



UPDATED MEETING POSTING

Original Posting Date: 2025 SEP 30 PM 02:01

Original Posting Number: T 809

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 OCT 01 AM 08:29
NANTUCKET TOWN CLERK
Posting Number: T 810

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, October 2, 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/jem-7fLTB2E>
□ Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_82p7SjGFSHmtbXEUE80ljw

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, October 2, 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/jem-7fLTB2E>

Zoom Registration: https://us06web.zoom.us/webinar/register/WN_82p7SjGFSHmtbXEUE80ljw

*Indicates items not previously opened/discussed

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

A. Notice of Intent- No Waiver Required

1. Nantucket Islands Land Bank- Smooth Hummocks Way (82-30) SE48-3893 (Phelps) **(withdrawn)**
2. Maloney- 15 Old North Wharf (42.3.1-26) SE48-3924 (Gasbarro) **(cont 10/23)**
3. *ACK KODA, LLC- 42 Shimmo Pond Road (43-126) SE48- (Gasbarro)

B. 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 10/16)**
3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden) **(cont 11/6)**

C. 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)**(cont 10/23)**
3. Fredric C. Slater 2012 Rev Trust- 113 Eel Point Road (32-2) SE48-3923 (Gasbarro)
4. *Nantucket Islands Land Bank- 2 Massasoit Bridge Road (59-14) SE48-3925 (Phelps)
5. *Nantucket Islands Land Bank- 39 & 41 Almanack Pond Road (46-11.1 & 11.2) SE48-3926 (Phelps)
6. *Ripley- 92 Washington Street (42.2.3-22) SE48-3927 (Asadoorian)

D. Amended Orders of Conditions- No Waiver Required

1. *Purcell- 32 Dukes Road (56-188) SE48-3904 (Topham)
2. *Pops Lane Holdings Trust- 3 Pops Lane (60.2.4-64.1) SE48-3830 (Madden)

E. Amended Orders of Conditions- Waiver Required

1. *Third Point Holdings LLC- 39 Quaise Road (26-3) SE48-3806 (Gasbarro)

IV. Public Meeting

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

1. Maloney- 15 Old North Wharf (42.3.1-26) SE48-3924 (Gasbarro)
2. ACK KODA, LLC- 42 Shimmo Pond Road (43-126) SE48- (Gasbarro)
3. Purcell- 32 Dukes Road (56-188) SE48-3904 (Topham)
4. Pops Lane Holdings Trust- 3 Pops Lane (60.2.4-64.1) SE48-3830 (Madden)

B. 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)

C. Orders of Conditions/ Amended Orders of Conditions- 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. Fredric C. Slater 2012 Rev Trust- 113 Eel Point Road (32-2) SE48-3923 (Gasbarro)

4. Nantucket Islands Land Bank- 2 Massasoit Bridge Road (59-14) SE48-3925 (Phelps)
5. Nantucket Islands Land Bank- 39 & 41 Almanack Pond Road (46-11.1 & 11.2) SE48-3926 (Phelps)
6. Epsilon- 92 Washington Street (42.2.3-22) SE48-3927 (Asadorrian)
7. Third Point Holdings LLC- 39 Quaise Road (26-3) SE48-3806 (Gasbarro)

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

- 1 *Burke- 31 Baxter Road (49.2.3-8) (Madden)

E. Request for Determination of Applicability- Work Requested (none)

F. Minor Modifications

1. Dream North LLC- 28 Shimmo Pond Road (43-167) SE48- (Haines)
2. Pocomo LLC- 61 Pocomo Road (15-15) SE48-3801 (Haines)

G. Certificate of Compliance

1. Zalduondo- 13 Cliff Road (42.4.4-71) SE48-1362 (Liddle)
2. Glenbeigh LLC- 33 Nonantum Avenue (87-49) SE48-3755 (Gasbarro)
3. 36B Lily Street, LLC- 36B Lily Street (42.4.3-94) SE48-3597 (Madden)
4. 64 Baxter Road Realty Trust- 63 Baxter Road (49-22) SE48-1477 (Blackwell)
5. 64 Baxter Road Realty Trust- 63 Baxter Road (49-22) SE48-3521 (Blackwell)

H. Extension Requests

1. Kolb- 27 North Liberty Street (41-452) SE48-3595 (Kolb)
2. Boathouse Realty Trust- 52 Warrens Landing Road (38-29) SE48-3579 (Godfrey)
3. Boathouse Realty Trust- 52 Warrens Landing Road (38-29) SE48-3634 (Godfrey)

I. Other Business

1. Approval of Minutes 06/26/2025, 07/10/2025
2. Monitoring Reports
3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
4. Enforcement Actions/Potential Enforcement Actions
- 14 Plover Lane
5. Commissioner Comments
6. Staff Reports