



UPDATED MEETING POSTING

Original Posting Date: 2025 MAR 17 PM 10:56

Original Posting Number: T 258

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 MAR 20 AM 10:22
NANTUCKET TOWN CLERK
Posting Number: T 270

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, March 20, 2025, at 5PM

Location / Address |

□

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/bc9t4KDkAlq>

Zoom Registration:

https://us06web.zoom.us/webinar/register/WN_UYOHYqwfRBiQ8dQ6ZZw3Xw

□

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, March 20, 2025, 5:00 P.M.

The meeting will be held in hybrid format.

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

Remote participation via Zoom Webinar (Register at link below)

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*Indicates items not previously opened/discussed

I. Acceptance of the Agenda
II. Public Comment
III. Public Hearing

A. Notice of Intent- No Waiver Required: Pre-January 1st Submissions

1. 3 Star Farm LLC- 76 Eel Point Road (32-31) SE48-3884 (Rits)

B. Notice of Intent- No Waiver Required

1. Nantucket Islands Land Bank- Smooth Hummocks Way (82-30) SE48-3893 (Phelps)
(cont 04/03)
2. Town of Nantucket- 2 Ames Avenue & Dionis Beach (60-138 & 32 & 18) SE48-3895 (Nelson)
3. *Passanante- 41 Long Pond Drive (59.4-109.1) SE48-3898 (Bracken)
4. *NIR Retail LLC- 11 & 15 South Beach Street (42.2.4-7 & 57.1) SE48-3899 (Barnicle)

C. Notice of Intent- Waiver Required: Pre-January 1st Submissions

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)
3. Segalini Properties, LLC- 8 Bassett Road (26-38) SE48-3851 (Rits)
4. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)

D. Notice of Intent- Waiver Required (none)

E. Amended Orders of Conditions- No Waiver Required (none)

F. Amended Orders of Conditions- Waiver Required

1. 36 Tennessee LLC- 36 Tennessee Avenue (59.4-79) SE48-3807 (Santos) **(cont 04/03)**

IV. Public Meeting

A. Orders of Conditions/ Amended Orders of Conditions- No Waiver Required: Pre-January 1st Submissions

1. 3 Star Farm LLC- 76 Eel Point Road (32-31) SE48-3884 (Rits)

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

1. McCausland- 10 Smooth Hummocks Way (82-12) SE48-3897 (Gasbarro)
2. Town of Nantucket- 2 Ames Avenue & Dionis Beach (60-138 & 32 & 18) SE48-3895 (Nelson)
3. *Passanante- 41 Long Pond Drive (59.4-109.1) SE48-3898 (Bracken)
4. *NIR Retail LLC- 11 & 15 South Beach Street (42.2.4-7 & 57.1) SE48-3899 (Barnicle)

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

1. Sconset Bluff Preservation Trust- 41-119 Baxter Road (various) SE48-3736 & NAN-142 (Posner)
2. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk)
3. The Summer House of Nantucket Realty Trust- 10 & 16 Ocean Avenue (73.2.4-15, 23, & 21) SE48-3824 (Gasbarro)
4. Segalini Properties, LLC- 8 Bassett Road (26-38) SE48-3851 (Rits)
5. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)
6. Tennessee LLC- 36 Tennessee Avenue (59.4-79) SE48-3807 (Santos) (AOOC)

C. Request for Delineation of Applicability- Delineation Only

1. *Mueller-43 Western Avenue (87-93) (Madden)

D. Request for Determination of Applicability- Work Requested

1. The Judith A. Bober Trust- 30 Grove Lane (41-435) (Bracken)

E. Minor Modifications

1. Neda Movaaghar Revocable Trust- 9 Woodbury Lane (41-551) SE48-3631 (Madden)
2. Nantucket Islands Land Bank- 19 Wauwinet Road (20-35) SE48-3818 (Phelps)
3. Fourteen Tautemo Way LLC- 14 Tautemo Way (83-13) SE48-3840 (Barnicle)

F. Certificate of Compliance

1. MVB Living Trust- 3 Cornish Street (42.4.1-96) SE48-1514 (Blackwell)
2. MVB Living Trust- 3 Cornish Street (42.4.1-96) SE48-1803 (Blackwell)

G. Extension Requests

1. Nantucket Conservation Foundation- 220 Milestone Road (51-1) SE48-3519 (Beattie)

H. Other Business

1. Approval of Minutes 9/6/2024, 9/19/2024, 10/3/2024, 10/17/2024, 11/07/2025
2. Monitoring Reports
3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
4. Commissioner Comments
5. Enforcement Actions
 - 14 Plover Lane
6. Staff Reports