



UPDATED MEETING POSTING

Original Posting Date 2026 JUL 06 PM 02:09

Original Posting Number: T 478

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 JUL 15 PM 03:43
NANTUCKET TOWN CLERK
Posting Number: T 502

Committee/Board/s | Nantucket Conservation Commission

Day, Date, and Time | Thursday, July 16, 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:
YouTube Link: <https://youtube.com/live/HV7z5bbxQec>
Zoom Registration:
https://us06web.zoom.us/webinar/register/WN_xyNgccriQnmy_qOMGKPXzw

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 July 16, 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/HV7z5bbxQec>

Zoom Registration:

https://us06web.zoom.us/webinar/register/WN_xyNgccriQnmy_qOMGKPXzw

*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. *Seventy-Three Hulbert Avenue Nominee Trust-73 Hulbert Avenue (29-5) SE48- (Madden)
2. *Nonantum 25 LLC- 27 Nonantum Avenue (71-51.1) SE48- (Madden)
3. *Nantucket Island Resort- 19 North Water Street & 3 White Elephant Way (42.4.2- 3 & 104) SE48- (Barnicle)

B. Notice of Intent- Waiver Required

1. Town of Nantucket- Polpis Harbor & Hither Creek Dredging Plan (various) SE48-3973 (Partridge)
2. Osprey Way LLC- 27 Osprey Way (83-9) SE48-3982 (Madden) **(cont 08/05)**
3. Nantucket Islands Land Bank- Falmouth Avenue Relocation (82-30) NAN- (Phelps) **(cont 08/05)**
4. Nantucket Conservation Foundation- South Pastures (90-1) SE48-3981 (Miller)
5. *Nantucket Islands Land Bank- 101 Miacomet Avenue (81-149) SE48- (Phelps)
6. *WETU Real Estate, Inc- 83 Squam Road (13-5 & 4.3) SE48- (Rits)

C. Amended Orders of Conditions- No Waiver Required

1. Three North Gully Road LLC- 7 North Gully Road (73.1.3-123) SE48-3099 (Haines) (Reissue)

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

VII. Public Meeting

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

1. Seventy-Three Hulbert Avenue Nominee Trust-73 Hulbert Avenue (29-5) SE48- (Madden)
2. Nonantum 25 LLC- 27 Nonantum Avenue (71-51.1) SE48- (Madden)
3. Nantucket Island Resort- 19 North Water Street & 3 White Elephant Way (42.4.2- 3 & 104) SE48- (Barnicle)

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

1. Town of Nantucket- Polpis Harbor & Hither Creek Dredging Plan (various) SE48-3973 (Partridge)
2. *Nantucket Conservation Foundation- South Pastures (90-1) SE48-3981 (Miller)
3. *Nantucket Islands Land Bank- 101 Miacomet Avenue (81-149) SE48- (Phelps)
4. *WETU Real Estate, Inc- 83 Squam Road (13-5 & 4.3) SE48- (Rits)

C. Request for Determination of Applicability- Delineation Only

1. *A & B Realty Trust- 55 Baxer Avenue (49-18) (Haines)

D. Request for Determination of Applicability- Work Requested

1. *Diamond- 10 Jefferson Avenue (30-55 & 56) (Bracken)

E. Minor Modifications (none)

F. Certificate of Compliance

1. Eight Sea Street LLC- 8 Sea Street (42.4.2-51) SE48-3797 (Gasbarro)
2. Gregson-189 Polpis Road (45-5.2) SE48-3787 (Gasbarro)
3. Doherty ACK LLC-6 Mariner Way (55.1.4-72.2) SE48-3513 (Santos)

G. Extension Requests (none)

H. Other Business

1. Approval of Minutes 07/02/2026
2. Monitoring Reports
3. Committee Reports- CRAC, CPC, NP & EDC, Harbor Plan, etc.
4. Enforcement Actions/Potential Enforcement Actions
 - 21R Madaket Road
 - 16 Meadow Lane
 - Baxter Road Geotubes (**cont 08/06**)
5. Commissioner Comments
6. Staff Reports