



CONSERVATION COMMISSION MINUTES

4 Fairgrounds Rd

Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Thursday, November 21st, 2024 – 5:00 p.m.

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

https://www.youtube.com/watch?v=ZF_i8a3FPGI

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

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

Staff in attendance: Jeff Carlson – Natural Resources Department Director, Will Dell Erba - Conservation Agent, Vincent Murphy – Sustainability and Projects Manager

Attending Members: Engelbourg, Braine, Misurelli, Plandowski, Turcotte, Schafer, Williams (arrived late at 5:11)

Absent Members: -

Members Left Early: -

I. PUBLIC MEETING - Public Comment

Chair Engelbourg called for public comment.

Public Comment	No Public Comment

1. Sconset Bluff Preservation Fund- 41-119 Baxter Road (various) SE48-3736 (Posner)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams (arrived late at 5:11)
Recused:	- Schafer and Turcotte not sitting
Representative:	Chip Nylen
Documentation:	
Discussion:	Carlson - Received legal council Mr. Sanders – Beverage and Diamond attorney - Not only opportunity to consult - Doesn't have anything to add to the letter/memo Misurelli - Only saw it at 4:30 today Nylen - Is every commissioner there? Engelbourg - No commissioner Williams is not attending Nylen - Request to hold off until the notice of intents is done Carlson - Linda is on her way Engelbourg - Moving on to next notice for SBPF until Linda arrives Linda arrives and discussion is continued Engelbourg

	• Most important thing today is to discuss stipulations around waiver • Commissions tentative finding that imminent danger is defined at 40ft from bank and both geotubes and core logs are coastal engineering structures and because of this there are several properties that will need waivers • Discusses which performance standards are not being met and why some properties need waivers • Commissioners job to see which lots they can apply waivers to if no alternatives exist Williams • Believes if it meets criteria just grant waivers Misurelli • Doesn't make sense to proceed with certain projects if it's broken up Briane • Are we going to consider moving structures back Engelbourg • Yes Williams • Agrees with what Mike said so they don't have on and off Engelbourg • Doesn't matter if it makes sense or not only if it allowed Williams • Is this something they can have provided to them Engelbourg • Is there a map for this Nylen • There was a group of alternatives put together that's already been shared • This is a comprehensive project running north to south, and voiced concern of 16 lots that don't meet the imminent danger requirements and requests waivers Engelbourg • Would the applicants be willing to provide a map of which lots don't meet the performance standard Nylen • Yes, has it but was hoping to address it now and not through weeks Williams • Have all lots been assessed properly Nylen • The lots have shifted, and they've looked at it comprehensively Engelbourg • Agrees there are lots where distance has changed but they need an updated plan • Use plan of record or provide updated plan Nylen • Has given list of lots Engelbourg • It's not updated, not an updated surveyed plan and therefore the commission is forced to use the distance in the plan Carlson • The findings 18-21 are from NOI but does appreciate the letters coming in but they cannot use anything except information provided Engelbourg
--	--

	• Yes, and because it's not in the plan they can't use any updated information unless submitted • Also has to prove there can't be a benefit for one area or another and there cannot be reasonable alternatives • Minimize adverse effects Meredith Moldenhauer • Has proven evidence in the record an expert testimony of the net benefit and there may be a lot that doesn't meet requirements but is requesting waivers anyway • Believes the evidence does exist Dr. Dunk • Finding 22 limits number of lots and has a crude markup of which lots and waivers are requested • Explains lots Engelbourg • Looks at gap lots on plan and number of total lots as 12 continuous lots • Expresses alternatives such as coir terraces and separate NOIs as the applicant is saying there is no other alternatives, but this is wrong Williams • Coir terraces are not a good solution and geotube is more permanent Engelbourg • Job as commission is to approve alternatives that will protect structure from imminent danger and cannot accept different alternatives Braine • If both are considered engineering structures, because differentiate Engelbourg • Would have to go through justification of how coir terraces have less impact but must consider all alternatives Braine • Have heard so many complaints about coir terraces littering beach how is that any better Engelbourg • It's the commissions job to decide if it's better or not Moldenhauer • Repeats what commissioner Braine was referencing, and coir terraces are not reasonable Dr. Dunk • Reiterates several things already discussed about waivers in previous meetings and why the geotubes were the best solution • Rigorous process to proceed with commissions permission Engelbourg • Text states no environmental protective way to stop erosion • Discussion about alternatives coming from past hearings and they didn't look at the best for the environment which is the commissions job Misurelli • Concerns with breaking things up Engelbourg • Gave example from past Carlson • In granting a waiver, also granting a waiver to similar standard on beach and bank
--	--

	Engelbourg Will have to find either or both that it's a benefit for the coastal bank and dune
Public Comment/Discussion:	Emily Molden – Nantucket Land and Water Council - Asks board to consider the information provided months ago from the council that provided alternatives - Explains letter and long-term effects/negative impacts D Ann Atherton – Nantucket Coastal Conservancy - Pleads to remind the commission of the submission from 10/11 that provides an alternative that has not been analyzed Engelbourg - Can't speak for town of this would be allowed although some has been - Has received submission and everyone has read it Trey Ruthven - - Interesting alternatives are just being talked about - Does not have alternative that is least impactful Engelbourg - Alternatives have been given Buton Balkind - Asks if there's been a finding that the beach has been fined Carlson - Staff never makes findings that is the job of the commission Engelbourg - Appreciates staff, that specific finding is not there but the enforcement order was placed due to likely harm - Applicant has provided extensive documentation, and the public has as well Williams - Alternatives have been discussed at length and doesn't wish to go back and look at it Nylen - Agrees with Jef they are looking for waivers for resource areas and then proceeds with discussion on alternatives which have been incorporated to the project design - Asks commission to vote all waivers together Molden - Wanted to see if applicant has received letter Engelbourg - Letters have not circulated Carlson - Posted now Misurelli - In agreement for the next meeting and comfortable with the alternatives given Braine - Agrees and is satisfied Dell Erba - May want to think of alternate meeting as December is busy Carlson - Has written a draft order and questions what would be helpful - Will rough up waiver language Misurelli - Is an alternative meeting possible Nylen - Suggest standalone meeting Engelbourg

	• Agrees but might not work Carlson • Thursdays next meeting isn't good • Smaller space Discussion had on timing for a new meeting 10 o'clock on the 4 th confirmed Molden • What is the date to submit anything Carlson • No later than Monday by 12
Motion	
Vote	
Action:	Continued until 12/4

Notice of Intent

1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams,
Recused:	Schafer and Turcotte not sitting
Representatives:	Dunk
Documentation:	
Public Comment:	-
Discussion	-
Staff Recommendations:	
Action:	Requested Continuance 12/5

2. Nantucket Islands Land Bank- 181, 181R, & 171R Hummock Pond Road 65-25, 25.1, 1.1) SE48-3819 (Phelps)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	
Representatives:	Liz Phelps
Documentation:	Site and topographical plans
Public Comment:	
Discussion:	Phelps • Had to wait until bid monitor period had elapsed which it now has
Staff Recommendations	All necessary items have been received to close, and time has elapsed
Motion:	Motion to close (made by Misurelli) (Seconded by Plandowski)
Vote	Vote Carried: 6-0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Turcotte (aye)

3. 44 Madaket Road Realty Trust-44 Madaket Road (41-322) SE48-3817 (Madden)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	Brian Madden
Documentation:	Site and topographical plans
Public Comment:	There were no public comments.

Discussion:	Order has been drafted and closed moving on
Staff Recommendation:	

4. Caprys Island Holdings LLC- 47 Crooked Lane (41-200.1) SE48-3823 (Madden)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Brian Madden
Documentation:	Site and topographical plans
Public Comment:	There were no public comments.
Discussion:	Presented at last meeting and has received positive letter from Natural Heritage
Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close (Made by Misurelli) (Seconded by Polanowski)
Vote:	Vote Carried: 6-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, aye) Williams recused

5. Hall- 19 Medouie Creek Road (14-33) SE48-3820 (Haines)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer
Recused:	Turcotte
Representatives:	David Haines
Documentation:	Site and topographical plans
Discussion:	Needed a continuance for a ground water study which has been found it complies with the 2ft ground water separation
Public comment	Wila Arsenal - Concerned about vegetation moveable Haines - Not clear on concern, it's all outside of 50ft Arsenal - Parking is in heavily vegetated area Haines - Will have to check with applicant Engelbourg - In order to request it would have to provide benefit to wetland Williams - Looks like there is more area where it is now Haines - Would like to close and get it permitted - But will discuss with applicant Engelbourg - Would have to find it makes a difference to the wetland - Not enough justification to delay permitting Plandowski - Questioned if it meets the standard Engelbourg - Explains issue Dell Erba - Can issue permit with amended order/minor mod
Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close (Made by Williams) (Seconded by Misurelli)

Vote:	Vote Carried: 6-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Williams aye) Turcotte recused
-------	--

6. Nantucket Islands Land Bank- Lily Pond Park Improvements (42.3.4-1, 2.1 & 42.4.3-47, 48, & 93) SE48-3827 (Phelps)

7. Nantucket Islands Land Bank- Lily Pond Park- Wetland Restoration (42.3.4-1, 2.1 & 42.4.3-47, 48, & 93) SE48-3826 (Phelps)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	Liz Phelps
Documentation:	Site and topographical plans
Public Comment:	There were no public comments.
Discussion:	Received DEP number
Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close (Made by Williams) (Seconded by Schafer)
Vote:	Vote Carried: 7-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, Williams aye)

8. ACK KODA LLC- 42 Shimmo Pond Road (43-126) SE48-3825 (Gasbarro)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer
Recused:	Turcotte
Representatives:	Brian Madden
Documentation:	Site and topographical plans
Public Comment:	There were no public comments.
Discussion:	Gasbarro - Ran through project Williams - Satisfied Engelbourg - Happy with 90% of plant list - Discusses plant list Gasbarro - Strike certain plant that is not allowed - Land scape people have tried to design Joe Waller - Can substitute Japanese black pine
Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close (Made by Williams) (Seconded by Misurelli)
Vote:	Vote Carried: 6-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Williams aye) Turcotte recused

9. 99 Washington LLC- 103 Washington Street (55.1.4-37) SE48-3828 (Santos)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Chloe
Documentation:	Site and topographical plans
Public Comment:	

Discussion:	Has SE number
Staff Recommendation:	Hae everything to close
Motion	Motion to close (Made by Misurelli) (Seconded by Plandowski)
Action	Vote Carried: 6-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte aye) Williams

10. Siracuse- 2 L Street (59.4-261) SE48-3821 (Haines)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	David Haines
Documentation:	Site and topographical plans
Public Comment:	There were no public comments.
Discussion:	Received DEP number
Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close (Made by Williams) (Seconded by Schafer)
Vote:	Vote Carried: 7-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, Williams aye)

11. *The Pop's Lane Holdings Trust- 3 Pops Lane (60.2.4-64.1) SE48-3830 (Madden)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	Brian Madden
Documentation:	Site and topographical plans
Public Comment:	Joseph Gay – representing abutter - Entirely new construction and involves substantial excavation - Within 100 ft buffer and is already a house that exists - Concerned with impacts to coastal bank and wants commission to consider moving the project - Has photos to pass around - Alteration made to coastal bank without permit, and it was significant Dell 'Erba - Did make a site visit but was unable to tell if there had been an existing path and had it widened - Recommends site visit Commission decided no site visit was necessary Madden - Pathway is on site plans, and it is an ongoing maintenance - Terminates at salt marsh Gray - States at time of purchase of abutters house there was no reason to cut path in coastal bank as they were using different path - Wasn't being used as coastal bank access prior Engelbourg - What remains to be determined if it was preexisting or if it was altered/widened Gray - Whatever alteration was done was done without a permit Engelbourg - Yes, but if a permit was not required point is mute Madden

	- Ased on arial imagery it was in existence in 2019 and predates current ownership Engelbourg - Explains performance standards Schafer - Questions elevation
Discussion:	
Staff Recommendation:	All necessary items have been received to close, arial view is dated back to 2003
Motion	Motion to close (Made by Turcotte) (seconded by Plandowski)
Vote:	Vote Carried: 6-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte aye) Williams recused

12. *Dream North LLC- 28 Shimmo Pond Road (43-167) SE48-3829 (Haines)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	David Haines
Documentation:	Site and topographical plans
Discussion	Dell 'Erba need to pull up plan Turcotte - Questioned drainage Haines - Doesn't know but would recommend a drywell if written into order Engelbourg - Will be done
Public Comment	
Staff Recommendation:	Has everything to close
Motion	Motion to close (Made by Williams) (Seconded by Misurelli)
Vote:	Vote Carried: 7-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, Williams aye)

13. *33 Cliff Rd LLC- 33 Cliff Road (42.4.4-5) SE48-3832 (Gasbarro)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Turcotte, Schafer
Recused:	Williams
Representatives:	Art Gasbarro
Documentation:	Site and topographical plans
Public Comment:	There were no public comments.
Discussion:	
Staff Recommendation:	Have everything to close
Motion	Motion to close (Made by Misurelli) (Seconded by Turcotte)
Vote	Vote Carried: 6-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte aye) Williams recused

14. *123 Cliff Road Nominee Trust- 123 Cliff Road (41-3) SE48-3831 (Gasbarro)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Turcotte, Schafer
----------	--

Recused:	Turcotte
Representatives:	Art Gasbarro
Documentation:	Site and topographical plans
Public Comment:	There were no public comments.
Discussion:	Schafer • Questioned move Gasbarro • It's an existing structure not moved Dell'Erba • Outside jurisdiction Engelbourg • Only thing they can do is request no equipment get onto wetland • Recommends granting waiver and another waiver under section B Wila Arsenal • Concerned about amount of information provided Gasbarro • Explains what was provided Engelbourg • Does need alternatives submitted and basement plans
Staff Recommendation:	
Motion	
Action	Continued 12/5

B. Amended Order of Condition

1. Waterfront Pocomo, LLC- 17 Lauretta Lane (14-10.2) SE48-3542 (Gasbarro)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	Art Gasbarro
Documentation:	Site and topographical maps, photos of deck
Discussion/public comment:	Site visit done
Staff Recommendation:	Has all required information to close
Motion	Motion to close and approved AOOC (Made by Williams) (Seconded by Misurelli)
Action	Vote Carried: 7-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, Williams aye)

2. *Golden Pond LLC- 64 & 66 Baxter Road (49-51 & 188) SE48- (Haines)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	David Haines
Documentation:	Site and topographical maps
Public Comment:	There were no public comments.
Discussion:	No Discussion

Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close the hearing and issue amended order (made by Williams) (seconded by Plandowski)
Vote:	Vote Carried: 7-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, Williams aye)

PUBLIC MEETING

A. Requests for Determination of Applicability

1. *Lampe- 15 Aurora Way (56-447) (Bracken)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	Will Dell’Erba
Documentation:	Site and topographical maps
Public Comment:	There were no public comments.
Discussion:	Needed a positive 2 and negative 3
Staff Recommendation:	All necessary items have been received to close
Motion	Motion to close approve positive 2 and negative 3 (made by Williams) (seconded by Misurelli)
Vote:	Vote Carried: 7-0 (Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, Williams aye)

B. Minor Modifications - None

C. Certificate of Compliance

1. 5 QPR, LLC- 5 Quaise Pastures Road (26-21) SE48-3593 (Rits)

Sitting:	Engelbourg, Braine, Plandowski, Williams, Schafer, Turcotte
Recused:	Misurelli
Representatives:	Mark Ritz
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	
Staff recommendation	
Motion:	Motion to approve the issuance of the Certificates of Compliance with condition 20 (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried://6:0 Engelbourg, Braine, Williams, Plandowski, Schafer, Turcotte (aye) Misurelli recused

D. Orders of Conditions (If the public hearing is closed – for discussion and/or issuance)

1. Nantucket Islands Land Bank- 181, 181R, & 171R Hummock Pond Road 65-25, 25.1, 1.1) SE48-3819 (Phelps)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
---------	--

Recused:	
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	Added condition 20 with continuing conditions 18-21
Motion:	Motion to approve as drafted. (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried:// 7:0 Engelbourg, Braine, Misurelli, Williams, Plandowski, Schafer, Turcotte (aye)

2. 44 Madaket Road Realty Trust-44 Madaket Road (41-322) SE48-3817 (Madden)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	Conditions 18-24 Engelbourg • Waiver is required Madden • Waiver is also requested for revegetation within 25 ft Engelbourg • Also, waiver for no reasonable alternative Dell’Erba • Longtime benefit waiver
Motion:	Motion to approve as amended with waivers (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried:// 7:0 Engelbourg, Braine, Misurelli, Williams, Plandowski, Schafer, Turcotte (aye)

3. Caprys Island Holdings LLC- 47 Crooked Lane (41-200.1) SE48-3823 (Madden)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	
Motion:	Motion to issue as drafted (made by Misurelli) (Seconded by Plandowski)
Vote	Carried:// 6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams recused

4. Hall- 19 Medouie Creek Road (14-33) SE48-3820 (Haines)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer
Recused:	Turcotte
Representatives:	-

Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	Conditions 18-20
Motion:	Motion to issue as amended. (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried:// 6:0 Engelbourg, Braine, Misurelli, Williams, Plandowski, Schafer (aye) Turcotte recused

5. Nantucket Islands Land Bank- Lily Pond Park Improvements (42.3.4-1, 2.1 & 42.4.3-47, 48, & 93) SE48-3827 (Phelps)
6. Nantucket Islands Land Bank- Lily Pond Park- Wetland Restoration (42.3.4-1, 2.1 & 42.4.3- 3 47, 48, & 93) SE48-3826 (Phelps)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	Conditions 18-20 And 14-25
Motion:	Motion to issue both orders. (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried:// 7:0 Engelbourg, Braine, Misurelli, Williams, Plandowski, Schafer, Turcotte (aye)

7. ACK KODA LLC- 42 Shimmo Pond Road (43-126) SE48-3825 (Gasbarro)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer
Recused:	Turcotte
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	Engelbourg • No Japanese black pine Schafer • Lighting requirements Engelbourg • Wastewater treatment
Motion:	Motion to issue as amended. (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried:// 6:0 Engelbourg, Braine, Misurelli, Williams, Plandowski, Schafer (aye) Turcotte recused

8. 99 Washington LLC- 103 Washington Street (55.1.4-37) SE48-3828 (Santos)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	
Motion:	Motion to approve as amended. (Made by: Misurelli) (Seconded by: Schafer)

Vote:	Carried:// 6:0 Engelbourg, Braine, Misurelli, Turcotte, Plandowski, Schafer (aye) Williams recused
-------	---

9. Siracuse- 2 L Street (59.4-261) SE48-3821 (Haines)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	
Motion:	Motion to issue as drafted. (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried:// 7:0 Engelbourg, Braine, Misurelli, Turcotte, Plandowski, Schafer, Williams (aye)

10. *The Pop's Lane Holdings Trust- 3 Pops Lane (60.2.4-64.1) SE48-3830 (Madden)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	Condition 18-20
Motion:	Motion to issue as drafted. (Made by: Turcotte) (Seconded by: Plandowski)
Vote:	Carried:// 6:0 Engelbourg, Braine, Misurelli, Turcotte, Plandowski, Schafer (aye) Williams recused

11. *Dream North LLC- 28 Shimmo Pond Road (43-167) SE48-3829 (Haines)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Williams, Schafer, Turcotte
Recused:	
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	Engelbourg Plan for septic system should be submitted
Motion:	Motion to issue as amended. (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried:// 7:0 Engelbourg, Braine, Misurelli, Turcotte, Plandowski, Schafer, Williams (aye)

12. *33 Cliff Rd LLC- 33 Cliff Road (42.4.4-5) SE48-3832 (Gasbarro)

Sitting	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte
Recused:	Williams
Representatives:	-
Documentation:	Site and topographical plans, photos, requisite departmental reports, and correspondence.
Public Comment:	There were no public comments.
Discussion:	

Motion:	Motion to issue as amended. (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried:// 6:0 Engelbourg, Braine, Misurelli, Turcotte, Plandowski, Schafer (aye) Willaims recused

E. Extension of Order - None

F. Other Business

1. Approval of Minutes- 04/11/2024, 04/25/2024, 05/23/2024, 06/06/2024, 06/20/2024

Discussion	Dell’Erba • Thank you, Morgan Nelson and Lisa Gaves this is rough, Engelbourg • Thank you all • 6/20 did not make it • Hold off 6/20 Plandowski • Misspellings Dell’Erba • Thank you again and we will fix everything
Motion	Motion to approve 4/11, 4/25, 5/23, 6/06 (made by Williams) (Seconded by Misurelli)
Vote	Carried: 4:1 Misurelli, Williams, Engelbourg, Briane (aye) Plandowski (nay) Turcotte and Schafer abstained

2. Monitoring Reports - None

3. Enforcement Actions/Potential Enforcement Actions -

-63 Baxter Road

Discussion	Engelbourg • Gave background • Memo submitted Clear sand was purchased offsite Engelbourg • Caretaker from site has indicated he built viewing platform • No details • Need to continue cease and desist, amend, and do site visit
Motion	Issue amend order as stated (made by Williams) (Seconded by Misurelli)
Vote	Carried 7-0 Schafer, Williams, Engelbourg Braine, Turcotte, Misurelli, Plandowski (aye)

62 Wanoma

Discussion	Dell’Erba • Issued enforcement order and has been received or almost two weeks • Will start to issue daily tickets Discussion had on daily fines and increase of which has no authority Dell’Erba • Only 2 weeks and the sheriff serve is plenty Engelbourg • Max ticket allowed is \$300
------------	--

4. Commission Procedure Update: Potential Adoption

Discussion	Engelbourg • Discussed special meeting • Update to procedures is in packet • Vote and adoption are held off until December 5th Misurelli
------------	---

	- January 1? Engelbourg - Yes January 1
--	---

5. Discussion and Potential Adoption of 2025 Meeting Schedule

Discussion	
Motion	Motion to approve (made by Williams) (seconded by Misurelli)
Vote	Carried 7-0 Williams, Engelbourg Braine, Turcotte, Misurelli, Plandowski, Schafer (aye)

6. Wetland Bylaw Update for Town Meeting

Discussion	Engelbourg - Must make three minor changes - Resilience and resource area to great pond Williams - Why now and not before Engelbourg - Explains why Plandowski *Could not hear* Engelbourg - Goes into more detail about three minor changes
Motion	Motion to approve (made by Williams) (seconded by Misurelli)
Vote	Carried 7-0 Williams, Engelbourg Braine, Turcotte, Misurelli, Plandowski, Schager (aye)

7. Reports: CRAC, CPC, NP&EDC, Harbor Plan, Offshore Wind Work Group, etc.

CRAC:	Braine - N/A
CPC:	Schafer Settled all at last meeting
NP&EDC:	Misurelli N/A
Harbor Plan	Williams Still waiting for draft

8. Commissioner's Comments

Discussion:	Williams - Good meeting Plandowski 50 NOI's All: only 31 and starting 1 hour early Happy Thanksgiving
-------------	--

9. Administrator/Staff Reports

Discussion:	Dell'Erba Thank you for additional time
-------------	---

Adjournment:

Motion:	Motion to adjourn. (Made by: Williams) (Seconded by: Misurelli)
---------	--

Conservation Commission Minutes November 21st, 2024, adopted April 3, 2025

Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Williams, Plandowski, Schafer, Turcotte (aye)
Submitted by: Morgan Nelson	