



UPDATED MEETING POSTING

Original Posting Date 2025 MAR 25 PM 02:06 Original Posting Number T288

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 APR 01 PM 01:52
NANTUCKET TOWN CLERK
Posting Number: T 304

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, April 3, 2025, at 5PM

Location / Address | *The meeting will be held in hybrid format*
In-person participation located in the PSF 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/SU9EaPdlyxA>

Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_r1luj9QxTweJa82CdSSd1A

Signature of Chair or Authorized Person | Will 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!

UPDATED AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

NANTUCKET CONSERVATION COMMISSION

Meeting Notice/Agenda for Thursday, April 3, 2025, 5:00 P.M.

The meeting will be held in hybrid format.

In-person participation located at the PSF 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/SU9EaPdlyxA>

Zoom Registration: https://us06web.zoom.us/webinar/register/WN_r1luj9QxTweJa82CdSSd1A

*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)
2. *Purcell- 32 Dukes Road (56-188) SE48- (Topham) (**cont. 05/8**)

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) (**cont 05/08**)
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

1. *Craig C. Carreau Revocable Trust- 8 Ames Avenue (60.2.4-56) SE48-3908 (Rits)

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

F. Amended Orders of Conditions- Waiver Required: Pre-January 1st

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

G. Amended Orders of Conditions- Waiver Required

1. *2 Easton Street, LLC- 2 & 6 Easton Street (42.1-4.8 & 4.9) SE48-3613 (Gasbarro)

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. Nantucket Islands Land Bank- Smooth Hummocks (82-30) SE48-3893 (Phelps)

C. Orders of Conditions/ Amended Orders of Conditions- Waiver Required (Pre- January 1st Submissions)

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk)
2. Segalini Properties, LLC- 8 Bassett Road (26-38) SE48-3851 (Rits)
3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)
4. 36 Tennessee LLC- 36 Tennessee Avenue (59.4-79) SE48-3807 (Santos) (AOOC)

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

1. * Craig C. Carreau Revocable Trust- 8 Ames Avenue (60.2.4-56) SE48-3908 (Rits)
2. *2 Easton Street, LLC- 2 & 6 Easton Street (42.1-4.8 & 4.9) SE48-3613 (Gasbarro)

- E. Request for Delineation of Applicability- Delineation Only- none
- F. Request for Determination of Applicability- Work Requested- none
- G. Minor Modifications
 - 1. Turk Family LLC- 15 Marsh Hawk Lane (56-113.6) SE48-3766 (Santos)
- H. Certificate of Compliance
 - 1. Nantucket Theatre Project LLC, 5 North Water Street (42.4.2-88) SE48-2736 (Santos)
- I. Extension Requests (none)
- J. Other Business
 - 1. Approval of Minutes 9/5/2024, 11/14/2024, 11/21/2024, 12/04/2024, 12/05/2024, 12/19/2024
 - 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