



UPDATED MEETING POSTING

Original Posting Date: 2025 DEC 09 PM 02:36

Original Posting Number: T 1000

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 17 PM 01:38
NANTUCKET TOWN CLERK
Posting Number: T 1035

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, December 18, 2025, at 5PM

Location / Address | *The meeting will be held in hybrid format.*
In-person participation located in the Trailer, Room A, 131 Pleasant Street
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/9oZhRY6i0uE>

Zoom Registration: https://us06web.zoom.us/webinar/register/WN_7TQcAlhOT-Kr7IIOn99EpQ
⌘

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 December 18, 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. *Alan H Shiff & Carol S. Shiff Rev Trust- 15 Massachusetts Avenue (560.3.1-317) SE48-3946 (Madden)
 - 3. *Nantucket Electric Company- 10 New Whale Street (42.3.1-37) SE48-3944 (Kaplan)
 - B. Notice of Intent- Waiver Required
 - 1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk) (Pre January 1st)
 - 2. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro)
 - 3. Chardonnay Group, LLC- 54 Washington Street (42.2.3-9) SE48-3942 (Bracken)
 - 4. *Town of Nantucket- Baxter Road (various) SE48-3945 (Ernst) (**cont 01/22**)
 - C. Amended Orders of Conditions- No Waiver Required (none)
 - D. Amended Orders of Conditions- Waiver Required
 - 1. *Howard Living Trust- 13A Willard Street (42.4.1-15.1) SE48-3723 (Madden)
- VII.** Public Meeting
 - A. Orders of Conditions/ Amended Orders of Conditions- No Waiver Required
 - 1. Maloney- 15 Old North Wharf (42.3.1-26) SE48-3924 (Gasbarro)
 - 2. *Alan H Shiff & Carol S. Shiff Rev Trust- 15 Massachusetts Avenue (560.3.1-317) SE48-3946 (Madden)
 - 3. *Nantucket Electric Company- 10 New Whale Street (42.3.1-37) SE48-3944 (Kaplan)
 - B. Orders of Conditions/ Amended Orders of Conditions- Waiver Required
 - 1. Sconset Beach Preservation Fund- 59-83 Baxter Road (various) SE48-3759 (Dunk) (**Pre January 1st**)
 - 2. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro)
 - 3. Chardonnay Group, LLC- 54 Washington Street (42.2.3-9) SE48-3942 (Bracken)
 - 4. *Howard Living Trust- 13A Willard Street (42.4.1-15.1) SE48-3723 (Madden)
 - C. Request for Delineation of Applicability- Delineation Only (none)
 - D. Request for Determination of Applicability- Work Requested
 - 1. *Town of Nantucket- 59-83 Baxter Road (various) (Ernst) (**cont 01/22**)

E. Minor Modifications

1. The Nick/Pat Reding-Nancy Breckenridge, LLC- 170 Cliff Road (41-68) SE48-3837 (Madden)
2. 35 MVD, LLC- 35 Meadow View Drive (56-131) SE48-3836 (Madden)
3. The Ocean Avenue Nominee Trust- 20 Ocean Avenue (73.2.4-20) SE48-3777 (Madden)
4. Penant Realty Trust- 5 Coskata Course Way (14-14.1) SE48-3838 (Madden)
5. Hotty Toddy, LLC- 76A Madaket Road (41-813) SE48-3861 (Rits)

F. Certificate of Compliance

1. Nantucket Electric Company-1 Candle Street (various) SE48-6667 (Kaplan)
2. Zero India Street, LLC- 1 Cambridge Street Unit 2 (42.3.1-130.2) SE48-3546 (Rits)
3. Sconset Beach Preservation Fund- 59-77 Baxter Road (various) SE48-1659 (Dunk)

G. Extension Requests (none)

H. Other Business

1. Approval of Minutes 12/04/2025
2. Monitoring Reports
3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
4. Enforcement Actions/Potential Enforcement Actions
 - Sconset Bluff Geotubes
5. Commissioner Comments
6. Staff Reports