



UPDATED MEETING POSTING

Original Posting Date: 2025 NOV 21 PM 02:01

Original Posting Number: T 959

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2025 DEC 02 PM 02:17
NANTUCKET TOWN CLERK
Posting Number: T 972

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, December 4, 2025, at 5PM

Location / Address | *The meeting will be held in hybrid format.*
In-person participation located in the PSF Community Room, 4 Fairgrounds Road
Remote participation via Zoom Webinar (Register at link below)
Information on viewing the meeting can be found at:
<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>
YouTube Link: <https://youtube.com/live/YZfkTN0yXvI>

Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_8UwPWeHCRQCyoi_mXKS5RQ
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Signature of Chair or Authorized Person | Jeff Carlson, Natural Resources Director
William Dell'Erba, Conservation Agent

WARNING: **IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

NANTUCKET CONSERVATION COMMISSION

Meeting Notice/Agenda for Thursday, December 4, 2025, 5:00 P.M.

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*Indicates items not previously opened/discussed

- I.** Call To Order
- II.** Acceptance of the Agenda
- III.** Announcements
 - 1. The Nantucket Conservation Commission Meeting is being audio and Video Recorded.
- IV.** Update on Public Comment Questions from Prior Meetings
- V.** Public Comment
- VI.** Public Hearing
 - A. Notice of Intent- No Waiver Required
 - 1. Maloney- 15 Old North Wharf (42.3.1-26) SE48-3924 (Gasbarro)
 - 2. *Ferry Views, LLC- 72 Monomoy Road (43-115) SE48- (Gasbarro)
 - B. Notice of Intent- Waiver Required
 - 1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk) (Pre January 1st, 2025)
 - 2. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro)
 - 3. *South Cambridge LLC- 4 South Cambridge Street (59.4-111) SE48- (Madden)
 - 4. *Cheese and Crackers, LLC- 39 Cliff Road (42.4.4-3) SE48-3940 (Madden)
 - 5. *Chardonnay Group, LLC- 54 Washington Street (42.2.3-9) SE48- (Gasbarro)
 - C. Amended Orders of Conditions- No Waiver Required (none)
 - D. Amended Orders of Conditions- Waiver Required
 - 1. *Nantucket Islands Land Bank- Lily Pond Park (various) SE48-3827 (McCarthy)
- VII.** Public Meeting
 - A. Orders of Conditions/ Amended Orders of Conditions- No Waiver Required
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 - 2. *Ferry Views, LLC- 72 Monomoy Road (43-115) SE48- (Gasbarro)
 - B. Orders of Conditions/ Amended Orders of Conditions- Waiver Required
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 - 3. *South Cambridge LLC- 4 South Cambridge Street (59.4-111) SE48- (Madden)
 - 4. *Cheese and Crackers, LLC- 39 Cliff Road (42.4.4-3) SE48-3940 (Madden)
 - 5. *Chardonnay Group, LLC- 54 Washington Street (42.2.3-9) SE48- (Gasbarro)
 - 6. *Nantucket Islands Land Bank- Lily Pond Park (Various) SE48-3837
 - C. Request for Delineation of Applicability- Delineation Only (none)
 - D. Request for Determination of Applicability- Work Requested
 - 1. *54 Arkansas Ave Realty Trust- 54 Arkansas Avenue (59.4-155) (Gasbarro)
 - E. Minor Modifications
 - 1 Nantucket Islands Land Bank- Lily Pond Park (various) SE48-3826 (McCarthy)
 - F. Certificate of Compliance
 - 1. Schonbek- 1 Little Neck Way (38-19.1) SE48-2231 (Bracken)

2. 14 Easy Street LLC- 14 Easy Street (42.3.1-13) SE48-3792 (Bracken)
3. Balboa Island LLC- 71R Clif Road (30-160.1) SE48-1354 (Santos)
4. 24A New Lane LLC- 24A New Lane (41-395.2) SE48-3621 (Santos)

G. Extension Requests (none)

H. Other Business

1. Approval of Minutes 11/20/2025
2. Approval of Conservation Commission Meeting Schedule 2026
3. Monitoring Reports
4. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
5. Enforcement Actions/Potential Enforcement Actions
 - Sconset Bluff Geotubes
6. Commissioner Comments
7. Staff Reports