



# CONSERVATION COMMISSION

## PUBLIC MEETING

2 Bathing Beach Road  
Nantucket, Massachusetts 02554

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

Wednesday, June 1, 2016 4:00 P.M.  
4 Fairgrounds Road, Training Room

**Commissioners:** Ernie Steinauer (Chair), Andrew Bennett (Vice Chair), Ashley Erisman, David LaFleur, Ben Champoux, Ian Golding, Joe Topham

Called to order at 4:03 p.m.

Staff in attendance: Jeff Carlson, Natural Resources Coordinator  
Attending Members: Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
Absent Members: Golding  
Late Arrivals: Champoux, 4:05 p.m.  
Earlier Departure: None  
Agenda adopted by unanimous consent

\*Matter has not been heard

### **I. PUBLIC MEETING**

**A. Public Comment** – None

### **II. PUBLIC HEARING**

#### **A. Notice of Intent**

1. Pocomo Neighbours – 47,53,55,57,61,63 & 69 Pocomo Road (Multiple) SE48-2874

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
Recused None  
Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
Representative Arthur D. Gasbarro, Nantucket Engineering & Survey  
Seth Wilkinson, Wilkinson Ecological Design  
Glenn Wood, Rubin and Rudman, LLP

Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP

Public Emily Molden, Nantucket Land Council

Discussion (4:05) **Gasbarro** – Reviewed the application and previous public hearing discussion. Supplemental information includes: increased the monitoring transects to seven; sand cover monitoring will include photographs; will agree to post-storm monitoring and bi-annual monitoring and surveying. Has a planting protocol and composition for the project. Addressed the construction of the terminal ends in the updated plans. Received Massachusetts Natural Heritage (MNH) conditional no-take letter; the condition being no work on the beach between April 1 and October 31. Answered other questions that came up during the first hearing: invertebrates, groundwater break out, and swallow nests. Included what historical photos are available, a cross-section of the installation, and bank sediment sample analysis.

**Wilkinson** – Noted that the rolls are plant based and will break down; they will be in place long enough for beach grass to get a hold on the bank.

**Erisman** – Concerned that this doesn't take into account land under the ocean and beach habitat and the environmental impact of a project of this length. Asked how cobble would be provided to the beach.

**Gasbarro** – The composition of the beach is seasonal with more sand at some times and cobble at others; the cobble won't go away.

**Steinauer** – Wonders if there is a cobble habitat for fish fed by the cobble on this bank. Asked if Mr. Carlson if he has heard of such a habitat.

**Carlson** – Any shell fishing is on the south side of the point. Noted that one reason the aqua-culture "leaches" is in the middle of Head of Harbor is because there's nothing living there; there is no significant habitat worth testing for.

**Wilkinson** – Cobble tends to stay put or move landward; historically it doesn't migrate seaward. With the increased transects, they will be aware of any change in the cobble and will come to the board if there is.

**Erisman** – Asked where the storm surge would be displaced to with the construction of this.

**Wood** – Displacement is not an issue from a regulatory perspective under state act or bylaws because land subject to coastal storm flowage doesn't have any performance standards; there are a series of adjudicatory cases the Department of Environmental Protection (DEP) has issued saying there is no requirement to compensatory flood storage in a coastal flood plain because it is beyond deminimus.

**Steinauer** – A hard wall doesn't absorb energy; this project sounds like it will act more like a natural bank and will absorb wave energy. This project is positioned in front of houses that don't warrant protection. He would prefer to cite this as a coastal engineering structure and issue appropriate waivers.

**Carlson** – The project in Shimmo which is nearly identical to this one was found not to be a coastal engineering structure; to go down Mr. Steinauer's path, this board would have to make findings on the

design as to why this one is a coastal engineering structure; recommends evaluating this project under the State Act and then issuing out an order under the State Act; if they believe it is separate and distinct, maybe issue a different Order of Conditions under the local bylaw.

**Wood** – Coastal Zone Management (CZM) has found that this is not a coastal engineering structure. Stated that the DEP is allowing structures like this in front of post-1978 structures.

**Erisman** – Asked if the area was evaluated for creating a marsh which would break the wave flow.

**Wilkinson** – He has designed a simulated fringe marsh and he did look at that early in the design phase. Noted that it is against the law to swap one resource area for another. Explained the thought process behind choosing this plan.

**Erisman** – Asked if benchmark surveys have been done for meiofauna and beach invertebrates.

**Gasbarro** – Can do that during the summer before work starts.

**Topham** – Asked if there has been any reduction in the size of the beach at Shimmo resulting from that project.

**Gasbarro** – No.

**Reade** – Noted that the conditioned MNH no-take letter requires a minimum of two monitorings a year.

**Bennett** – After the tubes are gone and nourishment stopped, asked if it is anticipated that the plants at the toe will form a dune affect.

**Wilkinson** – If it is serving as a dune, it should be self-sustaining. Nothing says nourishment will stop once the rolls are gone.

**Steinauer** – He’s concerned this would be giving up control over a coastal engineering structure in front of post-1978 structures; if this is approved, the board won’t be able to stop such structures going in everywhere.

**Wood** – Contends this is not a structure and doesn’t adversely impact protected areas; that concern is moot.

**Steinauer** – Reiterates that the fiber rolls are pretty hard; it’s the same material as telephone poles. Read the local definition of an engineering structure. He would rather this project be considered a structure issued with waivers.

**LaFleur** – As the State and CZM define a structure and as we have already allowed a similar structure, he would support this.

**Champoux** – Agrees with Mr. LaFleur in regards to the structure. His concern is long-term sustainability and where the nourishment will come from when the Island runs out and the carbon footprint of bringing it in is significant.

**Bennett** – If this has to be replaced in 20 years, it is a structure because it is permanent. He is more in favor of this than some other projects.

**Topham** – If it works, great; but if it has to be replaced, that is a different matter.

**Steinauer** – Leery about making a finding on whether or not this is a coastal engineering structure with only 6 members; would like to wait for Mr. Golding to return.

**Molden** – Spoke as to why she feels this is a coastal engineering structure. There are on-going concerns about maintenance. As the commission considers a permit, look at failure criteria; findings and conditions will be important in requiring follow up in regards to maintenance and evaluating impact.

**Gasbarro** – Ready to close.

Staff This is must meet performance standards whether or not it is a coastal engineering structure.  
Have everything needed to close.

Motion **Motion to Close.** (made by: Champoux) (seconded by: Topham)  
Vote Carried unanimously

2. The Trustees of Reservations – Costaka Coaue Wildlife Refuge and Great Point (7-1.7) SE48-2884

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham

Recused None

Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.

Representative Fred Pollnac, property manager

Public None

Discussion (5:21) Discussion about the Habitat Conservation Plan and its affect on Great Point.

**Steinauer** – Had hoped to see the management plan; however, wildlife is being taken care of and everything seems to be working well.

**Pollnac** – In this specific instance there is a pair of plovers that have an established unsuccessful nest in an area of frequent washover and heavy predation; the idea is to establish a path that allows vehicles to pass by that area.

Staff Reviewed the new state Habitat Conservation Plan which allows flexibility in managing wildlife.  
Have everything needed to close.

Motion **Motion to Close.** (made by: LaFleur) (seconded by: Topham)  
Vote Carried unanimously

3. Nantucket Islands Land Bank – 17 Commercial Wharf & Unnumbered Lot New Whale Street (42.2.4-7 & 8) SE48-2885  
(Cont 06/29/16)

4. Lindsay – 15 Pippins Way (43-94.3) SE48-2888
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Jeffrey Blackwell**, Blackwell & Associates, Inc. – Addressed questions from the previous hearing. Lighting will be downward directed.
- Public None  
 Discussion (5:33) **Erisman** – Had asked how much soil would be removed then replaced with the scraping.  
**Blackwell** – There is no plan to scrape. There is a short stretch in the buffer where the ratio of plants will not be maintained; but it will be on the rest of the property.  
**Steinauer** – Would prefer a type of bluestem that is as close to local as possible.
- Staff This was waiting on MNH; a letter of not take/no adverse impact has been received  
 Have everything needed to close.
- Motion **Motion to Close.** (made by: LaFleur) (seconded by: Champoux)  
 Vote Carried unanimously
5. Knight – 12 East Lincoln Avenue (42.4.1-47) SE48-2889
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Jeffrey Blackwell**, Blackwell & Associates, Inc. – There had been a question about infiltration of roof run-off; explained that.
- Public None  
 Discussion (5:42) None  
 Staff The only resource is land subject to coastal storm flowage.  
 Have everything needed to close.
- Motion **Motion to Close.** (made by: Bennett) (seconded by: LaFleur)  
 Vote Carried unanimously
6. \*Haulover – 165 Wauwinet Road (7-1.1) SE48-2894
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Jeffrey Blackwell**, Blackwell & Associates, Inc. – This application is for two ramps, walkways, and 2<sup>nd</sup>-floor balcony all built without permit. Asked for a continuance for 2 weeks.
- Public None  
 Discussion (5:44) **Steinauer** – Would prefer the skirting on the ramps and decks be removed.  
 Staff Waiting to hear from MNH.  
 Motion Continued to June 15 without objection.  
 Vote N/A
7. \*Edell & Alderson – 8 High Brush Path (56-370) SE48-2891
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Don Bracken**, Bracken Engineering, Inc. – They will be revising the pool plan so will ask for a continuance. The resource area is a bordering vegetated wetland. Explained the project: addition, replace septic, reconfigure driveway, and install a pool. Requested a continuance for two weeks.
- Public None  
 Discussion (5:50) **Erisman** – Asked if the lawn between the 25-foot buffer and the wetland would be revegetated.  
**Bracken** – We will if that is required. Have asked for a waiver for the pool, which will require dewatering.
- Staff Could close today without the pool.  
 Motion Continued to June 15 without objection.  
 Vote N/A
8. \*Beach Nut LLC – 1A Crow’s Nest Way (12-24) SE48-2895
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Paul Santos**, Nantucket Surveyors – This is for redevelopment of a parcel. Resource areas are a coastal dune and a bordering vegetated wetland. There is an existing structure within the 50-foot buffer of the dune; asking for a waiver for work within the 50-foot buffer for demolition of the existing structure. All new work is outside the 50-foot buffer. The site is above the flood plain. The prior application made a submittal to Natural Heritage and Endangered Species Program and received a ruling of no adverse affect. Asked for a 2-week continuance.
- Public None

- Discussion (5:56) **Champoux** – Asked if there is a planting plan for where the existing structure is coming out.  
**Santos** – It will be revegetated with plants that exist in that area. The pool will be slightly elevated; there is a perched water table.  
**Erisman** – Asked what will be the difference in the area of development within the 100-foot buffer, with the removal of the existing structure and new construction.  
**Santos** – Doesn't have that number.  
**Erisman** – Asked about the erosion rate.  
**Santos** – Noted that the shoreline is pretty stable; it is not a dynamic shoreline.  
**Bennett** – Suggested moving the driveway away from the bordering vegetated wetland.
- Staff Waiting to hear from MNH.  
Read letter of concerns from an abutter into the record.
- Motion Continued to June 15 without objection.
- Vote N/A
9. \*Madaket Wheelhouse LLC – 13 Massachusetts Avenue (60-75) SE48-2983
- Sitting Steinauer, Bennett, Erisman, LaFleur, Topham  
Recused Champoux  
Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
Representative **Arthur D. Gasbarro**, Nantucket Engineering & Survey – This is for residential redevelopment within the buffer to coastal dune and land subject to coastal storm flowage. The new owners are working to renovate the structure: lift to comply with flood zone, additions, deck, steps, garage, and renovate existing secondary structure. Requested a waiver because a deck will be within the 50-foot buffer.
- Public None
- Discussion (6:10) **Steinauer** – They are adding a structure within the 50 and removing instead of adding vegetation; would prefer they maintain the vegetation to offset the deck.
- Staff The two additional stairs are part of the waiver.  
According to the Health Department, the additions on the building do not affect the Tight Tank.  
Have everything needed to close.
- Motion **Motion to Close.** (made by: Bennett) (seconded by: Topham)  
Vote Carried 5-0
10. \*3 Beacon Lane NT – 3 Beacon Lane (21-26.9) SE48-2892
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
Recused None  
Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
Representative **Arthur D. Gasbarro**, Nantucket Engineering & Survey – Waiting for a review from MNH. This is for residential redevelopment within buffer to coastal bank. An existing structure partially within the 50-foot buffer will be removed; all new work is outside the 50-foot buffer. Okay with Mr. Steinauer remaining on the board. Asked for a 2-week continuance.
- Public None
- Discussion (6:17) **Steinauer** – Disclosed that Massachusetts Audubon holds a deed restriction on the property but has no fee interest.
- Staff A waiver for separation from groundwater has been requested.
- Motion Continued to June 15 without objection.
- Vote N/A
- B. Amended Orders of Conditions**
1. Glenhurst West Realty Trust – 137 Cliff Road (30-610) SE48-2384
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
Recused None  
Documentation Site and topographical plans, photos, requisite departmental reports and correspondence.  
Representative **Arthur D. Gasbarro**, Nantucket Engineering & Survey – Had proposed a meadow lawn on the northerly end of the lot connected to the residence by a path and beachstairs to the beach; now proposing a deck with firepit outside the 50-foot buffer. There is already significant protection in place for the resource area.  
Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
- Public None
- Discussion (6:22) None
- Staff None
- Motion **Motion to Close and Issue.** (made by: LaFleur) (seconded by: Champoux)  
Vote Carried unanimously
2. Polpis Harbor – 250 Polpis Road (26-27) SE48-2779
- Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
Recused None  
Documentation Site and topographical plans, photos, requisite departmental reports and correspondence.  
Representative **Mark Rits**, Site Design Engineering – This is to replace a previously proposed tennis court with a detached garage outside the 50-foot buffer to all resource areas.

Public None  
 Discussion (6:27) **Steinauer** – There had been lengthy discussions about maintaining wetland scenic views.  
**Rits** – The garage is in a small hole below the house, which sits on the hill. The driveway is now shorter.  
 Staff None  
 Motion **Motion to Close and Issue.** (made by: Bennett) (seconded by: Champoux)  
 Vote Carried 5-1//Erisman opposed

**III. PUBLIC MEETING**

**A. Request for Determination of Applicability**

1. Hanson RT – 11 Massachusetts Avenue (60-80)

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Jeffrey Blackwell**, Blackwell & Associates, Inc. – The existing well failed; need to install a new well about 78 feet from bordering vegetated wetlands.  
 Discussion (6:31) None  
 Staff Recommend issuing with a Positive 2A to confirm resource areas and Negative 3 for work within buffer.  
 Motion **Motion to Issue as recommended.** (made by: Bennett) (seconded by: Champoux)  
 Vote Carried unanimously

2. Elliot – 1 Elliot’s Way (92.4-319)

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Don Bracken**, Bracken Engineering, Inc. – Upgrade to new septic within the 100-foot buffer of coastal bank.  
 Discussion (6:34) None  
 Staff Recommend issuing with a Negative 3 for work within the buffer.  
 Motion **Motion to Issue as recommended.** (made by: LaFleur) (seconded by: Bennett)  
 Vote Carried unanimously

3. Olof Clausson – 30 Eel Point Road (40-44.1)

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Don Bracken**, Bracken Engineering, Inc. – This is for a shed within 100-foot buffer; it will be 95 feet from the wetland area.  
 Discussion (6:36) None  
 Staff Recommend issuing with a Negative 3 for work within buffer  
 Motion **Motion to Issue as recommended.** (made by: Champoux) (seconded by: Topham)  
 Vote Carried unanimously

4. MBC RT & Alice C. Wetherill – Henry Street between 45 & 47 Hulbert Avenue (29-16 & 15)

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Recused None  
 Documentation Site plans, topographical maps, photos, MNH sign off letter, departmental reports, and correspondence.  
 Representative **Arthur D. Gasbarro**, Nantucket Engineering & Survey – To confirm boundary between a coastal dune and coastal beach within the layout of Henry Street. The boundary is determined by the vegetation.  
**Arthur Reade**, Reade, Gullicksen, Hanley, & Gifford LLP – The context is that the Town in connection with the conveyance of Henry Street to the abutters subject to an easement for passage to the beach from Hulbert Avenue. This determination is to determine the easement to be utilized by the Town.  
 Discussion (6:37) Discussion about preserving the easement path for public access to the beach.  
 Staff Recommend issuing with a Positive 2A to confirm the resource area  
 Motion **Motion to Issue as recommended.** (made by: Champoux) (seconded by: Bennett)  
 Vote Carried unanimously

**B. Certificates of Compliance**

1. Nantucket Islands Land Bank – 21 Sesachacha Road (21-17) SE48-2775

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff Work on earthen berm and path from the road to the pond. Work is in compliance  
 Discussion (6:43) **Erisman** – Asked if there was an invasive species management plan is tied to this.  
**Rachel Freeman**, NILB – Did some invasive species removal this past year; but the invasive species problem is greater than anticipated and are waiting for the Quidnet Association to do tackle the issue.  
 Motion **Motion to Issue.** (made by: LaFleur) (seconded by: Bennett)  
 Vote Carried unanimously

2. Nantucket Islands Land Bank – 28 Washington St (42.3.2-23.1) SE48-2526  
 Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff The order was issued for moving the Maria Mitchell Association Aquarium; this board issued a partial certification. NILB is now looking to close the open permit and complete the partial certification. Any new work, such as moving the aquarium building, will require a new NOI.

Discussion (6:46) None  
 Motion **Motion to Issue.** (made by: Bennett) (seconded by: Topham)  
 Vote Carried unanimously

3. Four Saratoga LLC – 14 Tennessee Ave (60.1.2-6) SE48-2506  
 Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff Recommend ordering the fence be removed and hold the certification open until it is removed. The steps and platform okay.

Discussion (6:47) **Jeffrey Blackwell**, Blackwell & Associates, Inc – Not shown on the plan were steps coming off the porch within land subject to coastal storm flowage and an elevated utility platform more than 100 feet from a bordering vegetated wetland; this is to correct that. Also fencing encroaches in the resource area.

Motion **Motion to Hold the Certification open until fence removed.** (made by: LaFleur) (seconded by: Champoux)

Vote Carried unanimously

**C. Orders of Condition**

1. The Trustees of Reservations – Costaka Coaue Wildlife Refuge and Great Point (7-1.7) SE48- 2884

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff No unusual conditions.

Discussion (6:52) None  
 Motion **Motion to Issue as drafted.** (made by: LaFleur) (seconded by: Champoux)  
 Vote Carried unanimously

2. Lindsay – 15 Pippins Way (43-94.3) SE48-2888

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff Adding Condition 20 directing lighting downward. Will add Condition 21 about no cultivars.

Discussion (6:53) **Erisman** – Need a condition that plants are not cultivar  
 Motion **Motion to Issue as amended.** (made by: Champoux) (seconded by: Topham)  
 Vote Carried unanimously

3. Knight – 12 E Lincoln Avenue (42.4.1-47) SE48-2889

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff No unusual conditions.

Discussion (6:54) None  
 Motion **Motion to Issue as drafted.** (made by: Champoux) (seconded by: Bennett)  
 Vote Carried unanimously

4. Hilderbrand – 60 Crooked Lane (41-198) SE48-2886

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff The shed is conditioned to be constructed outside 50-foot buffer.

Discussion (6:55) None  
 Motion **Motion to Issue as drafted.** (made by: Champoux) (seconded by: Bennett)  
 Vote Carried unanimously

5. Madaket Wheelhouse LLC – 13 Massachusetts Avenue (60-75) SE48-2893

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff Will add Condition 20 for no disturbance of the vegetation or replant as necessary.

Discussion (6:56) None  
 Motion **Motion to Issue as amended.** (made by: LaFleur) (seconded by: Topham)  
 Vote Carried unanimously

6. Pocomo Neighbours – 47,53,55,57,61,63 & 69 Pocomo Road (Multiple) SE48-2874

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
 Staff A positive order would contain failure criteria. Asked what the board wanted. We have the summer to gain information about invertebrates; he can condition that no works starts until the board has that data.

Discussion (6:57) Discussion about the project.  
**Erisman** – Asked if it is possible to condition no adverse impact to surrounding resource areas. The nourishment is not coming from this environment and there is no data assuring no adverse impact.  
**Champoux** – Wonders if this board is qualified to evaluate that data.  
**Carlson** – He can access people who are qualified to do that.  
 Discussion about whether to prepare a negative or positive order; a positive order provides evaluation material.  
**Carlson** – Can require an as-built before construction.  
**Erisman** – Asked if storm –to-storm data will be available for erosion modeling.  
**Arthur D. Gasbarro**, Nantucket Engineering & Survey – Explained how he can evaluate the erosion.  
 Consensus is for a positive order

**D. Extension Requests**

1. 97 Squam Road NT- 97 Squam Road (12-30) SE48-2583

Sitting Steinauer, Bennett, Erisman, LaFleur, Champoux, Topham  
Staff None

Discussion (7:11) **Jeffrey Blackwell**, Blackwell & Associates, Inc – Reviewed the project. The garage/studio has been constructed. Asking for a 2-year extension to complete the gazebo.

Motion **Motion to Issue three 1-year extensions.** (made by: LaFleur) (seconded by: Champoux)

Vote Carried unanimously

**E. Monitoring Reports**

1. Nantucket Islands Land Bank – 27 North Cambridge Street (38-24) SE48-2527
2. Nantucket Islands Land Bank - 72 Washington Street (42.2.3-17) SE48-2741
3. Nantucket Islands Land Bank - 21 Sesachacha Pond (21-17) SE48-2775
4. Nantucket Islands Land Bank – 28, 30A & 30B Washington Street (42.3.2-23.1) SE48-2526
5. Nantucket Islands Land Bank – 22 Cathcart Road (43-68) SE48-2810
6. Nantucket Islands Land Bank – 158 Orange Street (55-61.1) SE48-2689
7. 97 Squam Road NT – 97 Squam Road (12-30) SE48-2583

**F. Other Business**

1. Approval of Minutes: 05/18/2016 – **Approved by unanimous consent.**
2. Enforcement Action:
  - a. 2 North Beach Street – Mr. Carlson met with the attorney for the owner on site today and he has spoken with Town Counsel; right now their attorney understands an NOI is required to do anything on that lot and there needs to be a resolution as to whether or not there is a wetland and if there is deal with the manhole cover appropriately.
  - b. Holly Farm, Nantucket Islands Land Bank – Rachel Freeman, NILB, gave an update on the situation; reviewed the numbers and types of trees and brush impacted by the work. Said she will come back with a landscape plan to repair/mitigate the damage and for treating of any invasive species.
3. Reports:
  - a. NP&EDC, Bennett – nothing to report.
  - b. Mosquito Control Committee, Erisman – reviewed current status
4. Commissioners Comment:
  - a. Erisman – In regards to soil scraping and in light of the newspaper article about soil brought to landfill, the commission needs to look at area and soils surrounding wetlands and stop the practice of scraping to the 25-foot buffer.
  - b. Steinauer – He has received calls from people concerned about the soil piles at the ends of Polpis & Madaket Roads; should bring Dave Fronzuto in to talk about that and what they are planning.
5. Administrator/Staff Reports

Motion to Adjourn: 7:30 p.m.

Submitted by:  
Terry L. Norton