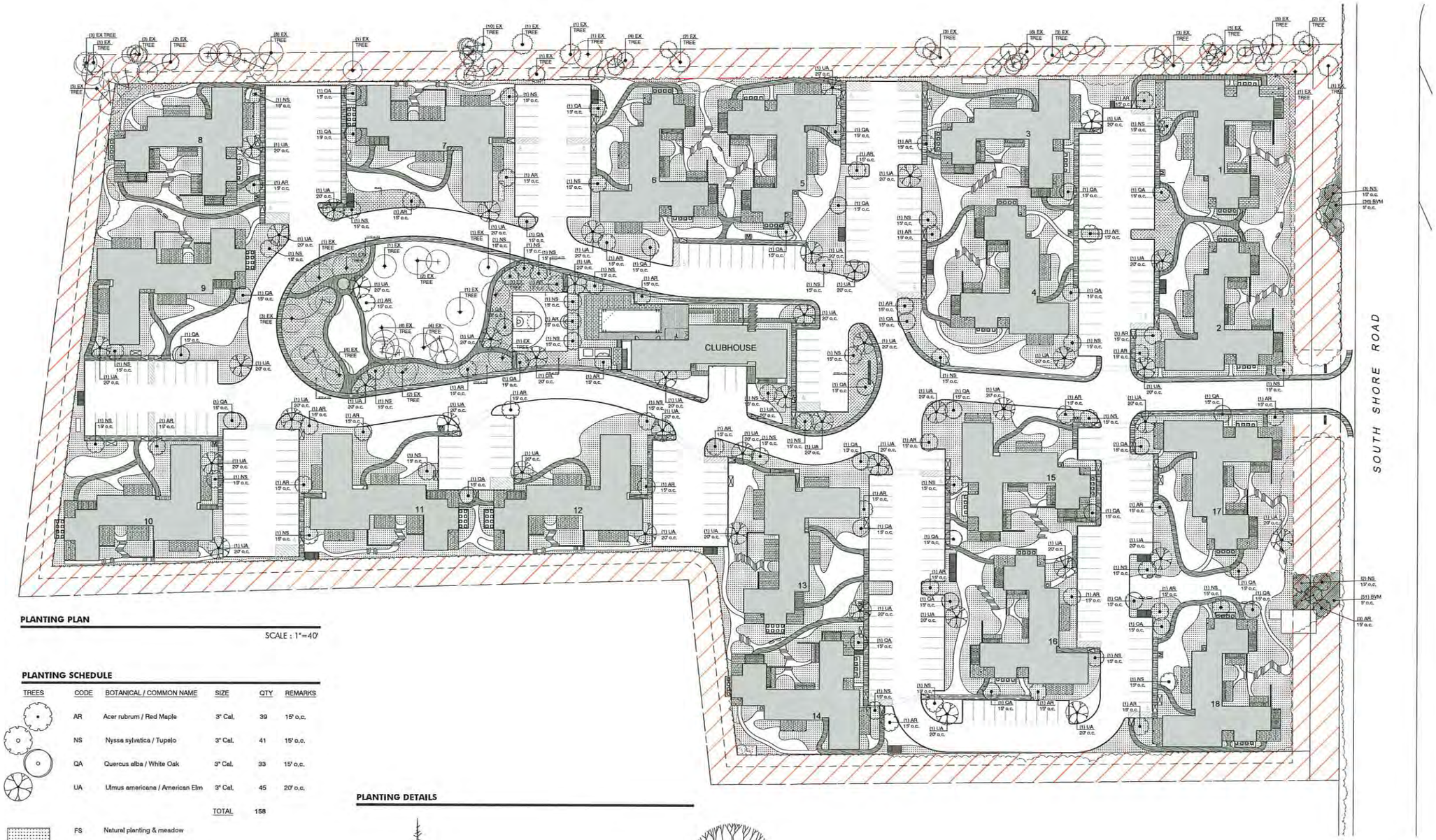
DRAWING INFO

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REVISIONS

DATE
MARCH 31, 2023

L-114.00



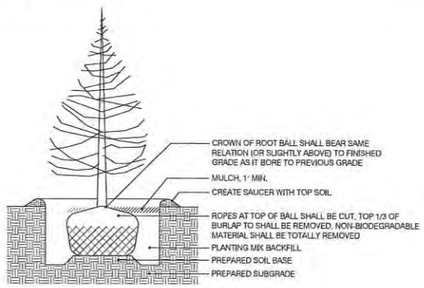
PLANTING PLAN

SCALE : 1"=40'

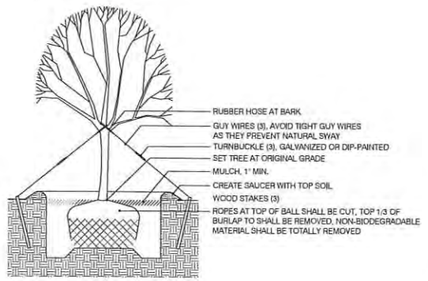
PLANTING SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	AR	Acer rubrum / Red Maple	3" Cal.	39	15' o.c.
	NS	Nyssa sylvatica / Tupelo	3" Cal.	41	15' o.c.
	QA	Quercus alba / White Oak	3" Cal.	33	15' o.c.
	UA	Ulmus americana / American Elm	3" Cal.	45	20' o.c.
			TOTAL	158	
	FS	Natural planting & meadow			
	BVM	Bayberry / Viburnum Mix	5 Gal.	87	5' o.c.
+	EX TREE	Existing tree			
+	EX TREE	Existing tree			

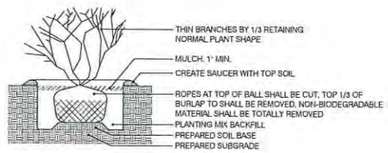
PLANTING DETAILS



CONIFEROUS TREE PLANTING (TYP.)



DECIDUOUS TREE PLANTING (TYP.)



SHRUB PLANTING - BALL & BURLAP (TYP.)

AHERN LLC
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PROJECT

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NANTUCKET, MA 02554

OWNER

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MASSACHUSETTS
EDWARD A. FOLEY
NO. 615
REGISTERED LANDSCAPE ARCHITECT
5/09/23

COMPREHENSIVE PERMIT SET
(NOT FOR CONSTRUCTION)

COMMON SPACE PLANTING PLAN

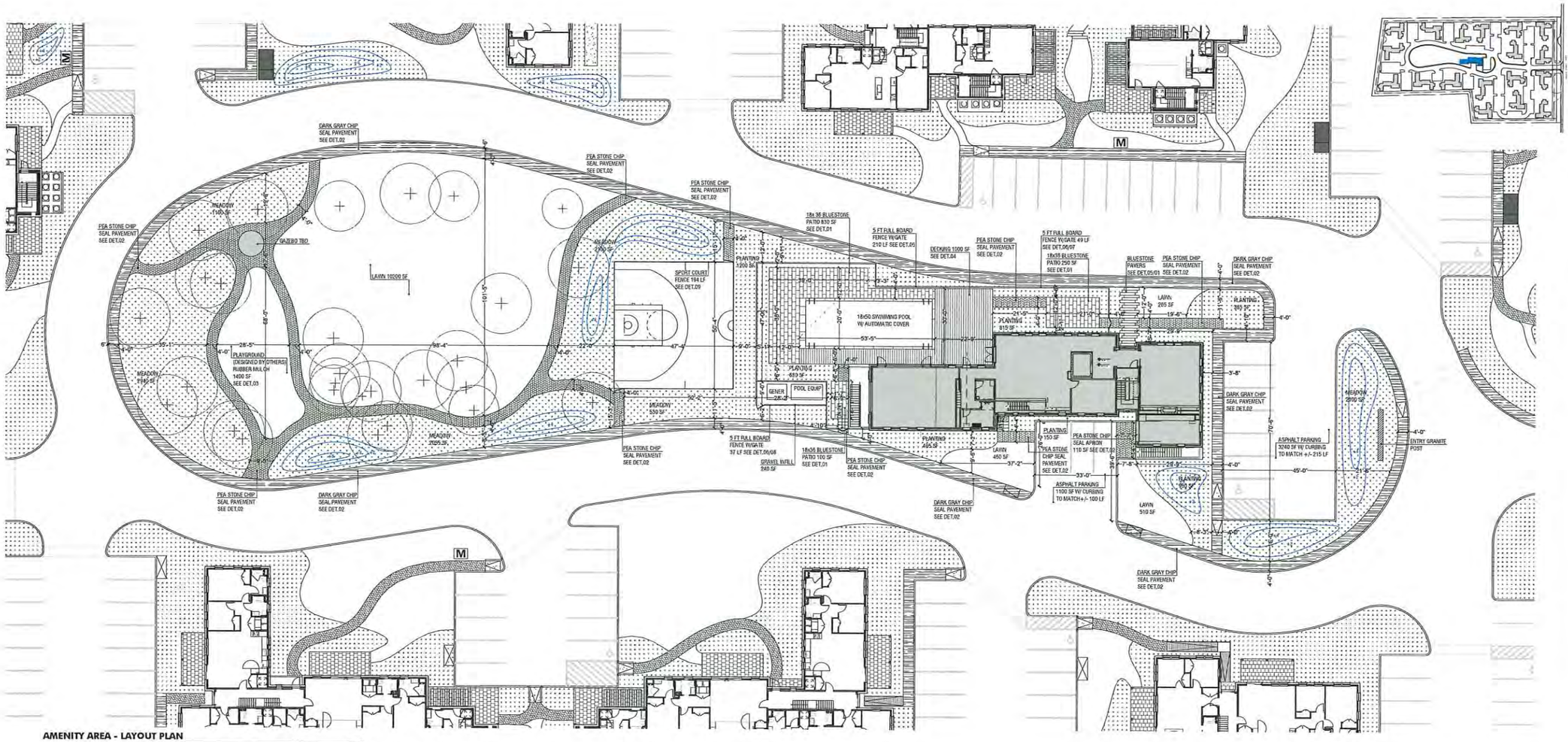
DRAWING INFO

DATE (REVISED)	MAY 9, 2023
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REVISIONS

DATE
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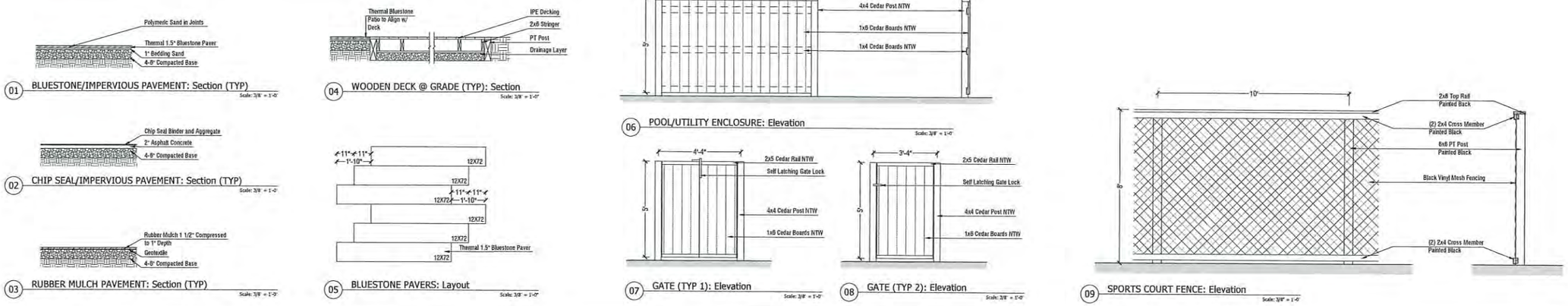
L-115.00



AMENITY AREA - LAYOUT PLAN

SCALE : 1"=20'

TYPICAL PAVING DETAILS



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NANTUCKET, MA 02554

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MASSACHUSETTS GERARD A. PIOLA NO. 619 REGISTERED LANDSCAPE ARCHITECT
5/09/23

COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

AMENITY LAYOUT PLAN

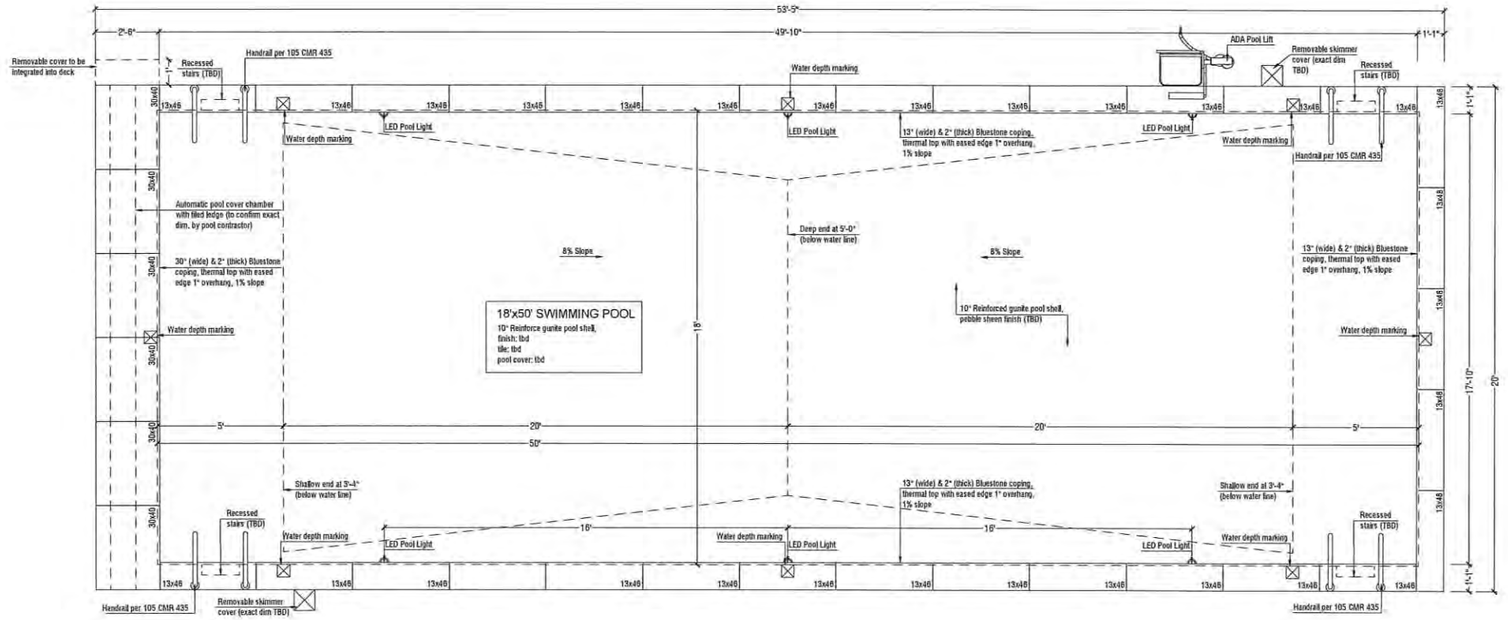
DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	1" = 20'-0"

REVISIONS

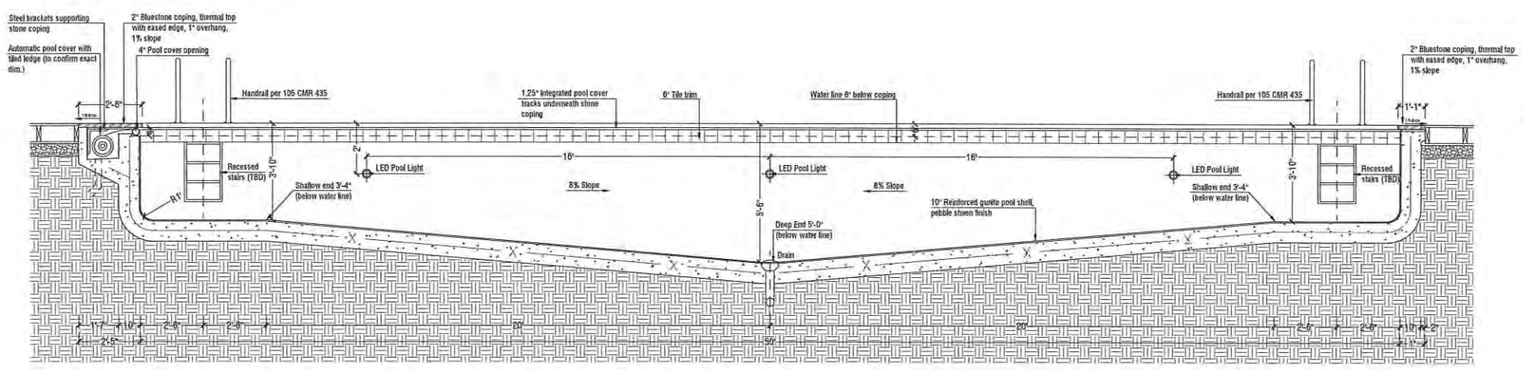
DATE
MARCH 31, 2023

L-120.00



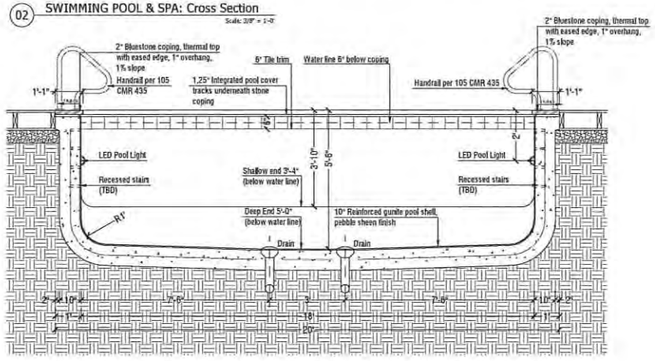
01 SWIMMING POOL: Plan View

Scale: 3/8" = 1'-0"



02 SWIMMING POOL & SPA: Cross Section

Scale: 3/8" = 1'-0"



03 SWIMMING POOL & SPA: Cross Section

Scale: 3/8" = 1'-0"

POOL REQUIREMENTS (105 CMR 435 MIN. STANDARDS)

A. SECTION .02(13): SANITARY DRINKING WATER MUST BE PROVIDED.

B. SECTION .04: SEWAGE DISPOSAL - A SANITARY DRAINAGE SYSTEM CONNECTED TO PUBLIC SEWER MUST BE PROVIDED.

C. SECTION .06: WATER FILTRATION AND FILTRATION SYSTEMS - THIS TECHNICAL INFORMATION MUST BE PROVIDED FROM POOL CONTRACTOR. THE ENTIRE VOLUME OF THE POOL MUST BE ABLE TO BE RECIRCULATED ONCE EVERY 8 HOURS. SUITABLE AUTOMATIC EQUIPMENT MUST ALSO BE PROVIDED TO ENSURE ADEQUATE DISINFECTION OF THE POOL. POOL CONTRACTOR SHOULD PROVIDE THE SPECIFICATIONS FOR THE HYDROCHLORINATOR THAT WILL BE USED.

D. SECTION .07: NON-TOXIC CONSTRUCTION MATERIALS MUST BE USED FOR THE CONSTRUCTION OF THE POOLS.

E. SECTION .08: INLETS AND OUTLETS EXACT LOCATION TO BE DETERMINED BY POOL CONTRACTOR.

F. SECTION .09: CROSS CONNECTION - POTABLE WATER SUPPLYING THE POOL MUST BE THROUGH AN AIR GAP.

G. SECTION .10: SKIMMER FACILITIES - THE POOL MUST BE DESIGNED SO THAT 50% OF THE RECIRCULATION RATE IS DRAWN FROM THE TOP OF THE SURFACE OF THE POOL.

H. SECTION .12: WATER DEPTH MARKINGS - MARKINGS ARE TO BE PLACED ON THE POOL DECK ON THE EDGE OF THE POOL AND ON THE VERTICAL POOL WALLS. MIN. 4" HIGH MARKINGS IN A DARK COLOR PLACED < 25' APART. A 4" STRIP MUST CONTRAST THE DEEP END FROM THE SHALLOW END.

I. SECTION .13: WALKWAYS AND DECKS - CONTINUOUS AROUND THE POOL AND MUST BE A MIN. OF 4' CLEAR AND UNOBSTRUCTED FROM THE POOL EDGE. SURFACES SHOULD BE SLIP RESISTANT AND NON-ABRASIVE.

J. SECTION .14: LADDERS AND STEPS - MIN. OF ONE LADDER FOR EVERY 75' OF POOL PERIMETER AND NOT LESS THAN TWO LADDERS TOTAL. HANDRAIL REQUIRED AT EACH LADDER.

K. SECTION .22: HEALTH AND REGULATION SIGNS - REQUIRED DEPARTMENT OF HEALTH SIGNS WILL BE POSTED AT THE ENTRANCES OF THE POOL AND ON THE WALLS OF THE CHANGING FACILITY.

L. SECTION .24: SEE PLAN FOR LOCATION OF SAFETY EQUIPMENT. LIFE SAVING RING, BACKBOARD, AND RESCUE HOOK.

GENERAL NOTES:

1. DRAWINGS REPRESENTED ON THIS PLAN (A-L.03.1) ARE SOLELY FOR THE PURPOSE OF RELAYING DESIGN INTENTIONS. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION.

2. ALL ENGINEERING AND PERMITTING IS TO BE COORDINATED WITH THE POOL CONTRACTOR.

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PROJECT

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COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

SWIMMING POOL DETAILS

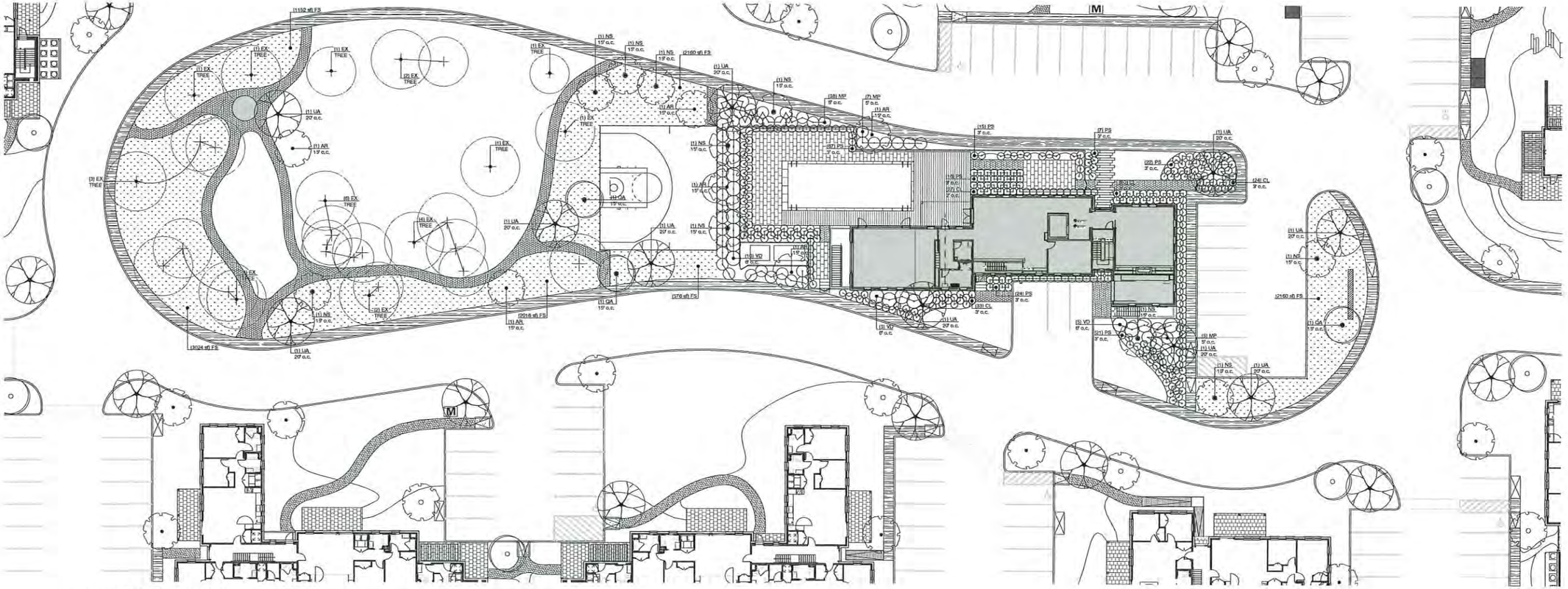
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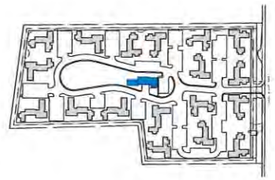
DATE (REVISED)	MAY 9, 2023
SCALE	3/8" = 1'-0"

REVISIONS

DATE
MARCH 31, 2023

L-121.00





AMENITY AREA - PLANTING PLAN

SCALE : 1"=20'

PLANTING SCHEDULE (AMENITY)

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	AR	Acer rubrum / Red Maple	3" Cal.	8	15' o.c.
	NS	Nyssa sylvatica / Tupelo	3" Cal.	10	15' o.c.
	QA	Quercus alba / White Oak	3" Cal.	3	15' o.c.
	UA	Ulmus americana / American Elm	3" Cal.	10	20' o.c.
+	EX TREE	Existing tree			

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	CL	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	3 gal.	144	3' o.c.
	MP	Myrica pensylvanica / Northern Bayberry	3 gal.	50	5' o.c.
+	PS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	181	3' o.c.
	VD	Viburnum dentatum / Viburnum	5 gal.	20	6' o.c.

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
	FS	Festuca / New England Native Meadow Fescue Mix	Hydroseed		10,944 sf	

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MASSACHUSETTS
EDWARD A. FRELLA
NO. 616
REGISTERED LANDSCAPE ARCHITECT
5/09/23

COMPREHENSIVE PERMIT SET
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AMENITY PLANTING PLAN

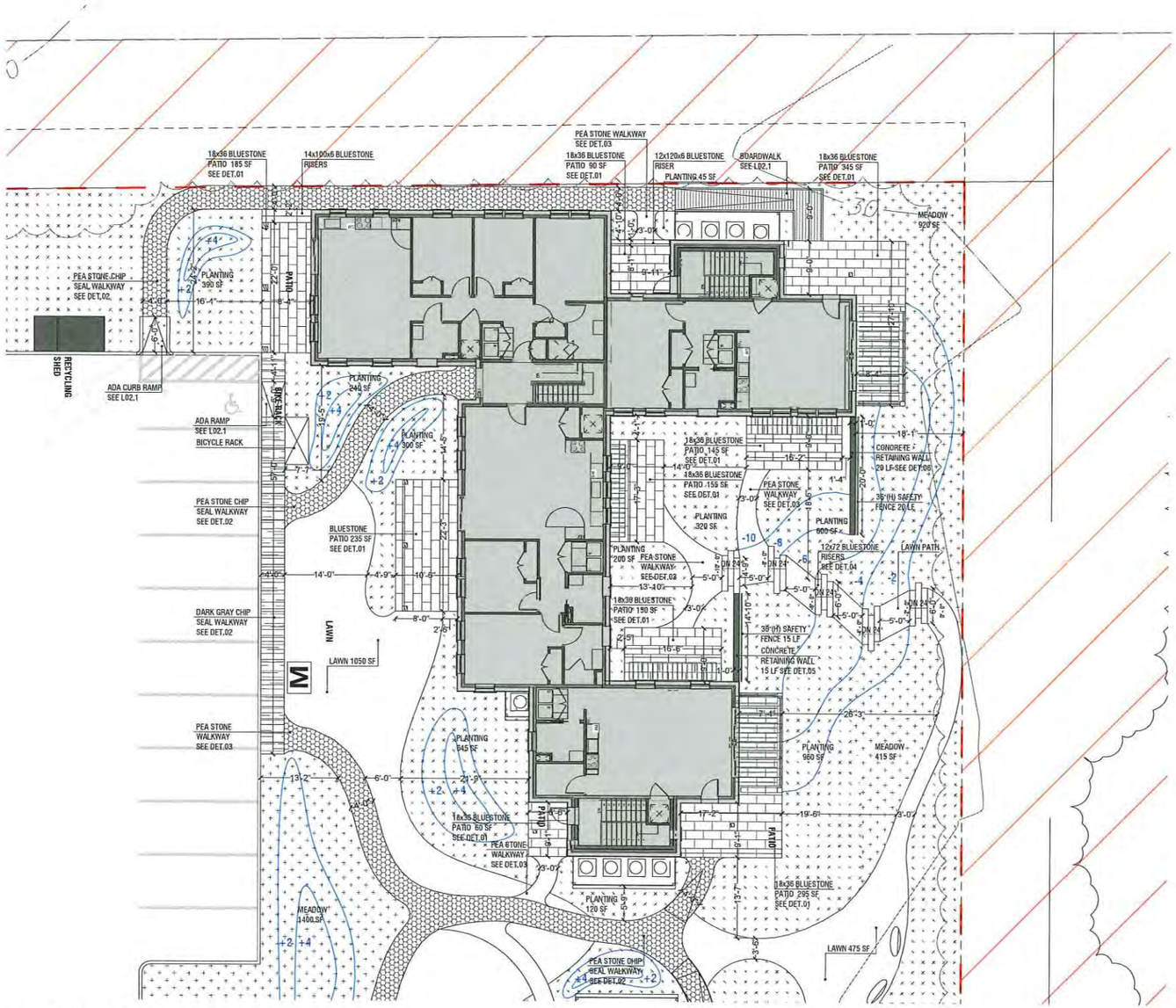
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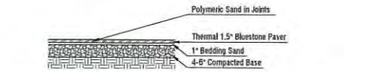
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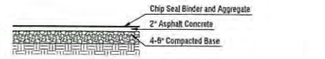
UNIT 1 - LAYOUT PLAN

SCALE : 1"=20'

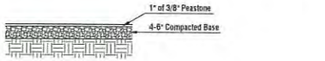
TYPICAL PAVING DETAILS



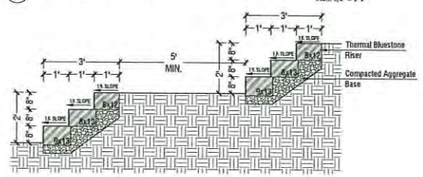
01 BLUESTONE/IMPERVIOUS PAVEMENT: Section (TYP)
Scale: 3/8" = 1'-0"



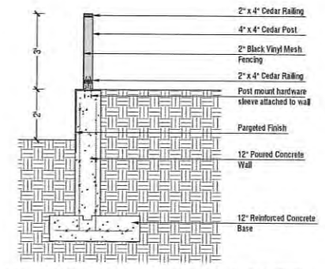
02 CHIP SEAL/IMPERVIOUS PAVEMENT: Section (TYP)
Scale: 3/8" = 1'-0"



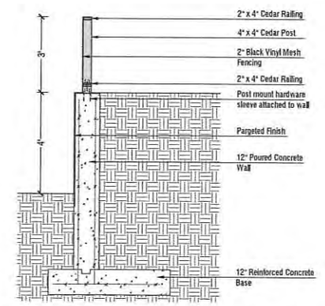
03 GRAVEL/PERVIOUS PAVEMENT: Section (TYP)
Scale: 3/8" = 1'-0"



04 BLUESTONE RISERS: Section (TYP)
Scale: 3/8" = 1'-0"



05 24" CONCRETE RETAINING WALL: Section (TYP)
WALL TO BE DESIGNED BY STRUCTURAL ENGINEER
Scale: 3/8" = 1'-0"



06 48" CONCRETE RETAINING WALL: Section (TYP)
WALL TO BE DESIGNED BY STRUCTURAL ENGINEER
Scale: 3/8" = 1'-0"

AHERN LLC
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design@ahernllc.com

PROJECT

SCN

3,5,7 & 9 SOUTH SHORE RD,
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OWNER

SURFSIDE CROSSING,LLC
37 Old South Rd, Unit #6
Nantucket, MA 02554

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MASSACHUSETTS EDWARD A. FULLER NO. 614 REGISTERED LANDSCAPE ARCHITECT
5/09/23

COMPREHENSIVE PERMIT SET (NOT FOR CONSTRUCTION)

TYPE A2 UNIT LAYOUT PLAN

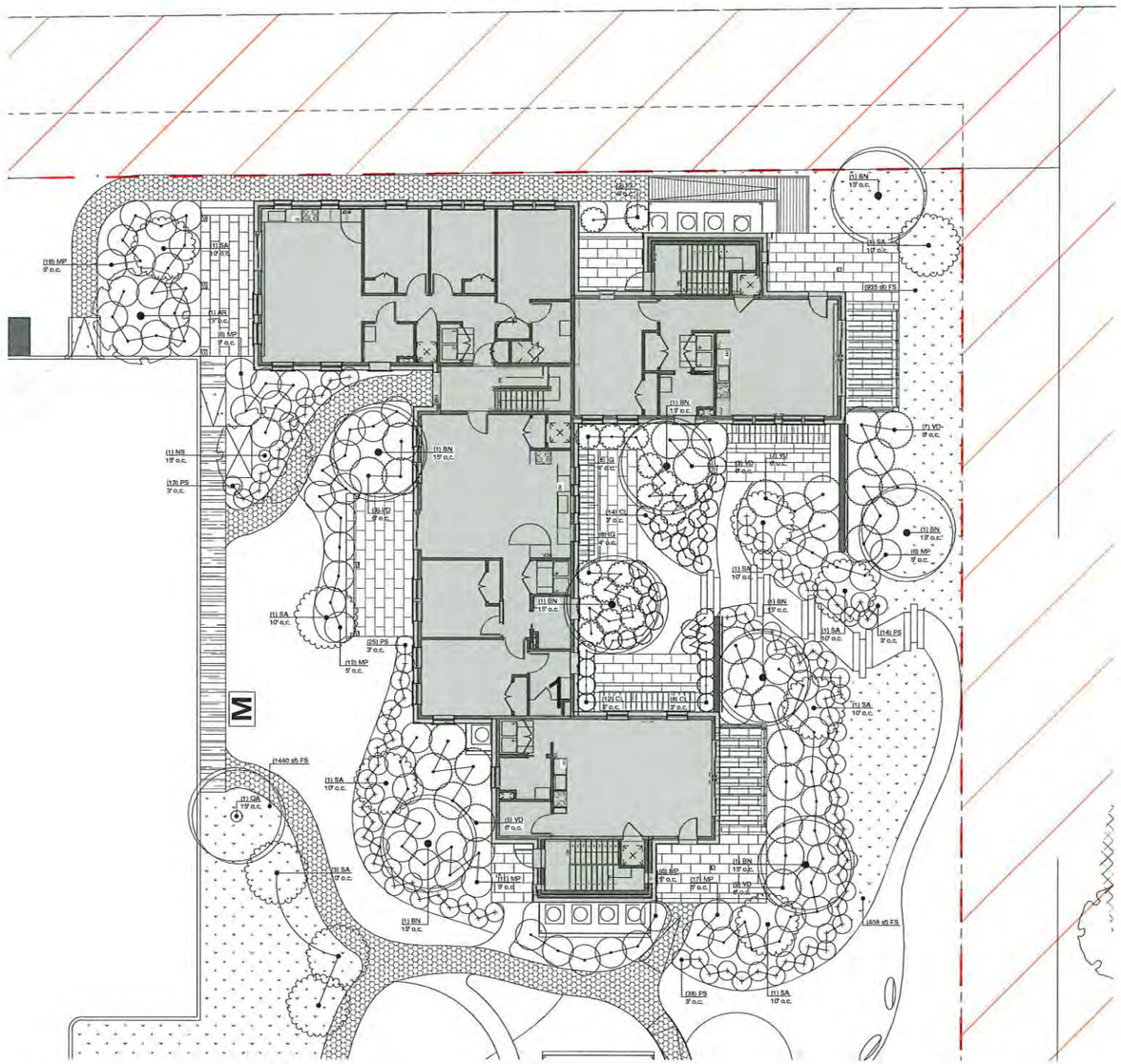
DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	1" = 10' - 0"

REVISIONS

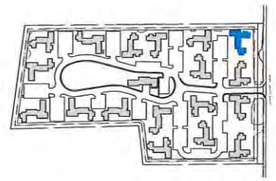
DATE	MARCH 31, 2023

L-130.00



UNIT 1 - PLANTING PLAN

SCALE : 1"=10'



PLANTING SCHEDULE (UNIT 1)

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	AR	Acer rubrum / Red Maple	3" Cal.	1	15' o.c.
	BN	Betula nigra / River Birch Multi-Trunk	3" Cal.	8	15' o.c.
	NS	Nyssa sylvatica / Tupelo	3" Cal.	1	15' o.c.
	QA	Quercus alba / White Oak	3" Cal.	1	15' o.c.
	SA	Sassafras albidum / Sassafras	3" Cal.	11	10' o.c.

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	CL	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	3 gal.	34	3' o.c.
	IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 gal.	18	4' o.c.
	MP	Myrica pensylvanica / Northern Bayberry	3 gal.	74	5' o.c.
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	90	3' o.c.
	VD	Viburnum dentatum / Viburnum	5 gal.	30	6' o.c.

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
	FS	Festuca / New England Native Meadow Fescue Mix	Hydroseed		2 783 sf	

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COMPREHENSIVE PERMIT SET
(NOT FOR CONSTRUCTION)

TYPE A2 UNIT
PLANTING PLAN

DRAWING INFO

DATE (REVISED)	MAY 9, 2023
SCALE	1" = 10' - 0"

REVISIONS

DATE	MARCH 31, 2023

L-131.00

SUPPLEMENTAL BUILDING PLANS RECEIVED 5/18/23

UNIT CONSTRUCTION NOTES

1. DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE USED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSIONING CRITERIA SHALL BE USED:

2. FOR GYPSUM BOARD AND METAL STUD WALL CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD (GWB), EXCEPT BATHROOM. REFER TO THE BATHROOM & KITCHEN DRAWINGS FOR FINISH ASSEMBLIES APPLIED TO THE FACE OF GWB ASSEMBLIES.

3. REFER TO SPECIFIC PARTITION TYPE ON PROJECT PARTITION SCHEDULE FOR ACTUAL DIMENSIONS. IN SOME CASES NOMINAL DIMENSIONS ARE LISTED IN FLOOR PLANS TO SIMPLIFY INFORMATION PROVIDED. SEE PARTITION SCHEDULE FOR ALL M.E.A/ B.S.A. ASSEMBLY NUMBERS.

4. DOOR FRAME HINGES ARE LOCATED 4" NOMINALLY OFF OF THE ADJACENT PERPENDICULAR WALL. ALL FINAL DOOR LOCATIONS SHALL BE CONFIRMED WITH ARCHITECT.

5. DIMENSIONS STRINGS LISTED WITH A +/-, INDICATING THAT THESE DIMENSIONS ARE TO BE WITHIN TOLERANCE WHILE DIMENSIONS OF OTHER ITEMS WITHOUT +/- SHALL BE HELD.

6. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, FOR ADDITIONAL INFORMATION.

7. IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS OR BETWEEN THESE DOCUMENTS AND THAT OF OTHER DESIGN TEAM CONSULTANTS, PLEASE NOTIFY THE ARCHITECT IN WRITING, IDENTIFYING THE AREAS IN QUESTION PRIOR TO INSTALLATION OR CONSTRUCTION.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PARTITION TAGS AND COORDINATING FINISH REQUIREMENTS, HOLLOW METAL AND WOOD FRAMES, ETC.

9. ALL HORIZONTAL AND VERTICAL EXHAUST AND SUPPLY DUCTWORK SHALL BE ENCLOSED IN 1 HOUR FIRE RATED SHAFT CONSTRUCTION OR FIRE WRAP. SEE CEILING DETAILS. REFER TO MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS.

10. CONTRACTOR SHALL COORDINATE ALL SLAB OPENING SIZES AND LOCATIONS WITH THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND EQUIPMENT SHOP DRAWINGS.

11. FOR ALL PARTITIONS, DOORS AND WINDOW TYPES, REFER TO ARCHITECTURAL SCHEDULE SHEETS AND DETAILS

12. CONTRACTOR SHALL COORDINATE ALL CONCRETE HOUSEKEEPING PAD QUANTITIES, SIZES, AND LOCATIONS WITH MEP EQUIPMENT REQUIREMENTS, AS WELL AS FINAL APPROVED EQUIPMENT SHOP DRAWINGS.

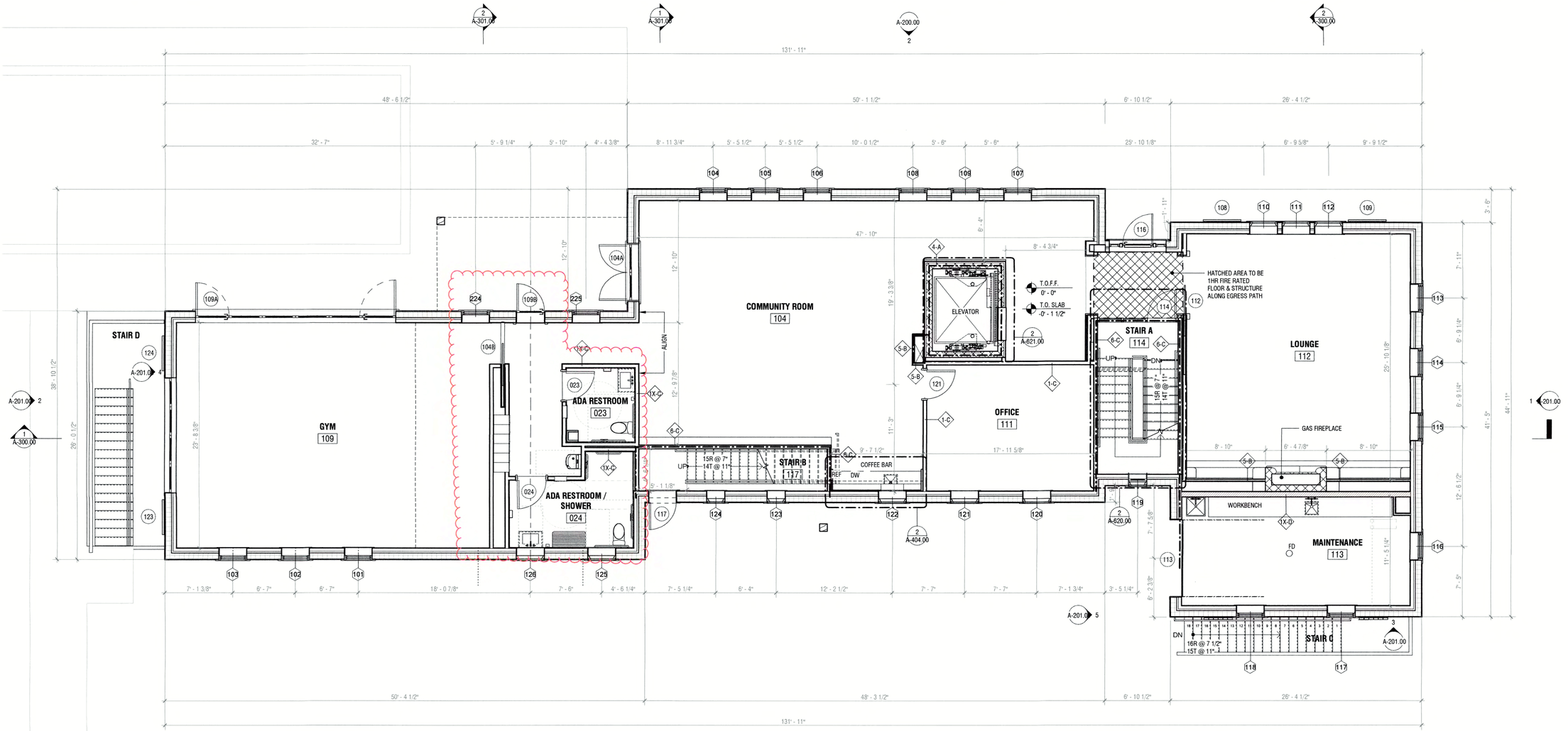
13. INSTALL BLOCKING WITHIN PARTITIONS FOR ALL WOOD PANELING AND MOLDINGS, KITCHEN CABINETRY, BATHROOM VANITIES AND ACCESSORIES, HANDRAILS, GRAB BARS, CLOSET SHELVING, ETC. INSTALL BLOCKING WITHIN PARTITIONS FOR FUTURE TV MOUNTING. REFER TO INTERIOR DESIGNER FURNITURE PLANS AND INTERIOR ELEVATIONS.

14. REFER TO INTERIOR DESIGNER DRAWINGS AND SPECIFICATIONS FOR MILLWORK HARDWARE FOR ALL CABINETRY, VANITIES, DETAILS, FIXTURES, APPLIANCES, FINISHES, AND TYPICAL ROOM INTERIOR ELEVATIONS, ETC.

15. FOR ALL TYPE A BATHROOMS, SHOWER ENCLOSURE TO BE CONSTRUCTED WITH EASILY REMOVABLE GLASS AND HARDWARE.

16. STAIR WILL BE MARKED AT ALL LEVELS WITH A SIGNAGE INDICATING THE STAIRWAY CONTINUES TO THE ROOF.

17. DOORS OPENING INTO INTERIOR STAIR ENCLOSURES SHALL NOT BE LOCKED FROM EITHER SIDE.



1 FIRST FLOOR - CONSTRUCTION PLAN

3/16" = 1'-0"

SCN

CLUBHOUSE

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OWNER

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

05/03/2023	ISSUED FOR DOOR CHANGES

ISSUES

DRAWING INFO

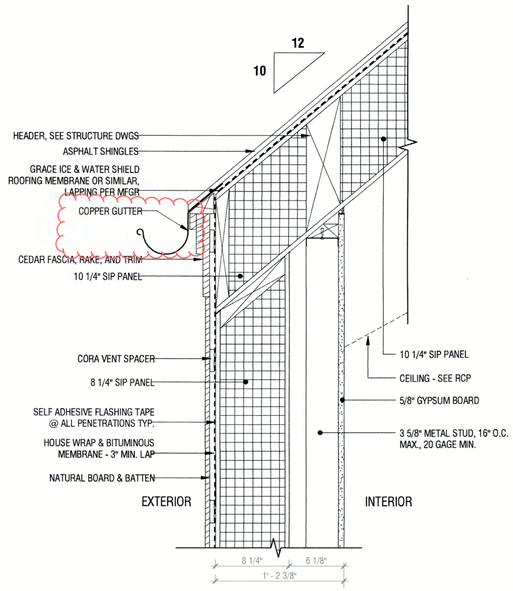
CONSTRUCTION DOCUMENTS

DRAWN BY:	AZJ/GFG/MCC
CHECKED BY:	TJZ/IRC
DATE:	12/02/2022
SCALE:	As indicated
PROJ. NO.	319026

FIRST FLOOR PLAN

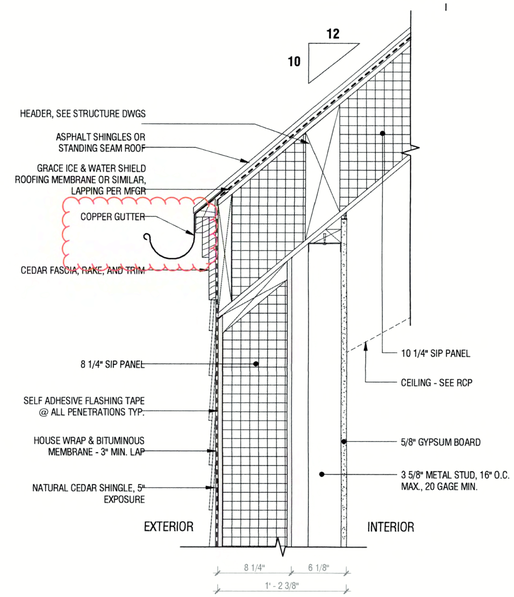
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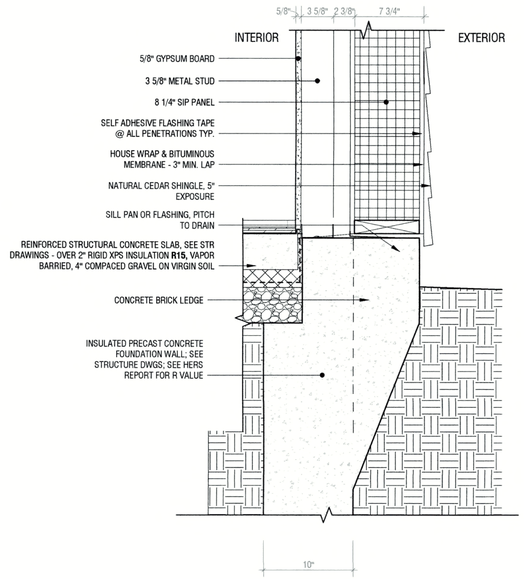
5 DETAIL - EXTERIOR WALL BATTEN BOARD

1 1/2" = 1'-0"



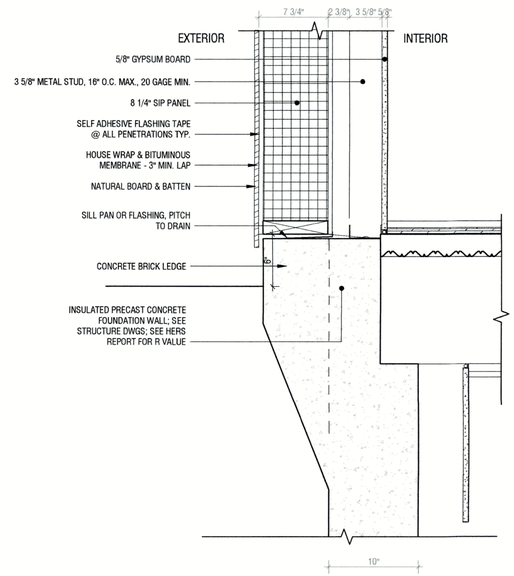
4 DETAIL - EXTERIOR WALL SHINGLE

1 1/2" = 1'-0"



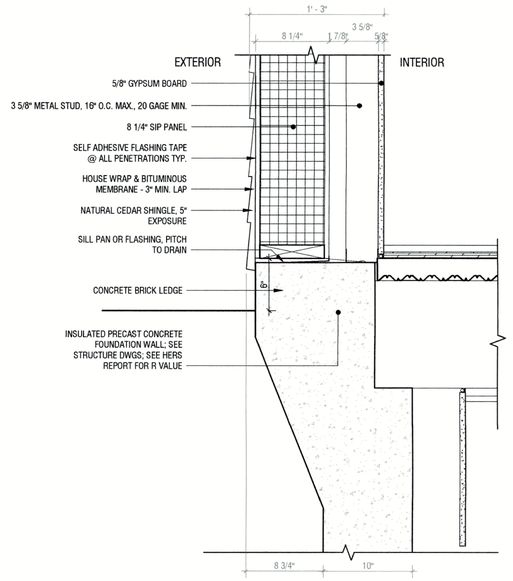
3 DETAIL - EXTERIOR WALL SHINGLE 2

1 1/2" = 1'-0"



2 DETAIL - EXTERIOR WALL BATTEN BOARD

1 1/2" = 1'-0"



1 DETAIL - EXTERIOR WALL SHINGLE

1 1/2" = 1'-0"

SCN

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NANTUCKET, MA 02554

OWNER

SURFSIDE CROSSING, LLC
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554-7003

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

ISSUES

1	12/02/2022	COMPREHENSIVE PERMIT SET
2	03/17/2023	BUILDING PERMIT SET

DRAWING INFO

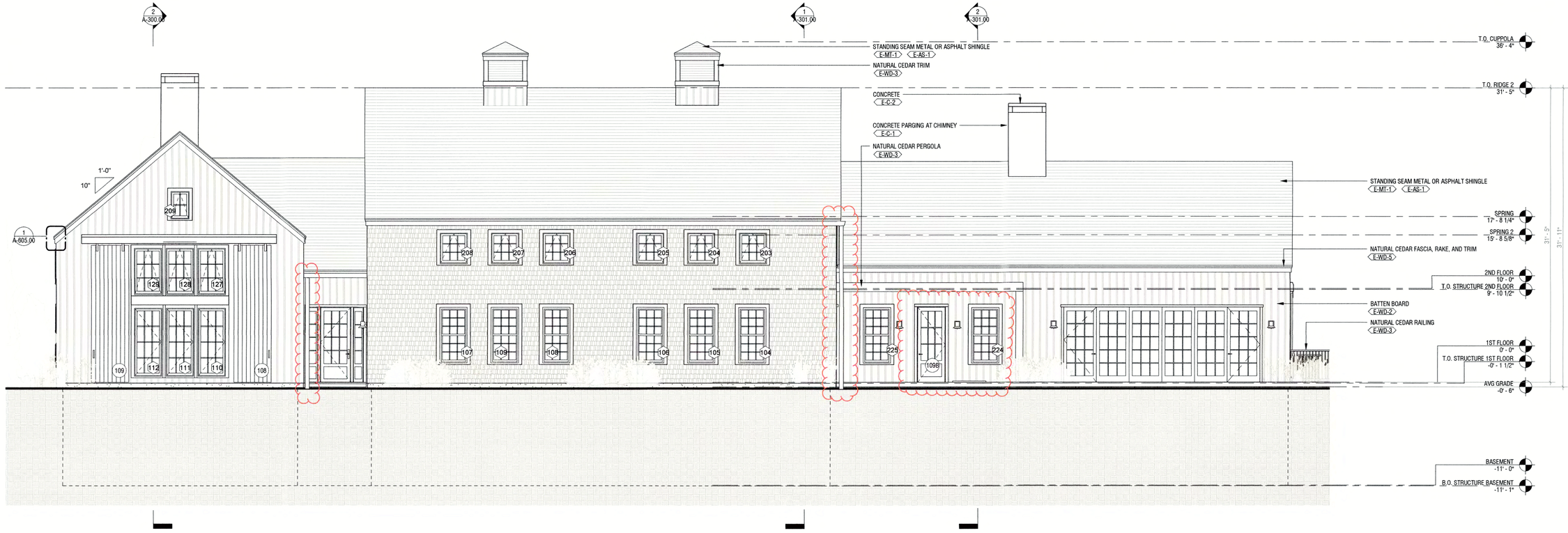
CONSTRUCTION DOCUMENTS

DRAWN BY:	AZJ/GFG/MCC
CHECKED BY:	TJZ/IRC
DATE:	03/16/23
SCALE:	1 1/2" = 1'-0"
PROJ. NO.	319026

EXTERIOR WALL SECTIONS

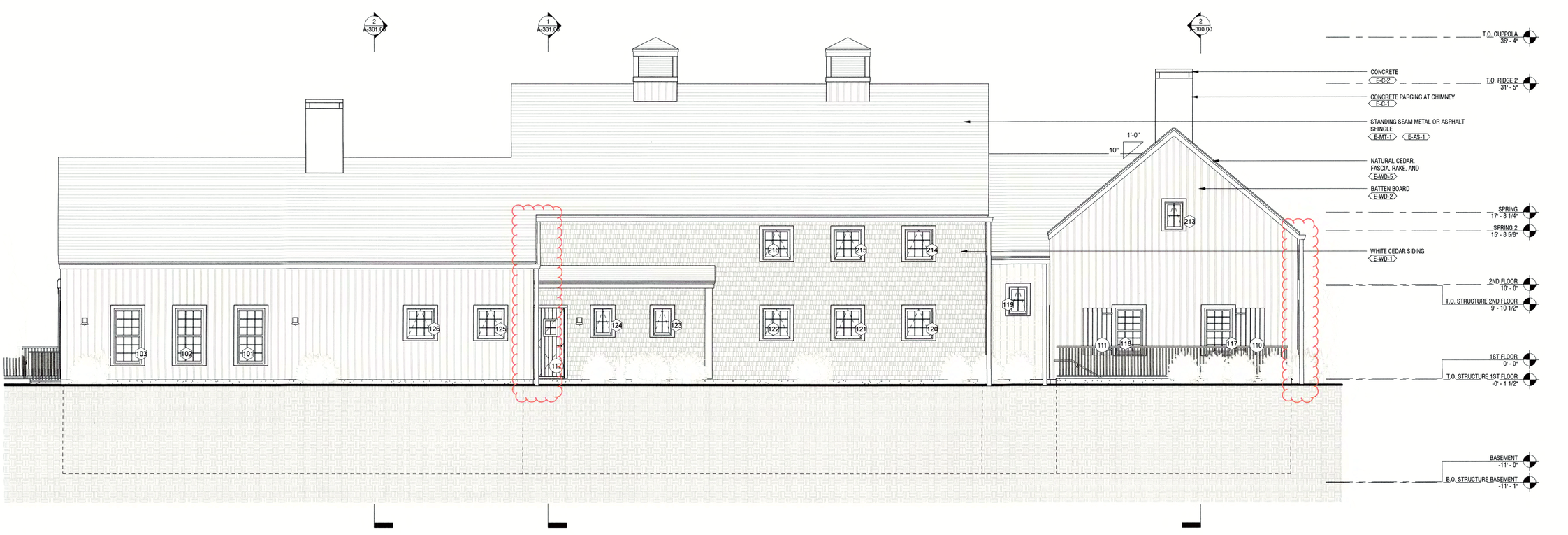
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2 NORTH ELEVATION

3/16" = 1'-0"



1 SOUTH ELEVATION

3/16" = 1'-0"

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REVISIONS

04/05/2023	ISSUED FOR ROOF CHANGES
05/03/2023	ISSUED FOR DOOR CHANGES

ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AZJ/GFG/MCC
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SCALE:	3/16" = 1'-0"
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BUILDING ELEVATIONS

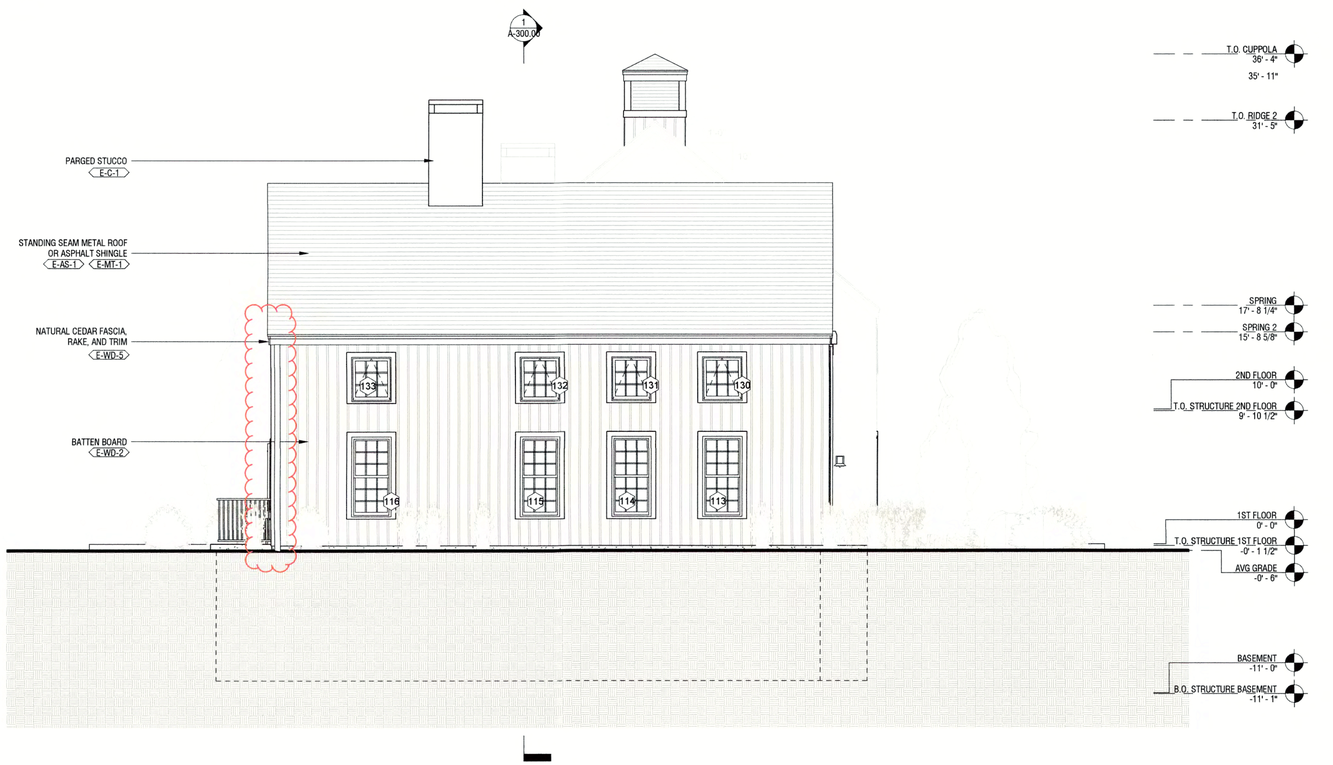
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2 EAST ELEVATION

3/16" = 1'-0"



1 WEST ELEVATION

3/16" = 1'-0"

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REVISIONS

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05/03/2023	ISSUED FOR DOOR CHANGES

ISSUES

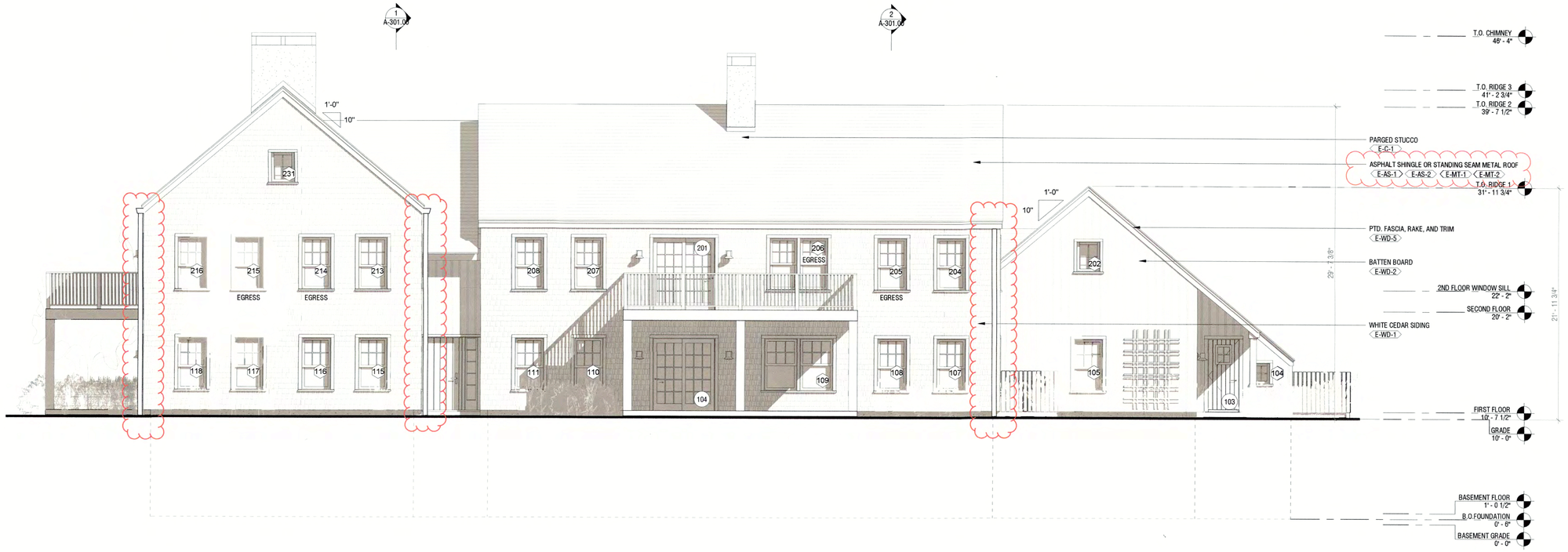
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BUILDING ELEVATIONS

A-201.00

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1 NORTH ELEVATION

3/16" = 1'-0"



2 SOUTH ELEVATION

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SCN

TYPE A1

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REVISIONS

1	04/05/2023	ISSUED FOR ROOF CHANGES

ISSUES

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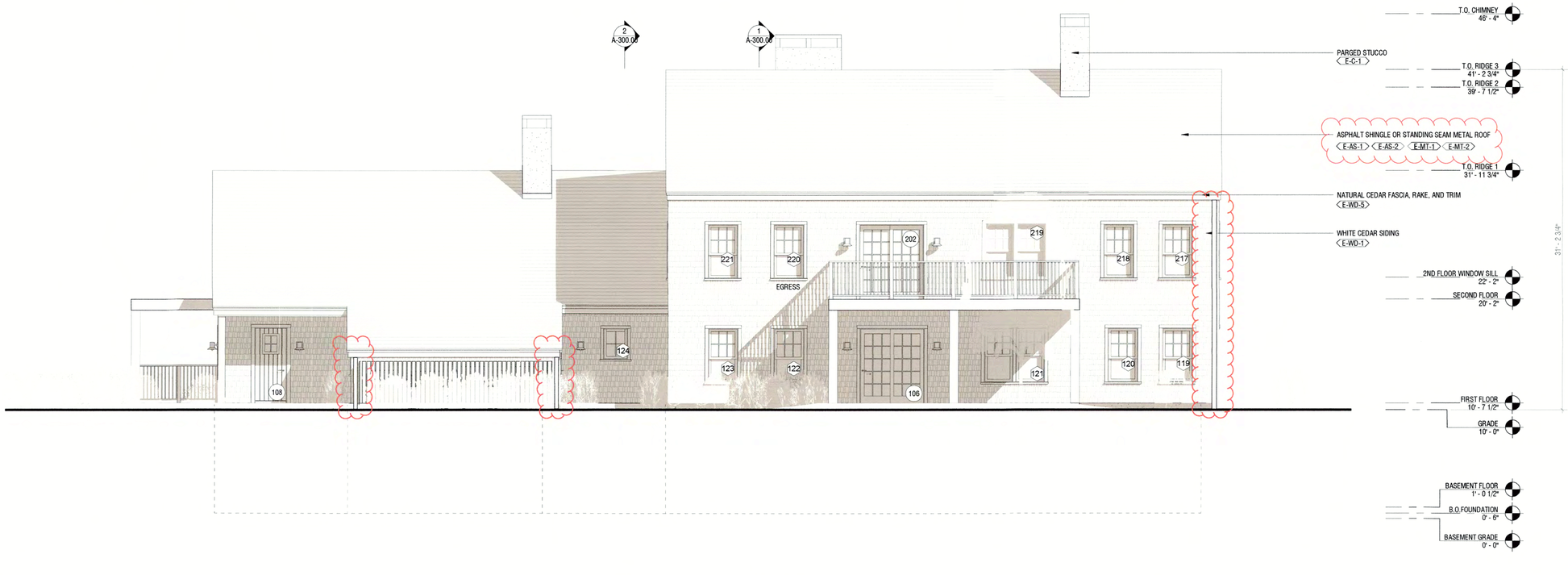
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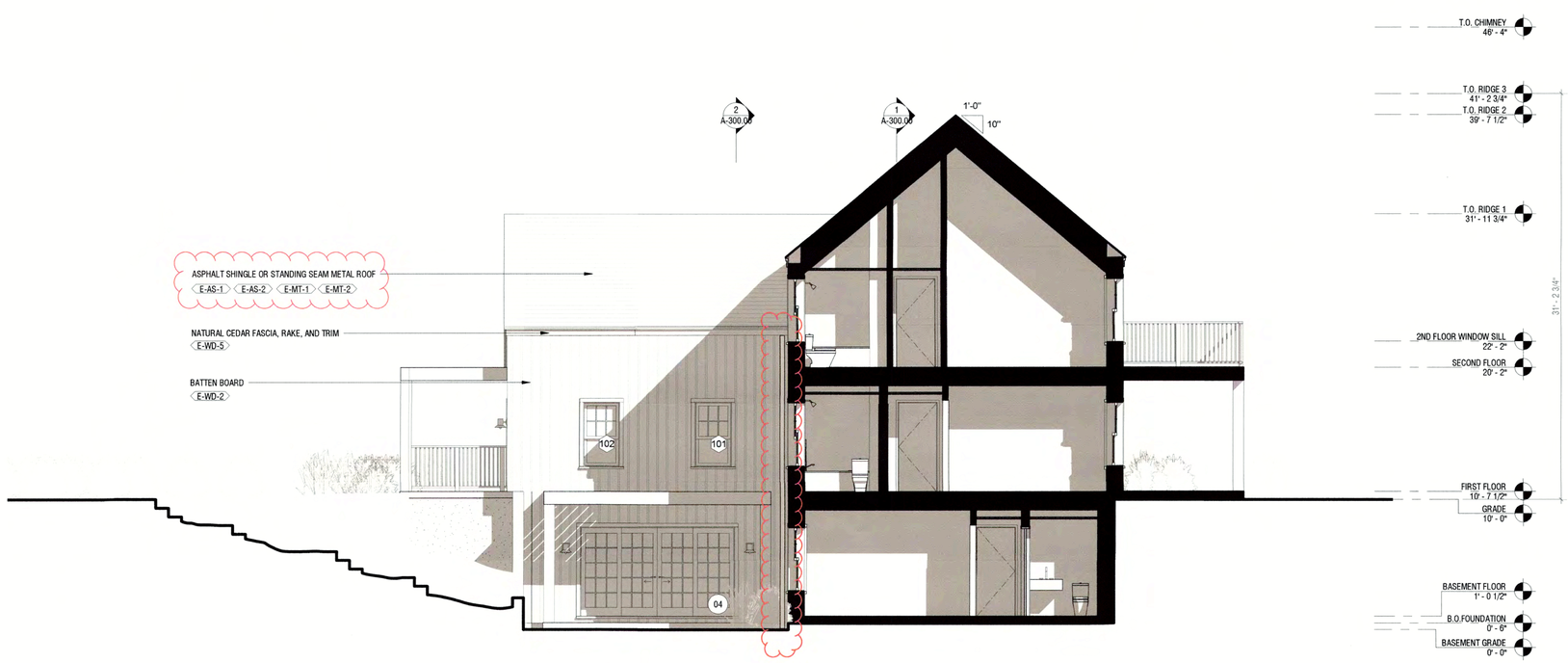
BUILDING ELEVATIONS

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1 **EAST ELEVATION**
3/16" = 1'-0"



2 **EAST ELEVATION**
3/16" = 1'-0"

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New York, NY 10017
T: (646) 961-3999

STRUCTURAL ENGINEER

CRAFT ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

CIVIL

BRACKEN ENGINEERINGS, INC.
19 Old South Road
Nantucket, MA 02584
T: (508) 325-0044

ENERGY

STEPHENS & COMPANY, INC.
61 Old South Road PMB 119
Nantucket, MA 02554
T: (508) 280-6542

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

1	04/05/2023	ISSUED FOR ROOF CHANGES

ISSUES

1	12/02/2022	COMPREHENSIVE PERMIT SET
2	03/17/2023	BUILDING PERMIT SET

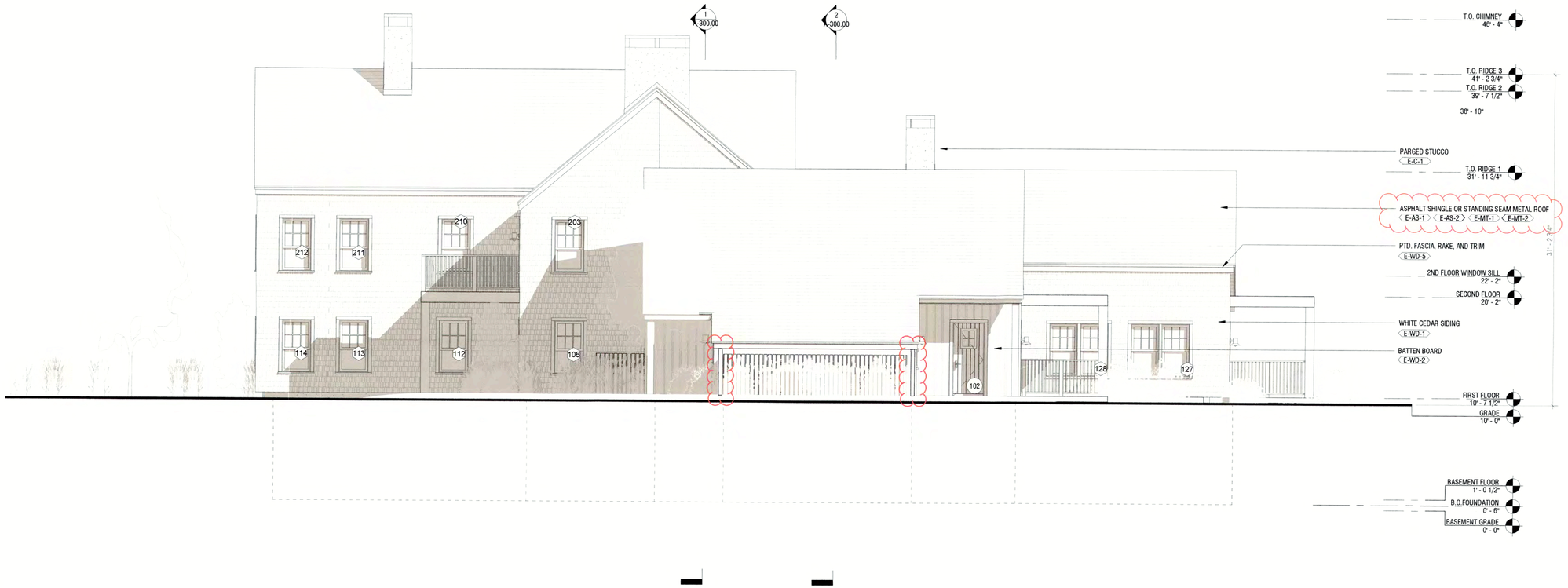
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AZJ/GFG/MCC
CHECKED BY:	TJZ/IRC
DATE:	12/02/2022
SCALE:	3/16" = 1'-0"
PROJ. NO.	319026

BUILDING ELEVATIONS

A-201.00

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1 WEST ELEVATION

3/16" = 1'-0"



2 WEST ELEVATION

3/16" = 1'-0"

SCN

TYPE A1

3,5,7 & 9 SOUTH SHORE ROAD,
NANTUCKET, MA 02554

OWNER

SURFSIDE CROSSING, LLC
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554-7003

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

MEP ENGINEER

CONSULTANT ENGINEERING SERVICES
216 East 45th Street, 16th Floor
New York, NY 10017
T: (646) 961-3999

STRUCTURAL ENGINEER

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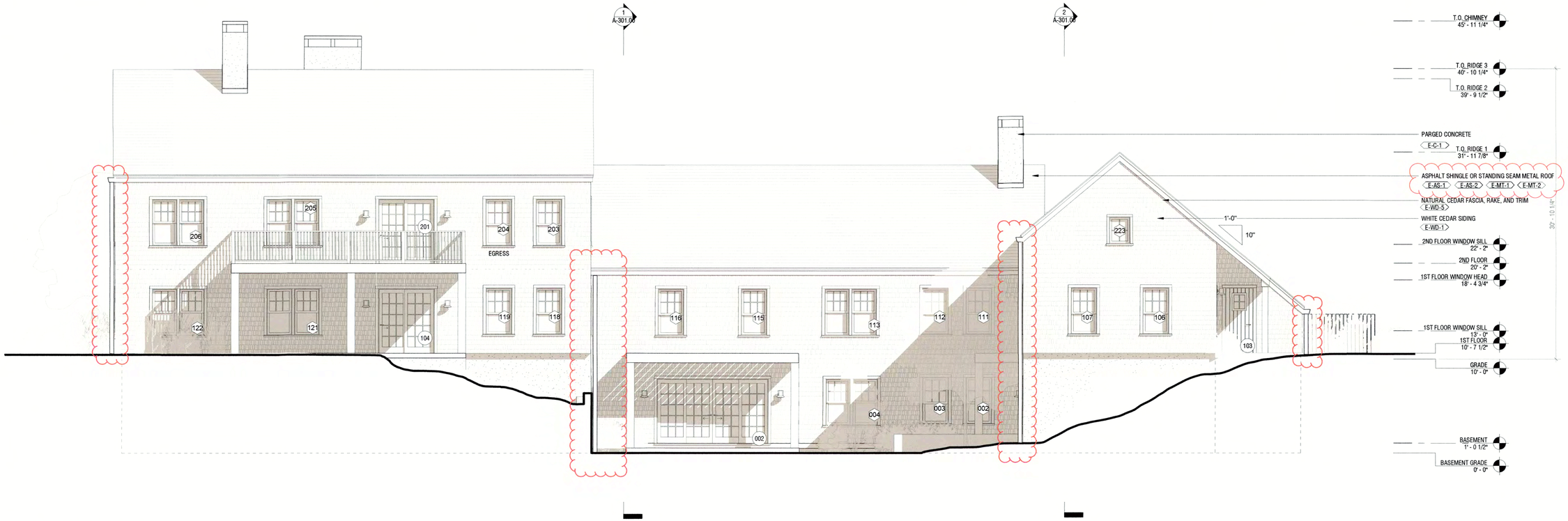
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BUILDING ELEVATIONS

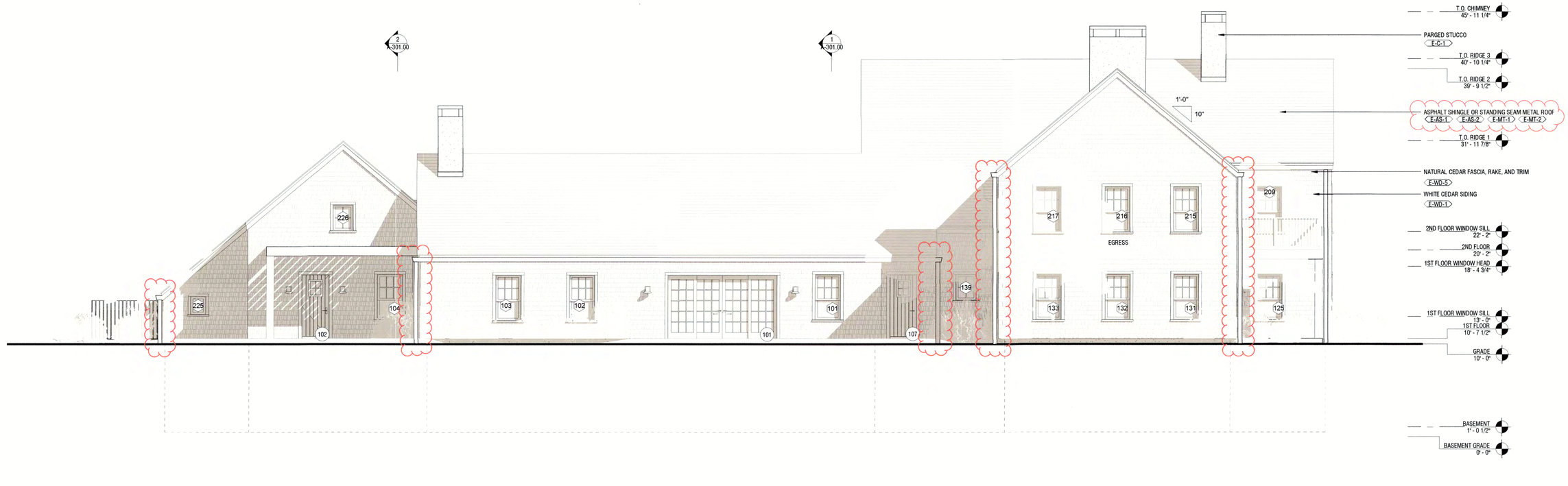
A-202.00

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1 NORTH ELEVATION

3/16" = 1'-0"



2 SOUTH ELEVATION

3/16" = 1'-0"

SCN

TYPE B

3,5,7 & 9 SOUTH SHORE ROAD.
NANTUCKET, MA 02554

OWNER

SURFSIDE CROSSING, LLC
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554-7003

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

MEP ENGINEER

CONSULTANT ENGINEERING SERVICES
216 East 45th Street, 16th Floor
New York, NY 10017
T: (646) 961-3999

STRUCTURAL ENGINEER

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39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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Nantucket, MA 02554
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Nantucket, MA 02584
T: (508) 325-0044

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STEPHENS & COMPANY, INC.
61 Old South Road PMB 119
Nantucket, MA 02554
T: (508) 280-6542

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DATE:	03/17/2023
SCALE:	3/16" = 1'-0"
PROJ. NO.	319026

BUILDING ELEVATIONS

A-200.00

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1 EAST ELEVATION

3/16" = 1'-0"

1
A-300.00



2 EAST ELEVATION

3/16" = 1'-0"

SCN

TYPE B

3,5,7 & 9 SOUTH SHORE ROAD,
NANTUCKET, MA 02554

OWNER

SURFSIDE CROSSING, LLC
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554-7003

ARCHITECT

WORKSHOP/APD

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BUILDING ELEVATIONS

A-201.00

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SSX MATERIALS FROM 5/11/23 PACKET

Nickesha Sheriff

From: Leslie Snell
Sent: Wednesday, May 3, 2023 11:15 AM
To: Nickesha Sheriff
Cc: William Saad
Subject: FW: Surfside Crossing Final Plan Review

For packet.

Leslie Woodson Snell, AICP, LEED AP BD+C Deputy Director of Planning

Nantucket Planning & Economic Development Commission Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: 508-325-5385

-----Original Message-----
From: Michael Cranson <mcranson@fire.nantucket-ma.gov>
Sent: Wednesday, May 3, 2023 10:33 AM
To: Paul Murphy <pmurphy@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Leslie Snell <LSnell@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>
Cc: Katie Cabral <kcabral@nantucket-ma.gov>; Town Manager <townmanager@nantucket-ma.gov>; Joseph Townsend <jtownsend@fire.nantucket-ma.gov>
Subject: RE: Surfside Crossing Final Plan Review

Hi Leslie,
Captain Townsend has the plans and is in the process of reviewing them.

Michael Cranson, MPA
Chief of Department
Nantucket Fire Department
4 Fairgrounds Road
Nantucket, MA 02554
Tel: (508) 228-2323 ext.3110
Fax: (508) 325-7500

-----Original Message-----
From: Paul Murphy <pmurphy@nantucket-ma.gov>
Sent: Tuesday, May 2, 2023 9:19 AM
To: Libby Gibson <LGibson@nantucket-ma.gov>; Michael Cranson <mcranson@fire.nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>

Cc: Leslie Snell <LSnell@nantucket-ma.gov>; Katie Cabral <kcabral@nantucket-ma.gov>; Town Manager <townmanager@nantucket-ma.gov>
Subject: RE: Surfside Crossing Final Plan Review

Hi Leslie,

I have reviewed the plans and I have no concerns at this time.

Thanks,

Paul

-----Original Message-----
From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Sunday, April 30, 2023 8:58 AM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; Paul Murphy <pmurphy@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>
Cc: Leslie Snell <LSnell@nantucket-ma.gov>; Katie Cabral <kcabral@nantucket-ma.gov>
Subject: FW: Surfside Crossing Final Plan Review

If anyone sends additional comments to Leslie, as requested below, please cc townmanager@nantucket-ma.gov Thank you

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

-----Original Message-----
From: Leslie Snell <LSnell@nantucket-ma.gov>
Sent: Monday, April 24, 2023 7:03 PM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>; Joseph Townsend <jtownsend@fire.nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>; Roberto 5antamaria <rsantamaria@nantucket-ma.gov>; Paul Murphy <pmurphy@nantucket-ma.gov>; jchessia@chessia.com
Cc: Libby Gibson <LGibson@nantucket-ma.gov>; Town Manager <townmanager@nantucket-ma.gov>; George Pucci <GPucci@k-plaw.com>; Andrew Vorce <AVorce@nantucket-ma.gov>; Susan McCarthy <sem@sgriffinlaw.com>
Subject: Surfside Crossing Final Plan Review

Good Evening -

Just a reminder that the Surfside Crossing final plan review has a maximum time frame of 90 days and I expect that the ZBA will need to take action at their June 8th meeting. The first discussion about the plans will take place at the May 11 ZBA meeting. It would be helpful to receive written comments in advance of that meeting (by May 4), if possible.

DAVID GRAY - I received an initial comment from you and I think the applicant addressed your comment in the slightly revised plan set that I received and that is posted on the website. Please confirm.

Thanks,
Leslie

Sent from my iPad

This email was scanned by Bitdefender

Nickesha Sheriff

From: Leslie Snell
Sent: Tuesday, May 2, 2023 5:11 PM
To: Nickesha Sheriff; William Saad
Subject: FW: Surfside Crossing Final Plan Review

-----Original Message-----
From: Paul Murphy <pmurphy@nantucket-ma.gov>
Sent: Tuesday, May 2, 2023 9:19 AM
To: Libby Gibson <LGibson@nantucket-ma.gov>; Michael Cranson <mcranson@fire.nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>
Cc: Leslie Snell <LSnell@nantucket-ma.gov>; Katie Cabral <kcabral@nantucket-ma.gov>; Town Manager <townmanager@nantucket-ma.gov>
Subject: RE: Surfside Crossing Final Plan Review

Hi Leslie,

I have reviewed the plans and I have no concerns at this time.

Thanks,

Paul

-----Original Message-----
From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Sunday, April 30, 2023 8:58 AM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; Paul Murphy <pmurphy@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>
Cc: Leslie Snell <LSnell@nantucket-ma.gov>; Katie Cabral <kcabral@nantucket-ma.gov>
Subject: FW: Surfside Crossing Final Plan Review

If anyone sends additional comments to Leslie, as requested below, please cc townmanager@nantucket-ma.gov Thank you

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

-----Original Message-----
From: Leslie Snell <LSnell@nantucket-ma.gov>
Sent: Monday, April 24, 2023 7:03 PM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>; Joseph Townsend <jtownsend@fire.nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Paul Murphy <pmurphy@nantucket-ma.gov>; jchessia@chessia.com
Cc: Libby Gibson <LGibson@nantucket-ma.gov>; Town Manager <townmanager@nantucket-ma.gov>; George Pucci <GPucci@k-plaw.com>; Andrew Vorce <AVorce@nantucket-ma.gov>; Susan McCarthy <sem@sgriffinlaw.com>
Subject: Surfside Crossing Final Plan Review

Good Evening -

Just a reminder that the Surfside Crossing final plan review has a maximum time frame of 90 days and I expect that the ZBA will need to take action at their June 8th meeting. The first discussion about the plans will take place at the May 11 ZBA meeting. It would be helpful to receive written comments in advance of that meeting (by May 4), if possible.

DAVID GRAY - I received an initial comment from you and I think the applicant addressed your comment in the slightly revised plan set that I received and that is posted on the website. Please confirm.

Thanks,
Leslie

Sent from my iPad

Nickesha Sheriff

From: jz <2what2@comcast.net>
Sent: Friday, March 31, 2023 2:06 PM
To: Nickesha Sheriff
Subject: Surfside Crossing April 13th meeting

Hi Nickesha,
I was wondering why the stormwater management system was not included in the submitted package to ZBA. In the Nantucket building/zoning code there are specific requirements for developments in the public wellhead Zone 2, which need to be complied to.
Thank you,
Jacques zimicki

Sent from Mail for Windows


Virus-free.www.avast.com

This email was scanned by Bitdefender

Nickesha Sheriff

From: Leslie Snell
Sent: Friday, March 31, 2023 10:16 AM
To: Nickesha Sheriff; William Saad
Cc: Edward Pesce
Subject: Fwd: Surfside Crossing

Nicky -

This is the first comment that we have received about SSX final plans. Please create a file to keep all comments together so that we can make sure they are addressed (or not) in the final plan set. I already forwarded this to Jaime Feeley, but we definitely need to make sure that he receives whatever we receive.

Ed -

I think this comment has already been addressed and will be clarified through a note on the plan. I haven't confirmed with David yet, but Jamie and I (completely separate from David's comment) discussed how the sewer connection is shown on the plan set. The issue is whether or not the Town sewer work will be completed on schedule with the SSX project, meaning will they be able to connect via gravity or will they need to install a pump station. The final plan set shows a gravity connection, but his engineer is going to add a note saying that if the gravity connection isn't possible, they will update the plan set to show a design including a pump station.

Leslie
Sent from my iPad

Begin forwarded message:

> **From:** Leslie Snell <LSnell@nantucket-ma.gov>
> **Date:** March 31, 2023 at 10:08:18 AM EDT
> **To:** jamie@cottageandcastleinc.com
> **Subject: Fwd: Surfside Crossing**
>
> Sent from my iPad
>
> Begin forwarded message:
>
> > **From:** David Gray <dgray@nantucket-ma.gov>
> > **Date:** March 27, 2023 at 4:45:39 PM EDT
> > **To:** Leslie Snell <LSnell@nantucket-ma.gov>
> > **Subject: RE: Surfside Crossing**
> >
> > The utility plan that shows sewer is not correct and doesn't reflect any of the new sewers installed
> >
> > David C Gray Sr.
> > Director
> > Nantucket Sewer Department

81 S.Shore Rd
Nantucket, MA 02554
Telephone S08.228-7200 EXT 7801
Cell 401-413-8370
dgray@nantucket-ma.gov

-----Original Message-----
From: Leslie Snell <LSnell@nantucket-ma.gov>
Sent: Monday, March 27, 2023 4:40 PM
To: David Gray <dgray@nantucket-ma.gov>
Subject: FW: Surfside Crossing

Hi David -

Here's the link to the plans and other documents.

https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_04132023-12433?html=true

I received the final plans on Tuesday, March 21 and as of now, am operating with the understanding that the submission triggered the 90 review period for the ZBA. If you have final comments please sent them to me directly.

Leslie

Leslie Woodson Snell, AICP, LEED AP BD+C Deputy Director of Planning

Nantucket Planning & Economic Development Commission Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: S08-325-S385

Nickesha Sheriff

From: Megan Trudel
Sent: Friday, April 7, 2023 9:54 AM
To: Nickesha Sheriff
Subject: Fwd: Public Comment for 4/13/23 Hearing re: Surfside Crossing
Attachments: NLC_ZBA re Surfside Crossing 4.7.23.pdf

Megan Trudel, AICP
Land Use Specialist

PLUS-Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

mtrudel@nantucket-ma.gov

Begin forwarded message:

From: Emily Molden <emily@nantucketlandcouncil.org>
Subject: Public Comment for 4/13/23 Hearing re: Surfside Crossing
Date: April 7, 2023 at 9:48:07 AM EDT
To: plus@nantucket-ma.gov, Leslie Snell <LSnell@nantucket-ma.gov>, Megan Trudel <mtrudel@nantucket-ma.gov>, Susan McCarthy <sem@sgriffinlaw.com>, lisa@botticelliandpohl.com
Cc: Dennis Murphy <dgusmurphy@gmail.com>, Daniel C Hill <dhill@danhilllaw.com>

Dear Leslie and ZBA,

I am writing to submit a comment letter from the Nantucket Land Council's attorney, Dennis Murphy, to the members of the ZBA regarding the scheduled hearing on Surfside Crossing for April 13, 2023.

We plan to be in attendance at the meeting to discuss these matters further.

Thank you very much,
Emily

--
Emily Molden
Executive Director
Nantucket Land Council
planning - protecting - preserving
6 Ash Lane
(508) 228-2818
emily@nantucketlandcouncil.org

HILL LAW

Dennis A. Murphy
dgusmurphy@gmail.com
781-588-7881

April 7, 2023

VIA EMAIL: plus@nantucket-ma.gov

Nantucket Zoning Board of Appeals
2 Fairgrounds Rd.
Nantucket, MA 02554

Re: Surfside Crossing agenda item for April 13, 2023 public hearing

Dear Members of the Board:

I represent Nantucket Land Council, Inc., who along with the Tipping Point abutters and the ZBA – your Board – have appealed the September 16, 2022 Decision of the Housing Appeals Committee to Superior Court, which just scheduled a hearing for next month. See Meredith, et al. v. HAC, et al., No. 2275CV00025 (Nantucket Super. Ct.) The Land Council, Tipping Point and ZBA are all co-plaintiffs on the same side in that case.

Despite the Court's upcoming judicial review scheduled to commence next month, Applicant has asked the Board to approve final plans as if the Court has already ruled. This request is premature while the antecedent permits necessary for building permit plan approvals are not final and still on appeal. I urge the Board not to take any action that would undermine its position in the pending case. You don't need to take my word for it, but you should consult with Town Counsel as this Board is a party in pending litigation about this matter.

As an initial matter, it is a wonder that this matter is even on the Board's agenda for April 13 when the submission deadline for that hearing was March 13, but nothing was submitted until after that deadline on March 17, and some of the plans are dated even later (e.g., pool set 3.22.23) Moreover, your own rules require plans and submissions of this level of complexity to be reviewed by an outside consultant, yet nothing on the website indicates such review has taken place. (3/15/18 Am. Comp. Permit Rules and Regs, § 4.01) Before proceeding further, the Board should have the plan submissions reviewed by its peer review consulting engineer, particularly since they have changed radically since the initial review in 2019-21.

Applicant's submission is premature and incomplete, either of which provides reason enough not to proceed with the review or approval of final plans. Applicant's request is premature because there is no comprehensive permit currently in place and hence no basis to review final plans for consistency with the comprehensive permit. The ZBA's comprehensive permit issued on June 14, 2019 was vacated by the HAC, and the Board was directed to issue an amended permit:

> "The decision of the Board is vacated, and the Board is directed to issue an amended comprehensive permit as provided in the text of this decision and the conditions below." (9/16/22 HAC Decision, p. 41)

But instead of issuing an amended comprehensive permit, this Board elected to appeal the HAC's determination to Superior Court. The HAC Decision is not a permit, which is why it directed the ZBA to issue an amended permit. Because there is no operative comprehensive permit, there is no way for the Board to assess consistency of the final plans with the comprehensive permit. For these reasons, the Board's determination about final plans must await judicial review by the Superior Court, and then based on that, the issuance of an amended comprehensive permit can be considered. Once the comprehensive permit or an amended comprehensive permit has become final, only then will final plans be ripe for review and approval.

In addition to being premature, the Applicant's submission is also incomplete because there are at least two dozen filings required by the comprehensive permit for the final plan review for which no plan or document has been submitted. Here's a list of what's required by your own permit, unaltered by the HAC Decision, but still missing:

1. soil testing for stormwater — p. 18, condition 40
2. final construction plans w/ data required by local subdivision regs — p. 18, condition 41
3. final construction plan and calcs in compliance with DEP Stormwater Handbook — p. 19, condition 45
4. funding for review of final plans — p. 18, condition 42
5. SWPPP plan — p. 19, conditions 43 & 46
6. O&M plan for stormwater system operation — p. 19, condition 47
7. Fire Dept access plan hydraulic study — p. 20, conditions 51& 53
8. Sewer Dept review/approval of final design plans — p. 20, condition 57
9. sewer drawings provided in AutoCAD — p. 21, condition 60
10. O&M plan for sewer pump station — p. 21, condition 61
11. HOA docs for common infrastructure — p. 21, condition 62
12. copies of approvals from state/federal agencies — p. 23, condition 78; p. 29, condition 97x (including Final Approval by MassHousing)
13. indemnification agreement with the Town — p. 24, condition 90 (only condition 97l was struck by HAC)
14. review of final plans includes building code review — p. 26, condition 97a & c
15. monitoring and regulatory agreements — p. 26, condition 97 d & e; p. 30, condition 100
16. NPDES permit — p. 27, condition 97f
17. construction schedule — p. 28, condition 97k
18. easement for sewer and water — p. 28, condition 97m
19. Fire Dept approval of roadway and parking — p. 28, condition 97q
20. Fire Dept and Water Dept approval of hydrant locations — p. 29, condition 97v
21. recording subdivision / lotting plan at Registry — p. 29, condition 99
22. HOA declaration, budget, covenants, easements, restrictions and condo docs — p. 30, condition 101

23. engineered easement plan w/ narrative — p. 31, condition 102
24. Form J with request for building permit, site layout plans, utility plans and architectural drawings — p. 31-32, condition 103
25. payment of traffic mitigation $200,000 “shall be made in full upon issuance of initial building permit” — p. 39, condition 147

Just to be clear, this list includes the items required by the comprehensive permit for final plan review that the HAC decision left unaltered. How can the Board even begin to assess or evaluate final plans if two dozen of the required submissions are missing? All of those plans and documents are interrelated and cannot be properly evaluated in a vacuum. Because the final plan submissions are incomplete, the Board should defer consideration until after the missing documents have been submitted, and after the comprehensive permit process is complete.

We look forward to addressing these issues with the Board next week.

Very truly yours,

/s/ Dennis A. Murphy

Dennis A. Murphy

cc: George Pucci, Esq.
Paul Haverty, Esq.
Paul Derensis, Esq.

Issued by: Town of Nantucket Select Board and Surfside Crossing LLC
Embargo date: Tuesday, April 18, 2023 2 p.m.

Joint Statement

While much work has been done in recent years, the Select Board, on behalf of the Town of Nantucket, and the developers of Surfside Crossing recognize the acute shortage of year-round housing on the Island — particularly ownership opportunities.

The situation has only worsened in recent years and is now challenged by greatly increased construction costs and an elevated interest rate environment.

Meanwhile, thinking by the Select Board, and the developers — and perhaps the community overall — has collectively evolved during this time to a point where the desire is to jointly embrace opportunities to assure that a significant majority of the units in the Surfside Crossing development are reserved for year-rounders.

Accordingly, the Select Board, on behalf of the Town, and the developers have agreed on a set of principles that allow them to shift away from the appeal of the Housing Appeals Committee ("HAC") decision and move forward in good faith collaboratively. The Select Board and developers acknowledge that there are two separate appeals outside of the Town's control. The Select Board does not support these other appeals.

These principles are:

1. The Select Board and the developers agree that the best version of the project allows for 75% of the project to directly serve year-round housing needs.
2. To that end, all parties are committed to working together to achieve the 75% year-round objective through, wherever viable, long-term deed restrictions at a variety of income levels (e.g., AMI's from 100-240% -- above and beyond the 40B requirement that 25% of the project be restricted at 80% AMI or less) up to and including simply a "year-round" restriction without any income element.
3. In all cases, if law or practicality does not permit a permanent restriction, the minimum restriction length would be 30 years — potentially with an option to renew. Permanent restrictions are desirable.
4. For the units that are to be year-round (e.g., the 75%), there would be a requirement that they are owned either by year-rounders, or by local businesses or local not-for-profits for the exclusive use of their local employees.
5. It is important to ensure equal if not greater opportunity for individual ownership, alongside any local business and/or non-profit ownership.
6. All parties recognize that this is a private project, and that commitments from other parties (e.g., local businesses, non-profits, philanthropists, Town/AHTF) are needed in a timely manner prior to a planned summer construction start in order to define the potential restrictions, and to have them vetted and ready for implementation by the time the developer begins any pre-sales.

7. All parties recognize that the municipality and its affiliates, such as the Affordable Housing Trust Fund, need to be provided adequate time to implement restriction programs (e.g., 6 months).
8. All parties acknowledge it is important not to impede the project's forward progress and understand that work with interested stakeholders to affect year-round restrictions is commencing now.
9. All parties recognize that under the 40B law the financial structure of the development is designed to enable a return of up to 20% of development costs and that the economic feasibility of the project requires preserving a realistic projection of earning this profit. Therefore, in order to earn the target profit, restrictions that reduce the value of unrestricted market-rate units will need to be offset with public or philanthropic grants or subsidies. Generally, the size of the subsidy or "buy-down" needed for restrictions on a unit-by-unit basis will be based on the difference between the unrestricted market price of a unit, had the majority of these market rate units not been restricted, and the price a year-round buyer is willing to pay with the restriction in place.

In summary, the Select Board and Town of Nantucket are actively engaged with the developers of Surfside Crossing, and others, with an aim of reserving up to 75% of the homes in the development for year-round Nantucket residents.

While there are details to work out and, importantly, other potential collaborators to involve, the Select Board on behalf of the Town has, at the request of the developers, elected at its April 13th, 2023, Executive Session to drop the appeal of the HAC's issuance of the comprehensive permit as part of beginning this collaborative process.

The Select Board has determined that at this point, given the urgent need for affordable and attainable housing, the interests of the Island are best served by all parties working collaboratively on this set of shared principles for assuring that this development serves year-rounders to a very great extent.

If these project goals are achieved, and 75% of the project can serve the year-round community over the long haul, this could be a model for how 40B could work in other seasonal communities.

Chessia Consulting Services LLC

May 3, 2023

Leslie Woodson Snell
Deputy Director of Planning
2 Fairgrounds Road
Nantucket, MA 02554

RE: Engineering Review
HAC Decision dated September 16, 2022
Comprehensive Permit
Surfside Crossing
Nantucket, MA

Dear Ms. Snell:

Chessia Consulting Services, LLC has reviewed the submittal data provided to us regarding the above referenced project. The project was submitted under Chapter 40B as a Comprehensive Permit application and was approved by the Zoning Board of Appeals (ZBA) on June 13, 2019 with numerous conditions. The Applicant appealed the Board's Decision and the Housing Appeals Committee (HAC) issued a Decision on September 16, 2022 that struck several conditions, modified other conditions and added some additional conditions.

The following documents were provided for review:

Plan Sets Entitled:

- "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts Permitting Set February 15, 2018 Revised Through: February 28, 2020" prepared by Bracken Engineering, Inc. The set consists of 9 sheets. This set of plans was the basis for the HAC Decision and is listed in the Decision as Exhibit 3. (Exhibit 3)
- "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts Permitting Set February 15, 2018 Revised: February 28, 2020 Revised March 30, 2023" prepared by Bracken Engineering, Inc. The set consists of 10 sheets. (Site Plans)
- "Water & Sewer Utility Easement Plan Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts", marked DRAFT dated March 30, 2023" prepared by Bracken Engineering, Inc. (Easement Plan)
- "Operation & Maintenance Plan Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts" dated March 30, 2023" prepared by Bracken Engineering, Inc. (O&M Plan)
- "SCN 3, 5, 7 & 9 South Shore Road Nantucket MA 02554" Comprehensive Permit

Set prepared by Ahern , LLC Landscape Design Studio consisting of 15 sheets (Landscape Plans)

Supporting Documents and Reports

- Commonwealth of Massachusetts Housing Appeals Committee Surfside Crossing, LLC v. Nantucket Zoning Board of Appeals No. 2019-07 Decision September 16, 2022. (HAC Decision)
- Town of Nantucket, Massachusetts Zoning Board of Appeals File NO. 20-18 Decision on Application for Comprehensive Permit Applicant: Surfside Crossing, LLC Decision Date: June 13, 2019/ (ZBA Decision)
- "Stormwater Report Prepared for Surfside Crossing for Surfside Crossing, LLC Map 67 Parcels 336, 336.7, 336.8 & 336.9" prepared by Bracken Engineering, Inc. and dated February 15, 2018 revised February 28, 2020. (Report)
- "Stormwater Report For Phased Construction Prepared for Surfside Crossing for Surfside Crossing, LLC Map 67 Parcels 336, 336.7, 336.8 & 336.9" prepared by Bracken Engineering, Inc. and dated March 30, 2023.
- Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities At 3-9 South Shore Road Nantucket, MA 02554 SWPPP Prepared For CC Construction, Inc. 15 Diamonds Path South Dennis, MA 02660 SWPPP Prepared By Bracken Engineering, Inc. Donald F. Bracken, Jr. P.E. 49 Herring Pond Road Buzzards Bay, MA 02532 SWPPP Preparation Date 03/30/2023. (SWPPP)
- Memorandum from MDM Transportation Consultants, Inc. dated March 11, 2020 with attached Exhibits 1-3 indicating Fire Truck swept path analysis.

This review includes a review of the ZBA and HAC Decisions and provides a template for the ZBA to use for determining whether the final plans submitted by the developer comply with the conditions of approval as struck, modified or added by the HAC. There are sections in the review of the Decisions that identify where additional work is required. Some of this may ultimately be included in the Final Construction Plans (also called Final Construction Drawings in the HAC Decision). Some of the data provided could be incorporated into the Final Construction Plans but the material provided would not all be considered Final Construction Plans. In addition, I have reviewed previous filing data and the current filing and have provided separate comments to address issues with the data provided relative primarily to the stormwater design calculations and other supporting documents for construction.

This effort includes the following tasks:

1. A review of both the HAC Decision and ZBA Decision to determine what is required. I have included the ZBA Decision with sections that have been struck marked in ~~strikeout text~~. Where a condition was modified that section was also ~~struck~~ with the replacement section inserted and noted as part of the HAC Decision. Additional conditions added through the HAC Decision are included at the end of the ZBA Decision section. The text of the ZBA Decision and the modified, replaced or added Conditions from the HAC Decision are listed below in *italic text.* I have added my comments below the Decision to address whether additional data or input from the Board or Counsel is required.
2. Review of the plans, calculations and supporting data submitted to this office for compliance with the Decisions as listed above. Data regarding Conditions 23, 36, 40, 45,

117 & 126 are discussed in Appendix A. In addition, I have deferred review of the SWPPP and Construction Phasing Report as at this time it would be appropriate to address data under Task 1 first. In addition, these aspects should be reviewed with the Final Construction Drawings. It is also unclear if the Board will require a detailed review of the SWPPP. This could be provided but as noted would be more appropriate post the submission of the Final Construction Drawings.

I previously reviewed the project for the ZBA and issued letters dated August 20, 2018 & April 10, 2019 in addition I submitted a memo dated 1-14-2018 regarding a proposed stormwater treatment system and a summary of Issues list for use at the public hearing August 28, 2018. I visited the site on August 14, 2018 to observe current conditions with Eleanor Antonietti and Ryan Maxwell of Bracken Engineering, Inc.

Following is the ZBA Decision with comments on the status of various conditions that still apply. In some cases, no engineering comment is required and this is noted below the Condition. As noted, Conditions are in *italic type* with noted conditions struck or modified by the HAC Decision. I have only commented where appropriate as many conditions do not require engineering comment.

ZBA Decision Conditions:

ELIGIBILITY

1. 760 CMR 56.04(1)(a) requires that the Applicant "shall be" a "Limited Dividend Organization." Accordingly, the Board requires as a condition of this Decision that the Applicant execute the Regulatory Agreement required by this Decision prior to issuance of a building permit.
Modified by the HAC to be limited to subject to the requirements of the subsidizing agency.
No engineering comment required.

2. The Applicant has provided a Project Eligibility Letter from MassHousing dated April 12, 2018.

3. With respect to compliance with the site control requirements of 760 CMR 56.04(1)(c), this Decision relies upon the findings and representations upon which the Project Eligibility Letter is based.

GENERAL CONDITIONS

4. The comprehensive permit application was based on a Project Eligibility Letter issued to the Applicant on April 12, 2018 by MassHousing. This Permit is conditioned upon receipt of Final Approval from MassHousing, including the grant of subsidy funding through the New England Fund or MassHousing program of MassHousing funding programs. Evidence of Final Approval is a condition precedent to any grading, land disturbance, construction of any structure or infrastructure, or issuance of any building permit.

5. The terms, provisions and conditions of this Permit shall burden and benefit the authorized successors and assigns of the Town and the Applicant with the same effect as if mentioned in each instance where the Town or the Applicant is named or referenced.

6. This Permit is granted to the Applicant and may not be transferred or assigned to any party without the approval of the Subsidizing Agency and notice to the Board, as required by 760 CMR 56.05(12)(b), except to an Applicant-controlled affiliate.
Modified by the HAC Decision to allow transfer of the Permit as provided in the Regulations upon Notice to the Board.

7. Each condition in this Decision shall run with the land and shall, in accordance with its terms, be applicable to and binding on the Applicant and the Applicant's successors and assigns for as long as the Project and the use of the land does not strictly and fully conform to the requirements of the Nantucket Zoning Bylaw; and reference to this Comprehensive Permit Decision shall be incorporated in every deed conveying all or a portion of the Property.

8. The Applicant and MassHousing shall execute a Regulatory Agreement prior to any grading, land disturbance, construction of any structure or infrastructure, or issuance of any building permit.

9. The Decision is based on, and this Permit is issued based on, the real property identified on the Comprehensive Permit Plans, described below ("Locus" or "Site").

10. Except as otherwise specified in this Decision, the Project must substantially conform to the Comprehensive Permit Plans referenced in Section I, as conditioned by the Board. To the extent any details in the Comprehensive Permit Plans are inconsistent with the terms and conditions of this Permit or Appendix C, this Permit and Appendix C shall supersede the inconsistency.
This reference would change to the current plans submitted in response to the HAC Decision listed as Exhibit 3 in the HAC documentation.

11. If, between the date that this Decision is filed with the Office of the Town Clerk and the completion of the Project, the Applicant desires to change any details of the Project (as set forth in the Comprehensive Permit Plans, or as required by the terms of this Decision), the Applicant shall promptly inform the Board in writing of the change requested. Changes will be administered or addressed pursuant to 760 CMR 56.05(11).

12. Except as otherwise specifically provided herein, where this Decision provides for the submission of plans or other documents to the Board, the Board or its designee shall review and provide a written response as to whether such plans or other documents are consistent with this Decision within ninety (90) days of the Board's receipt of such plans or other documents.

SITE SPECIFIC CONDITIONS

13. SINGLE FAMILY BUILDING REQUIREMENTS –

As the revised plans do not include any single family building lots this entire section is no longer applicable. The HAC Decision did strike the sections as identified by ~~strike through~~ below. This section should be modified to reflect the current project if possible.

A. Minimum Lot Size = 5,000 square feet for 3 and 4 Bedroom Units;

B. Minimum Lot Size = 6,250 square feet for 5 Bedroom Units;

C. Minimum Frontage = 50 feet for all Single Family Dwelling Lots, Except for Lot 41;

D. Setbacks = 10 feet in front yard, 5 feet on one side yard and 10 feet on the other side yard, and 5 feet in rear yard;

E. Parking = minimum of 2 on-lot spaces for 3-4 Bedroom Lots and minimum of 3 on-lot spaces for 5 Bedroom Lots;

F. ~~*No spas or pools on any lots: –*~~

~~*i. the proposed spas impermissibly distinguished market rate from affordable units, since spas were proposed for only the market rate units;*~~

~~*ii. the proposed spas would create a noise and privacy issue between units given the limited depth of the setbacks and limited lot area sizes.*~~

G. ~~*No AC or Mechanical Units may be located on street/front elevation or visible from the street;*~~

H. All Single-Family Dwellings shall have exterior stairway basement access;

I. Maximum Number of Single Family Dwellings = Forty (40);

J. ~~*Maximum Number of Five (5) Bedroom Units shall be four (4), including at least one affordable unit; and*~~

K. Height/Exterior Architectural Design shall be as conditioned on the Board's notes on the architectural plans contained within the Comprehensive Permit Plans, Appendix A.

~~*14. MULTI-FAMILY UNITS BUILDING REQUIREMENTS*~~
This entire section was struck in the HAC Decision.

~~*A. No Eight-Plex Buildings Permitted;*~~

~~*B. Duplex Buildings*~~

~~*i. Minimum Lot Size = 7,500 square feet;*~~
~~*ii. Minimum Frontage = 70 feet;*~~
~~*iii. Setbacks = 10 feet front yard, 10 feet side yard and 10 feet rear yard;*~~
~~*iv. Parking = 6 on-lot spaces per duplex building lot;*~~
~~*v. No living space in basements;*~~
~~*vi. No AC or Mechanical Units located on street/front elevation or visible from the street; and*~~
~~*vii. Maximum number of duplex buildings = Six (6) (total of 12 units).*~~

~~*C. Fourplex Buildings*~~
~~*i. Minimum Lot Size = 10,000 square feet, with each building on its own lot;*~~
~~*ii. Minimum Lot Frontage = 100 feet;*~~
~~*iii. Setbacks = 10 feet front yard, 20 feet side yard, 20 feet rear yard;*~~
~~*iv. Parking = 7 on-lot spaces on each Fourplex lot;*~~
~~*v. No units located entirely in basements (lower level);*~~
~~*vi. No AC or Mechanical Units located on street/front elevation or visible from street; and*~~
~~*vii. Maximum number of Fourplex buildings = Two (2).*~~

~~*D. Height/Exterior Architectural Design – as conditioned on the Board's notes on the architectural plans contained within the Comprehensive Permit Plans, Appendix A.*~~

15. RECREATIONAL BUILDING REQUIREMENTS–

A. Maximum Ground Coverage = 1,000 square feet;
This was not struck by the HAC Decision. The Exhibit 3 Plans indicate a footprint of 3,912 square feet and the current Site Plan has a footprint of 3,975 square feet. This appears to be an issue remaining to be addressed on the plans.

B. Maximum Interior Space = 2,800 square feet: 1,000 on ground and basement levels, and up to 800 feet more allowed on second floor to reach maximum 2,800 square feet; the additional land area resulting from the reduction in the footprint of the Recreation Building shall be devoted to green space or outdoor passive recreation;
See above.

C. No commercial kitchen/catering facilities;

D. For exclusive use of residents and guests, no outside rentals;

E. 8 parking spaces;
Both Exhibit 3 and the current plans have 10 parking spaces.

F. Minimum Lot Square Footage of 38,196 square feet; Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit; and

Not applicable as there are no separate lots, the entire site would be one condominium lot.

G. Height/Exterior Architectural Design subject to final review and approval by the Board prior to issuance of a building permit.

To be addressed with the Final Construction Plans.

16. POOL REQUIREMENTS–

A. No spa permitted;

~~*B. Dimensions No greater than 20 feet by 48 feet as proposed by Applicant;*~~

The HAC Decision required that the pool be the same dimensions as indicated on Exhibit 3. The Site Plans satisfy this requirement.

C. Hours of Operation = 8 a.m. to dusk;

D. For exclusive use of residents and guests; and

E. Homeowners' Association and Condominium Association, as applicable, to handle internal governance issues not otherwise covered in this Permit.

17. LANDSCAPING/HARDSCAPING REQUIREMENTS

A. 143 Street Trees as proposed by Applicant and shown on Landscape Plan L-1 in the Comprehensive Permit Plans;

Based on my review this would be met by the Landscape Plans as there are 150 trees proposed, 7 of these are in the vicinity of the common area, the remainder (143) would be near an access drive or parking area.

F. Must comply with Zoning Bylaw as to required tree caliper size;

Proposed Street Trees are listed as 3" caliper. I have not been able to confirm the size complies with the Zoning Bylaw but the size is commonly specified for Street Trees.

F. Native/Non-invasive plants only, per list compiled on "Landscaping with Native Plans on Nantucket" by the Nantucket Biodiversity Initiative and Nantucket Conservation Foundation;

This aspect should be addressed by a Landscape professional.

F. Walkways for Multi-Family and Single-Family Dwelling Units must match; ~~*all walkways shall consist of bluestone*~~*;*

Not applicable as the entire site would consist of condominium units.

E. ~~*Driveways must be native stone (gravel), must comply with Zoning Bylaw section 139-20.1(B)(2)(b), and aprons shall be same surface as roadway;*~~

F. *Roadway, Sidewalks, and Curbing – either native stone chip seal finish on both sidewalk and roadway or asphalt roadway and brick sidewalk.* ~~*All curbing to be vertical granite curbing*~~*.*
The proposed roadways would be asphalt with sidewalks adjacent to the roadway having a dark gray chip seal finish. There are no brick walkways proposed. There are several areas with peastone chip seal walkways primarily internal walkways from sidewalks to units or to a pervious peastone walkway that would connect to specific doorways. Exhibit 3 plans included paved sidewalks and peastone internal walkways. This aspect will need to be clarified.

18. OPEN SPACE REQUIREMENTS –

Limited to private exclusive use of residents and guests. The amount of green space as shown on the Comprehensive Permit Plans, as further conditioned in this Permit, shall not be reduced.
Based on the HAC Decision, this was not struck. Since Exhibit 3 is the reference plan for the HAC Decision I note the following changes based on the plans:

Summary of Areas		
	Exhibit 3	Current Plans
Impervious-Semi Pervious	282,241 square feet	307,924 square feet
Unusable Open Space (perimeter buffer)	56,151 square feet	86,380 square feet
Usable Open Space	252,215 square feet	196,303 square feet
Total Vegetated Areas	308,366 square feet	282,683 square feet

Based on the above there are changes to the plans that would not be consistent with the Decisions as there is an increase in overall Impervious-Semi Pervious of 25,683 square feet. The associated drainage calculations should be updated to reflect the proposed conditions, if this is an acceptable increase in impervious area consistent with the HAC Decision.

19. LIGHTING REQUIREMENTS –

A. *Street Poles prohibited; pathway lighting and bollards are an allowed alternative;*
No street poles are proposed, there are low pathway lights proposed and some hardscape lights. The Landscape Plans Sheet L.04 includes a lighting plan with light types and locations. This requirement has been met.

B. *Must comply with Town Code Chapter 102 – Dark Skies.*
I defer review of this aspect to the appropriate Town Official or Consultant.

20. BUFFER ZONES REQUIREMENTS –

~~*A. No disturbance buffer of 25 feet along site perimeter and expanded to 50-feet along South Shore Road, augmented as necessary per list of approved plantings;*~~

~~*B. Split rail fence to delineate entirety of all buffer zones prior to commencement of construction.*~~

~~*C. Applicant shall exercise care not to impact the intent of the "no disturb" buffer area's purpose of protecting adjacent residences from visual and noise impacts by excessively trimming trees or trampling low-lying shrubs and brush. The Board reserves the right to require additional screening, including but not limited to the planting of new trees and/or shrubs if presented with evidence the above conditions have been violated.*~~

~~*D. The "no-disturb" buffer area lots shall be considered permanently protected open space consistent with G.L. c.40A, §9.*~~

The above conditions have been replaced by the HAC Decision as follows:

> "*No- disturbance buffers shall be retained along the site perimeter. They shall be as shown on Exhibit 3 (Site Development Plans), sheets 3 and 4, that is, of a width of approximately ten to twenty- five feet, and greater along South Shore Road."*

The Site Plans indicate a minimum perimeter buffer of 25 feet with a buffer of 40-50 feet along South Shore Road, except at proposed access and emergency access openings. This requirement has been met by the plans.

E. *Based upon the information presented, the Board determines that an adequate buffer standard should be at least one (1) tree per ten (10) linear feet of the "no disturb" buffer area perimeter, said trees being a minimum height of five (5) feet and minimum caliper of three (3) inches. Planting should occur within or at the edges of the "no disturb" buffer areas as directed by the Board or its designee. Trees shall be planted in a natural pattern, shall be offset where appropriate and are meant to supplement existing, mature vegetation. This condition shall be incorporated into the final landscaping plan required by this Decision. The Board reserves the right to alter any aspect of this standard and vary tree sizes and locations based upon a review of the detailed final landscape plan.*

Minimal work is proposed in the buffer, which exceeds the dimensions required in the HAC Decision. I recommend that the Landscape Plans also note/list proposed plantings in the portions of the perimeter buffer to be restored or revegetated as indicated on the Site Plans.

F. The Applicant shall stake the proposed locations for these required trees for review with the goal being to maximize the screening between the Site

and abutting properties. The final landscaping plan and a schedule for the planting of all required trees submitted for review by the Board shall identify species of conifers that would meet the above goal and be suitable for planting in the "no disturb" buffer areas to the satisfaction of the Board or its designee. The Board reserves the right to alter any aspect of this procedure and specify alternative tree types and species based upon a review of the detailed final landscape plan.

No new trees are indicated on the Landscape Plans in the perimeter buffer area.

G. The Applicant shall be responsible for maintaining the health of these trees until the sale of the 44th lot. Thereafter, the Homeowner's Association shall maintain the trees of the "no disturb" buffer area, including the replacement of unhealthy, diseased or dead trees. This condition shall be included in the Homeowner's Association documents.

No new trees are indicated on the Landscape Plans in the perimeter buffer area.

H. The Board reserves the right to require additional planting in the event that care in preserving existing vegetation of the "no disturb" buffer area is not undertaken by the Applicant until the completion of the project.

No comment required.

21. PARKING/ROADWAY ACCESS REQUIREMENTS –

~~*Minimum of one (1) additional on-street parking space per dwelling unit;*~~

22. MAINTENANCE BUILDING REQUIREMENTS

Approved as to height/exterior architectural design on the conditions noted on the architectural plans within the Comprehensive Permit Plans, Appendix A.

Not applicable the maintenance building is no longer proposed.

23. All units must have gutters, which must be maintained in accordance with an approved maintenance plan, and all roof water drainage must be directed to subsurface drainage systems independent of the roadway system as proposed and agreed to by the Applicant.

Architectural Plans have not been provided to determine if gutters are proposed. The plans indicate a conceptual roof infiltration system for the building roofs independent of the roadway drainage system as required. I note that some of these systems are closer to the proposed buildings than allowed under the DEP Handbook, see Condition 36 below and Appendix A review comments.

24. There shall be no additional parking or expansion of parking areas beyond parking areas shown on the Comprehensive Permit Plans as conditioned herein. Notice of this restriction must be included in the Homeowners Association Documents and Condominium documents.

No engineering comment required.

~~25. *No conversions of non-livable space, e.g., attics, to livable space after completion of construction of units as approved herein. No expansion of building envelope.*~~
This condition was struck except as applicable to all homes in Nantucket.

~~26. *No customary home occupations shall be allowed in light of the overburdening issues already posed by the density of this Project in relation to existing traffic congestion.*~~

~~27. *There shall be no parking of campers, trailers, boats, storage trailers or storage units, temporary garage structures or shelters, panel trucks, recreational vehicles, commercial vehicles (unless the commercial vehicle is the unit owner's personal vehicle), or unregistered vehicles on Project property.*~~
This condition was struck except as applicable to all homes in Nantucket.

28. *No changes in the Homeowners' Association and/or Condominium Trust rules which affect conditions of the Permit shall be permitted. Any future proposed changes to exterior architectural features shall be subject to the jurisdiction of the Nantucket Historic District Commission.*
No engineering comment required.

29. *Snow removal provisions shall be subject to review and approval by the Nantucket Fire Department. No dumping in buffer zones. In the event designated snow storage areas are inadequate for a particular storm event or events, excess snow must be removed from the Property.*
No engineering comment required. I note that the O&M Plan includes snow storage locations as required under DEP Stormwater Regulations.

30. *Trash barrels must be stored out of view. No exterior air conditioning units or other mechanical equipment shall be located within lot setbacks areas.*
No engineering comment required.

31. *All affordable units must have central air conditioning if market rate units have central air conditioning. Applicant has stated on the record that all units will have central air conditioning.*
No engineering comment required.

32. *Ground coverage for each lot shall not change from that depicted on the Comprehensive Permit Plans as revised per the conditions set forth herein.*
No individual lots are proposed the project would be all on one lot. The Site Plans indicate an increase in ground coverage compared to the Exhibit 3 Plans. See Conditions 18. above. As noted associated work with this change should be incorporated in the drainage calculations.

33. *All local requirements concerning roadway construction shall apply.*

It is unclear if this section is applicable as there is no subdivision roadway. This requirement has been assumed to mean construction of the gravel and pavement cross section. The cross section exceeds requirements as 4 inches of bituminous pavement and 8 inches of gravel are proposed.

34. *The lighting plan for the Project must meet local requirements for exterior lighting.*
Refer to comment under Condition 19.

35. *Roadway right of ways shall be a minimum of 40 feet wide. Suitable access for emergency access vehicles, snow storage, landscaping without impacting clear sight lines and on street parking as applicable must be provided. Final plans must be submitted by a Transportation Engineer for compliance with Institute of Transportation Engineers (ITE) standards for circulation within the site and at access/egress locations.*
As noted no roadway right of ways are proposed in the current plan. The submittal data included a Memorandum from MDM Transportation Consultants Inc. dated March 11, 2020. This submittal also included Exhibits 1-3 indicating Fire Truck swept paths through the project site. I defer this issue to the Board's Transportation Engineer. The HAC Decision includes a discussion of issues that were raised regarding Fire Department access relative to Exhibit 3 that "…this is not a public safety concern sufficient to outweigh the regional need for affordable housing" (see page 34 of the HAC Decision) Comparing the two plans (Exhibit 3 and the current Site Plans) the access drive and parking layout are the same. There are changes to other aspects including pathways, buildings, etc. that should not impact the submitted Memorandum and Exhibits.

36. *All stormwater management plans and calculations shall conform to the requirements of the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Regulations, including the requirements specifically applicable to the Zone II areas.*
This aspect will require additional updated data to fully review and comment. At this time the Stormwater Report is based on the Exhibit 3 plans. There are changes in impervious area, buffer areas, etc. and the Report will need to be updated to reflect all of the changes. It is likely that a compliant plan can be developed but there are other design components such as the building plans and roof system designs that have not been submitted at this time. There are also calculation aspects that will also need to be addressed. Although it is anticipated that soils are likely suitable for the proposed systems the Regulations require testing at the specific location of each system. Refer to Appendix A for a list of comments on this and other associated Conditions regarding Stormwater.

37. *All utilities must be installed underground.*
This Condition is satisfied on the plans.

38. *No impervious areas except those indicated on the Comprehensive Permit Plans, as further conditioned in this Permit, are allowed on the lots.*
As noted there is an increase in impervious area proposed compared to Exhibit 3. The Board will need to address this change.

39. *No construction or site disturbance is allowed prior to the receipt of any approvals required by applicable Massachusetts Environmental Policy Act (MEPA) regulations.*
Based on my review of the HAC Decision, the Applicant has filed with MEPA and an EIR is not required.

40. *Soil testing, consistent with MassDEP Stormwater Handbook requirements, at all proposed stormwater infiltration systems, shall be completed and submitted for review and approval by the Board or its designee.*
This remains to be completed, also refer to Appendix A.

41. *Final Construction Plans shall be provided for review and approval by the Board or its designee providing all data required under the Town's local Subdivision Regulations.*
There are no longer any proposed subdivision roadways. As noted, Final Construction Plans remain to be submitted.

42. *Applicant shall allow and provide necessary funding for inspection of construction consistent with Subdivision Regulations and other Town requirements not waived in this Decision.*
No engineering comment required.

43. *Applicant shall complete for the review and approval by the Board or its designee a comprehensive Sediment and Erosion Control plan consistent with EPA SWPPP requirements and the DEP Stormwater Handbook.*
A SWPPP has been submitted. If desired this will be reviewed under separate cover prior to construction.

44. *Applicant shall comply with all applicable requirements of the Americans with Disabilities Act (ADA) and the regulations of the Massachusetts Architectural Access Board (AAB).*
The appropriate party should assess this requirement at the appropriate time.

45. *Final Construction Plans and supporting calculations must be provided for final review and approval by the Board or its designee. The final design shall comply with MassDEP Stormwater Management Regulations as described in the MassDEP Stormwater Regulations and associated Stormwater Handbook.*
The Site Plans are not Final Construction Plans as they note that final location of roof infiltration systems will be coordinated with Final Building plans. The collection systems for roof runoff are not included on the plans. The Stormwater Report is for the Exhibit 3 Plans not the current Site Plans and should be updated.

Refer to Appendix A for comments regarding this condition and the Stormwater Design.

46. *The EPA SWPPP template shall be used to demonstrate compliance with MassDEP requirements with respect to erosion/sedimentation control during all phased construction activities in order to protect abutters and the Town roadway. Tracking pads shall be a minimum of 50 feet long. Sizing data for temporary basins, etc. must all be provided.*
A SWPPP has been submitted. If desired this will be reviewed under separate cover.

47. *An Operations & Maintenance ("O&M") Plan shall be provided for review and approval by the Board or its designee prior to the start of any construction activities or related site disturbance, including an O&M Plan for the individual lot systems and a final stand-alone O&M plan including a plan with the location of all BMP's, manufacturer's requirements, etc.*
The submittal includes an O&M Plan and the Report includes an O&M description. I note the that following should be changed in the O&M:
- Catch basin inspections should be **required** quarterly not just recommended.
- Oil/Grit Separator inspections are listed as quarterly in the Report and both quarterly and monthly on the Plan. DEP requires monthly inspections.
- Subsurface systems should include the manufacturer's maintenance manual.
- I recommend that the times for maintenance as listed in the O&M Inspection form be adjusted as it is uncommon to clean structures in the winter, the January and February time may be more appropriate in April and May or move one of the inspections/cleaning to November after most all of the leaves have fallen, i.e., two inspections in the spring and two in the fall although quarterly implies every three months.

48. *A signed illicit discharge statement shall be submitted to the Board prior to any occupancy permits.*
An unsigned statement is included, this should be submitted prior to any occupancy permits.

ADDITIONAL CONDITIONS CONCERNING FIRE PROTECTION AND RELATED SAFETY CONCERNS

Some of the Conditions below would not apply to the current design.

49. *Access roads must be 20 feet in width not including any areas designated for parking (527 CMR18.2.3.4.1.1),*
It is assumed that this Condition specifies a minimum width as typically required for fire access. This would be satisfied as all proposed access roadways are 24 feet wide.

a. *No on street parking allowed shall be allowed if such parking would narrow the roadway width to less than 20 feet on two way sections;*
Not applicable as all roadway widths are 24 feet.

b. *No on street parking on one-way sections where the roadway width will be reduced below 13 feet;*
Not applicable as all roadway widths are 24 feet and there are no one-way roadways.

c. *For roadways on the Comprehensive Permit Plans showing widths of 20 feet for one-way sections, parking on one side of the roadway will be allowed with posted and enforced No Parking signs in these sections;*
Not applicable as all roadway widths are 24 feet.

d. *A section of roadway that is two-way and 22 feet and must be posted and enforced with No Parking signs;*
Not applicable as all roadway widths are 24 feet.

e. *Modeling must be submitted for the Fire Chief's review and approval to assure the fire departments apparatus can access development;*
Turning analysis plans have been provided. The Fire Chief should review these plans.

f. *Two of the roads have no provisions for turning around. (527 CMR 18.2.3.4.4) "Dead-end access roads in excess of 150 feet in length shall be provided with approved provisions for fire apparatus to turn around."*
It is unclear if this requirement would apply as the HAC Decision on the revised roadway layout did not require further revisions to address Fire Department access other than potentially minor modifications. (See page 33) As noted above the Fire Department may require revisions that do not involve the Board.

50. *Trees and vegetation must be maintained and not allowed to grow to block access for emergency vehicles. This would include vertical growth of tree. (527 CMR 18.2.3.4.1.2)*
This is a maintenance issue that should be included in the Condominium Documents. I defer this issue to the Board and Town Counsel.

a. *All roadways shall have a vertical clearance of not less than 13 feet 6 inches;*
No barriers are proposed relative to height. Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.

b. *Vegetation must not reduce the road width below the dimensions required in above section.*
Tree growth may impact access and should be a maintenance issue included in the Condominium Documents. I defer this issue to the Board and Town Counsel.

51. *Final Fire Department access plans must be submitted to the department for review and approval (527 CMR 18.1.3.1).*
No comment required, refer also to comments under Condition 49. f.

52. *Hydrant lay out needs to be reviewed and approved by the Fire Chief and installed before construction of any dwelling units; plans for fire protection must*

also be reviewed and approved by the Fire Chief for the time period between any initial site disturbance and completion of construction. Any proposed phasing of hydrant installation is subject to approval by the Fire Chief.
No engineering comment required.

53. *Applicant must complete a hydraulic study for review and approval by the Fire Chief addressing impact of Project on water capacity necessary for fire protection on other critical infrastructure located on the same water main.*
I have no further data on this requirement. This study should be performed if not yet completed.

ADDITIONAL CONDITIONS CONCERNING PUBLIC SEWER

~~54. *The wastewater collection system for the proposed development shall not be connected to the Town's existing force mains.*~~

~~55. *The wastewater collection system for the proposed development shall include the Town's preferred option of a new gravity sewer along South Shore Road, from the proposed development to the Surfside WWTF. This option shall relocate the proposed wastewater pump station from the proposed development to the Surfside WWTF.*~~

56. *The deficiencies in the revised plans discussed in Section IV.A. above, shall be addressed to the satisfaction of the Nantucket Sewer Department.*
This aspect remains to be addressed by others. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed at this time.

57. *The wastewater collection system for the proposed development shall be constructed in accordance with the Nantucket Sewer Department Design Standards and Specifications in place at the time of construction. The final design plans shall be submitted to the Nantucket Sewer Department for review and approval to ensure conformance with the Design Standards and Specifications.*
This aspect remains to be addressed by others. Data on the proposed sewer system is conceptual at this time. Final Construction Plans for the sewer system have not been completed at this time.

58. *Given that the 2014 CWMP identified the sewer needs areas in Town, that these flows were used to determine the capacity of the Surfside WWTF, which is currently being upgraded, and that while the proposed development properties are part of the service area to the WWTF, the density of the proposed development creates much higher wastewater flows than the current zoning would allow, and given that the additional flow from the proposed development would be taking up planned capacity at the WWTF, the Board denies waivers of sewer related fees and requires that all properties in the proposed development be subject to the appropriate sewer fees outlined in the Nantucket Sewer Department Rules and Regulations in place at the*

time of construction. These fees include, but are not limited to, sewer connection fees, sewer user fees and sewer capacity fees. All local rules and regulations concerning sewer connection fees, permit fees, sewer privilege fees or charges, sewer extension fees, and service fees shall apply to the project permitted by this Decision.
No Engineering comment required as this Condition addresses fees.

59. *The Applicant must also comply with the Sewer Application and Permit requirements of the Nantucket Sewer Department and the Nantucket Sewer Permit Checklist and Sewer As-Built Checklist, subject to review and approval by the Sewer Director.*
This Condition should be addressed with the Sewer Application.

60. *The Applicant shall submit stamped record drawings of the wastewater collection system. Record drawings shall also be provided in the latest version of AutoCad.*
This is a post-construction requirement and the appropriate data should be submitted as required.

61. *The Applicant shall submit copies of the Operations & Maintenance Manual for the pump station, as well as an electronic copy on a CD or portable drive.*
This is a post-construction requirement and the appropriate data should be submitted as required.

62. *The Applicant shall establish and provide a copy of the legal entity's (e.g. Homeowner's Association and Condominium Trust) documents to ensure proper operation and maintenance of the proposed wastewater collection system and other common infrastructure on private property.*
This information should be submitted for review and approval prior to occupancy permits, if not earlier.

63. *The sewer infrastructure shall be constructed by the Applicant in accordance with the preferred option presented by Weston and Sampson, with the Town to contribute an agreed allocated cost of construction proportionate to the degree to which the infrastructure confers a public benefit independent of servicing the project approved by this Decision.*
This may be an applicable condition subject to comments in the HAC Decision regarding the costs if a gravity system is ultimately proposed.

64. *The sewer system must be submitted for inspection, review and approval by the Sewer Director pre and post-construction, and will be conveyed to the Town following payment of the agreed allocated cost of construction as conditioned above.*
No comment required.

ADDITIONAL CONDITIONS CONCERNING PUBLIC WATER CONNECTION

65. *Subject to the additional conditions below, the Board approves the proposed connection to Town water conditioned upon the Applicant's compliance with all*

rules, regulations and requirements of the Nantucket Board of Water Commissioners, and the Wannacomet Water Company and Director, including but not limited to review and approval of the design and construction of the proposed water mains and final inspection, testing, and chlorination of the water mains prior to public water being turned on to service the development and prior to water being turned on to service residential units.
No engineering comment required.

66. *All local fees and charges for the initial construction and connection of the water mains, and any initial or continuing service or other fees or charges once the system has come on-line, shall apply to the Applicant and the development approved by this Decision.*
No engineering comment required.

67. *The water connection is also conditioned upon and subject to MassDEP approval of the Wannacomet Water Company's requested increase in the capacity of the Town's Water Withdrawal Permit to an initial increase to 1.9 million gallons per day.*
No engineering comment required.

68. *Applicant shall provide water conserving appliances (dishwasher, washing machines, toilet, shower heads, etc.) for all appliances to be included in the residential housing units offered at the project, as well as appliances serving any other amenities offered at the development (facilities offered at pool or in recreational building, etc.), subject to review and approval by the Wannacomet Water Director.*
No engineering comment required.

69. *Applicant shall implement Low Impact Development Design concepts for managing stormwater ~~and shall fund an independent Environmental Monitor during construction phases to document activities and ensure the protection of groundwater quality and private and public drinking water supplies located in the project area~~.*

~~*70. Applicant shall construct a stormwater system to provide treatment and dispersed infiltration from roadways, and which shall capture and retain the first inch of stormwater and parking areas and use vegetated swales and bioretention basins with overflows to the maximum extent possible, rather than use of a stormceptor-type design with direct infiltration.*~~

71. *Applicant shall provide a Site Maintenance and Integrated Pest Management Plan for review and approval by the Board or its designee and shall ensure that the Homeowners' Association and Condominium Trust documents for the development require the use of organic and/or non-toxic fertilizers and pesticides, as well as use of certified applicators. The Homeowners' Association and Condominium Trust documents must also require regular maintenance of storm*

drains, including filing a maintenance plan and actual maintenance with the town annually.
No engineering comment required.

72. *Applicant has stated, and the Board imposes a condition, that landscape irrigation shall be provided by private well and not the public water supply. Applicant shall take all necessary steps to protect against adverse effects upon the capacity of other private drinking water wells in the area.*
No engineering comment required.

COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS

73. *Development of the Project shall comply in all respects with the conditions contained in the Project Eligibility Letter approval for the project issued by MassHousing on April 12, 2018.*
No engineering comment required.

74. *The Project, and all construction, dwelling units, utilities, roads, drainage, earth removal or relocation of structures and all related appurtenances with respect to the Project, shall comply with all applicable state and federal regulations. The Applicant shall promptly provide the Board with copies of all permitting requests and other correspondence directed to any applicable state or federal agency and of all correspondence, approvals or disapprovals received from any such agency.*
No engineering comment required.

75. *The Project shall comply with all rules, regulations, filing and permit requirements and certifications required by the regulations governing the Massachusetts Endangered Species Act, G.L. c.131, §23, 321 CMR 10.00. No site disturbance shall be permitted pursuant to this Decision until the Nantucket Land Council's currently pending administrative appeal of the NHESP determination for the Site is fully and finally resolved, including exhaustion of court appeals.*
No engineering comment required.

76. *The Project shall comply with all rules, regulations, permit and filing requirements, and certifications of the Department of Environmental Protection with respect to stormwater disposal, resource protection, water supply and low impact development management practices.*
Refer to comments under Conditions 36, 43 and 45-48.

77. *The Project shall comply with the rules and regulations of, filing and permit requirements and certifications required by the regulations governing the Massachusetts Historical Commission.*
No engineering comment required.

78. *Copies of all approvals from state and federal agencies shall be submitted to the Board prior to recording of final plans.*

No engineering comment required.

LOCAL REQUIREMENTS

79. *Except as expressly waived by this Decision, the development of this Project, including the construction of all dwelling units, utilities, roads, drainage structures and other appurtenances, shall comply with all local requirements and regulations as defined in 760 CMR 56.02, including any and all related fees and charges.*
No engineering comment required.

80. *Except as specifically waived by this Decision, the Project shall comply, in all respects, with any and all rules, regulations, filing and permit requirements of the Nantucket Sewer Commission and Wannacomet Water Department concerning public sewer and water servicing the Project, including any and all related fees and charges. No fees shall be waived.*
No engineering comment required.

81. *The Applicant shall also comply with any and all filing requirements for issuance of a building permit, including any and all related fees or charges. No fees shall be waived.*
No engineering comment required.

82. *To the extent the Project requires the conveyance of any interest in Town-owned land, the Board notes that it lacks jurisdiction to grant such an interest. To the extent Town Meeting approval is required for any aspect of the Project, the Town's right to require Town Meeting approval as a prerequisite to such aspect of the Project is expressly reserved. Nothing in this Decision shall be construed as a grant of approval of any interest in property owned or held by the Town or County of Nantucket.*
No engineering comment required.

~~83. *The total number of dwelling units permitted for this Project shall not exceed sixty (60) units and the total number of bedrooms shall not exceed two hundred and six (206) bedrooms.*~~

AFFORDABLE UNITS
This entire section does not require Engineering comment or review but has been modified to comply with the HAC Decision.

~~84. *The affordable units shall be evenly distributed within the Locus and shall be indistinguishable in architectural style, exterior finish materials, and exterior appearance from market rate units. If interior finishes differ between market and affordable units, the quality of the interior finishes of the affordable units must be of reasonable quality. As part of the Building Permit application, the Applicant must provide for review and approval by the Board or its designee*~~

~~*specifications/information on any proposed finishes and equipment (including but not limited to floor treatments, cabinets/vanities, countertops, lighting, kitchen appliances, and bathroom fixtures) in the affordable units that differ from finishes and equipment proposed for the market units. There shall also be a proportionate share of housing types (single family, duplex, and fourplex) allocated between affordable and market rate units; 25% of each unit type offered shall be affordable, e.g., if five bedroom units are offered, 25% of the total number of five bedroom units shall be affordable units.*~~

~~*85. An affordable housing restriction, enforceable by the Town of Nantucket, requiring that the affordable units remain affordable in perpetuity or for as long as the project does not comply with local requirements, whichever is longer, and in a form approved by the Board, shall be recorded senior to any liens on the Project Locus to protect the requirement for the affordable units in the event of any foreclosure, bankruptcy, refinancing or sale. All affordable units shall be subject to the Universal Deed Rider as required by MassHousing. The sale and re-sale of all affordable units shall comply with all MassHousing and Chapter 40B requirements, including, if applicable, any income, asset, and first time homebuyer requirements.*~~

The condition is modified to read simply,

> *"The affordable units shall remain affordable in perpetuity or for as long as the housing is not in compliance with local zoning requirements."*

86. Upon the sale of an affordable dwelling, the Applicant or its successors or assigns shall provide written notice to the buyer that the premises are subject to an affordable housing restriction and subject to the terms and provisions of the affordable housing restriction and that any amendment purporting to alter, amend or delete the restriction shall be void and of no effect.

87. The deeds to the Affordable Units shall include the standard MassHousing Affordable Housing Restriction/Deed Rider in which the affordability restrictions described herein survive foreclosure.

88. For every three (3) Market Rate units for which a Certificate of Occupancy is issued, there shall be at least one (1) Affordable Unit for which a Certificate of Occupancy is issued. The Applicant has the right but not the obligation to accelerate the rate of construction of the Affordable Units.

MANAGEMENT DOCUMENTS

This entire section does not require Engineering comment or review.

89. The Applicant shall prepare documents in a form that conforms to this Decision and applicable law designed to manage the Project and ensure that the terms and conditions of this Decision are enforced.

90. The management documents shall provide that the Town or County of Nantucket shall not have any legal or financial responsibility for, operation or maintenance of, roadways, driveways, parking areas, stormwater management systems, snowplowing, landscaping, trash disposal or pickup, street lighting or other illumination, or other roadway infrastructure within the Project or the Locus.

PROFITABILITY

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

91. The Project shall be limited to the profit allowed under the Regulatory Agreement ("Allowable Profit").

~~*92. Any profit that is above the Allowable Profit pursuant to the Regulatory Agreement shall be returned to the Town of Nantucket for use by the Town for the purpose of efforts toward affordable housing. The profit limitation may be enforced by the Town or its agencies, boards or commissions at any time.*~~

93. The Applicant shall provide the Board with a copy of all financial documentation, including Cost Certification submissions, required by the Regulatory Agreement.

MARKETING/LOCAL PREFERENCE

This entire section does not require Engineering comment or review, but has been modified to comply with the HAC Decision.

94. There shall be a local preference plan established for the sale of the affordable units.

~~*95. Insofar as allowed under G.L. c. 40B and any other applicable laws and by the Subsidizing Agency, with respect to at least 70% of the Affordable Units, the Applicant shall provide a preference category in the Lottery for the Affordable Units for current Nantucket residents, Nantucket municipal employees, employees of local Nantucket businesses, and households with children attending Nantucket schools. The Board acknowledges that it will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preferences and obtain approval of the categories of persons qualifying for the same, in accordance with Chapter 40B requirements. In no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference requirement or any aspect thereof. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence. If the Board or its designee does not provide such information within thirty (30) days of a written request by the Applicant, its Lottery Agent, or the Subsidizing Agency, then this condition shall be void unless the Applicant has failed to provide reasonable and timely assistance as described above.*~~

~~*96. MassHousing shall approve the Lottery Packet and the Applicant's Affirmative Fair Housing Marketing Plan (AFHMP) as part of its Final Approval review. A copy of the proposed Lottery Plan and AFHMP shall be submitted to the Board simultaneously with its submission to MassHousing. The Applicant shall also submit to the Board the assumptions and calculations upon which the pricing of the Affordable Units is based. All costs associated with the lottery and marketing plans, including the advertising and processing for the Affordable Units, shall be borne by the Applicant. Buyers of Affordable Units must satisfy all applicable Chapter 40B requirements, including all applicable income, asset, and First Time Homebuyer requirements.*~~

CONDITIONS PRECEDENT TO COMMENCEMENT OF PROJECT

97. The conditions below are conditions precedent to site disturbance. In particular, and without limitation, no grading, land disturbance, or construction of any structure or infrastructure shall commence until:

a. Final Review – Prior to commencement of any construction and granting of any permits for the Project, the Applicant has submitted detailed construction drawings to the Board to ensure that said drawings are consistent with this Permit, with local requirements not waived in the permit, and with state and federal codes and requirements of state and federal agencies and their respective decisions. Copies of the detailed, approved construction drawings ("Final Plans") shall also be filed in hard copy (twenty full-scale sets) and in digital format with the Board and the Building Department for recordkeeping purposes. The Applicant must secure Board approval prior to construction and allow the Board ninety (90) days to review the detailed construction drawings. The final plans shall include a building code review.
As noted there are several aspects related to the plans submitted that are not at the Final Construction Plan stage.

b. ~~The Applicant has posted with the Town Clerk a bond or surety in the amount needed to complete the ways, utilities, drainage, shade trees in the right of way, and as-built plans for the Project as approved, plus a 50% margin of error plus an appropriate rate of inflation over a 5-year period. The performance bond or surety shall contain the following provision: "If the principal shall fully and satisfactorily observe and perform in accordance with the qualifications and time schedule set forth herein as specified in all the covenants, agreements, terms and provisions as set forth in the decision of the Board in this matter, as attached hereto, then this obligation shall be void, otherwise it shall remain in full force and effect, and, in the absence of completion of the above work, the aforesaid sum shall be paid to the Town of Nantucket in order to complete the construction in accordance with the plans and specifications."~~

c. The Final Plans, including phasing plans, way and underground utilities plans (water system, stormwater system, gas, telephone, electric and cable

systems), entrance/intersection street lights and signs have been reviewed and have received approval consistent with this Decision by the Board, and consistent with their respective jurisdictions by any and all relevant federal and state agencies, departments, boards, or commissions for matters not otherwise approved or waived by this Decision.
As noted there are several aspects related to the plans submitted that are not at the Final Construction Plan stage. Construction Phasing plans have been submitted. These will be reviewed if requested but have not been reviewed at this time as they should be reviewed with the Final Construction Plans.

~~*d. The Applicant and MassHousing have executed a Monitoring Agreement, similar in form to the Monitoring Agreement published by MassHousing but revised in content as required for consistency with this Decision.*~~

e. A Regulatory Agreement, similar in form to that published by MassHousing, has been executed by the Applicant and MassHousing and has been recorded with this Decision. The Regulatory Agreement shall contain, at a minimum, the following terms: 1) 25% of the units shall remain affordable in perpetuity or for as long as the project does not comply with local requirements, whichever is longer. Such units shall be sold to households whose annual income, adjusted for household size, does not exceed 80% of the applicable Area Median Income for Nantucket as defined by HUD. 2) pricing of the affordable units shall be in accordance with MassHousing and Chapter 40B requirements; 3) Affordable units shall be sold in accordance with the MassHousing approved Affirmative Fair Housing Marketing Plan ("AFMP"); and 4) Identification of the location of all Affordable Units shall be included.
No engineering comment required.

f. A NPDES Stormwater Pollution Prevention Plan, Erosion Control Plan and Stormwater Management Systems Operations and Maintenance Plan has been approved in accordance with applicable state and federal regulations.
A SWPPP has been submitted. If desired by the Board this aspect will be reviewed under separate cover prior to the start of construction.

g. ~~*Final and detailed landscape improvements and plans prepared by a Landscape Architect registered in the Commonwealth of Massachusetts to the detail required for use as on-site construction and planting drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed, have been submitted to the Board and all other relevant public agencies for review and approval, including acknowledgement of consistency with this Decision. Such plans shall include shade trees along roadways, and shall specify the types, number, size and location of all proposed landscape plans, trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans indicate the specific types of active/passive recreational*

~~*equipment to be installed within the open space and recreational areas located on the approved plans. Such plans shall also indicate the location of mailboxes, dumpsters and other appurtenant structures to be located within or integral to, the project.*~~

~~*h. Identification of all areas of the site proposed for vegetative clearing.*~~

~~*i. A detailed plan showing landscape improvements, open area, limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage area(s), for verification that such plan conforms with this Decision. Tree protection measures shall be stated with details for tree wells around existing trees to be protected included in the plan set. The removal of trees, shrubs, and natural groundcover on the site shall be minimized to preserve the natural environment to the highest degree possible. All trees over 8 inches in caliper within the limits of work shall be flagged prior to tree clearing. A representative or agent of the Board shall have the opportunity to identify trees that need to be protected and preserved during construction.*~~

Replaced with the following from the HAC Decision:

> *"[…no… construction… shall commence until: …]*
> *g. Final and detailed landscape plans prepared by a landscape architect registered in the Commonwealth of Massachusetts to the detail required for use as on-site construction and planting drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed, have been submitted to the appropriate Nantucket agencies for review and approval, including acknowledgement of consistency with the comprehensive permit decision. Such plans shall include shade trees along roadways, and shall specify the types, number, size and location of all trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans shall indicate the specific types of active/passive recreational equipment to be installed within the open space and recreational areas located on the approved plans. Such plans shall also indicate the location of mailboxes, dumpsters and other appurtenant structures to be located within or integral to, the project. Such plans shall identify all areas of the site proposed for vegetative clearing, and shall show the limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, and construction staging, refueling and storage areas. The removal of trees, shrubs, and natural groundcover shall be minimized to the extent practical. Trees, particularly those over 8 inches in caliper, that, in the judgment of the landscape architect, can be preserved shall be flagged prior to*

tree clearing. The plans shall state tree protection measures with details for tree wells around existing trees that can be preserved. During construction, a representative or agent of the Board shall have the opportunity to monitor trees that have been flagged for protection."

Landscape Plans have been submitted and include the required data excepting:

- Only partial data on active/passive recreation equipment.
- No mailboxes are indicated on the plans.
- Dumpsters are not indicated.
- No data on construction phase work including limit of work, clearing, sedimentation/erosion controls, etc. are on the Landscape Plans. There are other plans that indicate this information and a separate Stormwater Report for Phased Construction. These can be reviewed if requested by the Board.

j. *An infrastructure operations and maintenance plan has been submitted for review and approval by the Board, with any updates as required. The plan shall include, at a minimum, maintenance during and post construction as well as perpetual maintenance and monitoring of the roadway, roadway infrastructure and drainage systems (routine and seasonal). The operations and maintenance plan shall bind the Applicant. The stormwater operation and maintenance plan include specific tasks and timelines associated with inspection and maintenance of all proposed stormwater management structural and non-structural measures, a repair and replacement plan for the system with estimated costs as well as identify the owner and party responsible for inspection, operation, maintenance, repair, and replacement including certification of acceptance of legal responsibility for the aforementioned.*

Partially addressed, there is a plan for stormwater system O&M but it does not include the estimated costs. There would also be general landscape maintenance, other infrastructure including paving, walks , building exteriors and roofs. The data provided did not include any legal aspects, which should be part of the Condominium Association Documents when filed.

k. A construction schedule identifying the sequence and approximate dates of all key stages of construction has been submitted to and approved by the Board or its designee. This submission also will include: (i) identification of all contractors, field engineers, construction managers, surveyors, wetland and biology specialists, and other professionals that will be involved in the implementation of the project; (ii) staking driveways, dwelling foundations, parking areas, drainage basins and other drainage structures, and well locations; (iii) placement of sediment and erosion controls and limit of construction fencing; (iv) identification and approval of significant trees to be cut on the site; (v) removal of vegetation and topsoil; (vi) drainage system construction; (vii) major states of roadway construction; (viii) excavating dates for building foundations; (ix) sewer and water line installation; and (x) inspection dates.

The Construction Schedule has not been submitted at this time and should be included with the Final Construction Plans. There is a Construction Phasing Plan developed to address erosion and sedimentation during construction. As noted this aspect can be reviewed if requested by the Board.

l. ~~*The Applicant has provided to the Town of Nantucket, in form and substance approved by Town Counsel, Applicant's agreement that the Town of Nantucket shall be free of any liability for any act, omission or negligence caused by the Applicant, its employees, agents, subcontractors, beneficiaries or trustees who have relation to this Project, and that Applicant on behalf of itself and its successors and assigns has consented and agreed to indemnify the Town, its employees and officials for any harm, damage or injury caused by the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with regard to this Project, and proof of insurance adequate to cover all risks reasonably foreseeable in relation to the construction of the Project, which must be maintained until completion of all phases of construction.*~~

m. The Applicant has granted to the Town easements giving the Town the right to enter the Locus to repair and maintain water and sewer lines, as applicable and as necessary to ensure the health and safety of the residents therein. The easements shall be shown on a site plan provided to the Board and shall be recorded by the Applicant.
A Draft Water & Sewer Utility Easement Plan has been provided. I defer comments on this plan to Counsel and the respective Utility Purveyors. As noted this is a Draft and not a Final Construction Plan.

n. Cuts and fills have been designed to preserve the existing land elevations to the extent reasonably possible based on the final plans as approved, and the use of retaining walls is optimized to preserve existing vegetation wherever practicable.
It does not appear that any comments are required for this Condition.

o. The final plan has addressed constructability with regard to infrastructure drainage due to settlement in substantial fill areas.
It does not appear that any comments are required for this Condition.

p. All zoning lines have been identified on the final plan for reference purposes.
The zoning district and setbacks are indicated in a table on Sheet 4. Setback lines associated with the District are not on the plans.

q. The interior roadway layout and parking areas have been approved by the Fire Chief, to facilitate emergency access and increase fire safety.
The Fire Chief should review the plans. Comments from the Fire Chief, consistent with the HAC Decision, should be addressed on the plans although these do not have to go before the Board according to the HAC Decision.

r. Easements have been provided on the final plan to facilitate utility installation and slope maintenance outside the rights of way.
This Condition appears to reflect roadway right of ways and easements for access to maintain the right of ways. As no subdivision roadways are proposed it is unclear that this Condition would apply.

s. The final plans indicate that roadway construction materials and thicknesses conform to a 2 ½" binder and 1 ½" surface course.
This Condition would be satisfied by the Site Plans.

t. The final plans shall include limitations on lawn areas.
It is unclear what limitations would be required here as the plans indicate the limits of various surfaces and non-disturb areas. This Condition could be addressed through the Condominium Documents.

u. The final site plan submission shall include an acceptable snow management plan.
The O&M Plan indicates proposed snow storage areas and the Report includes a section on snow removal.

v. The final plans have been reviewed and accepted by the Fire Chief and the Wannacomet Water Department for hydrant and valve locations; hydrant locations shall provide a 10-foot minimum separation from storm drains or other approved means of protecting the water supply from the storm drains.
The appropriate officials should review the plans. Hydrants are 10 feet from storm drains based on scaling the plans. The hydrant at the southwest corner of Condo #2 is just 10 feet depending on where the final location is set during construction.

w. The Applicant has obtained all necessary private utility permits and final designs including but not limited to gas pipeline, electric, telephone and cable service required by the respective utilities prior to the commencement of construction. Documentation of all permits/approvals issued by private utilities pertaining to the development of the project shall be provided to the Board prior to any construction or Site disturbance.
This is required to be provided prior to construction.

x. The Applicant has submitted to the Board and all other relevant public agencies for review and final acknowledgment of consistency with this Decision, all requests for approval, and upon receipt of all approvals, has provided to the Board copies of all necessary approvals from all local, state and federal agencies, departments and commissions pertaining to this Project.
This is required to be provided prior to construction.

y. The final plans shall include the location and design, including materials to be used, of all retaining walls to be used within the Project.
The Landscape Plans indicate the location of retaining walls and a detail but the detail does not indicate the reinforcing, although called a reinforced concrete wall.

z. The final plans shall identify the location of all street lighting fixtures in accordance with the condition requiring compliance with the Town's code provisions concerning outdoor lighting.
Satisfied, lighting is indicated on the Landscape Plans.

CONDITIONS PRECEDENT TO MAKING APPLICATION FOR BUILDING PERMIT(S)

98. All conditions precedent to commencement of Project have been fulfilled as per this Decision and to the satisfaction of the Board.
At this time, it does not appear that all conditions have been fulfilled as some comments should be addressed.

99. The Applicant shall provide proof that the subdivision and lotting plans, as approved by the Board, have been recorded at the Nantucket County Registry of Deeds and three (3) copies of the final plan, exactly as it is recorded, shall be provided to the Board.
No longer applies as no lots will be created.

~~*100. The Applicant shall enter into the standard MassHousing Limited Dividend Monitoring Agreement with MassHousing prior to receiving the initial building permit for the project. Compliance with the limited dividend requirements under G.L. c. 40B shall be determined by the Subsidizing Agency in accordance with the rules of the applicable housing subsidy program. All revenue and expenses attributable to upgrades and/or options purchased by home buyers must be included in the cost certification documents. Any rebates for materials/equipment/appliances must be included in the Cost Certification. The Board shall receive copies of any and all materials submitted to the Subsidizing Agency related to Cost Certification and Limited Dividend restriction monitoring and reviews.*~~

101. No later than the submission of the initial building permit application, the Applicant shall submit, as applicable for the proposed project, for review and approval by the Board or its designated representative a copy of the proposed Homeowners Association Declaration of Trust, Homeowners Association Budget, and Declaration of Covenants, Restrictions and Easements as well as all Condominium Association documents, including but not limited to the Declaration of Trust, Master Deed, Rules and Regulations, and Condominium Budget. Said documents shall reference this Decision and the affordability requirements upon which the Comprehensive Permit is conditioned and state that the Project is subject to this Decision. The Homeowners Association and Condominium documents shall provide that the Homeowners Association and

Condominium Trust are responsible for maintaining the roadways and sidewalks, storm water management system, common landscaping including all buffer areas, and fencing therein, all infrastructure and other common facilities including the Recreation and Maintenance Buildings, and shall also be responsible for snowplowing and trash removal. The Board acknowledges that the Subsidizing Agency has final approval authority in regard to the Homeowners Association and Condominium documents, including the respective budgets. These documents must include an explanation of how common costs (including the operation of the Recreation area) to be shared between the Homeowners Association and the Condominium Association shall be allocated between the two entities. Any applicable Homeowners Association or Condominium Fees shall be allocated to the Affordable Homes based upon a percentage of Fair Market Value. In determining the Chapter 40B allowable sales prices for the Affordable Units, a realistic Homeowners Association or Condominium fee must be used. If Affordable Unit owners will be responsible for the payment of any applicable sewer permitting fees, any such fees must be taken into consideration in determining the allowable sales prices for Affordable Units. Upon its formation, the Homeowners' Association and the Condominium Trust, as applicable, shall be initially endowed by the Applicant in the amount of Four Hundred Dollars ($400) per unit.

Some of this Condition would not apply as it would be one condominium development. The HAC Decision removes any aspects that would relate to how the sale price of affordable units is calculated.

There shall be no change in the By-laws of the Homeowners' Association or the Condominium Trust, as applicable, without the approval of 75% (as rounded below) of each of the two (2) income levels of the homeowners, as applicable and as illustrated below:

No engineering comment required, as noted there would only be one condominium association.

Single Family Units

*Market Rate Units: 30 units*75% = 22.50 (Rounded to 22)*
*Affordable Units: 10 units*75% =7.50 (Rounded to 8)*

Duplex Units

*Market Rate Units: 9 units*75% = 6.75 (Rounded to 7)*
*Affordable Units: 3 units*75% =2.25 (Rounded to 2)*

Multifamily Units (Fourplex Units)
*Market Rate Units: 6 units*75% = 4.50 (Rounded to 4)*
*Affordable Units: 2 units*75% =1.50 (Rounded to 2)*

Owners may not vote changes inconsistent with the Comprehensive Permit and any conditions thereto, the approved Regulatory Agreement, and/or the Deed Rider.

The Applicant shall be responsible for completion and maintenance of all infrastructure and compliance with this Decision until all of the units in the development are constructed and sold. Thereafter, the Homeowners' Association and/or the Condominium Trust shall bear such responsibility. The Applicant may collect fees from homeowners, as appropriate and as required in the Homeowners' Association and/or the Condominium Trust documents, for the maintenance of the infrastructure and other customary Homeowners' Association and/or the Condominium Trust fees.

102. *No later than the submission of the initial building permit application, the Applicant must also submit an engineered easement plan showing all easements along with a narrative explaining how all Units will be served by such easements.*
It is unclear if any easements will be required for the units. Utility purveyors typically would be provided easements to access their respective utilities and a Draft plan for Water & Sewer has been provided. The Final Plan should be approved by the appropriate utility purveyors.

103. *Not later than the date on which the first request for a building permit is filed, and before any building permit is issued, the Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision:*
It is unknown if a Building Permit has been requested at this time. No Architectural Plans were included in the data provided.

A. *A copy of the request for a building permit, along with the required Form J under the local subdivision regulations. The building permit application must include a complete set of engineering drawings, plans and specifications ("Complete Plans") for use by contractors, inspectors, permit compliance officers and purchasers of the proposed dwelling units. These drawings, plans and specifications shall be stamped by a registered architect or professional engineer, as appropriate, licensed in the Commonwealth of Massachusetts. The Board shall review the complete plans for conformance with this Decision. The Building Department shall not issue a building permit until receipt of the Board's report that the Complete Plans conform to this Decision. The Applicant must also submit prior to initiation of each proposed construction phase a Resident Safety Plan that documents the safety measures that the Applicant will undertake to protect the safety of residents occupying units prior to the completion of all construction. The Resident Safety Plan shall be reviewed and approved by the Board and must be updated as needed and as requested by the Board.*
This review is a partial response to this Condition. As noted the plans provided are not Final Construction Plans at this time based on some of the notes and other data.

B. *A copy of site layout plans and profiles shown at scales considered adequate for review purposes, of all private roads and parking areas. The Board shall review the layouts and profiles for conformance with this Decision. The Building Department shall not issue a building permit until receipt of the Board's report that there is conformance with this Decision. Roadway layouts shall include properly labeled horizontal and vertical curves and stationing. The location of these facilities shall be as identified in the above-noted layout plans.*
I note that neither plan layout with stationing and curve data nor profiles have been included in the Site Plans provided. There is a profile for the on-site gravity sewer system. This Condition should be addressed in the Final Construction Plans.

C. *A copy of site layout plans, and final and detailed architectural drawings (including plans and elevations) shown at scales considered adequate for review purposes, of all structures containing dwelling units as approved by this Decision, including interior floor plans, current and finished elevations, construction type and exterior finishes to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed ("Structure Plans"). The Board shall review the Structure Plans for conformance with this Decision and so notify the Building Department. The Building Department shall not issue a building permit until receipt of an affirmative report from the Board. Housing plans for dwelling units shall also be submitted to the Building Department in accordance with the State Building Code.*
Not provided, this should be addressed in the Final Construction Plans..

C. *The final and detailed utilities plans and profiles including properly labeled drainage components and all site utilities including electric, gas, water supply lines, wastewater disposal connections and appurtenances and dwelling unit connections thereto indicating that all utilities servicing this project shall be underground within the Locus of the Project and to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed.*
Partially provided, there are sewer system profiles for the on-site gravity system only. Utilities are proposed to be underground. This should be addressed in the Final Construction Plans.

E. *Submit to the Board plans and elevations of all proposed signs, including the entranceway sign, sufficient to determine their compliance with applicable Town Code provisions, and the design, size and location of any entrance or roadway intersection lighting. No sign waivers shall be granted.*
Not provided. This should be addressed in the Final Construction Plans.

CONDITIONS PRECEDENT TO BUILDING CONSTRUCTION

104. *During construction, the Applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust and the blocking of any roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area, and shall take all necessary steps to prevent damage to or contamination of private wells during the course of construction and to prevent damage to any sewer infrastructure located within the Site. For this condition, construction activities shall include, but not be limited to: start-up of construction vehicles, equipment or machinery; fueling of construction vehicles, equipment or machinery; storage of construction vehicles, equipment or machinery on Site; delivery of building materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; demolition of existing structures; removal of stumps and debris; and erection of new structures. The Applicant shall submit to the Board on a phase-by-phase basis as-built plans showing the buildings, roadways, sidewalks, driveway aprons, edge of pavement, and utilities. Said as-built plans shall be submitted in a format satisfactory to the Building Inspector and be stamped by a licensed Massachusetts Professional Engineer. The Applicant shall also submit to the Zoning Board of Appeals digital copies of said as-built plans in a format acceptable to the Building Inspector.*
This is a construction phase Condition no comment required at this time.

105. *Appropriate measures shall be taken during construction to prevent the tracking of material onto any public way. Any material tracked onto a public way shall be swept up and removed by the Applicant as necessary and as required by the Building Inspector.*
This is a construction phase Condition no comment required.

106. *The Applicant shall repair in a timely manner any damage to public roads adjacent to the Project that results from the construction and/or maintenance of the Project.*
This is a construction phase Condition no comment required.

~~107. *Parking for construction workers must be on-site and not on public ways. No construction vehicle parking shall be allowed on South Shore Road.*~~

108. *The Applicant shall implement dust control operations as necessary to comply at all times with applicable law, including without limitation MassDEP's Dust regulations at 310 CMR 7.09, as amended, as directed by the Building Inspector. Methods of controlling dust shall meet all applicable air pollutant standards as set forth by Federal and State regulatory agencies.*
This is a construction phase Condition no comment required.

109. *For each phase of the Project, prior to the start of construction of any building, roads to and within that phase of the Project which will have at least the first course of pavement, all hydrants in that phase of the Project will be operational, street signs will be in place and dwelling unit numbers will be provided at the*

building site to avoid conflict with building and lot numbers. Street names, house numbers, and building numbers for any fourplexes, shall be approved by the Nantucket Fire Department.
This is a construction phase Condition no comment required.

110. *Prior to the commencement of any work at the Site, a split rail fence shall be installed to delineate the buffer zones and limit of work. An erosion control barrier, hay bales stacked end to end and siltation fence firmly anchored with six inches of soil, shall also be installed on the project side of the split rail fence. The erosion control barrier shall be inspected by the Board or its representative prior to work commencing on the site and shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Board or its representative.*
This is a construction phase Condition no comment required.

111. *Limit of work construction fencing shall be installed in accordance with the final plan locations for the particular building lot.*
This is a construction phase Condition no comment required.

CONDITIONS RELATING TO CONSTRUCTION

112. *All dwelling units shall be built by the Applicant, and its agents or contractors over which it will exercise supervision and control and the acts of which it will be responsible, in accordance with this Permit and the Regulatory Agreement. No lots shall be sold to third-party builders. No vacant lots or lots containing partially completed buildings may be sold. No sales shall occur before issuance of certificate of occupancy. During construction, the name and mobile telephone number of the site manager or clerk of works employed by the Applicant shall be filed with the Building Department, the Board, and the Nantucket Police Department, and such name and mobile telephone number shall be kept current.*
No engineering comment required. Portions of this condition would not apply to the current project.

113. *At least forty-eight (48) hours prior to any initial site work, a pre-construction meeting shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of Town departments having a review interest in the plan. Said meeting shall be for the purpose of familiarization with the Project, the conditions of approval, and the Project's construction sequence and timetable.*
No engineering comment required.

114. *Prior to commencement of construction of each applicable phase, the Applicant shall provide the Board: A) The name, address, email and business telephone number of the individual(s) responsible for all activities on site; B) A copy of a municipal lien certificate indicating that all taxes, assessments and charges due on the site have been paid; C) Proof that all required federal, state and local licenses and permits have been obtained.*

No engineering comment required.

115. *During construction, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of Town or County roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction hours shall be limited Monday-Friday, 7:30 a.m. to 7:00 p.m.; Saturdays, 7:30 a.m. – 1:00 p.m. No construction or related activities on Sundays or legal holidays.*
No engineering comment required.

116. *The Applicant shall submit to the Board, the Building Department and the Fire Chief, for review and final acknowledgment of consistency with this Decision, final and detailed scaled architectural drawings for all structures as approved by this Decision, including interior floor plans, current and finished elevations, construction type and exterior finishes to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed.*
Not provided to this office.

117. *Stormwater management systems shall meet the design and performance requirements of the MassDEP's Stormwater Management Policy and Handbook, as revised, including requirements concerning Zone II areas.*
There are some aspects that require revision and the Stormwater Report was for a prior revision. Refer to Appendix A.

118. *Roadway design plans and construction details (inclusive with the final plans) with respect to interior ways shall be provided for approval by the Board. Except as otherwise provided by this Decision, roadway design and construction standards shall conform to the requirements of the Nantucket Planning Board subdivision rules and regulations. All proposed roadway and utility construction, grading and appurtenant work shall be described in complete detail to readily enable peer review and construction. A note shall be placed on each pertinent sheet of the plans stating that the Project is the subject of a comprehensive permit under G.L. c.40B, §§22-23, that the roads and ways within the Project in some cases may and in other cases may not, conform to the standards and requirements of the Nantucket subdivision rules and regulations. Sidewalks shall be provided as per approved plans and shall conform to the requirements of the subdivision rules and regulations. Complete development roadway profiles shall be provided for existing centerline and sideline grades, and proposed centerline grade. On street parking shall be prohibited, except in those areas shown on the Comprehensive Permit Plans. Signage prohibiting parking shall be installed and maintained as required by the Town.*
Partially addressed, full profile data has not been provided and it is not clear that the plans meet standards without this data. I note that there are no roadways that would be considered "subdivision roadways" as no lots are to be created.

119. *All utilities shall be underground, and shall conform to the private utility company's requirements.*
Utilities are underground the status of compliance with private utility company requirements is not known.

120. *Proposed underground utilities shall be shown in cross-section on the way, utilities plan and construction details shall be provided.*
Satisfied.

121. *Normal water service pressure within the Project shall be a minimum thirty-five (35) psi under all conditions except fire flow. Available service pressure under peak water demand and fire flow conditions, including existing demands on the service pressure, shall be demonstrated to the Board's satisfaction by hydraulic modeling as required by the Fire Chief.*
It is not known if hydraulic modeling of the water system has been performed.

122. *Water system design and construction shall meet the requirements, standards and regulations of the Wannacomet Water Department and the Massachusetts Department of Environmental Protection's guidelines and policies for public water supplies. Water system design is also subject to the aforementioned conditions concerning water service.*
No comment required.

a. *All stumps, brush, and other debris resulting from any clearing or grading shall be removed from the Locus. No stumps or other debris shall be buried or burned on the Locus.*
No comment required.

123. *A written submission shall be submitted to the Board describing all easements and covenants affecting the use of the subject site, referring to such covenants and location of such easements on a site plan. The Applicant shall also submit to the Board any written or recorded instruments granting or agreeing to such easements and covenants.*
If applicable, legal counsel should review the easements.

124. *To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal or state agency, the Applicant shall, no less than thirty (30) days prior to the request for a certificate of occupancies for any of the structures approved by this Decision, submit to the Board complete and detailed "As-Built Plans" of the roadway and associated infrastructure, as set forth in the Nantucket Planning Board subdivision rules and regulations and approved by the Board's consulting engineer together with a certification from a professional engineer or architect registered in the Commonwealth of Massachusetts that the Project's "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Progress*

as-built plans may be submitted for the extent of roadway and associated infrastructure serving those dwellings for which certificates of occupancy are sought.
No comment required.

125. *Temporary certificates of occupancy will not be permitted. The Fire Department will not sign the occupancy permit until all required fire prevention and detection systems are installed and operating, carbon monoxide detectors are installed and operating, street signs and house numbers are in place and all required inspections have been completed by the Fire Department.*
No comment required.

126. *Applicant must comply with all Zone II water protection requirements under the Town's Zoning Bylaw in addition to MassDEP regulations and requirements.*
The Zoning Bylaws include the following requirement:

"All land uses, buildings, and accessory structures, that result in rendering impervious more than 15% or 2,500 square feet of any lot, whichever is greater, unless a system for artificial recharge of 95% of annual precipitation is provided that will not result in the degradation of groundwater quality. The Planning Board may require that an applicant provide evidence of groundwater protection which may include a demonstrated history of treatment effectiveness of the proposed design/treatment technology, and it may require monitoring of on-site, pre- and post-development groundwater quality for potential pollutants."

The intention of the project would meet this requirement as there are proposed recharge systems for all impervious areas. Refer to Appendix A as there are some issues to be addressed in the design, and additional data is required to demonstrate compliance with the DEP Stormwater Regulations. MassDEP water supply regulations have similar requirements for recharge in the Zone II of a water supply well.

ADMINISTRATIVE

127. *Within fourteen (14) days of receipt of a statement of costs incurred by the Town prior to the date of this Decision in connection with reviewing the application for a permit, the Applicant shall submit a certified check made payable to the Town of Nantucket in an amount to compensate the Town for such costs.*
No comment required.

128. *The Applicant shall pay the expenses incurred by the Board and Town in evaluating the plans required by this Decision and in monitoring and evaluating construction for this Project. These expenses shall be deducted from the special account established by the Town Treasurer for the Applicant. Prior to any clearing, grading or construction, the Applicant must pay to the Town, by certified check, $30,000 as an advance deposit to cover at least a portion of these*

expenses. The Applicant will pay any additional costs to the Town as required. If at any time the amount of the advance deposit is reduced below $5,000, Applicant, upon request, shall within five (5) business days pay to the Town an amount sufficient to increase the amount of the deposit to $5,000, and if the Applicant fails to pay such amount within such period, all work on the Project shall cease until such amount has been paid. Any excess remaining at the completion of the Project will be returned to the Applicant.
No comment required. The HAC Decision appears to discuss this Condition relative to the discussion on Conditions 129 and 137, which have been struck.

~~*129. Inspections and testing during the construction of ways and installation of utilities and the stormwater management system shall be conducted at the expense of the Applicant. The Board may appoint an agent to conduct such inspections.*~~

130. The Applicant must post a performance guarantee for each phase of work to be undertaken, satisfactory and reviewed by the Board to be noted on the plan to ensure that any construction related damage to adjacent roads is repaired by the Applicant in a manner satisfactory to the Board. This performance guarantee is to be received by the Board prior to the commencement of any of the improvements approved in the plan and will be required until the Board decides that the Applicant has completed all of the improvements approved in the plan. The form of the performance guarantee, adequacy and/or amount may be varied from time to time by the Applicant subject to an agreement satisfactory to the Board and reviewed by the Board's counsel.
No comment required.

132. Recorded copies of all required legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Board prior to the release of the second lot from the Covenant and within six (6) months from the date of this decision (June 13, 2019).
No comment required.

133. The following aspects of the Project shall remain private and the Town and County of Nantucket shall not have any legal or financial responsibility for operation or maintenance of:
No comment required on this or sub listings a-g.

a. Roadways, driveways or parking areas;

b. Stormwater management systems and appurtenances;

c. Snow plowing or removal;

d. Landscaping;

e. Trash disposal or pickup;

f. Street lighting or other illumination;

g. Maintenance requirements of easements, access and appurtenances associated with any of the above.

134. The water system shall be constructed by the Applicant and granted to the Town of Nantucket upon the Town's acceptance of the installed water main and appurtenances and all required testing results. Such acceptance shall not serve to constitute acceptance of the infrastructure contained in the preceding paragraph.
No comment required.

135. The Applicant shall be responsible for the installation, operation, and maintenance of all aspects of the Project, of all infrastructure and compliance with this Comprehensive Permit decision until all of the units in the development are constructed and sold. Thereafter, the Homeowners' Association and/or the Condominium Trust shall bear such responsibility. The Applicant may collect fees from homeowners, as appropriate and as defined in the Homeowners' Association and/or Condominium Trust documents for the maintenance of the infrastructure...
No comment required.

136. The Applicant shall complete construction within three (3) years from the date this Permit becomes final, unless such time shall be extended in writing by the Board for cause, not to be unreasonably withheld.
No comment required.

~~*137. The fees for the engineering reviews and the Town's construction oversight shall be the obligation of the Applicant. Prior to the commencement of work by a particular consultant, the Applicant shall pay the estimated fees for the required work. No site disturbance or clearing shall commence until all past and estimated future fees are paid, including all fees owed the Board and the Town of Nantucket for peer review services completed pursuant to G.L. c.44, §53G.*~~

138. The Applicant shall keep the site and the adjoining existing roadway area clean during construction. Upon completion of all work on the site and prior to As-Built approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations and the Board shall be notified in writing of the final disposition of the materials.
No comment required.

139. Construction, once commenced, shall progress through to completion as continuously and expeditiously as possible and in accordance with the construction sequence and timetable approved. No clear cutting of this Site is

permitted. Only such clearing as necessary to construct upon a particular lot, or section of Project infrastructure within the bounds thereof, is permitted, to occur contemporaneously with the construction. All other natural areas shall be maintained. A construction fence, restricting access to the Site from South Shore Road, shall be maintained at all times during the initial phase of construction. Once the first residential unit(s) are constructed and occupied, fencing shall be relocated as necessary to restrict access to areas subject to ongoing or future phases of construction.
The Phase 1 plan essentially requires clearing the entire site except for the perimeter buffer and an area within the common open space.

140. *Construction equipment shall not be parked or stored within one hundred (100) feet of any drainage channel, drainage inlet, or related area. Maintenance of construction equipment involving transfer of fluids and fuels shall be conducted in areas away from these areas. Contractor's on-site personnel shall immediately notify the Town of any hazardous material spill, regardless of size. Earth material stockpiles shall not be allowed adjacent to perimeter siltation barriers or drainage inlets or related areas. Long-term stockpiles over thirty (30) days shall be shaped, stabilized and circled by siltation fence and hay bales and shall be stabilized by temporary seeding, sheeting or netting.*
Portions of the construction parking area are within 100 feet of proposed catch basin inlets. This should be an easy adjustment to the plans.

141. *Prior to beginning construction on any phase of the Project, the Applicant will submit to the Board for its approval a plan showing the location of all construction storage and stockpiling areas for that phase, together with details of the planned use of such areas.*
The Phasing plans indicate the required locations.

142. *All areas to be protected from encroachment from construction shall be marked on the ground as shown on the approved construction plans and these barriers shall be maintained by the Applicant throughout the construction phase of the Project. Prior to the initiation of each construction phase, Applicant shall provide for review and approval by the Building Inspector a proposed Safety Plan that documents how residents occupying units will be protected during the construction of future phases.*
No comment required.

143. *Excavation dewatering shall be in a workmanlike manner and such water shall be free of suspended solids before being discharged into a stormwater drainage system. This condition applies to all forms of dewatering including pumping and trenching.*
No comment required.

CONDITIONS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
The following Conditions (144-148) do not require comment at this time.

144. *The Applicant shall provide the Board with proof that an appropriate budget has been established and funded to maintain the systems, dwelling unit, ways and improvements in the Project consistent with that required by the subsidizing agency.*

145. *No building shall be occupied until the improvements specified in this Decision and set forth on the plans of records are constructed and installed so as to adequately serve said building or adequate security has been provided, acceptable to the Board, to ensure such completion. Any such performance guarantee shall be approved as to the amount and form by the Board.*

146. *The Applicant shall submit final architectural plans to the HDC Administrator, as the Board's designee, for review and approval whether the plans conform with the requirements of the Board's conditions concerning exterior architectural features and design.*

147. *Based upon the recommendations of the traffic consulting engineers during the course of the public hearing, concerning calculation of proportional traffic mitigation funds based upon the Project impact, the Applicant shall pay traffic mitigation funds to the Town in the amount of Two Hundred Thousand Dollars ($200,000.00). Payment shall be made in full upon the issuance of the initial building permit.*

148. *The Applicant shall enter into the standard MassHousing Affordability Monitoring Agreement with MassHousing or with a monitoring agent approved by MassHousing prior to receiving the initial occupancy permit.*

PERFORMANCE GUARANTEES

149. *Prior to full surety release, satisfactory as-built plans shall be provided to the Board as required under the Nantucket Planning Board regulations.*
No comment required.

~~*150. All sureties shall contain the following provision: "The principal shall fully and satisfactorily observe and perform in accordance with the qualifications and time schedule set forth herein specified all the covenants, conditions, agreements, terms and provisions set forth in the Decision of the Nantucket Zoning Board of Appeals dated June 13, 2019."*~~

151. *No building shall be occupied until the building utilities specified in this Decision and set forth on the plans of record are constructed and installed and available so as to adequately serve said building or surety provided by the Applicant, in the amount and form approved by the Board.*
No comment required.

~~*152. In determining the amount of any surety, the Board shall be guided by the following formula in setting the sum of the security:*~~

~~*A. An estimate of the cost to complete the work that is satisfactory to the Board; plus*~~

~~*B. A 50% margin of error; plus an appropriate rate of inflation over a 5-year period.*~~

153. This Decision shall not substitute for compliance with the Subdivision Control Law, G.L. c.41, §81-L (et seq.), regarding the division of land into two or more lots.
No longer applicable.

154. The Board shall maintain jurisdiction to ensure compliance with all state and local rules and regulations applicable to subdivisions and related construction, bonding/surety, and recording requirements.
No comment required.

Following are specific conditions added by the HAC Decision:

The decision of the Board is vacated, and Board is directed to issue an amended comprehensive permit as provided in the text of this decision and the conditions below.

1. Any specific reference made to the "Board's Decision," "this Decision" or "this comprehensive permit" shall mean the comprehensive permit as modified by the Committee's decision. Any references to the submission of materials to the Board, the building commissioner, or other municipal officials or offices for their review or approval shall mean submission to the appropriate municipal official with relevant expertise to determine whether the submission is consistent with the final comprehensive permit, such determination not to be unreasonably withheld. Such official may consult with other officials or offices with relevant expertise as they deem necessary or appropriate. In addition, such review shall be made in a reasonably expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects. See 760 CMR 56.07(6).
No Engineering comment required.

2. The amended comprehensive permit issued by the Board shall conform to the application submitted to the Board, the Board's original decision, and the modified proposal that was the subject of the hearing before this Committee, all as modified in this decision.
This review letter addresses this condition.

3. The development, consisting of 156 total units, including 39 affordable units, shall be constructed substantially as shown on plans entitled "Surfside Crossing a Proposed 40B Development in Nantucket, Massachusetts," dated February 15, 2018, with revisions through February 28, 2020, prepared by Bracken Engineering, Inc. (Exhibit 3), and shall be subject to those conditions and requirements imposed in the Board's decision filed with the

Nantucket Town Clerk on June 14, 2019 (Exhibit 2), as modified by this decision.
This review letter addresses this condition.

4. The Board shall not include new, additional conditions.
The Board should abide by this requirement.

5. The developer is required to comply with all applicable non-waived local requirements in effect on the date of its submission of its comprehensive permit application to the Board, consistent with this decision.
I defer this aspect to the appropriate Town agency for comment.

6. The developer shall submit final construction plans for all buildings, roadways, stormwater management system, and other infrastructure to Nantucket town entities, staff or officials for final comprehensive permit review and approval pursuant to 760 CMR 56.05(10)(b).
Not provided at this time. Landscaping Plans appear to generally meet this requirement but other plans are not Final Construction Plans.

7. All Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to permit construction of the proposed housing in conformity with the standard permitting practices. Submission of plans and materials to the Town for review or approval shall be to the appropriate municipal official with relevant expertise to determine whether the submission is consistent with the final comprehensive permit, such determination shall be made in an expeditious manner, consistent with the timing for review of comparable submissions for unsubsidized projects, and approval shall not to be unreasonably withheld.
No Engineering comment required.

8. Should the Board fail to carry out this order within thirty days, then, pursuant to G.L. c. 40B, § 23 and 760 CMR 56.07(6)(a), this decision shall for all purposes be deemed the action of the Board.
This review summarizes the applicable conditions as modified by the HAC decision.

9. Because the Housing Appeals Committee has resolved only those issues placed before it by the parties, the comprehensive permit shall be subject to the following further conditions:

(a) Construction in all particulars shall be in accordance with all applicable local zoning and other by-laws in effect on the date of the submission of the developer's application to the Board, except those waived by this decision or in prior proceedings in this case.
I defer this aspect to the appropriate Town agency for comment.

(b) The subsidizing agency or project administrator may impose additional requirements for site and building design so long as they do not result in less protection of local concerns than provided in the original design or by conditions imposed by this decision.

No Engineering comment required.

(c) If anything in this decision should seem to permit the construction or operation of housing in accordance with standards less safe than the applicable building and site plan requirements of the subsidizing agency, the standards of such agency shall control.
No Engineering comment required.

(d) Construction and marketing in all particulars shall be in accordance with all presently applicable state and federal requirements, including, without limitation, fair housing requirements.
No Engineering comment required.

(e) No construction shall commence until detailed construction plans and specifications have been reviewed and have received final approval from the subsidizing agency, until such agency has granted or approved construction financing, and until subsidy funding for the project has been committed.
As noted Final Construction Drawings have not been provided at this time.

(f) The Board and all other Nantucket town staff, officials, and boards shall promptly take whatever steps are necessary to ensure that building permits and other permits are issued to the applicant, without undue delay and in conformity with the standard permitting practices applied to unsubsidized housing in Nantucket, upon presentation of construction plans, pursuant to 760 CMR 56.05(10)(b), that conform to the comprehensive permit and the Massachusetts Uniform Building Code.
No Engineering comment required.

(h) This comprehensive permit is subject to the cost certification requirements of 760 CMR 56.00 and DHCD Guidelines issued pursuant thereto.
No Engineering comment required.

I appreciate the opportunity to assist the Zoning Board of Appeals on this project and hope that this information is sufficient for your needs. This report is for the Nantucket Board of Appeals only and provides no engineering, planning or other advice that may be relied upon by any party or agency other than the Nantucket Board of Appeals. I would be pleased to meet with the Board or the design engineer to discuss the project at your convenience. If you have any questions, please do not hesitate to contact us.

Very truly yours,
Chessia Consulting Services, LLC

John C. Chessia, P.E.

Nickesha Sheriff

From: William Saad
Sent: Monday, May 8, 2023 10:52 AM
To: Nickesha Sheriff
Subject: FW: Thank you

-----Original Message-----
From: Meghan Perry <mpeventing@me.com>
Sent: Tuesday, April 25, 2023 11:07 AM
To: Leslie Snell <LSnell@nantucket-ma.gov>; William Saad <wsaad@nantucket-ma.gov>; Planning and Land Use Services <plus@nantucket-ma.gov>
Cc: Meghan Perry <mpeventing@me.com>
Subject: Thank you

Dear Lesli and Billy,

Please forward the below email to all members of the ZBA. Can you please confirm that you have received this email and also forwarded it on to all members of the ZBA.
Thank you in advance for your assistance.

Dear Members of the ZBA,

I am writing to thank you! To thank you for doing what is best for our community. To thank you for doing what the Selectboard failed at doing- looking out for our entire community! To thank you for all the time, effort, and energy that you give to our entire community.

The Selectboard themselves wrote a letter dated February 14, 2018 to MassHousing stating "The Board of Selectmen voted 5-0 to strongly urged MassHousing to deny the Project Eligibility Letter (PEL) (for Surfside Crossing) because (1) the design presents significant fire safety issues; (2) the Property is too culturally important; (3) the Property is located in an extremely environmentally sensitive area; (4) the parcel is too small to support the proposed 12 unit per acre density, which would overwhelm the Property and the neighborhood and where there is a special concern over traffic generation; (5) the Project would generate 43,000 gallons of sewer flow per day that would require a new one-mile long sewer main to the wastewater treatment facility as existing sewer mains cannot handle additional flow; and (6) the Town has insufficient water capacity to serve the project.

This project will not just affect one street or one neighborhood, it will affect the entire community's infrastructure, health, safety and environment.

I am not sure what changed as none of these issues and risks have been answered or removed from the project, no concessions were made by the developer, and nothing in the form of an agreement was put in writing- just "good faith" between parties who have been illusive in their past "good faith" agreements.

I'm not sure why the town relied on the chair of the affordable housing trust (also a real estate agent/office owner), the Housing Director, and the Planning Director to negotiate this deal directly with the developers. Three non-elected people making behind closed door deals for the entire community with no concessions made by the developers, no guarantees,

nothing in writing and no advice from town counsel. What I am sure of is that these three individuals have written contracts for their jobs why no written contract when it affects the entire community?

I'm not sure why the ZBA was not involved when you are the sole enforcement and regulatory board for projects such as this. The ZBA as stated in its mission through zoning by-laws shall "promote the health, safety, convenience, morals and general welfare of Nantucket's inhabitants, to lessen the danger from fire and congestion and to improve the town..."

I'm not sure why the planning Director and Deputy Director who is your staff administrator did not involve your board. I'm not sure why town counsel felt he could represent both boards without a conflict. I am not sure why it was appropriate for the developer's attorney to write and sign the dismissal for town counsel on your behalf.

I'm not sure where ethics and morals stopped and pushing forward with housing and development at all cost started.

What I am sure of is that three members of the Selectboard, Jason Bridges, Brooke Mohr and Dawn Holdgate, failed in supporting you and the community.

Please know the community stands by you and with you in your decision to help protect our island from risky high density over development such as Surfside Crossing. You may feel usurped and blindsided by the Selectboard's actions, but please know we all see you, we all hear you and we all support you.

Rest assured Nantucket Tipping Point will continue our appeal and continue to be the watchdog for what the Town is not doing to protect our entire community.

Sincerely,

Meghan Perry

Sent from my iPhone please excuse any mistakes.

This email was scanned by Bitdefender

Nickesha Sheriff

From: Leslie Snell
Sent: Monday, May 8, 2023 11:34 AM
To: William Saad; Nickesha Sheriff
Subject: FW: April ZBA Meeting and Review
Attachments: 050123 Summary to ZBA.pdf; Untitled attachment 00008.htm

Email and attachments for packet.

Leslie Woodson Snell, AICP, LEED AP BD+C
Deputy Director of Planning

Nantucket Planning & Economic Development Commission
Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: 508-325-5385

From: BRUCE PERRY <andiamogo@me.com>
Sent: Monday, May 1, 2023 9:18 PM
To: Leslie Snell <LSnell@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: Re: April ZBA Meeting and Review

Hi Leslie - Happy May. Below is an email that I sent to you on April 13. To date I have not received any response to my questions contained in the email. Could please find some time to answer the questions?

Since I sent the April 13 email, I have had some time to review the Comprehensive Permit issued by the ZBA as revised by HAC. In the attached document titled "050123 Summary to ZBA", is a more detailed review of the Developers violations of the Permit along with a review of the submitted plans and documents submitted to the ZBA for review. I ask that the attachment be forwarded to the Zoning Board members for their review prior to their next ZBA meeting.

Thank you.

Bruce
BRUCE PERRY
andiamogo@me.com
(508) 332-9722

Summary of Surfside Crossing violations and plan review

Submitted by: Bruce Perry

Date May 1, 2023

This document is broken down into two major topics – a summary of the permit conditions and current violations of them by the developer and a review of the submitted documents. Any emphasis added by using bold type face has been added by me to help in the highlighting of individual issues.

I. Violation Summary

The ZBA's permit was revised and superseded by the Comprehensive Permit decision issued by HAC. While it replaced some of the conditions in the ZBA permit, not all were replaced and remain in effect in the HAC permit. The list below is some but not necessarily all of the conditions of the Permit that the Developer is in violation.

a. **Section IV condition (9)(e)** on page 43 of the HAC permit requires that:

"(e) No construction shall commence until detailed construction plans and specifications have been reviewed and have received final approval from the subsidizing agency, until such agency has granted or approved construction financing, and until subsidy funding for the project has been committed."

Clearly the developer is in violation of the HAC permit as work has started with the cutting of trees and clearing for installation of a fence.

b. The HAC permit further amends the ZBA permit **Condition 97** which states in part:

"97. The conditions below are conditions precedent to site disturbance. In particular, and without limitation, no grading, land disturbance, or construction of any structure or infrastructure shall commence until:"

And then proceeds to list a number of conditions (a. – z.) that are required to be met prior to any disturbance. Since work has commenced by land clearing and tree removal and most, if not all of these conditions have not been met, the developer is in violation of the HAC Permit. While the developer has tried to cure some of these violations through the after the fact submittal of some of the required plans, they still remain under review and have not received approval from the Board. The developer has waited months to attempt to cure these violations after publicly insisting that there were none.

c. More specifically the developer is in violation of **Condition 97 (a)** which states in part:

"Final Review – Prior to commencement of any construction and granting of any permits for the Project, the Applicant has submitted detailed construction drawings to the Board to ensure that said drawings are consistent with this Permit, with local requirements not waived in the permit, and with state and federal codes and requirements of state and federal agencies and their respective decisions. Copies of the detailed, approved construction drawings ("Final Plans") shall also be filed in hard copy (twenty full-scale sets) and in digital format with the Board and the Building Department for recordkeeping purposes. The Applicant must secure Board approval prior to construction and allow the Board ninety (90) days to review the detailed construction drawings. The final plans shall include a building code review."

It is unclear if the developer has complied with this requirement. In addition to being in violation of the Permit, the 90-day time period cannot commence until they have complied.

d. **Condition 97(e)** states in part:

"and 4) Identification of the location of all Affordable Units shall be included."

My review of the submitted plans do not show compliance with this condition. Therefore, the review time period cannot commence and they remain in violation of the Permit.

e. **Condition 97(m)** states:

"m. The Applicant has granted to the Town easements giving the Town the right to enter the Locus to repair and maintain water and sewer lines, as applicable and as necessary to ensure the health and safety of the residents therein. The easements shall be shown on a site plan provided to the Board and shall be recorded by the Applicant."

While the developer has belatedly submitted plans titled "DRAFT WATER & SEWER UTILITY EASEMENT PLAN" dated March 30, 2023 in the submittals to the Board, no proof of recording has been submitted. Therefore, the review time period cannot commence and they remain in violation of the Permit.

f. **Condition 97 (q.) and (v.)** pertain to review and approval of the project site plans by the Fire Chief and Wannacoment Water Company. Since no approval has been submitted by the developer, the review time period

cannot commence and they remain in violation of the Permit.

II. Review of submitted plans

The detail plans for all building types show an option of roofing materials of either asphalt of vertical seam metal. The Board, which still has jurisdiction on building design, should prohibit the use of metal roofing on all the buildings. First, it is an inappropriate material for these buildings on Nantucket and secondly, the noise impacts on the residents both in the development and in neighboring lots. The noise generated by precipitation falling on metal roofs of the excessive large building proposed in this development would noticeable both on and off the property.

Condition 23 on page 18 of the Permit states:

> "All units must have gutters, which must be maintained in accordance with an approved maintenance plan, and all roof water drainage must be directed to subsurface drainage systems independent of the roadway system as proposed and agreed to by the Applicant."

My review of the submitted plans do not show compliance with this condition. The plans are therefore incomplete and the 90-day review timeline cannot commence until they are brought into compliance.

III. Stipulation of Settlement Agreement

Section IV (A.) on page 9 of the HAC decision states in part:

> "... The comprehensive permit regulations provide that, for the purposes of determining whether the Board's conditions render an ownership development project uneconomic, a reasonable return for a limited dividend organization is a minimum of 15% of total development costs."

However, the recent press release from the Select Board and the Developer states in point # 10:

> "All parties recognize that under the 40B law the financial structure of the development is designed to enable a return of up to 20% of development costs and that the economic feasibility of the project requires preserving a realistic projection of earning this profit."

So the Select Board and the Developer in entering into this agreement are in violation of the HAC Permit which states that a 15% return on total cost (ROTC) is sufficient to ensure that this project economic under the 40B law.

Nickesha Sheriff

From: Leslie Snell
Sent: Monday, May 8, 2023 11:35 AM
To: William Saad; Nickesha Sheriff
Subject: FW: April ZBA Meeting and Review

For packet.

From: Leslie Snell
Sent: Tuesday, May 2, 2023 2:03 PM
To: BRUCE PERRY <andiamogo@me.com>; Libby Gibson <LGibson@nantucket-ma.gov>; Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: RE: April ZBA Meeting and Review

Hi Bruce –

I thought that I responded to your email while I was away on vacation we week of the 17th, but apparently I did not.

We did receive guidance from Town Counsel about the ability of the project to move forward at this time. I do not have anything in writing that I can provide to you.

If violations are found to exist, they will be enforced through the typical ways that permit violations are handled.

I will include your email in the packet for the Board's May 11 meeting.

Leslie

Leslie Woodson Snell, AICP, LEED AP BD+C
Deputy Director of Planning

Nantucket Planning & Economic Development Commission
Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: 508-325-5385

From: BRUCE PERRY <andiamogo@me.com>
Sent: Monday, May 1, 2023 9:18 PM
To: Leslie Snell <LSnell@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: Re: April ZBA Meeting and Review

Hi Leslie - Happy May. Below is an email that I sent to you on April 13. To date I have not received any response to my questions contained in the email. Could please find some time to answer the questions?

Since I sent the April 13 email, I have had some time to review the Comprehensive Permit issued by the ZBA as revised by HAC. In the attached document titled "050123 Summary to ZBA", is a more detailed review of the Developers violations of the Permit along with a review of the submitted plans and documents submitted to the ZBA for review. I ask that the attachment be forwarded to the Zoning Board members for their review prior to their next ZBA meeting.

Thank you.

Bruce
BRUCE PERRY
andiamogo@me.com
(508) 332-9722

On Apr 13, 2023, at 10:35 AM, BRUCE PERRY <andiamogo@mac.com> wrote:

Hi Leslie - Thank you for your response and I have a couple questions.

1. Did you request guidance from Town Counsel on whether or not the Town can issue permits for the project?

2. If you did, can I get a copy of it?

On another part of your response comments on Condition # 97 of the Comprehensive Permit (a portion of which is quoted below).

"CONDITIONS PRECEDENT TO COMMENCEMENT OF PROJECT

97. The conditions below are conditions precedent to site disturbance. In particular, and without limitation, no grading, land disturbance, or construction of any structure or infrastructure shall commence until: "

A quick review of Condition #97 shows that the applicant and the project are in violation of this condition. Not only are they in violation of the first sentence of the Condition quoted above but in my quick reading of the Condition finds they are in violation of at least sub sections i. , k. , l. , m. , and q..

The violations of this Condition would be the clearing for and the installation of the post and rail fence. Secondly, the cutting of the trees on the property that was seen by many and had the approval of the project's proponents.

How does your department and/or the ZBA plan to enforce this permit? At least, cease and desist order should be issued until the project comes into compliance.

Finally, as the administrative representative for the ZBA, I ask that you bring these violations to the attention to the entire ZBA board as soon as possible so enforcement actions can commence.

Thank you for your attention to this matter and I await your response.

Bruce
BRUCE PERRY
andiamogo@me.com
(508) 332-9722

On Apr 12, 2023, at 3:31 PM, Leslie Snell <LSnell@nantucket-ma.gov> wrote:

Bruce –

My response to your daughter didn't misrepresent anything about the process. The applicant may move forward with permitting at their own risk while the appeal is pending. Accordingly, a final plan set has been prepared by their team for final review by the ZBA in accordance with Condition #97 of the Comprehensive Permit, as amended by the HAC decision. Changes to their plan set may or may

not be required as a result of the ZBA review, and the outcome of the appeal could have further impacts, or not.

Relative to your request to not issue permits, we will follow the legal direction provided to us by Town Counsel.

I'm not making any assumptions about "the appropriate departments and Boards" to which your email may be of interest and will leave that to you to determine and distribute.

Leslie Snell

_____

Leslie Woodson Snell, AICP, LEED AP BD+C
Deputy Director of Planning

Nantucket Planning & Economic Development Commission
Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: 508-325-5385

<image001.png>

From: BRUCE PERRY <andiamogo@mac.com>
Sent: Monday, April 10, 2023 8:29 AM
To: Leslie Snell <LSnell@nantucket-ma.gov>
Cc: Libby Gibson <LGibson@nantucket-ma.gov>; Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: April ZBA Meeting and Review

Hi Leslie - I received the forwarded email below about the Surfside Crossing project and had a few questions about the representations in the email.

I am concerned about the "review period of the final plans has commenced". To my knowledge, the Surfside Crossing project is still in litigation with the Town, ZBA, Nantucket Land Council and abutters. There is not a final permit issued by local or state agency that has survived all these appeals that would allow this project to go forward. Usually boards and agencies when they issue permits that require the applicant to go to another board or agency will require that they come back to the issuing board for review and final approval of the plans in case changes were made during the process.

To state that the "review period for the final plans"is underway is a misrepresentation. At best the plans being reviewed could be considered "draft". These plans that are before the staff may or may not survive the appeal process.

The "review period for the final plans has commenced." Is there a regulatory review period that requires an action by the planning staff or other Town agencies? Is there any criteria on whether or

not applicants have to have their project reviewed? Again, stating the review of the “final plans” has commenced is misrepresenting the review.

Is it appropriate for the Town to spend its resources and funds on a project that is not final and may receive significant changes prior to it being adjudicated and final? Do staff time and resources usually review draft projects?

In your position as Deputy Director of Planning, I ask that you direct the departments under your control NOT to issue any permits under these draft plans. Any representations by the owner/applicants that these are final plans is a misrepresentation as delineated above.

Any representations by the owner/applicant that the project is soon to be underway is incorrect until all appeals have completed and/or fully litigated.

I look forward to your answers to my questions.

I also ask that you forward my concerns to the appropriiate departments and Boards.

Thank you for your time in this matter.

BRUCE PERRY
andiamogo@me.com
(508) 332-9722

Begin forwarded message:

From: Leslie Snell <LSnell@nantucket-ma.gov>
Subject: RE: April 13, 2023 ZBA meeting
Date: April 6, 2023 at 12:20:14 PM EDT
To: "mpeventing@me.com" <mpeventing@me.com>
Cc: Libby Gibson <LGibson@nantucket-ma.gov>, Andrew Vorce <AVorce@nantucket-ma.gov>

Meghan -

The Surfside Crossing materials were posted on the website for informational purposes for the Board and the public. The review period for the final plans has commenced and the agenda item for April 13 is nothing more than an update from staff. A future agenda item will be scheduled for the Board to actually discuss the content of the plans.

Leslie

Leslie Woodson Snell, AICP, LEED AP BD+C
Deputy Director of Planning

Nantucket Planning & Economic Development Commission
Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: 508-325-5385

This email was scanned by Bitdefender

Nickesha Sheriff

From: Leslie Snell
Sent: Monday, May 8, 2023 12:45 PM
To: William Saad; Nickesha Sheriff
Subject: FW: April ZBA Meeting and Review

For packet.

From: BRUCE PERRY <andiamogo@mac.com>
Sent: Thursday, April 13, 2023 10:36 AM
To: Leslie Snell <LSnell@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>; Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: April ZBA Meeting and Review

Hi Leslie - Thank you for your response and I have a couple questions.

1. Did you request guidance from Town Counsel on whether or not the Town can issue permits for the project?

2. If you did, can I get a copy of it?

On another part of your response comments on Condition # 97 of the Comprehensive Permit (a portion of which is quoted below).

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The violations of this Condition would be the clearing for and the installation of the post and rail fence. Secondly, the cutting of the trees on the property that was seen by many and had the approval of the project's proponents.

How does your department and/or the ZBA plan to enforce this permit? At least, cease and desist order should be issued until the project comes into compliance.

Finally, as the administrative representative for the ZBA, I ask that you bring these violations to the attention to the entire ZBA board as soon as possible so enforcement actions can commence.

Thank you for your attention to this matter and I await your response.

Bruce
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andiamogo@me.com
(508) 332-9722

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Relative to your request to not issue permits, we will follow the legal direction provided to us by Town Counsel.

I'm not making any assumptions about "the appropriate departments and Boards" to which your email may be of interest and will leave that to you to determine and distribute.

Leslie Snell

Leslie Woodson Snell, AICP, LEED AP BD+C
Deputy Director of Planning

Nantucket Planning & Economic Development Commission
Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: 508-325-5385

<image001.png>

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I also ask that you forward my concerns to the appropriiate departments and Boards.

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BRUCE PERRY
andiamogo@me.com
(508) 332-9722

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Date: April 6, 2023 at 12:20:14 PM EDT
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Cc: Libby Gibson <LGibson@nantucket-ma.gov>, Andrew Vorce <AVorce@nantucket-ma.gov>

Meghan -

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Leslie

Leslie Woodson Snell, AICP, LEED AP BD+C
Deputy Director of Planning

Nantucket Planning & Economic Development Commission
Planning & Land Use Services (PLUS) Department
2 Fairgrounds Road
Nantucket, MA 02554

Telephone: 508-325-5385

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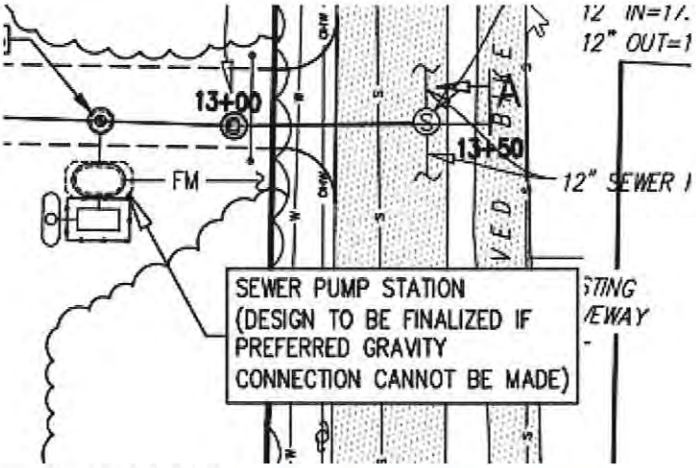
Nickesha Sheriff

From: Leslie Snell
Sent: Tuesday, May 9, 2023 11:34 AM
To: Nickesha Sheriff; William Saad
Subject: FW: Surfside Crossing Final Plan Review

For packet.

From: David Gray <dgray@nantucket-ma.gov>
Sent: Sunday, April 30, 2023 12:57 PM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; Paul Murphy <pmurphy@nantucket-ma.gov>
Cc: Leslie Snell <LSnell@nantucket-ma.gov>; Katie Cabral <kcabral@nantucket-ma.gov>; Town Manager <townmanager@nantucket-ma.gov>
Subject: RE: Surfside Crossing Final Plan Review

Hi Leslie I have reviewed the most recent plans and as this is a good starting point and specifically to the plan note on sheet 6 of 10. The preferred connection method and still believed to be the only viable option is to connect to the recently Town Installed gravity main within S. Shore Rd. Further review of the **HAC Decision** has been completed and there is multiple pages from 5 thru 40 that clearly layout specific funding and lays out costs associated with their project. HAC has establish in one section a contribution of at least **$1.0 million** to the sanitary sewer and much higher estimates for other construction types. As I am not a legal guru I would suggest further review and discussions to ask/seek from the developer A CONTRIBUTION OF $1.5 Million that would be the amount required to complete the gravity sewer system, pump station and other work that was planned for this town expansion. The town does already have in place funding but not sufficient to complete the project to be ready for this development to go online.



-----Original Message-----
From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Sunday, April 30, 2023 8:58 AM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; Paul Murphy <pmurphy@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>
Cc: Leslie Snell <LSnell@nantucket-ma.gov>; Katie Cabral <kcabral@nantucket-ma.gov>
Subject: FW: Surfside Crossing Final Plan Review

If anyone sends additional comments to Leslie, as requested below, please cc townmanager@nantucket-ma.gov Thank you

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

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-----Original Message-----
From: Leslie Snell <LSnell@nantucket-ma.gov>
Sent: Monday, April 24, 2023 7:03 PM
To: Michael Cranson <mcranson@fire.nantucket-ma.gov>; Joseph Townsend <jtownsend@fire.nantucket-ma.gov>; Mark Willett <mwillett@nantucket-ma.gov>; David Gray <dgray@nantucket-ma.gov>; Roberto Santamaria <rsantamaria@nantucket-ma.gov>; Paul Murphy <pmurphy@nantucket-ma.gov>; jchessia@chessia.com
Cc: Libby Gibson <LGibson@nantucket-ma.gov>; Town Manager <townmanager@nantucket-ma.gov>; George Pucci <GPucci@k-plaw.com>; Andrew Vorce <AVorce@nantucket-ma.gov>; Susan McCarthy <sem@sgriffinlaw.com>
Subject: Surfside Crossing Final Plan Review

Good Evening -

Just a reminder that the Surfside Crossing final plan review has a maximum time frame of 90 days and I expect that the ZBA will need to take action at their June 8th meeting. The first discussion about the plans will take place at the May 11 ZBA meeting. It would be helpful to receive written comments in advance of that meeting (by May 4), if possible.

DAVID GRAY - I received an initial comment from you and I think the applicant addressed your comment in the slightly revised plan set that I received and that is posted on the website. Please confirm.

Thanks,
Leslie

Sent from my iPad

End of Packet