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CONSERVATION COMMISSION MINUTES

131 Pleasant Street
Nantucket, Massachusetts 02554
www.nantucket-ma.gov
Thursday, June 26, 2025 – 5:00 p.m.

This meeting was held via remote participation using ZOOM and YouTube.

<https://youtube.com/live/fCNryGaGBRw>

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

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

Staff in attendance: Jeff Carlson, Natural Resources Director, Will Dell'Erba, Conservation Agent
Attending Members: Engelbourg, Braine, Misurelli, Schafer, Turcotte Plandowski, and Williams
Absent Members: -
Members Left Early: -

I. Acceptance of the Agenda

Motion	Motion to accept Agenda (Made by: Misurelli) (Seconded by: Schafer)
Vote	Vote Carried: 7-0 Engelbourg, Braine, Misurelli, Schafer, Turcotte, Plandowski, and Williams (aye)

II. Public Comment

Chair Engelbourg called for public comment

Public Comment (00:04:19)	None
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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

Action:	CONTINUED UNTIL JULY 24, 2025
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2. *Nantucket Islands Land Bank- 41 Jefferson Avenue (30-45) SE48-3910

Sitting:	Engelbourg, Braine, Misurelli, Schafer, Turcotte, Plandowski and Williams
Recused:	---
Representatives:	Elizabeth Phelps, Nantucket Islands Land Bank
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:05:04)	No Commissioners or members of the public wanted to open the hearing.
Motion:	Motion to close (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Schafer, Turcotte, Plandowski and Williams (aye)

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

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

Action:	CONTINUED UNTIL JULY 10TH
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2. The Summer House of Nantucket Realty Trust- 10 & 16 Ocean Avenue (73.2.4-15, 23, & 21) SE48-3824

Action:	CONTINUED UNTIL JULY 10TH
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3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869

Action:	CONTINUED UNTIL JULY 24TH
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D. Notice of Intent- Waiver Required

1. *Nantucket Islands Land Bank- 70, 72, 74 Washington Street (42.2.3-16, 17, & 18) SE48-3907

Sitting:	Engelbourg, Braine, Misurelli, Schafer, Turcotte Plandowski, and Williams
Recused:	---
Representatives:	Ellizabeth Phelps, Nantucket Islands Land Bank
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	Glenn Wood, Rubin and Rudman LLP
Discussion: (00:06:08)	Phelps - The filing includes the management of shrubs from the property and was previously heard at the June 5th meeting. - There were two houses on site, which were removed and restored with beach grass resulting in a small cluster of groundsel shrub to sprout. - The pruning that's proposed is to maintain the viewshed along Washington Street. - The Land Bank recognizes and values the importance of dune vegetation for stabilization and overall coastal resiliency. Schafer - Visited the site and was thinking there were only one or two shrubs that were big enough to prune and don't see them impacting the view. Turcotte - We would give a property owner a hard time doing this in the resource area and thinks that if they get to a size that it becomes a problem, it's worth revisiting then. Misurelli - In favor of granting the waiver in order for them to manage wetland views. Braine - Agrees with Misurelli Engelbourg - Made a strong opinion at last meeting and specifically points to appendix D which covers viewshed management guidelines from the recently approved regulations. - "Maintenance pruning is not allowed in resource areas with the exception being the maintenance of vegetation along public pedestrian accessways." We will have to decide if this project meets that exception or not. - If we find that the project doesn't meet the exception, we will need to refer to the waivers that are being requested and to evaluate each of them. - No viewshed management should be done between April 1st and September 31st so we would have to ask the Land Bank to do it in the off season. DellErba - Makes the distinction between a viewshed corridor and someone's backyard. - On a staff level, I do see a public benefit Engelbourg - Asks Phelps if there are paths along these parcels from the pictures that were included in the application. Phelps - There are no public paths, but people do walk through here as well as along the road. Schafer - Mentions that there is a walkway there and sees it as a public accessway. Williams - People do walk along that beach from the town pier which would be in support of the waiver if we consider walking along the beach from Washington Street. - I don't believe it's significant and is on the fence on how to approach the issue.

	Engelbourg - I think that walking along the beach grass doesn't meet the exception of being maintenance of vegetation along a public pedestrian accessway. - Reviews the waivers that are being requested. Misurelli - Doesn't see an adverse impact from pruning the shrub, they're not removing them. - I qualify groundsel as an aggressive grower and believe they will be possibly a foot bigger by fall when they would be permitted to maintain them. - I see it as responsible management to prune them. Williams - Maybe in September it may be an issue for the public viewshed but right now it's not and maybe they should come back in the fall when we will have more time to base a waiver on. Dell'Erba - It is responsible management to ask to do this now rather than to wait until it's 10 feet tall and will have to do more aggressive pruning at that time. Engelbourg - Agrees in the terms of plant care perspective, but we have to base this application on what the applicant proposes to do, which is for viewshed management or to essentially protect the interest of wetland scenic views that is in the act of bylaw and regulations. - It's the Commission's job to determine if this action supports protection with no adverse impacts to coastal resiliency, wildlife, storm damage and all other interests. Turcotte - Thinks that it's slightly worse for the resource area to trim the groundsel trees. Misurelli - In favor to permitting under the no adverse impact waiver as I don't think they are requesting to prune it drastically but being pro-active. Engelbourg - Reminds the Commission that they can include any conditions that would require the trees to be pruned to a certain height, dimensions, or have additional filing to document other specifics. Plandowski - In favor of pruning but thinks this conversation should be added to the next meetings where the Commission reviews the regulations. Dell'Erba confirms that they have everything they need to close.
Motion:	Motion to close (Made by: Plandowski) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Schafer, Turcotte, Plandowski and Williams (aye)

2. *Carroll- 3 Millbrook Road (56-62) SE48-3909

Sitting:	Engelbourg, Braine, Misurelli, Schafer, Turcotte, Plandowski, and Williams
Recused:	---
Representatives:	Don Bracken, Bracken Engineering
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:30:23)	Bracken - Describes the proposed replacement of the septic system and initiated by a failed Title 5 inspection by being too close to the groundwater. - The proposed plan has been reviewed and approved by the Board of Health. - The new proposed septic design includes the new soil absorption system over the same location where the existing leeching trenches are. Turcotte - Thinks that it's a well-planned project.

Motion:	Motion to close (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Schafer, Turcotte, Plandowski and Williams (aye)

3. *Sankaty Golf Club, Inc- 18 Hoicks Hollow Road (23-9) SE48-

Sitting:	Engelbourg, Braine, Misurelli, Schafer, Turcotte, Plandowski, and Williams
Recused:	---
Representatives:	Leo Asadoorian, Blackwell & Associates
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:35:56)	Asadoorian - The application is to basically demo the whole site but it's not going to be done all at once. - The applicant will be submitting NHESP review once it becomes available along with a management and planting plan. - Describes the proposed project of moving all structures on site further from the eroding Bank. - Ask the Commission what time of vegetation they should place in order for the soil to mix well with the beach sand once it goes over the bank. Dell'Erba and Engelbourg confirm that there is no DEP file number and that NHESP is still deliberating. Engelbourg - Predicts that NHESP will require a conservation management plan for the property. - - The soil that's put there should match the Bank in the restoration areas along with native plants.
Action:	CONTINUED UNTIL JULY 10 TH

E. Amended Orders of Conditions- No Waiver Required

1. *Frost Daisy Field Trust- 74 Madaket Road (41-810) SE48-3548

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Mark Rits, Site Design Engineering
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:45:57)	No Commissioners or members of the Public chose to open the discussion.
Action:	Motion to close (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

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

IV. Public Meeting

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

1. *Town of Nantucket & Nantucket Pond Coalition- Hummock Pond (various) SE48-3908

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Emma Morgan, Town of Nantucket
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:48:26)	Dell'Erba presents the item and reviews the OOC as drafted
Action:	Motion to issue OOC as drafted (Made by: Turcotte) (Seconded by: Williams)

Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)
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2. *Nantucket Islands Land Bank- 41 Jefferson Avenue (30-45) SE48-3910

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Elizabeth Phelps, Nantucket Islands Land Bank
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:51:26)	Dell’Erba presents the item and reviews the OOC as drafted Phelps - Mentions that the determination from NHESP haven’t been received yet.
Action:	Motion to reconsider the motion to close the hearing (Made by: Turcotte) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)
Action:	CONTINUED UNTIL JULY 10 TH

3. *Frost Daisy Field Trust- 74 Madaket Road (41-810) SE48-3548

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representative:	Mark Rits, Site Design Engineering
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:53:35)	Dell’Erba presents the item and reviews the OOC as drafted
Action:	Motion to issue OOC (Made by: Turcotte) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

B. Orders of Conditions/ Amended Order of Conditions- Waiver Required

1. ACK TU LLC- 14 Plover Lane (12-53) SE48-3905

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Brian Madden, LEC Environmental Consulting Glen Wood,
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:55:39)	Dell’Erba presents the item and reviews the OOC as drafted Engelbourg - Both the deed restriction and Conservation restriction have been discussed as well as the possibility that either one should apply. - It’s up to the Commission to decide what would uphold the protected interest and the performance standards in a suitable way. - Another question that we had is whether a deed restriction can be permanent if it’s a private deed restriction and the answer is definitively yes as the OOC would require it to remain in place. - Conditions stated in an OOC that then go to certificates of compliance and are continued in perpetuity and exist in perpetuity on the deed. Turcotte - In response to the letter that Pucci sent, I pulled up a document from the Mass Land Trust Coalition’s website that’s titled “deed restrictions, a limited alternative” which will be shared with Commissioners and Staff. - Mentions that there is an extra step with the deed restriction option over a Conservation restriction.

	Williams - A private deed restriction that is not enforceable by a government body expires after 30 years. - Any conservation restriction we're putting on the property imposed by a government body is in perpetuity. - Believes it has to be a conservation restriction as it will be filed on the deed. Braine - Still in favor of a conservation restriction. Misurelli - I originally thought a deed restriction would be enough however if the majority of the Commissioners think that a conservation restriction is the way to go, I will go along with that. Plandowski - While the Commission has agreed to a conservation restriction, the applicant did not agree and will not agree to such a restriction that says that there must be more behind it. Engelbourg - It's not up to the owner or applicant of any notice to agree to any conditions. - If after we write this Order and the holder of that permit doesn't agree with what is in the permit, they can appeal it, seek an amendment, and all the recourse they have available under the Act and the Bylaw. Dell'Erba - Clarifies finding #2 which is highlighted with the recommendation from Pucci that it would allow Pucci to look into the best option to keep the restriction on the property in perpetuity. - When we write a condition open like the one stated, we can make that determination with Pucci and can issue it that way. Engelbourg - If we're going to make sure this happens, the option that we choose should be in the condition section as findings aren't as enforceable as what's in the conditions. Willimas - Had a discussion with Dell'Erba about keeping finding #2 open ended so we could come to some sort of decision at some point, but I believe we must close this hearing tonight. Engelbourg - We will need to issue this Order tonight but there's a way we can issue this Order and still maintain flexibility. Turcotte - Details advantages of a conservation restriction. Engelbourg - If we decide we want a conservation restriction but wanted to seek more information, we have the ability in the condition re-write, which would require an amendment. - We have to decide by the end of this meeting tonight. Williams - Mentions that we could leave the wording open ended so we can make a decision at a later time. Dell'Erba reviews all the conditions Engelbourg - Requests to mention that the company and contact information for the irrigation company should be filed with the Commission staff. Williams - Asks if it's beyond our scope to request that staff visit this site annually. Engelbourg
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	- Mentions that when monitoring reports are requested to be submitted, staff will go out to the property upon receipt of the report to check if it's in compliance with what was permitted. Wood - Agrees with Linda and that research has indicated that it clearly can be in perpetuity and that the 21 days can be waived to get an opinion from Pucci. - We could have a properly drafted deed restriction provided to the Commission next week as is allowed under Chapter 184. - The client will not agree to a Conservation Restriction. Engelbourg - No matter what we do here, we should change the wording of "the applicant agrees to" as it's not factual or relevant. - If the Commission would like to consider the option of the deed restriction, it seems that we have the applicant's consent. Turcotte - There's a reason that the applicant doesn't want to do a Conservation Restriction and thinks it's the best option as it's better for the resource area. Williams - There is a reason that town council drafted this finding, and it can be in the conditions as well. I would prefer to wait as it seems that's what Council is recommending, we do. Engelbourg - Thinks it would be wise to take the extension that was graciously offered by the applicant but still thinks they should do a conservation restriction. Schafer - Asks if the applicant will then have a right to appeal it. Engelbourg - Confirms that the applicant has the option to appeal. Misurelli - In favor of the continuance as we will learn something about the process that we can put forward. Engelbourg - We would have to ask Attorney Wood for expressed verbal consent to confirm sending a letter to staff to waive the 21-day extension, followed by an email and a formal letter. Wood gives verbal consent to issue an extension on the OOC.
Action:	CONTINUED UNTIL JULY 24 TH

2. *Nantucket Islands Land Bank- 70, 72, 74 Washington Street (42.2.3-16, 17, & 18) SE48-3907

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Elizabeth Phelps, Nantucket Islands Land Bank
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:30:24)	Dell'Erba presents the item and reviews the OOC as drafted Engelbourg - The Commission has to determine if it wants to issue a positive or a negative Order. - If we want to issue a positive Order, we will need to move to conditions that would attach to that Order. Misurelli, Turcotte, Plandowski, Braine, Schafer, Williams agree on a positive Order. Engelbourg - Requests to add vegetation management guidelines. - We don't necessarily have to close this one today and hold it over for staff to get something together for us. Dell'Erba

	- We have a lot of vegetation management guidelines but they're specifically for the viewshed management stuff. Engelbourg - Requests to add Condition #19- "Vegetation management plan specifying height and time of year that pruning activities will take place shall be submitted as Minor modification." - Requests to add Condition #20- "pruning prohibited between April 1st and September 30th." Engelbourg - Requests to edit the section detailing the waiver.
Action:	Motion to issue OOC as Amended (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

3. Carroll- 3 Millbrook Road (56-62) SE48-3909

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Don Bracken, Bracken Engineering, Inc.
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:38:47)	Dell'Erba presents the item and reviews the OOC as drafted
Action:	Motion to issue OOC as drafted (Made by: Plandowski) (Seconded by: Turcotte)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

C. Orders of Conditions/ Amended Orders of Conditions- Waiver Required: Pre- January 1st Submissions (none)

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

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

F. Minor Modifications

1. CMR 11 Osprey LLC- 11 Osprey Way (82-3) SE48-3678

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Turcotte
Recused:	Williams
Representatives:	Mark Rits, Site Design Engineering
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:41:40)	Rits - Describes the request to reconfigure the previously approved house and decking.
Motion:	Motion to approve the Minor Modification (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte (aye) Williams (recused)

2. Nester & Pippis Nester- 4 East Lincoln Avenue (42.4.1-49) SE48-3367

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-----
Representatives:	Don Bracken, Bracken Engineering

Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:43:05)	Bracken - Describes the proposed modification of a different configuration for the main house, which has increased in size and the pool will go up right to the patio. - There will be no vegetation between the patio and the main structure.
Motion:	Motion to approve the Minor Modification (Made by: Misurelli) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

3. Morash gift Realty Trust- 35 Meadow View Drive (56-131) SE48-3836

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Brian Madden, LEC Environmental
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:45:08)	Madden - The minor modification involves some reconfiguration of the pool by rotating and minor updates, otherwise keeping with the original approval.
Action:	Motion to approve the Minor Modification (Made by: Plandowski) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

4. Burnham & Buttrick- 26Warrens Landing Road (38-11.3) SE48-3753

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, and Turcotte
Recused:	Williams, Schafer
Representatives:	Brian Madden, LEC Environmental
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:46:21)	Madden - The modification involves the after-the-fact approval of installation for the underground electric line. - The routing took a different layout than what was approved.
Action:	Motion to approve the Minor Modification (Made by: Plandowski) (Seconded by: Braine)
Vote:	Carried://5:0 Engelbourg, Braine, Misurelli, Plandowski, Turcotte, (aye). Schafer, Williams (recused)

G. Certificate of Compliance

1. MUL 25 LLC- 25 Willard Street (29-33) SE48-3503

Action:	CONTINUED UNTIL JULY 10, 2025
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2. Little Hummock 196 Realty Trust- 196 Hummock Pond Road (65-30) SE48-3833

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Don Bracken, Bracken Engineering Inc
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:48:23)	Bracken - Everything was done by the plan on record, other than to convert a keystone patio to a stone type patio. They have no intention on doing that work at this time.

Action:	Motion to issue COC with a partial certification with ongoing conditions #20, 21, & 23 (Made by: Misurelli) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

3. The Shadow Nominee Trust- 15 Top Gale Lane (27-7.1) SE48-2052

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Brian Madden, LEC Environmental
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:51:10)	Madden - All work was done according to the plan other than the final location configuration of the pool house and cabana, which was smaller than what was approved.
Action:	Motion to issue COC with ongoing Conditions #19, 20, 22 & 23 (Made by: Misurelli) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

4. 37 Starbuck LLC- 37 Starbuck Road (60-37) SE48-3753

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Paul Santos, Nantucket Surveyors
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:54:57)	Santos - Work has been satisfactory completed with regard to the Notice of Intent.
Action:	Motion to issue COC (Made by: Braine) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

H. Extension Requests

1. Nester & Pippis Nester- 4 East Lincoln Avenue (42.4.1-49) SE48-3367

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	---
Representatives:	Don Bracken, Bracken Engineering Inc
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:56:42)	Bracken - Requesting a two-year extension until December 9, 2027.
Action:	Motion to issue the Extension (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. NotSoEasy, LLC- 26 Easty Street (42.4.2-23) SE48-3542

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Turcotte
Recused:	Williams
Representatives:	Art Gasbarro, Nantucket Engineering & Survey
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:57:43)	Gasbarro - The applicant is requesting a three-year extension to complete the project.
Action:	Motion to issue the Extension (Made by: Misurelli) (Seconded by: Schafer)

Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Turcotte (aye) Williams (recused)
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I. Other Business

1. Approval of Minutes (none)

2. Monitoring Reports – None

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

CRAC:	Braine - No report
CPC:	Schafer - No report
NP&EDC:	Misurelli - The meeting on Monday looked at the buildout analysis, transportation manager updates, and appointments.
Harbor Plan	Williams - No meeting last week due to lack of quorum.

4. Commissioner's Comments

Discussion: (02:01:37)	Misurelli - Thinks it's time to send a letter to applicants that we plan to pursue enforcement. - Summer House- 10 & 16 Ocean Avenue SE48-3824 - West Ashored LLC- 62 Wanoma Way SE48-3869 - Both properties have been noted as continued on the agenda for a long time. Engelbourg - The applications that came about as a result of an Enforcement Order, we can Amend that Enforcement Order or issue a new Enforcement Order to require something to happen. That's the recourse we have. - Committee appointments are scheduled for the July 9th meeting.
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5. Enforcement Actions

Discussion: (02:06:35)	Engelbourg - We're going to have to open an Enforcement Action on 33 Washington Street for an unpermitted tent that's within the 100-foot buffer to the Isolated Vegetated Wetland occurring at 27 Washington Street. - We'll take photos and staff will measure it but it looks like it is in the 50–75-foot buffer zone. - The tent is considered a structure under our Regulations, and they have an active OOC which doesn't mention anything about it and it was built without the benefit of a permit. - After we have the documentation, Dell'Erba is going to issue an Enforcement Order for a cease and desist. - We'll ratify it on July 10th and require the applicant to come before the Commission to explain what happened on the site.
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1. 14 Plover Lane

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-----
Representatives:	Brian Madden, LEC Environmental Consultants- representing the applicant Dan Bailey, representing the abutters

Conservation Commission Minutes June 26, 2025, adopted October 16, 2025

	Glenn Wood, representing the property owner George Pucci, Town Council
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	Tony Cahill, concerned citizen Doug Delaney, Owner of 16 Plover Lane
Discussion: (02:10:18)	Dell'Erba - Pucci and Dell'Erba have discussed the penalty, and Pucci will be drafting a letter. - I will be amending that Enforcement Order by Tuesday to include the \$11,100 civil penalty once it's been confirmed by Pucci on if that money will be going to a conservation purpose. - Dell'Erba will send over any opinion that he gets to the Commission by next meeting.

6. Administrator/Staff Reports

Discussion:	none
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Adjournment:

Motion:	Motion to adjourn at 7:14pm. (Made by: Plandowski) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

Submitted by:
Lisa Graves