



UPDATED MEETING POSTING

RECEIVED
2022 OCT 24 PM 02:24
NANTUCKET TOWN CLERK
Posting Number:T 955

Original Posting Date 2022 Oct 19 AM 10:06 Original Posting Number: T938

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)

Committee/Board/s Nantucket Conservation Commission

Day, Date, and Time Thursday, October 27, 2022 at 5PM

Location / Address
REMOTE PARTICIPATION VIA ZOOM AND YOU TUBE
<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>
You Tube Link: <https://youtu.be/w12Mlz-Z-d4>

Signature of Chair or Authorized Person Jeff Carlson, Natural Resources Director
Will 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

Updated Meeting Notice/Agenda for Thursday, October 27, 2022 5:00 P.M.

The meeting will be held via remote participation via Zoom and YouTube. Information on viewing the meeting can be found at:

<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>

YouTube Link: <https://youtu.be/w12Mlz-Z-d4>

*Indicates items not previously opened/discussed

I. PUBLIC MEETING

A. Public Comment

II. PUBLIC HEARING

A. Notice of Intent

1. Brant Point Club LLC- 6,8 North Beach Street/ 4 Dolphin Court (42.1.4-65;65.1;65.2) SE48-3518 (Madden)
2. *Nantucket Islands Land Bank-32 Western Avenue (87-81) SE48-3582 (Freeman) (**cont 11/10**)
3. *42/44 ARB Way, LLC- 9 Harbour Way (29-137) SE48- (Haines)
4. *Hallett Lane, LLC- 12 Almanack Pond Road (25-11) SE48- (Madden)
5. * Levin- 234 Madaket Road (59.4-120) SE48- (Madden)

6. *34B Walsh Street Nominee Trust- 34B Walsh Street (29-104) SE48- (Madden)
7. * Tornovish Realty Trust- 21 Allens Lane (67-17) SE48- (Santos)
8. *Nantucket Hotel Holdings, LLC- 77 Easton Street (42.1.1-35) SE48- (Santos)
9. *5 QPR, LLC- 5 Quaise Pastures Road (26-21) SE48- (Rits)
10. *Steven L. Cohen, Trustee- 6 & 11 East Hallowell Lane (30-98 & 17) SE48- (Rits)

B. Amended Order of Conditions

1. Philips, Trustee – 19 East Tristram Ave (31-4.1) SE48-3304 (Santos) **(Withdrawn)**
2. *Stark Point, LLC- 16 Easton Street (42.1.4-11) SE48-3566 (Santos)
3. *41 Monomoy Road, LLC- 41 Monomoy Road (54-79.1) SE48-3536 (Bracken)

PUBLIC MEETING

A. Requests for Determination of Applicability

1. *Minella- 9 Giny Lane (41-851) (Rits)
2. *M2D3 Irrevocable Trust- 31 Washing Pond Road (31-29) (Blackwell)

B. Minor Modifications

1. *34 Easton Realty Trust- 34 Easton Street (42.1.4-18) SE48-3516 (Gasbarro)
2. *Family Ties ACK, LLC- 11 Alliance Lane (39-24.1) SE48-3457 (Madden)
3. *196 Hummock Pond Road, LLC- 196 Hummock Pond Road (65-30) SE48-3538 (Haines)

C. Certificate of Compliance

1. Reed Pond Nominee Trust- 129 & 137 Cliff Road (various) SE48-2284 (Blackwell)
2. North by West, LLC- 75 Pocomo Road (15-7) SE48-2971 (Beall)
3. Margaret P. Kelley Trust- 39 Quaise Road (26-3) SE48-1286 (Santos)
4. Silver Fox Partners Real Estate, LLC- 235 Madaket Road (59.4-364) SE48-3121 (Rits)

D. Orders of Conditions (If the public hearing is closed – for discussion and/or issuance)

1. Brant Point Club LLC- 6,8 North Beach Street/ 4 Dolphin Court (42.1.4-65;65.1;65.2) SE48-3518 (Madden)
2. Sunset House, LLC- 15 Hallowell Lane (30-10) SE48-3570 (Rits)
3. Boathouse Realty Trust- 52 Warrens Landing (38-28 &29) SE48-3579 (Lahey)
4. *42/44 ARB Way, LLC- 9 Arbour Way (29-137) SE48- (Haines)
5. *Hallett Lane, LLC- 12 Almanack Pond Road (25-11) SE48- (Madden)
6. * Levin- 234 Madaket Road (59.4-120) SE48- (Madden)
7. *34B Walsh Street Nominee Trust- 34B Walsh Street (29-104) SE48- (Madden)
8. * Tornovish Realty Trust- 21 Allens Lane (67-17) SE48- (Santos)
9. *Nantucket Hotel Holdings, LLC- 77 Easton Street (42.1.1-35) SE48- (Santos)
10. *5 QPR, LLC- 5 Quaise Pastures Road (26-21) SE48- (Rits)
11. *Steven L. Cohen, Trustee- 6 & 11 East Hallowell Lane (30-98 & 17) SE48- (Rits)

E. Extension of Order-none

F. Other Business

1. Approval of Minutes- 10/06/2022
2. Monitoring Report- 16 Medouie Creek Road
3. Discussion of Regulatory Update
4. Enforcement Actions/Potential Enforcement Actions
5. Reports: CRAC, CPC, NP&EDC, etc.
6. Commissioner’s Comment

7. Administrator/ Staff Report

G. Executive Session Pursuant to MGL C. 30A § 21(A)

1. Purpose 3: To Discuss Strategy with Respect to Litigation with Regard to Siasconset Beach Preservation Fund (SBPF) Geotextile Tube Project Removal Order (SBPF v Nantucket Conservation Commission), where an Open Meeting May have a Detrimental Effect on the Litigation Position of the Conservation Commission.

2. Purpose 3: To Discuss Strategy related to the proposed Memorandum of Understanding between the Town of Nantucket Select Board and Siasconset Beach Preservation Fund with Respect to Litigation with the Siasconset Beach Preservation Fund (SBPF) Geotextile Tube Project Removal Order (SBPF v Nantucket Conservation Commission), where an Open Meeting May have a Detrimental Effect on the Litigation Position of the Conservation Commission.