



CONSERVATION COMMISSION MINUTES

131 Pleasant Street
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Thursday, September 4, 2025 – 5:00 p.m.

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

<https://www.youtube.com/watch?v=z6zx4IHMKQ>

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

I. Acceptance of the Agenda

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

II. Public Comment

Chair Engelbourg called for public comment

Discussion: (00:06:37)	Robert Frame, Homeowner of 13 Austin Locke Way - Asks how long an applicant can request a continuance. Engelbourg - There's no limit. Reminds public that the applicant can request a continuation at any time prior to the meeting.
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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

Discussion: (00:09:30)	Engelbourg - Due to our new procedural update that was put into place on July 1 st , we're not required to open these individually unless there's an interest in doing so. Commissioners and Public don't see a need to open these SE48-3918 & SE48-3916
Action:	Motion to close SE48-3918 & SE48-3916: (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

1. Nantucket Islands Land Bank- Smooth Hummocks Way (82-30) SE48-3893

Action:	CONTINUED UNTIL OCTOBER 2 ND
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2. Powers- 164 Hummock Pond Road (65-13.1) SE48-3918

Action:	Motion to close: (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

3. *Nantucket Conservation Foundation- 220 Milestone Road (51-1) SE48-3916

Action:	Motion to close: (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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 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 OCTOBER 16 TH
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3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869

Action:	CONTINUED UNTIL SEPTEMBER 18 TH
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D. Notice of Intent- Waiver Required

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

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:10:54)	Asadoorian - Natural Heritage has received the information and it's still under review. - A restoration plan and demolition plan were provided to both the Commission and to Natural Heritage. - Refers to the demolition plan on how they will remove the structures as well as the existing septic system from the site.
Action:	CONTINUED UNTIL SEPTEMBER 18 TH

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

Action:	CONTINUED UNTIL SEPTEMBER 18 th
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3. *Nantucket Islands Land Bank- 50-56 Madaket Road (41-582, 583, 584, & 585) SE48-3915

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:14:44)	Phelps - Reviews the proposed invasive species management for 50-56 Madaket Road - Most of the management will be along the buffer zones to a Bordering Vegetated Wetland, but about 500 feet will take place within the resource area. Misurelli - Do we know the variety of bamboo? Asks Phelps if the applicant is planning on doing that work this fall. Phelps - We haven't gotten down to the type of bamboo, but I know knotweed is probably a hybrid species. - We were planning on doing one treatment this fall followed by another treatment a couple weeks later, followed by mowing. Engelbourg - I'm confident it's Golden Groove bamboo. Phelps - Goes into detail on the phases of treatment that they're proposing. Dell'Erba - I don't think they're proposing to treat the Bamboo Forrest, it's the stuff that's escaping it.
Action:	Motion to close: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

4. *Emery- 46 Tennessee Avenue (59.4-89) SE48-3919

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:22:30)	Santos - Reviews the proposed project for the replacement of the existing conventional 1,000-gallon septic tank with a nitrogen reducing technology. - The plan also includes an exploratory assessment of the future repairs for the replacement of the proposed foundation system. - We will be on site to do some exploratory test bits to determine groundwater and soil conditions. - All work will be done in compliance with the current flood zone standards. - Reviews the waivers that are requested. Williams - Asks if it's going to be a mounded system Santos - The system is actually in place, we're simply just upgrading the tank to an IA tank. Williams - Asks if it's going to be put on piers Santos - I believe the initial review of it was a helical pile system with a grade beam and concrete wall with appropriate flood vents.
Action:	Motion to close: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

5. *Walpow- 5 & 7 Arbour Way (29-159 & 160) SE48-3920

Action:	CONTINUED UNTIL SEPTEMBER 18 TH
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E. Amended Orders of Conditions- No Waiver Required (none)

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

IV. Public Meeting

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

1. Powers- 164 Hummock Pond Road (65-13.1) SE48-3918

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:29:45)	Dell'Erba presents the item Engelbourg requests to add lighting and landscaping conditions.
Action:	Motion to issue OOC as Amended (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

2. Nantucket Conservation Foundation- 220 Milestone Road (51-1) SE48-3916

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:34:31)	Dell'Erba

	- There was not a waiver request as it's an ecological limited restoration project, but I believe that means that it doesn't need a waiver. Engelbourg - We got the DEP guidance saying that we have the authority to decide either way and our decision was that we don't need it. Dell'Erba presents the item Engelbourg - Request to add photo monitoring and proper disposal for invasive species
Action:	Motion to issue OOC as Amended (Made by: Williams) (Seconded by: Braine)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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 Islands Land Bank- 50-56 Madaket Road (41-582, 583, 584, & 585) SE48-3915

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:43:42)	Dell'Erba presents the item Engelbourg requests to add the invasive species conditions.
Action:	Motion to issue OOC as Amended (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

2. *Emery- 46 Tennessee Avenue (59.4-89) SE48-3919

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:51:55)	Dell'Erba presents the item Williams requests to add the planting conditions
Action:	Motion to issue OOC as drafted (Made by: Williams) (Seconded by: Braine)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

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

E. Request for Determination of Applicability- Work Requested

1. *Massachusetts Electric Company- Hulbert Avenue & Willard Street (various)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, and Schafer
Recused:	Williams
Representatives:	Maya Pope, Epsilon Associates, Inc.
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:57:06)	Pope - Reviews the proposed electric distribution service project of converting the existing overhead infrastructure to underground conduit along Hulbert Avenue and Willard Street. Dell'Erba recommends a -2 Determination
Action:	Motion to issue the RDA with -2 Determination (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://5:0 Engelbourg, Braine, Misurelli, Plandowski, and Schafer (aye) Williams (recused)

F. Minor Modifications

1. Burbage- 47 Quidnet Road (21-143) SE48-3855

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (01:02:16)	Madden - The modifications include a reconfigured footprint for the garage, guest house, and relocation of IA septic tanks.
Action:	Motion to issue the Minor Modification (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

2. Penant Realty, LLC- 5 Coskata Course Way (14-14.1) SE48-3838

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (01:04:20)	Madden - Modifications include the relocation of the dwelling.
Action:	Motion to issue the Minor Modification (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams (aye)

3. Balboa- 71R Cliff Road (30-160.1) SE48-3354

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, and Schafer
Recused:	Williams
Representatives:	Paul Santos, Nantucket Surveyors
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:05:34)	Santos - Modifications are in accordance to Condition #20- “all drainage from the site needs to be contained on the site” - This is a subsurface system that will handle a foundation drainage system that’s located outside of the Commission’s jurisdiction.
Action:	Motion to issue the Minor Modification (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://5:0 Engelbourg, Braine, Misurelli, Plandowski, and Schafer. (aye) Williams (recused)

G. Certificate of Compliance (none)

H. Extension Requests (none)

I. Other Business

1. Approval of Minutes

Discussion: (01:08:53)	none
Motion:	Motion to Approve Minutes from 05/22/2025 (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli Plandowski, Schafer, and Williams (aye)

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 - We had a meeting on August 25 th with a presentation on a housing update from Kristie Ferrantella, a transportation update by Mike Burnes, and we further discussed the NPNDP enabling legislation and the next steps that are involved in that.
Harbor Plan	Williams - We had the public hearing and needed to add some things that were brought up to the plan that we didn't anticipate.

4. Enforcement Actions

Discussion: (01:11:38)	Dell'Erba - We're going to have the final Deed Restriction for Plover and we're going to be signing that for next meeting.
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5. Commissioner's Comments

Discussion: (01:12:02)	none
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6. Administrator/Staff Reports

Discussion: (01:12:09)	none
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Adjournment:

Motion:	Motion to adjourn at 6:12pm. (Made by: Williams) (Seconded by: Braine)
Vote:	Carried://6:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Williams. (aye)

Submitted by:
Lisa Graves