



CONSERVATION COMMISSION MINUTES

131 Pleasant Street
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Thursday, August 21, 2025 – 5:00 p.m.

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

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

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

Called to order at 5:04 p.m. by Chair Engelbourg

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

I. Acceptance of the Agenda

Motion	Motion to accept Agenda (Made by: Misurelli) (Seconded by: Turcotte)
Vote	Vote Carried: 4:0 Engelbourg, Misurelli, Plandowski, Turcotte (aye) Williams (abstained)

II. Public Comment

Chair Engelbourg called for public comment

Discussion: (00:01:41)	Burton Balkind, Nantucket Coastal Conservancy - Requests Commission to give an update on the ongoing maintenance and mitigation for the current geotube project that has a removal Order and a positive Order for an expansion. - We feel that the structure has been all but abandoned and continues to cause harm in the fronting beach and downdrift areas. - I would appreciate it if it could be put as an agenda item in a future meeting. - The Coastal Bank has eroded at 281 Hummock Pond Road to about 25-30 feet of the structure's foundation.
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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 SEPTEMBER 4 TH
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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 SEPTEMBER 18 TH
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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 SEPTEMBER 4 TH
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3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869

Action:	CONTINUED UNTIL SEPTEMBER 4 TH
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D. Notice of Intent- Waiver Required

1. *Sankaty Golf Club, Inc- 18 Hoicks Hollow Road (23-9) SE48-3911

Action:	CONTINUED UNTIL SEPTEMBER 4 TH
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2. *Nantucket Conservation Foundation- Coatue (16-5 & 5.2) SE48-3914

Sitting:	Engelbourg, Misurelli, Plandowski, Turcotte, and Williams
Recused:	-----
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: (00:06:43)	Gasbarro - Following up with a second hearing of the application for the relocation of the ranger cabin out at Coatue. - The applicant has eliminated the raised platform for viewing as we felt the Commission had concerns. - Everything has remained as it has been presented to the Commission.
Action:	Motion to close: (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Turcotte, and Williams (aye)

3. *Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917

Sitting:	Engelbourg, Misurelli, Plandowski, Turcotte, and Williams
Recused:	-----
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: (00:10:10)	Gasbarro - Reviews the application for a coastal stabilization project along the Bank. - The applicant is hoping to protect the toe of the bank in a way that can establish vegetation along the face of the Bank and to provide mitigation sand on an annual basis to keep the array covered. - Although we have received a file number, we are waiting for a final review from NHESP. Turcotte - Asks Dell’Erba if a waiver was required for this project Dell’Erba - Mentions that the Commission recently approved a coastal stabilization project with a discussion on whether it was water dependent or not. Gasbarro - Confirms that a waiver was requested based on long-term net benefit for the stabilization and the vegetation of the Bank itself. - It is my understanding that it may not need a waiver due to being water dependent project. Misurelli - In full support of the project but not familiar with the bottom coir tubes. Gasbarro - It would be the same template that is installed on many other properties that is approved prior to going to the solid fill logs. Misurelli - Are the applicants proposing to keep the coir logs covered for the duration or just through the maintenance portion of the project? Gasbarro - The effort would be to maintain sand cover at all times to avoid UV degradation but there is a reality of mobilization time where there could be a period in between storms and beach conditions that it may not be covered at all times.

	- The applicant is committed to delivering sand once a year that will be used to distribute over that area. Engelbourg - It should be noted that it's a Barrier Beach, which has more stringent performance standards than a regular Coastal Beach, so we should keep that in mind. - Personally, doesn't think the long-term net benefit waiver is appropriate to either request or apply because we can't take into account one resource area in light of all the other resource areas. - We would have to find that this array is not only beneficial to the Coastal Bank but to the Barrier Beach, Beach, and Land Under the Ocean. - Always thinks we should be looking at no adverse impacts, no reasonable alternatives waiver because it's much more straight forward and easy to access. Misurelli - In the past, we have asked applicants to move structures as a reasonable alternative and I'm not proposing the applicant do that. - By using the no reasonable alternative option, what is the implication of that? Engelbourg - I don't want to get too much into that as it's not the waiver that the applicant hasn't requested. - Understands that the request for the long-term net benefit is significantly easier, but it's up to us to decide if that's reasonable. - I would personally think it's a disservice to the Commission and the community if we didn't go down that path of talking about what all the options are for this for stabilizing the shoreline. Gasbarro - We will take all of this under advisement and provide revised information once it has been discussed.
Action:	CONTINUED UNTIL SEPTEMBER 4 TH

E. Amended Orders of Conditions- No Waiver Required

1. East Lincoln Avenue Realty Trust- 16 Walsh Street & 2 East Lincoln Avenue (42.4.1-50) SE48-3906

Sitting:	Engelbourg, Misurelli, Plandowski, Turcotte, and Williams
Recused:	-----
Representatives:	Will Dell'Erba, representing David Haines
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:30:13)	Dell'Erba - The original Order involved the removal of a dwelling, with the Amendment request involves the house to be moved and slightly reconfigured on the newly subdivided lot, resulting in two separate dwellings on each parcel. - The Order didn't require a waiver and both first floors will be elevated out of the flood zone.
Action:	Motion to close: (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Turcotte, and Williams (aye)

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

IV. Public Meeting

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

1. East Lincoln Avenue Realty Trust- 16 Walsh Street & 2 East Lincoln Avenue (42.4.1-50) SE48-3906

Sitting:	Engelbourg, Misurelli, Plandowski, Turcotte, and Williams
Recused:	-----
Representatives:	David Haines, Haines Hydrological

Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:33:22)	Dell'Erba presents the item
Action:	Motion to issue OOC as drafted (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Turcotte, and Williams (aye)

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 *Nantucket Conservation Foundation- Coatee (16-5 & 5.2) SE48-3914

Sitting:	Engelbourg, Misurelli, Plandowski, Turcotte, and Williams
Recused:	-----
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: (00:36:18)	Dell'Erba presents the item
Action:	Motion to issue OOC as Amended (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Turcotte, and Williams (aye)

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

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

F. Minor Modifications (none)

G. Certificate of Compliance

1. Coburn- 5 North Beach Street (42.4.1-92) SE48-3628

Sitting:	Engelbourg, Misurelli, Plandowski, Turcotte, and Williams
Recused:	----
Representatives:	Will Dell'Erba, representing Don Bracken
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:39:38)	Dell'Erba - All work has been completed in compliance.
Action:	Motion to issue the COC ongoing condition #20 (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Turcotte, and Williams (aye)

2. Warrens Landing Nominee Trust- 40 Warrens Landing Road (38-45) SE48-3694

Sitting:	Engelbourg, Plandowski, Turcotte, Misurelli and Williams
Recused:	-----
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: (00:42:31)	Gasbarro - All work has been completed in substantial compliance.
Action:	Motion to issue COC with ongoing conditions #20, #21, #22 (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli Plandowski, Turcotte, and Williams (aye)

3. ACK Hang Ten LLC- 21 Meader Street (42.2.3-44) SE48-3611

4. ACK Hang Ten LLC- 21 Meader Street (42.2.3-44) SE48-3679

Sitting:	Engelbourg, Plandowski, Misurelli and Williams
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Recused:	Turcotte
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: (00:44:30)	Gasbarro - SE48-3611 was for the restoration of an area that would created a rain garden planted with native species. - SE48-3679 was for the construction of a single-family home and garage within Land Subject to Coastal Storm Flowage. - Both projects were completed in compliance with the issued Orders.
Action:	Motion to issue COC SE48-3611 with ongoing conditions #20 & #22 (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://4:0 Engelbourg, Misurelli, Plandowski, and Williams (aye) Turcotte(recused)
Motion:	Motion to issue COC SE48-3679 with ongoing condition #20 (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://4:0 Engelbourg, Plandowski, Misurelli, and Williams (aye) Turcotte(recused)

5. 13 Commercial Street LLC- 13 Commercial Wharf (42.2.4-10) SE48-3563

Sitting:	Engelbourg, Plandowski, Turcotte, Misurelli and Williams
Recused:	-----
Representatives:	Chloe Coggins, Nantucket Surveyors
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:49:10)	Coggins - There was no work done and the applicant would like to close this Order.
Action:	Motion to invalidate the Order (Made by: Engelbourg) (Seconded by: Misurelli)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Turcotte, and Williams (aye)

6. Nantucket Islands Resorts LLC- 19 & 29 North Water Street, 72 Easton Street (42.4.1-32, 42.4.2-1, 42.4.3-3) SE48-1895

Sitting:	Engelbourg, Plandowski, Turcotte, Misurelli and Williams
Recused:	-----
Representatives:	Chloe Coggins, Nantucket Surveyors
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:50:31)	Coggins - Not all of this work was completed. - They built 3 out of the 8 buildings that were constructed. - Improvements to roadways was partially completed with the construction of White Elephant Way but the driveway across from Sea Street was not constructed.
Action:	Motion to issue the Partial COC with no ongoing conditions (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli Plandowski, Turcotte, and Williams (aye)

H. Extension Requests (none)

I. Other Business

1. Approval of Minutes

Discussion: (00:53:34)	none
Motion:	Motion to Approve Minutes from 05/08/2025 (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli Plandowski, Turcotte, and Williams (aye)

2. Monitoring Reports – (none)

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

CRAC:	Braine was not present
CPC:	Schafer was not present Williams - We are entering into our deadline of September 12 th .
NP&EDC:	Misurelli - No report
Harbor Plan	Williams - We are in the final draft and had a public hearing last week. - We have to have a discussion on accessibility since there is no ramp on the town pier.

4. Enforcement Actions

Discussion: (00:56:02)	Dell’Erba - We will be going over the deed restriction and formally signing it for next meeting on one of the Enforcements. - Wanoma Way- There still working on it and will have information for the Commission to review.
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5. Commissioner’s Comments

Discussion: (00:57:32)	none
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6. Administrator/Staff Reports

Discussion: (00:57:48)	none
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Adjournment:

Motion:	Motion to adjourn at 6:06pm. (Made by: Misurelli) (Seconded by: Turcotte)
Vote:	Carried://5:0 Engelbourg, Misurelli, Plandowski, Turcotte, and Williams. (aye)

Submitted by:
Lisa Graves