



UPDATED MEETING POSTING

Original Posting Date: 2025 AUG 08 PM 02:19

Original Posting Number: T 674

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 SEP 02 PM 02:30
NANTUCKET TOWN CLERK
Posting Number: T 721

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, September 4, 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/z6zxl4lHMKQ>
□ Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_RrLxt5Q_QcmRzov06648WQ

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, September 4, 2025, 5:00 P.M.

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/z6zxl4lHMKQ>

Zoom Registration:

https://us06web.zoom.us/webinar/register/WN_RrLxt5Q_QcmRzov06648WQ

*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 (none)

B. Notice of Intent- No Waiver Required

1. Nantucket Islands Land Bank- Smooth Hummocks Way (82-30) SE48-3893 (Phelps)
2. *Powers- 164 Hummock Pond Road (65-13.1) SE48-3918 (Madden)
3. *Nantucket Conservation Foundation- 220 Milestone Road (51-1) SE48-3916 (Valentine)

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

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk) **(cont 9/18)**
2. The Summer House of Nantucket Realty Trust- 10 & 16 Ocean Avenue (73.2.4-15, 23, & 21) SE48-3824 (Gasbarro) **(cont 10/16)**
3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)

D. Notice of Intent- Waiver Required

1. Sankaty Golf Club, Inc- 18 Hoicks Hollow Road (23-9) SE48-3911 (Asadoorian)
2. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro)
3. *Nantucket Islands Land Bank- 50-56 Madaket Road (41-582, 583, 584, & 585 SE48-3915 (Phelps)
4. *Emery- 46 Tennessee Avenue (59.4-89) SE48-3919 (Santos)
5. *Wolpow- 5 & 7 Arbour Way (29-159 & 160) SE48-3920 (Haines)

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

F. Amended Orders of Conditions- Waiver Required (none)

IV. Public Meeting

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

1. Nantucket Islands Land Bank- Smooth Hummocks Way (82-30) SE48-3893 (Phelps)
2. *Powers- 164 Hummock Pond Road (65-13.1) SE48-3918 (Madden)
3. * Nantucket Conservation Foundation- 220 Milestone Road (51-1) SE48-3916 (Valentine)

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

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

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

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4. *Emery- 46 Tennessee Avenue (59.4-89) SE48-3919 (Santos)

5. *Wolpow- 5 & 7 Arbour Way (29-159 & 160) SE48-3920 (Haines)

D. Request for Delineation of Applicability- Delineation Only (none)

E. Request for Determination of Applicability- Work Requested

1. *Massachusetts Electric Company- Hulbert Avenue & Willard Street (various) SE48-(Pope)

F. Minor Modifications

1. Burbage- 47 Quidnet Road (21-143) SE48-3855 (Madden)
2. Penant Realty, LLC- 5 Coskata Course Way (14-14.1) SE48-3838 (Madden)
3. Balboa- 71R Cliff Road (30-160.1) SE48-3354 (Santos)

G. Certificate of Compliance (none)

H. Extension Requests (none)

I. Other Business

1. Approval of Minutes 05/22/2025
2. Monitoring Reports
3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
4. Enforcement Actions
5. Commissioner Comments
6. Staff Reports