



## **UPDATED MEETING POSTING**

Original Posting Date: 2024 DEC 16 PM 01:53

Original Posting Number: T 1177

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**

2024 DEC 19 PM 01:35  
NANTUCKET TOWN CLERK  
Posting Number: T 1191

**Committee/Board/s** | Nantucket Conservation Commission

**Day, Date, and Time** | Thursday, December 19, 2024, at 5PM

**Location / Address** |

□

*The meeting will be held in hybrid format.  
In-person participation located in the Community Room, 4 Fairgrounds Road.  
Remote participation via Zoom Webinar. (Register at link below)  
Information on viewing the meeting can be found at:  
<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>  
YouTube Link: [https://youtube.com/live/r1\\_lpQxkx6E](https://youtube.com/live/r1_lpQxkx6E)*

Zoom Registration:  
[https://us06web.zoom.us/webinar/register/WN\\_vYE967K9Qtg9KQfcwymIVw](https://us06web.zoom.us/webinar/register/WN_vYE967K9Qtg9KQfcwymIVw)

□

**Signature of Chair or Authorized Person** | Jeff Carlson, Natural Resources Director  
William Dell'Erba, Conservation Agent

**WARNING:** IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

### **NANTUCKET CONSERVATION COMMISSION**

Meeting Notice/Agenda for Thursday, December 19, 2024, 5:00 P.M.

*The meeting will be held in hybrid format.*

*In-person participation located in the Community Room, 4 Fairgrounds Road*

*Remote participation via Zoom Webinar (Register at link below)*

*Information on viewing the meeting can be found at:*

<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>

*YouTube Link:* [https://youtube.com/live/r1\\_lpQxkx6E](https://youtube.com/live/r1_lpQxkx6E)

Zoom Registration: [https://us06web.zoom.us/webinar/register/WN\\_vYE967K9Qtg9KQfcwymIVw](https://us06web.zoom.us/webinar/register/WN_vYE967K9Qtg9KQfcwymIVw)

\*Indicates items not previously opened/discussed

## **I. PUBLIC MEETING**

### **A. Public Comment**

## **II. PUBLIC HEARING**

1. Sconset Bluff Preservation Trust- 41-119 Baxter Road (various) SE48-3736 (Posner)

### **A. Notice of Intent**

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk)
2. The Summer House Of Nantucket Realty Trust- 10 & 16 Ocean Avenue (73.2.4-15, 23, & 21) SE48-3824 (Gasbarro) **(cont 01/9)**
3. Olbres- 196 Hummock Pond Road (65-30) SE48-3833 (Haines)
4. Mid Island Services LP- 41 & 43 Sparks Avenue (55-367.3 & 367.4) SE48-3849 (Rits)
5. Jane A. Joynt Testamentary Trust- 15 Bear Street (55-378.6) SE48-3848 (Rits)
6. 8 Gull Island LLC- 8 Gull Island Lane (42.4.3- 95) SE48-3850 (Rits)
7. Segalini Properties, LLC- 8 Bassett Road (26-38) SE48-3851 (Rits) **(cont 01/09)**
8. Lavendar Point Nominee Trust- 8 Lavendar Lane (33-23) SE48-3835 (Madden)
9. Penant Realty, LLC- 5 Coaskata Course Way (14-4.1) SE48-3838 (Madden)
10. Tork ACK LLC- 1 Mothball Way (83-42.4) SE48-3844 (Santos)
11. Hale- 117 Madaket Road (40-60.3) SE48-3843 (Santos)
12. 49 Nobadeer LLC- 49 Nobadeer Avenue (88-45) SE48-3845 (Santos)
13. Middleton- 51 Nobadeer Avenue (88-44) SE48-3846 (Santos)
14. Harborfront Realty Trust- Village Way (14-2) SE48-3842(Santos)
15. Fourteen Tautemo Way Realty Trust- 14 Tautemo Way (83-13) SE48-3840 (Barnicle)
16. Tautemo Way Realty Trust- 16 Tautemo Way (83-14) SE48-3841 (Barnicle)
17. 6 Swain Street LLC- 6 Swain Street (42.4.1-82.2) SE48-3839 (Gasbarro)
18. \*McCarthy- 9 Cow Pond Lane (55-609) SE48- (McCarthy)
19. \*Yellow Dog Nominee Trust- 224 Polpis Road (26-22.3) SE48-3858 (Madden)
20. \*46 West Miacomet LLC- 46 West Miacomet Road (86-6) SE48- (Madden)
21. \*Osborn- 6 Woodbury Lane (42.3.4-159) SE48-3854 (Madden)
22. \*Burbage- 47 Quidnet Road (21-143) SE48-3855 (Madden)
23. \*Elegance LLC- 75 Pocomo Road (15-6) SE48-3852 (Madden)
24. \*Serendipity LLC- 77 Pocomo Road (15-6) SE48-3853 (Madden)
25. \*Porter- 60 Squam Road (13-34) SE48-3847 (Santos)
26. \*Donohue- 26 Gosnold Road (30-89) SE48- (Santos)
27. \*04TST36WASHINGPOND, LLC- 36 Washing Pond Road (31-13.2) SE48-3856 (Gasbarro) **(withdrawn)**
28. \*Horne Place Nominee Trust- 40 Hawthorne Lane (57-5) SE48-3857 (Rits)

### **B. Amended Order of Conditions**

1. \*46 West Miacomet LLC- 46 West Miacomet Road (86-6) SE48-3649 (Madden)

## **PUBLIC MEETING**

### **A. Requests for Determination of Applicability**

1. \*Wagner- 12 Plover Lane (12-54) (Santos)

### **B. Minor Modifications**

1. The Nick/Pat Reding-Nancy Breckenridge, LLC- 170 Cliff Road (41-68) SE48-3837 (Madden)
2. Five Crows Nest Nominee Trust- 5 Crows Nest Way (12-22.2) SE48-3803 (Haines)

**C. Certificate of Compliance**

1. Nantucket Property Trust- 13 Hallowell Lane (30-11) SE48-3733 (Santos)
2. 13 Aurora Way LLC- 13 Aurora Way (56-448) SE48-3659 (Bracken)
3. Daisy Field Trust- 76A Madaket Road (41-813) SE48-2763 (Rits)
4. Hawkes End LLC- Esther Island (36.2.3-97) SE48-3669 (Madden)

**D. Orders of Conditions** (If the public hearing is closed – for discussion and/or issuance)

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk)
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22. \*Serendipity LLC- 77 Pocomo Road (15-6) SE48-3853 (Madden)
23. \*Porter- 60 Squam Road (13-34) SE48-3847 (Santos)
24. \*Donohue- 26 Gosnold Road (30-89) SE48- (Santos)
25. \*Horne Place Nominee Trust- 40 Hawthorne Lane (57-5) SE48-3857 (Rits)

**E. Extension of Order- none**

**F. Other Business**

1. Approval of Minutes
2. Monitoring Reports
3. Emergency Certification
  - 16 Sheep Pond Road
  - 28 Sheep Pond Road
  - Straight Wharf Dredging
4. Enforcement Actions/Potential Enforcement Actions
5. Commission vote and potential adoption of procedural update
6. Reports: CRAC, CPC, NP&EDC, Harbor Plan, etc
7. Commissioner's Comments
8. Administrator/Staff Reports