



UPDATED MEETING POSTING

Original Posting Date: 2025 OCT 03 PM 02:36

Original Posting Number: T 818

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 14 AM 11:35
NANTUCKET TOWN CLERK
Posting Number: T 848

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, October 16, 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/rpCowd7NqLw>

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

□

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 16, 2025, 5:00 P.M.

The meeting will be held in hybrid format.
In-person participation located in the Trailer, Room A, 131 Pleasant Street
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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

1. Maloney- 15 Old North Wharf (42.3.1-26) SE48-3924 (Gasbarro) **(cont 10/23)**
2. ACK KODA, LLC- 42 Shimmo Pond Road (43-126) SE48-3932 (Gasbarro) **(cont 10/23)**
3. *100R Wauwinet Trust- 100R Wauwinet Road (11-24.3) SE48-3930 (Madden)
4. *Hulbert Avenue Legacy Realty Trust- 69 Hulbert Avenue (29-6) SE48-3928 (Madden)
5. *Hulbert Avenue Real Estate Trust- 9 Hulbert Avenue (29.2.3-3) SE48- (Madden)
6. *Haffenreffer & Kidder- 10 Blue Heron Way (38-26.1) SE48-3931 (Haines)
7. *88 Pocomo Trust- 88 Pocomo Road (15-33 & 42) SE48- (Rits)
8. *86 PR Trust U/D/T- 86 Pocomo Road (15-41) SE48- (Rits)

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

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk) **(cont 10/23)**
2. The Summer House of Nantucket Realty Trust- 10 & 16 Ocean Avenue (73.2.4-15, 23, & 21) SE48-3824 (Gasbarro) **(cont 10/23)**
3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden) **(cont 11/6)**

C. Notice of Intent- Waiver Required

1. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro) **(cont 10/23)**
2. Nantucket Islands Land Bank- 2 Massasoit Bridge Road (59-14) SE48-3925 (Phelps) **(cont 10/23)**
3. Nantucket Islands Land Bank- 39 & 41 Almanack Pond Road (46-11.1 & 11.2) SE48-3926 (Phelps) **(cont 10/23)**
4. Ripley- 92 Washington Street (42.2.3-22) SE48-3927 (Vaccaro) **(cont 10/23)**
5. *Scrambled LLC- 47 Hulbert Avenue (29-15) SE48- (Santos)

D. Amended Orders of Conditions- No Waiver Required

1. *7 Lauretta Lane LLC- 7 Lauretta Lane (14-53) SE48-3528 (Rits)

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

IV. Public Meeting

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

1. *100R Wauwinet Trust- 100R Wauwinet Road (11-24.3) SE48-3930 (Rits)
2. *Hulbert Avenue Legacy Realty Trust- 69 Hulbert Avenue (29-6) SE48-3928 (Madden)
3. *Hulbert Avenue Real Estate Trust- 9 Hulbert Avenue (29.2.3-3) SE48- (Madden)
4. *Haffenreffer & Kidder- 10 Blue Heron Way (38-26.1) SE48-3931 (Haines)
5. *88 Pocomo Trust- 88 Pocomo Road (15-33 & 42) SE48- (Rits)
6. *86 PR Trust U/D/T- 86 Pocomo Road (15-41) SE48- (Rits)
7. Pops Lane Holdings Trust- 3 Pops Lane (60.2.4-64.1) SE48-3830 (Madden)
8. *7 Lauretta Lane LLC- 7 Lauretta Lane (14-53) SE48-3528 (Rits)

- B. Orders of Conditions/ Amended Orders of Conditions- Waiver Required (Pre- January 1st Submissions) (none)
- C. Orders of Conditions/ Amended Orders of Conditions- Waiver Required
 - 1. *Scrambled LLC- 47 Hulbert Avenue (29-15) SE48- (Santos)
- D. Request for Delineation of Applicability- Delineation Only (none)
- E. Request for Determination of Applicability- Work Requested (none)
- F. Minor Modifications (none)
- G. Certificate of Compliance
 - 1. Doherty ACK LLC- 4 Mariner Way (55.1.4-72) SE48-3512 (Santos)
- H. Extension Requests (none)
- I. Other Business
 - 1. Approval of Minutes 06/26/2025, 07/10/2025, 07/24/2025, 08/07/2025
 - 2. Monitoring Reports
 - 3. Discussion Items for October 23rd's regulations meeting.
 - 4. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
 - 5. Enforcement Actions/Potential Enforcement Actions
 - 10 & 16 Ocean Avenue
 - Gully Road E.O. Letter acknowledging completion of restoration plantings/monitoring
 - 6. Commissioner Comments
 - 7. Staff Reports