



CONSERVATION COMMISSION MINUTES

131 Pleasant Street
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Thursday, February 19, 2026 – 5:00 p.m.

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

<https://youtube.com/live/hDDASgQn3i0>

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, Misurelli, Schafer, Turcotte and Williams; Plandowski arrived at 5:06pm
 Absent Members: Braine
 Members Left Early: Plandowski left at 6:32pm

I. Call To Order

II. Acceptance of the Agenda

Discussion: (00:04:19)	Engelbourg notes the continuances
Motion:	Motion to accept the agenda (Made by: Williams) (Seconded by: Misurelli)
Vote:	Vote Carried: 6:0: Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

III. Announcements

Discussion: (00:06:10)	Engelbourg announced that the meeting is being audio and video recorded.
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IV. Update on Public Comment Questions from Prior Meetings

Discussion: (00:06:27)	none
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V. Public Comment

Chair Engelbourg called for public comment

Discussion: (00:06:28)	none
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VI. Public Hearing

A. Notice of Intent- No Waiver Required

Discussion: (00:06:58)	Engelbourg - Briefly reviews the procedure for applications that don't require a waiver. - Asks Commission and public if there is any interest in opening SE48-3963, or SE48-3965. - Williams needs to recuse from SE48-3963 Commissioners and Public don't see a need to open the following: - Dolan- 1 Pawgvet Lane (30-129.1) SE48-3965 - Dell Erba confirms that staff has everything they need to close
Action:	Motion to close SE48-3965 (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Vote Carried: 6:0: Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)
Discussion: (00:08:28)	Engelbourg - Asks Commission and public if there is any interest in opening SE48-3963. Commissioners and Public don't see a need to open the following: - 2 Shore Nantucket, LLC (55.1.4-4.1) SE48-3963 Dell Erba confirms that staff have everything they need to close
Action:	Motion to close SE48-3963 (Made by: Turcotte) (Seconded by: Misurelli)

Vote:	Vote Carried: 5:0: Engelbourg, Misurelli, Plandowski, Schafer, and Turcotte (aye) Williams (recused)
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1. 2 Shore Nantucket, LLC- 2 Shore Road (55.1.4-4.1) SE48-3963

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, and Turcotte
Recused:	Williams
Representatives:	Paul Santos, Nantucket Surveyors Inc.
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Action: (00:08:28)	Motion to close: (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried://5:0: Engelbourg, Misurelli Plandowski, Schafer, and Turcotte (aye) Williams (recused)

2. *Dolan- 1 Pawguvet Lane (30-129.1) SE48-3965

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Art Gasbarro, Nantucket Engineer & Survey P.C
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	none
Action: (00:06:58)	Motion to close: (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried://6:0: Engelbourg, Misurelli Plandowski, Schafer, Turcotte, and Williams (aye)

B. Notice of Intent- Waiver Required

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

Action:	CONTINUED UNTIL MARCH 5, 2026
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2. Town of Nantucket- Baxter Road Alternative Access (various) SE48-3945

Action:	CONTINUED UNTIL MARCH 19 TH 2026
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3. *Nantucket Islands Land Bank- 22 Cathcart Road (43-68) SE48-3954

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Elizabeth Phelps, Nantucket Islands Land Bank
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	Jennifer Cohen represents the abutters at 15 Cathcart Road
Discussion: (00:09:47)	Phelps - Describes the proposed project which is primarily for wildfire risk mitigation and the removal of invasive Japanese knotweed by doing some minor pruning in the vegetated wetland. - Resource areas include Coastal Beach, Vegetated Wetland, Vegetated Coastal Bank, and Land Subject to Coastal Storm Flowage. - The site provides public parking and beach access to Cathcart Beach. - Recommendations from Mass Department of Conservation & Recreation and the Nantucket Fire chief are incorporated into the proposed plan. - The applicant is also proposed to create a sitting area, which provides a good overlook to the harbor. Misurelli - Asks Phelps how wide the path would be cut. Phelps - The applicant requested a 10-foot box about it but clarifies that it's mostly just the overhead that would need to be done.

	- It's mostly just creating a fire break in case something did happen and so it wouldn't crown over on the other side of the path. Cohen - The abutters have concerns as there is a lot of noise, trash, and activity in that area and think that the picnic table might encourage a bit more of that activity. - The Land Bank is aware of our client's concerns and has been trying to mitigate by signage and having the area closed at dusk.
Action:	Motion to close: (Made by: Turcotte) (Seconded by: Misurelli)
Vote:	Carried://6:0: Engelbourg, Misurelli Plandowski, Schafer, Turcotte, and Williams (aye)

4. * Harbournvue LLC- 94 Hulbert Avenue (30-50) SE48-3957

Action:	CONTINUED UNTIL MARCH 5 TH , 2026
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5. *Nantucket Islands Land Bank- 41 Jefferson Avenue (30-45) SE48-3959

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:	none
Discussion: (00:18:26)	Gasbarro - Notes that it's the second public hearing as it was continued partially due to waiting for a response from Natural Heritage, which has been received. - NHESP has included conditions that would have to be referenced in the Order. - The Commission also had questions in regard to the type of fencing that would be used in the dune restoration area. - The applicant agrees that the sturdier, picket style fence would be used.
Action:	Motion to approve: (Made by: Turcotte) (Seconded by: Williams)
Vote:	Carried://6:0: Engelbourg, Misurelli Plandowski, Schafer, Turcotte, and Williams (aye)

6. *Mayflower Crescent LLC- 74 Monomoy Road (43-45) SE48-3959

Action:	CONINUED UNTIL MARCH 5 TH , 2026
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7. *Nantucket Center for Elder Affairs, Inc- 81 Washington Street (42.2.3-23, 24, & 25) SE48-3966

Sitting:	Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	Engelbourg
Representatives:	Chloe Coggins, Nantucket Surveyors Inc.
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	none
Discussion: (00:20:59)	Coggins - Describes the proposed project of a 786 square foot addition to the front of the property within Land Subject to Coastal Storm Flowage as well as the buffer zone to Coastal Beach. - The Coastal Resilience Advisory Committee has given a positive review, which is included in the packet. - This project was previously approved in the same location by the Commission previously. Misurelli - The Commission has changed our regulation as this project is moving beyond the 50-foot buffer zone with an addition. Williams - The addition will be covering an existing deck, which is raised off the ground and asks Coggins what the height is on the building as it stands. Coggins - The first floor is 6.7 feet, and the majority of the proposed addition will be where the deck is and would follow along the path entrance.

	Dell 'Erba - This is one of the only situations where we have in the past permitted a project like this which is specific to the waiver that's been requested, as there's a publicly traveled road in between the site and the resource area. Turcotte - Questioned the buffer zone as he believes it would be something the Commission ends up going back and forth with on future projects.
Action:	Motion to approve: (Made by: Plandowski) (Seconded by: Turcotte)
Vote:	Carried://5:0 Misurelli Plandowski, Schafer, Turcotte, and Williams (aye) Engelbourg (recused)

8. *3 Sherburne Way Nominee Trust- 3 Sherburne Way (30-39) SE48-3964

Sitting:	Engelbourg, 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:	none
Discussion: (00:27:16)	Gasbarro - Describes the proposed residential redevelopment project within the buffer zone to a stable, vegetated Coastal Bank. - The house existed prior to the enactment of the Wetland Protection Regulations, which would be removed. - The property is subject to a conservation restriction that protects the Coastal Bank, Beach resource areas and an area from the property from the road to where the existing structures are. - The applicant is removing the existing structure and proposing a new residential dwelling further away from the resource area. - There will be a pool located outside of the 50-foot buffer zone along with a secondary structure within the 75- outside the 100-foot buffer zone. - Reviews the improvements to the site, which would meet the performance standards of the requested waiver.
Action:	Motion to approve: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

9. *Town of Nantucket- 130 Tom Nevers Road (91-109) SE48-3962

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Devin Herrick, Weston & Sampson Engineers Sean Healey, Weston & Sampson Engineers Charlie Polachi, Parks and Recreational Manager for the Town of Nantucket
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	none
Discussion: (00:31:53)	Herrick - Describes project, which covers work that is already underway, which was issued under an Emergency Certification. - This site has historically had military use and has left buried construction materials, which are now being exposed due to ongoing shoreline erosion. - Some types of debris that are being exposed consist of asphalt, concrete, brick, pipes, wires and metals, which are referenced through photos. - We anticipate that the site is going to continue to lose Coastal Bank each year and will continue to expose debris from that Bank, so this project seeks long-term approval. - Describes project goals to protect public safety through the removal process as well as the project scope of focusing on the removal of visible debris.

	- Surface cleanup will continue to be needed on a periodic basis over the next two years. - Notes the waivers that the applicants are requesting. Williams - Asks how they're going to prevent the public from accessing that beach using the access point. Herrick - As soon as work is done on the beach, we're going to bring in a large berm of sand that's going to be placed at the bottom of that access road. - The sand will be matched so that it's compatible in sediment size and color to which is currently there. - There will be a gate temporarily placed around the top of the access road to prevent access there as well during construction. Engelbourg - The Commission can condition any type of fence, gate, Ballard, or whatever is needed to ensure that. Dell 'Erba - While work has been continuing, this has been a very secure job site with UXO concerns. Polachi - The ramp will stay in place for the Department of Public Works in order to get down on the beach for exposed debris that storms create. - The ramp access point will be blocked off by telephone and cable and then chained similarly to how the conservation Foundation Land is blocked off. Plandowski - Asks if a sign could be present to notify the public of the explosion area or similar to that affect. Polachi - Those signs are currently out there and will stay in place. Herrick - Notifies the Commission that they are unable to close this evening due to waiting for a response from Natural Heritage.
Action:	CONINUED UNTIL MARCH 5 TH , 2026

C. Amended Orders of Conditions- No Waiver Required (none)

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

IV. Public Meeting

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

1. 2 Shore Nantucket, LLC- 2 Shore Road (55.1.4-4.1) SE48-3963

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, and Turcotte
Recused:	Williams
Representatives:	Paul Santos, Nantucket Surveyors Inc.
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion: (00:46:34)	Dell 'Erba presents the item Engelbourg requests to add Condition #32 & #33 - Condition #32- The pool shall have a properly maintained sump pump installed on the pool cover. - Condition #33- During rain events a permit representative shall confirm that the pool is covered and that the pump is functioning properly.
Action:	Motion to issue OOC as amended: (Made by: Misurelli) (Seconded by: Plandowski)
Vote:	Carried://5:0: Engelbourg, Misurelli, Plandowski, Schafer, and Turcotte (aye) Williams (recused)

2. Dolan- 1 Pawguyet Lane (30-129.1) SE48-3965

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Art Gasbarro, Nantucket Engineer & Survey P.C
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion:(00:53:48)	Dell 'Erba presents the item Dell 'Erba - Adds Condition #23- All roof runoff shall be directed to a subsurface infiltration system.
Action:	Motion to issue OOC as amended: (Made by: Misurelli) (Seconded by: Williams)
Vote:	Carried:/6:0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

B. Orders of Conditions/ Amended Orders of Conditions- Waiver Required

1. Nantucket Islands Land Bank- 22 Cathcart Road (43-68) SE48-3954

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, 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:(00:56:33)	Dell'Erba presents the item
Action:	Motion to issue OOC as drafted: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried:/6:0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. Nantucket Islands Land Bank- 41 Jefferson Avenue (30-45) SE48-3959

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	-
Representatives:	Art Gasbarro, Nantucket Engineer & Survey P.C
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion:(01:00:10)	Dell'Erba presents the item Engelbourg - Requests to add finding #2 noting the Coastal Engineering Structure and to add the additional waiver.
Action:	Motion to issue OOC as amended: (Made by: Misurelli) (Seconded by: Schafer)
Vote:	Carried:/6:0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

3. *Nantucket Center for Elder Affairs, Inc- 81 Washington Street (42.2.3-23, 24, & 25) SE48-3966

Sitting:	Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	Engelbourg
Representatives:	Paul Santos, Nantucket Surveyors, Inc
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion:(01:09:53)	Dell 'Erba presents the item Dell 'Erba - Adds Condition #23- Roof runoff shall be directed to a subsurface infiltration system.
Action:	Motion to issue OOC as amended: (Made by: Schafer) (Seconded by: Misurelli)
Vote:	Carried:/5:0 Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye) Engelbourg (recused)

4. 3 Sherburne Way Nominee Trust- 3 Sherburne Way (30-39) SE48-3964

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

Representatives:	Art Gasbarro, Nantucket Engineer & Survey P.C
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Discussion:(01:12:20)	Dell 'Erba presents the item Schafer - Requests to add Condition #28- Roof Runoff shall be directed to a subsurface infiltration system.
Action:	Motion to issue OOC as amended: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0 Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

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

D. Request for Determination of Applicability- Work Requested

1. *Town of Nantucket- 59-83 Baxter Road (various)

Action:	CONTINUED UNTIL MARCH 19 TH , 2026
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E. Minor Modifications

1. Nantucketshire LLC- 30 Dukes Road (56-310.1) SE48-3687

Sitting:	Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams
Recused:	Williams
Representatives:	Jeff Blackwell, Blackwell & Associates
Documentation:	Site and topographical plans, photos, requisite departmental reports and correspondence.
Public Comment:	There were no public comments.
Action: (01:15:38)	Madden - An Order of Conditions was issued in 2023 for the construction of a single-family dwelling on this property and in design of the structure has changed in the last year or so. - The structure is smaller than proposed and the modification involved in this application is to move the structure into position at its new scale.
Action:	Motion to issue Minor Modification: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0: Engelbourg, Misurelli Plandowski, Schafer, Turcotte, and Williams (aye),

Discussion: (01:17:31)	Dell 'Erba - The Commission can officially hear these in consent format now, as it's been put into policies and procedures. - We can take the next three applications like that if the Commission agrees to do so. Engelbourg - Asks Commission and public if there is any interest in opening Minor Modification for SE48-3937, SE48-3542, & SE48-3879. Commissioners and Public don't see a need to open the following: - 17 Eat Fire Spring Road LLC- 17 Eat Fire Spring (20-58) SE48-3937 - Waterfront Pocomo. LLC- 17 Laurretta Lane (14-10.2) SE48-3542 - Seven Pines, LLC- 78 Pocomo Road (15-39) SE48-3879
Motion:	Motion to Issue Minor Modifications for SE48-3937, SE48-3542, & SE48-3879 (Made by: Williams) (Seconded by: Misurelli)
Vote:	Vote Carried: 6:0: Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. 17 Eat Fire Spring Road LLC- 17 Eat Fire Spring (20-58) SE48-3937

Sitting:	Engelbourg, 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.

Action:	Motion to issue Minor Modification: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0: Engelbourg, Misurelli Plandowski, Schafer, Turcotte, and Williams (aye),

3. Waterfront Pocomo. LLC- 17 Laurretta Lane (14-10.2) SE48-3542

Sitting:	Engelbourg, 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.
Action:	Motion to issue Minor Modification: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0: Engelbourg, Misurelli Plandowski, Schafer, Turcotte, and Williams (aye),

4. Seven Pines, LLC- 78 Pocomo Road (15-39) SE48-3879

Sitting:	Engelbourg, 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.
Action:	Motion to issue Minor Modification: (Made by: Williams) (Seconded by: Misurelli)
Vote:	Carried://6:0: Engelbourg, Misurelli Plandowski, Schafer, Turcotte, and Williams (aye),

F. Certificate of Compliance (none)

G. Extension Requests (none)

H. Other Business

1. Approval of Minutes 02/05/2026

Discussion: (01:19:11)	No questions or comments from the Commission
Action:	Motion to Approve Minutes for 02/05/2026 (Made by: Plandowski) (Seconded by: Williams)
Vote:	Carried:/6:0: Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)

2. Monitoring Reports

Discussion: (01:19:41)	Engelbourg - Direct any questions to Commission staff and he will connect you with the representatives.
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3. Update to CRAC Review Procedures

Discussion: (01:19:56)	Engelbourg - We have done the update on the CRAC procedures, and they have been updated onto the Town's website so no further discussion is needed.
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4. Reports: CRAC, CPC, NP&EDC, Harbor Plan, Offshore Wind Work Group, etc.

CRAC:	Braine is not present
CPC:	Schafer - The Committee is about to make new project manager assignments for the recent disbursements and that was all that was covered at the last meeting.
NP&EDC:	Misurelli

	- Tuesday's meeting involved reviewing transportation and safety data, but the bulk of the meeting was spent on the opposing articles #74 & #75 for the annual town meeting. - The goal of the meeting was to try to reach a compromise with the citizen petitioner's proposal and it got close as we made good progress in the meeting.
Harbor Plan	Williams - Still waiting for the state.

5. SBPF Sand Plan Discussion

Discussion: (01:21:13)	Baxter Road Geotubes Engelbourg - Asks Dell 'Erba if the Commission if the Commission will be discussing the sand plan or not at this meeting. Dell 'Erba - It looks like not, but nobody is here to talk about it.
Action:	CONTINUED UNTIL MARCH 5, 2026

6. Enforcement Actions/ Potential Enforcement Actions

Public Comment:	Chloe Coggins, Nantucket Surveyors, Inc.
Discussion: (01:21:50)	Engelbourg asks Dell 'Erba if there are any new and emerging issues that should come before the Commission Dell 'Erba - There's nothing new and emerging, but I do believe Chloe Coggins is here to give an update for 34A Grove Lane Engelbourg - Before the Commission gets to that, is there any updates related to the Baxter Road Geotubes. Dell 'Erba - Mentions that he believes Engelbourg had requested to keep that onto the agenda for the foreseeable future in the event that we have an update available. Cloe Coggins, representative for the property owner of 34A Grove Lane Coggins - Confirms that they represent the property owners as well as working with the abutter at 34A Grove Lane. - Nantucket Surveyors is very familiar with the site and is currently working on a restoration project. Engelbourg - We should probably require that a restoration plan be submitted to the Commission by a specific date. Dell 'Erba - I'm happy to see that we have something going but wanted to add in that I know Nantucket Surveyor's got put into this situation late last week, so they are starting from square one on the project. Engelbourg - It's not the representative's fault, but the violators. - The Commission typically requests a plan within 30-60 days. Williams - Agrees that 30 days is sufficient as we hadn't received a response from the violator when first acknowledged of the violation. Misurelli - Asks if it's premature for the Commission to schedule a site visit. Engelbourg - We should schedule a site visit, if possible, and asks Dell 'Erba for his thoughts.

	Dell 'Erba - There may be plenty of existing delineations, but it may be helpful if we can get them to flag where the wetland is as it's not going to be visually obvious. Williams - The applicant had filled it all so not sure how the representative is going to figure out where it was before they filled it. Engelbourg - There are previous surveys indicating what the elevation would have been and then measurements can be taken to see what the elevation is now. Coggins - We can find our old GPS locations and can flag what David Haines had previously done for us. - We can submit a restoration plan within 30 days, and we would like to be present during the site visit walk through with the Commission. Engelbourg - The Commission would request the restoration plan be submitted within 30 days, and we could have the site visit after that. - Schafer & Williams both agree that it's feasible.
Action:	Motion to Amend the Enforcement Order to require the representatives to submit a restoration plan to the Commission for review at the March 19th, 2026 meeting: (Made by: Misurelli) (Seconded by: Williams)
Vote:	Carried:/6:0: Engelbourg, Misurelli, Plandowski, Schafer, Turcotte, and Williams (aye)
Discussion: (01:28:00)	Engelbourg - Dell 'Erba can coordinate with the representatives and the Commission's schedules to figure out when a site visit would be. Dell 'Erba - If any Commissioners want to see the site beforehand, we can either do a drive by or see if the representatives are available. - I believe that as long as we have an Enforcement Order open, as long as I schedule it and make people aware, I'm able to visit anyone from the Commission at any time. I will make sure that's the case. Engelbourg - The other part of this Enforcement, the Commission asked staff to make a request for legal counsel regarding imposing a civil penalty. Dell 'Erba - I don't think we need to request Pucci's services as I dug up his determination from the previous situation and went over it with Carlson. - Carlson confirmed that the Commission doesn't need to request legal services as the Enforcement Order was amended so that we would be levying civil penalties. - We will later be amending it again to determine the actual amount as I have the guidebook to how we would be determining that. - Towards the end of that process, I might end up sending a request to Pucci to be sure the language is correct. Engelbourg asks Commissioners if that all sounds reasonable to everyone. Commission agrees

7. Commissioner's Comments

Discussion: (01:31:35)	none
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8. Administrator/Staff Reports

Discussion: (01:31:49)	Dell 'Erba - The policies and procedures document is live on the website. - Other small updates made
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	• The Coastal Resiliency review is now as well. • The language about securing or applying for all other permits is now in three different places on the website. • The policies and procedures of the Commission have their own tab now. • The whole public meeting portion of the agenda can be consent format. - I can give the Commission physical copies of the policies and procedures, if needed.
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Adjournment:

Motion:	Motion to adjourn at 6:33pm. (Made by: Misurelli) (Seconded by: Williams)
Vote:	Carried://5:0: Engelbourg, Misurelli, Schafer, Turcotte, and Williams (aye)

Submitted by:
Lisa Graves