



UPDATED MEETING POSTING

Original Posting Date: 2025 APR 09 PM 09:30

Original Posting Number: T 327

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 15 PM 02:22
NANTUCKET TOWN CLERK
Posting Number: T 358

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, April 17, 2025, at 5PM

Location / Address |

□

The meeting will be held in hybrid format.

In-person participation located in the Trailer, Room A, 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/NwwabyFP4IQ>

Zoom Registration:

https://u06web.zoom.us/webinar/register/WN_WRgqJLvYsGOhMzML81bnXw

□

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, April 17, 2025, 5:00 P.M.

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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)
2. Nantucketshire LLC- 30 Dukes Road (56-189) SE48-3687 (**REISSUE**)

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) SE48-3904 (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. 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)
2. *3 Pochick Surfside, LLC- 3 Pochick Avenue (80-323) SE48-3903 (Madden)
3. *Cheese and Crackers, LLC- 39 Cliff Road (42.44-3) SE48-3902 (Madden)

E. Amended Orders of Conditions- No Waiver Required

1. *Madron Lake LLC- 26 Monomoy Road (54-146) SE48-3881 (Santos)

F. Amended Orders of Conditions- Waiver Required-none

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. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)

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. *3 Pochick Surfside, LLC- 3 Pochick Avenue (80-323) SE48-3903 (Madden)
3. *Cheese and Crackers, LLC- 39 Cliff Road (42.44-3) SE48-3902 (Madden)

E. Request for Delineation of Applicability- Delineation Only- none

F. Request for Determination of Applicability- Work Requested- none

G. Minor Modifications

1. 9B Crows Nest LLC- 9B Crows Nest Way (12-20.2) SE48-3508 (Madden)
2. 100 Wauwinet Trust- 100 Wauwinet Road (11-24.1) SE48-3685 (Madden)
3. Penant Realty, LLC- 5 Coskata Course Way (14-14.1) SE48-3838 (Madden)
4. 39 Monomoy LLC- 39 Monomoy Road (54-79) SE48-3657 (Madden)
5. Albani- 39 Wanoma Way (92.4-318) SE48-3796 (Blackwell)

H. Certificate of Compliance (none)

I. Extension Requests (none)

J. Other Business

1. Approval of Minutes 09/05/2024, 01/09/2025, 01/15/2025, 01/23/2025, 02/06/2025, 02/20/2025
2. Monitoring Reports
3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
4. Commissioner Comments
5. Enforcement Actions
6. Staff Reports