



UPDATED MEETING POSTING

Original Posting Date: 2025 APR 30 AM 10:15

Original Posting Number: T 391

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 MAY 07 PM 02:16
NANTUCKET TOWN CLERK
Posting Number: T 420

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, May 8, 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/ySkz9c5y3j8>

Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_ajXeR1fDTIGlc4QkAdrHJQ
□

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, May 8, 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)

B. Notice of Intent- No Waiver Required

1. Nantucket Islands Land Bank- Smooth Hummocks Way (82-30) SE48-3893 (Phelps)
(cont 05/22)
2. Purcell- 32 Dukes Road (56-188) SE48-3904 (Topham)

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 01/22)**
3. 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. *Nantucket Islands Land Bank- 48 South Cambridge Street (9.3-42) SE48-3055

(Phelps)

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

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

1. Purcell- 32 Dukes Road (56-188) SE48-3904 (Topham)
2. Madron Lake LLC- 26 Monomoy Road (54-146) SE48-3881 (Santos)

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. *Nantucket Islands Land Bank- 48 South Cambridge Street (9.3-42) SE48-3055
(Phelps)

E. Request for Delineation of Applicability- Delineation Only

1. *Steamship Authority- 1 Steamboat Wharf (42 & 42.4.2-14) (Amundsen)
2. Sankaty Head Golf Club Inc- 100 Sankaty Road (49-2, 163 & 164) (Madden)

- F. Request for Determination of Applicability- Work Requested
 - 1. Nantucket Islands Land Bank- 101 Hummock Pond Road and 13 Millbrook Road (56-67 & 324.2) Phelps
- G. Minor Modifications
 - 1. Nantucket Islands Land Bank-19 Wauwinet Road (20-35) SE48-3636 (Phelps)
 - 2. DJS Realty Trust- 11 Oak Hollow Lane (56-127) SE48-3834 (Bracken)
- H. Certificate of Compliance
 - 1. Golden Sunshine Realty Trust- 100 Cliff Road (41-14) NAN-139 (Bracken)
 - 2. Nantucket Islands Land Bank- 46 & 48 South Cambridge Street (59.3-41 & 42) SE48-2871 (Phelps)
 - 3. Nantucket Islands Land Bank- 48 Cambridge Street (59.3-42) SE48-2938 (Phelps)
 - 4. Friedman- 35 Pilgrim Road (41-16.3) SE48-3896 (Halstead)
- I. Extension Requests (none)
- J. Other Business
 - 1. Approval of Minutes 01/23/2025, 03/06/2025, 03/12/2025, 03/20/2025
 - 2. Monitoring Reports
 - 3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
- K. Commissioner Comments
- L. Enforcement Actions
 - 14 Plover Lane
 - Discussion of potential mechanism for SBPF sand delivery
- M. Staff Reports