



CONSERVATION COMMISSION MINUTES

131 Pleasant Street
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Thursday, October 2, 2025 – 5:00 p.m.

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

<https://youtube.com/live/jem-7fLTB2E>

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, Director of the Natural Resources Department
 Attending Members: Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, & Williams
 Absent Members: -
 Members Left Early: -

I. Acceptance of the Agenda

Discussion: (00:00:50)	Engelbourg notes the continuances
Motion:	Motion to accept the agenda (Made by: Misurelli) (Seconded by: Williams)
Vote:	Vote Carried: 7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

II. Public Comment

Chair Engelbourg called for public comment

Discussion: (00:02:44)	none
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III. Public Hearing

A. Notice of Intent- No Waiver Required

Discussion: (00:0:22)	Engelbourg - Asks Commission if there is any interest in opening any of these applications up for discussion. Commissioners and Public don't see a need to open ACK Koda, LLC - Gasbarro requests a continuance for ACK Koda, LLC due to lack of DEP number
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1. Nantucket Islands Land Bank- Smooth Hummocks Way (82-30) SE48-3893

Action: (01:15:06)	Motion to accept withdrawal: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. Maloney- 15 Old North Wharf (42.3.1-26) SE48-3924

Action:	CONTINUED UNTIL OCTOBER 23 rd
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3. *ACK KODA, LLC- 42 Shimmo Pond Road (43-126) SE48-

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	
Representatives:	Arthur Gasbarro, Nantucket Engineer & Survey

Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	none
Discussion: (00:3:59)	Gasbarro - Requests continuance as the application had not been assigned a DEP number.
Action:	CONTINUED UNTIL OCTOBER 23 rd

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

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

Action:	CONTINUED UNTIL OCTOBER 23 rd
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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 23 rd
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3. West Ashored LLC- 62 Wanoma Way (92-16) SE48-3869

Action:	CONTINUED UNTIL NOVEMBER 6 th
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C. Notice of Intent- Waiver Required

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

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, 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: (00:04:16)	Asadoorian - The demolition of the buildings on site will be done in phases, and the planting plan demonstrates a thorough understanding of what will be planted once all the buildings are gone. - The review from NHESP is straightforward and they liked the restoration plan.
Action:	Motion to close: (Made by: Williams) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte and Williams (aye)

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

Action:	CONTINUED UNTIL OCTOBER 23 rd
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3. *Fredric C. Slater 2012 Revocable Trust- 113 Eel Point Road (32-2) SE48-3923

Sitting:	Braine, Plandowski, Schafer, Turcotte, and Williams
Recused:	Misurelli, Engelbourg
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: (00:06:24)	Gasbarro - Application was reviewed at the prior meeting and was continued in order to wait for a response from Natural Heritage, which was received. - Reviews the application of planting beach grass on the Coastal Bank along with the removal of the core envelope that had been installed on the abutting property. - There will be condition approval from Natural Heritage in terms of time of year restrictions and protections for piping plovers. Carlson - Typically, when we get time of year restrictions from Natural Heritage, as part of the Order we attach the physical determination letter from them.
Action:	Motion to close: (Made by: Plandowski) (Seconded by: Braine)

Vote:	Carried://5:0 Braine, Plandowski, Schafer, Turcotte, and Williams (aye) Engelbourg, Misurelli (recused)+
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4. *Nantucket Islands Land Bank- 2 Massasoit Bridge Road (59-14) SE48-3925

Action:	CONTINUED UNTIL OCTOBER 23 rd
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5. *Nantucket Islands Land Bank- 39 & 41 Almanack Pond Road (46-11.1 & 11.2) SE48-3926

Action:	CONTINUED UNTIL OCTOBER 23 rd
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6. *Ripley- 92 Washington Street (42.2.3-22) SE48-3927

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-----
Representatives:	Jack Vaccaro, Epsilon Associates
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:09:37)	Vaccaro - Reviews the proposed redevelopment project that was before the Commission in 2023 involving the removal and replacement of the house, which was never executed. - The new redevelopment plan involves the removal and replacement of a residential property with a house, garage, and shed. - Reviews the elevation levels for the proposed structures as the property is within special flood hazard zones. - Additional site disturbances associated with excavations for the installation of buried utilities, water, electricity, and sewer will occur, and a new driveway entrance will be provided to create access from Washington Street EXT. - The project satisfies performance standards and by raising the house on piles, it will improve the site's ability to handle the flooding events that take place. - The existing house is within 50 feet of the bulkhead and entirely within the resource area of Land Subject to Coastal Storm Flowage, it's not possible to provide the 50-foot setback for a structure-free buffer zone under the Regulations. - The project is not going to impact on the interest identified in the bylaw and will improve the resiliency of the property. Williams - Asks Vaccaro if they have gotten approval from the HDC on the demo move as well as the development of the new structures. Vaccaro - Confirms that they have and notes that the approvals were included in the Notice of Intent application. - Also notes that the structure will be substantially higher with about 6 feet of clearance from the bottom of structure to grade. Turcotte - Asks Vaccaro if the square footage is going to be different for all three structures. Vaccaro - Doesn't think so but doesn't have the information to clarify the question. Engelbourg - Please do that calculation and provide that in writing to the Commission Misurelli - Asks Vaccaro for the configuration of the buildings to which it was confirmed that the shed and garage were correctly placed on the plan. Engelbourg - The waiver that was requested- no adverse impacts, no reasonable alternatives require a written alternatives analysis.

	- The recording plan shows the 50 foot and 100-foot buffer zones, but we have since changed the performance standards for the buffer zone to Coastal Bank and structures are not allowed in the 50 or 75ft buffer without mitigation. - We will need an updated plan with the 75ft buffer zone line delineation. - In reference to the performance standard #4 that references the Coastal Resiliency plan, the reason to make the change was to seek advice from CRAC and the staff working on that plan. We would request that they be asked to provide advice on this project. - Requests to seek clarification on utilities and mechanicals to be provided and noted on an updated plan.
Action:	CONTINUED UNTIL OCTOBER 23 rd

E. Amended Orders of Conditions- No Waiver Required

1. *Purcel- 32 Dukes Road (56-188) SE48-3904

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-----
Representatives:	Joseph Topham, Topham Designs
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:28:19)	Topham - The applicant is requesting an expansion of underground space off the existing basement for additional storage.
Action:	Motion to close: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. *Pops Lane Holdings Trust- 3 Pops Lane (60.2.4-64.1) SE48-3830

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Turcotte
Recused:	Williams
Representatives:	Brian Madden, LEC Environmental Consultants
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	Sarah Hendrickson, abutters and homeowners of 341 Madaket Road
Discussion: (00:30:20)	Madden - The original Order approved a much larger project which includes the demolition and removal of the existing dwelling and construction of a new one. - Through the HDC review process, the dwelling is no longer proposed to be demolished or moved off and going to be retained. - The dwelling has proposed additions along with deck reconfigurations and expansions, and relocation of the pool. Hendrickson - Notes a letter that was filed and circulated to the Commission with abutter objections and concerns. - The site plan that was previously approved is completed differed than the one considered today as the Commission didn't have to consider the pool, as it was outside of the 100-foot buffer zone. - The site plan is missing the 75-foot buffer zone line making it not clear if a portion of the pool is within either the 50- or 75-foot buffer zone. - This application should not just be an Amendment to the original Order of Conditions but a new application subject to the updated regulations. Misurelli - Thinks it's reasonable to ask the 75-foot buffer to be included on the plan since that's what we required for the first application. Engelbourg - The new regulations apply to Notice of Intent applications and for a Request for Determination of Applicability. They don't apply to Amended Orders as we

	judge that application to the regulations that were in place at the time the original Order was approved. - In this case, not showing a 75-foot buffer zone is entirely reasonable. - We have the authority as a Commission to decide if we require the applicant to fill out a new Notice of Intent application, but we would have to have a specific finding proving that there's a reason for that in the performance standards. Madden - We have gone over that question about refiling and thinks that this Amendment requests fits this request. - It's a scaled back project with a huge structural reduction than what was originally approved. - The pool conditions have already been added to the previous Order and confirms that the pool will remain outside of the 75-foot buffer zone. Engelbourg - If the pool is inside of the 100-foot buffer zone, we are able to add much more stringent conditions to that pool than if it's outside. Turcotte - Thinks that this is a better project and applying our standard pool conditions will be sufficient.
Action:	Motion to close: (Made by: Schafer) (Seconded by: Braine)
Vote:	Carried://5:1 Engelbourg, Braine, Misurelli, Plandowski, and Turcotte (aye) Schafer (nay) Williams (recused)

D. Amended Orders of Conditions- Waiver Required

1. *Third Point Holdings LLC- 39 Quaise Road (26-3) SE48-3806

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (00:43:11)	Gasbarro - The application reduces the scope of the original Order which was the approval to relocate and renovate the existing structures. The project is now going to be renovated in place of removing the structures. - The applicant is proposing to include a balcony above the existing porch, a stone step leading up to the porch, a dry laid stone patio outside of the 25-foot buffer zone, and the revision of the deck and steps, which is within the footprint of the existing stairs. Turcotte - Doesn't want to see the privet hedge getting planted within the buffer zone to the BVW but I'm not sure if it's in our jurisdiction. Engelbourg - We could condition the Order to include just native species and that would eliminate the privet, and the applicant could include a hedge of some other sort. - Asks Gasbarro if he's only requesting the new waiver for the stone step only. Gasbarro confirms that he's correct.
Action:	Motion to close: (Made by: Misurelli) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte and Williams (aye)

IV. Public Meeting

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

1. Purcel- 32 Dukes Road (56-88) SE48-3904

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-----
Representatives:	Joseph Topham, Topham Designs
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:49:20)	Carlson presents the item
Action:	Motion to issue OOC as drafted (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried:/7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. Pops Lane Holdings Trust- 3 Pops Lane (60.2.4-64.1) SE48-3830

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, and Turcotte
Recused:	Williams
Representatives:	Art Gasbarro, LEC Environmental Consultants
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:51:10)	Carlson presents the item - From the previous discussion, it seems like we want to add our standard pool conditions, and I don't have those available. - Requests to come back to it in a couple of minutes. Discussion resumes at (01:00:17) Carlson was unable to pull up the pool or time of year restrictions and asks if we could carry that Order over until the next meeting.
Action:	CONTINUED UNTIL OCTOBER 23rd

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

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, 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: (00:52:56)	Carlson presents the item
Action:	Motion to issue OOC as drafted (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. *Fredric C. Slater 2012 Revocable Trust- 113 Eel Point Road (32-2) SE48-3923

Sitting:	Braine, Plandowski, Schafer, Turcotte, and Williams
Recused:	Engelbourg, Misurelli
Representatives:	Art Gasbarro, Nantucket Engineering & Survey P.C
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:54:39)	Carlson presents the item
Action:	Motion to issue OOC as drafted (Made by: Plandowski) (Seconded by: Schafer)
Vote:	Carried://5:0 Braine, Plandowski, Schafer, Turcotte, and Williams (aye) Engelbourg, Misurelli (recused)

3. *Third Point Holdings LLC- 39 Quaise Road (26-3) SE48-3806

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

Representatives:	Art Gasbarro, Nantucket Engineering & Survey P.C
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:57:38)	Carlson presents the item - Adds Condition #21 that all plantings shall be native species with no cultivars. Engelbourg - Requests to add Condition #22- no agricultural chemicals or fertilizers.
Action:	Motion to issue OOC as Amended (Made by: Schafer) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

D. Request for Determination of Applicability- Delineation Only

1. *Burke- 31 Baxter Road (49.2.3-8)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Brian Madden, LEC Environmental Consulting
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:03:37)	Madden - The application is just to confirm the Coastal Dune boundary to seek approval. Carlson is recommending a positive 2A confirming the resource area boundaries.
Action:	Motion to issue the RDA with +2A Determination (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

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

F. Minor Modifications

1. Dream North LLC- 28 Shimmo Pond Road (43-167) SE48-3829

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	
Representatives:	David Haines, Haines Hydrogeologic Consulting
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:05:15)	Haines - Modifications include a slight reconfiguration of an approved retaining wall, which is outside the 50-foot buffer zone and further away than what was previously approved.
Action:	Motion to issue Minor Modification (Made by: Braine) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. Pocomo LLC-61 Pocomo Road (15-15) SE48-3801

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	----
Representatives:	David Haines, Haines Hydrogeologic Consulting
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:07:49)	Haines - Modifications include an infilling of building a deck between the house and a hot tub/spa.

Action:	Motion to issue the Minor Modification (Made by: Schafer) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

G. Certificate of Compliance

1. Zalduondo- 13 Cliff Road (42.4.4-71) SE48-1362

Sitting:	Engelbourg, Misurelli, Plandowski, Turcotte, and Williams
Recused:	-
Representatives:	Bill Liddle
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:09:40)	Carlson mentions that the work didn't occur and they're asking to invalidate the Order of Conditions
Action:	Motion to Invalidate the Order: (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. Glenbeigh LLC- 33 Nonantum Avenue (87-49) SE48-3755

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, 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: (01:10:26)	Gasbarro - This Order was for the installation of beach stairs which was completed.
Action:	Motion to issue the Certificate Compliance with no ongoing conditions (Made by: Schafer) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

3. 36B Lily Street LLC- 36B Lily Street (42.4.3-94) SE48-3597

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Brian Madden, LEC Environmental Consultants
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:11:33)	Madden - All work is done and in substantial compliance with the Order of Conditions
Action:	Motion to issue the Certificate of Compliance with ongoing conditions #20, 21, & 22 (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

4. 64 Baxter Road Realty Trust- 63 Baxter Road (49-22) SE48-1477

5. 64 Baxter Road Realty Trust- 63 Baxter Road (49-22) SE48-3521

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Jeff Blackwell, Blackwell & Associates
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:14:05)	Carlson - SE48-1477 expired and no work took place - SE48-3521 no work took place and they're looking to invalidate the Order

Action:	Motion to Invalidate both SE48-1477 & SE48-3521 (Made by: Misurelli) (Seconded by: Braine)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

H. Extension Requests

1. Kolb- 27 North Liberty Street (41-452) SE48-3595

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Michelle Kolb, Kolb Architects
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:15:52)	Carlson - Order is slated to expire in December of this year and they requested a three year extension.
Action:	Motion to issue the 3 year Extension (Made by: Braine) (Seconded by: Williams)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. Boathouse Realty Trust- 52 Warrens Landing Road (38-29) SE48-3579 (Godfrey)

Boathouse Realty Trust- 52 Warrens Landing Road (38-29) SE48-3634 (Godfrey)

Sitting:	Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Michael Godfrey
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (01:16:56)	Carlson - SE48-3579 is slated to expire in November and only seeking one year to finish up construction. - SE48-3634 the project is underway, and they asked if they could file it at the same time but is set to expire in April of 2026 and seeking one year.
Action:	Motion to issue one-year Extensions for both SE48-3579 & SE48-3634 (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

I. Other Business

1. Approval of Minutes 06/26/2025, 07/10/2025

Discussion: (01:18:45)	Plandowski had sent notes on edits that he reviewed but was not sure if these changes had been made. Carlson recommends holding these two Minutes for approval for the October 16th meeting.
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2. Monitoring Reports – (none)

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

CRAC:	Braine - none
CPC:	Schafer - We had our first round of applicant grants come before the committee, but we have two more rounds to go.
NP&EDC:	Misurelli

	- We had a meeting on September 29th, and it was announced that Jeff Carlson had been appointed to the Osha management committee. - Holy Backus was the guest speaker discussion historic preservation on Nantucket - Mike Burns gave a transportation update - Updated Madaket Boundary maps were the extent of the meeting.
Harbor Plan	Williams - We have a meeting coming up.

4. Enforcement Actions/ Potential Enforcement Actions

Discussion: (01:21:39)	Carlson - There was an emergency report requested for the house at the end of Mothball Way, which I had done a site visit for yesterday. - They gutted the interior of the house already but are planning on moving the house from the site. - We are waiting to get some information from the building department, and we may issue that out in advance, or we may have that to ratify at the next meeting.
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5. Commissioner's Comments

Discussion: (01:23:06)	Misurelli - 10 and 16 Ocean Street has been continuing for over a year now and I know we have the option to move towards an Enforcement. - There have been some circumstances on why they are continuing but it just needs to be dealt with at this point. Engelbourg - We can't do anything about that now. - There seem to be some delay tactics being used so we have to have the following resources available to us. - We have an open Enforcement Order that can be Amended, or another one can be issued. We could list this matter on the next agenda, if requested. Misurelli - I would respectfully request that we take staff's recommendation on a new Enforcement Order or act on the prior Enforcement Order. Plandowski agrees Engelbourg - There were some events at the last meeting that there was some disagreement about how the Commission acted and how staff viewed that action. - I think there were unfortunate circumstances on both sides but reminds the Commission how our structure works. Misurelli - I didn't think the meeting was unpleasant but just procedural and we found a way to move on from it with a meeting with Town Council.
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6. Administrator/Staff Reports

Discussion: (01:29:58)	none
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Adjournment:

Motion:	Motion to adjourn at 6:30pm. (Made by: Plandowski) (Seconded by: Misurelli)
Vote:	Carried://7:0 Engelbourg, Braine, Misurelli, Plandowski, Schafer, Turcotte, and Williams. (aye)

Submitted by:
Lisa Graves