



## **UPDATED MEETING POSTING**

Original Posting Date: 2024 DEC 30 PM 02:00

Original Posting Number: T 1192

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**

2025 JAN 09 AM 10:16  
NANTUCKET TOWN CLERK  
Posting Number: T 028

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

**Day, Date, and Time** | Thursday, January 9, 2025, 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/TBEb-SsbVc>*

Zoom Registration: [https://us06web.zoom.us/webinar/register/WN\\_C77A8-kuQEeQaVNlnAqoJg](https://us06web.zoom.us/webinar/register/WN_C77A8-kuQEeQaVNlnAqoJg)

□

**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, January 9, 2025, 5:00 P.M.**

*The meeting will be held in hybrid format.*

*In-person participation located in the Trailer, Room B, 131 Pleasant Street*

*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/TBEb-SsbVc>

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\*Indicates items not previously opened/discussed

**I. Acceptance of the Agenda**

**II. Public Comment**

**III. Public Hearing**

1. Sconset Bluff Preservation Trust- 41-119 Baxter Road (various) SE48-3736 (Posner)  
**(cont 01/15)**

**A. Notice of Intent- No Waiver Required**

1. McCarthy- 9 Cow Pond Lane (55-609) SE48-3859 (McCarthy)
2. 46 West Miacomet LLC- 46 West Miacomet Road (86-6) SE48-3863 (Madden)
3. Porter- 60 Squam Road (13-34) SE48-3847 (Santos)
4. Donohue- 26 Gosnold Road (30-89) SE48-3860 (Santos)
5. \*Nantucket Oaks LLC- 99 Low Beach Road (75-32.1) SE48-3862 (Rits)
6. \*Hotty Toddy LLC- 76A Madaket Road (41-813) SE48-3861 (Rits)
7. \*Charles A. Ernst III Realty Trust- 166 Cliff Road (41-69) SE48-3864 (Rits)
8. \*Lowell- 5 Ackermuck Way (41-401.1) SE48- (Rits)
9. \*Triple T Farm LLC, 1 West Chester Street Extension (41-480) SE48-3870 (Gasbarro)
10. \*Kurtz- 177 Polpis Road (45-1.1) SE48-3887 (Madden)
11. \*Kielawa- 9 Otokomi Road (67-195.8) SE48-3889 (Madden)
12. \*VTT 4 Pocomo LLC- 4 Pocomo Road (14-67 & 68.1) SE48-3888 (Madden)
13. \*Barrett- 31 Dukes Road (41-459) SE48-3886 (Madden)
14. \*90 Miacomet LLC- 86 Miacomet Avenue (66-122.2) SE48-3872 (Rits)
15. \*90 Miacomet LLC- 88 Miacomet Avenue (66-122.1) SE48-3873 (Rits)
16. \*90 Miacomet LLC- 90 Miacomet Avenue (66-122) SE48-3875 (Rits)
17. \*Abrams Point Realty Trust- 30 Rabbit Run Road (28-6) SE48-3874 (Gasbarro)
18. \*Gocardinal LLC- 2 Windsor Road (49-194) SE48-3865 (Rits)
19. \*IAM Investments, LLC- 10 Auriga Street (87-150) SE48-3880 (Gasbarro)
20. \*J J McAtee Jr 1996 Rev Trust- 220 Polpis Road (26-22.1) SE48-3867 (Rits)
21. \*J J McAtee Jr 1996 Rev Trust- 226 Polpis Road (26-22.4) SE48-3866 (Rits)
22. \*Madron Lake LLC- 26 Monomoy Road (54-146) SE48-3881 (Santos)
23. \*Grell- 21 Field Avenue (80-41) SE48-3882 (Santos)

**B. Notice of Intent- Waiver Required**

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk)  
**(cont 01/23)**
2. The Summer House Of Nantucket Realty Trust- 10 & 16 Ocean Avenue (73.2.4-15, 23, & 21) SE48-3824 (Gasbarro) **(cont 02/20)**
3. Segalini Properties, LLC- 8 Bassett Road (26-38) SE48-3851 (Rits) **(cont 01/23)**
4. Fourteen Tautemo Way Realty Trust- 14 Tautemo Way (83-13) SE48-3840 (Barnicle)  
**(cont 01/23)**
5. \*West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)
6. \*Lydia Denney Palmer LLC- 110 Wauwinet Road (11-29) SE48-3868 (Madden)
7. \*Powers-36 Bassett Road (26-50) SE48-3871 (Gasbarro)
7. \*Thank You Aline Nominee Trust- 3 Wyers Way (41-380) SE48-3876 (Gasbarro)
8. \*3WW Nominee Trust- 3B Wyers Way (41-380.1) SE48-3877 (Gasbarro)
9. \*72 Pocomo Nominee Trust- 72 Pocomo Road (15-37) SE48-3878 (Gasbarro)
10. \* Seven Pines, LLC- 78 Pocomo Road (15-39) SE48-3879 (Gasbarro)

**C. Amended Orders of Conditions- No Waiver Required**

- 1 \*88 Pocomo LLC- 88 Pocomo Road (15-33 & 42) SE48-3506 (Rits)

- 2 \*Morgan-24A New Lane (41-395.2) SE48-3621 (Santos)

D. Amended Orders of Conditions- Waiver Required

1. \*36 Tennessee LLC- 36 Tennessee Avenue (59.4-79) SE48-3807 (Santos)

IV. Public Meeting

A. Orders of Conditions/ Amended Orders of Conditions- No Waiver Required

1. Lavendar Point Nominee Trust- 8 Lavendar Lane (33-23) SE48-3835 (Madden)
2. Harborfront Realty Trust- Village Way (14-2) SE48-3842 (Santos)
3. 49 Nobadeer LLC- 49 Nobadeer Avenue (88-45) SE48-3845 (Santos)
4. Middleton- 51 Nobadeer Avenue (88-44) SE48-3846 (Santos)
5. McCarthy- 9 Cow Pond Lane (55-609) SE48-3895 (McCarthy)
6. 46 West Miacomet LLC- 46 West Miacomet Road (86-6) SE48-3863 (Madden)
7. Porter- 60 Squam Road (13-34) SE48-3847 (Santos)
8. Donohue- 26 Gosnold Road (30-89) SE48-3860 (Santos)
9. \*Nantucket Oaks LLC- 99 Low Beach Road (75-32.1) SE48-3862 (Rits)
10. \*Hotty Toddy LLC- 76A Madaket Road (41-813) SE48-3861 (Rits)
11. \*Charles A. Ernst III Realty Trust- 166 Cliff Road (41-69) SE48-3864 (Rits)
12. \*Lowell- 5 Ackermuck Way (41-401.1) SE48- (Rits)
13. \*Triple T Farm LLC, 1 West Chester Street Extension (41-480) SE48-3870 (Gasbarro)
14. \*Kurtz- 177 Polpis Road (45-1.1) SE48-3887 (Madden)
15. \*Kielawa- 9 Otokomi Road (67-195.8) SE48-3889 (Madden)
16. \*VTT 4 Pocomo LLC- 4 Pocomo Road (14-67 & 68.1) SE48-3888 (Madden)
17. \*Barrett- 31 Dukes Road (41-459) SE48-3886 (Madden)
18. \*90 Miacomet LLC- 86 Miacomet Avenue (66-122.2) SE48-3872 (Rits)
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20. \*90 Miacomet LLC- 90 Miacomet Avenue (66-122) SE48-3875 (Rits)
21. \*Abrams Point Realty Trust- 30 Rabbit Run Road (28-6) SE48-3874 (Gasbarro)
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23. \*IAM Investments, LLC- 10 Auriga Street (87-150) SE48-3880 (Gasbarro)
24. \*J J McAtee Jr 1996 Rev Trust- 220 Polpis Road (26-22.1) SE48-3867 (Rits)
25. \*J J McAtee Jr 1996 Rev Trust- 226 Polpis Road (26-22.4) SE48-3866 (Rits)
26. \*Madron Lake LLC- 26 Monomoy Road (54-146) SE48-3881 (Santos)
27. \*Grell- 21 Field Avenue (80-41) SE48-3882 (Santos)
28. \*88 Pocomo LLC- 88 Pocomo Road (15-33 & 42) SE48-3506 (Rits) (AOOC)
29. \*Morgan-24A New Lane (41-395.2) SE48-3621 (Santos)

B. Orders of Conditions/ Amended Orders of Conditions- Waiver Required

1. \*West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)
2. \*Lydia Denney Palmer LLC- 110 Wauwinet Road (11-29) SE48-3868(Madden)
3. \*Powers-36 Bassett Road (26-50) SE48-3871 (Gasbarro)
4. \*Thank You Aline Nominee Trust- 3 Wyers Way (41-380) SE48-3876 (Gasbarro)
5. \*3WW Nominee Trust- 3B Wyers Way (41-380.1) SE48-3877 (Gasbarro)
6. \*72 Pocomo Nominee Trust- 72 Pocomo Road (15-37) SE48-3878 (Gasbarro)
7. \*Seven Pines, LLC- 78 Pocomo Road (15-39) SE48-3879 (Gasbarro)
8. \*36 Tennessee LLC- 36 Tennessee Avenue (59.4-79) SE48-3807 (Santos) (AOOC)

- C. Request for Delineation of Applicability- Delineation Only (none)
- D. Request for Determination of Applicability- Work Requested (none)
- E. Minor Modifications
  - 1. Nantucket Electrical Company-1 Candle Street (42.3.1-37) SE48-3334
- F. Certificate of Compliance
  - 1. Nantucket Whales End II LLC- 43 & 45 Squam Road (13-23 & 24) SE48-3460 (Madden)
  - 2. Nantucket Whales End II LLC- 43 & 45 Squam Road (13-23 & 24) SE48-3544 (Madden)
  - 3. Nantucket Whales End II LLC- 43 & 45 Squam Road (13-23 & 24) SE48-3607 (Madden)
  - 4. Cohen & Christman- 24 Medouie Creek Road (20-2) SE48-3498 (Madden)
- G. Extension Requests
  - 1. Goldrich & Rice- 41 Crooked Lane (41-202) SE48-3368 (Madden)
  - 2. Goldrich & Rice- 41 Crooked Lane (41-202) SE48-3406 (Madden)
- H. Other Business
  - 1. Approval of Minutes
  - 2. Monitoring Reports
  - 3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
  - 4. Commissioner Comments
  - 5. Enforcement Actions
  - 6. Staff Reports