



CONSERVATION COMMISSION MINUTES

131 Pleasant St
Trailer, Room B
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Thursday, January 9th, 2025 – 5:00 p.m.

This meeting was held in a hybrid format with some participation using ZOOM and YouTube.

<https://youtube.com/live/TBEb-SsbVc>

Commissioners: Seth Engelbourg (Chair), Tim Braine, Linda Williams (Vice Chair), Mike Misurelli, Joe Plandowski, RJ Turcotte, and John Schafer

Called to order at 5:00 p.m. by Chair Engelbourg

Staff in attendance: Will Dell Erba - Conservation Agent

Attending Members: Engelbourg, Misurelli, Plandowski, Turcotte, Schafer, Williams

Absent Members: - Tim Braine

Members Left Early: - Linda Williams (8:15pm)

I. Acceptance of Agenda

Motion	Motion to accept Agenda (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

II. PUBLIC MEETING - Public Comment

Chair Engelbourg called for public comment.

Public Comment	No public comment
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A. Notice of Intent – No Waiver Required

1. McCarthy- 9 Cow Pond Lane (55-609) SE48-3859 (McCarthy)
2. Donohue- 26 Gosnold Road (30-89) SE48-3860 (Santos)
3. *Nantucket Oaks LLC- 99 Low Beach Road (75-32.1) SE48-3862 (Rits)
4. *Hotty Toddy LLC- 76A Madaket Road (41-813) SE48-3861 (Rits)
5. *Charles A. Ernst III Realty Trust- 166 Cliff Road (41-69) SE48-3864 (Rits)
6. *Lowell- 5 Ackermuck Way (41-401.1) SE48- (Rits) -No Number
7. *Triple T Farm LLC, 1 West Chester Street Extension (41-480) SE48-3870 (Gasbarro)
8. *Kurtz- 177 Polpis Road (45-1.1) SE48-3887 (Madden)
9. *Kielawa- 9 Otokomi Road (67-195.8) SE48-3889 (Madden)
10. *VT 4 Pocomo LLC- 4 Pocomo Road (14-67 & 68.1) SE48-3888 (Madden)
11. *Abrams Point Realty Trust- 30 Rabbit Run Road (28-6) SE48-3874 (Gasbarro)
12. *Gocardinal LLC- 2 Windsor Road (49-194) SE48-3865 (Rits)
13. *IAM Investments, LLC- 10 Auriga Street (87-150) SE48-3880 (Gasbarro)
14. *J J McAtee Jr 1996 Rev Trust- 220 Polpis Road (26-22.1) SE48-3867 (Rits)
15. *J J McAtee Jr 1996 Rev Trust- 226 Polpis Road (26-22.4) SE48-3866 (Rits)
16. *Madron Lake LLC- 26 Monomoy Road (54-146) SE48-3881 (Santos)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Motion	Motion to close (Made by: Williams) (Seconded by: Turcotte)
Vote:	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

Additional Items

46 West Miacomet LLC- 46 West Miacomet Road (86-6) SE48-3863 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Motion	Motion to close (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams recused

Porter- 60 Squam Road (13-34) SE48-3847 (Santos)

Sitting:	Engelbourg, Plandowski, Turcotte, Williams
Recused:	Misurelli, Schafer
Motion	Motion to close (Made by: Williams) (Seconded by: Plandowski)
Vote:	Vote Carried: 4-0 Engelbourg, Misurelli, Plandowski, Turcotte (aye) Schafer and Misurelli recused

*Barrett- 31 Dukes Road (41-459) SE48-3886 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	Madden Gives full overview of project
Public Comment	Karen MacLellan –Owner of 37 Dukes Road - Concerned for one condition that hasn't been met Engelbourg - It does have a COC and closes out order with no ongoing conditions MacLellan - Did go to commission several times and is concerned that this condition was never met Engelbourg - Does agree with her, but because of the COC issuance there is nothing they can do - If there is a violation in the future, please come to the commission MacLellan - Has spent thousands in attorney fees, is very frustrated there is no recourse Madden - New connection is very short segment not in easement Engelbourg - Apologizes for what has happened but can't fix the past, asks if there is anything else MacLellan - Got word from someone in town government that the septic system had failed this past winter - Curious about oversite Engelbourg - Board of health is in charge of sewer issues, if there was documentation of direct infiltration into wetland, they could issue enforcement - Appreciates her being here tonight Madden

	- Will pass along concerns to new property owner MacLellan - Thank you so much DellErba - Ms. MacLellan please send any concerns or documentation you have to me
Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close (Made by: Plandowski) (Seconded by: Schafer)
Vote:	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, (aye) Williams recused

*90 Miacomet LLC- 86 Miacomet Avenue (66-122.2) SE48-3872 (Rits)

*90 Miacomet LLC- 88 Miacomet Avenue (66-122.1) SE48-3873 (Rits)

*90 Miacomet LLC- 90 Miacomet Avenue (66-122) SE48-3875 (Rits)

Sitting:	Engelbourg, Plandowski, Turcotte, Misurelli, Schafer
Recused:	Williams
Motion	Motion to close (Made by: Plandowski) (Seconded by: Misurelli)
Vote:	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams recused

B. Notice of Intent – Waiver Required

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

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	Madden - Presents item to relocate a fence as the result of an enforcement Williams - She was the one who blew the whistle on this - Discussed how this came about and what she saw - Wants to see a simple deer fence and not this huge fence - Pleased they have moved it back - Asks Will if they have jurisdiction along the entire fence line Dell’Erba - If its within 100ft yes Engelbourg - Limited jurisdiction - Possible jurisdiction Misurelli - Want to see what fence is going to look like Madden - Happy to provide it Engelbourg - Wildlife and use should be noted - Fence is to be used to block wildlife - Will wait to withhold judgement till the site plans are given - However, highly unlikely to grant waiver Turcotte

	• In agreement • Can do things outside the “purple line” no Engelbourg • Concern is caring for performance standards of protected interest • Questioned if applicants have received all permits as commission is now enforcing all permits issued before coming to ConCom Williams • Have tried several times to vote about procedure • Questioned if the commission has power to get all permits before coming to commission Engelbourg • Yes, there are specific laws that allow this commission to do this
Public Comment	Chris Maury – property manager for abutter • Believes part of application should show the brush cut lines • Proceeds to tell why this is an issue Engelbourg • Outside specific lines are not issue for commission • Ensure activities don’t impact wetlands directly, although it may cause neighbor issues Maury • Portion of fence is within 75-100 ft and may be impacted Engelbourg • If you have past delineation, please send in • Don’t have everything to close Madden • Would like to continue to 1/23 and will look into HDC issue
Staff Recommendation:	
Motion	
Action	Continued Until January 23 rd

2. *Lydia Denney Palmer LLC- 110 Wauwinet Road (11-29) SE48-3868 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	Madden • Present item • Will maintain migration Turcotte • Don’t believe it has met burden of proof for waiver request Plandowski • How tall is fence extension Madden • Will need to get back with firm answer but 7-8 ft Engelbourg • For future it would be great to have all schematics Schafer • Doesn’t understand purpose of fencing Engelbourg

	• Per applicant it is for screening Madden • Keep it at that Misurelli • Wait till we see drawing Engelbourg • Has not met burden of prove or adverse impacts alternatives Natalie Caughman • Can speak to reasonable alternative either after schematics or now • Reasonable alternatives are vegetative screening, but abutter has continued to cut back which negates the purpose • Dog is the issue and neighbor is problem Engelbourg • Reasonable alternative section is for their own conservation but not for the neighbor Caughman • Neighboring firepit and patio is in buffer zone but hears feedback
Public Comment	*Will concussed himself* Wilia – NLWC • Reiterates some concern with what has been said and understand the abutter issues • Needs additional information Engelbourg • Extending a linear wall into coastal bank leads to potential issues Jon Walker – 112 Wauwinet homeowner • Fence was installed a while ago and took over a year for it to be taken down • Requests to share screen to show photo Engelbourg • Denies request because there's no schematic Walker • Patio is a removable patio, and it is approved by the commission and Will Dell’Erba Dell’Erba • Never approved or said anything was in compliance Engelbourg • Not about your property move on and keep it solely to what is being discussed Send all relevant photos into commission Walker • Does not want this project to proceed and lists reasons why • Reiterates fence was installed illegally years ago and a flagpole was illegally installed • Requests flagpole removed and denied application Turcotte • Requests site visit Engelbourg • Changed field viewing procedure to Tuesdays and only scheduled if necessary Discussion had on site visits on Tuesdays Madden • Will look into additional necessary permits Walker • For site visit on January 23rd commissioners will likely have to go on his property and asks if he should be there as well

	Engelbourg - Will not go onto abutting property without permission but will leave it up to will since site visits are not open to the general public Walker - Theres no other way to see property without going onto his fence Dell’Erba - Will be able to go onto property with open permit that isn’t an issue - Can't take comments from abutter during site visit Engelbourg - Can't take comments from anyone during a site visit and requests that Walker is not there Walker - Requests not to access his property Engelbourg - Not a problem we will not need to access Walker’s property
Staff Recommendation:	
Motion	
Action	Continued Until January 23 rd

3. *Powers-36 Bassett Road (26-50) SE48-3871 (Gasbarro)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Art Gasbarro
Documentation:	Site and topographical maps
Discussion:	Gasbarro - Introduces project Engelbourg - Aware it needs multiple approvals have they gotten this to the other entities Gasbarro - Not sure Engelbourg - Cannot close unless you receive permits Turcotte - Don’t know that his project meets burden of proof Engelbourg - Only seeking a waiver request for long-term net benefit and for the resource area in a semipublic way - Believes B applies - Burden of proof is on applicant to show burden of proof for long term net benefit Turcotte - Does not see long term net benefit Dell’Erba - Can make an argument for long term benefit Gasbarro - Did include calculation on plan - Agrees waiver on offside of road but if you look at the main aggregate both apply Engelbourg - Does see argument - Within commissioner's jurisdiction to grant or not grant all waivers

	Schafer - Sees benefit but slippery slope Engelbourg - Purposely broad so you'll have to decide for yourself Misurelli - Requests a site view Gasbarro - Is available on 21st for site visit
Public Comment	No public comment
Staff Recommendation:	All necessary items have been received to close
Motion	
Action	Continued Until January 23 rd

4. *Thank You Aline Nominee Trust- 3 Wyers Way (41-380) SE48-3876 (Gasbarro)

5. *3WW Nominee Trust- 3B Wyers Way (41-380.1) SE48-3877 (Gasbarro)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Art Gasbarro
Documentation:	Site and topographical maps
Discussion:	Gasbarro - Presented items - Explains waivers Turcotte - Doesn't think a waiver for ground water is needed - What is purpose of split rail fence Engelbourg - Does need a waiver Gasbarro - Happy to remove fence its remnant of previous application Engelbourg - Could go either way Misurelli - Fence is fine but doesn't love the grass strip - Is consideration to remove grass Gasbarro - Sure - Has not heard back from owner on HDC plans so can request cont. Williams - HDC doesn't require app for split rail fence - HDC does have to approve hard scaping Engelbourg - Explains new regulations
Public Comment	Michael Gimo – 54 West chest - Does not like the fill going in as it is creating a dam - Seasonally wet in that area and ground water is close to surface - Doesn't see any drainage Engelbourg - Can have applicants retain floodwater in site Michael

	- Issue is it would allow drainage from his property Gasbarro - Happy to talk to neighbor after continuance Engelbourg - Homeowners job to deal with drain off Giles Birch – Owner of vacant area to East - Asks for Art’s email also Gasbarro - Gives email
Staff Recommendation:	
Motion	
Vote:	Continued Until January 23 rd

6. *72 Pocomo Nominee Trust- 72 Pocomo Road (15-37) SE48-3878 (Gasbarro)

7. * Seven Pines, LLC- 78 Pocomo Road (15-39) SE48-3879 (Gasbarro)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Art Gasbarro
Documentation:	Site and topographical maps
Discussion:	Gasbarro - Presents items Schafer - Questioned stairs Turcotte - Questions coir log material Gasbarro - Doesn’t know, can check, and questions the tagging of rolls Turcotte - Would prefer tags Engelbourg - Can condition fill - Believes it should be a CES Turcotte - Wants definition on CES Engelborg - Discusses definition of structure and CES Schafer - Explains issue classifying coir roll as a CES Engelbourg - Discusses why DEP gave local municipalities discretion Misurelli - Could see how it is a CES and provided they permit they would waiver Engelbourg - Explains why he believes it is a CES Turcotte - Agrees Schafer - Agrees Engelbourg - Requests building history Gasbarro

	• Does request long-term net benefits waiver • Understands CES so need continuance for additional information Misurelli • As long as done responsibly he's happy with it
Public Comment	
Staff Recommendation:	
Motion	
Vote:	Continued Until January 23rd

C. Amended Orders of Conditions – No Waiver Required

1. 88 Pocomo LLC- 88 Pocomo Road (15-33 & 42) SE48-3506 (Rits)
2. *Morgan-24A New Lane (41-395.2) SE48-3621 (Santos)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Motion	Motion to close (Made by: Plandowski) (Seconded by: Turcotte)
Vote:	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

D. Amended Orders of Conditions – Waiver Required - None

PUBLIC MEETING

A. Orders of Conditions/Amended Orders of Conditions – No Waivers Required

1. Lavendar Point Nominee Trust- 8 Lavendar Lane (33-23) SE48-3835 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	Madden: • Clarified no removal of septic just components
Public Comment	No public comment
Staff Recommendation:	Conditions 18-25, added specific wording for given project waiver
Motion	Motion to approve as amended (Made by: Misurelli) (Seconded by: Williams)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

2. Harborfront Realty Trust- Village Way (14-2) SE48-3842 (Santos)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Paul Santos
Documentation:	Site and topographical maps

Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-19
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Schafer)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

3. 49 Nobadeer LLC- 49 Nobadeer Avenue (88-45) SE48-3845 (Santos)

4. Middleton- 51 Nobadeer Avenue (88-44) SE48-3846 (Santos)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Paul Santos
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20 Conditions 18-20
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

5. McCarthy- 9 Cow Pond Lane (55-609) SE48-3895 (McCarthy)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	McCarthy
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

6. 46 West Miacomet LLC- 46 West Miacomet Road (86-6) SE48-3863 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20
Motion	Motion to approve as drafted (Made by: Plandowski) (Seconded by: Turcotte)
Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams

7. Porter- 60 Squam Road (13-34) SE48-3847 (Santos)

Sitting:	Engelbourg, Plandowski, Turcotte, Williams
Recused:	Schafer, Misurelli

Representatives:	Paul Santos
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18, 19
Motion	Motion to approve as drafted (Made by: Plandowski) (Seconded by: Williams)
Vote	Vote Carried: 4-0 Engelbourg, Plandowski, Turcotte, Williams (aye) Misurelli and Schafer recused

8. Donohue- 26 Gosnold Road (30-89) SE48-3860 (Santos)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Paul Santos
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-25
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

9. *Nantucket Oaks LLC- 99 Low Beach Road (75-32.1) SE48-3862 (Rits)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Mark Rits
Documentation:	Site and topographical maps
Discussion:	Schafer Request to add lighting condition
Public Comment	No public comment
Staff Recommendation:	Conditions 18, 19 and lightning condition
Motion	Motion to approve as amended (Made by: Williams) (Seconded by: Misurelli)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

10. *Hotty Toddy LLC- 76A Madaket Road (41-813) SE48-3861 (Rits)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Mark Rits
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20 (already a pool with conditions)
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Turcotte)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

11. *Charles A. Ernst III Realty Trust- 166 Cliff Road (41-69) SE48-3864 (Rits)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
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Recused:	
Representatives:	Mark Rits
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

12. *Lowell- 5 Ackermuck Way (41-401.1) NAN-141(Rits)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Mark Rits
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 1825
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

13. *Triple T Farm LLC, 1 West Chester Street Extension (41-480) SE48-3870 (Gasbarro)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Art Gasbarro
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-25
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

14. *Kurtz- 177 Polpis Road (45-1.1) SE48-3887 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-25
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

15. *Kielawa- 9 Otokomi Road (67-195.8) SE48-3889 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
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Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Turcotte)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

16. *VT 4 Pocomo LLC- 4 Pocomo Road (14-67 & 68.1) SE48-3888 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20
Motion	Motion to approve as drafted (Made by: Plandowski) (Seconded by: Misurelli)
Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams recused

17. *Barrett- 31 Dukes Road (41-459) SE48-3886 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-25
Motion	Motion to approve as amended (Made by: Plandowski) (Seconded by: Turcotte)
Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams recused

18. *90 Miacomet LLC- 86 Miacomet Avenue (66-122.2) SE48-3872 (Rits)

19. *90 Miacomet LLC- 88 Miacomet Avenue (66-122.1) SE48-3873 (Rits)

20. *90 Miacomet LLC- 90 Miacomet Avenue (66-122) SE48-3875 (Rits)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Mark Rits
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	86 and 88 – Conditions 18-25 90 Conditions – 18-25
Motion	Motion to approve as drafted (Made by: Plandowski) (Seconded by: Schafer)

Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams recused
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21. *Abrams Point Realty Trust- 30 Rabbit Run Road (28-6) SE48-3874 (Gasbarro)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Art Gasbarro
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-20
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Schafer)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

22. *Gocardinal LLC- 2 Windsor Road (49-194) SE48-3865 (Rits)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Rits
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-25
Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

23. *IAM Investments, LLC- 10 Auriga Street (87-150) SE48-3880 (Gasbarro)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Gasbarro
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	
Motion	
Vote	Held 1/23

24. *J J McAtee Jr 1996 Rev Trust- 220 Polpis Road (26-22.1) SE48-3867 (Rits)

25. *J J McAtee Jr 1996 Rev Trust- 226 Polpis Road (26-22.4) SE48-3866 (Rits)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Mark Rits
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-25

Motion	Motion to approve as drafted (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

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

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams
Recused:	
Representatives:	Paul Santos
Documentation:	Site and topographical maps
Discussion:	
Public Comment	No public comment
Staff Recommendation:	Conditions 18-19
Motion	Motion to approve as amended (Made by: Williams) (Seconded by: Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, Williams (aye)

27. *88 Pocomo LLC- 88 Pocomo Road (15-33 & 42) SE48-3506 (Rits) (AOOC)

Already issued

28. *Morgan-24A New Lane (41-395.2) SE48-3621 (Santos)

Already issued

B. Orders of Conditions/Amended Orders of Conditions – Waiver Required

1. *West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869 (Madden)
2. *Lydia Denney Palmer LLC- 110 Wauwinet Road (11-29) SE48-3868(Madden)
3. *Powers-36 Bassett Road (26-50) SE48-3871 (Gasbarro)
4. *Thank You Aline Nominee Trust- 3 Wyers Way (41-380) SE48-3876 (Gasbarro)
5. *3WW Nominee Trust- 3B Wyers Way (41-380.1) SE48-3877 (Gasbarro)
6. *72 Pocomo Nominee Trust- 72 Pocomo Road (15-37) SE48-3878 (Gasbarro)
7. *Seven Pines, LLC- 78 Pocomo Road (15-39) SE48-3879 (Gasbarro)

None Closed

C. Request for Delineation of Applicability – Delineation Only (none)

D. Request for Determination of Applicability – Work Requested (none)

E. Minor Modifications

1. Nantucket Electrical Company-1 Candle Street (42.3.1-37) SE48-3334

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	
Representatives:	Melissa Kaplan
Documentation:	Site and topographical maps
Discussion:	Kaplan • Presented item Discussion on minor mod versus amended
Public Comment	No public comment
Staff Recommendation:	Has received all necessary documents to close
Motion	Motion to issue COC as drafted (Made by: Schafer) (Seconded by: Plandowski)
Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye)

F. Certificate of Compliance

1. Nantucket Whales End II LLC- 43 & 45 Squam Road (13-23 & 24) SE48-3460 (Madden)
2. Nantucket Whales End II LLC- 43 & 45 Squam Road (13-23 & 24) SE48-3544 (Madden)
3. Nantucket Whales End II LLC- 43 & 45 Squam Road (13-23 & 24) SE48-3607 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	Dell’Erba presented
Public Comment	No public comment
Staff Recommendation:	No ongoing conditions – 3460 Irrelevant to continue ongoing condition – 3544 On going conditions 19-23 - 3607
Motion	Motion to issue all COC’s as drafted (Made by: Schafer) (Seconded by: Turcotte)
Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye)

4. Cohen & Christman- 24 Medouie Creek Road (20-2) SE48-3498 (Madden)

Sitting:	Engelbourg,, Misurelli, Plandowski, Schafer, Turcotte
Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	Dell’Erba presented
Public Comment	No public comment
Staff Recommendation:	On going conditions 19-23 and 26
Motion	Motion to issue COC drafted (Made by: Schafer) (Seconded by: Turcotte)
Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye)

G. Extension Requests

1. Goldrich & Rice- 41 Crooked Lane (41-202) SE48-3368 (Madden)
2. Goldrich & Rice- 41 Crooked Lane (41-202) SE48-3406 (Madden)

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte
Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical maps
Discussion:	Madden • Presented items and explained reasons for extension requests
Public Comment	No public comment
Staff Recommendation:	
Motion	Motion to issue extension for 3 years (Made by: Schafer) (Seconded by: Turcotte)
Vote	Vote Carried: 5-0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye)

H. Other Business

1. **Approval of Minutes -None**
2. **Monitoring Reports**
3. **Committee Reports - CRAC, CPC, NP & EDC, Harbor Plan, etc.**

CRAC:	
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	• N/A
CPC:	Schafer • N/A
NP&EDC:	Misurelli • N/A
Harbor Plan	Williams • N/A

4. Commissioner Comments

Discussion:	Great meeting, will get precure nailed down Discussion had on procedure updates Plandowski • Why does the articles show up in the paper the way they do Del 'Erba • They fit us in where they can
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5. Enforcement Actions

Discussion:	
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6. Staff Reports

Discussion:	Discussed removing some wording while presenting Feels great about this meeting procedural
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Adjournment:

Motion:	Motion to adjourn. (Made by: Plandowski) (Seconded by: Misurelli)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte (aye)

Submitted by: Morgan Nelson