



UPDATED MEETING POSTING

Original Posting Date 2026 APR 13 AM 10:04

Original Posting Number: T 272

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

2026 MAY 21 AM 11:49
NANTUCKET TOWN CLERK
Posting Number: T 389

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, May 21, 2026, 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://youtube.com/live/ority6IKFIM>
Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_tl_62Q2vQWGMTMaLQ0iDkQ

Signature of Chair or Authorized Person | Jeff Carlson, Director of Natural Resources
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!**

UPDATED AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

NANTUCKET CONSERVATION COMMISSION

Meeting Notice/Agenda for May 21, 2026, 5:00 P.M.

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/ority6IKFIM>

Zoom

Registration: https://us06web.zoom.us/webinar/register/WN_tl_62Q2vQWGMTMaLQ0iDkQ

*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 (none)

B. Notice of Intent- Waiver Required

1. Robert F. Greenhill Revocable Trust- 16 Hoicks Hollow Road (23-1) SE48-3917 (Gasbarro) (**cont 06/04**)
2. Town of Nantucket- Polpis Harbor & Hither Creek Dredging Plan (various) SE48-3973 (Partridge)
3. 240 Polpis LLC- 240 Polpis Road (26-23 & 23.1) SE48-3975 (Madden)
4. *Diane V. Elliot 2022 Revocable Trust- 28 Lily Street (42.4.3-92) SE48-3976 (Madden)

C. Amended Orders of Conditions- No Waiver Required

1. *Lienhard- 11 Jonathan Way (75-42) SE48-3217 (Rits)
2. *Nantucket Islands Land Bank- 2 Milestone Road & 174 Orange Street (55-64 & 65) SE48-3800 (Phelps)
3. *Nantucket Islands Land Bank- 231 Polpis Road (26-28) SE48-3540 (Phelps)
4. *Luxury Brands, Inc- 100 Low Beach Road (75-27) SE48-3562 (Madden)

D. Amended Orders of Conditions- Waiver Required

1. *Nantucket Islands Land Bank- 50-56 Madaket Road (41-582, 583, 584, & 585) SE48-3915 (Phelps)

VII. Public Meeting

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

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

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2. 240 Polpis LLC- 240 Polpis Road (26-23 & 23.1) SE48-3975 (Madden)
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4. *Nantucket Islands Land Bank- 50-56 Madaket Road (41-582, 583, 584, & 585) SE48-3915 (Phelps)

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

D. Request for Determination of Applicability- Work Requested

1. *Setterberg- 12 Jonathan Way (75-43) (Rits)
2. *Town of Nantucket- Somerset Road (various) (Henley)

E. Minor Modifications

1. Coprys Island Holdings LLC- 47 Crooked Lane (41-200.1) SE48-3823 (Rits)
2. Osprey Way Real Estate Trust- 1 Osprey Way (65-19) SE48-3741 (Santos)
3. Triple T Farm LLC- 1 West Chester Street (41-480) SE48-3870 (Gasbarro)

F. Certificate of Compliance

1. Somersack LLC- 5 High Brush Path (56-388) SE48-3789 (Rits)

G. Extension Requests (none)

H. Other Business

1. Approval of Minutes 05/07/2026
2. Monitoring Reports
3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
4. Enforcement Actions/Potential Enforcement Actions
 - 21R Madaket Road
 - Baxter Road Geotubes
 - 34A Grove Lane
5. Commissioner Comments
6. Staff Reports

