

**Town and County of Nantucket**  
**Board of Selectmen • County Commissioners**

Robert R. DeCosta, Chairman  
Rick Atherton  
Matt Fee  
Tobias Glidden  
Dawn E. Hill Holdgate



16 Broad Street  
Nantucket, Massachusetts 02554

Telephone (508) 228-7255  
Facsimile (508) 228-7272  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

C. Elizabeth Gibson  
Town & County Manager

**AGENDA FOR THE MEETING OF THE  
BOARD OF SELECTMEN  
JANUARY 20, 2016 - 6:00 PM  
PUBLIC SAFETY FACILITY COMMUNITY ROOM  
4 FAIRGROUNDS ROAD  
NANTUCKET, MASSACHUSETTS**

- I. CALL TO ORDER***
- II. BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
  1. The Board of Selectmen Meeting is Being Video/Audio Recorded.
- IV. PUBLIC COMMENT\****
- V. NEW BUSINESS\****
- VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***
  1. Approval of Minutes of December 2, 2015 at 6:00 PM.
  2. Approval of Payroll Warrants for Weeks Ending January 10, 2016; January 17, 2016.
  3. Approval of Treasury Warrants for January 13, 2016; January 20, 2016.
  4. Approval of Pending Contracts for January 20, 2016 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.
- VII. CONSENT ITEMS***
  1. Request for Approval of Change of Manager of Annual All-Alcoholic Beverages Restaurant License for The Brotherhood of Thieves Restaurant Management Group LLC d/b/a The Brotherhood of Thieves from Jeffrey L. Knab, Manager to Donald Kolp, Manager, for Premises Located at 23 Broad Street.

**VIII. CITIZEN/DEPARTMENTAL REQUESTS**

1. The Museum of African American History: Request for Waiver of Sewer Connection Permit Fee and Sewer Privilege Fee for New Restroom Facilities at the Meeting House at 29 York Street.

**IX. PUBLIC HEARINGS I**

1. Public Hearing to Consider Application for New Dealer in Junk, Old Metals and Second Hand Articles License for Island Treasures, LLC at 17B North Beach Street.
2. Public Hearing to Consider Petition for National Grid/Nantucket Electric Company Plan # 20725504 to Install Handhole 26 on Property of 151 Main Street and Install Approximately 68' of 1-3" SCH 40 Conduit to Pole # 1 at Lowell Place in Order to Connect Underground Service at 151 Main Street.
3. Public Hearing to Consider Petition for National Grid/Nantucket Electric Company Plan # 20450028 to Install 1-3" Conduit from Handhole 15-1 on Fairgrounds Road 32' Northeast Along Side of Road then Across to Weatherly Place for Service at 5 Weatherly Place and 47 Fairgrounds Road.

**X. TOWN MANAGER'S REPORT**

1. Our Island Home Enterprise Fund; Sewer Enterprise Fund; Solid Waste Enterprise Fund FY 2017 Projected Budgets.
2. Review of Business License (Including Mobile Food Units, Courtesy Vans, Filming and Allowable Activities on Town Property) Process and Associated Fees Proposal.
3. Advanced Life Support Ambulance Service Presentation; Request to Schedule Public Hearing to Adjust Ambulance Rates.
4. Review of Proposed Regulation Regarding Paid Parking at 2 Fairgrounds Road Municipal Parking Lot; Request to Schedule Public Hearing to Amend Traffic Rules and Regulations.

**XI. SELECTMEN'S REPORTS/COMMENT**

1. Discussion Regarding Shellfishing Policy and Regulations, Section 2.18/Catch Reports Provided to the Town and Notice to Scallopers.
2. Adoption of 2016 Annual Town Meeting and Election Warrant.
3. Ratification of Decision Regarding Appeal of Joseph Freeman and Juliana and Theodore P. Lyman of Historic District Commission (HDC) Approval of Certificate of Appropriateness (COA) No. 64611, with Regard to the Property Location of 13 C Street, Nantucket, Map 60.2.1, Parcel 76 (Continued from January 6, 2016).

4. Deliberation/Action on Appeal of Samantha Parsons of Historic District Commission (HDC) Approval of Certificate of Appropriateness (COA) No. 64656, with Regard to the Property Location of 6 Marble Way, Nantucket, Map 66, Parcel 103 (Continued from January 6, 2016).

5. Committee Reports.

*XII. PUBLIC HEARINGS II*

1. Public Hearing to Consider the Appeal of Polpis Harbor LLC of Historic District Commission (HDC) Approval of Certificate of Appropriateness (COA) No. 64948, with Regard to the Property Location of 250 Polpis Road, Nantucket, Map 26, Parcels 26/27.

*XIII. ADJOURNMENT*

*\* Identified on Agenda Protocol Sheet.*

**Board of Selectmen Agenda Protocol:**

- **Roberts Rules:** *The Board of Selectmen follows Roberts Rules of Order to govern its meetings as per the Town Code and Charter.*
- **Public Comment:** *For bringing matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Board of Selectmen. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action. Except in emergencies, the Board will not normally take any other action on Public Comment. Any personal remarks or interrogation or any matter that appears on the regular agenda are not appropriate for Public Comment.*

*Public Comment is not to be used to present charges or complaints against any specifically named individual, public or private; instead, all such charges or complaints should be presented in writing to the Town Manager who can then give notice and an opportunity to be heard to the named individual as per MGL Ch. 39, s 23B.*

- **New Business:** *For topics not reasonably anticipated 48 hours in advance of the meeting.*
- **Public Participation:** *The Board welcomes valuable input from the public at appropriate times during the meeting with recognition by the Chair. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Selectmen may have questions on the clarity of information presented. The Board will hear any staff input and then deliberate on a course of action.*
- **Selectmen Report and Comment:** *Individual Selectmen may have matters to bring to the attention of the Board. If the matter contemplates action by the Board, Selectmen will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting. Otherwise, except in emergencies, the Board will not normally take action on Selectmen Comment.*

**EXHIBIT 1**  
**AGREEMENTS TO BE EXECUTED BY TOWN MANAGER**  
**UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN**  
*January 20, 2016*  
**\*\*\*AMENDED AS OF JANUARY 15, 2016\*\*\***

| Type of Agreement/Description     | Department | With                 | Amount   | Other Information  | Source of Funding |
|-----------------------------------|------------|----------------------|--|--|-------------------|
| Amendment #1 to Service Agreement | DPW        | Victor Brandon Corp. | Add \$30,000 to existing three-year contract for total contract of \$180,000 | Additional work needed for sidewalk repair and cobblestone work        | Art. 10/2014 ATM  |
| Professional Services Agreement   | Town Admin | SMRT Architects      | TBD  | Architectural and sub-consultant services for operational study of OIH | Art.4 /STM 2015   |



The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

PETITION FOR CHANGE OF LICENSE

076200164

ABCC License Number

Nantucket

City/Town

The licensee The Brotherhood of Thieves Restaurant Manage respectfully petitions the Licensing Authorities to approve the following transactions:

- Change of Manager  Alteration of Premises  
 Pledge of License/Stock  Cordial & Liqueurs  
 Change of Corporate Name/DBA  Change of Location  
 Change of License Type (\$12 ONLY, e.g. "club" to "restaurant")

Change of Manager

Last-Approved Manager: Jeffrey Lee Knab

Requested New Manager: Donald Kolp

Pledge of License /Stock

Loan Principal Amount: \$  Interest Rate:

Payment Term:  Lender:

Change of Corporate Name/DBA

Last-Approved Corporate Name/DBA:

Requested New Corporate Name/DBA:

Change of License Type

Last-Approved License Type:

Requested New License Type:

Alteration of Premises: (must fill out attached financial information form)

Description of Alteration:

Change of Location: (must fill out attached financial information form)

Last-Approved Location:

Requested New Location:

Signature of Licensee

CBull Managing Partner Date Signed

11/24/15

(If a Corporation/LLC, by its authorized representative)

The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

### Manager Application

All proposed managers are required to complete a **Personal Information Form**, and attach a copy of the corporate vote authorizing this action and appointing a manager.

#### 1. Licensee Information:

|  |   |                         |   |           |                                    |
|--|---|-------------------------|---|-----------|------------------------------------|
| Legal Name of Licensee:                        | <input type="text" value="The Brotherhood of Thieves"/> | Business Name (d/b/a):  | <input type="text" value="The Brotherhood of Thieves"/> |           |                                    |
| Address:                                       | <input type="text" value="23 Broad St. PO Box 388"/>    |                         |   |           |                                    |
| City/Town:                                     | <input type="text" value="Nantucket"/>                  | State:                  | <input type="text" value="MA"/>                         | Zip Code: | <input type="text" value="02554"/> |
| ABCC License Number:<br>(If existing licensee) | <input type="text" value="076200164"/>                  | Phone Number of Premise | <input type="text" value="508-228-2551"/>               |           |                                    |

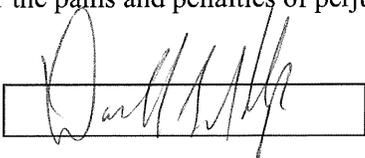
#### 2. Manager Information:

|  |   |                                   |   |
|--|---|-----------------------------------|---|
| Name:  | <input type="text" value="Donald Kolp"/>  | Cell Phone Number:                | <input type="text" value="508-878-8253"/> |
| Are you a U.S. Citizen:  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                       | Court and Date of Naturalization: | <input type="text"/>                      |
| <small>(Submit proof of citizenship and/or naturalization such as Voter's Certificate, Birth Certificate or Naturalization Papers)</small> |   |                                   |   |
| List the number of hours per week you will spend on the licensed premises:   | <input type="text" value="60-70"/>  |                                   |   |
| Have you ever been charged or convicted of a state, federal or military crime?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                       |                                   |   |
| <b>If yes, attach an affidavit as to all charges and disposition.</b>  |   |                                   |   |
| Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages?      | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                       |                                   |   |
| If yes, please describe:   | <input type="text" value="Previous Manager of Record at The Great Harbor Yacht Club on Nantucket"/>       |                                   |   |
| Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled?           | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                       |                                   |   |
| If yes, please describe:   | <input type="text"/>  |                                   |   |
| Have you ever been the Manager of Record of a license that was issued by this Commission?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                       |                                   |   |
| If yes, please describe:   | <input type="text" value="The Great Harbor Yacht on Nantucket, left my position there in April of 2011"/> |                                   |   |
| Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):                                     |   |                                   |   |
| <input type="text" value="April 2014-present, General Manager, The Brotherhood of Thieves, 23 Broad St., Nantucket 508-228-2551"/>         |   |                                   |   |

\*If additional space is needed, please use the last page\*

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature



Date

Additional Space

Please note which question you are using this space for.

Continued listing of my employment for the last 10 years, from the previous page:

April 2011-April 2014, Beverage Director/Manager, Smith and Wollensky, 101 Arlington St., Boston 617-423-1112

March 2008-April 2011, Food and Beverage Director, Great Harbor Yacht Club, 96 Washington St., Nantucket 508-325-5200

February 2005-January 2008, General Manager, The Brotherhood of Thieves, 23 Broad St., Nantucket 508-228-2551

May 2004-September 2004, Chef, Queequeg's, 6 Oak St., Nantucket 508-325-0992

*The  
Brotherhood  
of Thieves*

November 24, 2015

To Whom It May Concern,

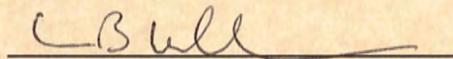
At a meeting of the shareholders of the Brotherhood of Thieves Management Group it was approved and voted to make the following management changes:

Change the General Manager of the Brotherhood of Thieves Restaurant from

Jeffery Lee Knab

To

Donald Kolp



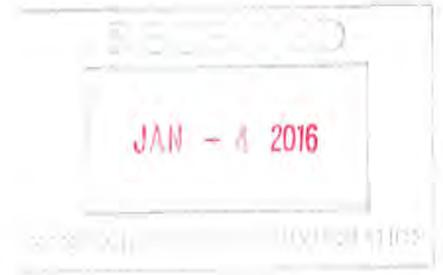
Larry B. Whelden

Managing Partner

Brotherhood of Thieves Restaurant Management Group

# Marsha L. Fader

Board of Selectmen  
Town of Nantucket  
Nantucket, MA 02554



Re: Request for Sewer Fee Waiver: Museum of African American History  
29 York Street, Nantucket, Massachusetts

Dear Chair DeCosta, Members of the Board,

Representing the Museum of African American History, I wish to request a waiver of all sewer fees related to the installation of new restroom facilities at 29 York Street.

For the first time in its history, the ca. 1820 Meeting House at 29 York Street, owned by The Museum of African American History, will have accessible, code-compliant restroom facilities. A structure built by Florence Higginbotham as a Chicken House near the rear of the property at Five Corners, is being adapted to contain Men's and Women's accessible restroom facilities. This CPC-funded amenity will allow the Museum to expand its educational classes, workshops, walking tour, and special events.

We are requesting a waiver of \$8322.15 in sewer fees for this project including the sewer permit fee of \$2000 and the sewer privilege fee of \$6322.15. For reasons of adding an amenity in the historic downtown, a comparable town funding source, and precedent, we kindly ask for your favorable consideration.

- With the restoration of the entire Museum campus at 27 & 29 York Street begun in the late 1980's and now nearing completion, the historic downtown will benefit from greater educational offerings. The new restrooms are key to this enhancement.
- This restroom project is completely CPC-funded - paying town sewer fees of \$8322.15 essentially means having the town pay the town;
- The Board of Selectmen waived all permit fees during the restoration of the Meeting House at their meeting on February 21, 1996..

With appreciation for your consideration,

Sincerely,

Marsha L. Fader

## BOARD OF SELECTMEN

Minutes of the Meeting of 21 February 1996 at 7:30 PM. The meeting took place in the Selectmen's Hearing Room, Town & County Building, Nantucket, MA 02554.

Members of the Board present were: Arthur Desrocher, Cheryl Bartlett, Charles "Jack" Gardner, Timothy Soverino and Pamela Killen. Chairman Desrocher called the meeting to order at 7:30 PM.

Approval of Minutes of 14 February 1996 at 7:30 PM; 7 February 1996 at 7:30 PM. Ms. Killen moved to approve the minutes of 7 February 1996, as amended; seconded by Ms. Bartlett. So voted. Ms. Killen moved to approve the minutes of 14 February 1996; seconded by Ms. Bartlett. So voted.

Approval of Payroll Warrant for Week Ending February 18, 1996. Ms. Bartlett moved approval; seconded by Ms. Killen. So voted.

Approval of Payroll Warrant for February 21, 1996. Ms. Bartlett moved approval; seconded by Ms. Killen. So voted.

Public Hearing to Consider the Transfer Application for a Seasonal All Alcoholic Beverages License of Everett G. Reid, III d/b/a American Seasons to Signet Management Corporation d/b/a American Seasons, Michael Getter, Manager Located at 80 Centre Street, Nantucket, MA 02554. Chairman Desrocher opened the hearing and asked whether any person was present who wished to speak in favor of the transfer application. Building Commissioner Jack Dunn stated that the premises is in compliance with all zoning regulations. Chairman Desrocher asked whether any person was present who wished to speak in opposition to the transfer application and there was no response. Chairman Desrocher closed the hearing and noted that a letter was received from neighboring property owner Thomas Lowy. It was noted that Mr. Lowy objected to an exhaust system on the subject building, which he stated is both noisy and unsightly. Rhoda Weinman, attorney for the owners of the building, stated that her clients have agreed to close in the equipment so it is not visible, and will attempt to reduce the noise level of the fans. Mr. Gardner moved to approve the transfer application of Everett G. Reid, III, d/b/a American Seasons for a seasonal all alcoholic beverages license to Signet Management Corporation d/b/a American Seasons, Michael Getter, manager; seconded by Ms. Bartlett. So voted.

Appointment: Cable Television Advisory Committee. Chairman Desrocher noted that the following four individuals have applied for one vacancy on the committee: Jean Boutyette, Howard Crise, Jane Walton and Jack Weinhold. By blackboard method, Jack Weinhold was appointed to fill an un-expired term, said term to expire on June 30, 1996. Mr. Weinhold received votes from Ms. Killen, Mr. Gardner and Chairman Desrocher. Ms. Walton received votes from Ms. Bartlett and Mr. Soverino.

Museum of Afro American History: Request for Waiver of Fees Regarding African Meeting House Restoration Project. Helen Seager, representative of the African Meeting House restoration project spoke on the project, noting that renovations to the building

will begin this summer, due largely to a \$50,000 matching grant from the Massachusetts Historical Commission. Ms. Bartlett moved to waive all town imposed fees (permits, applications, etc.) associated with the project; seconded by Ms. Killen. So voted.

Citizen Appeal of Building Commissioner's Decision to Levy Fine for Violation of Building Permit Requirements Nantucket resident Tyrone Featherly stated that he was assessed a fine in the amount of \$4,281.00 by the Building Department for starting a building project before he had paid for his building permit. Mr. Featherly explained the circumstances which caused him to begin construction prior to paying for the permit, and appealed to the Board for a waiver of the fine. Building Commissioner Jack Dunn stated that he feels Mr. Featherly understood the Building Department procedures and requirements and that, pursuant to Massachusetts State Building Code 780, Article 1, section 118.1, a permit is not considered issued until the fee is collected by the authorized agent, and further, that the permit must be visible at the construction site during all phases of the project. Mr. Dunn concluded that he feels the fine is justified. Ms. Bartlett asked Town Counsel about the Board's authority to hear this appeal, and questioned whether Mr. Featherly should be appealing to the state for relief rather than the town. Some discussion followed and Mr. Dunn expressed his opinion that the Board of Selectmen, through Nantucket's local bylaws, set the fees, therefore is the proper body to hear the appeal and render a decision. Some further discussion ensued and Ms. Bartlett moved to uphold Building Commissioner Dunn's decision to assess the fine, and to reject Mr. Featherly's appeal; seconded by Ms. Killen. Ms. Killen noted that if Mr. Dunn wished to work out a payment plan with Mr. Featherly, that would be up to Mr. Dunn. So voted. Mr. Soverino was opposed.

Request for Approval of Mobile Food Unit License. Chairman Desrocher noted that Nantucket resident Paul Tsakeres has requested permission to operate a canteen truck that will provide coffee break and lunch products to construction crews at various island work sites. Mr. Tsakeres spoke on the proposed operation and stated that all products will be pre-packaged and prepared according to the codes, regulations and restrictions set forth by the Health Department. Mr. Tsakeres stated that he will make no stops on public property nor will he bring his truck into the downtown core area. Mr. Tsakeres stated that his hours of operation will be 10:00 AM - 3:00 PM, Monday through Saturday and that it will be a year-round operation. Ms. Bartlett moved to approve the application for a mobile food unit license contingent upon Mr. Tsakeres obtaining all applicable approvals and permits from the Health Department; seconded by Mr. Gardner. So voted.

Liquor Licensee: Request for Temporary Closure (The Pines). Ms. Bartlett moved to approve the request of Robin and Glen Menard, proprietors, to close the Pines Restaurant from March 11, 1996 until March 31, 1996 for numerous improvement projects; seconded by Mr. Gardner. So voted.

Sewer Fee Waiver Request History

| DATE       | REQUESTOR                                     | LOCATION                                    | REQUEST WAIVER FOR                                    | BOS ACTION                             | NOTES   |
|------------|---|---|---|--|---|
| 6/4/2009   | Shannon Cronan                                | 11A Mary Anne Drive                         | Reduced sewer connection permit fee                   | Denied                                 | BOS policy not to waive fees  |
| 3/17/2010  | Robert Shapiro                                | 19 Old South Road                           | Relief from monthly sewer charge on vacant lots       | No action                              | Would set precedent if approved   |
| 5/12/2010  | Lindsay Winters                               | 28 Young's Way                              | Sewer connection permit fees (2)                      | Waiver approved for renewal of permits | Permits were previously approved & paid for but construction did not commence due to down economy & permits expired |
| 12/19/2012 | SSA   | Intersection of Broad & South Beach Streets | Sewer connection permit fee; Sewer Privilege Fee      | Approved                               | SSA is a governmental agency which serves the island  |
| 11/20/2013 | Nantucket Congregation of Jehovah's Witnesses | "Kingdom Hall" at 43 Milk Street            | Reduction or abatement of sewer connection permit fee | Denied                                 | Would set precedent if approved   |
| 11/5/2014  | Habitat for Humanity                          | 20 Ticcoma Way                              | Sewer connection permit fee; Sewer Privilege Fee      | Approved                               | Affordable housing unit   |
| 8/5/2015   | Habitat for Humanity                          | Lot # 13, Sachem's Path                     | Sewer connection permit fee; Sewer Privilege Fee      | Approved                               | Affordable housing unit   |

August 22, 2013

Marsha Fader  
36 Liberty Street  
Nantucket, MA 02554

Re: **Museum of African American History landfill fee waiver request**

Dear Marsha:

At its August 21, 2013 meeting, the Nantucket Board of Selectmen reviewed your request on behalf of the Museum of African American History for waiver of landfill fees for the buildings located at 27 York Street. Although the Board supports the work of the museum, its policy has been to not grant waivers for landfill fees as that cost would then be borne by the Town. Therefore, **the Board voted to deny your request for waiver of landfill fees.**

Sincerely,

Gregg Tivnan  
Assistant Town Manager

Cc: Kara Buzanoski/DPW

**From:** [Marsha Fader](#)  
**To:** [Erika Mooney](#)  
**Subject:** Re: Sewer fee waiver request  
**Date:** Friday, January 15, 2016 9:11:22 AM

---

Hi Erika,

That is correct.

Thanks,  
Marsha

Marsha L. Fader, LEED AP, Assoc AIA

36 Liberty Street  
Nantucket, MA 02554

[marsha@mfader.com](mailto:marsha@mfader.com)

508.228.1683

On Jan 15, 2016, at 8:21 AM, Erika Mooney <[EMooney@nantucket-ma.gov](mailto:EMooney@nantucket-ma.gov)> wrote:

Hi Marsha:

So these aren't public restrooms in the sense of the Visitor Services public restrooms, correct? They are intended to be used only by patrons participating in museum events??

Erika

Erika D. Mooney  
*Project Administrator*  
Town of Nantucket  
16 Broad Street  
Nantucket MA 02554  
508-228-7266  
508-228-7272 Fax

---

**From:** Katherine Cabral  
**Sent:** Friday, January 15, 2016 8:19 AM  
**To:** Erika Mooney  
**Subject:** FW: Sewer fee waiver request

**Katie Cabral**  
Customer Service Assistant  
Town Administration

Town of Nantucket  
508.228.7255

---

**From:** Marsha Fader [<mailto:marsha@mfader.com>]  
**Sent:** Thursday, January 14, 2016 5:10 PM  
**To:** Katherine Cabral  
**Subject:** Re: Sewer fee waiver request

Thanks Katie!

Can you recommend a time that I should be at the meeting? Where is it on the agenda?

As with any island museum offering public programs, the restroom facilities will be part of the educational programming. Their use will be for events, walking tours, workshops, and classes that are open to the public. The only difference is that these restrooms are a separate, freestanding structure. With the addition of accessible restroom facilities, this CPC-funded amenity allows the Museum to expand its public programs.

Marsha

Marsha L. Fader, LEED AP, Assoc AIA

36 Liberty Street  
Nantucket, MA 02554

[marsha@mfader.com](mailto:marsha@mfader.com)

508.228.1683

On Jan 14, 2016, at 1:52 PM, Katherine Cabral <[kcabral@nantucket-ma.gov](mailto:kcabral@nantucket-ma.gov)> wrote:

Hi Marsha,

You are definitely on the agenda for 1/20. The Board would like some clarification on whether the restroom will be open to all of the public or just guests of the African Meeting House.

Thanks.

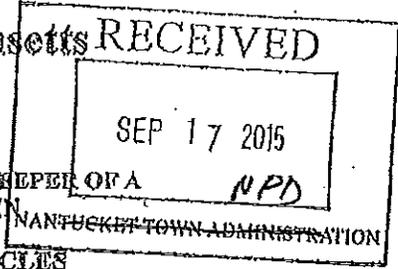
**Katie Cabral**

Customer Service Assistant  
Town Administration  
Town of Nantucket  
508.228.7255

---



The Commonwealth of Massachusetts  
Town of Nantucket



APPLICATION FOR A LICENSE TO BE A DEALER IN OR KEEPER OF A  
SHOP FOR THE PURCHASE, SALE OR BARTER IN  
JUNK, OLD METALS AND SECOND HAND ARTICLES

I, the undersigned, hereby apply for a Junk Dealer's License, to be a dealer in or keeper of a shop for the purchase, sale or barter in accordance with the provisions of Chapter 140 of the General Laws.

\*\*\*\*\*

Please complete the following:-

NAME: Karen L. Murphy  
ADDRESS: 60 Pleasant Street  
BUSINESS NAME: Island Treasures  
BUSINESS ADDRESS: 17 B North Beach Street

If you are doing business in the Town of Nantucket under anything other than your own name you are required by law (MGL c.110, s.5) to file a Doing Business as Certificate (DBA) with the Office of the Town Clerk. The DBA must be filed before the issuance of the Junk Dealer's License and remain current.

Give a complete description of the premises to be used for the purpose of carrying on the business.

1,132 +/- square feet retail space, used for consignment and thrift. We are not non-profit, but give 50% of proceeds from donated items to selected org or individuals in community

Sign your name in full Karen L. Murphy

Approved: Zoning Enforcement Officer [Signature] Date 9/13/15

Approved: Board of Selectmen Date

Approved: Town Clerk Date

**2016 DEPARTMENTAL COMMENTS ON UTILITY PETITIONS  
FOR BOS PUBLIC HEARINGS**

TYPE: UTILITY PETITION: Order for Manhole and Duct Locations

APPLICANT: NATIONAL GRID: Plan #20725504

SITE ADDRESS: **151 MAIN STREET/P#1 LOWELL PLACE**

HEARING DATE: January 20, 2016

---

NPD: No concerns. Chief Pittman

FIRE: The Fire Department has no concerns with this petition. Chief Rhude

DPW: No issues. Utility company has to loam and seed any disturbed areas in the Spring.  
Silvio Genao

WW: Wannacomet Water has no objection to this petition. Robert Gardner

**ORDER FOR MANHOLE AND DUCT LOCATIONS**

Nantucket, MA 02554

November 17, 2015

By the Board of Selectmen  
of the Town of Nantucket, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition of said Company dated the **17th day of November, 2015**

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked--

**NANTUCKET ELECTRIC COMPANY**

Plan No. **20725504** Dated: **11/05/2015**

The following are the public ways or parts of ways along which the underground electric conduits above referred to may be laid--

**Main Street**

**ngrid to install hh26 on property of #151 Main St and install approximately 68' of 1-3" sch 40 conduit to P#1 Lowell Place. Ngrid to connect Underground service to house #151.**

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Nantucket, Massachusetts held on the 20<sup>th</sup> day of JANUARY 2016

\_\_\_\_\_  
Clerk of Selectmen

Received and entered in the records of location orders of the Town of Nantucket, Massachusetts

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Attest: \_\_\_\_\_  
Town Clerk

I hereby certify that on JANUARY 20, 2016, at 6 o'clock, P. M.,  
at 4 FARE GROUNDS ROAD a public hearing was held on the petition of

**NANTUCKET ELECTRIC COMPANY**

for permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Selectmen of the Town of

\_\_\_\_\_  
Nantucket, Massachusetts

**CERTIFICATE**

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 2015 and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: \_\_\_\_\_  
Town Clerk

**Pole & DG Petition/Permit Request Form**

City  
Town of NANTUCKET WR # 20725504  
(circle one)

Install \_\_\_\_\_ SO  
(quantity) (circle one) JO Poles on \_\_\_\_\_  
(street name)

Remove \_\_\_\_\_ SO  
(quantity) (circle one) JO Poles on \_\_\_\_\_  
(street name)

Relocate \_\_\_\_\_ SO  
(quantity) (circle one) JO Poles on \_\_\_\_\_  
(street name)

Beginning at a point approximately \_\_\_\_\_ feet \_\_\_\_\_ of the centerline  
(distance) (compass heading)  
of the intersection of \_\_\_\_\_  
(street name)

and continuing approximately \_\_\_\_\_ feet in a \_\_\_\_\_ direction.  
(distance) (compass heading)

**Install underground facilities:**

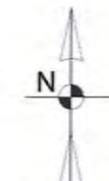
Street(s) MAIN ST.

**Description of Work:**

INST APPR 68' +/- OF CONDUIT IN  
A WESTERLY DIRECTION OFF TPO6 #1  
LOWELL PLACE

ENGINEER Jim Huxley

DATE 11/5/2015



|   |                                       |
|---|---------------------------------------|
| 11x17 Supplemental Sketch   |                                       |
| <b>nationalgrid</b>   |                                       |
| Work Request:<br>wr#20725504  | Drawn By: J.Holley<br>Date: 11/5/2015 |
| Trench Sketch<br>151 Main St.<br>Nantucket, Ma  |                                       |
| LEGEND  |                                       |
|  | existing utility pole                 |
|  | 1-3" pvc conduit                      |
|  | handhole with services                |
| NOTE: Not to Scale  |                                       |

Customer to install hh26 on property of #151 Main St & install approximately 68' of 1-3" sch 40 conduit to pole#1 Lowell Place. Ngrid to connect underground services to #151.

**2016 DEPARTMENTAL COMMENTS ON UTILITY PETITIONS**

**FOR BOS PUBLIC HEARINGS**

TYPE: UTILITY PETITION: Order for Manhole and Duct Locations

APPLICANT: NATIONAL GRID: Plan #20450028

SITE ADDRESS: **47 FAREGROUNDS RD/5 WEATHERLY PLACE**

HEARING DATE: JANUARY 20, 2016

---

NPD: No concerns. Chief Pittman

FIRE: The Fire Department has no concerns with this petition. Chief Rhude

DPW: Please have conduit crossing Fairgrounds directionally drilled as no trenching or cutting  
Of the paved asphalt surfaces will be allowed this time of the year. Other than that,  
Everything else looks fine because it (work) is off paved surfaces. Silvio Genao

WW: Wannacomet Water has no objection to this petition. However, they will be crossing  
the 12" water main on Fairgrounds Road and WW would like 48 hours notice in order to  
mark it out. Robert Gardner

**ORDER FOR MANHOLE AND DUCT LOCATIONS**

Nantucket, MA 02554

November 2, 2015

By the Board of Selectmen  
of the Town of Nantucket, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition of said Company dated the **2nd day of November, 2015**

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked--

**NANTUCKET ELECTRIC COMPANY**  
Plan No. **20450028** Dated: **11/02/2015**

The following are the public ways or parts of ways along which the underground electric conduits above referred to may be laid--

**Fairgrounds Road**

**NGRID request install 1-3" conduit from handhole  
15-1 32' northeast along side of road then across  
Fairgrounds Rd to subdivision called Weatherly  
Place. For house #5 Weatherly Pl and #47 FairgroundsRd**

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Nantucket, Massachusetts held on the 20<sup>th</sup> day of JANUARY 2016

\_\_\_\_\_  
Clerk of Selectmen

Received and entered in the records of location orders of the Town of Nantucket, Massachusetts

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Attest: \_\_\_\_\_  
Town Clerk

I hereby certify that on JANUARY 20, 2016, at 6 o'clock, P. M.,  
at FAIRGROUNDS ROAD a public hearing was held on the petition of

**NANTUCKET ELECTRIC COMPANY**

for permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Selectmen of the Town of

Nantucket, Massachusetts

**CERTIFICATE**

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 2015 and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: \_\_\_\_\_  
Town Clerk

**Pole & UG Petition/Permit Request Form**

City  
Town of Nantucket WR # 20450028  
(circle one)

Install \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Remove \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Relocate \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Beginning at a point approximately 565 feet Northeast of the centerline  
(distance) (compass heading)

of the intersection of Parkers Ln  
(street name)

and continuing approximately \_\_\_\_\_ feet in a \_\_\_\_\_ direction.  
(distance) (compass heading)

**Install underground facilities:**

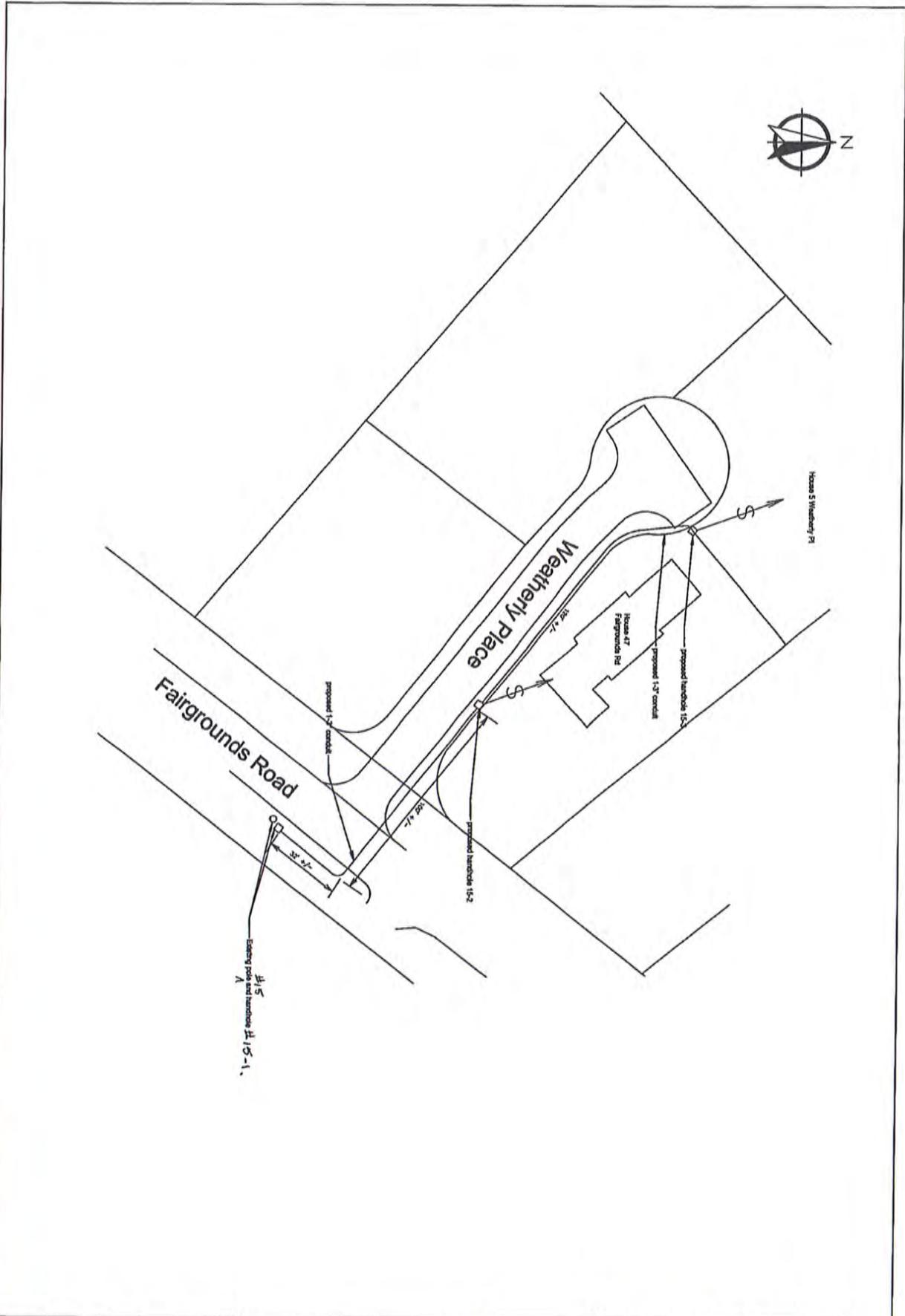
Street(s) Fairgrounds Rd

**Description of Work:**

Install 1-3" conduit from handhole 15-1 32' Northeast along side of road then across Fairgrounds Rd to subdivision called Weatherly Place. This work is necessary to provide underground electric service to new house # 5 Weatherly Pl and existing house 47 Fairgrounds Rd. (which is currently fed overhead).

ENGINEER S.Breton

DATE 11-2-15



|                              |   |                                  |   |                        |
|------------------------------|---|----------------------------------|---|------------------------|
| <b>LEGEND</b>                |   | <b>Weatherly Place Nantucket</b> |   | Date: 10/28/18         |
| Handhole                     | □ | 3" secondary conduit             | — | Designer: S. Breton    |
| Pole                         | ○ |                                  |   | Work Request: 20150028 |
| Underground electric service | — |                                  |   |                        |



# FY 2017 Budget

Our Island Home Enterprise Fund

# FY2016

## OIH Enterprise Fund Review

- **Mission:**

- Our Island Home is dedicated to providing the highest quality care for our residents requiring 24hr nursing care. We are committed to enhancing our residents' daily lives by creating an environment in which they, and their families, feel at home and by employing individuals who are compassionate in providing dignified care. We seek to create lasting relationships with our residents and family by utilizing consistent care givers and ensuring residents are the primary participants in their care.
- The above will be provided within the structure of the regulatory definitions per the governing agencies and within the fiscal restraints of our approved budget projection.

- **Goals:**

- Implement an effective Quality Assurance Performance Improvement (QAPI) program
- Implementation of Electronic Medical Records
- OIH's annual Department of Public Health survey deficiency free or few deficiencies
- Enrollment in Massachusetts Immunization Information Systems
- Future OIH planning, building size and site

- **Initiatives and Accomplishments:**

- Low medication utilization and continued focus and reduction of psychotropic medications
- Focus on hospital readmissions (especially due to impact on future Medicare rates – 2% rate withholdings)
- Necessary building upgrades (mechanical, roof)

# FY 2017

## OIH Enterprise Fund Overview

- **Priorities:**

- Licensure of the Assistant Administrator
- Training new Director of Nursing as current DON will be retiring
- Certification of Activity Director
- Full implementation of Electronic Medical Records
- Maintain viable census

- **Significant Changes Year-to-Year**

- OIH's annual Department of Public Health survey will be performed in the new Quality Indicator Survey format and we will have a new survey team. Our goal is to continue to do well on these surveys (limited or no deficiencies).
- There is also a new MDS and dementia focus survey

- **Key Issues**

- Dementia care planning and services are a major focus of the industry. Ensuring all staff are educated and all residents with dementia related diagnosis are properly care planned for.
- Emergency Preparedness
- Long time staff retiring (specifically key staff in nursing department)
- Future OIH building due to state of current physical plant. Facility structure and systems conditions are approaching the end of their functionality and the building has reached 'out-of-date' status. Extremely limited space and unable to engage Resident centered accommodations for enhanced quality of life.
- New Life Safety Code regulations which our current facility does not meet.
- Changes in reimbursement rates (Medicare and Medicaid). Overall daily cost to perform services is higher than reimbursement rates including Private pay.

# FY2017 Budget

## OIH Enterprise Fund

**SUMMARY**

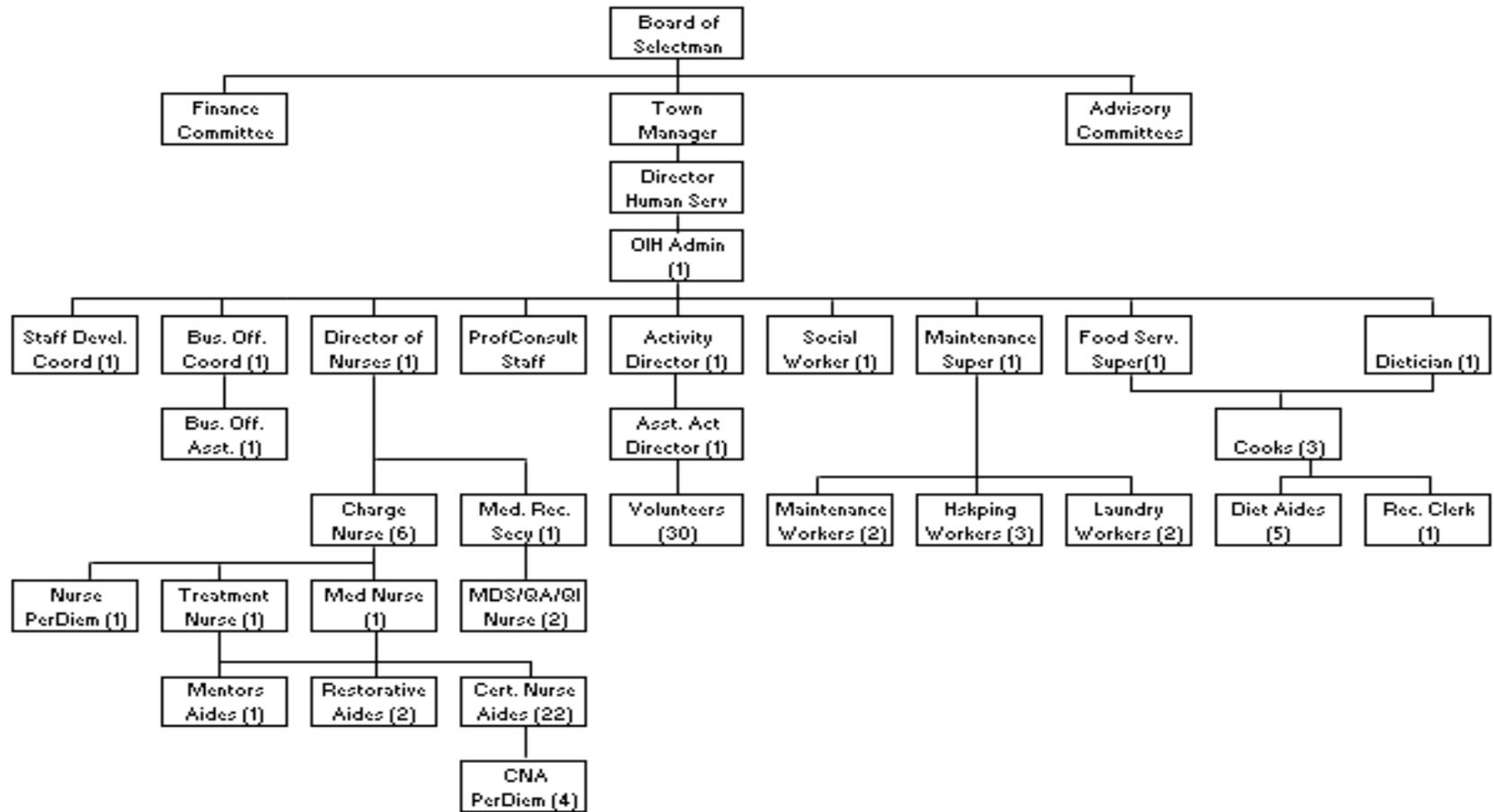
|                              | <i>COMPOUND ANNUAL</i> |                  |                  |                    | <i>ENTERPRISE FUND</i> |                    | <i>INCREASE OR</i>   | <i>INCREASE OR</i>  |
|------------------------------|------------------------|------------------|------------------|--------------------|------------------------|--------------------|----------------------|---------------------|
|                              | <i>FY2013</i>          | <i>FY2014</i>    | <i>FY2015</i>    | <i>GROWTH RATE</i> | <i>FISCAL 2016</i>     | <i>FISCAL 2017</i> | <i>(DECREASE) \$</i> | <i>(DECREASE) %</i> |
|                              | <i>ACTUAL</i>          | <i>ACTUAL</i>    | <i>ACTUAL</i>    | <i>(CAGR)</i>      | <i>BUDGET</i>          | <i>PROJECTED</i>   | <i>FISCAL 2017</i>   | <i>FISCAL 2017</i>  |
|                              |                        |                  |                  |                    |                        | <i>BUDGET</i>      |                      |                     |
| Payroll-Salary               | 3,954,089              | 4,173,705        | 4,303,555        | 4.3%               | 4,264,102              | 4,637,002          | \$ 372,900           | 8.7%                |
| Medicare P/R Tax Expenses    | 57,518                 | 59,714           | 61,074           | 3.0%               | 56,400                 | 66,000             | \$ 9,600             | 17.0%               |
| Medical Insurance            | 800,680                | 935,128          | 1,027,558        | 13.3%              | 1,041,700              | 1,177,300          | \$ 135,600           | 13.0%               |
| Barnstable County Retirement | 597,542                | 645,058          | 669,674          | 5.9%               | 683,616                | 699,800            | \$ 16,184            | 2.4%                |
| Contractual Obligations      | -                      | -                | -                | 0.0%               | 50,000                 | 140,000            | \$ 90,000            | 180.0%              |
| Utilities                    | 184,984                | 194,071          | 166,957          | -5.0%              | 207,600                | 182,950            | \$ (24,650)          | -11.9%              |
| Repairs & Maintenance        | 60,815                 | 48,846           | 27,852           | -32.3%             | 49,550                 | 32,350             | \$ (17,200)          | -34.7%              |
| Food                         | 158,408                | 146,589          | 154,943          | -1.1%              | 158,250                | 163,250            | \$ 5,000             | 3.2%                |
| Professional Services        | 521,054                | 497,719          | 612,322          | 8.4%               | 563,000                | 617,150            | \$ 54,150            | 9.6%                |
| Medical Supplies             | 97,217                 | 97,933           | 91,155           | -3.2%              | 102,500                | 93,000             | \$ (9,500)           | -9.3%               |
| General Insurance            | 46,818                 | 80,528           | 82,371           | 32.6%              | 81,200                 | 92,300             | \$ 11,100            | 13.7%               |
| Other Supplies               | 71,970                 | 53,714           | 51,221           | -15.6%             | 66,410                 | 58,950             | \$ (7,460)           | -11.2%              |
| Other                        | 278,046                | 285,788          | 111,771          | -36.6%             | 106,500                | 120,410            | \$ 13,910            | 13.1%               |
| <b>TOTAL OIH</b>             | <b>6,829,142</b>       | <b>7,218,791</b> | <b>7,360,454</b> | <b>3.8%</b>        | <b>7,430,828</b>       | <b>8,080,462</b>   | <b>\$ 649,634</b>    | <b>8.7%</b>         |

# Appendix

OIH Enterprise Fund



## Town & County of Nantucket Organization Chart – OIH Enterprise Fund



# FY 2017 Budget Detail

TOWN OF NANTUCKET  
OUR ISLAND HOME - ENTERPRISE FUND

|  | Actual<br>FY2015 | BUDGET<br>FY2016 | PROJECTED BUDGET<br>FY2017 |
|--|------------------|------------------|----------------------------|
| REVENUE  | 5,749,089        | 3,594,912        | 4,060,295                  |
| EXPENSES                                       | 7,360,454        | 7,430,828        | 8,080,462                  |
| NET EARNINGS                                   | (1,611,365)      | (3,835,916)      | (4,020,167)                |
| Transfer from Retained Earnings                | -                | 1,540,916        | 1,649,432                  |
| NET EARNINGS                                   | (1,611,365)      | (2,295,000)      | (2,370,735)                |
| NET SOURCES/USES:                              |                  |                  |                            |
| GF Subsidy                                     | 2,327,598        | 2,295,000        | 2,370,735                  |
| FinCom GF Reserve Fund Transfer                |                  |                  |                            |
| Ending FB                                      | 716,233          | -                | -                          |
| TOTAL  |                  |                  |                            |
| Certified Retained Earnings as of July 1, 2015 | 1,649,432        |                  |                            |

**OUR ISLAND HOME OPERATING BUDGET FY 2017**

| OUR ISLAND HOME ENTERPRISE FUND |   | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR) | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED<br>BUDGET | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017 | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017 |
|---------------------------------|---|-------------------------------------|-------------------------------------|-------------------------------------|--|--|---|---|--|
| <b>68561</b>                    | <b>ADMINISTRATION</b>                         |                                     |                                     |                                     |  |  |   |   |  |
| 68561                           | 41790 P&I USEFEE                              | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 42420 MEDICAID PATIENT REVENUE                | (1,696,473)                         | (1,604,888)                         | (1,460,688)                         | -7.2%                                    | (1,604,900)                              | (1,460,700)   | \$ (144,200)                                | -9.0%                                      |
| 68561                           | 42421 PRIVATE PATIENT INCOME                  | (1,879,191)                         | (1,319,864)                         | (1,230,470)                         | -19.1%                                   | (1,319,865)                              | (1,230,470)   | \$ (89,395)                                 | -6.8%                                      |
| 68561                           | 42422 PATIENT PAID AMOUNT                     | (440,031)                           | (501,792)                           | (591,812)                           | 16.0%                                    | (501,800)                                | (591,850)   | \$ 90,050                                   | 17.9%                                      |
| 68561                           | 42423 MEDICARE A REVENUE                      | (240,652)                           | (154,696)                           | (618,917)                           | 60.4%                                    | (154,700)                                | (620,000)   | \$ 465,300                                  | 300.8%                                     |
| 68561                           | 42424 MEDICARE B REVENUE                      | (18,930)                            | (4,380)                             | (14,372)                            | -12.9%                                   | (4,380)                                  | (14,375)  | \$ 9,995                                    | 228.2%                                     |
| 68561                           | 42425 SECONDARY INSURANCE                     | (854)                               | -                                   | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 42426 SECONDARY INS MEDICAID OVER A           | (20,969)                            | -                                   | (23,906)                            | 6.8%                                     | -  | (24,000)  | \$ 24,000                                   | 100.0%                                     |
| 68561                           | 42427 SECONDARY INS MEDICAID OVER B           | (1,200)                             | (87)                                | (643)                               | -26.8%                                   | (87)                                     | (650)   | \$ 563                                      | 647.1%                                     |
| 68561                           | 42428 OIH INS OVER A SEC INS                  | (43,134)                            | (5,880)                             | (110,956)                           | 60.4%                                    | (5,880)                                  | (111,000)   | \$ 105,120                                  | 1787.8%                                    |
| 68561                           | 42429 EXTRAORDINARY INCOME                    | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 42432 OIH INS OVER B SEC INS                  | (2,555)                             | (504)                               | (5,554)                             | 47.4%                                    | (500)                                    | (5,600)   | \$ 5,100                                    | 1020.0%                                    |
| 68561                           | 42433 OIH PRIV X OVER A SEC                   | -                                   | (2,812)                             | (1,628)                             | 100.0%                                   | (2,800)                                  | (1,650)   | \$ (1,150)                                  | -41.1%                                     |
| 68561                           | 42436 PRIOR YEAR CPE RECEIPTS                 | -                                   | (1,017,038)                         | (1,690,143)                         | 100.0%                                   | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 42473 OIH LIENS COLLECTED                     | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 48201 INTEREST ON INVESTMENT                  | 2,701                               | -                                   | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 49000 REFUNDS                                 | 39                                  | -                                   | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 49701 TRANSFER FROM GENERAL FUND: SUBSIDY     | (2,261,560)                         | (2,295,000)                         | (2,327,598)                         | 1.4%                                     | (2,295,000)                              | (2,370,735)   | \$ 75,735                                   | 3.3%                                       |
| 68561                           | 51100 SALARY, PERMANENT                       | 258,040                             | 271,007                             | 284,338                             | 5.0%                                     | 326,200                                  | 425,500   | \$ 99,300                                   | 30.4%                                      |
| 68561                           | 51300 OVERTIME                                | 2,052                               | 1,426                               | 2,723                               | 15.2%                                    | 2,000                                    | 2,000   | \$ -  | 0.0%                                       |
| 68561                           | 51550 FRINGE: LABORER'S UNION PENSION         | -                                   | 1,484                               | 4,100                               | 100.0%                                   | 2,000                                    | 2,000   | \$ -  | 0.0%                                       |
| 68561                           | 51551 LABORER'S UNION CERTIFICATION           | 1,043                               | 1,043                               | 684                                 | -19.0%                                   | 520                                      | 520   | \$ -  | 0.0%                                       |
| 68561                           | 51600 EDUCATION INCENTIVE                     | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 51700 LONGEVITY PAY                           | 3,685                               | 5,161                               | 4,319                               | 8.3%                                     | 1,600                                    | 2,700   | \$ 1,100                                    | 68.8%                                      |
| 68561                           | 51701 INS PREMIUM: MEDICAL BLUE CROSS         | 45,286                              | 42,334                              | 33,448                              | -14.1%                                   | 65,700                                   | 65,700  | \$ -  | 0.0%                                       |
| 68561                           | 51702 WORKERS COMPENSATION INSURANCE          | -                                   | 11,551                              | 73,464                              | 100.0%                                   | 24,000                                   | 50,000  | \$ 26,000                                   | 108.3%                                     |
| 68561                           | 51705 MEDICARE/MEDEX/RETIREEES                | 61,148                              | 75,754                              | 108,115                             | 33.0%                                    | 80,700                                   | 108,200   | \$ 27,500                                   | 100.0%                                     |
| 68561                           | 51708 INS PREMIUM: RETIREE MEDICAL BLUE CROSS | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 51770 BARNSTABLE COUNTY RETIREMT FND          | 49,079                              | 53,987                              | 57,200                              | 8.0%                                     | 57,000                                   | 59,800  | \$ 2,800                                    | 4.9%                                       |
| 68561                           | 51800 HOLIDAY PAY                             | 12,802                              | 13,622                              | 13,738                              | 3.6%                                     | 13,000                                   | 13,000  | \$ -  | 0.0%                                       |
| 68561                           | 51900 CONTRACTUAL OBLIGATIONS                 | -                                   | -                                   | -                                   | 0.0%                                     | 50,000                                   | 140,000   | \$ 90,000                                   | 180.0%                                     |
| 68561                           | 51960 COMPENSATION/ UNEMPLOYMENT              | -                                   | 35,415                              | 6,313                               | 100.0%                                   | 35,400                                   | 35,400  | \$ -  | 0.0%                                       |
| 68561                           | 51961 MEDICARE P/R TAX                        | 4,026                               | 4,238                               | 4,434                               | 5.0%                                     | 4,400                                    | 6,500   | \$ 2,100                                    | 47.7%                                      |
| 68561                           | 52010 UTILITY: AUTO FUEL                      | 2,519                               | 5,330                               | 4,155                               | 28.4%                                    | 5,300                                    | 5,000   | \$ (300)                                    | -5.7%                                      |
| 68561                           | 52101 UTILITY:ELECTRICITY                     | 59,553                              | 53,215                              | 56,743                              | -2.4%                                    | 60,000                                   | 60,000  | \$ -  | 0.0%                                       |
| 68561                           | 52103 UTILITY:FUEL OIL                        | 70,495                              | 76,356                              | 50,942                              | -15.0%                                   | 80,900                                   | 60,000  | \$ (20,900)                                 | -25.8%                                     |
| 68561                           | 52104 UTILITY:PROPANE                         | 11,876                              | 14,179                              | 10,768                              | -4.8%                                    | 15,000                                   | 12,000  | \$ (3,000)                                  | -20.0%                                     |
| 68561                           | 52105 UTILITY:WATER                           | 6,982                               | 7,342                               | 7,488                               | 3.6%                                     | 7,800                                    | 8,000   | \$ 200                                      | 2.6%                                       |
| 68561                           | 52106 UTILITY:SEWER                           | 13,188                              | 13,846                              | 13,447                              | 1.0%                                     | 14,700                                   | 14,000  | \$ (700)                                    | -4.8%                                      |
| 68561                           | 52107 UTILITY:SEWER/LANDFILL                  | 575                                 | 602                                 | 737                                 | 13.2%                                    | 600                                      | 750   | \$ 150                                      | 25.0%                                      |
| 68561                           | 52403 REP&MAINT:VEHICLE                       | -                                   | 530                                 | 328                                 | 100.0%                                   | 550                                      | 350   | \$ (200)                                    | -36.4%                                     |
| 68561                           | 52404 REP&MAINT:BUILDING                      | 48,059                              | 37,531                              | 21,412                              | -33.3%                                   | 38,000                                   | 22,000  | \$ (16,000)                                 | -42.1%                                     |
| 68561                           | 52405 REP&MAINT:EQUIPMENT                     | 12,756                              | 10,785                              | 6,112                               | -30.8%                                   | 11,000                                   | 10,000  | \$ (1,000)                                  | -9.1%                                      |
| 68561                           | 52700 RENTALS/LEASES                          | 5,572                               | 5,144                               | 5,362                               | -1.9%                                    | 5,200                                    | 5,500   | \$ 300                                      | 5.8%                                       |
| 68561                           | 52703 RENT/LSE:POSTAGE METER                  | 308                                 | 308                                 | 295                                 | -2.0%                                    | 310                                      | 300   | \$ (10)                                     | -3.2%                                      |
| 68561                           | 52907 PROPERTY:RUBBISH PICKUP                 | 16,509                              | 19,924                              | 19,503                              | 8.7%                                     | 20,000                                   | 20,000  | \$ -  | 0.0%                                       |

**OUR ISLAND HOME OPERATING BUDGET FY 2017**

| OUR ISLAND HOME ENTERPRISE FUND |                       |                               | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR) | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017 | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017 |
|---------------------------------|-----------------------|-------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|--|---|---|--|
| 68561                           | 53100                 | PROFESSIONAL SERVICES         | 94,859                              | 111,933                             | 101,580                             | 3.5%                                     | 112,000                                  | 105,000                                     | \$ (7,000)                                  | -6.3%                                      |
| 68561                           | 53101                 | PROF SVCS - MEDICAL           | 39,341                              | 32,422                              | 81,550                              | 44.0%                                    | 40,000                                   | 82,000                                      | \$ 42,000                                   | 105.0%                                     |
| 68561                           | 53102                 | EMPLOYEE HEALTH               | 138                                 | -                                   | 150                                 | 4.3%                                     | -  | 150   | \$ 150                                      | 100.0%                                     |
| 68561                           | 53103                 | GENERAL:ADVERTISING           | 2,408                               | 3,296                               | 2,143                               | -5.7%                                    | 3,000                                    | 3,500                                       | \$ 500                                      | 16.7%                                      |
| 68561                           | 53401                 | COMM:TELEPHONE                | 3,286                               | 3,276                               | 3,175                               | -1.7%                                    | 3,300                                    | 3,200                                       | \$ (100)                                    | -3.0%                                      |
| 68561                           | 53402                 | COMM:POSTAGE                  | 1,000                               | 1,193                               | 300                                 | -45.2%                                   | 1,200                                    | 800   | \$ (400)                                    | -33.3%                                     |
| 68561                           | 53804                 | OTHER:FREIGHT                 | 342                                 | 69                                  | 254                                 | -13.8%                                   | 100                                      | 260   | \$ 160                                      | 160.0%                                     |
| 68561                           | 54201                 | OFFICE SUPPLIES               | 21,416                              | 4,385                               | 5,008                               | -51.6%                                   | 5,400                                    | 5,100                                       | \$ (300)                                    | -5.6%                                      |
| 68561                           | 55001                 | MEDICAL SUPPLIES              | 95,487                              | 95,449                              | 89,458                              | -3.2%                                    | 100,000                                  | 90,000                                      | \$ (10,000)                                 | -10.0%                                     |
| 68561                           | 55003                 | PHARMACY                      | 1,730                               | 2,483                               | 1,697                               | -1.0%                                    | 2,500                                    | 3,000                                       | \$ 500                                      | 20.0%                                      |
| 68561                           | 55101                 | BOOKS/SUBSCRIPTIONS           | -                                   | 1,124                               | -                                   | 0.0%                                     | 1,150                                    | -   | \$ (1,150)                                  | -100.0%                                    |
| 68561                           | 57101                 | IN-STATE:MISC TRAVEL          | 3,505                               | 1,414                               | 5,930                               | 30.1%                                    | 1,500                                    | 12,000                                      | \$ 10,500                                   | 700.0%                                     |
| 68561                           | 57103                 | IN-STATE:SEMINARS, PROF GA    | -                                   | 1,880                               | 170                                 | 100.0%                                   | 1,900                                    | 1,500                                       | \$ (400)                                    | -21.1%                                     |
| 68561                           | 57105                 | OTHER EXPENSE                 | 911                                 | 2,327                               | 4,204                               | 114.8%                                   | 2,400                                    | 4,200                                       | \$ 1,800                                    | 75.0%                                      |
| 68561                           | 57200                 | OUT-OF-STATE TRAVEL           | -                                   | 1,505                               | 3,228                               | 100.0%                                   | 1,500                                    | 3,300                                       | \$ 1,800                                    | 120.0%                                     |
| 68561                           | 57301                 | DUES:PROFESSNL ORGANIZATN     | 3,157                               | 2,795                               | 2,845                               | -5.1%                                    | 2,800                                    | 2,850                                       | \$ 50                                       | 1.8%                                       |
| 68561                           | 57401                 | INS PREM:AUTO & LIABILITY     | -                                   | 2,184                               | 2,200                               | 100.0%                                   | 2,200                                    | 2,500                                       | \$ 300                                      | 13.6%                                      |
| 68561                           | 57404                 | INS PREM:BLANKET INS,BLDG     | 46,818                              | 78,344                              | 80,171                              | 30.9%                                    | 79,000                                   | 89,800                                      | \$ 10,800                                   | 13.7%                                      |
| 68561                           | 57406                 | INS PREM:CLAIM DEDUCTIBLE     | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 57502                 | MA MEDICAID USER FEE          | 272,855                             | 261,606                             | 249,805                             | -4.3%                                    | 290,000                                  | 250,000                                     | \$ (40,000)                                 | -13.8%                                     |
| 68561                           | 57506                 | MEDICARE A EXPENSE            | 83,496                              | 80,548                              | 150,184                             | 34.1%                                    | 90,000                                   | 150,000                                     | \$ 60,000                                   | 66.7%                                      |
| 68561                           | 57508                 | MEDICARE B EXPENSE            | 30,366                              | 11,210                              | 29,052                              | -2.2%                                    | 31,000                                   | 30,000                                      | \$ (1,000)                                  | -3.2%                                      |
| 68561                           | 57601                 | SETTLEMENTS                   | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 58501                 | ADD EQ:NEW EQUIP              | 1,721                               | -                                   | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 58502                 | ADD EQ:OFFICE FURNITURE       | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 59101                 | DEBT SERVICE: PRINCIPAL       | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 59102                 | DEBT SERVICE: INTEREST        | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 59103                 | BOND ISSUE EXPENSE            | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 59250                 | INTEREST: GENERAL             | -                                   | 7,480                               | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 59501                 | INDIRECT COSTS                | 92,300                              | 188,451                             | 92,300                              | 0.0%                                     | 92,300                                   | 92,300                                      | \$ -  | 0.0%                                       |
| 68561                           | 59901                 | TRANSFER TO GENERAL FUND      | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68561                           | 59993                 | TRANS TO CAPITAL PROJECT FUND | 175,000                             | 77,050                              | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| <b>TOTAL</b>                    | <b>ADMINISTRATION</b> |                               | <b>(4,947,122)</b>                  | <b>(5,172,401)</b>                  | <b>(6,381,114)</b>                  | <b>13.6%</b>                             | <b>(4,104,782)</b>                       | <b>(4,370,350)</b>                          | <b>\$ (265,568)</b>                         | <b>6.5%</b>                                |

**OUR ISLAND HOME OPERATING BUDGET FY 2017**

| OUR ISLAND HOME ENTERPRISE FUND         |       |                                 | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR) | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017 | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017 |
|---|-------|---------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|--|---|---|--|
| <b>68562 DIRECTOR OF NURSING</b>        |       |                                 |                                     |                                     |                                     |  |  |   |   |  |
| 68562                                   | 51109 | SALARY, PERMANENT DIR NURSING   | 119,920                             | 122,617                             | 125,754                             | 2.4%                                     | 128,900                                  | 133,800                                     | \$ 4,900                                    | 3.8%                                       |
| 68562                                   | 51300 | OVERTIME                        | -                                   | -                                   | 500                                 | 100.0%                                   | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 51550 | FRINGE: LABORER'S UNION PENSION | -                                   | 532                                 | 529                                 | 100.0%                                   | 500                                      | 500   | \$ -  | 0.0%                                       |
| 68562                                   | 51551 | LABORER'S UNION CERTIFICATION   | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 51700 | LONGEVITY PAY                   | 4,540                               | 4,779                               | 4,875                               | 3.6%                                     | 5,000                                    | 6,500                                       | \$ 1,500                                    | 30.0%                                      |
| 68562                                   | 51701 | INS PREMIUM: MEDICAL BLUE CROSS | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 51770 | BARNSTABLE COUNTY RETIREMT FND  | 21,630                              | 23,793                              | 25,200                              | 7.9%                                     | 24,300                                   | 26,300                                      | \$ 2,000                                    | 8.2%                                       |
| 68562                                   | 51800 | HOLIDAY PAY                     | -                                   | -                                   | 761                                 | 100.0%                                   | -  | 1,000                                       | \$ 1,000                                    | 0.0%                                       |
| 68562                                   | 51961 | MEDICARE P/R TAX                | 1,805                               | 1,847                               | 1,912                               | 2.9%                                     | 1,900                                    | 2,000                                       | \$ 100                                      | 5.3%                                       |
| 68562                                   | 54117 | NURSES-UNIFORM ALLOWANCE        | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 57101 | IN-STATE:MISC TRAVEL            | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 57103 | IN-STATE:SEMINARS, PROF GA      | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 57200 | OUT-OF-STATE TRAVEL             | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 57201 | OUT-STATE:GENERAL               | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68562                                   | 57301 | DUES:PROFESSNL ORGANIZATN       | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| <b>TOTAL DIRECTOR OF NURSING</b>        |       |                                 | <b>147,893</b>                      | <b>153,569</b>                      | <b>159,531</b>                      | <b>3.9%</b>                              | <b>160,600</b>                           | <b>170,100</b>                              | <b>\$ 9,500</b>                             | <b>5.9%</b>                                |
| <b>68563 RN'S</b>                       |       |                                 |                                     |                                     |                                     |  |  |   |   |  |
| 68563                                   | 51108 | SALARY, PERMANENT RN            | 445,675                             | 453,600                             | 436,307                             | -1.1%                                    | 422,700                                  | 464,000                                     | \$ 41,300                                   | 9.8%                                       |
| 68563                                   | 51308 | OVERTIME RN                     | 17,522                              | 24,537                              | 24,308                              | 17.8%                                    | 27,000                                   | 27,000                                      | \$ -  | 0.0%                                       |
| 68563                                   | 51408 | SHIFT COVERAGE RN               | 2,963                               | -                                   | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68563                                   | 51550 | FRINGE: LABORER'S UNION PENSION | -                                   | 2,235                               | 1,976                               | 100.0%                                   | 2,000                                    | 2,000                                       | \$ -  | 100.0%                                     |
| 68563                                   | 51551 | LABORER'S UNION CERTIFICATION   | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68563                                   | 51701 | INS PREMIUM: MEDICAL BLUE CROSS | 55,605                              | 69,295                              | 67,838                              | 10.5%                                    | 73,200                                   | 76,800                                      | \$ 3,600                                    | 4.9%                                       |
| 68563                                   | 51710 | LONGEVITY RN                    | 14,283                              | 15,621                              | 15,847                              | 5.3%                                     | 15,200                                   | 13,900                                      | \$ (1,300)                                  | -8.6%                                      |
| 68563                                   | 51770 | BARNSTABLE COUNTY RETIREMT FND  | 62,147                              | 69,752                              | 70,177                              | 6.3%                                     | 69,000                                   | 73,300                                      | \$ 4,300                                    | 6.2%                                       |
| 68563                                   | 51808 | HOLIDAY PAY RN                  | 19,340                              | 20,524                              | 16,644                              | -7.2%                                    | 12,900                                   | 12,900                                      | \$ -  | 0.0%                                       |
| 68563                                   | 51961 | MEDICARE P/R TAX                | 7,247                               | 7,457                               | 7,150                               | -0.7%                                    | 6,500                                    | 7,500                                       | \$ 1,000                                    | 15.4%                                      |
| 68563                                   | 54117 | NURSES-UNIFORM ALLOWANCE        | -                                   | -                                   | -                                   | 0.0%                                     | 200                                      | 200   | \$ -  | 0.0%                                       |
| <b>TOTAL REGISTERED NURSE</b>           |       |                                 | <b>624,782</b>                      | <b>663,021</b>                      | <b>640,248</b>                      | <b>1.2%</b>                              | <b>628,700</b>                           | <b>677,600</b>                              | <b>\$ 48,900</b>                            | <b>7.8%</b>                                |
| <b>68564 LPN'S</b>                      |       |                                 |                                     |                                     |                                     |  |  |   |   |  |
| 68564                                   | 51110 | SALARY, PERMANENT LPN           | 320,741                             | 341,216                             | 363,591                             | 6.5%                                     | 345,500                                  | 381,100                                     | \$ 35,600                                   | 10.3%                                      |
| 68564                                   | 51310 | OVERTIME LPN                    | 31,820                              | 50,694                              | 73,227                              | 51.7%                                    | 65,000                                   | 77,100                                      | \$ 12,100                                   | 18.6%                                      |
| 68564                                   | 51410 | SHIFT COVERAGE LPN              | 16,154                              | 3,755                               | 2,098                               | -64.0%                                   | -  | -   | \$ -  | 0.0%                                       |
| 68564                                   | 51701 | INS PREMIUM: MEDICAL BLUE CROSS | 75,773                              | 87,157                              | 123,801                             | 27.8%                                    | 96,700                                   | 140,200                                     | \$ 43,500                                   | 45.0%                                      |
| 68564                                   | 51711 | LONGEVITY LPN                   | 8,174                               | 9,276                               | 10,264                              | 12.1%                                    | 10,600                                   | 13,200                                      | \$ 2,600                                    | 24.5%                                      |
| 68564                                   | 51770 | BARNSTABLE COUNTY RETIREMT FND  | 60,900                              | 65,600                              | 73,547                              | 9.9%                                     | 67,647                                   | 76,900                                      | \$ 9,253                                    | 13.7%                                      |
| 68564                                   | 51810 | HOLIDAY PAY LPN                 | 14,978                              | 16,881                              | 18,015                              | 9.7%                                     | 14,200                                   | 16,200                                      | \$ 2,000                                    | 14.1%                                      |
| 68564                                   | 51961 | MEDICARE P/R TAX                | 5,556                               | 6,116                               | 6,774                               | 10.4%                                    | 5,400                                    | 7,100                                       | \$ 1,700                                    | 31.5%                                      |
| 68564                                   | 54117 | NURSES-UNIFORM ALLOWANCE        | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| <b>TOTAL LICENSED PRACTICAL NURSE</b>   |       |                                 | <b>534,096</b>                      | <b>580,695</b>                      | <b>671,318</b>                      | <b>12.1%</b>                             | <b>605,047</b>                           | <b>711,800</b>                              | <b>\$ 106,753</b>                           | <b>17.6%</b>                               |
| <b>68565 CERTIFIED NURSES ASSISTANT</b> |       |                                 |                                     |                                     |                                     |  |  |   |   |  |
| 68565                                   | 51111 | SALARY, PERMANENT C.N.A         | 1,259,824                           | 1,274,260                           | 1,277,605                           | 0.7%                                     | 1,287,300                                | 1,396,300                                   | \$ 109,000                                  | 8.5%                                       |
| 68565                                   | 51311 | OVERTIME: C.N.A                 | 27,673                              | 121,901                             | 188,436                             | 160.9%                                   | 160,000                                  | 190,000                                     | \$ 30,000                                   | 18.8%                                      |
| 68565                                   | 51411 | SHIFT COVERAGE C.N.A            | 104,064                             | 36,038                              | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68565                                   | 51701 | INS PREMIUM: MEDICAL BLUE CROSS | 303,767                             | 365,785                             | 372,787                             | 10.8%                                    | 378,100                                  | 422,300                                     | \$ 44,200                                   | 11.7%                                      |

**OUR ISLAND HOME OPERATING BUDGET FY 2017**

| OUR ISLAND HOME ENTERPRISE FUND         |       | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR) | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017 | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017 |
|---|-------|-------------------------------------|-------------------------------------|-------------------------------------|--|--|---|---|--|
| 68565                                   | 51712 | 27,986                              | 31,259                              | 28,373                              | 0.7%                                     | 26,400                                   | 35,150                                      | \$ 8,750                                    | 33.1%                                      |
| 68565                                   | 51770 | 216,402                             | 225,799                             | 222,300                             | 1.4%                                     | 251,269                                  | 232,300                                     | \$ (18,969)                                 | -7.5%                                      |
| 68565                                   | 51811 | 65,320                              | 58,949                              | 58,384                              | -5.5%                                    | 60,000                                   | 60,000                                      | \$ -  | 0.0%                                       |
| 68565                                   | 51961 | 21,624                              | 22,075                              | 22,516                              | 2.0%                                     | 19,600                                   | 24,400                                      | \$ 4,800                                    | 24.5%                                      |
| 68565                                   | 54118 | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| <b>TOTAL CERTIFIED NURSES ASSISTANT</b> |       | <b>2,026,660</b>                    | <b>2,136,065</b>                    | <b>2,170,402</b>                    | <b>3.5%</b>                              | <b>2,182,669</b>                         | <b>2,360,450</b>                            | <b>\$ 177,781</b>                           | <b>8.1%</b>                                |

| 68566 DIETARY        |       | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR) | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017 | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017 |
|----------------------|-------|-------------------------------------|-------------------------------------|-------------------------------------|--|--|---|---|--|
| 68566                | 51104 | 501,470                             | 524,539                             | 512,834                             | 1.1%                                     | 505,800                                  | 524,200                                     | \$ 18,400                                   | 3.6%                                       |
| 68566                | 51105 | 23,917                              | 29,893                              | 33,255                              | 17.9%                                    | 25,500                                   | 31,800                                      | \$ 6,300                                    | 24.7%                                      |
| 68566                | 51304 | 19,000                              | 23,449                              | 12,516                              | -18.8%                                   | 20,000                                   | 20,000                                      | \$ -  | 0.0%                                       |
| 68566                | 51404 | 4,197                               | 2,314                               | 1,334                               | -43.6%                                   | -  | 1,350                                       | \$ 1,350                                    | 100.0%                                     |
| 68566                | 51550 | -                                   | 530                                 | 529                                 | 100.0%                                   | 500                                      | 500   | \$ -  | 0.0%                                       |
| 68566                | 51551 | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68566                | 51701 | 151,099                             | 180,859                             | 185,084                             | 10.7%                                    | 182,600                                  | 209,600                                     | \$ 27,000                                   | 14.8%                                      |
| 68566                | 51706 | 15,925                              | 15,216                              | 17,193                              | 3.9%                                     | 18,300                                   | 19,100                                      | \$ 800                                      | 4.4%                                       |
| 68566                | 51770 | 93,133                              | 102,447                             | 102,050                             | 4.7%                                     | 108,300                                  | 106,600                                     | \$ (1,700)                                  | -1.6%                                      |
| 68566                | 51804 | 22,584                              | 24,588                              | 22,382                              | -0.4%                                    | 25,200                                   | 25,200                                      | \$ -  | 0.0%                                       |
| 68566                | 51961 | 8,697                               | 8,967                               | 8,693                               | 0.0%                                     | 8,300                                    | 9,000                                       | \$ 700                                      | 8.4%                                       |
| 68566                | 54502 | -                                   | -                                   | 4,676                               | 100.0%                                   | 7,000                                    | 7,000                                       | \$ -  | 0.0%                                       |
| 68566                | 54901 | 130,100                             | 128,490                             | 132,407                             | 0.9%                                     | 130,000                                  | 135,000                                     | \$ 5,000                                    | 3.8%                                       |
| 68566                | 54903 | 28,309                              | 18,099                              | 17,860                              | -20.6%                                   | 21,250                                   | 21,250                                      | \$ -  | 0.0%                                       |
| <b>TOTAL DIETARY</b> |       | <b>998,430</b>                      | <b>1,059,392</b>                    | <b>1,050,811</b>                    | <b>2.6%</b>                              | <b>1,052,750</b>                         | <b>1,110,600</b>                            | <b>\$ 57,850</b>                            | <b>5.5%</b>                                |

**OUR ISLAND HOME OPERATING BUDGET FY 2017**

| OUR ISLAND HOME ENTERPRISE FUND |  | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR) | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017 | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017 |
|---------------------------------|--|-------------------------------------|-------------------------------------|-------------------------------------|--|--|---|---|--|
| <b>68567</b>                    | <b>MAINTENANCE</b>                       |                                     |                                     |                                     |  |  |   |   |  |
| 68567                           | 51103 SALARY, PERMANENT MAINT & SECURITY | 161,371                             | 168,386                             | 176,481                             | 4.6%                                     | 181,900                                  | 181,900                                     | \$ -  | 0.0%                                       |
| 68567                           | 51303 OVERTIME MAINT & SEC               | 2,913                               | 1,790                               | 792                                 | -47.9%                                   | 3,000                                    | 3,000                                       | \$ -  | 0.0%                                       |
| 68567                           | 51403 SHIFT COVERAGE MAINT & SECURITY    | 48                                  | -                                   | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68566                           | 51550 FRINGE: LABORER'S UNION PENSION    | -                                   | 561                                 | 529                                 | 100.0%                                   | 540                                      | 540   | \$ -  | 0.0%                                       |
| 68566                           | 51551 LABORER'S UNION CERTIFICATION      | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68567                           | 51701 INS PREMIUM: MEDICAL BLUE CROSS    | 24,437                              | 30,162                              | 22,994                              | -3.0%                                    | 30,200                                   | 26,000                                      | \$ (4,200)                                  | -13.9%                                     |
| 68567                           | 51703 LONGEVITY MAINT & SEC              | 1,822                               | 1,951                               | 3,291                               | 34.4%                                    | 3,100                                    | 3,400                                       | \$ 300                                      | 9.7%                                       |
| 68567                           | 51770 BARNSTABLE COUNTY RETIREMT FND     | 33,400                              | 36,741                              | 38,900                              | 7.9%                                     | 36,000                                   | 40,700                                      | \$ 4,700                                    | 13.1%                                      |
| 68567                           | 51803 HOLIDAY PAY MAINTENANCE            | 7,895                               | 8,398                               | 8,465                               | 3.5%                                     | 7,400                                    | 6,200                                       | \$ (1,200)                                  | -16.2%                                     |
| 68567                           | 51961 MEDICARE P/R TAX                   | 2,524                               | 2,618                               | 2,700                               | 3.4%                                     | 2,800                                    | 2,800                                       | \$ -  | 0.0%                                       |
| 68567                           | 54302 BLDG&EQ:MAINT & SUPPLIES           | 6,165                               | 3,793                               | 4,604                               | -13.6%                                   | 5,000                                    | 5,000                                       | \$ -  | 0.0%                                       |
| 68567                           | 54502 CUSTODIAL:CHEMICALS                | 4,102                               | 3,237                               | 2,524                               | -21.6%                                   | 4,000                                    | 4,000                                       | \$ -  | 0.0%                                       |
| <b>TOTAL</b>                    | <b>MAINTENANCE</b>                       | <b>244,678</b>                      | <b>257,638</b>                      | <b>261,280</b>                      | <b>3.3%</b>                              | <b>273,940</b>                           | <b>273,540</b>                              | <b>\$ (400)</b>                             | <b>-0.1%</b>                               |
| <b>68568</b>                    | <b>LAUNDRY</b>                           |                                     |                                     |                                     |  |  |   |   |  |
| 68568                           | 51106 SALARY, PERMANENT LAUNDRY          | 79,151                              | 87,487                              | 91,731                              | 7.7%                                     | 88,700                                   | 92,000                                      | \$ 3,300                                    | 3.7%                                       |
| 68568                           | 51306 OVERTIME LAUNDRY                   | 167                                 | 128                                 | 844                                 | 124.9%                                   | 1,000                                    | 1,000                                       | \$ -  | 0.0%                                       |
| 68568                           | 51406 SHIFT COVERAGE LAUNDRY             | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68568                           | 51701 INS PREMIUM: MEDICAL BLUE CROSS    | 15,952                              | 878                                 | 27,710                              | 31.8%                                    | 18,100                                   | 31,400                                      | \$ 13,300                                   | 73.5%                                      |
| 68568                           | 51708 LONGEVITY LAUNDRY                  | 2,478                               | 2,433                               | 7,039                               | 68.5%                                    | 2,800                                    | 3,500                                       | \$ 700                                      | 25.0%                                      |
| 68568                           | 51770 BARNSTABLE COUNTY RETIREMT FND     | 15,393                              | 16,933                              | 17,900                              | 7.8%                                     | 13,700                                   | 18,700                                      | \$ 5,000                                    | 36.5%                                      |
| 68568                           | 51806 HOLIDAY PAY LAUNDRY                | 4,160                               | 3,829                               | 4,424                               | 3.1%                                     | 4,200                                    | 4,500                                       | \$ 300                                      | 7.1%                                       |
| 68568                           | 51961 MEDICARE P/R TAX                   | 1,246                               | 1,361                               | 1,509                               | 10.0%                                    | 1,900                                    | 1,500                                       | \$ (400)                                    | -21.1%                                     |
| 68568                           | 54503 CUSTODIAL:LINEN & BEDDING          | 3,400                               | 3,730                               | 3,501                               | 1.5%                                     | 3,750                                    | 3,750                                       | \$ -  | 0.0%                                       |
| 68568                           | 54515 LAUNDRY: CHEMICALS                 | 6,707                               | 8,660                               | 7,405                               | 5.1%                                     | 8,800                                    | 8,800                                       | \$ -  | 0.0%                                       |
| <b>TOTAL</b>                    | <b>LAUNDRY</b>                           | <b>128,653</b>                      | <b>125,438</b>                      | <b>162,062</b>                      | <b>12.2%</b>                             | <b>142,950</b>                           | <b>165,150</b>                              | <b>\$ 22,200</b>                            | <b>15.5%</b>                               |
| <b>68569</b>                    | <b>STAFF DEVELOPMENT</b>                 |                                     |                                     |                                     |  |  |   |   |  |
| 68569                           | 51121 SALARY, PERMANENT STAFF DEVELOP    | 17,736                              | 35,331                              | 36,823                              | 44.1%                                    | 46,300                                   | -   | \$ (46,300)                                 | -100.0%                                    |
| 68569                           | 51321 OVERTIME STAFF DEVELOPMENT         | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68569                           | 51550 FRINGE: LABORER'S UNION PENSION    | -                                   | 318                                 | -                                   | 0.0%                                     | 300                                      | 300   | \$ -  | 0.0%                                       |
| 68569                           | 51551 LABORER'S UNION CERTIFICATION      | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68569                           | 51701 INS PREMIUM: MEDICAL BLUE CROSS    | 1,819                               | 9,193                               | 12,263                              | 159.6%                                   | 15,000                                   | 13,900                                      | \$ (1,100)                                  | -7.3%                                      |
| 68569                           | 51721 LONGEVITY: STAFF DEVELOPMENT       | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68569                           | 51770 BARNSTABLE COUNTY RETIREMT FND     | -                                   | -                                   | 9,500                               | 100.0%                                   | 8,500                                    | 9,900                                       | \$ 1,400                                    | 16.5%                                      |
| 68569                           | 51821 HOLIDAY PAY STAFF DEVELOPMENT      | 1,855                               | -                                   | -                                   | -100.0%                                  | 2,000                                    | 2,000                                       | \$ -  | 0.0%                                       |
| 68569                           | 51961 MEDICARE P/R TAX                   | 284                                 | 512                                 | 534                                 | 37.1%                                    | 700                                      | -   | \$ (700)                                    | -100.0%                                    |
| 68569                           | 54204 STAFF DEVELOPMENT SUPPLIES         | 3,897                               | 3,371                               | 3,291                               | -8.1%                                    | 12,400                                   | 6,000                                       | \$ (6,400)                                  | -51.6%                                     |
| <b>TOTAL</b>                    | <b>STAFF DEVELOPMENT</b>                 | <b>25,592</b>                       | <b>48,726</b>                       | <b>62,411</b>                       | <b>56.2%</b>                             | <b>85,200</b>                            | <b>32,100</b>                               | <b>\$ (53,100)</b>                          | <b>-62.3%</b>                              |

**OUR ISLAND HOME OPERATING BUDGET FY 2017**

|   |   | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR) | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017 | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017 |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--|--|---|---|--|
| <b>OUR ISLAND HOME ENTERPRISE FUND</b>        |   |                                     |                                     |                                     |  |  |   |   |  |
| <b>68570</b>                                  | <b>SOCIAL SERVICES</b>                  |                                     |                                     |                                     |  |  |   |   |  |
| 68570   | 51129 SALARY, PERMANENT SOCIAL SERVICES | 50,998                              | 54,105                              | 57,530                              | 6.2%                                     | 58,800                                   | 61,000                                      | \$ 2,200                                    | 3.7%                                       |
| 68570   | 51550 FRINGE: LABORER'S UNION PENSION   | -                                   | 422                                 | 423                                 | 100.0%                                   | 422                                      | 422   | \$ -  | 0.0%                                       |
| 68570   | 51551 LABORER'S UNION CERTIFICATION     | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68570   | 51701 INS PREMIUM: MEDICAL BLUE CROSS   | 15,200                              | 17,144                              | 19,170                              | 12.3%                                    | 16,900                                   | 21,700                                      | \$ 4,800                                    | 28.4%                                      |
| 68570   | 51729 LONGEVITY: SOCIAL SERVICES        | 1,014                               | 1,075                               | 1,144                               | 6.2%                                     | 1,700                                    | 1,800                                       | \$ 100                                      | 5.9%                                       |
| 68570   | 51770 BARNSTABLE COUNTY RETIREMT FND    | 9,645                               | 10,610                              | 11,200                              | 7.8%                                     | 10,900                                   | 11,700                                      | \$ 800                                      | 7.3%                                       |
| 68570   | 51829 HOLIDAY PAY SOCIAL SERVICES       | 3,168                               | 3,644                               | 3,395                               | 3.5%                                     | 3,150                                    | 3,150                                       | \$ -  | 0.0%                                       |
| 68570   | 51961 MEDICARE P/R TAX                  | 835                                 | 853                                 | 900                                 | 3.8%                                     | 900                                      | 1,000                                       | \$ 100                                      | 11.1%                                      |
| <b>TOTAL</b>                                  | <b>SOCIAL SERVICES</b>                  | <b>80,859</b>                       | <b>87,853</b>                       | <b>93,762</b>                       | <b>7.7%</b>                              | <b>92,772</b>                            | <b>100,772</b>                              | <b>\$ 8,000</b>                             | <b>8.6%</b>                                |
| <b>68571</b>                                  | <b>ACTIVITIES</b>                       |                                     |                                     |                                     |  |  |   |   |  |
| 68571   | 51112 SALARY, PERMANENT ACTIVITY DIR    | 112,184                             | 115,628                             | 118,617                             | 2.8%                                     | 121,900                                  | 123,600                                     | \$ 1,700                                    | 1.4%                                       |
| 68571   | 51312 OVERTIME ACTIVITIES DIRECTOR      | 20                                  | 1,295                               | 1,775                               | 849.8%                                   | 1,200                                    | 1,200                                       | \$ -  | 0.0%                                       |
| 68571   | 51550 FRINGE: LABORER'S UNION PENSION   | -                                   | 870                                 | 899                                 | 100.0%                                   | 870                                      | 870   | \$ -  | 0.0%                                       |
| 68571   | 51551 LABORER'S UNION CERTIFICATION     | -                                   | -                                   | -                                   | 0.0%                                     | -  | -   | \$ -  | 0.0%                                       |
| 68571   | 51701 INS PREMIUM: MEDICAL BLUE CROSS   | 15,341                              | 16,242                              | 17,325                              | 6.3%                                     | 31,500                                   | 19,600                                      | \$ (11,900)                                 | -37.8%                                     |
| 68571   | 51713 LONGEVITY ACTIVITIES DIRECTOR     | 1,308                               | 1,137                               | 1,507                               | 7.4%                                     | 1,500                                    | 1,600                                       | \$ 100                                      | 6.7%                                       |
| 68571   | 51770 BARNSTABLE COUNTY RETIREMT FND    | 12,899                              | 14,189                              | 15,000                              | 7.8%                                     | 14,000                                   | 15,700                                      | \$ 1,700                                    | 12.1%                                      |
| 68571   | 51812 HOLIDAY PAY ACTIVITIES DIRECTOR   | 5,177                               | 5,396                               | 4,662                               | -5.1%                                    | 4,700                                    | 4,700                                       | \$ -  | 0.0%                                       |
| 68571   | 51961 MEDICARE P/R TAX                  | 1,784                               | 1,790                               | 1,835                               | 1.4%                                     | 1,900                                    | 1,900                                       | \$ -  | 0.0%                                       |
| 68571   | 55801 OTHER:RECREATIONAL                | 1,109                               | 2,818                               | 2,840                               | 60.0%                                    | 4,000                                    | 4,000                                       | \$ -  | 0.0%                                       |
| <b>TOTAL</b>                                  | <b>ACTIVITIES</b>                       | <b>149,822</b>                      | <b>159,365</b>                      | <b>164,460</b>                      | <b>4.8%</b>                              | <b>181,570</b>                           | <b>173,170</b>                              | <b>\$ (8,400)</b>                           | <b>-4.6%</b>                               |
| <b>68572</b>                                  | <b>HOUSEKEEPING</b>                     |                                     |                                     |                                     |  |  |   |   |  |
| 68572   | 51107 SALARY, PERMANENT HOUSEKEEPING    | 122,222                             | 117,792                             | 132,624                             | 4.2%                                     | 132,100                                  | 142,900                                     | \$ 10,800                                   | 8.2%                                       |
| 68572   | 51307 OVERTIME HOUSEKEEPING             | 537                                 | 757                                 | 713                                 | 15.3%                                    | 800                                      | 800   | \$ -  | 0.0%                                       |
| 68572   | 51407 SHIFT COVERAGE HOUSEKEEPING       | 282                                 | -                                   | -                                   | -100.0%                                  | -  | -   | \$ -  | 0.0%                                       |
| 68572   | 51701 INS PREMIUM: MEDICAL BLUE CROSS   | 35,253                              | 40,324                              | 37,024                              | 2.5%                                     | 53,000                                   | 41,900                                      | \$ (11,100)                                 | -20.9%                                     |
| 68572   | 51709 LONGEVITY HOUSEKEEPING            | 2,428                               | 4,765                               | 4,564                               | 37.1%                                    | 5,000                                    | 5,200                                       | \$ 200                                      | 4.0%                                       |
| 68572   | 51770 BARNSTABLE COUNTY RETIREMT FND    | 22,915                              | 25,207                              | 26,700                              | 7.9%                                     | 23,000                                   | 27,900                                      | \$ 4,900                                    | 21.3%                                      |
| 68572   | 51807 HOLIDAY PAY HOUSEKEEPING          | 9,462                               | 6,293                               | 8,068                               | -7.7%                                    | 7,500                                    | 7,500                                       | \$ -  | 0.0%                                       |
| 68572   | 51961 MEDICARE P/R TAX                  | 1,893                               | 1,879                               | 2,116                               | 5.7%                                     | 2,100                                    | 2,300                                       | \$ 200                                      | 9.5%                                       |
| 68572   | 54501 CUSTODIAL:CLEANING SUPPLY         | 16,996                              | 15,474                              | 16,787                              | -0.6%                                    | 16,000                                   | 16,000                                      | \$ -  | 0.0%                                       |
| <b>TOTAL</b>                                  | <b>HOUSEKEEPING</b>                     | <b>211,987</b>                      | <b>212,490</b>                      | <b>228,596</b>                      | <b>3.8%</b>                              | <b>239,500</b>                           | <b>244,500</b>                              | <b>\$ 5,000</b>                             | <b>2.1%</b>                                |
| TOTAL OUR ISLAND HOME ENTERPRISE FUND REVENUE |   | (6,602,811)                         | (6,906,940)                         | (8,076,687)                         | 10.6%                                    | (5,889,912)                              | (6,431,030)                                 | \$ (541,118)                                | 9.2%                                       |
| TOTAL OUR ISLAND HOME ENTERPRISE FUND EXPENSE |   | 6,829,142                           | 7,218,791                           | 7,360,454                           | 3.8%                                     | 7,430,828                                | 8,080,462                                   | \$ 649,634                                  | 8.7%                                       |
| NET GAIN (LOSS)                               |   | (226,331)                           | (311,851)                           | 716,233                             | 0.0%                                     | (1,540,916)                              | (1,649,432)                                 | \$ (108,516)                                | 7.0%                                       |
| INDIRECT COSTS                                |   |                                     |                                     |                                     |  | -  | -   |   |  |
| USE OF RETAINED EARNINGS*                     |   |                                     | 311,851                             | (716,233)                           |  | 1,540,916                                | 1,649,432                                   |   |  |
| BUDGET BALANCE                                |   |                                     | -                                   | -                                   |  | -  | -   |   |  |

**OUR ISLAND HOME OPERATING BUDGET FY 2017**

| OUR ISLAND HOME ENTERPRISE FUND | ENTERPRISE FUND<br>FY2013<br>ACTUAL | ENTERPRISE FUND<br>FY2014<br>ACTUAL | ENTERPRISE FUND<br>FY2015<br>ACTUAL | COMPOUND ANNUAL<br>GROWTH RATE<br>(CAGR)          | ENTERPRISE FUND<br>FISCAL 2016<br>BUDGET | ENTERPRISE FUND<br>FISCAL 2017<br>PROJECTED                     | INCREASE OR<br>(DECREASE) \$<br>FISCAL 2017          | INCREASE OR<br>(DECREASE) %<br>FISCAL 2017          |
|---------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|--|---|--|---|
| <b><u>SUMMARY</u></b>           | <b>FY2013<br/>ACTUAL</b>            | <b>FY2014<br/>ACTUAL</b>            | <b>FY2015<br/>ACTUAL</b>            | <b>COMPOUND ANNUAL<br/>GROWTH RATE<br/>(CAGR)</b> | <b>FISCAL 2016<br/>BUDGET</b>            | <b>ENTERPRISE FUND<br/>FISCAL 2017<br/>PROJECTED<br/>BUDGET</b> | <b>INCREASE OR<br/>(DECREASE) \$<br/>FISCAL 2017</b> | <b>INCREASE OR<br/>(DECREASE) %<br/>FISCAL 2017</b> |
| Payroll-Salary                  | 3,954,089                           | 4,173,705                           | 4,303,555                           | 4.3%  | 4,264,102                                | 4,637,002   | \$ 372,900   | 8.7%  |
| Medicare P/R Tax Expenses       | 57,518                              | 59,714                              | 61,074                              | 3.0%  | 56,400                                   | 66,000  | \$ 9,600   | 17.0%   |
| Medical Insurance               | 800,680                             | 935,128                             | 1,027,558                           | 13.3%   | 1,041,700                                | 1,177,300   | \$ 135,600   | 13.0%   |
| Barnstable County Retirement    | 597,542                             | 645,058                             | 669,674                             | 5.9%  | 683,616                                  | 699,800   | \$ 16,184  | 2.4%  |
| Contractual Obligations         | -                                   | -                                   | -                                   | 0.0%  | 50,000                                   | 140,000   | \$ 90,000  | 180.0%  |
| Utilities                       | 184,984                             | 194,071                             | 166,957                             | -5.0%   | 207,600                                  | 182,950   | \$ (24,650)  | -11.9%  |
| Repairs & Maintenance           | 60,815                              | 48,846                              | 27,852                              | -32.3%  | 49,550                                   | 32,350  | \$ (17,200)  | -34.7%  |
| Food                            | 158,408                             | 146,589                             | 154,943                             | -1.1%   | 158,250                                  | 163,250   | \$ 5,000   | 3.2%  |
| Professional Services           | 521,054                             | 497,719                             | 612,322                             | 8.4%  | 563,000                                  | 617,150   | \$ 54,150  | 9.6%  |
| Medical Supplies                | 97,217                              | 97,933                              | 91,155                              | -3.2%   | 102,500                                  | 93,000  | \$ (9,500)   | -9.3%   |
| General Insurance               | 46,818                              | 80,528                              | 82,371                              | 32.6%   | 81,200                                   | 92,300  | \$ 11,100  | 13.7%   |
| Other Supplies                  | 71,970                              | 53,714                              | 51,221                              | -15.6%  | 66,410                                   | 58,950  | \$ (7,460)   | -11.2%  |
| Other                           | 278,046                             | 285,788                             | 111,771                             | -36.6%  | 106,500                                  | 120,410   | \$ 13,910  | 13.1%   |
| <b>TOTAL OIH</b>                | <b>6,829,142</b>                    | <b>7,218,791</b>                    | <b>7,360,454</b>                    | <b>3.8%</b>                                       | <b>7,430,828</b>                         | <b>8,080,462</b>  | <b>\$ 649,634</b>                                    | <b>8.7%</b>   |

FY 2017 Personnel Spreadsheet

|                         |                 |
|-------------------------|-----------------|
| Department Name         | Our Island Home |
| Full-time/FT            | 50              |
| Part-time/PT            | 18              |
| Seasonal                | 0               |
| Temporary/FLT           | 6               |
| Vacancies               | 3               |
| New Positions Requested | 2               |
| TOTAL OF ALL POSITIONS  | 79              |

| Name  | Job Code  | Hours | Class & Step as of 6/30/16 | Yearly Salary as 6/30/2016 | 53 Week Adjustment | FY2017 Step Increase Date | Prorated FY2017 Salary | Longevity Pay | Hol Worked (no) | Certification Pay | Shift Differential | Total by Employee | Departments TOTAL | Medicare      |
|---|-----------|-------|----------------------------|----------------------------|--------------------|---------------------------|------------------------|---------------|-----------------|-------------------|--------------------|-------------------|-------------------|---------------|
| Balester, Susan                             | FT        | 40    | S3-8                       | \$ 82,464.62               | \$ 82,686.64       | 1/7/2017                  | \$ 83,500.00           | \$ 1,600.00   | \$ -            | \$ 520.00         | \$ -               | \$ 85,620.00      |                   |               |
| Administrator (50% of Salary)               | FT        | 40    | Non-Contract               | \$ 55,000.00               | \$ 55,148.08       | 7/12/2017                 | \$ 55,100.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 55,100.00      |                   |               |
| Assistant Administrator                     | FT        | 40    | Non-Contract               | \$ 75,000.00               | \$ 75,201.92       | 1/7/2016                  | \$ 77,400.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 77,400.00      |                   |               |
| Malavase, Michelle                          | FT        | 40    | S1-6                       | \$ 64,632.74               | \$ 64,806.76       | 7/1/2016                  | \$ 66,100.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 66,100.00      |                   |               |
| Maxwell, Kathleen                           | PT        | 32    | S2-6                       | \$ 56,878.48               | \$ 57,031.62       | 3/7/2017                  | \$ 57,400.00           | \$ 1,100.00   | \$ -            | \$ -              | \$ -               | \$ 58,500.00      |                   |               |
| <b>68561 Department Totals</b>              |           |       |                            | \$ 333,975.85              | \$ 334,875.02      |                           | \$ 339,500.00          | \$ 2,700.00   | \$ -            | \$ 520.00         | \$ -               | \$ 342,720.00     |                   |               |
| Ellis, Gail - 68562                         | FT        | 40    | SE-9                       | \$ 130,994.00              | \$ 131,346.68      | 7/29/2016                 | \$ 133,800.00          | \$ 6,500.00   | \$ -            | \$ -              | \$ -               | \$ 140,300.00     | Permanent         | \$ 342,720.00 |
| Bechtold, Debora                            | Non-Union | 16    | ATM Article                | \$ 31,088.48               | \$ 31,172.17       | 7/1/2016                  | \$ 31,800.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 31,800.00      | DON               | \$ 140,300.00 |
| REINSTATE POSITION: Asst DON Francis, Heath | FT        | 40    | SC                         | \$ 84,133.10               | \$ 84,359.62       | 7/1/2016                  | \$ 86,000.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 86,000.00      | Dietician         | \$ 31,800.00  |
| MacVicar-Fiske, Laurie                      | FT        | 32    | S2-8                       | \$ 60,332.24               | \$ 60,494.67       | 1/1/2017                  | \$ 61,000.00           | \$ 1,800.00   | \$ -            | \$ -              | \$ -               | \$ 62,800.00      | RehabCoord        | \$ 86,000.00  |
| <b>68562 Department Totals</b>              |           |       |                            | \$ 306,547.82              | \$ 307,373.14      |                           | \$ 312,600.00          | \$ 8,300.00   | \$ -            | \$ -              | \$ -               | \$ 320,900.00     | Social Serv.      | \$ 62,800.00  |
| Dargie, Patricia                            | FT        | 40    | RN-9                       | \$ 100,004.52              | \$ 100,273.76      | 11/1/2016                 | \$ 101,600.00          | \$ 5,000.00   | \$ 3,252.96     | \$ -              | \$ -               | \$ 109,850.00     |                   |               |
| Kennely, J.                                 | PT        | 32    | RN-2 (new scale)           | \$ 65,571.26               | \$ 65,747.80       | 7/1/2016                  | \$ 67,100.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 67,100.00      |                   |               |
| Damian, S.                                  | PT        | 32    | RN-2 (new scale)           | \$ 65,571.26               | \$ 65,747.80       | 7/1/2016                  | \$ 67,100.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 67,100.00      |                   |               |
| Lindley, Ann                                | FT        | 40    | RN-9                       | \$ 100,004.52              | \$ 100,273.76      | 5/11/2017                 | \$ 100,600.00          | \$ 5,000.00   | \$ 3,252.96     | \$ -              | \$ -               | \$ 108,850.00     |                   |               |
| Toney Lisa                                  | FT        | 40    | RN-8                       | \$ 97,835.50               | \$ 98,098.90       | 6/12/2017                 | \$ 98,200.00           | \$ 3,900.00   | \$ 3,182.40     | \$ -              | \$ -               | \$ 105,280.00     |                   |               |
| VACANT - per diem                           | PD        | 16    | Per Diem ATM               | \$ 29,198.40               | \$ 29,277.01       | 4/22/2017                 | \$ 29,400.00           | \$ -          | \$ 3,182.40     | \$ -              | \$ -               | \$ 32,580.00      |                   |               |
| <b>68563 Department Totals</b>              |           |       |                            | \$ 458,185.46              | \$ 459,419.04      |                           | \$ 464,000.00          | \$ 13,900.00  | \$ 12,870.72    | \$ -              | \$ -               | \$ 490,770.72     | RN                | \$ 490,770.72 |
| Francis, Heather                            | PT        | 0     | RN-2 (new scale)           | \$ -                       | \$ -               | 4/22/2017                 | \$ -                   | \$ -          | \$ -            | \$ -              | \$ -               | \$ -              |                   |               |
| <b>68569 Department Totals</b>              |           |       |                            | \$ -                       | \$ -               |                           | \$ -                   | \$ -          | \$ -            | \$ -              | \$ -               | \$ -              | SDC               | \$ -          |
| Nickerson, Sybil                            | PT        | 28    | S2-8                       | \$ 52,790.71               | \$ 52,932.84       | 10/1/2016                 | \$ 53,700.00           | \$ 1,600.00   | \$ 2,248.62     | \$ -              | \$ -               | \$ 57,550.00      |                   |               |
| Hilst T.                                    | FT        | 40    | SA-1 (newscale)            | \$ 69,415.00               | \$ 69,601.89       | 4/21/2017                 | \$ 69,900.00           | \$ -          | \$ 2,075.70     | \$ -              | \$ -               | \$ 71,980.00      |                   |               |
| <b>68571 Department Totals</b>              |           |       |                            | \$ 122,205.71              | \$ 122,534.72      |                           | \$ 123,600.00          | \$ 1,600.00   | \$ 4,324.32     | \$ -              | \$ -               | \$ 129,524.32     | Activities        | \$ 129,524.32 |
| King, Edward                                | FT        | 40    | S3-7                       | \$ 80,045.33               | \$ 80,260.83       | 12/26/2016                | \$ 81,100.00           | \$ 1,600.00   | \$ 2,249.94     | \$ -              | \$ -               | \$ 84,950.00      |                   |               |
| Kinney, Collen                              | FT        | 40    | MAIN-9                     | \$ 60,357.26               | \$ 60,519.76       | 1/9/2017                  | \$ 61,100.00           | \$ 1,800.00   | \$ 2,494.80     | \$ -              | \$ -               | \$ 65,390.00      |                   |               |
| Riley, A                                    | FT        | 32    | MAIN-2                     | \$ 39,276.02               | \$ 39,381.76       | 1/15/2017                 | \$ 39,700.00           | \$ -          | \$ 1,500.00     | \$ -              | \$ -               | \$ 41,200.00      |                   |               |
| <b>68567 Department Totals</b>              |           |       |                            | \$ 179,678.61              | \$ 180,162.36      |                           | \$ 181,900.00          | \$ 3,400.00   | \$ 6,244.74     | \$ -              | \$ -               | \$ 191,544.74     | Maint.            | \$ 191,544.74 |
| Attapreyangkul, Tuki                        | FT        | 40    | COOK-9                     | \$ 59,168.47               | \$ 59,327.77       | 5/28/2017                 | \$ 59,400.00           | \$ 1,800.00   | \$ 3,054.00     | \$ -              | \$ -               | \$ 64,250.00      |                   |               |
| Baptiste, Willard                           | FT        | 40    | HKD-9                      | \$ 51,556.03               | \$ 51,694.84       | 1/24/2017                 | \$ 52,100.00           | \$ 2,600.00   | \$ 2,740.80     | \$ -              | \$ -               | \$ 57,440.00      |                   |               |
| Breton, Virginia                            | FT        | 40    | HKD-9                      | \$ 51,556.03               | \$ 51,694.84       | 7/13/2016                 | \$ 52,700.00           | \$ 2,100.00   | \$ 2,740.80     | \$ -              | \$ -               | \$ 57,540.00      |                   |               |
| Coleman, Ola Mae                            | FT        | 40    | COOK-9                     | \$ 59,168.47               | \$ 59,327.77       | 6/28/2017                 | \$ 59,300.00           | \$ 3,000.00   | \$ 3,145.20     | \$ -              | \$ -               | \$ 65,450.00      |                   |               |
| Correia, Karen                              | FT        | 40    | S3-3                       | \$ 71,139.82               | \$ 71,331.35       | 6/15/2017                 | \$ 71,400.00           | \$ 3,600.00   | \$ 3,145.20     | \$ -              | \$ -               | \$ 78,150.00      |                   |               |
| Kyomimitee, Maneewan                        | PT        | 24    | HKD-9                      | \$ 29,732.31               | \$ 29,812.36       | 4/12/2017                 | \$ 29,900.00           | \$ 600.00     | \$ 2,130.48     | \$ -              | \$ -               | \$ 32,630.00      |                   |               |
| Ross, Daniel                                | FT        | 40    | COOK-3                     | \$ 49,553.86               | \$ 49,687.27       | 6/5/2017                  | \$ 49,800.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 49,800.00      |                   |               |
| Phillips, Fernella                          | PT        | 35    | HKD-9                      | \$ 45,111.53               | \$ 45,232.98       | 6/13/2017                 | \$ 45,300.00           | \$ 1,800.00   | \$ 2,740.80     | \$ -              | \$ -               | \$ 49,840.00      |                   |               |
| Reed, Stormy                                | FT        | 40    | HKD-9                      | \$ 51,556.03               | \$ 51,694.84       | 6/12/2017                 | \$ 51,700.00           | \$ 2,100.00   | \$ 2,740.80     | \$ -              | \$ -               | \$ 56,540.00      |                   |               |
| Thairat, Maturod                            | FT        | 40    | HKD-9                      | \$ 51,556.03               | \$ 51,694.84       | 8/1/2016                  | \$ 52,600.00           | \$ 1,500.00   | \$ 2,740.80     | \$ -              | \$ -               | \$ 56,840.00      |                   |               |
| <b>68566 Department Totals</b>              |           |       |                            | \$ 520,096.59              | \$ 521,498.85      |                           | \$ 524,200.00          | \$ 19,100.00  | \$ 25,178.88    | \$ -              | \$ -               | \$ 568,478.88     | Dietary           | \$ 568,478.88 |
| Kiefer, Erika                               | PT        | 28    | LDRY-9                     | \$ 37,125.77               | \$ 37,225.72       | 10/1/2016                 | \$ 37,800.00           | \$ 1,900.00   | \$ 1,259.94     | \$ -              | \$ -               | \$ 40,960.00      |                   |               |
| Pask, Jennifer                              | FT        | 40    | LDRY-9                     | \$ 53,036.81               | \$ 53,179.60       | 7/1/2016                  | \$ 54,200.00           | \$ 1,600.00   | \$ 1,259.94     | \$ -              | \$ -               | \$ 57,060.00      |                   |               |
| <b>68568 Department Totals</b>              |           |       |                            | \$ 90,162.57               | \$ 90,405.32       |                           | \$ 92,000.00           | \$ 3,500.00   | \$ 2,519.88     | \$ -              | \$ -               | \$ 98,019.88      | Laundry           | \$ 98,019.88  |
| Barrett, Sheila                             | FT        | 40    | HKD-9                      | \$ 51,556.03               | \$ 51,694.84       | 6/8/2017                  | \$ 51,800.00           | \$ 2,600.00   | \$ 2,261.16     | \$ -              | \$ -               | \$ 56,660.00      |                   |               |
| Beirute-Araujo, S                           | FT        | 40    | HKD-9                      | \$ 51,556.03               | \$ 51,694.84       | 9/29/2016                 | \$ 52,500.00           | \$ 2,600.00   | \$ 2,261.16     | \$ -              | \$ -               | \$ 57,360.00      |                   |               |
| Sandoval, Isabel                            | PT        | 32    | HKD-6                      | \$ 37,741.02               | \$ 37,842.63       | 7/15/2016                 | \$ 38,600.00           | \$ -          | \$ 1,259.94     | \$ -              | \$ -               | \$ 39,860.00      |                   |               |
| <b>68572 Department Totals</b>              |           |       |                            | \$ 140,853.08              | \$ 141,232.30      |                           | \$ 142,900.00          | \$ 5,200.00   | \$ 5,782.26     | \$ -              | \$ -               | \$ 153,882.26     | Housekeeping      | \$ 153,882.26 |
| Haye, Nadene                                | FT        | 40    | LPN-9                      | \$ 72,224.33               | \$ 72,418.78       | 11/2/2016                 | \$ 73,400.00           | \$ 2,900.00   | \$ 2,422.68     | \$ -              | \$ -               | \$ 78,720.00      |                   |               |
| King, Donna                                 | PT        | 24    | LPN-9                      | \$ 43,334.60               | \$ 43,451.27       | 2/1/2017                  | \$ 43,800.00           | \$ 900.00     | \$ 2,422.68     | \$ -              | \$ -               | \$ 47,120.00      |                   |               |
| Koyl, Nancy W.                              | FT        | 40    | LPN-9                      | \$ 72,224.33               | \$ 72,418.78       | 10/3/2016                 | \$ 73,500.00           | \$ 2,200.00   | \$ 2,495.22     | \$ -              | \$ -               | \$ 78,200.00      |                   |               |
| Matson, Carol                               | FT        | 40    | LPN-9                      | \$ 72,224.33               | \$ 72,418.78       | 9/2/2016                  | \$ 73,600.00           | \$ 3,600.00   | \$ 2,495.22     | \$ -              | \$ -               | \$ 79,700.00      |                   |               |
| Patton, Mary                                | PT        | 24    | LPN-9                      | \$ 43,334.60               | \$ 43,451.27       | 10/15/2016                | \$ 44,100.00           | \$ 2,200.00   | \$ 2,422.68     | \$ -              | \$ -               | \$ 48,720.00      |                   |               |
| Lemus, Maria                                | PT        | 32    | LPN-5                      | \$ 51,322.44               | \$ 51,460.62       | 4/1/2017                  | \$ 51,700.00           | \$ 1,000.00   | \$ 1,950.00     | \$ -              | \$ -               | \$ 54,650.00      |                   |               |
| VACANT - per diem                           | PD        | 16    | Per Diem ATM               | \$ 20,856.00               | \$ 20,912.15       | 4/1/2017                  | \$ 21,000.00           | \$ 400.00     | \$ 1,950.00     | \$ -              | \$ -               | \$ 23,350.00      |                   |               |
| <b>68564 Department Totals</b>              |           |       |                            | \$ 375,520.62              | \$ 376,531.64      |                           | \$ 381,100.00          | \$ 13,200.00  | \$ 16,158.48    | \$ -              | \$ -               | \$ 410,458.48     | LPN               | \$ 410,458.48 |
| Blaise, Bridget                             | FT        | 40    | C.N.A.-9                   | \$ 57,020.30               | \$ 57,173.82       | 1/2/2017                  | \$ 57,700.00           | \$ 1,700.00   | \$ 1,481.04     | \$ -              | \$ -               | \$ 60,880.00      |                   |               |
| Boswell, Bernard                            | PD        | 16    | Per Diem ATM               | \$ 15,850.56               | \$ 15,893.23       | 7/1/2016                  | \$ 16,200.00           | \$ -          | \$ -            | \$ -              | \$ -               | \$ 16,200.00      |                   |               |
| Briscoe-Civil, Alicia                       | FT        | 40    | C.N.A.-5                   | \$ 50,659.22               | \$ 50,795.61       | 6/4/2017                  | \$ 50,900.00           | \$ 1,000.00   | \$ 1,354.98     | \$ -              | \$ -               | \$ 53,250.00      |                   |               |
| Crane, Christina                            | FT        | 40    | C.N.A.-5                   | \$ 50,659.22               | \$ 50,795.61       | 4/1/2017                  | \$ 51,000.00           | \$ 1,000.00   | \$ 1,254.00     | \$ -              | \$ -               | \$ 53,250.00      |                   |               |
| Dawkins, Juliet                             | FT        | 40    | C.N.A.-3                   | \$ 47,739.38               | \$ 47,867.91       | 6/1/2017                  | \$ 47,900.00           | \$ -          | \$ 1,481.04     | \$ -              | \$ -               | \$ 49,380.00      |                   |               |
| Downing, Nicole                             | PT        | 24    | C.N.A.-2                   | \$ 27,805.22               | \$ 27,880.08       | 10/1/2016                 | \$ 28,300.00           | \$ -          | \$ 1,254.00     | \$ -              | \$ -               | \$ 29,550.00      |                   |               |
| Ellis-Howard, Marvette                      | FT        | 40    | C.N.A.-8                   | \$ 55,351.82               | \$ 55,500.85       | 1/9/2017                  | \$ 56,000.00           | \$ 1,100.00   | \$ 1,481.04     | \$ -              | \$ -               | \$ 58,580.00      |                   |               |
| Flaherty, Kerri                             | FT        | 40    | C.N.A.-8                   | \$ 55,351.82               | \$ 55,500.85       | 1/5/2017                  | \$ 56,000.00           | \$ 1,100.00   | \$ 1,525.26     | \$ -              | \$ -               | \$ 58,630.00      |                   |               |
| Grimes, Lillian                             | PT        | 24    | C.N.A. + Step 9            | \$ 34,212.18               | \$ 34,304.29       | 1/3/2017                  | \$ 34,600.00           | \$ 1,000.00   | \$ 1,618.32     | \$ -              | \$ -               | \$ 37,220.00      |                   |               |
| Harrison, Jacqueline                        | FT        | 40    | C.N.A.2-9                  | \$ 59,543.88               | \$ 59,704.19       | 5/2/2017                  | \$ 59,900.00           | \$ 1,800.00   | \$ 1,741.08     | \$ -              | \$ -               | \$ 63,440.00      |                   |               |
| Holmes, Jenise                              | FT        | 40    | C.N.A.-8                   | \$ 55,351.82               | \$ 55,500.85       | 9/14/2016                 | \$ 56,400.00           | \$ 750.00     | \$ 1,481.04     | \$ -              | \$ -               | \$ 58,630.00      |                   |               |
| Lindo-Parkinson, Shaunette                  | FT        | 40    | C.N.A.-9                   | \$ 57,020.30               | \$ 57,173.82       | 11/22/2016                | \$ 57,900.00           | \$ 1,700.00   | \$ 1,571.46     | \$ -              | \$ -               | \$ 61,170.00      |                   |               |
| Lowe, Avril                                 | PT        | 24    | C.N.A.-1                   | \$ 27,004.35               | \$ 27,077.05       | 10/1/2016                 | \$ 27,500.00           | \$ -          | \$ 1,254.00     | \$ -              | \$ -               | \$ 28,750.00      |                   |               |
| Lytle-Liburd, Sophia                        | FT        | 40    | C.N.A.2-9                  | \$ 59,543.88               | \$ 59,704.19       | 8/13/2016                 | \$ 60,800.00           | \$ 2,400.00   | \$ 1,741.08     | \$ -              | \$ -               | \$ 64,940.00      |                   |               |
| Mason-Wilson, Jessica                       | FT        | 40    | C.N.A.2-9                  | \$ 59,543.88               | \$ 59,704.19       | 5/2/2017                  | \$ 59,900.00           | \$ 2,400.00   | \$ 1,741.08     | \$ -              | \$ -               | \$ 64,040.00      |                   |               |
| Niraula, Laxmi                              | PD        | 16    | Per Diem ATM               | \$ 15,850.56               | \$ 15,893.23       | 7/1/2016                  | \$ 16,200.00           | \$ -          | \$ 1,254.00     | \$ -              | \$ -               | \$ 17,450.00      |                   |               |
| Outar-Clarke, Tameika                       | FT        | 40    |                            |                            |                    |                           |                        |               |                 |                   |                    |                   |                   |               |

# FY 2017 Budget

Department of Public Works

Sewer Enterprise Fund

# FY2016

## DPW Sewer Enterprise Fund Review

**Mission:** The mission of the Nantucket Sewer Enterprise Fund is to provide for public health and safety by maintenance of the municipal sewer system including the wastewater treatment plants, pump stations and sewer mains

### **Goals:**

- ❖ Continue to meet state mandated discharge limits for treated effluent.
- ❖ Implement the Comprehensive Wastewater Management Plan (CWMP).

### **Initiatives and Accomplishments:**

- Comprehensive Wastewater Management Plan 20 year capital plan proposed.
- Extensive Capital plan itemized and presented to financial Committees
- Department being run proactively instead of waiting until things are broken to fix them.

# FY 2017

## Sewer Enterprise Fund Overview

- **Priority:**  
**Develop a funding plan for the CWMP Capital Plan that is supported by all.**
- **Significant Changes Year-to-Year**  
Implementation of recommended 20 year Capital Plan from CWMP.
- **Key Issues**  
An equitable Financing plan for the proposed CWMP- 20 year Capital Plan will be the biggest issue for the Sewer Enterprise Fund.  
Design and program repairs for long-standing maintenance issues.

# FY2017 Budget DPW

|                              | FY 2013 ACTUAL      | FY2014 ACTUAL       | FY2015 ACTUAL       | COMPOUND<br>ANNUAL GROWTH<br>RATE | FY2016 BUDGET       | FY2017<br>PROPOSED<br>BUDGET | FY 2017 INCREASE<br>OR (DECREASE) \$ | FY 2017 INCREASE<br>OR (DECREASE) % |
|------------------------------|---------------------|---------------------|---------------------|-----------------------------------|---------------------|------------------------------|--------------------------------------|-------------------------------------|
| <b>SUMMARY</b>               |                     |                     |                     |                                   |                     |                              |                                      |                                     |
| Payroll-Salary               | \$ 861,412          | \$ 779,824          | \$ 827,022          | -2.0%                             | \$ 875,410          | \$ 977,370                   | \$ 126,960                           | 14.5%                               |
| Contractual Obligations      | \$ -                | \$ -                | \$ -                | 0.0%                              | \$ -                | \$ -                         | \$ -                                 | 100.0%                              |
| Medicare P/R Tax Expense     | \$ 18,951           | \$ 11,155           | \$ 11,973           | -20.5%                            | \$ 12,600           | \$ 14,200                    | \$ 1,600                             | 12.7%                               |
| Medical Insurance            | \$ 167,535          | \$ 169,696          | \$ 201,108          | 9.6%                              | \$ 214,900          | \$ 245,278                   | \$ 30,378                            | 14.1%                               |
| Barnstable County Retirement | \$ 229,213          | \$ 141,587          | \$ 124,806          | -26.2%                            | \$ 138,955          | \$ 130,422                   | \$ (8,533)                           | -6.1%                               |
| Utilities                    | \$ 475,515          | \$ 451,632          | \$ 576,985          | 10.2%                             | \$ 542,000          | \$ 612,300                   | \$ 55,300                            | 10.2%                               |
| Repairs & Maintenance        | \$ 168,078          | \$ 103,140          | \$ 174,364          | 1.9%                              | \$ 165,100          | \$ 170,500                   | \$ 5,400                             | 3.3%                                |
| Professional Services        | \$ 100,130          | \$ 98,586           | \$ 168,542          | 29.7%                             | \$ 190,900          | \$ 190,900                   | \$ (10,000)                          | -5.2%                               |
| Sludge Disposal Costs        | \$ 215,578          | \$ 201,468          | \$ 222,667          | 1.6%                              | \$ 210,000          | \$ 230,000                   | \$ 20,000                            | 9.5%                                |
| Sewer Supplies and Chemicals | \$ 122,870          | \$ 113,032          | \$ 119,286          | -1.5%                             | \$ 113,470          | \$ 123,520                   | \$ 10,050                            | 8.9%                                |
| General Insurance            | \$ 114,946          | \$ 120,750          | \$ 123,219          | 3.5%                              | \$ 128,850          | \$ 141,510                   | \$ 12,660                            | 9.8%                                |
| Other Supplies               | \$ 8,793            | \$ 12,503           | \$ 3,203            | -39.6%                            | \$ 13,300           | \$ 3,600                     | \$ (9,700)                           | -72.9%                              |
| Travel                       | \$ 17,375           | \$ 14,851           | \$ 14,136           | -9.8%                             | \$ 14,945           | \$ 13,300                    | \$ (1,645)                           | -11.0%                              |
| Debt Service                 | \$ 3,137,615        | \$ 3,155,500        | \$ 3,156,080        | 0.3%                              | \$ 3,895,932        | \$ 3,882,540                 | \$ (13,391)                          | -0.3%                               |
| Indirect Costs               | \$ 79,235           | \$ 192,316          | \$ 76,000           | -2.1%                             | \$ 82,000           | \$ 82,000                    | \$ -                                 | 0.0%                                |
| Other                        | \$ 93,081           | \$ 164,700          | \$ 94,938           | 1.0%                              | \$ 194,742          | \$ 114,180                   | \$ (80,563)                          | -41.4%                              |
| <b>TOTAL SEWER</b>           | <b>\$ 5,810,329</b> | <b>\$ 5,730,741</b> | <b>\$ 5,894,330</b> | <b>0.7%</b>                       | <b>\$ 6,793,104</b> | <b>\$ 6,931,620</b>          | <b>\$ 138,516</b>                    | <b>2%</b>                           |

SEWER ENTERPRISE FUND

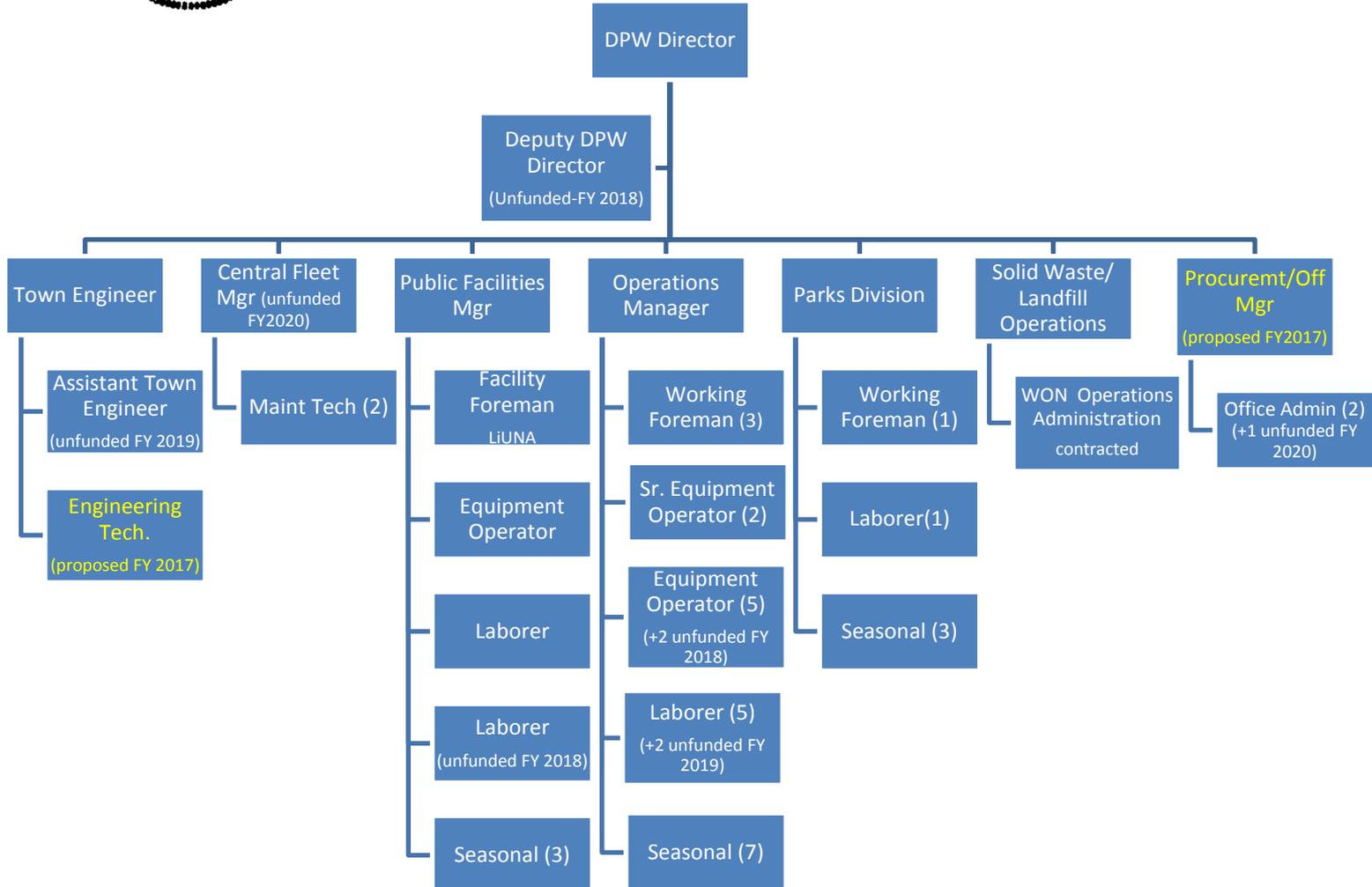
# Appendix

Department of Public Works  
Sewer Enterprise Fund



# Town & County of Nantucket

## Organization Chart – DPW



# FY 2017 Budget Detail

TOWN OF NANTUCKET  
SEWER - ENTERPRISE FUND

|  | Actual<br>FY2015 | BUDGET<br>FY2016 | PROJECTED BUDGET<br>FY2017 |
|--|------------------|------------------|----------------------------|
| REVENUE  | 6,779,613        | 6,475,875        | 6,804,820                  |
| EXPENSES                                       | 5,685,332        | 6,793,104        | 6,931,620                  |
| NET EARNINGS                                   | 1,094,281        | (317,229)        | (126,800)                  |
| Transfer from Retained Earnings                | -                | 317,229          | 126,800                    |
| NET EARNINGS                                   | 1,094,281        | -                | -                          |
| NET SOURCES/USES:                              |                  |                  |                            |
| Ending FB                                      | 1,094,281        | -                | -                          |
| TOTAL  |                  |                  |                            |
| Certified Retained Earnings as of July 1, 2015 | 3,872,311        |                  |                            |

SEWER ENTERPRISE FUND  
OPERATIONS BUDGET  
FISCAL YEAR 2017

SEWER ENTERPRISE  
WASTE WATER TREATMENT

| DEPT  | ACCOUNT | ACCOUNT NAME                   | FY 2013<br>ACTUAL | FY 2014<br>ACTUAL | FY 2015<br>ACTUAL | COMPOUND<br>ANNUAL<br>GROWTH RATE | FY2016<br>BUDGET | FY2017<br>PROPOSED<br>BUDGET | FY 2017 INCREASE<br>OR (DECREASE) \$ | FY 2017 INCREASE<br>OR (DECREASE) % |
|-------|---------|--------------------------------|-------------------|-------------------|-------------------|-----------------------------------|------------------|------------------------------|--------------------------------------|-------------------------------------|
| 66440 | 41710   | P&I                            | \$ (1,394)        | \$ (393)          | \$ (3,256)        | 52.8%                             | \$ -             | \$ (3,300)                   | \$ 3,300                             | 0.0%                                |
| 66440 | 42460   | SEWER FEE INCOME               | \$ (5,504,396)    | \$ (5,753,902)    | \$ (5,957,651)    | 4.0%                              | \$ (5,753,905)   | \$ (5,960,000)               | \$ 206,095                           | 3.6%                                |
| 66440 | 42461   | DPW SEWER PERMITS              | \$ (153,025)      | \$ (193,750)      | \$ (230,018)      | 22.6%                             | \$ (193,750)     | \$ (230,020)                 | \$ 36,270                            | 18.7%                               |
| 66440 | 42462   | SEWER LIENS COLLECTED          | \$ (24,713)       | \$ (3,676)        | \$ (13,454)       | -26.2%                            | \$ (3,675)       | \$ (13,500)                  | \$ 9,825                             | 267.3%                              |
| 66440 | 42463   | SEWER PRIVILEGE FEE            | \$ (425,495)      | \$ (306,579)      | \$ (393,608)      | -3.8%                             | \$ (306,580)     | \$ (395,000)                 | \$ 88,420                            | 28.8%                               |
| 66440 | 42464   | SEWER PRIVELEGE INT FEE        | \$ (32,613)       | \$ (38,508)       | \$ (37,454)       | 7.2%                              | \$ (38,510)      | \$ (37,500)                  | \$ (1,010)                           | -2.6%                               |
| 66440 | 43275   | SEPTIC DISPOSAL FEES           | \$ (128,040)      | \$ (173,304)      | \$ (165,399)      | 13.7%                             | \$ (173,305)     | \$ (165,500)                 | \$ (7,805)                           | -4.5%                               |
| 66440 | 48201   | INTEREST ON INVESTMENTS        | \$ (7,892)        | \$ (6,151)        | \$ -              | -100.0%                           | \$ (6,150)       | \$ -                         | \$ (6,150)                           | -100.0%                             |
| 66440 | 49000   | REFUNDS                        | \$ -              | \$ -              | \$ 21,228         | 100.0%                            | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 51100   | SALARY, PERMANENT              | \$ 523,220        | \$ 497,582        | \$ 552,164        | 2.7%                              | \$ 608,100       | \$ 705,300                   | \$ 97,200                            | 16.0%                               |
| 66440 | 51300   | OVERTIME                       | \$ 56,443         | \$ 73,827         | \$ 89,684         | 26.1%                             | \$ 75,000        | \$ 75,000                    | \$ 15,000                            | 20.0%                               |
| 66440 | 51700   | LONGEVITY PAY                  | \$ 1,210          | \$ 7,246          | \$ 7,236          | 144.5%                            | \$ 8,300         | \$ 10,260                    | \$ 1,960                             | 23.6%                               |
| 66440 | 51701   | INS PREM: MEDICAL BLUE CROSS   | \$ 145,291        | \$ 152,874        | \$ 166,738        | 7.1%                              | \$ 182,200       | \$ 206,378                   | \$ 24,178                            | 13.3%                               |
| 66440 | 51770   | BARNSTABLE COUNTY RETIREMT FND | \$ 229,213        | \$ 141,587        | \$ 124,806        | -26.2%                            | \$ 138,955       | \$ 130,422                   | \$ (8,533)                           | -6.1%                               |
| 66440 | 51900   | CONTRACTUAL OBLIGATIONS        | \$ -              | \$ -              | \$ -              | 0.0%                              | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 51960   | COMPENSATION/UNEMPLOYMENT      | \$ -              | \$ 10,467         | \$ 1,180          | 100.0%                            | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 51961   | MEDICARE P/R TAX               | \$ 15,310         | \$ 8,390          | \$ 9,412          | -21.6%                            | \$ 10,000        | \$ 11,500                    | \$ 1,500                             | 15.0%                               |
| 66440 | 51999   | FINCOM TRANSFER SALARIES       | \$ -              | \$ -              | \$ -              | 0.0%                              | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 52101   | UTILITY: ELECTRICITY           | \$ 286,164        | \$ 269,765        | \$ 387,047        | 16.3%                             | \$ 330,000       | \$ 400,000                   | \$ 55,000                            | 16.7%                               |
| 66440 | 52103   | UTILITY: FUEL OIL              | \$ 57,597         | \$ 65,751         | \$ 54,527         | -2.7%                             | \$ 69,700        | \$ 60,000                    | \$ (9,700)                           | -13.9%                              |
| 66440 | 52107   | UTILITY: LANDFILL              | \$ -              | \$ -              | \$ -              | 0.0%                              | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 52401   | REP&MAINT: OFFICE EQUIP        | \$ -              | \$ -              | \$ -              | 0.0%                              | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 52403   | REP&MAINT VEHICLE              | \$ 236            | \$ 100            | \$ 21,880         | 863.3%                            | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 52404   | REP&MAINT: BUILDING            | \$ 37,812         | \$ 10,370         | \$ 12,226         | -43.1%                            | \$ 10,500        | \$ 12,500                    | \$ 2,000                             | 19.0%                               |
| 66440 | 52405   | REP&MAINT: EQUIPMENT           | \$ 87,048         | \$ 52,765         | \$ 104,922        | 9.8%                              | \$ 55,000        | \$ 85,000                    | \$ 30,000                            | 54.5%                               |
| 66440 | 52407   | REP&MAINT: SEWER               | \$ -              | \$ -              | \$ 4,898          | 100.0%                            | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 52700   | RENTALS/LEASES                 | \$ -              | \$ -              | \$ -              | 0.0%                              | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 52901   | SLUDGE DISPOSAL COSTS          | \$ 215,578        | \$ 201,468        | \$ 222,667        | 1.6%                              | \$ 210,000       | \$ 230,000                   | \$ 20,000                            | 9.5%                                |
| 66440 | 53100   | PROFESSIONAL SERVICES          | \$ 46,155         | \$ 7,856          | \$ 86,729         | 37.1%                             | \$ 100,000       | \$ 100,000                   | \$ -                                 | 0.0%                                |
| 66440 | 53103   | GENERAL: ADVERTISING           | \$ -              | \$ 383            | \$ -              | 0.0%                              | \$ 400           | \$ -                         | \$ (400)                             | -100.0%                             |
| 66440 | 53115   | LAB TESTING                    | \$ 4,646          | \$ 4,317          | \$ 9,776          | 45.1%                             | \$ 4,400         | \$ 10,000                    | \$ 5,600                             | 127.3%                              |
| 66440 | 53154   | PRIVILEGE RECORDING FEE        | \$ -              | \$ -              | \$ -              | 0.0%                              | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |
| 66440 | 53401   | COMM: TELEPHONE                | \$ 17,903         | \$ 16,274         | \$ 15,374         | -7.3%                             | \$ 18,000        | \$ 18,000                    | \$ -                                 | 0.0%                                |
| 66440 | 53402   | COMM: POSTAGE                  | \$ 6,148          | \$ 1,185          | \$ -              | -100.0%                           | \$ 1,200         | \$ -                         | \$ (1,200)                           | -100.0%                             |
| 66440 | 53803   | OTHER LICENSES & TAXES         | \$ 450            | \$ 315            | \$ 817            | 34.7%                             | \$ 320           | \$ 900                       | \$ 580                               | 181.3%                              |
| 66440 | 53804   | OTHER: FREIGHT                 | \$ 1,205          | \$ 191            | \$ 6,987          | 140.8%                            | \$ 200           | \$ 7,500                     | \$ 7,300                             | 3650.0%                             |
| 66440 | 54201   | OFFICE SUPPLIES                | \$ 1,705          | \$ 747            | \$ 1,089          | -20.1%                            | \$ 1,000         | \$ 1,100                     | \$ 100                               | 10.0%                               |
| 66440 | 54303   | BLDG&EXPENDABLE SUP/EQ         | \$ 6,628          | \$ 6,868          | \$ 2,114          | -43.5%                            | \$ 7,000         | \$ 2,500                     | \$ (4,500)                           | -64.3%                              |
| 66440 | 54701   | SAFETY: UNIFORMS               | \$ 2,737          | \$ 1,388          | \$ 4,157          | 23.2%                             | \$ 1,400         | \$ 3,000                     | \$ 1,600                             | 114.3%                              |
| 66440 | 54702   | SAFETY: PROTECTIVE CLOTHING    | \$ -              | \$ 1,914          | \$ -              | 0.0%                              | \$ 2,000         | \$ -                         | \$ (2,000)                           | 100.0%                              |
| 66440 | 55001   | MEDICAL SUPPLIES               | \$ 460            | \$ 160            | \$ -              | -100.0%                           | \$ 500           | \$ -                         | \$ (500)                             | -100.0%                             |
| 66440 | 55101   | BOOKS/SUBSCRIPTIONS            | \$ 200            | \$ -              | \$ 159            | -10.8%                            | \$ -             | \$ 200                       | \$ 200                               | 100.0%                              |
| 66440 | 55302   | DPW: SEWER SUPPLIES, PIPES     | \$ 7,080          | \$ 3,427          | \$ 1,417          | -55.3%                            | \$ 3,500         | \$ 3,500                     | \$ -                                 | 0.0%                                |
| 66440 | 55306   | CHEMICALS                      | \$ 109,378        | \$ 101,635        | \$ 114,776        | 2.4%                              | \$ 102,000       | \$ 115,000                   | \$ 13,000                            | 12.7%                               |
| 66440 | 57101   | IN-STATE MISC TRAVEL           | \$ 9,179          | \$ 9,033          | \$ 9,192          | 0.1%                              | \$ 9,000         | \$ 9,000                     | \$ -                                 | 0.0%                                |
| 66440 | 57102   | IN-STATE:MILEAGE/CAR ALLW      | \$ 12             | \$ 79             | \$ 265            | 365.9%                            | \$ 100           | \$ 300                       | \$ 200                               | 200.0%                              |
| 66440 | 57103   | IN-STATE SEMINARS, PROF GA     | \$ 8,184          | \$ 5,394          | \$ 3,894          | -31.0%                            | \$ 5,500         | \$ 4,000                     | \$ (1,500)                           | -27.3%                              |
| 66440 | 57404   | INS PREM: BLANKET INS, BLDG    | \$ 79,511         | \$ 82,637         | \$ 84,371         | 3.0%                              | \$ 87,500        | \$ 98,000                    | \$ 10,500                            | 12.0%                               |
| 66440 | 57406   | INS PREM: CLAIM DEDUCTIBLE     | \$ -              | \$ -              | \$ -              | 0.0%                              | \$ -             | \$ -                         | \$ -                                 | 0.0%                                |

|       |       |                                  |                |                |                |         |                |                |              |        |
|-------|-------|----------------------------------|----------------|----------------|----------------|---------|----------------|----------------|--------------|--------|
| 66440 | 57502 | INS: WORKMANS' COMP              | \$ 27,204      | \$ -           | \$ -           | -100.0% | \$ -           | \$ -           | \$ -         | 0.0%   |
| 66440 | 57999 | MWPAT ADMIN FEE                  | \$ 58,919      | \$ 53,939      | \$ 53,830      | -4.4%   | \$ 60,000      | \$ 60,000      | \$ -         | 0.0%   |
| 66440 | 57899 | CONTINGENCY / UNALLOCATED EXP    | \$ -           | \$ -           | \$ -           | 0.0%    | \$ 12,972      | \$ 12,930      | \$ (43)      | -0.3%  |
| 66440 | 58501 | ADD EQ:NEW EQUIP- PUMP STATION   | \$ -           | \$ -           | \$ 470         | 100.0%  | \$ 100,000     | \$ -           | \$ (100,000) | 0.0%   |
| 66440 | 59101 | DEBT SERVICE: PRINCIPAL          | \$ 563,200     | \$ 588,200     | \$ 580,900     | 1.6%    | \$ 737,875     | \$ 792,618     | \$ 54,743    | 7.4%   |
| 66440 | 59102 | DEBT SERVICE INTEREST            | \$ 223,510     | \$ 217,683     | \$ 199,263     | -5.6%   | \$ 224,880     | \$ 258,266     | \$ 33,386    | 14.8%  |
| 66440 | 59103 | BOND ISSUE EXPENSE               | \$ 3,500       | \$ 2,375       | \$ 17,500      | 123.6%  | \$ 4,000       | \$ 18,000      | \$ 14,000    | 350.0% |
| 66440 | 59108 | DEBT SERVICE SHORT TERM INTEREST | \$ -           | \$ -           | \$ -           | 0.0%    | \$ 50,000      | \$ 50,000      | \$ -         | 100.0% |
| 66440 | 59113 | WATER POLLUTION ABATMT PRN       | \$ 1,518,602   | \$ 1,550,334   | \$ 1,586,078   | 2.2%    | \$ 1,866,875   | \$ 1,863,062   | \$ (3,813)   | 0.0%   |
| 66440 | 59114 | WATER POLL ABATEMENT INT         | \$ 828,803     | \$ 792,098     | \$ 756,479     | -4.5%   | \$ 1,007,502   | \$ 884,595     | \$ (122,907) | 0.0%   |
| 66440 | 59250 | INTEREST: GENERAL                | \$ -           | \$ 4,811       | \$ 15,859      | 100.0%  | \$ 4,800       | \$ 16,000      | \$ 11,200    | 0.0%   |
| 66440 | 59501 | OTHER FIN: GENERAL               | \$ -           | \$ -           | \$ -           | 0.0%    | \$ -           | \$ -           | \$ -         | 0.0%   |
| 66440 | 59991 | TRANSFER TO GF- INDIRECT COSTS   | \$ 74,200      | \$ 192,316     | \$ 76,000      | 1.2%    | \$ 82,000      | \$ 82,000      | \$ -         | 0.0%   |
| 66440 | 59993 | TRANS TO CAPITAL PROJECT FUND    | \$ -           | \$ 90,000      | \$ -           | 0.0%    | \$ -           | \$ -           | \$ -         | 0.0%   |
|       |       | TOTAL REVENUE                    | \$ (6,277,568) | \$ (6,476,263) | \$ (6,779,613) | 3.9%    | \$ (6,475,875) | \$ (6,804,820) | \$ 328,945   | 5.1%   |
|       |       | TOTAL EXPENSE                    | \$ 5,254,642   | \$ 5,227,749   | \$ 5,386,883   | 1.3%    | \$ 6,192,679   | \$ 6,336,830   | \$ 144,151   | 2%     |

SEWER COLLECT & DISPOSAL

| DEPT  | ACCOUNT | ACCOUNT NAME               | FY 2013<br>ACTUAL | FY2014 ACTUAL | FY 2015<br>ACTUAL | COMPOUND<br>ANNUAL<br>GROWTH RATE | FY2016 BUDGET | FY2017<br>PROPOSED<br>BUDGET | FY 2017 INCREASE<br>OR (DECREASE) \$ | FY 2017 INCREASE<br>OR (DECREASE) % |
|-------|---------|----------------------------|-------------------|---------------|-------------------|-----------------------------------|---------------|------------------------------|--------------------------------------|-------------------------------------|
| 66445 | 49102   | BOND PROCEEDS              | \$ -              | \$ -          | \$ -              | 0.0%                              | \$ -          | \$ -                         | \$ -                                 | 0.0%                                |
| 66445 | 51100   | SALARY, PERMANENT          | \$ 144,327        | \$ 99,732     | \$ 69,027         | -30.8%                            | \$ 67,300     | \$ 68,600                    | \$ 1,300                             | 1.9%                                |
| 66445 | 51300   | OVERTIME                   | \$ 21,042         | \$ 18,101     | \$ 25,458         | 10.0%                             | \$ 15,000     | \$ 15,000                    | \$ 10,000                            | 66.7%                               |
| 66445 | 51700   | LONGEVITY                  | \$ 5,867          | \$ 7,074      | \$ 3,593          | -21.7%                            | \$ 3,400      | \$ 3,400                     | \$ -                                 | 0.0%                                |
| 66445 | 51701   | INS:MED BLUE CROSS         | \$ 14,763         | \$ 10,047     | \$ 25,381         | 31.1%                             | \$ 20,200     | \$ 28,700                    | \$ 8,500                             | 42.1%                               |
| 66445 | 51961   | MEDICARE P/R TAX           | \$ 2,463          | \$ 1,811      | \$ 1,422          | -24.0%                            | \$ 1,200      | \$ 1,300                     | \$ 100                               | 8.3%                                |
| 66445 | 51999   | FINCOM TRANSFER SALARIES   | \$ -              | \$ -          | \$ -              | 0.0%                              | \$ -          | \$ -                         | \$ -                                 | 0.0%                                |
| 66445 | 52101   | UTILITY:ELECTRICTY         | \$ 38,166         | \$ 37,372     | \$ 49,379         | 13.7%                             | \$ 45,000     | \$ 55,000                    | \$ 10,000                            | 22.2%                               |
| 66445 | 52103   | UTILITY:FUEL               | \$ 1,860          | \$ 472        | \$ -              | -100.0%                           | \$ 700        | \$ 700                       | \$ -                                 | 0.0%                                |
| 66445 | 52105   | UTILITY:WATER              | \$ 4,752          | \$ 3,697      | \$ 3,255          | -17.2%                            | \$ 3,800      | \$ 3,800                     | \$ -                                 | 0.0%                                |
| 66445 | 52404   | REP&MAINT:BUILDING         | \$ 2,255          | \$ 746        | \$ 1,000          | -33.4%                            | \$ 1,500      | \$ 1,500                     | \$ -                                 | 0.0%                                |
| 66445 | 52405   | REP&MAINT:EQUIPMENT        | \$ 2,638          | \$ 10,952     | \$ 8,010          | 74.2%                             | \$ 11,000     | \$ 8,000                     | \$ (3,000)                           | -27.3%                              |
| 66445 | 52407   | REP&MAINT:SEWERS           | \$ 23,761         | \$ 9,019      | \$ 2,367          | -68.4%                            | \$ 9,200      | \$ 3,500                     | \$ (5,700)                           | -62.0%                              |
| 66445 | 53100   | PROFESSIONAL SERVICES      | \$ 53,975         | \$ 90,343     | \$ 80,000         | 21.7%                             | \$ 90,500     | \$ 90,500                    | \$ (10,000)                          | -11.0%                              |
| 66445 | 53401   | COMM:TELEPHONE             | \$ -              | \$ -          | \$ -              | 0.0%                              | \$ -          | \$ -                         | \$ -                                 | 0.0%                                |
| 66445 | 53402   | COMM:POSTAGE               | \$ 17,175         | \$ 9,191      | \$ 17,175         | 0.0%                              | \$ 10,000     | \$ 18,000                    | \$ 8,000                             | 80.0%                               |
| 66445 | 53803   | OTHER: LICENSE             | \$ -              | \$ 110        | \$ -              | 0.0%                              | \$ -          | \$ -                         | \$ -                                 | 0.0%                                |
| 66445 | 54201   | OFFICE SUPPLIES            | \$ -              | \$ 4,728      | \$ -              | 0.0%                              | \$ 4,800      | \$ -                         | \$ (4,800)                           | 100.0%                              |
| 66445 | 54701   | SAFETY:UNIFORMS            | \$ 224            | \$ 196        | \$ -              | -100.0%                           | \$ 200        | \$ -                         | \$ (200)                             | -100.0%                             |
| 66445 | 54702   | SAFETY:PROTECTIVE CLOTHING | \$ -              | \$ -          | \$ -              | 0.0%                              | \$ -          | \$ -                         | \$ -                                 | 0.0%                                |
| 66445 | 55302   | DPW:SEWER                  | \$ 442            | \$ 762        | \$ 520            | 8.5%                              | \$ 770        | \$ 520                       | \$ (250)                             | -32.5%                              |
| 66445 | 57101   | IN-STATE:MISC TRAVEL       | \$ -              | \$ 345        | \$ -              | 0.0%                              | \$ 345        | \$ -                         | \$ (345)                             | 100.0%                              |
| 66445 | 57502   | INS: WORKMANS COMP         | \$ 84             | \$ -          | \$ 108            | 13.6%                             | \$ -          | \$ -                         | \$ -                                 | 0.0%                                |
| 66445 | 57404   | INS PREM:BLANKET INS, BLDG | \$ 9,029          | \$ 11,318     | \$ 11,755         | 14.1%                             | \$ 11,350     | \$ 13,165                    | \$ 1,815                             | 16.0%                               |
| 66445 | 59991   | TRANSFER TO GENERAL FUND   | \$ 5,035          | \$ -          | \$ -              | -100.0%                           | \$ -          | \$ -                         | \$ -                                 | 0.0%                                |
|       |         | TOTAL REVENUE              | \$ -              |               |                   | 0.0%                              | \$ -          |                              | \$ -                                 | 0.0%                                |
|       |         | TOTAL EXPENSE              | \$ 347,859        | \$ 316,016    | \$ 298,449        | -7.4%                             | \$ 296,265    | \$ 311,685                   | \$ 15,420                            | 5%                                  |

SCONSET WATER TREATMENT

| DEPT  | ACCOUNT | ACCOUNT NAME                | FY 2013    |               | FY 2015   |        | COMPOUND ANNUAL GROWTH RATE | FY2016 BUDGET | FY2017 PROPOSED BUDGET | FY 2017 INCREASE OR (DECREASE) \$ | FY 2017 INCREASE OR (DECREASE) % |
|-------|---------|-----------------------------|------------|---------------|-----------|--------|-----------------------------|---------------|------------------------|-----------------------------------|----------------------------------|
|       |         |                             | ACTUAL     | FY2014 ACTUAL | ACTUAL    | ACTUAL |                             |               |                        |                                   |                                  |
| 66446 | 49902   | BOND ANTICIPATION NOTES     | \$ -       | \$ -          | \$ -      |        | 0.0%                        | \$ -          | \$ -                   | \$ -                              | 0.0%                             |
| 66446 | 51100   | SALARY, PERMANENT           | \$ 68,246  | \$ 64,327     | \$ 73,473 |        | 3.8%                        | \$ 75,400     | \$ 76,900              | \$ 1,500                          | 2.0%                             |
| 66446 | 51300   | OVERTIME                    | \$ 8,724   | \$ -          | \$ 2,852  |        | -42.8%                      | \$ 20,610     | \$ 20,610              | \$ -                              | 0.0%                             |
| 66446 | 51700   | LONGEVITY PAY               | \$ 4,997   | \$ 1,468      | \$ 2,248  |        | -32.9%                      | \$ 2,300      | \$ 2,300               | \$ -                              | 0.0%                             |
| 66446 | 51701   | INS:MED BLUE CROSS          | \$ 7,482   | \$ 6,776      | \$ 8,989  |        | 9.6%                        | \$ 12,500     | \$ 10,200              | \$ (2,300)                        | -18.4%                           |
| 66446 | 51961   | MEDICARE P/R TAX            | \$ 1,179   | \$ 954        | \$ 1,139  |        | -1.7%                       | \$ 1,400      | \$ 1,400               | \$ -                              | 0.0%                             |
| 66446 | 52101   | UTILITY:ELECTRICITY         | \$ 52,893  | \$ 40,089     | \$ 51,739 |        | -1.1%                       | \$ 55,000     | \$ 55,000              | \$ -                              | 0.0%                             |
| 66446 | 52103   | UTILITY:FUEL                | \$ 14,681  | \$ 16,439     | \$ 14,381 |        | -1.0%                       | \$ 18,000     | \$ 18,000              | \$ -                              | 0.0%                             |
| 66446 | 52105   | UTILITY:WATER               | \$ 1,500   | \$ 1,773      | \$ 1,283  |        | -7.5%                       | \$ 1,800      | \$ 1,800               | \$ -                              | 0.0%                             |
| 66446 | 52403   | REP&MAINT VEHICLE           | \$ -       | \$ -          | \$ -      |        | 0.0%                        | \$ -          | \$ -                   | \$ -                              | 0.0%                             |
| 66446 | 52404   | REP&MAINT:BUILDING          | \$ -       | \$ 9,370      | \$ 5,967  |        | 100.0%                      | \$ 10,000     | \$ 10,000              | \$ -                              | 0.0%                             |
| 66446 | 52405   | REP&MAINT:EQUIPMENT         | \$ 14,328  | \$ 9,819      | \$ 13,095 |        | -4.4%                       | \$ 67,900     | \$ 50,000              | \$ (17,900)                       | -26.4%                           |
| 66446 | 53100   | PROFESSIONAL SERVICES       | \$ -       | \$ 387        | \$ 1,813  |        | 100.0%                      | \$ 400        | \$ 400                 | \$ -                              | 100.0%                           |
| 66446 | 53115   | LAB TESTING                 | \$ 1,155   | \$ 1,203      | \$ 1,569  |        | 16.5%                       | \$ 1,200      | \$ 1,200               | \$ -                              | 0.0%                             |
| 66446 | 53401   | COMM:TELEPHONE              | \$ -       | \$ -          | \$ -      |        | 0.0%                        | \$ -          | \$ -                   | \$ -                              | 0.0%                             |
| 66446 | 53402   | COMM: POSTAGE               | \$ -       | \$ 117        | \$ -      |        | 0.0%                        | \$ 200        | \$ 200                 | \$ -                              | 100.0%                           |
| 66446 | 53804   | OTHER:FREIGHT               | \$ -       | \$ -          | \$ -      |        | 0.0%                        | \$ -          | \$ -                   | \$ -                              | 0.0%                             |
| 66446 | 54201   | OFFICE SUPPLIES             | \$ -       | \$ -          | \$ -      |        | 0.0%                        | \$ -          | \$ -                   | \$ -                              | 0.0%                             |
| 66446 | 54701   | SAFETY: UNIFORMS            | \$ 221     | \$ 250        | \$ -      |        | -100.0%                     | \$ 250        | \$ 250                 | \$ -                              | 0.0%                             |
| 66446 | 55302   | DPW:SEWER                   | \$ 1,038   | \$ 2,005      | \$ 1,077  |        | 1.9%                        | \$ 2,000      | \$ 2,000               | \$ (500)                          | -25.0%                           |
| 66446 | 55306   | CHEMICALS                   | \$ 4,932   | \$ 5,203      | \$ 1,495  |        | -44.9%                      | \$ 5,200      | \$ 2,500               | \$ (2,200)                        | -42.3%                           |
| 66446 | 57101   | IN STATE: MISC TRAVEL       | \$ -       | \$ -          | \$ 784    |        | 100.0%                      | \$ -          | \$ -                   | \$ -                              | 0.0%                             |
| 66446 | 57404   | INS PREM: BLANKET INS, BLDG | \$ 26,407  | \$ 26,795     | \$ 27,093 |        | 1.3%                        | \$ 30,000     | \$ 30,345              | \$ 345                            | 1.1%                             |
| 66446 | 57502   | INS: WORKMAN'S COMP         | \$ 47      | \$ -          | \$ -      |        | -100.0%                     | \$ -          | \$ -                   | \$ -                              | 0.0%                             |
|       |         | TOTAL REVENUE               | \$ -       | \$ -          | \$ -      |        |                             |               |                        | \$ -                              | 0.0%                             |
|       |         | TOTAL EXPENSE               | \$ 207,828 | \$ 186,976    |           |        | -100.0%                     | \$ 304,160    | \$ 283,105             | \$ (21,055)                       | -7%                              |

SEWER ENTERPRISE GRAND TOTAL

|                             |                |                |                |        |                |                |              |        |
|-----------------------------|----------------|----------------|----------------|--------|----------------|----------------|--------------|--------|
| TOTAL REVENUE               | \$ (6,277,568) | \$ (6,476,263) | \$ (6,779,613) | 3.9%   | \$ (6,475,875) | \$ (6,804,820) | \$ 328,945   | 5.1%   |
| TOTAL EXPENSE               | \$ 6,262,692   | \$ 5,730,741   | \$ 5,685,332   | -4.7%  | \$ 6,793,104   | \$ 6,931,620   | \$ 138,516   | 2.0%   |
| VARIANCE (Excess) / Deficit | \$ (14,876)    | \$ (745,522)   | \$ (1,094,281) | 757.7% | \$ 317,229     | \$ 126,800     | \$ (190,429) | -60.0% |
| SOURCE: RETAINED EARNINGS*  | \$ 14,876      | \$ -           | \$ 1,094,281   | 757.7% | \$ (317,229)   | \$ (126,800)   | \$ 190,429   |        |
| REMAINING VARIANCE          | \$ -           | \$ (745,522)   | \$ -           |        | \$ -           | \$ -           | \$ -         |        |

|                              | FY 2013<br>ACTUAL   | FY2014 ACTUAL       | FY2015 ACTUAL       | COMPOUND<br>ANNUAL<br>GROWTH RATE | FY2016 BUDGET       | FY2017<br>PROPOSED<br>BUDGET | FY 2017 INCREASE<br>OR (DECREASE) \$ | FY 2017 INCREASE<br>OR (DECREASE) % |
|------------------------------|---------------------|---------------------|---------------------|-----------------------------------|---------------------|------------------------------|--------------------------------------|-------------------------------------|
| <b>SUMMARY</b>               |                     |                     |                     |                                   |                     |                              |                                      |                                     |
| Payroll-Salary               | \$ 861,412          | \$ 779,824          | \$ 827,022          | -2.0%                             | \$ 875,410          | \$ 977,370                   | \$ 126,960                           | 14.5%                               |
| Contractual Obligations      | \$ -                | \$ -                | \$ -                | 0.0%                              | \$ -                | \$ -                         | \$ -                                 | 100.0%                              |
| Medicare P/R Tax Expense     | \$ 18,951           | \$ 11,155           | \$ 11,973           | -20.5%                            | \$ 12,600           | \$ 14,200                    | \$ 1,600                             | 12.7%                               |
| Medical Insurance            | \$ 167,535          | \$ 169,696          | \$ 201,108          | 9.6%                              | \$ 214,900          | \$ 245,278                   | \$ 30,378                            | 14.1%                               |
| Barnstable County Retirement | \$ 229,213          | \$ 141,587          | \$ 124,806          | -26.2%                            | \$ 138,955          | \$ 130,422                   | \$ (8,533)                           | -6.1%                               |
| Utilities                    | \$ 475,515          | \$ 451,632          | \$ 576,985          | 10.2%                             | \$ 542,000          | \$ 612,300                   | \$ 55,300                            | 10.2%                               |
| Repairs & Maintenance        | \$ 168,078          | \$ 103,140          | \$ 174,364          | 1.9%                              | \$ 165,100          | \$ 170,500                   | \$ 5,400                             | 3.3%                                |
| Professional Services        | \$ 100,130          | \$ 98,586           | \$ 168,542          | 29.7%                             | \$ 190,900          | \$ 190,900                   | \$ (10,000)                          | -5.2%                               |
| Sludge Disposal Costs        | \$ 215,578          | \$ 201,468          | \$ 222,667          | 1.6%                              | \$ 210,000          | \$ 230,000                   | \$ 20,000                            | 9.5%                                |
| Sewer Supplies and Chemicals | \$ 122,870          | \$ 113,032          | \$ 119,286          | -1.5%                             | \$ 113,470          | \$ 123,520                   | \$ 10,050                            | 8.9%                                |
| General Insurance            | \$ 114,946          | \$ 120,750          | \$ 123,219          | 3.5%                              | \$ 128,850          | \$ 141,510                   | \$ 12,660                            | 9.8%                                |
| Other Supplies               | \$ 8,793            | \$ 12,503           | \$ 3,203            | -39.6%                            | \$ 13,300           | \$ 3,600                     | \$ (9,700)                           | -72.9%                              |
| Travel                       | \$ 17,375           | \$ 14,851           | \$ 14,136           | -9.8%                             | \$ 14,945           | \$ 13,300                    | \$ (1,645)                           | -11.0%                              |
| Debt Service                 | \$ 3,137,615        | \$ 3,155,500        | \$ 3,156,080        | 0.3%                              | \$ 3,895,932        | \$ 3,882,540                 | \$ (13,391)                          | -0.3%                               |
| Indirect Costs               | \$ 79,235           | \$ 192,316          | \$ 76,000           | -2.1%                             | \$ 82,000           | \$ 82,000                    | \$ -                                 | 0.0%                                |
| Other                        | \$ 93,081           | \$ 164,700          | \$ 94,938           | 1.0%                              | \$ 194,742          | \$ 114,180                   | \$ (80,563)                          | -41.4%                              |
| <b>TOTAL SEWER</b>           | <b>\$ 5,810,329</b> | <b>\$ 5,730,741</b> | <b>\$ 5,894,330</b> | <b>0.7%</b>                       | <b>\$ 6,793,104</b> | <b>\$ 6,931,620</b>          | <b>\$ 138,516</b>                    | <b>2%</b>                           |

FY 2017 Personnel Spreadsheet

Sewer Enterprise Fund  
 Number of Positions in Department  
 Full-time  
 Part-time  
 Seasonal  
 Temporary  
 Vacancies  
 New Positions Requested

ORG: 66440; 66445; 66446

| ORG: 66440                    | ORG: 66445 | ORG: 66446 |
|-------------------------------|------------|------------|
| 7                             | 2          | 1          |
| 0                             | 0          | 0          |
| 0                             | 0          | 0          |
| 0                             | 0          | 0          |
| 1                             | 0          | 0          |
| 1                             | 0          | 0          |
| <b>TOTAL OF ALL POSITIONS</b> | <b>9</b>   | <b>2</b>   |

| Name        | Position            | Avg Hours Per Week | Job Code | Class & Step as of 6/30/16 (e.g., B -Step 3) | Yearly Salary as of 6/30/16 | 53 Week Adjustment | FY17 Anniversary Date | FY 2017 Projected Salary | Longevity Pay | Education Pay | Certification Pay | Holiday Pay | Other | Total by Employee |
|-------------|---------------------|--------------------|----------|--|-----------------------------|--------------------|-----------------------|--------------------------|---------------|---------------|-------------------|-------------|-------|-------------------|
| ORG: 66440  |                     |                    |          |  |                             |                    |                       |                          |               |               |                   |             |       |                   |
| TBD         | Sewer Manager       | 40.00              |          | NON UNION                                    |                             |                    |                       | 125,000                  |               |               |                   |             |       | 125,000           |
| INGLIS, R   | ASSISTANT CHIEF     | 40.00              | PW10     | M6 Step 7                                    | 76,646                      | 76,852             | 11/05/16              | 76,900                   | 3,800         | 0             | 0                 | 0           | 0     | 80,700            |
| ALLEN, P.   | MAINT TECH SEWER    | 40.00              | PW43     | M3 Step 2                                    | 57,312                      | 57,467             | 08/03/16              | 57,500                   | 0             | 0             | 0                 | 0           | 0     | 57,500            |
| LEVEILLE, W | SW LAB TECH         | 40.00              | PW42     | M4 Step 7                                    | 71,932                      | 72,126             | 12/23/16              | 72,100                   | 2,200         | 0             | 0                 | 0           | 0     | 74,300            |
| GRAY, D     | CHIEF PLANT MANAGER | 40.00              | PW47     | NON UNION                                    | 96,300                      | 96,559             | 12/08/16              | 97,600                   | 0             | 0             | 0                 | 0           | 0     | 97,600            |
| FRAZIER, P. | MAINT TECH SEWER    | 40.00              | PW41     | M3 Step 6                                    | 64,508                      | 64,681             | 01/19/17              | 64,700                   | 0             | 0             | 0                 | 0           | 0     | 64,700            |
| HARDY, J.   | MAINT TECH SEWER    | 40.00              | PW51     | M3 Step 7                                    | 68,387                      | 68,571             | 10/21/16              | 68,600                   | 0             | 0             | 0                 | 0           | 0     | 68,600            |
| MOONEY, S.  | MAINT TECH SEWER    | 40.00              | PW43     | M3 Step 7                                    | 68,387                      | 68,571             | 12/20/17              | 68,600                   | 2,060         | 0             | 0                 | 0           | 0     | 70,660            |
| GARY, A.    | MAINT TECH SEWER    | 40.00              | PW44     | M5 Step 7                                    | 74,081                      | 74,280             | 07/05/16              | 74,300                   | 2,200         | 0             | 0                 | 0           | 0     | 76,500            |
| ORG: 66445  |                     |                    |          |  |                             |                    |                       |                          |               |               |                   |             |       |                   |
| BUTLER, P   | SEWER COLLECTIONS   | 40.00              | PW26     | M3 Step 7                                    | 68,387                      | 68,571             | 07/01/16              | 68,600                   | 3,400         | 0             | 0                 | 0           | 0     | 72,000            |
| ORG: 66446  |                     |                    |          |  |                             |                    |                       |                          |               |               |                   |             |       |                   |
| MANNING, K  | ASSISTANT CHIEF     | 40.00              | PW31     | M6 Step 7                                    | 76,646                      | 76,852             | 05/18/17              | 76,900                   | 2,300         | 0             | 0                 | 0           | 0     | 79,200            |
|             |                     |                    |          |  |                             |                    |                       | 850,800                  | 15,960        |               |                   |             |       | 741,760           |

|   | org:66440        | org: 66445     | org:66446      |
|---|------------------|----------------|----------------|
| Total Prorated Salary (enter on Munis 51100)            | 705,300          | 68,600         | 76,900         |
| Total Seasonal Salary (enter on Munis 51xxx)            | 0                | 0              | 0              |
| Total Longevity (enter on Munis 51700)                  | 10,260           | 3,400          | 2,300          |
| Total Education (enter on Munis 516xx)                  | 0                | 0              | 0              |
| Total Certification Pay (enter on Munis 51551)          | 0                | 0              | 0              |
| Total Holiday Pay (enter on Munis 518xx)                | 0                | 0              | 0              |
| Total Other Pay (enter on Munis line where appropriate) | 0                | 0              | 0              |
| Shift Differential (enter on Munis 513xx)               | 0                | 0              | 0              |
| Overtime (enter on Munis 514xx)                         | 75,000           | 15,000         | 20,610         |
| <b>Salary Subtotal</b>                                  | <b>790,560</b>   | <b>87,000</b>  | <b>99,810</b>  |
| Medicare (enter on Munis 51961)                         | 11,500           | 1,300          | 1,400          |
| Insurance:Medical BSBC (enter Munis 51701)              | 206,378          | 20,200         | 12,500         |
| <b>Total Personnel Services</b>                         | <b>1,008,438</b> | <b>108,500</b> | <b>113,710</b> |

EXISTING DEBT AS OF  
06/30/2015

| SEWER ENTERPRISE                        | Issue Date | Original Principal Amount | TOTAL PRINCIPAL 6/30/2015 | TOTAL INTEREST 6/30/2015 | TOTAL P & I 6/30/2015 | **               | **               | **               | **               | **               | **               | **               | **               | **               | **               | **               | **               | **               |           |
|---|------------|---------------------------|---------------------------|--------------------------|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------|
|   |            |                           |                           |                          |                       | Payments FY2016  | Payments FY2017  | Payments FY2018  | Payments FY2019  | Payments FY2020  | Payments FY2021  | Payments FY2022  | Payments FY2023  | Payments FY2024  | Payments FY2025  | Payments FY2026  | Payments FY2027  | Payments FY2028  |           |
| MWPAT 94-10                             | 8/1/2001   | 223,207                   | 0                         | 0                        | 0                     |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |           |
| MWPAT 98-143                            | 8/25/2004  | 849,513                   | 365,000                   | 56,609                   | 421,609               | 72,307           | 74,100           | 70,791           | 67,794           | 69,911           | 66,706           |                  |                  |                  |                  |                  |                  |                  |           |
| MWPAT 98-144                            | 8/25/2004  | 189,405                   | 90,000                    | 13,494                   | 103,494               | 19,180           | 18,396           | 17,568           | 16,823           | 16,133           | 15,394           |                  |                  |                  |                  |                  |                  |                  |           |
| MWPAT 98-145                            | 8/25/2004  | 208,754                   | 90,000                    | 13,494                   | 103,494               | 19,180           | 18,396           | 17,568           | 16,823           | 16,133           | 15,394           |                  |                  |                  |                  |                  |                  |                  |           |
| MWPAT CW 02 50A                         | 11/23/2004 | 5,648,263                 | 2,776,951                 | 490,156                  | 3,267,107             | 426,714          | 418,916          | 416,378          | 421,687          | 403,974          | 404,747          | 395,092          | 379,599          |                  |                  |                  |                  |                  |           |
| MWPAT CW 02 50                          | 10/26/2006 | 4,015,365                 | 2,772,127                 | 730,245                  | 3,502,372             | 320,130          | 311,702          | 310,247          | 304,298          | 302,721          | 296,406          | 298,564          | 304,183          | 533,491          | 520,630          |                  |                  |                  |           |
| MWPAT CW 01 40                          | 12/14/2006 | 1,656,115                 | 985,000                   | 204,104                  | 1,189,104             | 140,104          | 139,867          | 138,533          | 132,626          | 132,803          | 132,321          | 126,923          | 125,928          | 120,000          |                  |                  |                  |                  |           |
| SEWER CONSTRUCTION                      | 2/15/2008  | 250,000                   | 145,000                   | 38,131                   | 183,131               | 20,556           | 20,088           | 19,600           | 14,075           | 13,713           | 13,313           | 12,913           | 12,513           | 12,113           | 11,700           | 11,275           | 10,850           | 10,425           |           |
| SEWER CONSTRUCTION                      | 2/15/2008  | 870,000                   | 555,000                   | 153,831                  | 708,831               | 66,525           | 65,119           | 63,656           | 62,081           | 60,450           | 58,650           | 56,850           | 50,050           | 48,450           | 46,800           | 45,100           | 43,400           | 41,700           |           |
| SEWER 2                                 | 2/15/2008  | 1,435,075                 | 910,000                   | 259,875                  | 1,169,875             | 105,438          | 103,250          | 100,975          | 98,525           | 95,988           | 93,188           | 90,388           | 87,588           | 84,788           | 81,900           | 78,925           | 75,950           | 72,975           |           |
| 66% WWTF                                | 2/15/2008  | 398,013                   | 171,600                   | 49,005                   | 220,605               | 19,883           | 19,470           | 19,041           | 18,579           | 18,101           | 17,573           | 17,045           | 16,517           | 15,989           | 15,444           | 14,883           | 14,322           | 13,761           |           |
| MWPAT CW 04 20                          | 12/9/2008  | 3,125,318                 | 2,205,771                 | 275,197                  | 2,480,968             | 206,747          | 206,748          | 206,747          | 206,748          | 206,747          | 206,748          | 206,747          | 206,747          | 206,747          | 206,747          | 206,747          | 206,747          | 206,748          |           |
| 66% MWPAT CW0521                        | 12/15/2009 | 39,123,696                | 22,391,970                | 6,787,471                | 29,179,441            | 1,268,672        | 1,268,671        | 1,268,672        | 1,268,671        | 1,268,673        | 1,268,671        | 1,268,671        | 1,268,671        | 1,268,671        | 1,268,671        | 1,268,671        | 1,268,671        | 1,268,672        | 1,268,671 |
| MWPAT CW 07 17                          | 7/8/2010   | 4,006,000                 | 3,327,615                 | 560,652                  | 3,888,267             | 243,017          | 243,017          | 243,017          | 243,017          | 243,017          | 243,017          | 243,017          | 243,017          | 243,017          | 243,016          | 243,017          | 243,017          | 243,017          | 243,017   |
| SEWER CURRENT REFUNDING 05/2001         | 6/7/2012   | 371,100                   | 240,400                   | 33,806                   | 274,206               | 50,606           | 48,600           | 46,600           | 44,600           | 42,800           | 41,000           |                  |                  |                  |                  |                  |                  |                  |           |
| SEWER ADVANCED REFUNDING 12/01/2003     | 6/7/2012   | 545,000                   | 485,000                   | 101,050                  | 586,050               | 81,600           | 79,200           | 71,325           | 68,575           | 66,100           | 63,625           | 56,000           | 53,500           | 46,125           |                  |                  |                  |                  |           |
| SEWER IMPROVEMENTS                      | 6/7/2012   | 2,000,000                 | 1,700,000                 | 543,500                  | 2,243,500             | 167,500          | 163,500          | 158,500          | 153,500          | 149,000          | 144,500          | 139,500          | 134,500          | 129,500          | 124,500          | 120,500          | 117,500          | 114,500          |           |
| WASTEWATER MANAGEMENT                   | 6/7/2012   | 750,000                   | 300,000                   | 13,500                   | 313,500               | 159,750          | 153,750          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |           |
| MWPAT T5 97 1148 A COMM SEPTIC          | 5/22/2013  | 478,449                   | 382,759                   | 0                        | 382,759               | 47,845           | 47,845           | 47,845           | 47,845           | 47,845           | 47,845           | 47,845           | 47,845           |                  |                  |                  |                  |                  |           |
| SEWER EQUIPMENT                         | 6/6/2013   | 275,000                   | 165,000                   | 4,950                    | 169,950               | 57,750           | 56,650           | 55,550           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |           |
| SEWER EQUIPMENT                         | 6/5/2014   | 97,000                    | 70,000                    | 2,700                    | 72,700                | 26,400           | 25,900           | 20,400           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |           |
| CW 12 09 PERM FINANCING                 | 1/7/2015   | 4,999,200                 | 4,999,200                 | 1,123,314                | 6,122,514             | 302,558          | 302,915          | 303,281          | 303,955          | 304,037          | 304,428          | 304,827          | 305,234          | 305,651          | 306,076          | 306,511          | 306,955          | 307,409          |           |
| T5 97 1148 B COMM SEPTIC PERM FINANCING | 1/7/2015   | 256,000                   | 256,000                   | 0                        | 256,000               | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800           | 12,800    |
| <b>TOTAL SEWER FUND</b>                 |            |                           | <b>45,384,393</b>         | <b>11,455,083</b>        | <b>56,839,476</b>     | <b>3,835,261</b> | <b>3,798,898</b> | <b>3,609,094</b> | <b>3,503,022</b> | <b>3,470,945</b> | <b>3,446,323</b> | <b>3,277,180</b> | <b>3,248,691</b> | <b>3,027,340</b> | <b>2,838,286</b> | <b>2,308,429</b> | <b>2,300,212</b> | <b>2,085,258</b> |           |



188 MADAKET ROAD  
02554

*TOWN OF NANTUCKET  
MASSACHUSETTS*



DEPARTMENT OF PUBLIC WORKS

### **Budget narrative Solid Waste Enterprise Fund**

The Solid Waste budget contains some significant increases due to the exceedingly favorable construction environment.

The assumptions made for revenue from tipping fees in this budget are that 10,000 tons of C&D waste will be brought to the landfill at \$300 per ton. Last year's estimate was 8,000 tons. Next the Mixed Excavation waste, which has been increasing greatly over the past 2 years, is estimated at 18,000 tons. Further assumptions are that the fee holiday voted by the Board of Selectmen in 2012 will continue, generating a revenue shortfall of \$62,214 (down from the \$153,372 total in the first year of the fee holiday in FY 13). The percentages used to inflate the Waste Option fees charged to the town were estimated at 2%. Lastly commercial recycling has dropped. This has caused an estimated 20% reduction in the revenues that Waste Options and the Town share equally. As a result, revenues for recycling are reduced in the FY 17 budget.

The Professional Services line item is the largest cost item in the Solid Waste budget. In FY 17 it has been increased by \$1,046,055 due to the extreme increase in the Mixed Excavation waste from 3000 tons in FY 13 to 16,000 tons in FY 15. As noted above, the FY 17 budget uses an estimate of 18,000 tons. The Professional Service line item has been increased to \$6,724,636 to anticipate this increase. While the haulers are charged \$30 per ton to deposit this waste, the Town is charged \$103.11 by Waste Options to manage the Mixed Excavation waste. As the quantities of this waste, which has historically been below 1000 tons, increases this imbalance has been highlighted. The Board of Selectmen will be asked to increase the fee to the haulers at their next meeting to \$106/ton to recuperate this cost.

Waste Options has begun to recycle clean wood from the C&D waste stream and grinding it into mulch. The assumption in the FY 17 budget is that 20% of the C&D waste will be converted into mulch so that it will not require shipping off island with the rest of the C&D waste. The freight line item increases due to the general increase in C&D waste delivered to the landfill. The estimate used for C&D waste in FY16 was 8,000 tons. In FY 17 the estimate is 10,000 tons.

#### DIVISIONS

ENGINEERING HIGHWAY SEWER SANITATION FORESTRY MOSQUITO CEMETERY RECYCLING

(508) 228-7244  
(508) 228-7245  
(508) 228-7289  
FAX

George Aronson from Commonwealth Resources Management Corp has reviewed the FY 17 budget to confirm the assumptions, estimates and budgeted amounts. His memo is attached here.

#### DIVISIONS

ENGINEERING HIGHWAY SEWER SANITATION FORESTRY MOSQUITO CEMETERY RECYCLING

# FY 2017 Budget

Department of Public Works  
Solid Waste Enterprise Fund

# FY2016

## DPW Solid Waste Enterprise Fund

### Review

**Mission:** The mission of the Nantucket Solid Waste enterprise fund is to provide safe, environmentally appropriate and cost effective waste disposal service.

#### **Goals:**

- ❖ Continue working with WON to make landfill operations as environmentally appropriate as possible.
- ❖ Continue planning for solid waste services after end of WON contract in 2021.

#### **Initiatives and Accomplishments:**

- Met with Waste Options Nantucket (WON) to discuss operations and future capital planning.
- WON continued to research alternative means of addressing residuals from the digester and mining operations.
- Take it or Leave it continues to be very popular waste diversion alternative.

# FY 2017

## Solid Waste Enterprise fund Overview

- **Priorities**

Continue to insure that the landfill and recycling facility is run properly.

- **Significant Changes Year-to-Year**

Fee holiday to residents continues.

WON is working on creating saleable mulch from clean wood waste.

- **Key Issues**

Volume of C&D waste being shipped off is reduced by creation of mulch, creating a savings in shipping costs to the Town.

Construction and opening of new cell for residual disposal is needed for mid year 2016. This construction must be started for opening by this time.

# FY2017 Budget

## Solid Waste

|  | FY 2013 ACTUAL      | FY 2014 ACTUAL      | FY 2015 ACTUAL      | COMPOUND<br>ANNUAL GROWTH<br>RATE | FY2016 BUDGET       | FY2017<br>PROPOSED<br>BUDGET | FY 2017 INCREASE<br>OR (DECREASE) \$ | FY 2017 INCREASE<br>OR (DECREASE) % |
|--|---------------------|---------------------|---------------------|-----------------------------------|---------------------|------------------------------|--------------------------------------|-------------------------------------|
| <b>SUMMARY</b>                                 |                     |                     |                     |                                   |                     |                              |                                      |                                     |
| Payroll-Salary                                 | \$ 19,526           | \$ 19,386           | \$ 19,754           | 0.6%                              | \$ 27,375           | \$ 27,375                    | \$ -                                 | 0.00%                               |
| Medicare P/R Tax Expense                       | \$ 272              | \$ 281              | \$ 286              | 2.5%                              | \$ 400              | \$ 400                       | \$ -                                 | 0.00%                               |
| Medical Insurance                              | \$ 11,260           | \$ -                | \$ 13,100           | 7.9%                              | \$ -                | \$ -                         | \$ -                                 | 0.00%                               |
| Barnstable County Retirement                   | \$ -                | \$ -                | \$ -                | 0.0%                              | \$ -                | \$ -                         | \$ -                                 | 0.00%                               |
| Utilities                                      | \$ 258,241          | \$ 257,633          | \$ 358,642          | 17.8%                             | \$ 326,000          | \$ 386,000                   | \$ 60,000                            | 18.40%                              |
| Repairs & Maintenance                          | \$ 15,761           | \$ 10,563           | \$ 191              | -89.0%                            | \$ 8,500            | \$ 123,500                   | \$ 115,000                           | 1352.94%                            |
| Professional Services- Collection and Disposal | \$ 5,418,489        | \$ 5,353,668        | \$ 5,792,255        | 3.4%                              | \$ 5,678,581        | \$ 6,724,636                 | \$ 1,046,055                         | 18.42%                              |
| Professional Services- Recycle/MRF             | \$ 380,298          | \$ 354,673          | \$ 486,583          | 13.1%                             | \$ 500,000          | \$ 727,841                   | \$ 227,841                           | 45.57%                              |
| Freight  | \$ 1,221,974        | \$ 1,562,064        | \$ 1,245,000        | 0.9%                              | \$ 975,000          | \$ 1,431,768                 | \$ 456,768                           | 46.85%                              |
| General Insurance                              | \$ -                | \$ -                | \$ -                | 0.0%                              | \$ -                | \$ -                         | \$ -                                 | 0.00%                               |
| Hazardous Waste                                | \$ 63,419           | \$ 65,726           | \$ 70,343           | 5.3%                              | \$ 65,000           | \$ 71,000                    | \$ 6,000                             | 9.23%                               |
| Debt Service                                   | \$ 133,079          | \$ 60,282           | \$ 58,231           | -33.9%                            | \$ 57,031           | \$ 55,813                    | \$ (1,219)                           | -2.14%                              |
| Indirect Costs                                 | \$ 152,136          | \$ 206,099          | \$ 115,000          | -13.1%                            | \$ 115,000          | \$ 115,000                   | \$ -                                 | 0.00%                               |
| Other  | \$ 41,385           | \$ 74,505           | \$ 10,758           | -49.0%                            | \$ 483,600          | \$ 176,200                   | \$ (307,400)                         | -63.56%                             |
| <b>TOTAL SOLID WASTE</b>                       | <b>\$ 7,715,838</b> | <b>\$ 7,964,880</b> | <b>\$ 8,170,144</b> | <b>2.9%</b>                       | <b>\$ 8,236,487</b> | <b>\$ 9,839,533</b>          | <b>\$ 1,603,046</b>                  | <b>19.46%</b>                       |

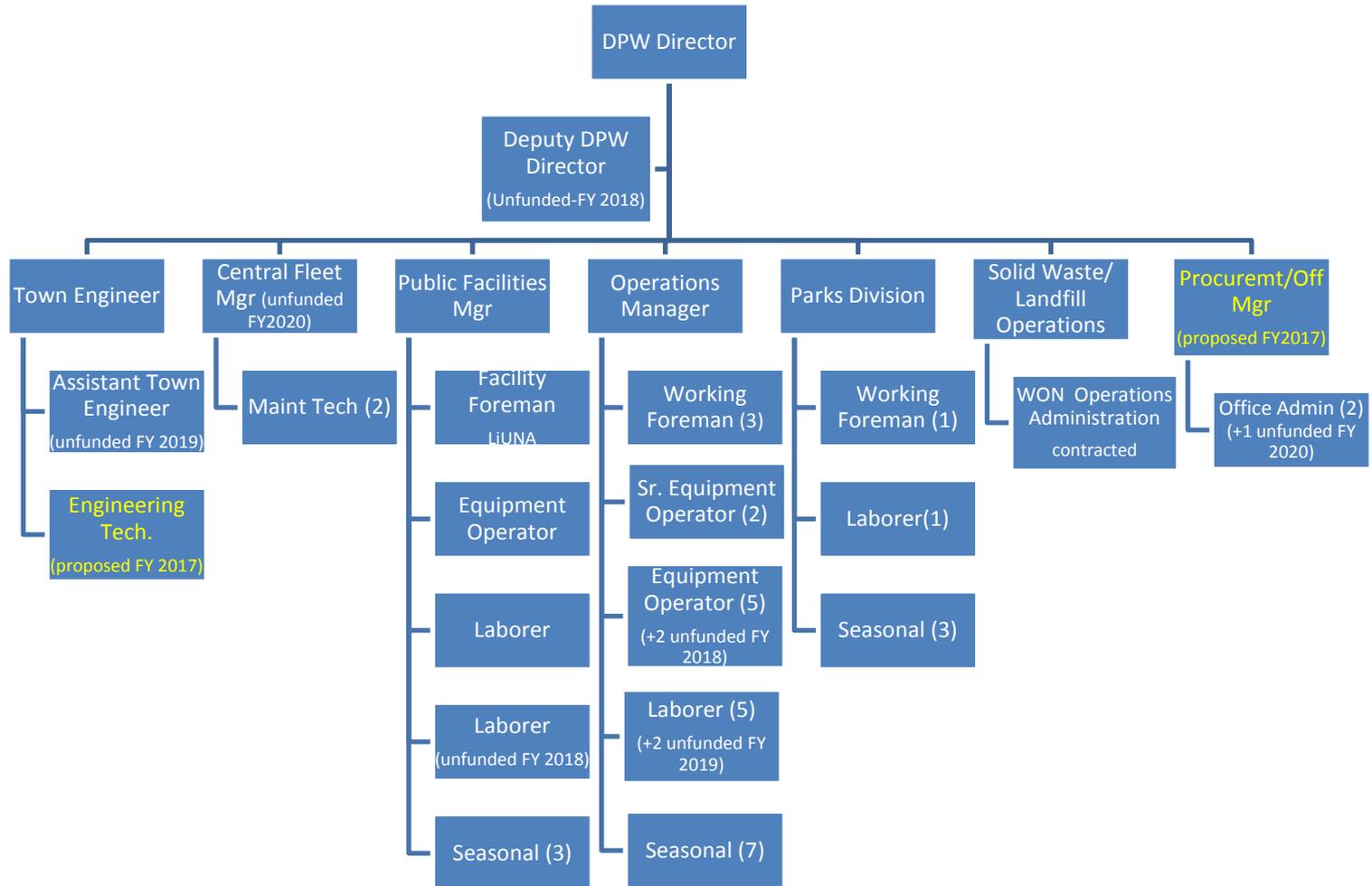
# Appendix

Department of Public Works  
Solid Waste Enterprise Fund



# Town & County of Nantucket

## Organization Chart – DPW



# FY 2017 Budget Detail

TOWN OF NANTUCKET  
SOLID WASTE - ENTERPRISE FUND

|  | Actual<br>FY2015 | BUDGET<br>FY2016 | PROJECTED BUDGET<br>FY2017 |
|--|------------------|------------------|----------------------------|
| REVENUE  | 3,465,409        | 3,426,487        | 4,211,600                  |
| EXPENSES                                       | 8,870,144        | 8,936,487        | 10,539,533                 |
| NET EARNINGS                                   | (5,404,734)      | (5,510,000)      | (6,327,933)                |
| Transfer from Retained Earnings                | -                | 471,427          | 697,683                    |
| NET EARNINGS                                   | (5,404,734)      | (5,038,573)      | (5,630,250)                |
| NET SOURCES/USES:                              |                  |                  |                            |
| Subsidy-Override                               | 3,151,000        | 3,230,000        | 3,310,750                  |
| GF Tax Levy & General Revenues Subsidy         | 1,548,787        | 1,580,000        | 1,619,500                  |
| GF Subsidy- Landfill Mining                    | 700,000          | 700,000          | 700,000                    |
| FinCom GF Reserve Fund Transfer                |                  |                  |                            |
| Ending FB                                      | (4,947)          | 471,427          | -                          |
| TOTAL  |                  |                  |                            |
| Certified retained Earnings as of July 1, 2015 | 2,245,252        |                  |                            |
| Budgeted use of Retained Earnings              | (697,683)        |                  |                            |
| Projected Retained Earnings June 30, 2017      | 1,547,570        |                  |                            |

SOLID WASTE COLLECTION & DISPOSAL  
OPERATIONS BUDGET  
FISCAL YEAR 2017

SOLID WASTE COLLECTION & DISPOSAL

| DEPT  | ACCOUNT | ACCOUNT NAME                                   | FY 2013 ACTUAL | FY 2014 ACTUAL | FY 2015 ACTUAL | COMPOUND<br>ANNUAL GROWTH<br>RATE | FY2016 BUDGET  | FY2017 PROPOSED<br>BUDGET | FY 2017 INCREASE<br>OR (DECREASE) \$ | FY 2017 INCREASE<br>OR (DECREASE) % |
|-------|---------|--|----------------|----------------|----------------|-----------------------------------|----------------|---------------------------|--------------------------------------|-------------------------------------|
|       |         |  |                |                |                |                                   |                |                           |                                      |                                     |
| 70433 | 42470   | LANDFILL FEE INCOME                            | \$ (754,631)   | \$ (540,307)   | \$ (531,554)   | -16.1%                            | \$ (540,300)   | \$ (531,600)              | \$ (8,700)                           | -1.61%                              |
| 70433 | 42471   | TIPPING FEE                                    | \$ (2,673,773) | \$ (2,886,187) | \$ (2,933,855) | 4.8%                              | \$ (2,886,187) | \$ (3,450,000)            | \$ 563,813                           | 19.53%                              |
| 70433 | 42472   | TIPPING FEES CASH/CHECK                        | \$ -           | \$ -           | \$ (226,671)   | 100.0%                            | \$ -           | \$ (230,000)              | \$ 230,000                           | 0.00%                               |
| 70433 | 42474   | TIPPING FEES LIENS COLLECTED                   | \$ -           | \$ -           | \$ (1,621)     | 100.0%                            | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 48201   | INTEREST ON INVESTMENTS                        | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 48400   | MISC REVENUES                                  | \$ -           | \$ -           | \$ (1,780)     | 100.0%                            | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 49701   | TRANSFER FROM GENERAL FUND - OVERRIDE          | \$ (2,990,000) | \$ (3,074,000) | \$ (3,151,000) | 2.7%                              | \$ (3,230,000) | \$ (3,310,750)            | \$ 80,750                            | 2.50%                               |
| 70433 | 49701   | TRANSFER FROM GENERAL FUND - SUBSIDY           | \$ (1,526,502) | \$ (1,538,963) | \$ (1,548,787) | 0.7%                              | \$ (1,580,000) | \$ (1,619,500)            | \$ 39,500                            | 2.50%                               |
| 70433 | 49703   | TRANSFER FROM GENERAL FUND - SUBSIDY FREE CASH | \$ (675,948)   | \$ (687,037)   | \$ (700,000)   | 1.8%                              | \$ (700,000)   | \$ (700,000)              | \$ -                                 | 0.00%                               |
| 70433 | 49704   | TRANSFER IN FROM CAPITAL PROJECTS              | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 52101   | UTILITY: ELECTRICITY                           | \$ 202,493     | \$ 203,993     | \$ 278,753     | 17.3%                             | \$ 265,000     | \$ 300,000                | \$ 35,000                            | 13.21%                              |
| 70433 | 52105   | UTILITY: WATER                                 | \$ 9,532       | \$ 6,490       | \$ 9,026       | -2.7%                             | \$ 10,000      | \$ 10,000                 | \$ -                                 | 0.00%                               |
| 70433 | 52404   | REP & MAINT: BUILDING                          | \$ 8,936       | \$ 8,472       | \$ 191         | -85.4%                            | \$ 8,500       | \$ 8,500                  | \$ -                                 | 0.00%                               |
| 70433 | 52405   | REP & MAINT: EQUIPMENT                         | \$ 6,825       | \$ -           | \$ -           | -100.0%                           | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 52410   | REP & MAINT: GENERAL                           | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 53100   | PROFESSIONAL SERVICES                          | \$ 5,418,489   | \$ 5,353,668   | \$ 5,792,255   | 3.4%                              | \$ 5,678,581   | \$ 6,724,636              | \$ 1,046,055                         | 18.42%                              |
| 70433 | 53103   | GENERAL: ADVERTISING                           | \$ 1,304       | \$ 1,954       | \$ -           | -100.0%                           | \$ 2,000       | \$ 2,000                  | \$ -                                 | 0.00%                               |
| 70433 | 53402   | COMM: POSTAGE                                  | \$ 2,793       | \$ 1,564       | \$ -           | -100.0%                           | \$ 1,600       | \$ 1,000                  | \$ (600)                             | -37.50%                             |
| 70433 | 53804   | OTHER: FREIGHT                                 | \$ 1,149,665   | \$ 1,505,251   | \$ 1,190,000   | 1.7%                              | \$ 900,000     | \$ 1,356,768              | \$ 456,768                           | 50.75%                              |
| 70433 | 54201   | OFFICE SUPPLIES                                | \$ 2,249       | \$ 3,192       | \$ 933         | -35.6%                            | \$ 3,200       | \$ 3,200                  | \$ -                                 | 0.00%                               |
| 70433 | 54701   | SAFETY: UNIFORMS                               | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 56202   | COUNTY: RETIREMENT                             | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 57050   | MISC WASTE COLLECTION                          | \$ 33,425      | \$ 64,067      | \$ 4,978       | -61.4%                            | \$ 65,000      | \$ 65,000                 | \$ -                                 | 0.00%                               |
| 70433 | 57101   | IN STATE: MISC TRAVEL                          | \$ 1,613       | \$ 3,729       | \$ 4,848       | 73.3%                             | \$ 3,800       | \$ 5,000                  | \$ 1,200                             | 31.58%                              |
| 70433 | 57103   | IN STATE: SEMINARS, PROF                       | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 57601   | SETTLEMENTS                                    | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 57801   | OTHER: HAZARDOUS WASTE                         | \$ 63,419      | \$ 65,726      | \$ 70,343      | 5.3%                              | \$ 65,000      | \$ 71,000                 | \$ 6,000                             | 9.23%                               |
| 70433 | 57899   | CONTINGENCY / UNALLOCATED EXPENSE              | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ 408,000     | \$ 100,000                | \$ (308,000)                         | -75.49%                             |
| 70433 | 59101   | DEBT SERVICE: PRINCIPAL                        | \$ 110,000     | \$ 40,000      | \$ 35,000      | -43.6%                            | \$ 40,000      | \$ 40,000                 | \$ -                                 | 0.00%                               |
| 70433 | 59102   | DEBT SERVICE INTEREST                          | \$ 23,079      | \$ 20,282      | \$ 17,431      | -13.1%                            | \$ 17,031      | \$ 15,813                 | \$ (1,219)                           | -7.16%                              |
| 70433 | 59501   | OTHER FIN: GENERAL / FIN COM TRANSFER          | \$ -           | \$ -           | \$ -           | 0.0%                              | \$ -           | \$ -                      | \$ -                                 | 0.00%                               |
| 70433 | 59991   | TRANSFER TO GENERAL FUND (INDIRECT COSTS)      | \$ 152,136     | \$ 206,099     | \$ 115,000     | -13.1%                            | \$ 115,000     | \$ 115,000                | \$ -                                 | 0.00%                               |
| 70433 | 90227   | LANDFILL MINING                                | \$ 675,948     | \$ 687,037     | \$ 700,000     | 1.8%                              | \$ 700,000     | \$ 700,000                | \$ -                                 | 0.00%                               |
|       |         | TOTAL REVENUE                                  | \$ (8,620,854) | \$ (8,726,493) | \$ (9,095,268) | 2.7%                              | \$ (8,936,487) | \$ (9,841,850)            | \$ 905,363                           | 10.13%                              |
|       |         | TOTAL EXPENSE                                  | \$ 7,861,906   | \$ 8,171,523   | \$ 8,218,757   | 2.2%                              | \$ 8,282,712   | \$ 9,517,917              | \$ 1,235,205                         | 14.91%                              |

| SOLID WASTE RECYCLE & MRF |         |                              | COMPOUND ANNUAL GROWTH |                |                |        | FY2017 PROPOSED | FY 2017 INCREASE | FY 2017 INCREASE |                 |
|---------------------------|---------|------------------------------|------------------------|----------------|----------------|--------|-----------------|------------------|------------------|-----------------|
| DEPT                      | ACCOUNT | ACCOUNT NAME                 | FY 2013 ACTUAL         | FY 2014 ACTUAL | FY 2015 ACTUAL | RATE   | FY2016 BUDGET   | BUDGET           | OR (DECREASE) \$ | OR (DECREASE) % |
| 70439                     | 41471   | LANDFILL RECYCLE             | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 48406   | RECYCLING INCOME             | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 51100   | SALARY, PERMANENT            | \$ 19,526              | \$ 19,386      | \$ 19,742      | 0.6%   | \$ 21,000       | \$ 21,000        | \$ -             | 0.00%           |
| 70439                     | 51200   | SALARY, SEASONAL             | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ 6,375        | \$ 6,375         | \$ -             | 0.00%           |
| 70439                     | 51300   | OVERTIME                     | \$ -                   | \$ -           | \$ 12          | 100.0% | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 51700   | LONGEVITY                    | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 51701   | INS PREM: MEDICAL BLUE CROSS | \$ 11,260              | \$ -           | \$ 13,100      | 7.9%   | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 51770   | BARNSTABLE COUNTY RETIREMENT | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 51961   | MEDICARE P/R TAX             | \$ 272                 | \$ 281         | \$ 286         | 2.5%   | \$ 400          | \$ 400           | \$ -             | 0.00%           |
| 70439                     | 52101   | UTILITY: ELECTRICITY         | \$ 42,068              | \$ 41,326      | \$ 65,628      | 24.9%  | \$ 45,000       | \$ 70,000        | \$ 25,000        | 55.56%          |
| 70439                     | 52105   | UTILITY: WATER               | \$ 4,148               | \$ 5,825       | \$ 5,235       | 12.3%  | \$ 6,000        | \$ 6,000         | \$ -             | 0.00%           |
| 70439                     | 52404   | REP & MAINT: BUILDING        | \$ -                   | \$ 2,091       | \$ -           | 0.0%   | \$ -            | \$ 115,000       | \$ 115,000       | 100.00%         |
| 70439                     | 52410   | REP & MAINT: GENERAL         | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 53100   | PROFESSIONAL SERVICES        | \$ 380,298             | \$ 352,732     | \$ 486,583     | 13.1%  | \$ 500,000      | \$ 727,841       | \$ 227,841       | 45.57%          |
| 70439                     | 53804   | OTHER FREIGHT                | \$ 72,308              | \$ 56,813      | \$ 55,000      | -12.8% | \$ 75,000       | \$ 75,000        | \$ -             | 0.00%           |
| 70439                     | 54701   | SAFETY: UNIFORMS             | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
| 70439                     | 56202   | COUNTY: RETIREMENT           | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
|                           |         | TOTAL REVENUE                | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -            | \$ -             | \$ -             | 0.00%           |
|                           |         | TOTAL EXPENSE                | \$ 529,880             | \$ 478,454     | \$ 645,587     | 10.4%  | \$ 653,775      | \$ 1,021,616     | \$ 367,841       | 56.26%          |

| COMPOST FACILITY |         |                        | COMPOUND ANNUAL GROWTH |                |                |        | FY2017 PROPOSED BUDGET | FY 2017 INCREASE OR (DECREASE) \$ | FY 2017 INCREASE OR (DECREASE) % |       |
|------------------|---------|------------------------|------------------------|----------------|----------------|--------|------------------------|-----------------------------------|----------------------------------|-------|
| DEPT             | ACCOUNT | ACCOUNT NAME           | FY 2013 ACTUAL         | FY 2014 ACTUAL | FY 2015 ACTUAL | RATE   | FY2016 BUDGET          |                                   |                                  |       |
| 70443            | 53100   | PROFESSIONAL SERVICES  | \$ -                   | \$ 1,941       | \$ -           | 0.0%   | \$ -                   | \$ -                              | \$ -                             | 0.00% |
| 70443            | 59101   | DEBT SERVICE:PRINCIPAL | \$ -                   | \$ -           | \$ 5,000       | 100.0% | \$ -                   | \$ -                              | \$ -                             | 0.00% |
| 70443            | 59102   | DEBT SERVICE INTEREST  | \$ -                   | \$ -           | \$ 800         | 100.0% | \$ -                   | \$ -                              | \$ -                             | 0.00% |
| TOTAL REVENUE    |         |                        | \$ -                   | \$ -           | \$ -           | 0.0%   | \$ -                   | \$ -                              | \$ -                             | 0.00% |
| TOTAL EXPENSE    |         |                        | \$ -                   | \$ 1,941       | \$ 5,800       | 100.0% | \$ -                   | \$ -                              | \$ -                             | 0.00% |

**SOLID WASTE ENTERPRISE GRAND TOTAL**

|                    |                |                |                |         |                |                |              |        |
|--------------------|----------------|----------------|----------------|---------|----------------|----------------|--------------|--------|
| TOTAL REVENUE      | \$ (8,620,854) | \$ (8,726,493) | \$ (9,095,268) | 2.7%    | \$ (8,936,487) | \$ (9,841,850) | \$ 905,363   | 10.13% |
| TOTAL EXPENSE      | \$ 8,391,786   | \$ 8,651,917   | \$ 8,870,144   | 2.8%    | \$ 8,936,487   | \$ 10,539,533  | \$ 1,603,046 | 17.94% |
| net (income) loss  | \$ (229,068)   | \$ (74,576)    |                | -100.0% | \$ -           | \$ 697,683     | \$ (697,683) | 0.00%  |
| RETAINED EARNINGS* | \$ -           | \$ -           | \$ -           | 0.0%    | \$ -           | \$ (697,683)   |              |        |
| REMAINING VARIANCE | \$ -           | \$ -           |                | 0.0%    | \$ -           | \$ -           |              |        |

Retained Earnings:

| SUMMARY  | COMPOUND ANNUAL GROWTH |                     |                     |             | FY2016 BUDGET       | FY2017 PROPOSED BUDGET | FY 2017 INCREASE OR (DECREASE) \$ | FY 2017 INCREASE OR (DECREASE) % |
|--|------------------------|---------------------|---------------------|-------------|---------------------|------------------------|-----------------------------------|----------------------------------|
|  | FY 2013 ACTUAL         | FY 2014 ACTUAL      | FY 2015 ACTUAL      | RATE        |                     |                        |                                   |                                  |
| Payroll-Salary                                 | \$ 19,526              | \$ 19,386           | \$ 19,754           | 0.6%        | \$ 27,375           | \$ 27,375              | \$ -                              | 0.00%                            |
| Medicare P/R Tax Expense                       | \$ 272                 | \$ 281              | \$ 286              | 2.5%        | \$ 400              | \$ 400                 | \$ -                              | 0.00%                            |
| Medical Insurance                              | \$ 11,260              | \$ -                | \$ 13,100           | 7.9%        | \$ -                | \$ -                   | \$ -                              | 0.00%                            |
| Barnstable County Retirement                   | \$ -                   | \$ -                | \$ -                | 0.0%        | \$ -                | \$ -                   | \$ -                              | 0.00%                            |
| Utilities                                      | \$ 258,241             | \$ 257,633          | \$ 358,642          | 17.8%       | \$ 326,000          | \$ 386,000             | \$ 60,000                         | 18.40%                           |
| Repairs & Maintenance                          | \$ 15,761              | \$ 10,563           | \$ 191              | -89.0%      | \$ 8,500            | \$ 123,500             | \$ 115,000                        | 1352.94%                         |
| Professional Services- Collection and Disposal | \$ 5,418,489           | \$ 5,353,668        | \$ 5,792,255        | 3.4%        | \$ 5,678,581        | \$ 6,724,636           | \$ 1,046,055                      | 18.42%                           |
| Professional Services- Recycle/MRF             | \$ 380,298             | \$ 354,673          | \$ 486,583          | 13.1%       | \$ 500,000          | \$ 727,841             | \$ 227,841                        | 45.57%                           |
| Freight  | \$ 1,221,974           | \$ 1,562,064        | \$ 1,245,000        | 0.9%        | \$ 975,000          | \$ 1,431,768           | \$ 456,768                        | 46.85%                           |
| General Insurance                              | \$ -                   | \$ -                | \$ -                | 0.0%        | \$ -                | \$ -                   | \$ -                              | 0.00%                            |
| Hazardous Waste                                | \$ 63,419              | \$ 65,726           | \$ 70,343           | 5.3%        | \$ 65,000           | \$ 71,000              | \$ 6,000                          | 9.23%                            |
| Debt Service                                   | \$ 133,079             | \$ 60,282           | \$ 58,231           | -33.9%      | \$ 57,031           | \$ 55,813              | \$ (1,219)                        | -2.14%                           |
| Indirect Costs                                 | \$ 152,136             | \$ 206,099          | \$ 115,000          | -13.1%      | \$ 115,000          | \$ 115,000             | \$ -                              | 0.00%                            |
| Other  | \$ 41,385              | \$ 74,505           | \$ 10,758           | -49.0%      | \$ 483,600          | \$ 176,200             | \$ (307,400)                      | -63.56%                          |
| <b>TOTAL SOLID WASTE</b>                       | <b>\$ 7,715,838</b>    | <b>\$ 7,964,880</b> | <b>\$ 8,170,144</b> | <b>2.9%</b> | <b>\$ 8,236,487</b> | <b>\$ 9,839,533</b>    | <b>\$ 1,603,046</b>               | <b>19.46%</b>                    |

FY 2017 Personnel Spreadsheet

Solid Waste Enterprise Fund

|                                   |            |
|-----------------------------------|------------|
| Number of Positions in Department | ORG: 70439 |
| Full-time                         | 0          |
| Part-time                         | 1          |
| Seasonal                          | 1          |
| Temporary                         | 0          |
| Vacancies                         | 0          |
| New Positions Requested           | 1          |
| <br>TOTAL OF ALL POSITIONS        | <br>3      |

| Name                        | Position  | Avg Hours Per Week | Job Code | Class & Step as of 6/30/16 (e.g., B -Step 3) | Yearly Salary as of 6/30/16 | 53 Week Adjustment | FY17 Anniversary Date | FY 2017 Projected Salary | Longevity Pay | Education Pay | Certification Pay | Holiday Pay | Other | Total by Employee |
|-----------------------------|-----------|--------------------|----------|--|-----------------------------|--------------------|-----------------------|--------------------------|---------------|---------------|-------------------|-------------|-------|-------------------|
| DRISCOLL, C.                | ATTENDANT | 25.00              | PW21     | TW Article 7                                 | 20,856                      | 20,912             | 06/02/17              | 21,000                   | 0             | 0             | 0                 | 0           | 0     | 21,000            |
| SEASONAL (1 ATT / 15 WEEKS) | ATTENDANT | 25.00              | PW22     | TW Article 7                                 | 6,375                       | 6,375              | 00/00/00              | 6,375                    | 0             | 0             | 0                 | 0           | 0     | 6,375             |

|   |               |
|---|---------------|
| Total Prorated Salary (enter on Munis 51100)            | 21,000        |
| Total Seasonal Salary (enter on Munis 51xxx)            | 6375          |
| Total Longevity (enter on Munis 51700)                  | 0             |
| Total Education (enter on Munis 516xx)                  | 0             |
| Total Certification Pay (enter on Munis 51551)          | 0             |
| Total Holiday Pay (enter on Munis 518xx)                | 0             |
| Total Other Pay (enter on Munis line where appropriate) | 0             |
| Shift Differential (enter on Munis 513xx)               | 0             |
| Overtime (enter on Munis 514xx)                         | 0             |
| Salary Subtotal   | 27,375        |
| Medicare (enter on Munis 51961)                         | 40            |
| <b>Total Personnel Services</b>                         | <b>27,415</b> |

EXISTING DEBT AS OF  
06/30/2013

| Purpose                       | Issue Date        | TOTAL                     | PRINCIPAL          |
|-------------------------------|-------------------|---------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                               |                   | PRINCIPAL DU<br>6/30/2014 | Payments<br>FY2015 | Payments<br>FY2016 | Payments<br>FY2017 | Payments<br>FY2018 | Payments<br>FY2019 | Payments<br>FY2020 | Payments<br>FY2021 | Payments<br>FY2022 | Payments<br>FY2023 | Payments<br>FY2024 | Payments<br>FY2025 | Payments<br>FY2026 | Payments<br>FY2027 |
| <b>SOLID WASTE ENTERPRISE</b> | <b>TOTAL DEBT</b> |                           | <b>495,000</b>     | <b>455,000</b>     | <b>415,000</b>     | <b>375,000</b>     | <b>335,000</b>     | <b>300,000</b>     | <b>265,000</b>     | <b>230,000</b>     | <b>195,000</b>     | <b>160,000</b>     | <b>125,000</b>     | <b>90,000</b>      | <b>60,000</b>      |
| SW FACILITY                   | 10/1/2004         | 5,000                     | 5,000              |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| LANDFILL CELL                 | 2/15/2008         | 440,000                   | 35,000             | 35,000             | 35,000             | 35,000             | 30,000             | 30,000             | 30,000             | 30,000             | 30,000             | 30,000             | 30,000             | 30,000             | 30,000             |
| ADV REF 10/01/2004            | 3/5/2013          | 50,000                    | 0                  | 5,000              | 5,000              | 5,000              | 5,000              | 5,000              | 5,000              | 5,000              | 5,000              | 5,000              | 5,000              |                    |                    |
| <b>TOTAL SOLID WASTE DEBT</b> |                   | <b>495,000</b>            | <b>40,000</b>      | <b>40,000</b>      | <b>40,000</b>      | <b>40,000</b>      | <b>35,000</b>      | <b>30,000</b>      | <b>30,000</b>      |



EXISTING DEBT AS OF  
06/30/2013

| PRINCIPAL<br>Payments<br>FY2046 | PRINCIPAL<br>Payments<br>FY2047 | PRINCIPAL<br>Payments<br>FY2048 | PRINCIPAL<br>Payments<br>FY2049 | PRINCIPAL<br>Payments<br>FY2050 |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|

|   |   |   |   |   |
|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|



|   |   |   |   |   |
|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|

EXISTING DEBT AS OF  
06/30/2013

| Purpose                       | Issue Date        | TOTAL INTEREST 6/30/2014 | INTEREST Payments FY2015 | INTEREST Payments FY2016 | INTEREST Payments FY2017 | INTEREST Payments FY2018 | INTEREST Payments FY2019 | INTEREST Payments FY2020 | INTEREST Payments FY2021 | INTEREST Payments FY2022 | INTEREST Payments FY2023 | INTEREST Payments FY2024 | INTEREST Payments FY2025 | INTEREST Payments FY2026 |
|-------------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>SOLID WASTE ENTERPRISE</b> | <b>TOTAL DEBT</b> |                          | <b>138,263</b>           | <b>120,031</b>           | <b>103,000</b>           | <b>87,188</b>            | <b>72,625</b>            | <b>59,400</b>            | <b>47,375</b>            | <b>36,688</b>            | <b>27,375</b>            | <b>19,413</b>            | <b>12,825</b>            | <b>7,650</b>             |
| SW FACILITY                   | 10/1/2004         | 100                      | 100                      |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| LANDFILL CELL                 | 2/15/2008         | 129,113                  | 16,731                   | 15,681                   | 14,588                   | 13,450                   | 12,225                   | 11,138                   | 9,938                    | 8,738                    | 7,538                    | 6,338                    | 5,100                    | 3,825                    |
| ADV REF 10/01/2004            | 3/5/2013          | 9,050                    | 1,400                    | 1,350                    | 1,225                    | 1,113                    | 1,000                    | 888                      | 750                      | 575                      | 425                      | 250                      | 75                       |                          |
| <b>TOTAL SOLID WASTE DEBT</b> |                   | <b>138,263</b>           | <b>18,231</b>            | <b>17,031</b>            | <b>15,813</b>            | <b>14,563</b>            | <b>13,225</b>            | <b>12,025</b>            | <b>10,688</b>            | <b>9,313</b>             | <b>7,963</b>             | <b>6,588</b>             | <b>5,175</b>             | <b>3,825</b>             |



EXISTING DEBT AS OF  
06/30/2013

| INTEREST<br>Payments<br>FY2045 | INTEREST<br>Payments<br>FY2046 | INTEREST<br>Payments<br>FY2047 | INTEREST<br>Payments<br>FY2048 | INTEREST<br>Payments<br>FY2049 | INTEREST<br>Payments<br>FY2050 |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 0                              | 0                              | 0                              | 0                              | 0                              | 0                              |
|                                |                                |                                |                                |                                |                                |
| 0                              | 0                              | 0                              | 0                              | 0                              | 0                              |

# Memo

**To:** Board of Selectmen

**From:** Amy Baxter, Business License Inspector

**cc:** Libby Gibson, Town Manager; William Pittman, Chief of Police

**Date:** January 13, 2016

**Re:** Business License Process and Fees Proposal

---

Please find the attached documents for your review:

1. Mobile Food Unit Permitting Proposal.
2. Film Policy and Associated Fees Proposal.
3. List of Proposed Allowable Activities on Town Beaches and Parks.

The attached Policies, fees and process have been developed in response to the escalating number of requests for Business Licenses and Filming on town properties and the subsequent impact to the community. We are asking the Board to review and adopt the policies for the 2016 season and set a Public Hearing for February 17, 2016.

# MOBILE FOOD TRUCKS

## 1. Class I: Dedicated Location

- Available Locations with Dedicated Mobile Food Unit Parking Spaces:
  - (2) Madaket
  - (2) Dionis
  - (2) Miacomet
- Bid Process:
  - RFP: Bids will be accepted until April 1, 2016
  - Minimum Bid Accepted per available spot: \$1,000
  - Individuals may bid one more than one location.
- Conditions:
  - Licenses for winning bids awarded upon completion of all required inspections and payment of Fees.
  - Clean-up of location daily. Cleaning Fees assessed for violations.
  - Liability Insurance Required.
- License Fees:
  - Annual Health Department Inspection Fee: \$200
  - Annual Town License Fee: \$300

## 2. Class II: Roaming

- Ice Cream Style Trucks Only
  - No Trucks serving Full Meals; Sandwiches, etc.
- Maximum of 12 'Roaming' Licenses
- License Fees:
  - Annual Health Department Inspection Fee: \$200
  - Annual Town License Fee: \$300

## 3. Class III: Private Events/Special Events Tier

- All Trucks must be licensed by both Health and Town of Nantucket to operate in Nantucket, even if exclusively on Private Property.
- Off-Island Trucks on-island for special events are subject to the same Health Inspection/Fee conditions and must also pay a special event permit fee.
- License Fees:
  - Annual Health Department Inspection Fee: \$200
  - Annual Town License Fee: \$300
  - Special events at Town of Nantucket Locations: \$100
    - Special Event Fee in addition to License Fees
    - Off-Island Trucks used for Special Events required to pass Health Inspection and pay \$200 Inspection Fee in addition to Special Event Permit Fee of \$100.

## **CHILDREN'S BEACH**

- **COMMERCIAL ACTIVITIES:** Very Limited as follows:
  - 'Low Impact' Classes, i.e. Yoga.
  - Locations: Bandstand and not to block access to Public of park/beach.
- **EVENTS:** Limited as follows:
  - Reoccurring Approved Community Events (Maritime Festival) and activities open to the public.
  - Visitors Services sponsored activities.
  - Organized activities through Community School.
  - Birthday parties allowed 9:00 am – 12:00 noon and not to block access to park/beach.
  - No outside food vendors allowed without prior consent.
  - Any and all activities to be reviewed and approved by Parks and Rec Commission and Town of Nantucket Events Committee.
- **ALCOHOL:** Not Allowed under any circumstances.
- **MOBILE FOOD TRUCKS:** Not Allowed. Special Events only with permit.

## **SURFSIDE**

- **COMMERCIAL ACTIVITIES:** Only as follows:
  - Existing Concession Contract with Bid Process every 5 years.
  - Limited 'Low Impact' Businesses.
- **EVENTS:** Limited as follows:
  - Special Events by permit only.
  - 5:00 pm – 10:00 pm; June – Sept.
- **ALCOHOL:** Not Allowed except with permit for special event.
  - Events within 'Described Premises' of Jetties Concession under State and Local regulations of Liquor License.
- **MOBILE FOOD TRUCKS:** Not Allowed.

## **JETTIES BEACH**

- **COMMERCIAL ACTIVITIES:** Only as follows:
  - Existing Concession Contract with Bid Process every 5 years.
  - Existing License with Community Sailing.
- **EVENTS:** Limited as follows:
  - Special Events by permit only.
  - 5:00 pm – 10:00 pm; June – Sept.
  - Group activities with special permission/permits. (i.e. Sandcastle Contest; Charity Volleyball Tournament)
  - Any and all activities to be reviewed and approved by Parks and Rec Commission and Town of Nantucket Events Committee.
- **ALCOHOL:** Not Allowed except with permit for special event.
  - Events within 'Described Premises' of Jetties Concession under State and Local regulations of Liquor License.
- **MOBILE FOOD TRUCKS:** Not Allowed. Special Events only with permit.

## **TOM NEVERS PARK**

- **COMMERCIAL ACTIVITIES:** Not Allowed.
- **EVENTS:** Limited as follows:
  - Reoccurring Approved Community Events (Island Fair/FONPS DRIVE-IN).
  - Limited Special Events by permit only.
  - Organized activities through Community School.
  - Any and all activities to be reviewed and approved by Parks and Rec Commission and Town of Nantucket Events Committee.
- **ALCOHOL:** Not Allowed except with permit for special event.
- **MOBILE FOOD TRUCKS:** Not Allowed. Special Events only with permit.

## **CODFISH PARK**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.

## **DELTA FIELDS/SKATE PARKS/NOBADEER FIELDS**

- By Permission Only

## **DIONIS**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: As follows:
  - (2) Reserved spaces only.
  - (2) Licenses awarded through Bid Process.

## **FISHERMANS**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - 5:00 pm – 10:00 pm; June – Sept.
- ALCOHOL: Not Allowed except with permit for special event.
- MOBILE FOOD TRUCKS: Not Allowed.

## **FRANCIS STREET BEACH**

- COMMERCIAL ACTIVITIES: Only as follows:
  - Kayak/Paddleboard/Water Sports.
  - (1) Contract Bid every 5 years.
- EVENTS: Very Limited with Permit.
  - No Camps
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.

## **LOW BEACH**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - 5:00 pm – 10:00 pm; June – Sept.
- ALCOHOL: Not Allowed except with permit for special event.
- MOBILE FOOD TRUCKS: Not Allowed.

## **MADAKET**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - 5:00 pm – 10:00 pm; June – September.
- ALCOHOL: Not Allowed except with permit for special event.
- MOBILE FOOD TRUCKS: As follows:
  - (2) Reserved spaces only.
  - (2) Licenses awarded through Bid Process.

## **MIACOMET**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Limited as follows:
  - Special Events by permit only.
  - 5:00 pm – 10:00 pm; June – September.
- ALCOHOL: Not Allowed except with permit for special event.
- MOBILE FOOD TRUCKS: As follows:
  - (2) Reserved spaces only.
  - (2) Licenses awarded through Bid Process.

## **SEWER BEDS/POINT BREAKERS**

- COMMERCIAL ACTIVITIES: Not Allowed.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.

## **WASHINGTON STREET EXTENSION**

- COMMERCIAL ACTIVITIES: Access to Water only. No Stationary Activity or Business.
- EVENTS: Not Allowed.
- ALCOHOL: Not Allowed.
- MOBILE FOOD TRUCKS: Not Allowed.



## **TOWN OF NANTUCKET**

### **TOWN ADMINISTRATION**

# **FILM AND PHOTOGRAPHY POLICY**

*Effective date: XXXX*

*Applicability: This policy applies to all Town properties including Park and Recreation properties, excluding Airport, Water Company and Public School properties.*

#### *I. Purpose.*

This policy establishes rules and procedures to permit commercial film and photography companies to use property under the control of the Town of Nantucket for approved projects.

#### *II. Background.*

Nantucket has long been a highly-sought after location for commercial film and photography companies and the Town supports these industries and encourages their use of the island. It is recognized that these industries can provide both direct and indirect economic benefit to the Town. However, due to the Town's size, location, historical significance, and seasonal tourist demands, the Town requires film and photography operations to be pre-approved. Filming or photography in the Historic Districts is strictly regulated. Pre-approval of projects ensures that Town property and the rights, safety and privacy of the citizens of Nantucket are protected, while supporting these industries. This policy identifies the application and approval processes for projects utilizing Town properties and/or Town roads and the requirements which must be met, including payment of applicable fees.

#### *III. Policy.*

All commercial film or photography requests must be approved by the Board of Selectmen. This policy is administered by Town Administration on behalf of the Board of Selectmen. The Town Manager or his/her designee shall be the initial contact for all filming and photography projects

and is responsible for managing requests. Required fees and ancillary permits associated with the production must be approved prior to production.

#### *IV. Application Process.*

Initial inquiries for filming or photography on Town property must be submitted via the Town's online Film and Photography Application no later than sixty (60) days prior to the date of anticipated filming. Permission may be denied if the request cannot be accommodated within the available time frame.

The commercial film or photography company must be prepared to provide the following information:

- The name and telephone number of the dedicated contact person and his/her backup who will be on-site during production;
- A production schedule to include the proposed commencement and termination dates and times of scheduled filming or photography, including preparation, set-up and final clean-up;
- General outline of the action(s), including all set dressing and props, approximate number of production vehicles, cast and crew members, as well as any stunts or special effects;
- Specific locations and proposed alterations to Town property, including a map highlighting the areas, with specific details for requests to film or shoot in the Historic Districts (Nantucket's Core District and Siasconset).

Once the online Film and Photography Application has been received, appropriate Town staff will be informed and a production/event meeting with the commercial film or photography company will be required to review the request and to determine any concerns or special requirements. The availability of the requested Town properties will also be determined at this time. At this time the need for required insurance, fees and ancillary permits will be provided to the company. In addition, Police Details may be required as determined by the Chief of Police or designee. Fees for Police Details are determined annually by contract between the Nantucket Police Department and the Town of Nantucket and are billed separately from Permit Fees.

The commercial film or photography company will be required to appear before the Board of Selectmen in order to obtain the necessary permit(s). Affected residents and businesses as determined by the Board and/or staff must be notified in advance of any filming. To ensure minimal disruption, this notification letter must include the duration and location of the filming and any planned interference with pedestrian or vehicular traffic. In the event of business interruption, there should be consultation with the business associate(s) and/or individual businesses to determine if any compensation is required. Once approved by the Board of Selectmen, a Filming/Photography Permit will be prepared by Town Administration and the Licensing Agent that will list all insurance, fees and ancillary permits required.

# FILM POLICY FEE PROPOSAL

| FEE CATEGORY | CURRENT FEE | PROPOSED FEE |
|--------------|-------------|--------------|
|--------------|-------------|--------------|

## ADMINISTRATIVE FEES

|  |      |               |
|--|------|---------------|
| Application Fee                          | \$20 | \$25          |
| Filming Revisions to Original Permit     | N/A  | \$25/revision |
| Parking Fees for Core District/Overnight | N/A  | TBD           |

(Assessment of Parking Fees to be determined based on location; time of year; impact on businesses/neighborhood; size and number of vehicles.)

|                                   |     |           |
|-----------------------------------|-----|-----------|
| Commercial Film License Daily Fee | N/A | \$100/day |
|-----------------------------------|-----|-----------|

(When filming on Private Property. Assessment of Fee based on impact to public property; public safety; abutters; production vehicle parking; blocking of roads/parking from production vehicles/equipment.)

## COMMERCIAL FILMING ON PUBLIC PROPERTY FEES

|   |        |            |
|---|--------|------------|
| Video/B-Roll/Photography Daily Fee        | N/A    | \$100/day  |
| Small (Under 10) Production Daily Fee     | N/A    | \$500/day  |
| Large (Crew Over 10) Production Daily Fee | \$1000 | \$1000/day |

(Size category by determination of Events Committee/BOS. To include entire production team; equipment and total impact to the community.)

## NOT FOR PROFIT FILMING ON PUBLIC PROPERTY FEES:

|   |     |           |
|---|-----|-----------|
| Not for Profit Production (Off-Island Org.) | N/A | \$250/day |
| Not For Profit Production (Nantucket Org.)  | N/A | \$100/day |
| Student Film/Photography                    | N/A | \$25/day  |

(Higher Fee Category may be assessed for large productions and for off-island based organizations).

## Nantucket Fire Department

131 Pleasant Street  
Nantucket, MA 02554  
Tel. (508)228-2324  
Fax (508)325-7500



### **Summary Nantucket Fire 4 Year Staffing/Service Plan**

Nantucket Fire has developed a four year plan to meet national standards for response time and delivery of advanced life support (ALS).

The National standard for response times to fires and medicals is, under five minutes for 90% of the requests for aid. Nantucket Fire is only able to provide a 5 minute response time for 40% to 45% of our calls. There are two reasons for these delays. The first is the extended distance to either end of the island and the second is that 27% of the calls are concurrent, two, three or more calls received with the same time period. Nantucket Fire currently has a minimum staffing level of 3 firefighters, allowing us to handle only one call at a time. Concurrent calls are staffed with off duty firefighters who respond from home to the station to retrieve equipment for response, creating a significant time delay. Nantucket firefighters currently respond to more than twice the average number of emergencies that fire fighters from other similar size communities in Massachusetts do. Other communities also depend on mutual aid from their neighboring towns. Nantucket does not have this option.

Advanced Life Support (ALS) has become the standard in pre hospital care. According to the Massachusetts Office of Emergency Medical Services, Nantucket is the only region of the state which does not have ALS services. There is a dramatic increase in level of care provided at the ALS level, and a moderate cost increase for these services. This level of service essentially moves many of the life saving treatments and medications from the emergency room to the scene of the emergency. There is currently a national movement toward "Community Paramedicine". Under the community paramedicine model, paramedics collaborate with the patient's physician to provide treatment in a patient's home and avoid costly visits to the emergency room. Service provided at the ALS level also gets billed at approximately twice the rate of BLS service. Approximately 70% to 80% of medicals calls would receive care at the ALS level.

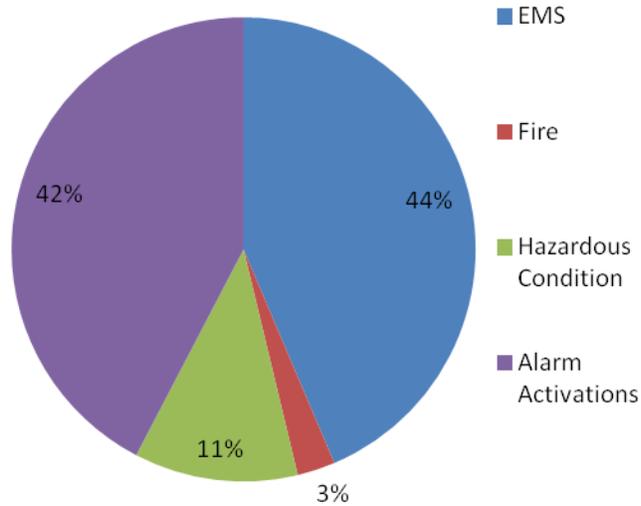
We recommend that Nantucket Fire gradually increase staffing to a level of 7 per shift with a minimum of 5 in the winter and a minimum of 9 per shift in the summer months. The seasonal increase in staff will be accomplished with a seasonal work force. We also recommend that Nantucket Fire increase the level of service offered from Basic life Support (BLS) to Advanced Life Support (ALS). This will be accomplished by hiring trained paramedics and training current fulltime and call firefighters to the paramedic level. Seasonal staffing of Madaket and Sconset areas will also be required to reduce the excessive response times. Changes in our ambulance billing rates, to bring us in line with other communities, will generate additional annual revenue of between \$500,000 and \$800,000, to support these requests.

# Nantucket Fire Department

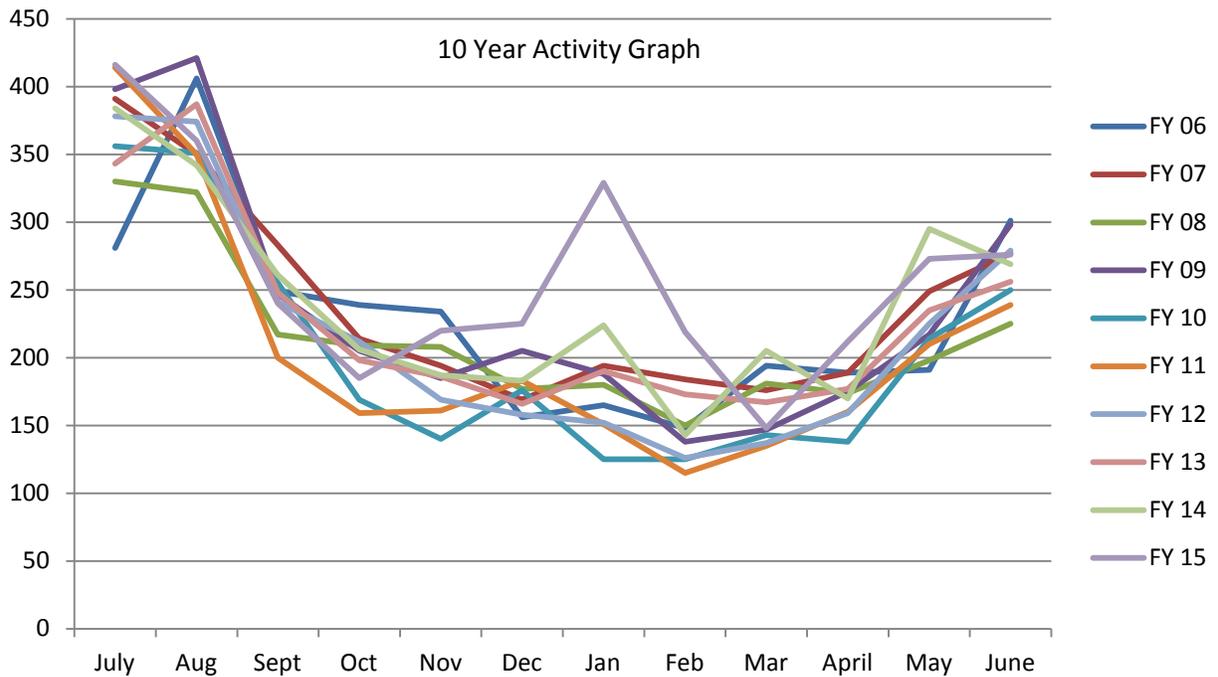
131 Pleasant Street  
 Nantucket, MA 02554  
 Tel. (508)228-2324  
 Fax (508)325-7500



## Emergency Call Distribution



## 10 Year Activity Graph





# Nantucket Fire Department

4 Year Staffing/Service plan



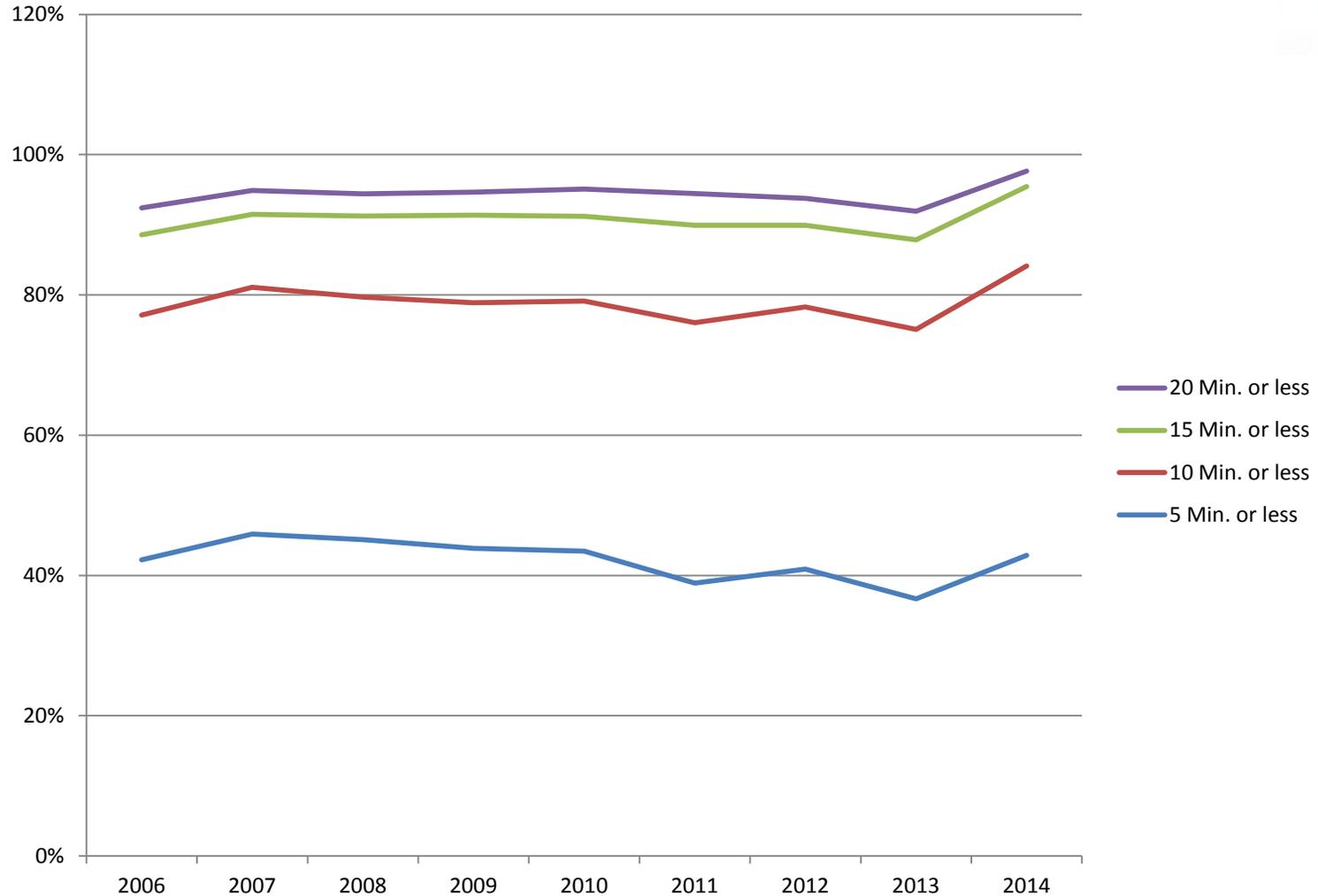
# Goals



- Meet National Standards
  - 5 Minutes for 90% of calls
    - Currently at 5 minutes for 40% of calls
  - Increase service to Advanced Life Support
    - Currently we are the only region of Massachusetts at the Basic Life Support level



# Current Response times





# Staffing



- Current Minimum Staffing level
  - 3 winter/shift
  - 4 summer/shift
- Can only handle the first call with on duty crew
- Off duty staff respond to concurrent calls
- No Mutual Aid
- 27% of emergency calls are concurrent



# State Staffing Averages

(Sorted by Calls per Staff)



| <u>Town</u>         | <u>Population</u> | <u>Seasonal</u> | <u>Area (sq.Miles)</u> | <u>Full Shift</u> | <u>Min Shift</u> | <u>Call/Staff</u> | <u>Emergency calls</u> |
|---------------------|-------------------|-----------------|------------------------|-------------------|------------------|-------------------|------------------------|
| Gloucester          | 28000             | 50000           | 26.5                   | 24                | 18               | 66                | 4772                   |
| Wellesley           | 28000             |                 | 10.5                   | 13                | 12               | 83                | 4000                   |
| N. Attleboro        | 28000             |                 | 19.1                   | 14                | 11               | 91                | 4000                   |
| COMM                | 23000             |                 | 26                     | 12                | 10               | 97                | 3885                   |
| Barnstable(village) | 5000              |                 | 6.5                    | 4                 | 3                | 100               | 1200                   |
| Clinton             | 15000             |                 | 5                      | 5                 | 5                | 100               | 2000                   |
| Concord             | 17000             |                 | 25.9                   | 11                | 8                | 100               | 3200                   |
| Weston              | 11500             |                 | 17.3                   | 7                 | 6                | 104               | 2500                   |
| Sharon              | 18000             |                 | 25                     | 6                 | 6                | 104               | 2500                   |
| Easton              | 23200             |                 | 29.2                   | 9                 | 8                | 109               | 3500                   |
| Shrewsbury          | 36000             |                 | 21                     | 9                 | 8                | 109               | 3500                   |
| Westwood            | 14500             |                 | 11.1                   | 9                 | 7                | 111               | 3100                   |
| Bourne              | 20000             | 40000           | 41                     | 11                | 9                | 111               | 4000                   |
| Duxbury             | 15400             |                 | 25                     | 5                 | 5                | 120               | 2400                   |
| Orleans             | 6500              |                 | 13.9                   | 5                 | 5                | 125               | 2500                   |
| Sandwich            | 20500             | 35000           | 42                     | 9                 | 7                | 125               | 3500                   |
| Chatham             | 7000              | 20000           | 15.9                   | 6                 | 5                | 135               | 2700                   |
| Kingston            | 12700             |                 | 19                     | 5                 | 4                | 144               | 2300                   |
| Yarmouth            | 24000             | 50000           | 28.2                   | 14                | 11               | 144               | 6347                   |
| N. Hampton          | 28000             |                 | 35.8                   | 17                | 12               | 146               | 7000                   |
| Gardner             | 21000             |                 | 23                     | 7                 | 6                | 146               | 3500                   |
| Dennis              | 18000             | 65000           | 22                     | 10                | 8                | 146               | 4684                   |
| Whitman             | 15000             |                 | 6.1                    | 5                 | 5                | 150               | 3000                   |
| Somerset            | 18250             |                 | 7                      | 7                 | 5                | 160               | 3200                   |
| Ipswich             | 13000             |                 | 33                     | 4                 | 3                | 169               | 2028                   |
| Hyannis             | 18000             | 100000          | 9                      | 11                | 9                | 194               | 7000                   |

Average      123

|           |       |       |      |   |   |     |      |
|-----------|-------|-------|------|---|---|-----|------|
| Nantucket | 11000 | 50000 | 47.5 | 5 | 3 | 258 | 3100 |
|-----------|-------|-------|------|---|---|-----|------|



# Recommended Staffing



- Winter (Sept. – June)
  - 5 person minimum/ Shift
- Summer (June – Sept.)
  - 9 person minimum (increase with seasonal staff)/Shift



# Response Distances



- Response times to Madaket and Sconset from Central Station are approx. 10-12 minutes, (if the station is covered with staff).
- Madaket and Sconset areas will need to be staffed, seasonally, to reduce response times.



# Advanced Life Support (ALS)



- Nantucket is the last region of Mass. Without ALS (Standard of Care)
- 70-80% of patients require ALS.
- Dramatic increase in level of care
  - Moves many of the life saving treatments and medications from the ER to the scene.
- Supported by Nantucket Cottage Hospital
- High cost of ER visits is moving definitive care to ambulances services
- Increase in revenue from ALS services



# Advanced Life Support (ALS)



## Skills comparison

### Emergency Medical Technician Basic (EMT-B)

Basic Vital Signs  
Bleeding control  
Tourniquet  
CPR  
Glucometer  
Automatic Defibrillation  
Basic Oral Airway (OPA)  
Breathing Treatment (albuterol)

### Additional Paramedic Skills

EKG Monitoring 12 lead interpretation  
Interosseous Fluid Administration  
Intravenous Fluid Administration  
Chest Decompression  
Manual Defibrillation  
Cardiac Pacing  
Advanced Airway (intubation)  
Breathing Treatment (albuterol & Atrovent)  
CPAP (continued positive airway pressure)  
Pain Management



# Advanced Life Support (ALS)



## EMT Medications

Albuterol  
Oxygen  
Naloxone (Narcan)  
Asprin  
Nitroglycerin (assist pt. with their own)  
Epinephrine (Epi Pen, Auto inject)  
Oral Glucose

## Additional Paramedic Medications

Adenosine  
Atropine  
Dextrose  
Diltiazem (Cardizem)  
Dopamine  
Fentanyl  
Glucagon  
Hydrocortisone  
Lidocaine  
Magnesium Sulfate  
Midazolam (Versed)  
Nitroglycerin  
Pralidoxime  
Thiamine  
Amiodarone  
Calcium Chloride  
Diazepam (Valium)  
Diphenhydramine (IV Benadryl)  
Epinephrine (IV)  
Furosemide (Lasix)  
Haloperidol  
Ipratropium Bromide (Atrovent)  
Lorazepam  
Methylprednisolone  
Morphine Sulfate  
Ondansetron (Zofran)  
Sodium Bicarbonate  
Vasopressin



# 4 Year Plan



## FY2017

July Hire 2 fulltime firefighter paramedics  
Paramedic Classroom training current firefighters

Jan. Hire 2 fulltime firefighter paramedics  
Transition to ALS Service

## FY2018

Hire 4 Fulltime firefighters  
Renovate Sconset for 24 hour summer staffing  
(Minimum Staffing: 6 summer, 5 winter)

## FY2019

Hire 8 seasonal Firefighter EMTs (June – Sept.)  
Staff Sconset (June – Sept.)  
Renovate Madaket for summer staffing (weekend days)  
(Minimum Staffing: 7 summer, 5 winter)

## FY2020

Hire 8 seasonal Firefighter EMTs (June – Sept.)  
Staff Sconset and Madaket (June – Sept.)  
(Minimum Staffing: 9 summer, 5 winter)



# ALS Implementation Budget



| <u>Budget</u>                            | FY2017          | FY2018          | FY2019          | FY2020          | Totals            |
|--|-----------------|-----------------|-----------------|-----------------|-------------------|
| <b><i>Operating Costs</i></b>            |                 |                 |                 |                 |                   |
| Paramedic Firefighters (salary&benefits) | \$ 302,000.00   | \$ 634,800.00   | \$ 665,600.00   | \$ 665,600.00   | \$ 2,268,000.00   |
| ALS Equipment                            | \$ 50,000.00    | \$ 50,000.00    | \$ 50,000.00    | \$ 50,000.00    | \$ 200,000.00     |
| Paramedic Training *                     | \$ 125,000.00   | \$ 125,000.00   | \$ 25,000.00    | \$ 25,000.00    | \$ 300,000.00     |
| Subtotal                                 | \$ 477,000.00   | \$ 809,800.00   | \$ 740,600.00   | \$ 740,600.00   | \$ 2,768,000.00   |
| <b><i>Possible Cost Offsets</i></b>      |                 |                 |                 |                 |                   |
| Total BLS Revenue at Increased Rates     | \$ (587,000.00) | \$ (250,000.00) | \$ (250,000.00) | \$ (250,000.00) | \$ (1,337,000.00) |
| Additional Revenue from ALS Service      | \$ (238,000.00) | \$ (830,000.00) | \$ (830,000.00) | \$ (830,000.00) | \$ (2,728,000.00) |
| Off Island Ambulance Revenue             | \$ (64,000.00)  | \$ (64,000.00)  | \$ (64,000.00)  | \$ (64,000.00)  | \$ (256,000.00)   |
| Revenue at Current Rates                 | \$ 325,000.00   | \$ 325,000.00   | \$ 325,000.00   | \$ 325,000.00   | \$ 1,300,000.00   |
| Subtotal                                 | \$ (564,000.00) | \$ (819,000.00) | \$ (819,000.00) | \$ (819,000.00) | \$ (3,021,000.00) |
| <b>Total Deficit / (Surplus)</b>         |                 |                 |                 |                 |                   |
|  | \$ (87,000.00)  | \$ (9,200.00)   | \$ (78,400.00)  | \$ (78,400.00)  | \$ (253,000.00)   |

\* Full implementation FY2019, continued training funds for turn over



# Revenue



- Update Ambulance Billing Rates
  - Currently lowest billing rate in Southeast New England
  - New Rates could increase revenue by up to \$700,000 per year
- Off island ambulance transport service
  - Staff with off duty personnel
  - \$65,000 per year revenue
- Federal Staffing Grant



# Ambulance Rates



|                                     | 2015 Medicare | Current ACK Rates | Average Rates | Oak Bluffs  |
|-------------------------------------|---------------|-------------------|---------------|-------------|
| <b>BLS Emergency Base Rate</b>      | \$ 382.12     | \$ 475.00         | \$ 1,205.00   | \$ 1,752.03 |
| <b>BLS Non-Emergency Rate</b>       | \$ 238.83     | \$ 475.00         | \$ 1,205.00   | \$ 1,752.03 |
| <b>ALS1 Emergency Base Rate</b>     | \$ 453.77     |                   | \$ 1,950.00   | \$ 3,294.07 |
| <b>ALS1 Non-Emergency Base Rate</b> | \$ 286.59     |                   | \$ 1,950.00   | \$ 3,294.07 |
| <b>ALS2 Emergency Base Rate</b>     | \$ 656.77     |                   | \$ 3,010.00   | \$ 5,141.55 |
| <b>Specialty Care Transport</b>     | \$ 776.18     |                   | \$ 3,462.00   | \$ 7,515.79 |
| <b>Mileage</b>                      | \$ 7.27       | \$ 12.00          | \$ 32.00      | \$ 53.82    |
| <b>Defibrillation</b>               | \$ -          | \$ 100.00         |               |             |
| <b>Oxygen</b>                       | \$ -          | \$ 47.00          |               |             |
| <b>Ferry Service</b>                |               |                   |               | \$ 250.00   |
| <b>Paramedic Intercept W/USCG</b>   |               |                   |               | \$ 5,509.92 |



# Next Steps



- Ambulance Billing Decisions
  - Rates
  - Deductible exemptions
- Other
  - Employee Housing
  - Substation upgrade and locations

# Town of Nantucket Police Department

William J. Pittman  
Chief of Police

Charles Gibson  
Deputy Chief of Police



4 Fairgrounds Road  
Nantucket, Massachusetts  
02554-2804

Telephone (508) 228-1212  
Facsimile (508) 228-7246  
[www.nantucket-ma.gov/police](http://www.nantucket-ma.gov/police)

November 3, 2015

Ms. Libby Gibson,  
Town Manager  
Town of Nantucket  
16 Broad Street  
Nantucket, MA 02554

Re: Special Parking Permit – 2FG Lot

Dear Ms. Gibson,

At the request of the Board of Selectmen I have drafted some suggested changes to the Traffic Rules and Regulations that if adopted, would provide a place, for a fee, for residents to store their vehicle if they don't have off-street parking available to them during long term absences from the island.

The below suggestions are modifications to the parking regulations that can be implemented that allow for the long-term parking (storage) of vehicles in a town owned lot. I believe these can be adopted as a temporary rule by the Board of Selectmen under section 200.25 Experimental Rules and Regulations but they would only be valid for (60) days. I think that we should ask Town Counsel about the validity of a temporary rule that includes a fee however.

## **Section 200.13 MUNICIPAL PARKING LOTS**

200.13.5 No Person shall allow or permit any Vehicle registered in his/her name to park within any designated Municipal Parking Lot for a period of time in excess of seven (7) consecutive days (168 hours). **Long-term parking shall be allowed in the 2FG lot from the Tuesday after Columbus Day to the Friday before Memorial Day for holders of a 2FG Long-Term Parking Permit.**

## **Section 200.16 PARKING PERMITS**

**200.16.1.9 2FG Long-Term Parking Permit:** Owners of Vehicles requiring extended parking beyond the seven days as provided in these regulations may be issued a permit allowing for the long term-parking of vehicles for a period of time indicated on the Permit; provided that a fee of \$10 per day has been paid to the Town and said permit is properly displayed. Said permit shall be valid only in the 2FG Park & Ride Lot. Said permit shall only be valid for use starting the Tuesday after Columbus Day to the Friday before Memorial Day. The fees for the first seven days of said permit shall be waived in

accordance with Section 200.13.5 of these regulations. [Fee established by the Board of Selectmen on \_\_\_\_\_, 2015, effective \_\_\_\_\_, 201\_] ]

**DISCUSSION NOTES**

- NOTE 1:** If adopted, this would cost a permit holder \$2,000 to park in the lot for the entire 207 days that the lot is open to long-term parking.
- NOTE 2:** As of November 3, 2015 there are no vehicles parked in the 2FG Park & Ride lot.
- NOTE 3:** As of November 3, 2015 we have sold 93 (\$25) Commercial Vehicle Permits to residents and 20 (\$400) Commercial Vehicle Permits to Non-Residents. This represents approximately \$10,000 in revenue. Neither of these permits allow for parking beyond the seven (7) day limit.

Please let me know if you have any questions regarding this and I will try to answer them as best as I can. It is my belief that if the Board eventually moves to implement a parking kiosk system these regulations could easily be modified to facilitate that type of system.

Best Regards,



William J. Pittman  
Chief of Police

cc: file

# TOWN OF NANTUCKET NATURAL RESOURCES DEPARTMENT

JEFF CARLSON, NATURAL RESOURCES COORDINATOR  
2 BATHING BEACH ROAD  
NANTUCKET, MA 02554

JCARLSON@NANTUCKET-MA.GOV  
508-228-7230



1/1/2016

Dear Commercial Shellfish License Holder,

We hope you had a great holiday season and commercial shellfish licenses are eligible for renewal. As a current license holder you will not be required to fill out the application going forward. Please bring this form and the appropriate payment per license to the Nantucket Public Safety Facility at 4 Fairgrounds Road. These renewals must be in by March 31<sup>st</sup>, 2016 or you will be subject to a late start. If you have changed address, vehicle, or boat you will need to fill out that section of the application and file it with the Natural Resources Department. You will be required to provide a copy of your valid Commonwealth of Massachusetts Shellfish License when purchasing your Town of Nantucket Shellfish License. Enclosed with this renewal letter is a current copy of the Town of Nantucket Regulations, blank catch reports, and a summary of changes from the previous version of the regulations. It is your responsibility to know and abide by the regulations. In the event of a confiscation you have the right to inspect your catch after the warden has completed their inspection. For copies of any of these materials please visit the Town of Nantucket Website [www.nantucket-ma.gov](http://www.nantucket-ma.gov) or visit the Natural Resources office at 2 Bathing Beach Road.

## Commercial Shellfish License Renewal

| Name:   |       | Please check |
|---|-------|--------------|
| Bay Scallop   | \$250 |              |
| Quahog  | \$150 |              |
| Blue Mussel   | \$150 |              |
| Conch/Whelk   | \$150 |              |
| Aquaculture   | \$150 |              |
| Other   | \$150 |              |
| Total Due   |       |              |
| I am acknowledging receipt of this information and agree by signing to observe and comply with all applicable shellfish laws and regulations of the Town of Nantucket and Commonwealth of Massachusetts |       |              |
| Signed:   |       |              |



*Quantity should indicate the number of pounds, pieces, bushels, or meat pounds.  
Designate the appropriate unit in the Unit field.*

| Common Species Codes                          |       |
|---|-------|
| Clam, Blood                                   | CLBL  |
| Clam, Razor                                   | CLR   |
| Clam, Sea                                     | CLSE  |
| Clam, Soft Shell                              | CLSO  |
| Clam, Surf                                    | CLSU  |
| Clam, Surf - Undersized (Butter Clam)         | CLSUB |
| Crab, Green                                   | CRG   |
| Crab, Horseshoe - Female                      | HSCF  |
| Crab, Horseshoe - Male                        | HSCM  |
| Crab, Jonah                                   | CRJ   |
| Crab, Rock                                    | CRR   |
| Lobster, American                             | LOB   |
| Mussel, Blue                                  | MUS   |
| Oyster, Eastern                               | OYS   |
| Oyster, Eastern - Undersized                  | OYSU  |
| Quahog, Cherrystone                           | QCHER |
| Quahog, Chowder                               | QCHO  |
| Quahog, Littleneck                            | QLIT  |
| Quahog, Topneck                               | QTOP  |
| Quahog, Northern - Undersized<br>(Pasta Clam) | QUND  |
| Scallop, Bay                                  | SCB   |
| Scallop, Sea                                  | SCAL  |
| Whelk, Channeled                              | WHKC  |
| Whelk, Knobbed                                | WHKN  |
| Whelk, Waved                                  | WHKW  |

| Gear Codes*                  |     |
|------------------------------|-----|
| By Hand, Diving Gear         | 750 |
| By Hand, No Diving Gear      | 760 |
| Fish Weir                    | 071 |
| Gill Nets                    | 200 |
| Hand Lines                   | 700 |
| Hand Rakes                   | 620 |
| Harpoon                      | 650 |
| Longline                     | 400 |
| Other Gears                  | 800 |
| Otter Trawl                  | 090 |
| Pots & Traps, Black Sea Bass | 147 |
| Pots & Traps, Conch          | 131 |
| Pots & Traps, Eel            | 138 |
| Pots & Traps, Other          | 180 |
| Pots & Traps, Lobster        | 160 |
| Pots & Traps, Scup           | 146 |
| Purse Seine                  | 030 |
| Rod and Reel/Hook & Line     | 300 |
| Shellfish Dredge             | 500 |

| Catch Source        |   |
|---------------------|---|
| Standard            | S |
| Carred              | C |
| Withdrawal from Car | W |
| Aquaculture         | A |
| RSA                 | R |

| Disposition Codes |     |
|-------------------|-----|
| Sold (Food)       | 001 |
| Sold (Bait)       | 008 |
| Sold (Biomedical) | 005 |
| Personal Use      | 002 |

| Units of Measure |    |
|------------------|----|
| Pounds           | LB |
| Count/Pieces     | CT |
| Bushels          | BU |
| Meat Pounds      | MP |

Culture farmers should choose "Other Gears" if no other gear is applicable.

# TOWN OF NANTUCKET NATURAL RESOURCES DEPARTMENT

JEFF CARLSON, NATURAL RESOURCES COORDINATOR  
2 BATHING BEACH ROAD  
NANTUCKET, MA 02554

JCARLSON@NANTUCKET-MA.GOV  
508-228-7230



## Shellfish Regulation Changes/ Additions

\*Please note that the entire body of the regulations have been re-organized and re-written to combine and clarify the existing two separate documents.

Below find a brief summary of changes from the existing commercial and recreational shellfish regulations. A subcommittee of the Harbor and Shellfish Advisory Board made up of commercial and recreational fisherman, researchers and regular citizens have spent the last year and a half to two years in developing these regulations. The Natural Resources Department provided technical assistance and the regulations have been vetted through Town Counsel. We will be in attendance at the March 4<sup>th</sup> meeting of the Board of Selectmen to answer any questions that the Board may have. Thank you for your attention to this matter.

### **Section 2- General Regulations (Applying to Recreational, Commercial and Aquaculture Licenses)**

- 2.6 - Closures and Red Flag
- 2.8-Added Habitat Sensitive Area Section
- 2.9 -Bay Scallop Strandings
- 2.11 - Disturbance of licensed or closed areas
- 2.12 - Inspection on demand
- 2.15 - SCUBA diving and snorkeling
- 2.16b-Wet storage of recreational shellfish prohibited
- 2.16e- Transplant or shipping of Nantucket shellfish broodstock prohibited
- 2.17- By-Catch
- 2.18 -Catch Reports Provided to the Town

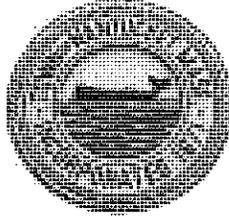
### **Section 3- Recreational (Non-commercial) Shellfishing**

- Lifetime Permit limited to residence over 60 (Recreational Only)
- Children Scalloping under the age of 14 defined
- Proposed Fee increases 3.3
- Recreational Harvest criteria by species (Added razor clams, horseshoe crabs, conch, and green crab) Amended Eels
- Omitted all language for family scalloping

# TOWN OF NANTUCKET NATURAL RESOURCES DEPARTMENT

JEFF CARLSON, NATURAL RESOURCES COORDINATOR  
2 BATHING BEACH ROAD  
NANTUCKET, MA 02554

JCARLSON@NANTUCKET-MA.GOV  
508-228-7230



## **Section 4-Commercial Shellfishing**

4.1 Eligibility for All Commercial Shellfishing Permits-Defined what it is to be a declared resident of Nantucket and the proof you will be asked to provide when applying for a Commercial Shellfish Permit

Added: language for children under 14

Added: Need to show proof of a state shellfish permit and shellfish transaction card to get issued a town commercial permit

Added: Unnaturalized Foreign Born Persons: Commercial permits will not be issued to those who have resided on Nantucket for at least five (5) years prior to making an application (MGL Chapter 130; Section 55).

Added: 4.2: Harvest must be tagged

Added: 4.6 Apprentice Commercial Bay Scallop Permit Requirements

Added: 4.7 No Transfer or Refunds of Town of Nantucket Commercial Shellfish Permits

Added: 4.10 Returning to Shore to Pick Up Cullers

Added: 4.11 Returning to Shore for Other Reasons With the Intention of Resuming Scalloping on the same Day

Changed: 4.15 Use of Dredges for Commercial Bay Scallops (dredges not to exceed 35lbs)-limit total number of dredges to 8

Added: 4.16 Landing Location of Bay Scallops

\*Omitted everything related to a lifetime commercial license

Added Conch Regulation Section 4.25-4.31

**Added Section 5- Aquaculture (reviewed by growers on 2/2015)**

**Added Section 6-Scientific Research**

**Added Section 7- Violations and Enforcement**

**Added Section 8- Definitions**

## TOWN OF NANTUCKET DEPARTMENT OF NATURAL RESOURCES

TARA ANNE RILEY  
SHELLFISH BIOLOGIST  
triley@nantucket-ma.gov



2 Bathing Beach Road  
Nantucket, MA 02554  
508-228-7230

January 8, 2016

RE: Seed movement and seed strandings

Dear License Holder:

We need your help! We are experiencing heavy densities of seed scallops in the shallows and stranded on the beach from the entrance to Polpis Harbor to Fulling Mill Rd. Our department along with a few volunteers have put back over 300 bushels of scallop seed. We need help in a proactive movement of the remaining seed in the shallows back to deeper water. This type of management is crucial in regards to preserving the seed for our spawning stock for the following year. We rely heavily on the natural harbor spawns to sustain the commercial fishery for the future.

We suggest that each scalloper take as many tows as possible during high tide in these areas. The seed should be put back in deeper water away from shore (The bends or the horseshed are suggested areas). It would be helpful if each scalloper that participates in moving seed could estimate the amount that they moved and report the location it was moved to.

It is more efficient to move seed while it is still in the water before it is beached due to sustained winds. Please use the existing map as a guide for dredging up reported seed in the shallows (yellow area) and the red stars indicate the desired restocking area. Feel free to contact the Natural Resources with any questions. Thank you for taking an active interest in the future of the fishery that you participate in!



Sincerely,

Tara Riley ~ Shellfish Biologist

A handwritten signature in black ink that reads "Tara Riley". The signature is written in a cursive, flowing style.

Town of Nantucket  
Shellfishing Policy and Regulations  
As Adopted on March 4, 2015 by Nantucket Board of Selectmen  
Under Authority of Massachusetts General Law, Chapter 130  
Under Authority of Chapter 122 of the Code of the Town of Nantucket

TABLE OF CONTENTS

**Section 1 – Shellfishing Policy for the Town of Nantucket/Purpose of Regulations**

**Section 2 – General Regulations (Applying to Recreational, Commercial and Aquaculture Licenses)**

- 2.1 -License or Permit Required
- 2.2-Areas Where Recreational or Commercial Shellfishing May Occur
- 2.3-Daily Limit
- 2.4-Landing Shellfish
- 2.5-Daily Time Limit
- 2.6- Closures and Red Flag
- 2.7 -Temperature Restrictions
- 2.8- Habitat Sensitive Areas
- 2.9-Bay Scallop Strandings
- 2.10-Poaching
- 2.11-Disturbance of Licensed or Closed Areas
- 2.12-Inspection on Demand
- 2.13-Possession of Seed
- 2.14-Methods of Taking
- 2.15 – SCUBA Diving and Snorkeling
- 2.16-Transplanting, Shipping, and Storing of Live Shellfish
  - 2.16a-Transplanting Shellfish Outside Town Waters
  - 2.16b-Shipping of Live Shellfish for Broodstock Purposes
  - 2.16c-Transplanting Shellfish into Town Waters
  - 2.16d-Harvesting Seed from the Wild Not Allowed
  - 2.16e Wet Storage of Recreational Shellfish Prohibited.
- 2.17-By-Catch
- 2.18-Catch Reports Provided to the Town
  - 2.17a-Commercial Catch Reports
  - 2.18b-Recreational Catch Reports

**Section 3 – Recreational (Non-commercial) Shellfishing**

- 3.1-Permits
  - 3.1a-No Transfers or Refunds
  - 3.1b-Recreational License Fees
- 3.2-Cannot Harvest for Commerce
- 3.3-Recreational Harvest Criteria by Species Table

**Section 4 – Commercial Shellfishing**

- 4.1-Eligibility for all Commercial Shellfishing Permits
- 4.2-Harvest Must be Tagged
- 4.3-Commercial Species Shellfish Permits (other than Bay Scallops)
- 4.4-Commercial Permit Required for Dragging/ Dredging
- 4.5-Commercial Bay Scallop Permit Requirements

- 4.6-Apprentice Commercial Bay Scallop Permit Requirements
- 4.7- No Transfer or Refunds of Town of Nantucket Commercial Shellfish Permits
- 4.8-Commercial Bay Scallop Season and Days
- 4.9-Commercial Bay Scallop Daily Start Time and Landing Hours
- 4.10 Returning to Shore to Pick Up Cullers
- 4.11 Returning to Shore for Other Reasons With the Intention of Resuming Scalloping on the Same Day
- 4.12 Transferring of Scallops
- 4.13-Commercial Bay Scallop Limits
- 4.14-Bay Scallop Harvest Criteria
- 4.15-Use of Dredges for Commercial Bay Scallops
- 4.16-Landing Location of Bay Scallops
- 4.17-Commercial Quahog Harvesting Days/Hours
- 4.18-Commercial Quahog Limit
- 4.19-Quahog Size Criteria
- 4.20-Commercial Quahog Harvest Methods
- 4.21-Commercial Blue Mussel Harvesting Days/Hours
- 4.22-Commercial Blue Mussel Limit
- 4.23-Blue Mussel Size Harvest Criteria
- 4.24-Commercial Blue Mussel Harvest Methods
- 4.25-Commercial Conch/Whelk Harvesting Season/Days/Hours
- 4.26-Commercial Conch/Whelk Limit
- 4.27-Commercial Conch/ Whelk Harvest Criteria
- 4.28-Commercial Conch/Whelk Harvest Methods
- 4.29 Town Permit Required for Commercial Conch/Whelk Harvest in Town Waters
- 4.30 Prohibition of Harvest
- 4.31 Maximum Allowable Pots in Nantucket and Madaket Harbors
- 4. 32-Other Commercial Shellfish Species
- 4.33-Town of Nantucket Commercial Permit Fees
- 4.34-Commercial Seasons, Days, Limits, and Size Restrictions

**Section 5– Shellfish Aquaculture**

- 5.1-Issuance of Shellfish Aquaculture Licenses (Grants) for Areas Surveyed and Subdivided by the Town
- 5.2-Previously Established Grants that Become Available
- 5.3-Annual License Fee and Due Date
- 5.4-Location of Areas Licensed for Aquaculture
- 5.5-Conditions for Use of Area Licensed for Aquaculture
- 5.6-Process for Approval of Aquaculture Licenses
- 5.7-Moratorium on Aquaculture Licenses
- 5.8-Issuance License for Aquaculture
- 5.9-Renewal of Aquaculture Licenses
- 5.10-Working of Grants by Non-Licensees
- 5.11-Limit on Size of Grant
- 5.12-Rights and Use of Transfer
- 5.13-Inheritance of Rights to Use an Aquaculture Lease
- 5.14-Liability of the Town
- 5.15-Evidence of Productivity
- 5.16-Minimum Levels of Production

- 5.17-Failure to Meet Production Levels
- 5.18-Waiver of Production Requirements
- 5.19-Extension or Addition to Licensed Area: Investment and Production
- 5.20-Annual Reports
- 5.21-Penalization of a False Report
- 5.22-Notification of Failure to Meet Minimal Requirements
- 5.23-Annual Inspection of Grants
- 5.24-Required State Seed Permit
- 5.25-No Lethal Predator Control Measures
- 5.26-No Killing of Horseshoe Crabs on Grant
- 5.27-No Harm to Endangered Species
- 5.28-Removal of Bay Scallop Seed from Licensed Area
- 5.29-Grants Shall be Marked
- 5.30-Marking of Gear
- 5.31-Gear must be Secured
- 5.32 Displaced Gear Retrieval
- 5.33 Sinking of Floating Gear for the Winter
- 5.34-Exception for Ice in the Harbor
- 5.35-Fines for Gear Violations
- 5.36-Hydraulic Harvesting of Shellfish from Grant Areas
- 5.37-Extension of Acreage Without Permission
- 5.38 Disturbance of Grant by Other Than the Licensee
- 5.39 Abandonment or Default of Aquaculture Lease
- 5.40 Adherence to All State Vibrio Protocols

**Section 6-Scientific Research**

- 6.1-Research and Propagation Projects/ Plans Involving Town Waters
- 6.2- Research License
- 6.3-Dissemination of Data and Results
- 6.4-Excess Research Product Returns to Town (Non-Commercial)

**Section 7 – Enforcement**

- 7.1-Enforcement Personnel
- 7.2-Penalties
- 7.3-Penalty Fee Payment
- 7.4-Disposition of Unlawful Catch
- 7.5-Suspension
- 7.6-Recreational Violation Table
- 7.7-Commercial Violation Table

**Section 8 – Definitions**

**Section 9 –Pictures of Approved Containers for Commercial and Recreational Shellfishing**

**Section 10- Maps of Boundary Lines for Requiring a Town Commercial Shellfish Permit**

## **Section 1 – Shellfishing Policy for the Town of Nantucket/Purpose of Regulations**

The purpose of these regulations is to preserve, protect and restore Nantucket’s shellfisheries, underwater and intertidal habitats within the Town of Nantucket’s jurisdiction. These regulations supplement and are consistent with the requirements of the Commonwealth of Massachusetts including Massachusetts General Law Chapter 130, Code of Massachusetts Regulations 322, the Code of the Town of Nantucket Chapter 122, the Town of Nantucket Shellfish Management Plan, the Nantucket and Madaket Harbors Action Plan, and the current Best Management Practices for the Shellfish Culture Industry in Southeastern Massachusetts, developed by Southeastern Massachusetts Aquaculture Center (SEMAC).

To implement this policy, the Board of Selectmen or their designee may restrict the taking of shellfish by commercial or noncommercial permit holders in any area or in any manner for the purpose of managing the fishery or habitats.

The waters of the Town of Nantucket that are used for commercial shellfishing and shellfish aquaculture are a unique resource, therefore the granting of commercial shellfishing permits and licenses for aquaculture are restricted to declared domiciled residents of Nantucket (See Section 4.1).

## **Section 2 – General Regulations (Applying to Recreational, Commercial and Aquaculture Licenses)**

### **2.1 – License or Permit Required**

All persons taking shellfish for recreational or commercial purposes shall be required to have a shellfish permit as issued by the Town of Nantucket.

#### **2.1a – Display of license**

All persons taking shellfish for recreational or commercial purposes shall be required to clearly display a shellfish permit/pin as issued by the Town of Nantucket.

### **2.2 – Areas where Recreational and Commercial Shellfishing May Occur**

Any area within the Town of Nantucket’s waters; unless posted as closed by the Commonwealth of Massachusetts or Town of Nantucket.

### **2.3 – Daily Limit**

No permit holder shall take shellfish or other marine organisms in excess of the daily limit.  
(See individual species per permit type)

### **2.4 – Landing Shellfish**

No shellfish shall be brought ashore except in their shells.

### **2.5 – Daily Time Limit**

Permit holders shall be able to take shellfish from the waters of the Town by allowed methods from one half hour before sunrise to one half hour before sunset unless otherwise specified in these regulations.

### **2.6 – Closures and Red Flag**

Closures of the shellfishery shall apply to both recreational and commercial fisheries and shall be noted by red flags as posted by the Shellfish Warden. The Red Flag will be raised at the Town Pier (located at 34 Washington St.) and Jackson’s Landing in Madaket. Other closure events for water quality or habitat preservation shall be posted by the Shellfish Warden at the specific site of the closure. All closures will be posted at the Town Pier, Natural Resources Office, and on the

Natural Resources Department webpage. Closures may be related (but not limited) to temperature or shellfish strandings.

#### 2.7 – Temperature Restrictions

No shellfishing shall be carried on when the air temperature is below 28 degrees Fahrenheit (2 degrees Celsius), as determined by the Shellfish Warden, areas licensed for aquaculture are exempt from this regulation. A red flag will be raised at the Town Pier (located at 34 Washington St.) and Jackson's Landing in Madaket. Vessels are required to return to shore and land shellfish if the temperature dips below 28°F.

#### 2.8- Habitat Sensitive Areas

No commercial or recreational shellfishing may occur in areas deemed "habitat sensitive" and have a posted closure by the Board of Selectmen or its designee.

#### 2.9 – Bay Scallop Strandings

No taking of bay scallops, either recreational or commercial shall be carried on during a red flag stranding event as determined by the Shellfish Constable.

#### 2.10 – Poaching

Any unauthorized person who poaches or otherwise disturbs any shellfish in any amount or in any location shall be subject to criminal penalties and potential civil penalties  
**(See MGL Chapter 130; and Section 11. 6 Revocation of Shellfishing Permits.)**

#### 2.11 – Disturbance of licensed or closed areas

No person other than the license holder or their designee shall inspect, disturb or handle any shellfish or gear within the marked leased or closed area.

#### 2.12 – Inspection on demand

All persons harvesting, carrying away, or otherwise having in their possession shellfish or marine organisms of any kind, in a boat, container, shanty, or vehicle shall exhibit all such shellfish for inspection by the Shellfish Wardens, Police Officers or any other duly authorized agents.

#### 2.13 – Possession of Seed

An individual or entity must file a state scientific permit, state propagation permit, or aquaculture license with the Natural Resources Department if planning on possessing seed shellfish for any reason. A violation of this regulation shall exist if the total catch contains more than 5% seed shellfish.

#### 2.14 – Methods of taking

The taking of any shellfish from the waters of the Town of Nantucket shall be limited to hands, dipnets, rakes and tongs, unless otherwise noted within these regulations.

#### 2.15 – SCUBA diving and snorkeling

All persons taking shellfish using SCUBA or snorkeling shall be required to display a dive flag for each individual in the water. Flag must be within 100 feet of diver. Recreational divers and snorkelers must have a pin on their person.

#### 2.16 – Transplanting

##### 2.16a – Transplanting Shellfish Outside of Nantucket Waters

No shellfish of any size shall be taken out of the Town for the purpose of transplanting or to be placed in any waters outside the limits of the Town without proper permits.

##### 2.16b- Shipping of Live Shellfish for Broodstock/Propagation Purposes

No live shellfish of any size shall be shipped outside of Nantucket for broodstock or propagation purposes until a pathology certificate is provided and permission is granted from the Board of Selectmen or its designee.

##### 2.16c – Transplanting Shellfish into Nantucket Waters

No shellfish shall be planted or transplanted into the waters of the Town of Nantucket, without the proper permits, certificates of origin, and approval by the proper authorities.

##### 2.16d – Harvesting Seed from the Wild Not Allowed

The taking of seed is prohibited without the proper permits and approval by the proper authorities.

2.16e- Wet Storage of Recreational Shellfish Prohibited. The holding or storing of a recreational shellfish catch within Nantucket waters in any amount for any amount of time is prohibited.

#### 2.17 By-Catch

No by-catch of any species in excess of 5% of the licensed targeted shellfishery shall be allowed for commercial purposes. Any by-catch that is less than 5% of the total catch must be in season according to the Division of Marine Fisheries and the Town of Nantucket. If allowable by-catch is to be sold commercially, you must have a commercial license for that species.

**2.18** Catch Reports Provided to the Town

2.18a-Commercial Catch Reports: Holders of Commercial Shellfish Permits shall submit a monthly catch report to the Shellfish Warden, on forms provided. It shall be the responsibility of the permit holder to insure that he/she submits the required Catch Report no later than the fifteenth(15) day of the month following the month for which such report is being made:(i.e. December 15,January 15, February 15, March 15, and April 15).Failure to submit a catch report shall be a violation of the Town of Nantucket.

2.18b-Recreational Catch Reports: All recreational shellfish permit holders shall file an annual catch report with the Town, stating the amount, species, and place of shellfish harvested, for the twelve months ending on the preceding March 31. A new permit may not be issued until the catch report has been completed by the permit holder.

### Section 3– Recreational (Non-commercial) Shellfishing

#### 3.1 – Permits

The recreational harvest of shellfish requires all individuals age 14 or older to obtain a recreational shellfish permit through the Town of Nantucket. All children participating in shellfish harvesting under the age of 14 must be accompanied by a valid permit holder. Shellfish taken by a child under the age of 14 are included in the catch limit of the permit holder.

3.1a- Town of Nantucket Recreational Shellfish Licenses are not transferrable or subject to refunds

#### 3.1b – Annual Permits (April 1 – March 30)

|                                  |                        |
|----------------------------------|------------------------|
| Resident                         | \$35.00                |
| Resident over 60                 | Free (Lifetime permit) |
| Non-Resident (all ages)          | \$125.00               |
| Non-Resident (all ages) – weekly | \$50.00                |
| Replacement fee                  | \$5.00                 |

\*All fees are to be set by the Board of Selectmen

\*\*Residency requirements apply for residency fees (See Section 4.1.a)

#### 3.2 – Cannot harvest for commerce

No person holding a recreational permit shall harvest shellfish, eels or sea worms for the purpose of sale, trade or other consideration.

#### 3.3 – Harvest criteria by species

Measurement requirements

3.3 – Recreational Harvest criteria by species

| Species   | Season  | Days            | Limit  | Size and Special Considerations   |
|---|---|-----------------|--|---|
| Bay scallops  | Open<br>October 1<br>– March<br>31            | Wed. –<br>Sun.  | 1 bushel per<br>week   | Must possess a well defined growth ring.<br><b>Exception: Bay scallops that have a well-defined raised annual growth line located less than 10mm from the hinge of the shell, shall be lawful to harvest and possess if the shell height is at least 63.5mm or 2.5"</b> |
| Quahogs   | Year round                                    | Daily           | 1 – 10 quart<br>bucket/day; no<br>more than 1<br>bushel/week | 1" thick at hinge   |
| Soft-shell<br>Clams   | Closed<br>June 15 <sup>th</sup> -<br>Sept. 15 | Sunday<br>Only  | 1 – 10 quart<br>bucket                                       | 2" in length<br><b>Note: undersized clams must be replanted neck upright covered with a layer of sand.</b>  |
| Razor Clam  | Closed<br>June 15 <sup>th</sup> -<br>Sept. 15 | Sunday<br>Only  | 1 – 10 quart<br>bucket                                       | 2" in length<br><b>Note: undersized clams must be replanted neck upright covered with a layer of sand.</b>  |
| Blue<br>Mussel  | Year round                                    | Daily           | 1 bushel/week  | 2" in length<br><b>Note: can be taken by one standard bay scallop dredge outside of Eelgrass areas.</b>   |
| Oysters   | Year round                                    | Daily           | 0.5 bushel/week  | 3" in length  |
| Conch   | Closed<br>Dec.16-<br>April 14                 | Daily           | 1 bushel/week  | 2.75" in width  |
| Blue Crab   | Closed<br>January 1-<br>April 30              | Daily           | 25 crabs/day   | 5" from spine to spine<br><b>Note: Hand or dip net only – State permit required for other methods of taking</b>   |
| Horseshoe<br>crabs  |   |                 |  | Prohibited  |
| Green Crab  |   |                 |  | In order to harvest green crabs you must obtain a Letter of Authorization (LOA) from DMF  |
| Eels  | Year round                                    | 24<br>hours/day | 50/day   | 6" minimum<br><b>Note: can be taken by gigging or by dip net 1.5" mesh netting or bigger; Requires state recreational saltwater fishing license</b>   |
| Other<br>shellfish<br>(limpets,<br>periwinkles,<br>blood arks,<br>sea clams,<br>sea quahogs,<br>sea scallops,<br>winkles) |   |                 |  | May be taken in accordance to the laws of Massachusetts-see state regulations   |

## **Section 4-Commercial Shellfishing**

### **4.1 Eligibility for All Commercial Shellfishing Permits**

4.1.a: Must meet residency requirements: A declared resident of the Town of Nantucket: Written proof that Nantucket is the domicile as well as the legal residence of the applicant shall be required to the satisfaction of the Board of Selectmen or their designee. Proof of legal residence may include voter registration, automobile registration, driver's license, income tax filings, census data, or verification information as deemed necessary by the issuing agency. To qualify as a resident under these regulations an individual must have maintained that residence for one full year. Any commercial permit will be revoked if the holder ceases to meet the residency requirement for the Town of Nantucket.

4.1.b: Applicant must be 14 years of age or older.

4.1.c: Minors under fourteen (14) without a permit: Person under fourteen (14) are permitted to harvest shellfish in a commercial area while under the supervision of a parent or a guardian holding a commercial permit. No shellfish may be taken in excess of the daily limit of the permit held by the parent or guardian.

4.1.d: Permits will only be issued after the applicant has shown proof of having a valid State Commercial Permit with a shellfish endorsement and a valid Shellfish Transaction Card from the DMF **(CMR 322 7.01 (2) g,i,k)**

4.1. e.: Unnaturalized Foreign Born Persons: Commercial permits will not be issued to those who have resided on Nantucket for at least five (5) years prior to making an application **(MGL Chapter 130; Section 55)**.

**4.2: Harvest must be tagged:** Each day at the time of harvest, any commercial permit holder who has shellfish of any kind for sale, trade or other consideration, must legibly mark all containers of shellfish using legal tags. **(MGL Chapter 130; Section 81/83)**.

**4.3 Commercial Species Shellfish Permits (other than Bay Scallops):** Commercial Permits for Quahogs, Blue Mussels, and Conchs/Whelk shall be filed with the Town of Nantucket or its designee on an annual basis and shall be valid for one (1) year from date of approval.

**4.4 Commercial Permit Required for Dragging/Dredging:** The owner or operator of a vessel engaged in commercial shellfishing in the waters of the Town of Nantucket involving the use of a drag, dredge, or other mobile gear, shall hold a valid Town of Nantucket Commercial Shellfishing Permit.

## **BAY SCALLOP REGULATIONS (Commercial)**

### **4.5 Commercial Bay Scallop Permit Requirements**

4.5.a: Commercial Bay Scallop Applications and Commercial Scallop Apprentice Applications must be filed and paid in full with the Nantucket Police Department prior to 5:00 pm on March 31<sup>st</sup> for the commercial season beginning the following November 1<sup>st</sup> and lasting through March 31<sup>st</sup> of any given year.

4.5. b: Late Applicants: Applications for Commercial Scalping or Commercial Scallop Apprentices filed after 5:00 pm on March 31<sup>st</sup> will not be valid for scalloping until December 1<sup>st</sup> or as of the 30<sup>th</sup> day after the date submitted, whichever is later. No waivers will be granted.

4.5. c: Commercial Bay Scallop Permits shall be issued for a period of one year from April 1.

### **4.6 Apprentice Commercial Bay Scallop Permit Requirements**

4.6.a: Must meet residency requirements.

4.6.b: All applicants for a commercial scallop permit that do not have a history of being issued such a permit from the Town of Nantucket will be issued an “apprentice permit.” Apprentices are required to scallop with a valid commercial scallop permit holder that agrees to participate in the apprentice program for forty (40) active fishing days. Apprentices and their mentors must attend a pre-season workshop with the Department of Natural Resources. After providing proof of apprenticeship completion to the Department of Natural Resources and the Harbor and Shellfish Advisory Board, the apprentice will be issued a valid commercial scallop permit. For all other purposes, the holder of an apprentice permit will be considered a fully permitted commercial scallop fisherman during the term of the apprenticeship and thereby bound by all applicable laws and regulations.

**4.7 No Transfer or Refunds for Town of Nantucket Commercial Shellfish Permits:** No transfers or refunds of Town of Nantucket commercial shellfish permits will be granted.

**4.8 Commercial Bay Scallop Season and Days:** The Board of Selectmen shall allow the taking of bay scallops for commercial purposes from November 1-March 31 on Monday-Friday only, with the exception of Christmas Day. When Christmas falls between Monday-Friday of any given year, scalloping shall be allowed the following Saturday. Any alteration to these dates shall be done in accordance to **Ch.122, Section 122-9, Code of the Town of Nantucket**. The Board of Selectmen may grant permission for the collection of scallop seed outside the commercial season for the purpose of moving seed.

**4.9 Commercial Bay Scallop Daily Start Time and Landing Hours:** Dredges may be deployed between the hours of 6:30 am and 4:30 pm. All commercial bay scallop boats must be at off-loading points by 4:30 pm.

**4.10 Returning to Shore to Pick Up Cullers:** A license holder may return to shore to pick up a culler but no more than 2.5 bushels of bay scallops may be on board when the culler boards the vessel.

**4.11 Returning to Shore for Other Reasons With the Intention of Resuming Scalping on the same Day:** License holder must notify the shellfish warden if he/she plans to resume so that the boat may be checked upon arrival.

**4.12 Transferring of Scallops:** No transferring of catch from one boat to another.

**4.13 Commercial Bay Scallop Limits:** The Board of selectmen shall allow the taking of 5 level bushels (shells included) in “town approved boxes” per commercial bay scallop permit. Each boat may have a maximum of 10 level bushels harvested with two (2) valid commercial bay scallop permit holders on board.

**4.14 Bay Scallop Size Harvest Criteria: (322 CMR.6.11):** No person shall land or possess bay scallops without a well defined growth line and that growth line shall measure at least 10 millimeters from the hinge of the shell. *Exception: Bay Scallops that have an annual growth line located less than 10 millimeters (mm) from the hinge of the shell, shall be lawful to harvest if the shell height is at least 63.5 millimeters (mm) or 2.5 inches.*

**4.15 Use of Dredges for Commercial Bay Scallops:** Dredges may not be used before 6:30 am or after 4:30pm on any given scalping day. The weight of any given dredge is restricted to 35 pounds (lbs). The use of two or more dredges connected by an iron bar or any similar device is prohibited. No dredge or dredges greater than twenty-eight inches (28”) will be permitted. Power-hoisting of dredges is permitted provided no dredge is more than 28” wide, seven (7) rings deep, and the net on the dredge is not over eighteen (18) mesh long. Only 8 dredges are allowed to be towed at any given time.

**4.16 Landing Location of Bay Scallops:** All bay scallops harvested in Nantucket waters shall be landed in Nantucket and catch shall remain in boxes.

## **Quahog Regulations (Commercial)**

**4.17 Commercial Quahog Harvesting Days/Hours:** Quahogs may be harvested daily from ½ hour before sunrise to ½ hour before sunset.

**4.18 Commercial Quahog Limit:** No more than twenty (20) bushels including shells in town approved boxes shall be taken per permit per day. If there are two (2) commercial permits on board, then 40 bushels may be harvested.

**4.19 Quahog Size Harvest Criteria:** No person shall take or have in his possession quahogs less than one inch (1”) thick at the hinge.

**4.20 Commercial Harvest Methods:** Hand collecting and rakes shall be allowed provided the teeth spacing on rakes is a minimum of one inch (1”) and basket openings are a minimum of 15/16” inches across. All other methods of harvesting quahogs, including dredging, must be pre-approved in writing by the Town of Nantucket or its designee.

## **Blue Mussel Regulations (Commercial)**

**4.21 Commercial Blue Mussel Harvesting Days/Hours:** Blue Mussels may be harvested daily from ½ hour before sunrise to 1/2hour before sunset.

**4.22 Commercial Blue Mussel Limit:** No more than ten (10) bushels including shells in town approved boxes shall be taken per permit per day. If there are two (2) commercial permits on board, then 20 bushels may be harvested.

**4.23 Blue Mussel Size Harvest Criteria:** No person shall take or have in his possession blue mussels less than two inches (2") in length.

**4.24 Commercial Harvest Methods:** Hand collecting, rakes, tongs. All other methods of harvesting blue mussels, including dredging, must be pre-approved in writing by the Town of Nantucket or its designee.

## **Conch/ Whelks (Commercial)**

**4.25 Commercial Conch/Whelk Harvesting Season/Days/Hours:** Conchs/Whelks may be harvested from April 15-December 15, daily from ½ hour before sunrise to 1/2hour before sunset.

**4.26 Commercial Conch/Whelk Limit:** 200 Tagged Pots

**4.27 Conch/Whelk Size Harvest Criteria:** Currently 2 ¾" at the greatest width to be raised 1/8 " per year to the optimal size of 3 ½". (First increase to be implemented by the DMF for the 2014 season).

**4.28 Commercial Conch/Whelk Harvest Methods:** Hand collecting, rakes, and tongs. Pots are limited to state permit holders.

**4.29 Town Permit Required for Commercial Conch/Whelk Harvest in Town Waters:** A town permit is required to commercially conch within Nantucket and Madaket Harbors. The boundary line for Nantucket Harbor will be from the end of the east jetty to the end of the west jetty. The boundary line for Madaket Harbor is from eel point to Ester's Island. (See map for details section 10).

**4.30 Prohibition of Harvest:** Commercial harvest of whelks/conch prohibited every other year. A schedule of closures will be approved by the Town of Nantucket or its designee.

**4.31 Maximum Allowable Pots in Nantucket and Madaket Harbors:** The maximum allowable pots in Nantucket and Madaket Harbor combined will not exceed 90 pots. Tags will be issued in equal number amongst permit holders and are transferrable.

### **Other Shellfish Species (Commercial)**

**4.32** Other shellfish or crab species shall not be taken for commercial purposes from the waters of the Town of Nantucket without the express written permission of the Natural Resources Department, Harbor Shellfish Advisory Board, and the Board of Selectmen.

### **4.33 Town of Nantucket Commercial Permit Fees**

|               |          |
|---------------|----------|
| Bay Scallop   | \$250.00 |
| Quahog        | \$150.00 |
| Blue Mussel   | \$150.00 |
| Conch/Whelk * | \$150.00 |

\*Closed for new entries

#### 4.34 Commercial Seasons, Days, Limits and Size Restrictions

| Species       | Season               | Daily Harvest Limit                                 | Days/Hours                                 | Size Restrictions  |
|---------------|----------------------|---|--|--|
| Bay Scallops  | November 1-March 31  | 5 level bushels per permit (2 permits max per boat) | Monday –Friday<br>6:30am-4:30pm            | Must possess a well defined growth ring. <b>Exception: Bay scallops that have a well-defined raised annual growth line located less than 10mm from the hinge of the shell, shall be lawful to harvest and possess if the shell height is at least 63.5mm or 2.5"</b> |
| Quahogs       | Year Round           | 20 bushels per permit (2 permits max per boat)      | ½ hr before sunrise-1/2 hour before sunset | Must be one inch (1") thick at hinge   |
| Blue Mussels  | Year Round           | 10 level bushels                                    | ½ hr before sunrise-1/2 hour before sunset | Must be two inches (2") in length  |
| Conchs/Whelks | April 15-December 15 | No Limit (200 pots)                                 | ½ hr before sunrise-1/2 hour before sunset | Must be 2.75"  |

## **Section 5 : Aquaculture**

**5.1 Issuance of Shellfish Aquaculture Licenses (Grants) for Areas Surveyed and Subdivided by the Town.** Once areas are identified by the Natural Resources Department as potentially suitable for the location of shellfish aquaculture, and the areas are under the control of the Town, the Board of Selectmen may exercise their discretion as the licensing authority for the issuance of license/s for shellfish aquaculture (grants) in compliance with **MGL Chapter 130**.

### **5.2 Previously Established Grants that Become Available**

In the event that a licensed aquaculture area previously certified by the DMF becomes available, it will be considered on whether it should continue for the purpose of aquaculture, and if so, offered first to the Town of Nantucket for propagation use, and if not needed, the next in line on the waiting list of qualified approved applicants shall be notified by the Natural Resources Department. The Board of Selectmen shall hold a public hearing to determine who shall be granted the right to use such available acreage for aquaculture.

### **5.3 Annual License Fee and Due Date**

The annual fee for an aquaculture license to be paid to the Town by each licensee shall be no less than \$25.00 per acre (or portion thereof) per licensee, as required by **MGL Chapter 130; Section 64**. The fee shall be due no later than March 31 of any given year.

### **5.4 Location of Areas Licensed for Aquaculture (Grants)**

Grants are located in the following areas:

Area 1: Head of Harbor (60 acres)

Area 2: Coskata Pond (10 acres)

Area 3: Pocomo Meadows (6 acres)

Area 4: Coskata entrance (12 acres)

Area 5: Polpis Harbor (12 acres)

\*Approval of the proposed licensed areas shall be determined by the Natural Resources Department, Harbor and Shellfish Advisory Board, and ultimately the Board of Selectmen with appropriate regard for reasonable navigational and recreational/commercial interest in the areas concerned.

### **5.5 Conditions for Use of Area Licensed for Aquaculture**

The Board of Selectmen may license specific areas beneath the waters of the Town to individuals for the purpose of granting exclusive rights to plant, grow and harvest shellfish from that area. Said license is subject to the provisions of **MGL Chapter 130**, those set forth in current regulations of the Division of Marine Fisheries, these regulations or other town bylaws, as well as any specific conditions or restrictions set forth in the license by the Board of Selectmen.

### **5.6 Process for Approval of Aquaculture Licenses**

The Board of Selectmen or its designee will accept and process applications for area licenses in accordance with **MGL Chapter 130; Section 57**, and the application procedure of the Town, specifically the Natural Resources Department.

### **5.7 Moratorium on Aquaculture Licenses**

The Board of Selectmen may at a duly advertised public hearing declare a moratorium (a time-specific closure) on license approvals at any time this action is deemed appropriate and in the best interests of the fishery and the environment.

### **5.8 Issuance of Licenses for Aquaculture**

Domiciled Residents: Licenses issued will be issued only to domiciled residents (See Sec.1 Definitions) of the Town, 18 years of age or older, who have the knowledge and experience to fulfill the responsibilities specified in the license, provided that the applicant has held and used a Nantucket commercial shellfishing permit during two (2) of the last three (3) years OR the applicant can demonstrate some experience in shellfish propagation and aquaculture. This may be supported by a letter from a license holder describing the type of work performed and any other information which might be relevant.

\*At such time as a licensee ceases to be a domiciled resident of the Town that individual shall be removed from the license and the waiting list.

### **5.9 Renewal of Aquaculture Licenses**

The initial term for a new license shall be two (2) years. Provided appropriate effort has been demonstrated, as required, the first renewal of a license may be for up to 10 years, unless the licensee agrees to a shorter term. Renewals may be requested and acted upon only during the (6) months immediately prior to the expiration date of the current license. The renewal period shall begin on the expiration date of the existing license.

### **5.10 Working of Grants by Non-Licensees**

All individuals authorized by a licensed grant holder to work the grant in the absence of a licensed grant holder must be registered with the Shellfish Department. Licensees are responsible for the actions of all such employees or otherwise affiliated persons while they are working on the grant designated by their registration.

### **5.11 Limit on Size of Grant**

No licensee shall hold a license for, or have use of, more than (1-4)acres (depending on availability) in during lease years 1-3 and upon good standing and demonstrated need for expansion may apply for(1-6) more acres but not to exceed 10 acres total per lease. Special consideration may be given by the Board of Selectmen or its designee for earlier expansions if environmental conditions prohibit or alter production plans as originally proposed.

\*Each person named on a license as a licensee shall be charged with the total acreage covered by that license.

### **5.12 Rights of Use and Transfer**

Licensees shall have the exclusive use of the area described in their license for the purpose of aquaculture, for the duration of their terms. No other individual may use the license without the express permission of the licensee(s).

Licensees may transfer the rights or responsibilities assigned to their license to any other individuals, companies or corporations by vote of the Board of Selectmen. **(See MGL Chapter 130; Section 58)**

### **5.13 Inheritance of Rights to Use an Aquaculture License**

Any license issued under the provisions of [MGL Chapter 130, Section 57](#) shall, upon the death of the sole licensee, continue in full force and effect, subject to the same terms, conditions and regulations imposed by the original license, for the balance of the unexpired term or one year, whichever is longer. This is for the use and benefit of the immediate family of the deceased licensee. For purposes of this section the term immediate family shall mean spouse, son, daughter, mother, father, brother and sister of said deceased licensee.

### **5.14 Liability of the Town**

The Town will not be held liable for any damage to a licensed area, or gear, or stock thereon, by reason of any dredging or other harbor improvements undertaken by the Town.

**5.15 Evidence of Productivity:** Shall be defined as listed below in “Minimum Levels of Production”.

### **5.16 Minimum Levels Production**

There shall be minimum level of shellfish production required in order to retain an aquaculture license. This shall be: a minimum inventory maintained of 10,000 shellfish per acre. These standards are subject for review by the BOS or its designee and may be amended.

### **5.17 Failure to Meet Production Levels**

Failure of the licensee/s to meet the specified production level for any three (3) consecutive years may result in the forfeit of the aquaculture license and licensed area, as stated in [MGL Chapter 130; Section 65](#).

### **5.18 Waiver of Production Requirements**

The Natural Resources Department shall have the right to waive the minimum production requirement when there is evidence that the failure to meet the minimum standard is due to events beyond the control of the license holder.

### **5.19 Extension of or Addition to Licensed Area (Grant): Investment and Production**

In the event of an extension being granted to a presently licensed area, the same level of effort per acre for the newly licensed, area is required as described above in Sections

### **5.20 Annual Reports**

Licensees shall file annual reports under oath, on their activities in accordance with [MGL Chapter 130; Section 65](#) on or before the 31st of December each year. The report must include any changes or deviation from the original plan filed with the original application or any subsequent application

### **5.21 Penalization for False Report**

Any licensee who submits a false licensed area report in violation of [MGL Chapter 130; Section 65](#) shall be penalized by the revocation of his or her license.

### **5.22 Notification of Failure to Meet Minimal Requirements**

Subsequent to the filing of the annual report, the Natural Resource Department will notify any license

holder who, in the opinion of the town, has failed to meet the minimum requirements. The license holder has the right to appeal to the Board of Selectmen within two weeks after notification. If no appeal is filed on a timely basis, the license will be forfeited.

### **5.23 Annual Inspection of Each Grant**

The Natural Resources Department shall make no less than one visit per year to the site of each licensed area in the company of the license holder.

### **5.24 Required State Seed Permit**

No person shall harvest, plant, transplant, transport, sell or otherwise have in their possession seed shellfish, without first obtaining a state seed permit from the Massachusetts DMF, as required by [MGL Chapter 130, Section 80](#) and [CMR 322, Section 15.04\(b\) 1](#)

### **5.25 No Lethal Predator Control Measures**

It shall be unlawful to use lethal means to control or exclude predators or other organisms from any area used for aquaculture. Non-lethal enclosures, including, but not limited to, nets, fences, bubble curtains and noise may be used, if approved for a specific site and purpose. Invertebrate predators, pests and fouling organisms may be removed manually from an aquaculture site and disposed of in a lawful manner ([CMR 322, Section 13.7.2](#)).

### **5.26 No Killing of Horseshoe Crabs On Grant**

Horseshoe crabs shall not be intentionally killed while practicing predator control.

### **5.27 No Harm to Endangered Species**

No person shall maintain a predator control method that will intentionally threaten any endangered species.

### **5.28 Removal of Bay Scallop Seed From Licensed Area**

In the event that a significant amount of bay scallop seed sets within the boundaries of a licensed aquaculture lease, every effort shall be made to remove and relocate the seed by the licensee and the Department of Natural Resources.

### **5.29 Grants Shall Be Marked**

Every licensee shall mark the corners of the area licensed under their license with buoys marked with the license number. From April 1st to November 1st, the corners shall be marked with float balls approved by the Natural Resources Department. Buoys shall be attached to their anchor by cables, chains or non-floating lines. Numbers shall be marked on said buoys, and shall be at least two (2) inches high and shall be black in color. Winter sticks shall be required from November 1 through April 1.

### **5.30 Marking of Gear**

Every licensee shall clearly and permanently mark any and all trays, boxes, holding cars and all other aquaculture gear with the license number of the license area in a manner that is clearly visible.

### **5.31 Gear Must be Secured**

All gear on licensed areas must be securely fastened to the bottom or removed. All unusable gear, including loose nets, twisted and damaged racks, loose envelopes, grow out bags and fastening devices must be removed from a licensed area and either disposed of properly.

### **5.32 Displaced Gear Retrieval**

If the gear is not properly secured and ends up outside of the leaseholders designated area or on shore, it is up to the leaseholder to provide immediate removal.

### **5.33 Sinking of Floating Gear for the Winter**

Oyster Gro cages or other floating/suspended gear located in NT5 must be sunk and secure by December 15<sup>th</sup>, unless the Natural Resources Department deems it necessary to require an earlier winterizing date due to potential damaging weather or water temperatures.

### **5.34 Exception for Ice in Harbor**

The Shellfish Constable shall have the authority to temporarily waive these regulations if the presence of ice hampers the ability of a licensee to immediately comply with these regulations.

### **5.35 Fines for Gear Violations**

After receiving a written warning, the licensee has 7 days to comply. After the seventh day, a fifty dollar ticket shall be issued for each day of noncompliance. After 30 days of non-compliance, the licensee shall have his or her license revoked.

### **5.36 Hydraulic Harvesting of Shellfish from Grant Areas**

The use of hydraulic harvesting gear for the purpose of harvesting shellfish from within the boundaries of a licensed area is permitted under the following conditions and with the following restrictions:

- a) Devices used shall be for the hosed ejection of water under pressure into a shellfish bed;
- b) Pressure pumps shall not exceed five (5) horsepower as rated by the manufacturer;
- c) Noise control devices (i.e. mufflers) shall be in place and in good repair at all times;
- d) Not more than one device may be used on any grant at any time
- e) Hours of operation shall be between 7:00 a.m. and ½ hour before sunset;
- f) The Natural Resources Department shall have the authority to direct an individual involved in the use of such equipment to cease and desist if they feel that there is a problem that necessitates such action. Any individual so ordered shall have the right to appeal the decision to the Board of Selectmen, at their first scheduled meeting after the service of such order.

### **5.37 Extension of Acreage Without Permission**

No aquaculture license holder may willfully extend or cause to extend his or her grant boundaries, or allow cultivation, operation, propagation or products and equipment to exist beyond the duly recorded boundaries of his or her licensed area. The Natural Resources Department may cause a licensed area to be re-surveyed by a registered civil engineer, in the event that the assigned boundaries of an aquaculture license are called into question. If a violation of this section is then established, the aquaculture license of the individual guilty of the infraction shall then be revoked.

**5.38 Disturbance of Grant by Other Than the Licensee and (MGL Chapter 130; Section 57, Section 63 and Section 67)**

**5.39 Abandonment or Default of Aquaculture Lease:** Leaseholder is required to remove all personal property from the licensed area at his/her cost. If gear is not completely removed, the Town of Nantucket may remove the gear at the expense of the leaseholder.

**5.40 Adherence to All State Vibrio Protocols**

All licensed aquaculture growers must adhere to all state policies regarding vibriosis and the harvest of shellfish

**Section 6. Scientific Research**

**6.1 Research and Propagation Projects/Plans involving Town Waters (Non-Commercial)**

The applicants shall provide a plan of the project including all aspects of their backgrounds, intended management and operations of the project to the Natural Resources Department, Shellfish Harbor Advisory Board, and if appropriate, the Board of Selectmen 3 months prior to the start of the project.

**6.2 Research License**

Researchers are required to obtain the necessary permits and approvals required for scientific collection or shellfish propagation from the Town of Nantucket and the Division of Marine Fisheries.

**6.3 Dissemination of Data and Results**

All data and subsequent results and analyses of the project shall be made available to the Natural Resources Department, Shellfish Harbor Advisory Board, and the Board of Selectmen and the Division of Marine Fisheries at predetermined times to be established in the plan of project.

**6.4 Excess Research Product Returns to Town (Non-Commercial)**

Shellfish products resulting from the exercise of these approvals and permits, in excess of those required for the aquaculture research and development shall be turned over to the Town of Nantucket annually, for appropriate use by the Natural Resources Department.

## **Section 7 – Enforcement**

**7.1-Enforcement Personnel:** In compliance with Chapter 122 § 122-16 of the Code of the Town of Nantucket the Shellfish Warden as designated by the Board of Selectmen is the primary enforcement personnel. The Board of Selectmen shall assign any other personnel or deputies as they see fit for shellfish enforcement.

**7.2-Penalties:** Recreational and Commercial Violations and the associated penalties are listed in the tables below. Any penalty may be appealed to the Board of Selectmen within 30 days of the issuance.

**7.3-Penalty Fees:** Penalties must be paid in full with a receipt provided to the Natural Resources Department.

**7.4-Disposition of Unlawful Catch:** All confiscated catch will be documented and photographed before putting unlawful shellfish back into the water by the Shellfish Warden (**MGL Ch.130; Section 12**)

**7.5-Suspension:** Suspension applies to open fishing days only

## 7.6 Recreational Violations

| Violation  | 1 <sup>st</sup> Offense  | 2 <sup>nd</sup> Offense   | 3 <sup>rd</sup> Offense   | Final Offense  |
|--|--|---|---|--|
| No Town License on Record  | \$125* loss of catch and cessation of shellfishing for the day | \$250 and loss of catch and cessation of shellfishing for the day | \$500 and loss of catch and cessation of shellfishing for the day | \$1000 and loss of catch and cessation of shellfishing for the day |
| Refusal of Inspection  | \$250  | \$500   | \$1000  | \$1000 and loss of license   |
| Over Limit for the day/week  | \$125* (loss of catch)   | \$250 (loss of catch)   | \$500 (loss of catch)   | \$1000 (loss of catch)   |
| Shellfishing in Closed Areas   | \$125*   | \$250   | \$500   | \$1000   |
| Taking of Undersized Shellfish   | \$125* (loss of catch)   | \$250 (loss of catch)   | \$500 (loss of catch)   | \$1000 (loss of catch)   |
| Taking Shellfish on Closed Days/Hours  | \$125* (loss of catch)   | \$250 (loss of catch)   | \$500 (loss of catch)   | \$1000 (loss of catch)   |
| Taking Shellfish Out of Season   | \$125* (loss of catch)   | \$250 (loss of catch)   | \$500 (loss of catch)   | \$1000 (loss of catch)   |
| Taking of Shellfish Using Unapproved Methods   | \$125* (loss of catch)   | \$250 (loss of catch)   | \$500 (loss of catch)   | \$1000 (loss of catch)   |
| No Pin Displayed   | \$25* loss of catch and cessation of shellfishing for the day  | \$50 loss of catch and cessation of shellfishing for the day      | \$75 loss of catch and cessation of shellfishing for the day      | \$100 loss of catch and cessation of shellfishing for the day      |
| No Dive Flag Displayed   | \$25*(cessation of shellfishing for the day)                   | \$50(cessation of shellfishing for the day)                       | \$75(cessation of shellfishing for the day)                       | \$100(cessation of shellfishing for the day)                       |
| Shipping Live Shellfish Off-Island without permission for purposes other than consumption (i.e. Broodstock or Propagation) | \$25,000<br>And not eligible for future town shellfish permits | \$25,000<br>And not eligible for future town shellfish permits    | \$25,000<br>And not eligible for future town shellfish permits    | \$25,000<br>And not eligible for future town shellfish permits     |

\*A verbal warning may be given for the first offense at the discretion of the Shellfish Warden

## 7.7 Commercial Violations

| Violation                                    | 1 <sup>st</sup> Offense   | 2 <sup>nd</sup> Offense           | 3 <sup>rd</sup> Offense                         | 4 <sup>th</sup> Offense  |
|--|---|-----------------------------------|---|--|
| Refusal of Inspection                        | 10 Days off and confiscate catch  | 30 days off and confiscate catch  | 60 days off and confiscate catch                | 1 year off and confiscate catch  |
| Seed >5% and undersized shellfish            | 1 Day off and confiscate catch<br>*1 <sup>st</sup> Offense in subsequent years=5 days off | 10 days off and confiscate catch  | 30 days off and confiscate catch                | 1 year off and confiscate catch, re-apprentice, and cant purchase license until suspension is up |
| Red Flag Fishing                             | 1 Day off and confiscate catch  | 10 days off and confiscate catch  | 30 days off and confiscate catch                | 1 year off and confiscate catch, re-apprentice, and cant purchase license until suspension is up |
| Taking of Shellfish Using Unapproved Methods | 1 Day off and confiscate catch  | 10 days off and confiscate catch  | 30 days off and confiscate catch                | 1 year off and confiscate catch  |
| Fishing on a Suspended License               | 10 days off and confiscate catch  | 30 days off and confiscate catch  | 60 days off and confiscate catch                | 1 year off and confiscate catch  |
| Shellfishing in Closed Areas                 | 1 Day off and confiscate catch  | 10 days off and confiscate catch  | 30 days off and confiscate catch                | 1 year off and confiscate catch  |
| Taking Shellfish on Closed Days/Hours        | 1 Day off and confiscate catch  | 10 days off and confiscate catch  | 30 days off and confiscate catch                | 1 year off and confiscate catch  |
| Poaching (From Aquaculture Lease)            | subject to criminal penalties and   | subject to criminal penalties and | subject to criminal penalties and               | subject to criminal penalties and  |
| Lack of Proper Permits                       | confiscate catch and \$50 fine  | confiscate catch and \$150 fine   | confiscate catch and \$300 fine/and 10 days off | confiscate catch/ Lose active permit for 30 days/ \$1000 fine                                    |
| Greater than 5% By-Catch                     | confiscate and \$50 fine  | confiscate and \$150 fine         | confiscate and \$300 fine/and 10 days off       | confiscate catch/ Lose active permit for 30 days/ \$1000 fine                                    |
| Taking                                       | confiscate By-  | confiscate                        | confiscate and                                  | confiscate catch/  |

|   |   |   |   |   |
|---|---|---|---|---|
| Shellfish Out of Season   | Catch and \$50 fine   | and \$150 fine  | \$300 fine/and 10 days off                                  | Lose active permit for 30 days/ \$1000 fine                   |
| No Permit for saleable by-catch   | confiscate By-Catch and \$50 fine                           | confiscate By-Catch and \$150 fine                          | confiscate By-Catch and \$300 fine/and 10 days off          | confiscate catch/ Lose active permit for 30 days/ \$1000 fine |
| Over Daily Bushel Limit (Extra box or Partial box)  | confiscate catch and \$50 fine                              | confiscate catch and \$150 fine                             | confiscate catch and \$300 fine                             | confiscate catch/ Lose active permit for 30 days/ \$1000 fine |
| Tags on Boxes   | confiscate By-catch and \$50 fine                           | confiscate and \$150 fine                                   | confiscate and \$300 fine/and 10 days off                   | confiscate catch/ Lose active permit for 30 days/ \$1000 fine |
| Shipping Live Shellfish Off-Island for purposes other than consumption (i.e. Broodstock or Propagation) | \$25,000 And not eligible for future town shellfish permits | \$25,000 And not eligible for future town shellfish permits | \$25,000 And not eligible for future town shellfish permits | \$25,000 And not eligible for future town shellfish permits   |
| Fish Early/Late   | 1 day off*  | 5 days off  | 10 days off   | 30 days off   |
| Failure to Submit Monthly Catch Report  | 1 day off*  | 5 days off  | 10 days off   | 30 days off   |
| Dredges in excess of 35 lbs.  | \$50 fine*  | \$150 fine  | \$300 fine  | \$500   |
| Exceeding bushel limit when picking up a culler   | \$50 fine*  | \$150 fine  | \$300 fine  | \$500   |
| Mounding  | confiscation of extras and \$50.00 fine*                    | confiscation of extras and \$100.00 fine                    | confiscation of extras and 1 day off                        | confiscation of extras and 5 days off                         |
| Broken/ Altered Bushel Boxes  | \$50.00 fine*   | \$100.00 fine   | 1 day off   | 5 days off  |
| No Dive Flag Displayed  | \$50.00 fine*   | \$100.00  | 1 day off   | 5 days off  |

\*A verbal warning may be given for the first offense at the discretion of the Shellfish warden

## Section 8 – Definitions

Unless otherwise identified, all cited Sections refer to sections of the Town of Nantucket Shellfishing Policy and Regulations. The terms listed in this Section, when used in the Town's Shellfishing Policy and Regulations, shall have the meanings that follow:

**Annual Aquaculture Report:** A required yearly report form detailing aquaculture production and gear summary for aquaculture licenses to submit annually.

**Apprentice** – applicant for a commercial shellfishing permit that has never been issued a permit from the Town of Nantucket in previous years. (specific requirements as defined in Section 4.6)

**Aquaculture** -The farming of aquatic marine organism including, but not limited to fish, mollusks, crustaceans, echinoderms and plants. Farming implies some sort of intervention in the rearing process to enhance production including, but not limited to controlled propagation, feeding and protection from predators.

**Aquaculture License/Permit** - An authorization, granted by a vote of the Board of Selectmen, to utilize a specific tract of land under coastal waters (1) to plant and grow shellfish in bottom or off bottom culture; (2) to place shellfish in or under protective devices affixed directly to the tidal flats or land under Nantucket's coastal waters, such as boxes, pens, trays, bags or nets; (3) to harvest and take legal shellfish; (4) to plant cultch for the purpose of catching shellfish seed; and (5) to grow shellfish by means of racks, rafts or floats (MGL Chapter 130, Sections 57 - 68).

**Aquaculture Licensed Area (Grant)** - a designated bottom area, certified by The Department of Marine Fisheries (DMF) and licensed by a vote of the Board of Selectmen, on which the licensee may plant, grow and harvest shellfish (MGL Chapter 130; Sections 57 & 68).

**Aquaculture Permit** - (See Permit)

**Basket Rake** - A hand-held implement used for the harvesting of shellfish, which is similar to but longer than a standard clam hoe, which has a basket and no more than twenty (20) teeth, is no wider than 12 inches at its widest part, does not have a T handle, and is only to be used on foot

**Bay Scallop** - A marine mollusk of the species *Argopecten irradians*

**Blue Crab** - a species of crustacean known as *Callinectes sapidus*

**Board of Selectmen** -The Nantucket Board of Selectmen (BOS); Nantucket's elected executive Board, designated by the State (MGL Chapter 30) as the regulatory Board that has jurisdiction over shellfishing in the Town.

**Bull Rake** - A T-handled hand-held and hauled implement used for the harvesting of shellfish. It shall be 12 inches or wider and have a fixed basket and teeth.

**Bushel/ Town Approved Box**- U.S. dry measure; 2150.42 cubic inches, or 32 quarts (see picture in Appendix A).

**By-Catch** -The incidental capture of non-target species.

**Clam Rake** - A hand tool of typically eight (8) tines or less, used to manually bring clams to the surface of the substrate.

**Closures** - any area or time period as designated by the Division of Marine Fisheries, Board of Selectmen or their designee prohibiting the taking of shellfish.

**CMR** -Code of Massachusetts Regulations.

**Commercial Harvest** –The harvest of shellfish for sale, trade, or other consideration.

**Conch/ Whelk** - any species known as *Busycon carica* (knobbed whelk) and *Busycotypus canaliculatus* (channeled whelk)

**Constable (Warden)** -The municipal employee, appointed by the Board of Selectmen, who is in charge of administering the management of the fishery

**(To) Cull** -to remove dead, dying, undersized or otherwise unsuitable organisms (also, the organism which is removed).

**(To) Dig and Take** -(archaic); **See (To) Harvest**

**Dipnet**-A hand held net

**(To) Dive** -The use of SCUBA, surface supplied air, or snorkel to harvest shellfish.

**DMF** - Division of Marine Fisheries.

**Drag / Dredge** - A heavy metal frame with an attached bag, which is towed or dragged along the seafloor to catch bottom dwelling shellfish. Some have metal teeth along the base of the frame that act like a rake.

**Eelgrass** – small genus of widely distributed seagrass.

**Eels** – an elongated fish Anguilliformes.

**Fyke** - A long bag-shaped fishing net held open by hoops that act as a cul-de-sac funnel.

**Glass Eel/Elver** -Eel in its transparent, post-larval stage.

**Grant** - See Aquaculture License/Licensed Area

**(To) Handpick** -The transfer of shellfish to a container from the substrate by hand or with a hand-held tool of eight (8) tines or less.

**(To) Harvest** -To gather shellfish or other marine organisms in a container of any sort after sorting and separating them from what has initially been taken from the habitat.

**Harvesting Area** - An area approved for the taking of shellfish.

**Handpicker** - An individual who practices handpicking.

**Intertidal**-The land or area between the mean high and the mean low watermarks.

**(To) Land** -To bring harvested shellfish by vessel to the Town Pier and to tie up before proceeding elsewhere; to bring harvested shellfish ashore above the mean high water line.

**License Holder** - A person or persons, or a firm or corporation holding a license issued by the Board of Selectmen under the provisions of MGL Chapter 130.8

**Licensee** - See License Holder

**MGL** –Massachusetts General Law.

**Mean High Water (MHW) / Tide** -The average elevation of all high waters recorded for a particular point or station over a considerable period of time, as determined by the National Geodetic Survey, National Ocean Service or National Oceanic and Atmospheric Administration; the average water level that demarcates the transition from exposed land to submerged land at the point of high tide.

**Mean Low Water (MLW) / Tide** -The average height of the low waters recorded for a particular point or station over a considerable period of time, as determined by the National Geodetic Survey, National Ocean Service or National Oceanic and Atmospheric Administration; the average water level that demarcates the transition from exposed land to submerged land at the point of low tide.

**Mounding** – term used to describe the act of piling scallops in an approved bushel box so that the scallops exceed the legal level limit of the box.

**Mussel** - A marine mollusk of the species *Mytilus edulis*.

**Nub Scallop** – A fall spawned scallop defined by the growth ring being less than 10mm from the hinge.

**Oyster** - A marine mollusk of the species *Crassostrea virginica*.

**Permit** - A certificate granting permission to engage in specific activities issued by the appropriate authority.

**State Aquaculture Permit** - “seed” or propagation permit as defined in MGL, Chapter 130; Sections 80 and 69 and CMR 322, Section 15.04 (b)(1): Authorizes the possession and growing of seed shellfish from an approved source. May be endorsed for the use of upwellers or similar nursery

systems to enlarge hatchery seed for planting, but not for resale. May be endorsed for the sale of regulated species below the minimum size established by regulation if an operational plan to control sale, shipment, tagging and record keeping is approved by the Director.

**Shellfish Transaction Card** - (CMR 322, Section 7.01 (2)(k)), issued by DMF: Authorizes only the named individual holding a commercial fishermen permit endorsed for shellfish and seaworms to sell shellfish and seaworms, and shall be used in conjunction with either a Massachusetts driver's license or a Registry of Motor Vehicles identification card.

**State Commercial Permit (Commercial Fishing Permit / Shellfish Permit)**, issued by DMF: Allows an individual to take, land and sell (to a licensed dealer) shellfish and seaworms. A shellfish ID card, from the Division, and town permit are also required.

**Petite Oysters** – Aquaculturally reared oysters, whose height (from hinge to shell margin) is between 2.5 and 3 inches.

**Planted Areas**- Areas in which the Shellfish Department has planted shellfish for purposes of propagation or transplanting.

**Poaching** – The harvesting of shellfish, illegally, from any area.

**Quahog** - A marine mollusk of the species *Mercenaria mercenaria*, commonly called the hardshelled clam.

**Quart**- 67.201 cubic inches (U.S. Dry Measure).

**Raking** - Gathering oysters and/or other materials using a rake and then transferring this accumulation to a container, vehicle or vessel.

**Razor clam** – a marine mollusk of the species *Ensis directus*

**Red Flag** - Closures of both recreational and commercial shellfisheries and shall be noted by red flags as posted by the Shellfish Constable.

**Resident** - A declared resident of the Town of Nantucket: Written proof that Nantucket is the domicile as well as the legal residence of the applicant shall be required to the satisfaction of the Board of Selectmen or their designee. Proof of legal residence may include voter registration, automobile registration, driver's license, income tax filings, census data, or verification information as deemed necessary by the issuing agency. To qualify as a resident under these regulations an individual must have maintained that residence for one full year.

**(To) Scratch** -To harvest clams with the aid of a clam rake.

**Seed** - Quahogs, less than (1) one inch wide, across both valves at the hinge, soft-shell clams less than (2) two inches in length (the largest measurement, 90 degrees from the hinge to outer margin of the

shell); oysters, with the exception of petites, less than (3) three inches in height (from hinge to outer margins of the shell), and scallops without a defined annual growth ring.

**Softshell Clam (Steamer)** - A softshell clam of species *Mya arenaria*.

**Shellfish** - Softshell clams, whelks, mussels, oysters, snails, quahogs, razor clams (razor fish), bay scallops, sea scallops, sea clams, and blood arks.

**Spat** - An oyster or similar bivalve mollusk in the larval stage, especially when it has settled on and attached itself to a surface on which it can then proceed to grow.

**Strandings** – When shellfish are beached or at risk in shallow waters due to wind driven storm events

**Subtidal**-The body of water or area below that of mean low water for spring tides; habitats rarely, if ever, completely uncovered by low tides.

**Surf Clam (Sea Clam)** - A clam of species *Spisula solidissima*.

**(To) Take** -To harvest.

**Tongs** - A hand-held and hauled implement used for the harvesting of oysters. They have a scissor mechanism to close two baskets upon themselves.

**Town** -The Town of Nantucket.

**Transaction Card** - See Permits; Shellfish Transaction Card.11

**(To) Transplant** -The moving of shellfish from one area to another.

**Warden** - See Constable

**Waters** -Coastal waters, tidal flats, tidal creeks, and all salt or fresh waters within the boundaries of the Town of Nantucket.

**Weights (for dredges):** Window weights used to make the dredge heavier

## Section 9-Pictures of Town Approved Shellfishing Containers

Approved recreational containers with legal limits:

Metal Bushel Basket



Level Metal Bushel Basket With Float



Level Metal Bushel Basket With Float



Level Orange Bushel Basket With Float



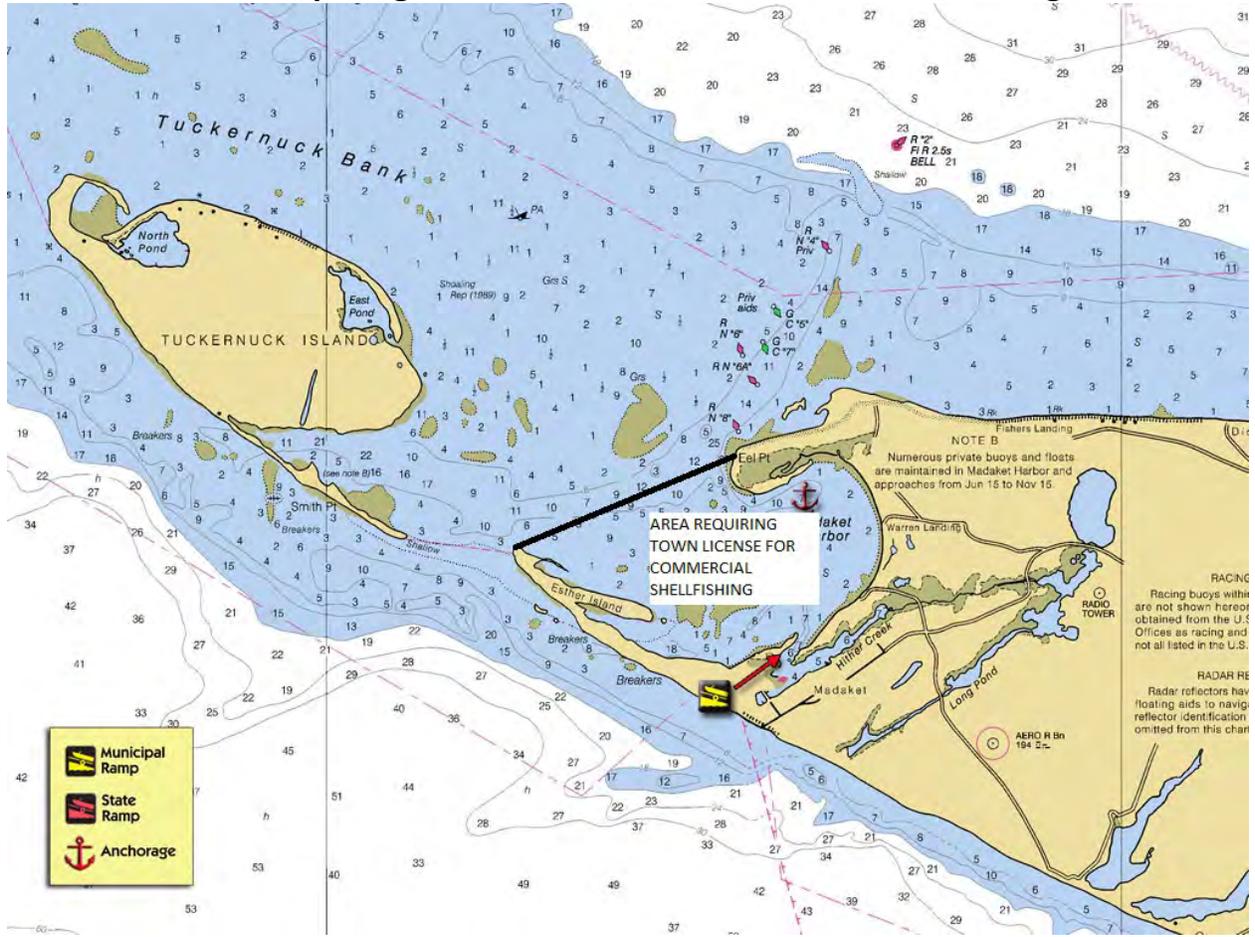
Appropriate Level For Orange Bushel Basket



Town of Nantucket "Level" Bushel Box (Appropriate Condition)



# Section 10 - Areas Requiring Town License For Commercial Shellfishing





**\*\* DRAFT AS OF 01/20/16 - 12:30pm \*\***

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF NANTUCKET**



**WARRANT FOR**

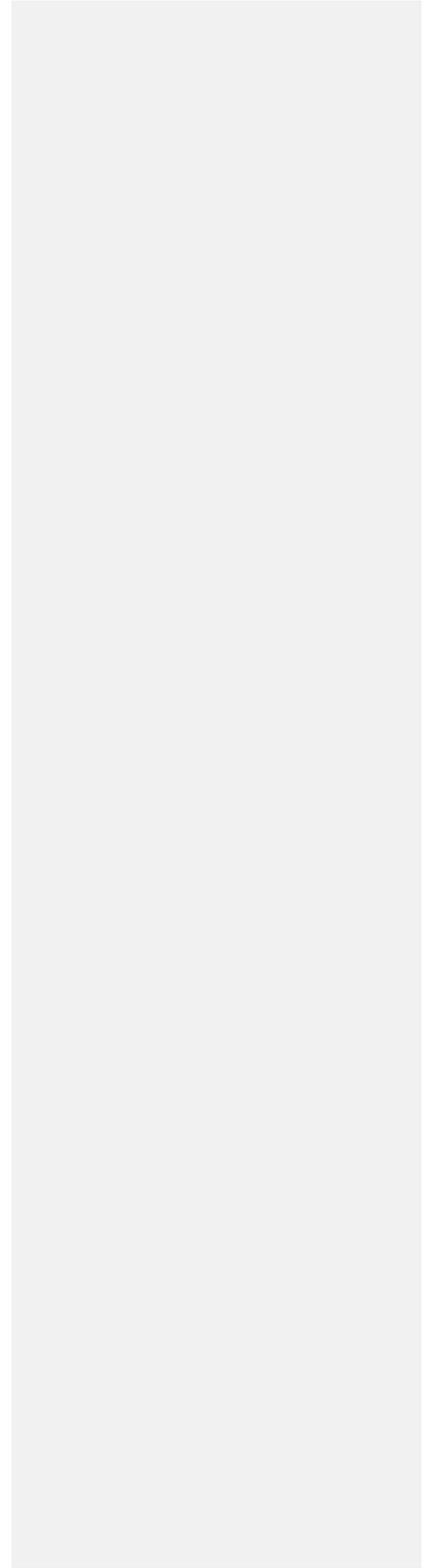
**2016 ANNUAL TOWN MEETING  
Nantucket High School  
Mary P. Walker Auditorium  
Saturday, April 2, 2016 - 9:00 AM**

**AND**

**ANNUAL TOWN ELECTION  
Nantucket High School  
Tuesday, April 12, 2016  
7:00 AM - 8:00 PM**

Town of Nantucket  
16 Broad Street  
Nantucket, MA 02554  
(508) 228-7255  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

DRAFT



To the Constables of the Town of Nantucket:

**GREETING:**

*In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Nantucket qualified to vote in Town affairs, to meet and assemble themselves at the Nantucket High School Auditorium at 10 Surfside Road in said Nantucket, on*

**SATURDAY, APRIL 2, 2016 AT 9:00 AM,  
THEN AND THERE TO ACT ON THE ARTICLES  
CONTAINED WITH THE ENCLOSED WARRANT:**

**APPROPRIATIONS**

**ARTICLE 1  
(Receipt of Reports)**

To receive the reports of various departments and committees as printed in the Fiscal Year 2015 Annual Town Report or as may come before this meeting; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 2  
(Appropriation: Unpaid Bills)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds for the payment, pursuant to Chapter 44 section 64 of the Massachusetts General Laws, of unpaid bills from previous fiscal years, including any bills now on overdraft; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 3  
(Appropriation: Prior Year Articles)**

To see what sums the Town will vote to appropriate and transfer from available funds previously appropriated pursuant to Articles voted in prior years; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 4**  
**(Revolving Accounts: Annual Authorization)**

To see what revolving accounts the Town may vote to authorize or reauthorize pursuant to Chapter 44, section 53E½ of the Massachusetts General Laws for Fiscal Year 2017; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 5**  
**(Appropriation: Reserve Fund)**

To see what sum the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of establishing a Reserve Fund pursuant to Chapter 40 section 6 of the Massachusetts General Laws, to provide for the extraordinary and unforeseen expenditures which may arise during Fiscal Year 2017; said sum not to exceed five (5) percent of the Fiscal Year 2016 tax levy; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 6**  
**(Fiscal Year 2016 General Fund Budget Transfers)**

To see what sums the Town will vote to transfer into various line items of the Fiscal Year 2016 General Fund operating budget from other line items of said budget and from other available funds; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 7**  
**(Personnel Compensation Plans for Fiscal Year 2017)**

To see if the Town will vote to adopt the following Compensation Plans for Fiscal Year 2017:

*Schedule A -- Miscellaneous Compensation Schedule*

|  |             |
|--|-------------|
| Abatement Advisory Committee (yearly per member)           | \$600.00    |
| Americans with Disabilities Act Facilitator (hourly)       | 15.00       |
| Building, Plumbing, Wiring Inspector, Assistants (hourly)  | Up to 50.00 |
| Certified Nurse's Aide/Our Island Home (Per Diem - hourly) | 19.00       |
| Dietician/Our Island Home (hourly)                         | 39.00       |
| Election Warden (hourly)                                   | 20.00       |
| Election Worker (hourly)                                   | 15.00       |
| EMT, Call (hourly)   | 15.00       |
| Fire Captain, Call (yearly)                                | 150.00      |
| Fire Fighter, Call (hourly)                                | 15.00       |
| Fire Lieutenant, Call (yearly)                             | 125.00      |
| Fire Chief, Second Deputy (yearly)                         | 5,000.00    |
| Fire Chief, Third Deputy (yearly)                          | 5,000.00    |

|  |                         |
|--|-------------------------|
| Licensed Practical Nurse/Our Island Home (Per Diem - hourly) | 25.00                   |
| Mooring Enforcement Officer (hourly)                         | 30.00                   |
| Registered Nurse/Our Island Home (Per Diem - hourly)         | 35.00                   |
| Registrar of Voters (yearly)                                 | 600.00                  |
| Registrar, Temporary Assistant (hourly)                      | 10.00                   |
| Temporary Employee   | various rates<br>of pay |
| Veterans' Agent (hourly)                                     | 15.00                   |

*Schedule B - Seasonal Employee Compensation Schedule  
(Spring, Summer, Fall, Winter/Effective April 2, 2016 - April 1, 2017)*

| Compensation Level | Start   | Second Season | Third Season | Fourth Season |
|--------------------|---------|---------------|--------------|---------------|
| A-Hourly*          | \$15.00 | \$16.00       | \$17.00      | \$18.00       |
| B-Hourly*          | \$15.50 | \$16.50       | \$17.50      | \$18.50       |
| C-Hourly*          | \$16.50 | \$17.50       | \$18.50      | \$19.50       |
| D-Hourly*          | \$17.50 | \$18.50       | \$19.50      | \$20.50       |
| E-Hourly*          | \$19.50 | \$20.00       | \$20.50      | \$21.00       |

\*An employee assigned supervisory responsibilities shall be placed in the next higher category.

- A: ~~Tennis Attendant~~, Information Aide, ~~Matron~~
- B: Seasonal Health Assistant, Shellfish Warden, Seasonal Natural Resources Enforcement Officer
- C: Dock Worker, Natural Resources Technician, Seasonal Permit Sales Clerk
- D: Seasonal Firefighter/EMT, Community Service Officer, Lifeguard, Seasonal Laborer
- E: Lead Lifeguard, Lead Dock Worker, ~~Tennis Instructor~~, Seasonal Recreational Coordinator, Reserve Police Officer

*Schedule C -- Compensation Schedule for Elected Officials\**

|                  |                  |
|------------------|------------------|
| Moderator        | \$175 per year   |
| Selectman, Chair | \$5,000/per year |
| Selectmen        | \$3,500/per year |
| Town Clerk       | \$97,194         |

\*Other than establishing the salary pursuant to MGL c. 41, s. 108, these positions are excluded from the Personnel Bylaw of the Town.

Or to take any other action related thereto.

(Board of Selectmen)

**ARTICLE 8**

**(Appropriation: Fiscal Year 2017 General Fund Operating Budget)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of supporting the offices, departments, boards and commissions of the Town of Nantucket for Fiscal Year 2017; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 9**

**(Appropriation: Health and Human Services)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the Council for Human Services to be used by the Council to contract with various health and human services, not-for-profit corporations to provide for the health, safety and welfare of the inhabitants of the Town of Nantucket; further, that all such sums be expended on the condition that grant agreements be executed by and between the Board of Selectmen and the respective private, not-for-profit agency for Fiscal Year 2017, which grant agreements shall stipulate mutually agreed upon terms and conditions; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 10**

**(Appropriation: General Fund Capital Expenditures)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, for the purposes of capital expenditures for the offices, departments, boards and commissions of the Town of Nantucket; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 11**

**(Appropriation: Fiscal Year 2017 Enterprise Funds Operations)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the operation of the Enterprise Funds of the Town of Nantucket for Fiscal Year 2017, out of anticipated revenues of the designated funds, for the purposes set forth above; or to take any other action related thereto.

*(Board of Selectmen for the Various Departments Indicated)*

**ARTICLE 12**

**(Appropriation: Enterprise Funds Capital Expenditures)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of capital

expenditures for the Enterprise Funds of the Town of Nantucket; or to take any other action related thereto.

*(Board of Selectmen for the Various Departments Indicated)*

**ARTICLE 13  
(Enterprise Funds: Fiscal Year 2016 Budget Transfers)**

To see what sums the Town will vote to transfer into various line items of Fiscal Year 2016 Enterprise Fund operating budgets from other line items of said budgets and/or from Enterprise Surplus Reserve Funds; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 14  
(Appropriation: Airport Aviation and Administration Building Project)**

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, a sum of money to fund the close-out and settlement of the project known as the "General Aviation and Administration Building Addition at the Nantucket Memorial Airport," which project was initially authorized by the April 4, 2011 Annual Town Meeting.

Or to take any other action related thereto.

*(Board of Selectmen for Airport Commission)*

**ARTICLE 15  
(Appropriation: School)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the School Superintendent with the approval of the School Committee, to supplement the previous appropriation made under Article 12 of the 2015 Annual Town Meeting to pay costs of professional services for design, permitting, architecture, construction supervision, and other related professional services for the construction, installation and equipping of new, and/or additions to existing, school buildings, and all other costs incidental and related thereto; and to take any other action related thereto.

*(Board of Selectmen)*

***NEEDS LEGAL, BOND COUNSEL, DOR (?) REVIEW***

**ARTICLE 16  
(Acceptance of Massachusetts General Law: Sewer Betterment Assessments)**

To see if the Town will vote to accept the provisions of Massachusetts General Law Chapter 83, Sections 15C and 15D to authorize the Town to collect interest on unpaid sewer betterment assessments; and to apportion all future sewer assessments over a period not to exceed thirty years; or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 17**

**(Acceptance of Massachusetts General Law: Sewer Betterment Deferral)**

To see if the Town will vote to accept Massachusetts General Law Chapter 80 Section 13B allowing the board of a county, city, town or district making the order for the assessment of any betterment, or balance of any assessment apportioned in accordance with the provisions of section thirteen, shall, upon the application of the owner of the real property assessed, if such owner is eligible for an exemption under clause Forty-first A of section five of chapter fifty-nine, enter into a deferral and recovery agreement with such owner on behalf of the city or town. In any instance in which a board of the commonwealth makes an order for the assessment of any betterments, said board of the commonwealth may enter into a deferral and recovery agreement on its own behalf in accordance with the terms of this section. Any such application shall be filed with the appropriate board within sixth months after notice of such assessment has been sent out by the collector. Such application may be filed with the clerk or secretary of said board, or delivered by mail or otherwise at their office.

*(Board of Selectmen)*

**\*\*ARE THE FOLLOWING TWO ARTICLES IN THE CORRECT ORDER -BOTH STILL NEED BOND COUNSEL REVIEW:**

**ARTICLE 18**

**(Appropriation: Sewer Project/Nantucket Harbor Shimmo; Plus Vicinity of Meadowview Drive/Western Edge ("PLUS"))**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, to pay costs of professional services for design, permitting, architecture, construction supervision, and other related professional services for the construction, installation and equipping of the extension of municipal sewer lines and associated infrastructure from the Surfside Wastewater Treatment Facility to the areas established in the Comprehensive Wastewater Management Plan Update adopted June 3, 2015 and described as "Nantucket Harbor Shimmo" (formerly titled "Monomoy") and to the area described as "Plus Vicinity of Meadowview Drive/Western Edge" including all costs incidental and related thereto; provided that said borrowing shall be contingent on the passage of a Proposition 2½ debt exclusion vote; or to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

*OR*

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, to pay costs of professional services for design, permitting, architecture, construction supervision, and other related professional services, for the construction, installation and equipping of the extension of municipal sewer lines and

associated infrastructure from the Surfside Wastewater Treatment Facility to the areas established in the Comprehensive Wastewater Management Plan Update adopted June 3, 2015 and described as "Nantucket Harbor Shimmo" (formerly titled "Monomoy") and to the area described as "Plus Vicinity of Meadowview Drive/Western Edge" including all costs incidental and related thereto, and further to vote to repay forty percent (40%) of the debt service for the bonds issued for the borrowing by taxation and other general receipts of the Town, and sixty percent (60%) of said debt service be raised through betterments and other assessments imposed by the Nantucket Sewer Commission as authorized pursuant to Chapter 396 of the Acts of 2008; provided that said borrowing shall be contingent on the passage of a Proposition 2 and ½ debt exclusion vote; or to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

**\*\*SHOULD WE PUT THE COMPANION SEWER DISTRICT ARTICLE, HERE?\***

#### **ARTICLE 19**

##### **(Appropriation: Sewer Project/Madaket-Warren's Landing-Somerset Needs Area)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, to pay costs of professional services for design, permitting, architecture, construction supervision, and other related professional services for the construction, installation and equipping of the extension of municipal sewer lines and associated infrastructure from the Surfside Wastewater Treatment Facility to the areas established in the Comprehensive Wastewater Management Plan Update adopted June 3, 2015 and described as "Madaket/Warren's Landing" and "Somerset" including all costs incidental and related thereto; provided that said borrowing shall be contingent on the passage of a Proposition 2 ½ debt exclusion vote; and to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

*OR*

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, to pay costs of professional services for design, permitting, architecture, construction supervision, and other related professional services, for the construction, installation and equipping of the extension of municipal sewer lines and associated infrastructure from the Surfside Wastewater Treatment Facility to the areas established in the Comprehensive Wastewater Management Plan Update adopted June 3, 2015 and described as "Madaket/Warren's Landing" and "Somerset" including all costs incidental and related thereto, and further to vote to repay forty percent (40%) of the debt service for the bonds issued for the borrowing by taxation and other general receipts of the Town, and sixty percent (60%) of said debt service be raised through betterments and other assessments imposed by the Nantucket Sewer Commission as authorized pursuant to Chapter 396 of the Acts of 2008; provided that said borrowing shall be contingent on the passage of a Proposition 2 and ½ debt exclusion vote; or to take any other action related thereto.

(Board of Selectmen/Sewer Commissioners)

**ARTICLE 20**

**(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcels located within the "Nantucket Harbor/Shimmo" and "Plus Vicinity of Meadowview Drive and Western Edge" sewer needs areas designated within the Comprehensive Wastewater Management Plan adopted on June 3, 2015 to the Town Sewer District:

Nantucket Harbor/Shimmo Needs Areas

| Map | Lot   | Number | Street        |
|-----|-------|--------|---------------|
| 54  | 175.1 | 19     | Brewster Road |
| 54  | 296   | 21     | Brewster Road |
| 54  | 175.2 | 23     | Brewster Road |
| 54  | 174   | 25     | Brewster Road |
| 54  | 173   | 27     | Brewster Road |
| 54  | 171   | 28     | Brewster Road |
| 54  | 293   | 29     | Brewster Road |
| 54  | 294   | 29½    | Brewster Road |
| 54  | 173.1 | 29B    | Brewster Road |
| 54  | 172   | 31     | Brewster Road |
| 54  | 84    | 32     | Brewster Road |
| 54  | 85    | 33     | Brewster Road |
| 54  | 288   | 34     | Brewster Road |
| 54  | 86    | 35     | Brewster Road |
| 54  | 12    | 36     | Brewster Road |
| 54  | 87    | 37     | Brewster Road |
| 54  | 88    | 39     | Brewster Road |
| 54  | 89    | 43     | Brewster Road |
| 54  | 13    | 44     | Brewster Road |
| 54  | 90    | 45     | Brewster Road |
| 54  | 14    | 46     | Brewster Road |
| 54  | 16    | 47     | Brewster Road |
| 43  | 96    | 50     | Brewster Road |
| 54  | 81    | 2      | Cathcart Road |

|    |                                 |    |                               |
|----|---------------------------------|----|-------------------------------|
| 54 | 82 (portion of)                 | 4  | Cathcart Road                 |
| 54 | 8                               | 4½ | Cathcart Road                 |
| 54 | 83                              | 5  | Cathcart Road                 |
| 54 | 9                               | 6  | Cathcart Road                 |
| 54 | 11.1                            | 7  | Cathcart Road                 |
| 54 | 10.1                            | 8  | Cathcart Road                 |
| 54 | 11                              | 9  | Cathcart Road                 |
| 54 | 10.2                            | 10 | Cathcart Road                 |
| 43 | 146                             | 11 | Cathcart Road                 |
| 43 | 21                              | 12 | Cathcart Road                 |
| 43 | 101                             | 14 | Cathcart Road                 |
| 43 | 69                              | 15 | Cathcart Road                 |
| 43 | 10                              | 2  | Gardner Road                  |
| 43 | 9                               | 4  | Gardner Road                  |
| 43 | 8                               | 6  | Gardner Road                  |
| 43 | 94.2<br>(as further subdivided) | 12 | Gardner Road<br>(Pippens Way) |
| 43 | 88                              | 13 | Gardner Road                  |
| 43 | 87                              | 15 | Gardner Road                  |
| 43 | 93                              | 16 | Gardner Road                  |
| 43 | 173                             | 17 | Gardner Road                  |
| 43 | 135                             | 18 | Gardner Road                  |
| 43 | 172                             | 19 | Gardner Road                  |
| 43 | 171                             | 21 | Gardner Road                  |
| 43 | 173                             | 21 | Gardner Road                  |
| 43 | 92                              | 25 | Gardner Road                  |
| 43 | 132                             | 28 | Gardner Road                  |
| 43 | 86                              | 31 | Gardner Road                  |
| 43 | 85                              | 37 | Gardner Road                  |
| 43 | 98                              | 1  | Harbor View Drive             |
| 43 | 99                              | 3  | Harbor View Drive             |
| 43 | 19                              | 4  | Harbor View Drive             |
| 43 | 100                             | 5  | Harbor View Drive             |
| 43 | 20                              | 6  | Harbor View Drive             |
| 43 | 307                             | 2  | Juniper Hill                  |
| 43 | 300                             | 3  | Juniper Hill                  |

|    |     |    |                    |
|----|-----|----|--------------------|
| 43 | 306 | 4  | Juniper Hill       |
| 43 | 305 | 6  | Juniper Hill       |
| 43 | 302 | 7  | Juniper Hill       |
| 43 | 304 | 8  | Juniper Hill       |
| 43 | 303 | 9  | Juniper Hill       |
| 43 | 13  | 2  | Kelley Road        |
| 54 | 28  | 4  | Kelley Road        |
| 54 | 29  | 6  | Kelley Road        |
| 54 | 27  | 7  | Kelley Road        |
| 54 | 30  | 8  | Kelley Road        |
| 54 | 98  | 9  | Kelley Road        |
| 54 | 31  | 10 | Kelley Road        |
| 54 | 97  | 11 | Kelley Road        |
| 54 | 32  | 12 | Kelley Road        |
| 54 | 96  | 13 | Kelley Road        |
| 54 | 99  | 14 | Kelley Road        |
| 54 | 100 | 16 | Kelley Road        |
| 54 | 101 | 18 | Kelley Road        |
| 54 | 104 | 28 | Kelley Road        |
| 54 | 297 | 30 | Kelley Road        |
| 43 | 157 | 2  | Middle Valley Road |
| 43 | 128 | 4  | Middle Valley Road |
| 43 | 160 | 8  | Middle Valley Road |
| 43 | 162 | 12 | Middle Valley Road |
| 43 | 221 | 1  | Moors End Lane     |
| 43 | 220 | 3  | Moors End Lane     |
| 43 | 211 | 4  | Moors End Lane     |
| 43 | 219 | 5  | Moors End Lane     |
| 43 | 212 | 6  | Moors End Lane     |
| 43 | 218 | 7  | Moors End Lane     |
| 43 | 213 | 8  | Moors End Lane     |
| 43 | 214 | 10 | Moors End Lane     |
| 43 | 215 | 12 | Moors End Lane     |
| 43 | 216 | 14 | Moors End Lane     |
| 43 | 217 | 16 | Moors End Lane     |
| 43 | 312 | 5  | North Road         |

|    |       |     |                  |
|----|-------|-----|------------------|
| 43 | 131.1 | 9   | North Road       |
| 43 | 81    | 10  | North Road       |
| 43 | 131   | 11  | North Road       |
| 43 | 82    | 12  | North Road       |
| 43 | 83    | 14  | North Road       |
| 43 | 84    | 16  | North Road       |
| 43 | 1     | 1   | Pimmys Point     |
| 54 | 250   | 28  | Polpis Road      |
| 54 | 251   | 30  | Polpis Road      |
| 54 | 252   | 32  | Polpis Road      |
| 54 | 253   | 34  | Polpis Road      |
| 54 | 254   | 36  | Polpis Road      |
| 54 | 264   | 40  | Polpis Road      |
| 54 | 265   | 40  | Polpis Road      |
| 54 | 266   | 42  | Polpis Road      |
| 54 | 267   | 44  | Polpis Road      |
| 54 | 20    | 47  | Polpis Road      |
| 54 | 21    | 49  | Polpis Road      |
| 54 | 22    | 51  | Polpis Road      |
| 54 | 23    | 53  | Polpis Road      |
| 54 | 24    | 55  | Polpis Road      |
| 54 | 24.1  | 55R | Polpis Road      |
| 54 | 25    | 57  | Polpis Road      |
| 54 | 26    | 59  | Polpis Road      |
| 43 | 15    | 61  | Polpis Road      |
| 43 | 14.2  | 64  | Polpis Road      |
| 43 | 14.1  | 66  | Polpis Road      |
| 43 | 12.2  | 67  | Polpis Road      |
| 43 | 210   | 68  | Polpis Road      |
| 43 | 91.1  | 4   | Shawkemo Road    |
| 43 | 91.2  | 6   | Shawkemo Road    |
| 43 | 90    | 8   | Shawkemo Road    |
| 54 | 255   | 2   | Shimmo Pond Road |
| 54 | 259   | 3   | Shimmo Pond Road |
| 54 | 256   | 4   | Shimmo Pond Road |
| 54 | 289   | 5   | Shimmo Pond Road |

|    |             |    |                   |
|----|-------------|----|-------------------|
| 54 | 257         | 6  | Shimmo Pond Road  |
| 54 | 258         | 8  | Shimmo Pond Road  |
| 54 | 15          | 12 | Shimmo Pond Road  |
| 43 | 16          | 13 | Shimmo Pond Road  |
| 43 | 17          | 14 | Shimmo Pond Road  |
| 43 | 95          | 15 | Shimmo Pond Road  |
| 43 | 18          | 16 | Shimmo Pond Road  |
| 43 | 309         | 19 | Shimmo Pond Road  |
| 43 | 97          | 21 | Shimmo Pond Road  |
| 43 | 145         | 22 | Shimmo Pond Road  |
| 43 | 144         | 23 | Shimmo Pond Road  |
| 43 | 122 and 123 | 26 | Shimmo Pond Road  |
| 43 | 167         | 28 | Shimmo Pond Road  |
| 43 | 168         | 30 | Shimmo Pond Road  |
| 43 | 170         | 31 | Shimmo Pond Road  |
| 43 | 169         | 32 | Shimmo Pond Road  |
| 43 | 156         | 33 | Shimmo Pond Road  |
| 43 | 124         | 34 | Shimmo Pond Road  |
| 43 | 127         | 35 | Shimmo Pond Road  |
| 43 | 125         | 38 | Shimmo Pond Road  |
| 43 | 126         | 42 | Shimmo Pond Road  |
| 43 | 75          | 44 | Shimmo Pond Road  |
| 43 | 77          | 46 | Shimmo Pond Road  |
| 43 | 79          | 48 | Shimmo Pond Road  |
| 43 | 165         | 2  | South Valley Road |
| 43 | 166         | 3  | South Valley Road |
| 43 | 143         | 5  | South Valley Road |
| 43 | 164         | 6  | South Valley Road |
| 43 | 164.1       | 6  | South Valley Road |
| 43 | 142         | 7  | South Valley Road |
| 43 | 308         | 8  | South Valley Road |
| 43 | 140         | 10 | South Valley Road |
| 43 | 310         | 10 | South Valley Road |
| 43 | 137         | 11 | South Valley Road |
| 43 | 139         | 12 | South Valley Road |
| 43 | 133         | 14 | South Valley Road |

|    |     |    |                   |
|----|-----|----|-------------------|
| 43 | 136 | 15 | South Valley Road |
| 43 | 134 | 17 | South Valley Road |

**Plus Vicinity of Meadowview Drive and Western Edge Needs Area**  
 (The parcels identified below are the remaining properties needed to complete the inclusion of this Needs Area within the Town Sewer District)

| Map | Lot             | Number | Street            |
|-----|-----------------|--------|-------------------|
| 56  | 336             | 30     | Friendship Lane   |
| 56  | 351             | 31     | Friendship Lane   |
| 56  | 335             | 32     | Friendship Lane   |
| 56  | 352             | 33     | Friendship Lane   |
| 56  | 334             | 34     | Friendship Lane   |
| 56  | 353             | 35     | Friendship Lane   |
| 56  | 333             | 36     | Friendship Lane   |
| 56  | 354             | 37     | Friendship Lane   |
| 56  | 332             | 38     | Friendship Lane   |
| 56  | 355             | 39     | Friendship Lane   |
| 56  | 331             | 40     | Friendship Lane   |
| 56  | 356             | 41     | Friendship Lane   |
| 56  | 330             | 42     | Friendship Lane   |
| 56  | 75 (portion of) | 56     | Hummock Pond Road |
| 56  | 76 (portion of) | 54     | Hummock Pond Road |
| 56  | 93              | 8      | Hussey Farm Road  |
| 56  | 151             | 10     | Hussey Farm Road  |
| 56  | 109             | 3      | Marsh Hawk Lane   |
| 56  | 111             | 5      | Marsh Hawk Lane   |
| 56  | 171             | 7      | Marsh Hawk Lane   |
| 56  | 172             | 9      | Marsh Hawk Lane   |
| 56  | 112             | 11     | Marsh Hawk Lane   |
| 56  | 113.6           | 15     | Marsh Hawk Lane   |
| 56  | 150             | 2      | Meadow View Drive |
| 56  | 92              | 3      | Meadow View Drive |
| 56  | 149             | 4      | Meadow View Drive |
| 56  | 91              | 5      | Meadow View Drive |
| 56  | 148             | 6      | Meadow View Drive |
| 56  | 90              | 7      | Meadow View Drive |
| 56  | 147             | 8      | Meadow View Drive |
| 56  | 89              | 9      | Meadow View Drive |
| 56  | 146             | 10     | Meadow View Drive |
| 56  | 88              | 11     | Meadow View Drive |
| 56  | 145             | 12     | Meadow View Drive |
| 56  | 87              | 13     | Meadow View Drive |
| 56  | 144             | 14     | Meadow View Drive |

|    |           |    |                   |
|----|-----------|----|-------------------|
| 56 | 86        | 15 | Meadow View Drive |
| 56 | 143       | 16 | Meadow View Drive |
| 56 | 280       | 17 | Meadow View Drive |
| 56 | 142       | 18 | Meadow View Drive |
| 56 | 281       | 19 | Meadow View Drive |
| 56 | 141       | 20 | Meadow View Drive |
| 56 | 282       | 21 | Meadow View Drive |
| 56 | 140       | 22 | Meadow View Drive |
| 56 | 283       | 23 | Meadow View Drive |
| 56 | 139       | 24 | Meadow View Drive |
| 56 | 284       | 25 | Meadow View Drive |
| 56 | 78        | 27 | Meadow View Drive |
| 56 | 129       | 29 | Meadow View Drive |
| 56 | 138       | 30 | Meadow View Drive |
| 56 | 137       | 32 | Meadow View Drive |
| 56 | 130       | 33 | Meadow View Drive |
| 56 | 136       | 34 | Meadow View Drive |
| 56 | 131       | 35 | Meadow View Drive |
| 56 | 135       | 36 | Meadow View Drive |
| 56 | 132       | 37 | Meadow View Drive |
| 56 | 133       | 39 | Meadow View Drive |
| 56 | 296       | 42 | Meadow View Drive |
| 56 | 297       | 44 | Meadow View Drive |
| 56 | 298       | 46 | Meadow View Drive |
| 56 | 299       | 48 | Meadow View Drive |
| 56 | 390       | 49 | Meadow View Drive |
| 56 | 177       | 50 | Meadow View Drive |
| 56 | 389       | 51 | Meadow View Drive |
| 56 | 176       | 52 | Meadow View Drive |
| 56 | 173       | 53 | Meadow View Drive |
| 56 | 175       | 54 | Meadow View Drive |
| 56 | 170       | 55 | Meadow View Drive |
| 56 | 174       | 56 | Meadow View Drive |
| 56 | 169.2     | 57 | Meadow View Drive |
| 56 | 169.3     | 59 | Meadow View Drive |
| 56 | 167/(168) | 60 | Meadow View Drive |
| 56 | 169.4     | 61 | Meadow View Drive |
| 56 | 169.5     | 63 | Meadow View Drive |
| 56 | 169.6     | 65 | Meadow View Drive |
| 56 | 159       | 1  | Pinkham Circle    |
| 56 | 160       | 2  | Pinkham Circle    |
| 56 | 178       | 3  | Pinkham Circle    |
| 56 | 161       | 4  | Pinkham Circle    |
| 56 | 179       | 5  | Pinkham Circle    |
| 56 | 162       | 6  | Pinkham Circle    |

|    |       |    |                 |
|----|-------|----|-----------------|
| 56 | 164   | 8  | Pinkham Circle  |
| 56 | 165   | 10 | Pinkham Circle  |
| 56 | 151.1 | 3  | Pond Road       |
| 56 | 158   | 4  | Pond Road       |
| 56 | 152   | 5  | Pond Road       |
| 56 | 157   | 6  | Pond Road       |
| 56 | 153   | 7  | Pond Road       |
| 56 | 156   | 8  | Pond Road       |
| 56 | 155   | 11 | Pond Road       |
| 56 | 295   | 12 | Pond Road       |
| 56 | 134   | 15 | Pond Road       |
| 56 | 163   | 21 | Somerset Road   |
| 56 | 169.1 | 31 | Somerset Road   |
| 56 | 110   | 33 | Somerset Road   |
| 56 | 107   | 35 | Somerset Road   |
| 56 | 106   | 36 | Somerset Road   |
| 56 | 108   | 37 | Somerset Road   |
| 56 | 113.1 | 1  | Wamasquid Place |
| 56 | 113.3 | 2  | Wamasquid Place |
| 56 | 113.2 | 3  | Wamasquid Place |
| 56 | 113.8 | 4  | Wamasquid Place |
| 56 | 113.4 | 5  | Wamasquid Place |
| 56 | 113.7 | 6  | Wamasquid Place |
| 56 | 113.5 | 7  | Wamasquid Place |

All as shown on maps entitled "2016 Annual Town Meeting Warrant Article \_\_\_\_" dated \_\_\_\_\_ and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

**ARTICLE 21**

**(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcels located within the "Madaket" and "Somerset" sewer needs areas designated within the Comprehensive Wastewater Management Plan adopted on June 3, 2015 to the Town Sewer District:

| Map    | Parcel | Number | Street   |
|--------|--------|--------|----------|
| 60.2.4 | 79     | 1      | A Street |

|        |       |    |                 |
|--------|-------|----|-----------------|
| 60.2.4 | 78    | 3  | A Street        |
| 60.2.4 | 70    | 4  | A Street        |
| 60     | 138   | 2  | Ames Avenue     |
| 60     | 135   | 4  | Ames Avenue     |
| 60.2.4 | 58    | 6  | Ames Avenue     |
| 60.2.4 | 56    | 8  | Ames Avenue     |
| 59.4   | 214   | 1  | Arkansas Avenue |
| 59.4   | 215   | 3  | Arkansas Avenue |
| 59.4   | 216   | 5  | Arkansas Avenue |
| 59.4   | 133.2 | 6  | Arkansas Avenue |
| 59.4   | 217   | 7  | Arkansas Avenue |
| 59.4   | 133.1 | 8  | Arkansas Avenue |
| 59.4   | 218   | 9  | Arkansas Avenue |
| 59.4   | 134   | 10 | Arkansas Avenue |
| 59.4   | 219   | 11 | Arkansas Avenue |
| 59.4   | 135   | 12 | Arkansas Avenue |
| 59.4   | 158   | 13 | Arkansas Avenue |
| 59.4   | 136   | 14 | Arkansas Avenue |
| 59.4   | 159   | 15 | Arkansas Avenue |
| 59.4   | 137   | 16 | Arkansas Avenue |
| 59.4   | 220   | 17 | Arkansas Avenue |
| 59.4   | 138   | 18 | Arkansas Avenue |
| 59.4   | 46    | 19 | Arkansas Avenue |
| 59.4   | 139   | 20 | Arkansas Avenue |
| 59.4   | 51    | 21 | Arkansas Avenue |
| 59.4   | 140   | 22 | Arkansas Avenue |
| 59.4   | 62    | 23 | Arkansas Avenue |
| 59.4   | 141   | 24 | Arkansas Avenue |
| 59.3   | 11    | 25 | Arkansas Avenue |
| 59.3   | 12    | 25 | Arkansas Avenue |
| 59.4   | 142   | 26 | Arkansas Avenue |
| 59.4   | 6     | 27 | Arkansas Avenue |
| 59.4   | 143   | 28 | Arkansas Avenue |
| 59.4   | 144   | 30 | Arkansas Avenue |
| 59.4   | 145   | 34 | Arkansas Avenue |
| 59.4   | 146   | 36 | Arkansas Avenue |
| 59.4   | 147   | 38 | Arkansas Avenue |
| 59.4   | 148   | 40 | Arkansas Avenue |
| 59.4   | 149   | 42 | Arkansas Avenue |
| 59.4   | 150   | 44 | Arkansas Avenue |
| 59.4   | 151   | 46 | Arkansas Avenue |
| 59.4   | 152   | 48 | Arkansas Avenue |
| 59.4   | 153   | 50 | Arkansas Avenue |
| 59.4   | 154   | 52 | Arkansas Avenue |
| 59.4   | 155   | 54 | Arkansas Avenue |

|        |     |    |                  |
|--------|-----|----|------------------|
| 59.4   | 156 | 56 | Arkansas Avenue  |
| 59.4   | 157 | 58 | Arkansas Avenue  |
| 59.4   | 33  | 60 | Arkansas Avenue  |
| 59.4   | 34  | 62 | Arkansas Avenue  |
| 59.4   | 35  | 64 | Arkansas Avenue  |
| 59.4   | 36  | 66 | Arkansas Avenue  |
| 59.4   | 38  | 68 | Arkansas Avenue  |
| 59.4   | 39  | 70 | Arkansas Avenue  |
| 59.4   | 40  | 72 | Arkansas Avenue  |
| 59.4   | 41  | 74 | Arkansas Avenue  |
| 59.4   | 42  | 76 | Arkansas Avenue  |
| 59.4   | 43  | 78 | Arkansas Avenue  |
| 59.3   | 17  | 80 | Arkansas Avenue  |
| 59.3   | 78  | 81 | Arkansas Avenue  |
| 59.3   | 79  | 81 | Arkansas Avenue  |
| 59.3   | 13  | 82 | Arkansas Avenue  |
| 59.3   | 145 | 84 | Arkansas Avenue  |
| 59.3   | 73  | 85 | Arkansas Avenue  |
| 59.3   | 143 | 86 | Arkansas Avenue  |
| 59.3   | 144 | 86 | Arkansas Avenue  |
| 60.2.1 | 62  | 5  | Baltimore Street |
| 60     | 106 | 6  | Baltimore Street |
| 60.2.4 | 75  | 12 | Baltimore Street |
| 60.2.4 | 72  | 14 | Baltimore Street |
| 60.2.4 | 73  | 16 | Baltimore Street |
| 60.2.4 | 74  | 16 | Baltimore Street |
| 60.2.4 | 86  | 19 | Baltimore Street |
| 60.2.1 | 25  | 5  | C Street         |
| 60.2.1 | 22  | 6  | C Street         |
| 60.2.4 | 93  | 10 | C Street         |
| 60.2.4 | 89  | 12 | C Street         |
| 60.2.1 | 76  | 13 | C Street         |
| 60.2.4 | 94  |    | C Street         |
| 60     | 147 | 6  | Chicago Street   |
| 59.3   | 174 | 3  | Columbus Avenue  |
| 59.3   | 175 | 5  | Columbus Avenue  |
| 59.3   | 113 | 7  | Columbus Avenue  |
| 59.3   | 112 | 9  | Columbus Avenue  |
| 59.3   | 212 | 10 | Columbus Avenue  |
| 59.3   | 111 | 11 | Columbus Avenue  |
| 59.3   | 173 | 12 | Columbus Avenue  |
| 59.3   | 110 | 13 | Columbus Avenue  |
| 59.3   | 172 | 14 | Columbus Avenue  |
| 59.3   | 109 | 15 | Columbus Avenue  |
| 59.3   | 171 | 16 | Columbus Avenue  |

|        |     |    |                       |
|--------|-----|----|-----------------------|
| 59.3   | 108 | 17 | Columbus Avenue       |
| 59.3   | 107 | 19 | Columbus Avenue       |
| 59.3   | 106 | 21 | Columbus Avenue       |
| 38     | 93  | 2  | Creek Lane            |
| 38     | 94  | 4  | Creek Lane            |
| 38     | 95  | 6  | Creek Lane            |
| 38     | 96  | 8  | Creek Lane            |
| 38     | 97  | 10 | Creek Lane            |
| 38     | 98  | 12 | Creek Lane            |
| 38     | 99  | 14 | Creek Lane            |
| 38     | 100 | 16 | Creek Lane            |
| 38     | 101 | 18 | Creek Lane            |
| 38     | 102 | 20 | Creek Lane            |
| 38     | 103 | 22 | Creek Lane            |
| 38     | 104 | 24 | Creek Lane            |
| 38     | 105 | 26 | Creek Lane            |
| 38     | 106 | 28 | Creek Lane            |
| 38     | 107 | 30 | Creek Lane            |
| 60.2.1 | 28  | 6  | D Street              |
| 60.2.1 | 15  | 7  | D Street              |
| 60.2.1 | 16  | 9  | D Street              |
| 60.2.1 | 17  | 11 | D Street              |
| 60.2.1 | 1   | 14 | D Street              |
| 60.2.1 | 2   | 16 | D Street              |
| 60.2.1 | 6   | 9  | E Street              |
| 60.2.1 | 4   | 11 | E Street              |
| 60.2.1 | 7.1 | 8  | F Street              |
| 60.2.1 | 7.2 | 10 | F Street              |
| 38     | 153 | 1  | Fisher's Landing Road |
| 38     | 154 | 2  | Fisher's Landing Road |
| 38     | 152 | 3  | Fisher's Landing Road |
| 38     | 157 | 4  | Fisher's Landing Road |
| 38     | 151 | 5  | Fisher's Landing Road |
| 38     | 150 | 7  | Fisher's Landing Road |
| 38     | 149 | 9  | Fisher's Landing Road |
| 38     | 148 | 11 | Fisher's Landing Road |
| 38     | 147 | 13 | Fisher's Landing Road |
| 59.3   | 96  | 1  | Goose Cove Avenue     |
| 59.3   | 24  | 3  | Goose Cove Avenue     |
| 59.3   | 23  | 5  | Goose Cove Avenue     |
| 59.4   | 30  | 4  | Goose Cove Way        |
| 59.4   | 367 | 5  | Goose Cove Way        |
| 59.4   | 366 | 6  | Goose Cove Way        |
| 60.1.2 | 65  | 1  | H Street              |
| 60.1.2 | 54  | 5  | H Street              |

|        |      |    |                 |
|--------|------|----|-----------------|
| 60.1.2 | 22   | 11 | H Street        |
| 59.4   | 181  | 4  | I Street        |
| 59.4   | 74   | 7  | I Street        |
| 60.1.2 | 32   | 9  | I Street        |
| 59.4   | 261  | 2  | L Street        |
| 59     | 29   | 1  | Long Pond Drive |
| 59     | 30   | 3  | Long Pond Drive |
| 59     | 27   | 4  | Long Pond Drive |
| 59     | 31   | 5  | Long Pond Drive |
| 59     | 26   | 6  | Long Pond Drive |
| 59     | 32   | 7  | Long Pond Drive |
| 59     | 25   | 8  | Long Pond Drive |
| 59     | 33   | 9  | Long Pond Drive |
| 59     | 24   | 10 | Long Pond Drive |
| 59     | 34   | 11 | Long Pond Drive |
| 59     | 23   | 12 | Long Pond Drive |
| 59     | 35   | 13 | Long Pond Drive |
| 59     | 22   | 14 | Long Pond Drive |
| 59     | 36   | 15 | Long Pond Drive |
| 59     | 21   | 16 | Long Pond Drive |
| 59     | 37   | 17 | Long Pond Drive |
| 59     | 20   | 18 | Long Pond Drive |
| 59     | 37.1 | 19 | Long Pond Drive |
| 59     | 19   | 20 | Long Pond Drive |
| 59     | 15   | 21 | Long Pond Drive |
| 59     | 18   | 22 | Long Pond Drive |
| 59     | 3    | 23 | Long Pond Drive |
| 59     | 17   | 24 | Long Pond Drive |
| 59.4   | 17   | 25 | Long Pond Drive |
| 59     | 16   | 26 | Long Pond Drive |
| 59.4   | 18   | 27 | Long Pond Drive |
| 59.4   | 109  | 28 | Long Pond Drive |
| 59.4   | 19   | 29 | Long Pond Drive |
| 59.4   | 15   | 30 | Long Pond Drive |
| 59.4   | 20   | 31 | Long Pond Drive |
| 59.4   | 108  | 32 | Long Pond Drive |
| 59.4   | 13   | 33 | Long Pond Drive |
| 59.4   | 14   | 34 | Long Pond Drive |
| 59.4   | 12   | 35 | Long Pond Drive |
| 59.4   | 117  | 36 | Long Pond Drive |
| 59.4   | 113  | 37 | Long Pond Drive |
| 59.4   | 116  | 38 | Long Pond Drive |
| 59.4   | 112  | 39 | Long Pond Drive |
| 59.4   | 115  | 40 | Long Pond Drive |
| 59.4   | 109  | 41 | Long Pond Drive |

|      |       |       |                 |
|------|-------|-------|-----------------|
| 59.4 | 114   | 42    | Long Pond Drive |
| 59.4 | 262   | 6     | M Street        |
| 59.4 | 201   | 8     | M Street        |
| 60   | 105   | 4     | Macy Road       |
| 60   | 144   | 6     | Macy Road       |
| 60   | 146   | 8     | Macy Road       |
| 60   | 143   |       | Macy Road       |
| 38   | 58.1  | 197 A | Madaket Road    |
| 59   | 58.1  | 199   | Madaket Road    |
| 59   | 58.2  | 201   | Madaket Road    |
| 59   | 51    | 203   | Madaket Road    |
| 59   | 50    | 205   | Madaket Road    |
| 59   | 49    | 207   | Madaket Road    |
| 59   | 48    | 209   | Madaket Road    |
| 59   | 47    | 211   | Madaket Road    |
| 59   | 46    | 213   | Madaket Road    |
| 59   | 45    | 215   | Madaket Road    |
| 59   | 44    | 217   | Madaket Road    |
| 59   | 43    | 219   | Madaket Road    |
| 59   | 42    | 221   | Madaket Road    |
| 59   | 41    | 223   | Madaket Road    |
| 59   | 1.2   | 227   | Madaket Road    |
| 59   | 2     | 229   | Madaket Road    |
| 59.4 | 21    | 230   | Madaket Road    |
| 38   | 10    | 231   | Madaket Road    |
| 59.4 | 120.1 | 232   | Madaket Road    |
| 59.4 | 120   | 234   | Madaket Road    |
| 59.4 | 364   | 235   | Madaket Road    |
| 59.4 | 119.1 | 238   | Madaket Road    |
| 59.4 | 119   | 240   | Madaket Road    |
| 59.4 | 10    | 241   | Madaket Road    |
| 59.4 | 118.1 | 242   | Madaket Road    |
| 59.4 | 118   | 244   | Madaket Road    |
| 59.4 | 110   | 246   | Madaket Road    |
| 59.4 | 16.1  | 248   | Madaket Road    |
| 59.4 | 11    | 249   | Madaket Road    |
| 59.4 | 213   | 250   | Madaket Road    |
| 59.4 | 211   | 252   | Madaket Road    |
| 59.4 | 210   | 253   | Madaket Road    |
| 59.4 | 212   | 254   | Madaket Road    |
| 59.4 | 265   | 255   | Madaket Road    |
| 59.4 | 267   | 259   | Madaket Road    |
| 59.4 | 268   | 261   | Madaket Road    |
| 59.4 | 269   | 262   | Madaket Road    |
| 59.4 | 271   | 264   | Madaket Road    |

|        |      |     |              |
|--------|------|-----|--------------|
| 59.4   | 319  | 265 | Madaket Road |
| 59.4   | 273  | 266 | Madaket Road |
| 59.4   | 322  | 270 | Madaket Road |
| 59.4   | 356  | 271 | Madaket Road |
| 59.4   | 341  | 273 | Madaket Road |
| 59.4   | 329  | 274 | Madaket Road |
| 59.4   | 330  | 274 | Madaket Road |
| 59.4   | 331  | 274 | Madaket Road |
| 59.4   | 296  | 275 | Madaket Road |
| 59.4   | 335  | 277 | Madaket Road |
| 59.4   | 290  | 278 | Madaket Road |
| 59.4   | 291  | 280 | Madaket Road |
| 59.4   | 292  | 281 | Madaket Road |
| 59.4   | 68   | 282 | Madaket Road |
| 59.3   | 1    | 284 | Madaket Road |
| 60.2.1 | 67   | 291 | Madaket Road |
| 60.1.2 | 64   | 293 | Madaket Road |
| 60.2.1 | 70   | 300 | Madaket Road |
| 60.2.1 | 55   | 301 | Madaket Road |
| 60.2.1 | 54   | 303 | Madaket Road |
| 60.2.1 | 69   | 304 | Madaket Road |
| 60.2.1 | 51   | 305 | Madaket Road |
| 60.2.1 | 68   | 306 | Madaket Road |
| 60.2.1 | 50   | 307 | Madaket Road |
| 60.2.1 | 67   | 308 | Madaket Road |
| 60.2.1 | 66   | 310 | Madaket Road |
| 60.2.1 | 65   | 312 | Madaket Road |
| 60.2.1 | 45   | 313 | Madaket Road |
| 60.2.1 | 64   | 316 | Madaket Road |
| 60.2.1 | 38   | 317 | Madaket Road |
| 60.2.1 | 63   | 318 | Madaket Road |
| 60.2.1 | 35   | 321 | Madaket Road |
| 60.2.4 | 82   | 324 | Madaket Road |
| 60     | 104  | 326 | Madaket Road |
| 60     | 103  | 328 | Madaket Road |
| 60     | 102  | 330 | Madaket Road |
| 60     | 101  | 330 | Madaket Road |
| 60     | 100  | 332 | Madaket Road |
| 60.2.4 | 64.3 | 333 | Madaket Road |
| 60     | 141  | 334 | Madaket Road |
| 60.2.4 | 64.4 | 337 | Madaket Road |
| 60.2.4 | 64.2 | 341 | Madaket Road |
| 60.2.4 | 63   | 343 | Madaket Road |
| 60.2.4 | 63.1 | 345 | Madaket Road |
| 60     | 137  | 347 | Madaket Road |

|        |         |     |                     |
|--------|---------|-----|---------------------|
| 60     | 130     | 353 | Madaket Road        |
| 59.3   | 101     | 1   | Midland Avenue      |
| 59.3   | 100     | 3   | Midland Avenue      |
| 59.3   | 170     | 4   | Midland Avenue      |
| 59.3   | 99      | 5   | Midland Avenue      |
| 59.3   | 169     | 6   | Midland Avenue      |
| 59.3   | 98      | 7   | Midland Avenue      |
| 59.3   | 168     | 8   | Midland Avenue      |
| 59.3   | 97      | 9   | Midland Avenue      |
| 59.3   | 167     | 10  | Midland Avenue      |
| 59.3   | 95      | 11  | Midland Avenue      |
| 59.3   | 105     | 12  | Midland Avenue      |
| 59.3   | 94      | 13  | Midland Avenue      |
| 59.3   | 206     | 14  | Midland Avenue      |
| 59.3   | 166     | 16  | Midland Avenue      |
| 59.3   | 165     | 18  | Midland Avenue      |
| 59.3   | 164     | 20  | Midland Avenue      |
| 59.4   | 283     | 10  | Mississippi Avenue  |
| 59.4   | 285     | 10  | Mississippi Avenue  |
| 59.4   | 233     | 11  | Mississippi Avenue  |
| 59.4   | 229/230 |     | Mississippi Avenue  |
| 59.4   | 236/237 |     | Mississippi Avenue  |
| 59.4   | 107     | 2   | N. Cambridge Street |
| 59.4   | 104     | 8   | N. Cambridge Street |
| 59.4   | 106     | 10  | N. Cambridge Street |
| 59.4   | 207     | 12  | N. Cambridge Street |
| 59.4   | 101     | 14  | N. Cambridge Street |
| 38     | 84      | 1   | North Point         |
| 38     | 83      | 3   | North Point         |
| 38     | 82      | 5   | North Point         |
| 38     | 81      | 7   | North Point         |
| 38     | 80      | 9   | North Point         |
| 38     | 79      | 11  | North Point         |
| 59.4   | 354     | 3   | Oakland Street      |
| 59.4   | 348     | 7   | Oakland Street      |
| 59.4   | 82      | 12  | Oakland Street      |
| 59.4   | 255     | 14  | Oakland Street      |
| 60.1.2 | 33      |     | Oklahoma Avenue     |
| 60.1.2 | 38      |     | Oklahoma Avenue     |
| 60.2.4 | 64      | 3   | Pop's Lane          |
| 38     | 91      | 1   | Ridge Lane          |
| 38     | 128     | 2   | Ridge Lane          |
| 38     | 90      | 3   | Ridge Lane          |
| 38     | 127     | 4   | Ridge Lane          |
| 38     | 89      | 5   | Ridge Lane          |

|      |       |    |                     |
|------|-------|----|---------------------|
| 38   | 126   | 6  | Ridge Lane          |
| 38   | 88    | 7  | Ridge Lane          |
| 38   | 125   | 8  | Ridge Lane          |
| 38   | 87    | 9  | Ridge Lane          |
| 38   | 124   | 10 | Ridge Lane          |
| 38   | 86    | 11 | Ridge Lane          |
| 38   | 123   | 12 | Ridge Lane          |
| 38   | 85    | 13 | Ridge Lane          |
| 38   | 120   | 16 | Ridge Lane          |
| 38   | 78    | 17 | Ridge Lane          |
| 38   | 119   | 18 | Ridge Lane          |
| 38   | 77    | 19 | Ridge Lane          |
| 38   | 118   | 20 | Ridge Lane          |
| 38   | 76    | 21 | Ridge Lane          |
| 38   | 117   | 22 | Ridge Lane          |
| 38   | 75    | 23 | Ridge Lane          |
| 38   | 116   | 24 | Ridge Lane          |
| 38   | 74    | 25 | Ridge Lane          |
| 38   | 73    | 27 | Ridge Lane          |
| 38   | 72    | 29 | Ridge Lane          |
| 38   | 114   | 30 | Ridge Lane          |
| 38   | 71    | 31 | Ridge Lane          |
| 38   | 70    | 33 | Ridge Lane          |
| 38   | 113   | 34 | Ridge Lane          |
| 38   | 69    | 35 | Ridge Lane          |
| 38   | 112   | 36 | Ridge Lane          |
| 38   | 68    | 37 | Ridge Lane          |
| 38   | 67    | 39 | Ridge Lane          |
| 38   | 65    | 41 | Ridge Lane          |
| 38   | 110   | 42 | Ridge Lane          |
| 38   | 64    | 43 | Ridge Lane          |
| 38   | 63    | 45 | Ridge Lane          |
| 38   | 62    | 47 | Ridge Lane          |
| 38   | 109   | 48 | Ridge Lane          |
| 38   | 61    | 49 | Ridge Lane          |
| 38   | 108   | 50 | Ridge Lane          |
| 38   | 60    | 51 | Ridge Lane          |
| 59.4 | 132.1 | 1  | S. Cambridge Street |
| 59.4 | 16    | 2  | S. Cambridge Street |
| 59.4 | 132.2 | 3  | S. Cambridge Street |
| 59.4 | 111   | 4  | S. Cambridge Street |
| 59.4 | 133   | 5  | S. Cambridge Street |
| 59.4 | 15.1  | 6  | S. Cambridge Street |
| 59.4 | 132   | 7  | S. Cambridge Street |
| 59.4 | 131   | 11 | S. Cambridge Street |

|      |       |    |                     |
|------|-------|----|---------------------|
| 59.4 | 126   | 13 | S. Cambridge Street |
| 59.4 | 29    | 15 | S. Cambridge Street |
| 59.3 | 25    | 17 | S. Cambridge Street |
| 59.3 | 26    | 19 | S. Cambridge Street |
| 59.3 | 27    | 21 | S. Cambridge Street |
| 59.3 | 28    | 23 | S. Cambridge Street |
| 59.3 | 29    | 25 | S. Cambridge Street |
| 59.3 | 30    | 27 | S. Cambridge Street |
| 59.3 | 31    | 29 | S. Cambridge Street |
| 59.3 | 32    | 31 | S. Cambridge Street |
| 59.3 | 270.6 | 32 | S. Cambridge Street |
| 59.3 | 33    | 33 | S. Cambridge Street |
| 59.3 | 270.5 | 34 | S. Cambridge Street |
| 59.3 | 34    | 35 | S. Cambridge Street |
| 59.3 | 270.4 | 36 | S. Cambridge Street |
| 59.3 | 35    | 37 | S. Cambridge Street |
| 59.3 | 270.3 | 38 | S. Cambridge Street |
| 59.3 | 36    | 39 | S. Cambridge Street |
| 59.3 | 370.2 | 40 | S. Cambridge Street |
| 59.3 | 37    | 41 | S. Cambridge Street |
| 59.3 | 270.1 | 42 | S. Cambridge Street |
| 59.3 | 38    | 43 | S. Cambridge Street |
| 59.3 | 270   | 44 | S. Cambridge Street |
| 59.3 | 39    | 45 | S. Cambridge Street |
| 59.3 | 41    | 46 | S. Cambridge Street |
| 59.3 | 103   | 47 | S. Cambridge Street |
| 59.3 | 102   | 49 | S. Cambridge Street |
| 59.3 | 67    | 1  | Starbuck Road       |
| 60   | 20    | 3  | Starbuck Road       |
| 60   | 21    | 3  | Starbuck Road       |
| 59.3 | 66.1  | 4  | Starbuck Road       |
| 59.3 | 66    | 4  | Starbuck Road       |
| 60   | 22    | 5  | Starbuck Road       |
| 59.3 | 64    | 6  | Starbuck Road       |
| 60   | 23    | 7  | Starbuck Road       |
| 59.3 | 63    | 8  | Starbuck Road       |
| 59.3 | 62    | 10 | Starbuck Road       |
| 60   | 25    | 11 | Starbuck Road       |
| 60   | 26    | 12 | Starbuck Road       |
| 60   | 113   | 13 | Starbuck Road       |
| 60   | 114   | 14 | Starbuck Road       |
| 60   | 112   | 15 | Starbuck Road       |
| 60   | 115   | 16 | Starbuck Road       |
| 60   | 111   | 17 | Starbuck Road       |
| 60   | 116   | 18 | Starbuck Road       |

|        |      |     |                  |
|--------|------|-----|------------------|
| 60     | 109  | 19  | Starbuck Road    |
| 60     | 117  | 20  | Starbuck Road    |
| 60     | 108  | 21  | Starbuck Road    |
| 60     | 118  | 22  | Starbuck Road    |
| 60     | 107  | 23  | Starbuck Road    |
| 60     | 119  | 24  | Starbuck Road    |
| 60     | 121  | 25  | Starbuck Road    |
| 60     | 120  | 26  | Starbuck Road    |
| 60     | 27   | 30  | Starbuck Road    |
| 60     | 39   | 31  | Starbuck Road    |
| 60     | 40   | 31  | Starbuck Road    |
| 60     | 37   | 37  | Starbuck Road    |
| 60     | 34   | 40  | Starbuck Road    |
| 59.3   | 48   | 41  | Starbuck Road    |
| 60     | 33   | 42  | Starbuck Road    |
| 59.3   | 49   | 43  | Starbuck Road    |
| 60     | 32   | 44  | Starbuck Road    |
| 59.3   | 50   | 45  | Starbuck Road    |
| 60     | 31   | 46  | Starbuck Road    |
| 59.3   | 51   | 47  | Starbuck Road    |
| 60     | 30   | 48  | Starbuck Road    |
| 59.3   | 52   | 49  | Starbuck Road    |
| 60     | 29   | 50  | Starbuck Road    |
| 59.3   | 120  | 51  | Starbuck Road    |
| 60     | 28   | 52  | Starbuck Road    |
| 59.3   | 55   | 54  | Starbuck Road    |
| 60     | 149  | 54R | Starbuck Road    |
| 59.3   | 129  | 56  | Starbuck Road    |
| 59.3   | 135  | 58  | Starbuck Road    |
| 59.3   | 176  | 59  | Starbuck Road    |
| 59.3   | 140  | 60  | Starbuck Road    |
| 59.3   | 179  | 61  | Starbuck Road    |
| 59.3   | 141  | 62  | Starbuck Road    |
| 59.3   | 242  | 63  | Starbuck Road    |
| 59.3   | 69   | 64  | Starbuck Road    |
| 59.3   | 68   | 66  | Starbuck Road    |
| 59.4   | 67.1 | 67  | Starbuck Road    |
| 59.4   | 67.2 | 69  | Starbuck Road    |
| 59.4   | 69   | 71  | Starbuck Road    |
| 59.3   | 65   |     | Starbuck Road    |
| 60.2.4 | 83   | 1   | Tennessee Avenue |
| 60.2.4 | 84   | 2   | Tennessee Avenue |
| 60.1.2 | 21   | 6   | Tennessee Avenue |
| 60.1.2 | 8    | 9   | Tennessee Avenue |
| 60.1.2 | 4    | 10  | Tennessee Avenue |

|        |       |     |                       |
|--------|-------|-----|-----------------------|
| 60.1.2 | 5     | 12  | Tennessee Avenue      |
| 60.1.2 | 6     | 14  | Tennessee Avenue      |
| 60.1.2 | 43    | 15  | Tennessee Avenue      |
| 60.1.2 | 18    | 18  | Tennessee Avenue      |
| 60.1.2 | 47    | 19  | Tennessee Avenue      |
| 60.1.2 | 56    | 21  | Tennessee Avenue      |
| 60.1.2 | 25    | 22  | Tennessee Avenue      |
| 60.1.2 | 57    | 23  | Tennessee Avenue      |
| 60.1.2 | 27    | 24  | Tennessee Avenue      |
| 60.1.2 | 60    | 25  | Tennessee Avenue      |
| 60.1.2 | 29    | 26  | Tennessee Avenue      |
| 60.1.2 | 31    | 28  | Tennessee Avenue      |
| 60.1.2 | 41    | 32  | Tennessee Avenue      |
| 59.4   | 75    | 34  | Tennessee Avenue      |
| 59.4   | 247   | 35  | Tennessee Avenue      |
| 59.4   | 79    | 36  | Tennessee Avenue      |
| 59.4   | 245   | 37  | Tennessee Avenue      |
| 59.4   | 253   | 38  | Tennessee Avenue      |
| 59.4   | 365   | 39  | Tennessee Avenue      |
| 59.4   | 84    | 40  | Tennessee Avenue      |
| 59.4   | 259   | 41  | Tennessee Avenue      |
| 59.4   | 310   | 43  | Tennessee Avenue      |
| 59.4   | 88    | 44  | Tennessee Avenue      |
| 59.4   | 89    | 46  | Tennessee Avenue      |
| 59.4   | 202   | 51  | Tennessee Avenue      |
| 59.4   | 95    | 52  | Tennessee Avenue      |
| 59.4   | 94    | 52R | Tennessee Avenue      |
| 59.4   | 96    | 54  | Tennessee Avenue      |
| 59.4   | 98    | 54R | Tennessee Avenue      |
| 59.4   | 363   | 55  | Tennessee Avenue      |
| 59.4   | 6     | 58  | Tennessee Avenue      |
| 59.4   | 8     | 60  | Tennessee Avenue      |
| 59.4   | 102   | 61  | Tennessee Avenue      |
| 59.4   | 103   | 63  | Tennessee Avenue      |
| 38     | 155   | 2   | The Grove             |
| 38     | 140   | 4   | The Grove             |
| 38     | 141   | 6   | The Grove             |
| 38     | 142   | 8   | The Grove             |
| 38     | 143   | 10  | The Grove             |
| 38     | 144   | 12  | The Grove             |
| 38     | 145   | 14  | The Grove             |
| 38     | 146   | 16  | The Grove             |
| 59.3   | 58/59 |     | Utah Avenue           |
| 38     | 129   | 7   | Warren's Landing Road |
| 60.2.4 | 81    | 1   | Washington Avenue     |

|        |     |    |                   |
|--------|-----|----|-------------------|
| 60.2.1 | 29  | 3  | Washington Avenue |
| 60.2.4 | 35  | 4  | Washington Avenue |
| 60.2.4 | 66  | 6  | Washington Avenue |
| 60.2.1 | 36  | 7  | Washington Avenue |
| 60.2.1 | 40  | 9  | Washington Avenue |
| 60.2.1 | 23  | 10 | Washington Avenue |
| 60.2.1 | 41  | 11 | Washington Avenue |
| 60.2.1 | 24  | 12 | Washington Avenue |
| 60.2.1 | 42  | 15 | Washington Avenue |
| 60.2.1 | 44  | 17 | Washington Avenue |
| 60.2.1 | 14  | 18 | Washington Avenue |
| 60.2.1 | 48  | 19 | Washington Avenue |
| 60.2.1 | 13  | 20 | Washington Avenue |
| 60.2.1 | 12  | 22 | Washington Avenue |
| 60.2.1 | 11  | 24 | Washington Avenue |
| 60.2.1 | 52  | 25 | Washington Avenue |
| 60.2.1 | 53  | 27 | Washington Avenue |
| 60.1.2 | 66  | 41 | Washington Avenue |
| 59.4   | 243 | 51 | Washington Avenue |
| 59.4   | 294 | 53 | Washington Avenue |
| 59.4   | 299 | 54 | Washington Avenue |
| 59.4   | 347 | 56 | Washington Avenue |
| 59.4   | 315 | 62 | Washington Avenue |
| 59.4   | 361 | 68 | Washington Avenue |
| 59.4   | 266 | 69 | Washington Avenue |
| 38     | 138 | 1  | West Way          |
| 38     | 132 | 2  | West Way          |
| 38     | 137 | 3  | West Way          |
| 38     | 133 | 4  | West Way          |
| 38     | 136 | 5  | West Way          |
| 38     | 134 | 6  | West Way          |
| 38     | 135 | 7  | West Way          |

**Somerset Needs Area**

| Map | Parcel | Number | Street           |
|-----|--------|--------|------------------|
| 56  | 381    | 1      | Austin Farm Road |
| 56  | 359    | 2      | Austin Farm Road |
| 56  | 385    | 3      | Austin Farm Road |
| 56  | 384    | 5      | Austin Farm Road |
| 56  | 383    | 7      | Austin Farm Road |
| 56  | 367    | 8      | Austin Farm Road |

|    |       |     |                    |
|----|-------|-----|--------------------|
| 66 | 302   | 9   | Austin Farm Road   |
| 56 | 368   | 10  | Austin Farm Road   |
| 56 | 369   | 12  | Austin Farm Road   |
| 65 | 76    | 20  | Bartlett Farm Road |
| 65 | 76.1  | 22  | Bartlett Farm Road |
| 65 | 86    | 24  | Bartlett Farm Road |
| 65 | 91    | 26  | Bartlett Farm Road |
| 65 | 90    | 28  | Bartlett Farm Road |
| 66 | 434   | 40  | Bartlett Road      |
| 66 | 530   | 42  | Bartlett Road      |
| 66 | 529   | 44  | Bartlett Road      |
| 66 | 531   | 46  | Bartlett Road      |
| 66 | 524   | 48  | Bartlett Road      |
| 66 | 100   | 54  | Bartlett Road      |
| 66 | 505   | 55  | Bartlett Road      |
| 66 | 100.2 | 56  | Bartlett Road      |
| 66 | 100.1 | 58  | Bartlett Road      |
| 66 | 99    | 61  | Bartlett Road      |
| 66 | 439   | 63  | Bartlett Road      |
| 66 | 440   | 65  | Bartlett Road      |
| 66 | 435   | 67  | Bartlett Road      |
| 66 | 436   | 69  | Bartlett Road      |
| 66 | 425   | 71  | Bartlett Road      |
| 66 | 426   | 73  | Bartlett Road      |
| 66 | 427.1 | 75A | Bartlett Road      |
| 66 | 427.2 | 75B | Bartlett Road      |
| 66 | 428   | 77  | Bartlett Road      |
| 66 | 429   | 79  | Bartlett Road      |
| 66 | 430   | 81  | Bartlett Road      |
| 66 | 409   | 83  | Bartlett Road      |
| 66 | 408   | 85  | Bartlett Road      |
| 66 | 407   | 87  | Bartlett Road      |
| 66 | 410   | 89  | Bartlett Road      |
| 66 | 406   | 91  | Bartlett Road      |
| 66 | 5     | 2   | Catherine Lane     |
| 66 | 8     | 3   | Catherine Lane     |

|    |     |    |                 |
|----|-----|----|-----------------|
| 66 | 6   | 4  | Catherine Lane  |
| 66 | 7   | 5  | Catherine Lane  |
| 66 | 123 | 7  | Catherine Lane  |
| 66 | 120 | 10 | Catherine Lane  |
| 66 | 300 | 1  | Clara Drive     |
| 66 | 299 | 3  | Clara Drive     |
| 66 | 282 | 4  | Clara Drive     |
| 66 | 283 | 6  | Clara Drive     |
| 66 | 284 | 8  | Clara Drive     |
| 66 | 291 | 9  | Clara Drive     |
| 66 | 285 | 10 | Clara Drive     |
| 66 | 290 | 11 | Clara Drive     |
| 66 | 286 | 12 | Clara Drive     |
| 66 | 289 | 13 | Clara Drive     |
| 66 | 287 | 14 | Clara Drive     |
| 66 | 288 | 15 | Clara Drive     |
| 66 | 209 | 1  | Doc Ryder Drive |
| 66 | 221 | 2  | Doc Ryder Drive |
| 66 | 210 | 3  | Doc Ryder Drive |
| 66 | 220 | 4  | Doc Ryder Drive |
| 66 | 211 | 5  | Doc Ryder Drive |
| 66 | 219 | 6  | Doc Ryder Drive |
| 66 | 212 | 7  | Doc Ryder Drive |
| 66 | 218 | 8  | Doc Ryder Drive |
| 66 | 213 | 9  | Doc Ryder Drive |
| 66 | 217 | 10 | Doc Ryder Drive |
| 66 | 214 | 11 | Doc Ryder Drive |
| 66 | 216 | 12 | Doc Ryder Drive |
| 66 | 215 | 13 | Doc Ryder Drive |
| 66 | 177 | 1  | Farm View Drive |
| 66 | 176 | 2  | Farm View Drive |
| 66 | 178 | 3  | Farm View Drive |
| 66 | 179 | 5  | Farm View Drive |
| 66 | 180 | 7  | Farm View Drive |
| 66 | 181 | 9  | Farm View Drive |
| 66 | 183 | 10 | Farm View Drive |

|    |     |    |                 |
|----|-----|----|-----------------|
| 66 | 182 | 11 | Farm View Drive |
| 66 | 507 | 1  | Finback Lane    |
| 66 | 521 | 2  | Finback Lane    |
| 66 | 508 | 3  | Finback Lane    |
| 66 | 520 | 4  | Finback Lane    |
| 66 | 509 | 5  | Finback Lane    |
| 66 | 519 | 6  | Finback Lane    |
| 66 | 510 | 7  | Finback Lane    |
| 66 | 518 | 8  | Finback Lane    |
| 66 | 511 | 9  | Finback Lane    |
| 66 | 512 | 11 | Finback Lane    |
| 66 | 513 | 13 | Finback Lane    |
| 66 | 514 | 15 | Finback Lane    |
| 66 | 515 | 17 | Finback Lane    |
| 66 | 516 | 21 | Finback Lane    |
| 66 | 517 | 23 | Finback Lane    |
| 66 | 143 | 1  | Golf View Drive |
| 66 | 142 | 2  | Golf View Drive |
| 66 | 148 | 3  | Golf View Drive |
| 66 | 193 | 4  | Golf View Drive |
| 66 | 166 | 5  | Golf View Drive |
| 66 | 167 | 7  | Golf View Drive |
| 66 | 192 | 8  | Golf View Drive |
| 66 | 168 | 9  | Golf View Drive |
| 66 | 191 | 10 | Golf View Drive |
| 66 | 169 | 11 | Golf View Drive |
| 66 | 190 | 12 | Golf View Drive |
| 66 | 170 | 13 | Golf View Drive |
| 66 | 189 | 14 | Golf View Drive |
| 66 | 171 | 15 | Golf View Drive |
| 66 | 188 | 16 | Golf View Drive |
| 66 | 172 | 17 | Golf View Drive |
| 66 | 187 | 18 | Golf View Drive |
| 66 | 173 | 19 | Golf View Drive |
| 66 | 186 | 20 | Golf View Drive |
| 66 | 174 | 21 | Golf View Drive |

|    |       |      |                  |
|----|-------|------|------------------|
| 66 | 185   | 22   | Golf View Drive  |
| 66 | 175   | 23   | Golf View Drive  |
| 66 | 184   | 24   | Golf View Drive  |
| 66 | 277   | 1    | Hatch Circle     |
| 66 | 276   | 3    | Hatch Circle     |
| 66 | 274   | 4    | Hatch Circle     |
| 66 | 275   | 5    | Hatch Circle     |
| 66 | 194   | 1    | Hendersons Drive |
| 66 | 206   | 2    | Hendersons Drive |
| 66 | 195   | 3    | Hendersons Drive |
| 66 | 205   | 4    | Hendersons Drive |
| 66 | 196   | 5    | Hendersons Drive |
| 66 | 204   | 6    | Hendersons Drive |
| 66 | 197   | 7    | Hendersons Drive |
| 66 | 203   | 8    | Hendersons Drive |
| 66 | 198   | 9    | Hendersons Drive |
| 66 | 202   | 10   | Hendersons Drive |
| 66 | 199   | 11   | Hendersons Drive |
| 66 | 201   | 12   | Hendersons Drive |
| 66 | 200   | 13   | Hendersons Drive |
| 66 | 301   | 2    | High Brush Path  |
| 56 | 388   | 5    | High Brush Path  |
| 56 | 370   | 8    | High Brush Path  |
| 56 | 381   | 9    | High Brush Path  |
| 56 | 374   | 15   | High Brush Path  |
| 56 | 375   | 17   | High Brush Path  |
| 56 | 376   | 19   | High Brush Path  |
| 56 | 387   | 20   | High Brush Path  |
| 56 | 377   | 21   | High Brush Path  |
| 56 | 378   | 23   | High Brush Path  |
| 56 | 379   | 25   | High Brush Path  |
| 66 | 303   | 27   | High Brush Path  |
| 66 | 446   | 1    | Marble Way       |
| 66 | 446.1 | 1 #2 | Marble Way       |
| 66 | 101   | 2    | Marble Way       |
| 66 | 101.1 |      | Marble Way       |

|    |       |       |                    |
|----|-------|-------|--------------------|
| 66 | 445   | 3     | Marble Way         |
| 66 | 445.1 | 3 #2  | Marble Way         |
| 66 | 102.1 | 4A    | Marble Way         |
| 66 | 102   | 4B    | Marble Way         |
| 66 | 444   | 5     | Marble Way         |
| 66 | 444.1 | 5 #2  | Marble Way         |
| 66 | 103   | 6     | Marble Way         |
| 66 | 443.1 | 7 #2  | Marble Way         |
| 66 | 442   | 9     | Marble Way         |
| 66 | 442.1 | 9 #2  | Marble Way         |
| 66 | 104   | 10    | Marble Way         |
| 66 | 118   | 11    | Marble Way         |
| 66 | 118.1 | 11 #2 | Marble Way         |
| 66 | 105   | 12    | Marble Way         |
| 66 | 119   | 13    | Marble Way         |
| 66 | 106   | 14    | Marble Way         |
| 66 | 106.1 | 16    | Marble Way         |
| 66 | 75    | 2     | Mikes Drive        |
| 66 | 76    | 4     | Mikes Drive        |
| 65 | 89    | 3     | Mioxes Way         |
| 65 | 87    | 4     | Mioxes Way         |
| 65 | 88    | 6     | Mioxes Way         |
| 56 | 366   | 1     | New Hummock Circle |
| 56 | 360   | 2     | New Hummock Circle |
| 56 | 365   | 3     | New Hummock Circle |
| 56 | 361   | 4     | New Hummock Circle |
| 56 | 364   | 5     | New Hummock Circle |
| 56 | 362   | 6     | New Hummock Circle |
| 56 | 363   | 8     | New Hummock Circle |
| 56 | 114   | 14    | Oak Hollow         |
| 66 | 281   | 3     | Raceway Drive      |
| 66 | 271   | 4     | Raceway Drive      |
| 66 | 280   | 5     | Raceway Drive      |
| 66 | 272   | 6     | Raceway Drive      |
| 66 | 279   | 7     | Raceway Drive      |
| 66 | 273   | 8     | Raceway Drive      |

|    |       |       |               |
|----|-------|-------|---------------|
| 66 | 278   | 9     | Raceway Drive |
| 66 | 442.2 | 1 #1  | Sleepy Hollow |
| 66 | 118.2 | 2 #1  | Sleepy Hollow |
| 66 | 443   | 3     | Sleepy Hollow |
| 66 | 443.2 | 3     | Sleepy Hollow |
| 66 | 107.2 | 4     | Sleepy Hollow |
| 66 | 444.2 | 5 #1  | Sleepy Hollow |
| 66 | 453.2 | 6 #1  | Sleepy Hollow |
| 66 | 445.2 | 7 #1  | Sleepy Hollow |
| 66 | 452.2 | 8 #1  | Sleepy Hollow |
| 66 | 446.2 | 9 #1  | Sleepy Hollow |
| 66 | 451.2 | 10 #1 | Sleepy Hollow |
| 66 | 450.2 | 12 #1 | Sleepy Hollow |
| 66 | 449.2 | 14    | Sleepy Hollow |
| 66 | 448.2 | 16 #1 | Sleepy Hollow |
| 66 | 447.2 | 18 #1 | Sleepy Hollow |
| 56 | 301   | 8     | Somerset Lane |
| 56 | 464   | 8A #1 | Somerset Lane |
| 56 | 468   | 8B #2 | Somerset Lane |
| 56 | 300   | 10    | Somerset Lane |
| 56 | 55    | 12    | Somerset Lane |
| 66 | 2     | 14    | Somerset Lane |
| 66 | 3     | 16    | Somerset Lane |
| 66 | 4     | 18    | Somerset Lane |
| 66 | 4.1   | 20    | Somerset Lane |
| 66 | 9     | 22    | Somerset Lane |
| 66 | 125   | 24    | Somerset Lane |
| 66 | 10    | 26    | Somerset Lane |
| 66 | 134.4 | 27    | Somerset Lane |
| 66 | 70    | 28    | Somerset Lane |
| 66 | 134.3 | 29    | Somerset Lane |
| 66 | 71    | 30    | Somerset Lane |
| 66 | 134.2 | 31    | Somerset Lane |
| 66 | 72    | 32    | Somerset Lane |
| 66 | 134.1 | 33    | Somerset Lane |
| 66 | 73    | 34    | Somerset Lane |

|    |         |         |               |
|----|---------|---------|---------------|
| 66 | 135.6   | 35      | Somerset Lane |
| 66 | 135.3   | 37      | Somerset Lane |
| 66 | 135.4   | 39      | Somerset Lane |
| 66 | 74      | 40      | Somerset Lane |
| 66 | 135.5   | 41      | Somerset Lane |
| 66 | 77      | 42      | Somerset Lane |
| 66 | 135.2   | 43 #1   | Somerset Lane |
| 66 | 78      | 44      | Somerset Lane |
| 66 | 523     | 46      | Somerset Lane |
| 66 | 93      | 52      | Somerset Road |
| 66 | 94      | 54      | Somerset Road |
| 66 | 92      | 55      | Somerset Road |
| 66 | 95      | 56      | Somerset Road |
| 66 | 91      | 57      | Somerset Road |
| 66 | 96 (97) | 58 (60) | Somerset Road |
| 66 | 90      | 59      | Somerset Road |
| 66 | 89      | 61      | Somerset Road |
| 66 | 136     | 62      | Somerset Road |
| 66 | 88      | 63      | Somerset Road |
| 66 | 87      | 65      | Somerset Road |
| 66 | 86      | 67      | Somerset Road |
| 66 | 447     | 68      | Somerset Road |
| 66 | 447.1   | 68 #2   | Somerset Road |
| 66 | 85      | 69      | Somerset Road |
| 66 | 448     | 70      | Somerset Road |
| 66 | 448.1   | 70 #2   |               |
| 66 | 449     | 72      | Somerset Road |
| 66 | 449.1   | 72 #2   | Somerset Road |
| 66 | 450     | 74      | Somerset Road |
| 66 | 450.1   | 74 #2   | Somerset Road |
| 66 | 451     | 76      | Somerset Road |
| 66 | 451.1   | 76 #2   | Somerset Road |
| 66 | 84      | 77      | Somerset Road |
| 66 | 452     | 78      | Somerset Road |
| 66 | 452.1   | 78 #2   | Somerset Road |
| 66 | 83      | 79      | Somerset Road |

|    |       |         |                |
|----|-------|---------|----------------|
| 66 | 453   | 80      | Somerset Road  |
| 66 | 453.1 | 80 #2   | Somerset Road  |
| 66 | 82    | 81      | Somerset Road  |
| 66 | 107   | 82      | Somerset Road  |
| 66 | 107.1 | 82 #2   | Somerset Road  |
| 66 | 81    | 83      | Somerset Road  |
| 66 | 80    | 85      | Somerset Road  |
| 66 | 404   | 86      | Somerset Road  |
| 66 | 539   | 86 ½    | Somerset Road  |
| 66 | 79    | 87      | Somerset Road  |
| 66 | 405   | 88      | Somerset Road  |
| 66 | 135.1 | 89      | Somerset Road  |
| 66 | 135.7 | 89 #2   | Somerset Road  |
| 66 | 135   | 91      | Somerset Road  |
| 66 | 147   | 97      | Somerset Road  |
| 66 | 222   | 98      | Somerset Road  |
| 66 | 146   | 99      | Somerset Road  |
| 66 | 145   | 101     | Somerset Road  |
| 66 | 144   | 103     | Somerset Road  |
| 66 | 208   | 104     | Somerset Road  |
| 66 | 207   | 108     | Somerset Road  |
| 66 | 141   | 109     | Somerset Road  |
| 66 | 140   | 111     | Somerset Road  |
| 66 | 223   | 112     | Somerset Road  |
| 66 | 139   | 113     | Somerset Road  |
| 66 | 138   | 115     | Somerset Road  |
| 66 | 137   | 117     | Somerset Road  |
| 66 | 149   | 118     | Somerset Road  |
| 66 | 151   | 126     | Somerset Road  |
| 66 | 534   | 128     | Somerset Road  |
| 66 | 533   | 128 1/2 | Somerset Road  |
| 66 | 532   | 130     | Somerset Road  |
| 66 | 150   | 130 1/2 | Somerset Road  |
| 66 | 163   | 132     | Somerset Road  |
| 66 | 152   | 1       | Swayze's Drive |
| 66 | 165   | 2       | Swayze's Drive |

|    |       |       |                    |
|----|-------|-------|--------------------|
| 66 | 153   | 3     | Swayze's Drive     |
| 66 | 164   | 4     | Swayze's Drive     |
| 66 | 154   | 5     | Swayze's Drive     |
| 66 | 163   | 6     | Swayze's Drive     |
| 66 | 155   | 7     | Swayze's Drive     |
| 66 | 162   | 8     | Swayze's Drive     |
| 66 | 156   | 9     | Swayze's Drive     |
| 66 | 161   | 10    | Swayze's Drive     |
| 66 | 157   | 11    | Swayze's Drive     |
| 66 | 160   | 12    | Swayze's Drive     |
| 66 | 158   | 13    | Swayze's Drive     |
| 66 | 159   | 14    | Swayze's Drive     |
| 66 | 298   | 1     | Todd Circle        |
| 66 | 292   | 2     | Todd Circle        |
| 66 | 297   | 3     | Todd Circle        |
| 66 | 293   | 4     | Todd Circle        |
| 66 | 296   | 5     | Todd Circle        |
| 66 | 294   | 6     | Todd Circle        |
| 66 | 295   | 7     | Todd Circle        |
| 66 | 150.1 | 2     | West Miacomet Road |
| 81 | 160   | 4     | West Miacomet Road |
| 81 | 161   | 6     | West Miacomet Road |
| 81 | 164   | 6 1/2 | West Miacomet Road |
| 81 | 162   | 8     | West Miacomet Road |
| 81 | 150   | 12    | West Miacomet Road |

All as shown on maps entitled "2016 Annual Town Meeting Warrant Article \_\_\_\_" dated \_\_\_\_\_ and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

**ARTICLE 22**

**(Appropriation: Waterways Improvement Fund)**

To see what sum the Town will vote to appropriate from the revenue received under Chapter 60B subsection (i) of section 2 and under Chapter 91 section 10A of the Massachusetts General Laws and sums received from the Commonwealth or Federal Government for purposes established by Chapter 40 section 5G of the Massachusetts General

Laws including but not limited to (1) maintenance , dredging, cleaning and improvement of harbors, inland waters and great ponds, (2) the public access thereto, (3) the breakwaters, retaining walls, piers, wharves and moorings thereof, and (4) law enforcement and fire prevention in the Town and County of Nantucket, and any other purpose allowed by applicable law.

Or to take any other action related thereto.

*(Board of Selectmen)*

#### **ARTICLE 23**

##### **(Authorization: Airport Aviation Fuel Revolving Fund for Fiscal Year 2017)**

To see if the Town will vote to authorize a revolving fund for the Airport, to be known as the Airport Aviation Fuel Revolving Fund, to which shall be credited fees and other receipts received in connection with the sale of aviation fuel, which fund may be expended for the purchase of aviation fuel, to be expended by the Airport Commission, and further to establish a spending limit from the fund for Fiscal Year 2017, pursuant to the provisions of Chapter 28 of the Acts of 2004 and Massachusetts General Law Chapter 44, section 53E½, or to take any other action related thereto.

*(Board of Selectmen for Airport Commission)*

#### **ARTICLE 24**

##### **(Appropriation: Ambulance Reserve Fund)**

To see what sum the Town will vote to appropriate from the Ambulance Reserve Fund for the purchase of ambulance-related equipment, including but not limited to extrication collars, backboards and other emergency equipment, oxygen tanks and refills, blankets and other linens, bandages and other medical supplies, fuel, repairs and maintenance for three (3) ambulances, and other such related costs to operate the Town's ambulance services, including up to four (4) full-time firefighter/EMT positions. All expenditures to be made by the Fire Department, subject to the approval of the Town Manager; or to take any other action related thereto.

*(Board of Selectmen)*

#### **ARTICLE 25**

##### **(Appropriation: County Assessment)**

To see if the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, to pay the County of Nantucket such assessment as is required for Fiscal Year 2017, and to authorize the expenditure of these funds for County purposes, all in accordance with the Massachusetts General Laws and in accordance with the County Charter (Chapter 290 of the Acts of 1996), the sum of One Hundred Seventy Thousand Dollars (\$170,000); or to take any other action related thereto.

Or to take any other action related thereto.

*(Board of Selectmen/County Commissioners)*

**ARTICLE 26**

**(Appropriation: Finalizing Fiscal Year 2017 County Budget)**

To see if the Town will vote to overturn any denial of approval by the Nantucket County Review Committee, of any item of the County budget for Fiscal Year 2017 by appropriating a sum of money for such County budget and authorizing the expenditure of estimated County revenues, County reserve funds, County deed excise fees or other available County funds including the Town assessment for County purposes; further, to see if the Town will vote to overturn any denial by the Nantucket County Review Committee of the establishment of a County Reserve Fund, from which transfers may be made to meet extraordinary or unforeseen expenditures with the approval of the County Commissioners acting as the County Advisory Board Executive Committee within the meaning of Chapter 35 section 32 of the Massachusetts General Laws; or to take any other action related thereto.

*(Board of Selectmen/County Commissioners)*

**ARTICLE 27**

**(Rescind Unused Borrowing Authority)**

To see what action the Town will take to amend, appropriate or reappropriate, transfer, modify, repeal or rescind unused borrowing authority authorized by previous town meetings.

Or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 28**

**(Appropriation: Ferry Embarkation Fee)**

To see what sum the Town will vote to appropriate from the proceeds of the ferry embarkation fee established by Chapter 46, section 129 of the Acts of 2003 as amended, for the purposes of mitigating the impacts of ferry service on the Town and County of Nantucket, including but not limited to provision of harbor services, public safety protection, emergency services, infrastructure improvements within and around Nantucket Harbor, and professional services pertaining to the potential use or reuse of land, buildings and infrastructure in the vicinity of Nantucket Harbor, and any other purpose allowed by applicable law.

Or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 29**

**(Appropriation: Other Post-Employment Benefits Trust Fund)**

To see what sum the Town will vote to appropriate and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, to deposit into the Other Post-Employment Benefits Liability Trust Fund established pursuant to Mass. General Law chapter 32B, section 20, for Fiscal Year 2017.

Or, to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 30**

**(Appropriation: Collective Bargaining Agreement/Laborer's Union)**

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, a sum of money to fund the cost items for Fiscal Year 2017 in a collective bargaining contract between the Town of Nantucket (represented by the Board of Selectmen) and Laborer's union employee (represented by the Massachusetts Laborer's District Council Nantucket Public Employees' Local Union, the Laborer's International Union of North America, Local 1249) in accordance with Chapter 150E of the Massachusetts General Laws, and to amend the Town's classification and compensation plan accordingly to reflect such contract.

Or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 31**

**(Community Preservation Committee: Fiscal Year 2017 Budget Transfers)**

To see what sums the Town will vote to transfer into the Community Preservation Committee reserved and unreserved fund balances to turn back the unspent remainder of projects approved in prior fiscal years so that it is available for future appropriations.

| FROM  | TO   | AMOUNT      |
|---|--|-------------|
| Article 27 ATM 2006<br>Mitchell House             | Fiscal year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$2,056.98  |
| Article 27 ATM 2006<br>St Paul's Episcopal Church | Fiscal year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$157.13    |
| Article 24 ATM 2010<br>Dreamland foundation       | Fiscal Year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$20,522.11 |
| Article 28 ATM 2012<br>Dreamland Foundation       | Fiscal year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$27,264.60 |

|   |  |                    |
|---|--|--------------------|
| Article 26 ATM 2014<br>St. Paul's Episcopal Church                              | Fiscal year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$45.33            |
| Article 26 ATM 2014<br>Fireman's Association 1937<br>Restoration                | Fiscal year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$4,880.89         |
| Article 30 ATM 2015<br>St Paul's Episcopal Church                               | Fiscal year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$.99              |
| Article 30 ATM 2015<br>Star of the Sea Youth Hostel                             | Fiscal year 2017<br>Community Preservation Committee<br>Community Historic Preservation<br>reserved fund balance | \$175.00           |
| <b>Total Transfers to Community Historic Preservation Reserved fund balance</b> |  | <b>\$55 103.03</b> |
| Article 28 ATM 2012<br>Town of Nantucket,<br>Affordable Housing Trust Fund      | Fiscal Year 2017<br>Community Preservation Committee<br>Community Housing reserved fund<br>balance               | \$6,553.84         |
| <b>Total transfers to Community Housing Reserved fund balance</b>               |  | <b>\$6,553.84</b>  |
| <b>Total transfers back to Community Preservation Reserved Fund Balances</b>    |  | <b>\$61,656.87</b> |

(Kenneth Beaugrand, et al)

**ARTICLE 32  
(Appropriation: FY 2017 Community Preservation Committee)**

To see if the Town will vote to act on the report of the Community Preservation Committee on the Fiscal Year 2017 Community Preservation Budget and to appropriate or reserve for later appropriation monies from the Community Preservation Fund annual revenues or available funds for the administrative and operating expenses of the Community Preservation Committee, the undertaking of Community Preservation Projects and all other necessary and proper expenses for the year.

| <b>Purpose</b>   | <b>Amount</b> |
|--|---------------|
| <b>Historic Preservation</b>                               |               |
| <b>South Church Preservation Fund</b>                      |               |
| Restoration of the lighting of the Unitarian Meeting House | \$93,068      |
| <b>First Congregational Church of Nantucket</b>            |               |

|   |                    |
|---|--------------------|
| Restoration of the front and the tower of the Summer Church   | \$371,905          |
| <b>Nantucket Historical Association</b><br>Restoration of Quaker Meeting house  | \$40,000           |
| <b>Museum of African American History</b><br>Fourth phase of restoration of foundations and out buildings contingent on access to the archeological data uncovered  | \$307,246          |
| <b>Hospital Thrift Shop</b><br>Second phase of restoration of structural frame, central chimney, and drainage systems   | \$78,700           |
| <b>Preservation Institute Nantucket</b><br>Envision Nantucket, 3D Laser scanning of heritage resources, Phase 3 contingent on public access through GIS   | \$107,800          |
| <b>American Legion Post 82</b><br>First phase of conservation and restoration of exterior brick walls contingent on review by Preservation expert and plan to complete total project before funding                                   | \$64,300           |
| <b>Town of Nantucket Natural Resources Department</b><br>Second phase of restoration of the Brant Point shellfish hatchery  | \$200,000          |
| <b>Sub-total</b>  | <b>\$1,263,019</b> |
| <b>All of the funds to be used in this category are from the Community Preservation surcharge, interest and the State matching funds.</b>   |                    |
| <b>Community Housing</b>  |                    |
| <b>Nantucket Interfaith Council</b><br>Housing and rental assistance program  | \$130,000          |
| <b>Habitat for Humanity Nantucket Inc.</b><br>Construct additional houses at Sachem's Path  | \$250,000          |
| <b>Housing Nantucket</b><br>Phase two of four community rental housing units at Surfside Road   | \$261,000          |
| <b>Housing Nantucket</b><br>House recycling project to create two units of affordable rental Housing, funding for one half of proposed project  | \$157,500          |
| <b>Town of Nantucket</b><br>Funds to pay the interest and principal in the first year of the Bond authorized at the 2015 Nantucket Town Meeting for the balance of the infrastructure at the Sachem's Path affordable housing complex | \$112,000          |
| <b>Sub-total</b>  | <b>\$910,500</b>   |

|  |                      |
|--|----------------------|
| <b>\$150,000 of the funds utilized for this category is from the Reserve for Community Housing with the balance of the funds to be used in this category from the Community Preservation surcharge, interest and the State matching funds.</b> |                      |
| <b><u>Open Space Conservation/Recreation</u></b>   |                      |
| <b>Town of Nantucket</b>   |                      |
| Funds to pay the interest and principal of the Bond authorized at the 2012 Nantucket Town Meeting for the creation of an artificial turf playing field at Nobadeer Farm Road.  | \$125,000            |
| <b>The Nantucket Pond Coalition</b>  |                      |
| Funds to eradicate phragmites on White Goose cove, Long Pond subject to approval of the project by the Nantucket Conservation Commission   | \$24,900             |
| <b>Designated Reserves for Open Space</b>  |                      |
| Allocation to Open Space Reserves for future use   | \$106,100            |
| <b><u>Sub-total</u></b>  |                      |
| <b>\$256,000</b>   |                      |
| <b>All of the funds to be used in this category are from the Community Preservation surcharge, interest and the State matching funds.</b>  |                      |
| <b>Community Preservation Committee Undesignated reserves</b>  |                      |
| Balance of funds available for FY 2017 for future use  | \$10,481             |
| <b>All of the funds to be used in this category are from the Community Preservation surcharge, interest and the State matching funds.</b>  |                      |
| <b><u>Administrative</u></b>   |                      |
| <b>Community Preservation Committee</b>  |                      |
| Administrative and operating expenses  | \$120,000            |
| <b><u>Sub-total</u></b>  |                      |
| <b>\$120,000</b>   |                      |
| <b>All of the funds to be used in this category from the Community Preservation surcharge and the State matching funds.</b>  |                      |
| <b><u>TOTAL</u></b>  |                      |
| <b>\$2,560,000</b>   |                      |
| <b>All amounts to be appropriated from the following sources:</b>  |                      |
| <b><u>SOURCES</u></b>  | <b><u>AMOUNT</u></b> |
|  |                      |

|  |                    |
|--|--------------------|
| Raised and appropriated from FY 2017 Community Preservation Surcharge  | \$1,914,000        |
| From State matching funds for FY 2016, to be received in 2017  | \$ 486,000         |
| From Interest  | \$ 10,000          |
| From Designated Reserves for Community Housing   | \$ 150,000         |
| <b>Total Revenues</b>  | <b>\$2,560,000</b> |
| <p>For fiscal year 2017 Community Preservation Purposes with each item considered a separate appropriation to be spent by the Community Preservation Committee.</p> <p>Provided however, that the above expenditures may be conditional on the recording of appropriate historic preservation restrictions for historic resources, open space restrictions for open space resources, recreational restrictions for recreational resources and for affordable housing restrictions for community housing; running in favor of an entity authorized by the Commonwealth to hold such restrictions for such expenditures; meeting the requirements of Chapter 184 of the General Laws pursuant to Section 12 of the Community Preservation Act.</p> |                    |

*(Kenneth Beaugrand, et al)*

**ARTICLE 33  
(Appropriation: Siasconset Fire Station)**

To see if the Town will vote to appropriate the sum of One Hundred Fifty Thousand Dollars (\$150,000.00) for repairs to the Siasconset Fire Station to include replacing the front entry doors, front steps and all rotten trim, and repainting all exterior trim.

*(Nelson K. Eldridge, et al)*

**ARTICLE 34  
(Appropriation: Cost Reimbursement)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town manager with the approval of the Board of Selectmen, to pay costs of \$ 150,000.00 for the removal, disposal and reimbursement of cost associated with the structure moved from 4 Monomoy Rd to 13 Somerset Rd in 2012.

*(Clifford Williams, et al)*

## ZONING

### ARTICLE 35 -

#### (Zoning Bylaw Amendment/Home Rule Petition: Coastal Erosion Liability Waiver)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, Section 139-26, as follows (*NOTE: new language is shown as highlighted text; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*); and to further authorize the Board of Selectmen to file a Home Rule Petition with the General Court to effectuate the purposes and intent of the zoning amendment should it be deemed necessary and/or prudent to do so by the Board of Selectmen:

#### Chapter 139 ZONING

#### Article V. Administration and Enforcement

##### § 139-26. Issuance of building and use permits.

A. No building or structure shall be used, erected, constructed, relocated, added to or otherwise subjected to alteration, or demolished without a building or use permit having been issued by the Building Commissioner for any use or structure. No lot shall be changed from its use preexisting the July 27, 1972, effective date of this chapter, except to its natural condition allowed by § 139-7A(5) above, without a use permit or a building permit permitting such use. No such permit shall be issued until such construction, erection, relocation, addition, alteration, demolition or use, as proposed, shall comply in all respects with the provisions of this chapter as determined by the Zoning Enforcement Officer or with a decision rendered by the Board of Appeals, the Planning Board, or the courts in the case of appeals.

(1) Demolition delay.

(e) Issuance of building, use, or occupancy permit.

[1] If it has been determined that a building is subject to review, pursuant to Subsection A(1)(b) above, no building permits shall be issued for the erection of a new building on the site of such building subject to review before issuing a demolition permit for such building subject to review in compliance with this section.

[2] If it has been determined that a building subject to review has been voluntarily demolished in violation of this section, no building permits shall be issued for new construction, or any use or occupancy permit for any use other than a park or recreational open space, with respect to the premises of such building for a period of two years after the date of the determination. As used herein, "premises" includes the parcel of land upon which the demolished building was located and all abutting parcels under common ownership or control.

[3] The applicant (or the owner of record, if different from the applicant) shall be responsible for properly securing the building during the time that it is subject to review under this section. If a building is subject to demolition delay, pursuant to Subsection A(1)(b) above, and the applicant fails to secure the building, the loss of the building to fire or other causes shall be considered voluntary demolition for the purposes of this section.

[4] The issuance of a building permit for the construction of any new structure on Shorefront Land or within \_\_\_\_\_ feet of Shorefront Land shall be required to, in exchange for the issuance of the building permit required by this Section, execute a release, hold harmless and indemnification agreement ("Release") relative to said permitting and the potential for coastal erosion and impacts on or elimination of public access to the property at issue. Said Release shall be maintained by the Building Commissioner. A Release shall not be required for any renovations or repairs to structures existing prior to the effective date of this Section.

**Comment [A1]:** In 2015, 300 feet was proposed. The geographic distance may be modified.

(2) Any applicant seeking a building permit pursuant to the terms of this Section for the construction of any new structure on Shorefront Land or property within \_\_\_\_\_ feet of Shorefront Land shall be required to, in consideration for the issuance of the building permit required by this Section, execute a Release, as specified in this Section, acknowledging the potential for coastal erosion in the vicinity of the property at issue and the potential for impacts on or elimination of public access to said property due to coastal erosion. A Release shall not be required for any renovations or repairs to structures existing prior to the effective date of this Section.

Pursuant to said Release and the issuance of a permit for construction of a new structure, the applicant shall understand and be advised that the proposed new construction site at or within \_\_\_\_\_ feet of the Shorefront Land may be subject to extraordinary hazards and damage from waves during storms, erosion, retreat, settlement, sinking, or subsidence and said Owner shall assume full and sole risk for such hazards, including any restrictions on public access to said property. As such, the Owner shall unconditionally waive any present, future, and unforeseen causes of action and claims of liability on the part of the Town arising from the aforementioned or other natural hazards and relating to said permit approval and resultant construction, as a condition of approval. Further, the Owner shall agree to indemnify and hold harmless the Town and its departments, boards, officials and employees for any acts or omissions and related cost of defense, including, but not limited to, claims related to impacts on or reductions in public access to said property, arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner, Owner's successor-in-interest and/or third parties.

D. Issuance of permits. Upon receiving the application, the Building Inspector shall examine the same within a reasonable time after filing. The Zoning Enforcement Officer shall provide the Building Commissioner with a certificate of compliance with this chapter. If the application does not conform to the provisions of all pertinent local laws, the Building Commissioner shall

reject such application in writing, stating the reasons therefore, within 30 days of the submission of a complete application.

(1) He shall inform the applicant of his right of appeal to the Board of Appeals in the event such application is rejected.

(2) If satisfied that the proposed work and/or use conforms to the provisions of this chapter and all laws and ordinances applicable thereto, he shall issue a building or use permit thereto, within 30 days of the submission of a complete application.

(3) Prior to the issuance of a permit for new construction on Shorefront Land or within \_\_\_\_\_ feet of Shorefront Land, the Owner of said property, shall be required to, in exchange for the issuance of the building permit execute the Release, as specified in this Section. Said Release shall be maintained by the Building Commissioner.

H. Temporary permit. A temporary permit may, upon written request of an applicant, be authorized by a favorable vote of at least four members of the Board of Appeals for a nonconforming structure or use which the Board of Appeals finds necessary to promote the proper development of the community, provided that such nonconforming structure or use shall be completely removed upon expiration of the permit (unless previously made conforming or validated) without cost to the Town (unless the Town is the applicant). Such permit may be renewed annually for an aggregate period not exceeding three years.

I. Payment of fees. No building or use permit shall be issued until the fees prescribed by the Board of Selectmen shall be paid to the Building Inspector.

J. Compliance with permit. All work or uses shall conform to the approved application for which the permit has been issued as well as the approved plot plan.

K. Disclaimer of Liability. This Bylaw shall not create any liability on the part of the Town, its departments, boards, officials and employees for any extraordinary hazards and damage from waves during storms, erosion, retreat, settlement, sinking, or subsidence damage that results from reliance on this Bylaw or any administrative decision made lawfully thereunder.

*(Board of Selectmen)*

**UPDATED FROM 2015 WARRANT as of 011916**

**ARTICLE \_\_\_**

**(Zoning Map Change: RC (Residential Commercial) to CMI (Commercial Mid-Island)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial (RC) district in the Commercial Mid-Island (CMI) district:

| Map | Lot | Number | Street |
|-----|-----|--------|--------|
|-----|-----|--------|--------|

|    |       |    |                |
|----|-------|----|----------------|
| 55 | 704.1 | 4A | Bayberry Court |
| 55 | 704.2 | 4B | Bayberry Court |
| 55 | 704.3 | 4C | Bayberry Court |
| 55 | 705.1 | 5A | Bayberry Court |
| 55 | 705.2 | 5B | Bayberry Court |
| 55 | 705.3 | 5C | Bayberry Court |
| 55 | 705.4 | 5D | Bayberry Court |
| 55 | 705.5 | 5E | Bayberry Court |
| 55 | 706.1 | 6A | Bayberry Court |
| 55 | 706.2 | 6B | Bayberry Court |
| 55 | 706.3 | 6C | Bayberry Court |
| 55 | 706.4 | 6D | Bayberry Court |
| 55 | 706.5 | 6E | Bayberry Court |
| 55 | 706.6 | 6F | Bayberry Court |
| 55 | 707.1 | 7A | Bayberry Court |
| 55 | 707.2 | 7B | Bayberry Court |
| 55 | 707.3 | 7C | Bayberry Court |
| 55 | 707.4 | 7D | Bayberry Court |
| 55 | 707.5 | 7E | Bayberry Court |
| 55 | 707.6 | 7F | Bayberry Court |
| 55 | 708.1 | 8A | Bayberry Court |
| 55 | 708.2 | 8B | Bayberry Court |
| 55 | 708.3 | 8C | Bayberry Court |
| 55 | 708.4 | 8D | Bayberry Court |
| 55 | 708.5 | 8E | Bayberry Court |
| 55 | 708.6 | 8F | Bayberry Court |
| 55 | 709.1 | 9A | Bayberry Court |
| 55 | 709.2 | 9B | Bayberry Court |
| 55 | 709.3 | 9C | Bayberry Court |
| 55 | 709.4 | 9D | Bayberry Court |
| 55 | 709.5 | 9E | Bayberry Court |
| 55 | 709.6 | 9F | Bayberry Court |
| 55 | 709.7 | 9G | Bayberry Court |
| 55 | 377.1 | 1  | Cherry Street  |
| 55 | 387   | 4  | Cherry Street  |
| 55 | 163   | 1  | Chin's Way     |

|    |       |      |                  |
|----|-------|------|------------------|
| 55 | 162   | 2    | Chin's Way       |
| 55 | 161   | 4    | Chin's Way       |
| 55 | 152   | 3    | Dave Street      |
| 55 | 288   | 4    | Dave Street      |
| 55 | 151   | 5    | Dave Street      |
| 55 | 287.1 | 6    | Dave Street      |
| 55 | 287   | 8    | Dave Street      |
| 55 | 158   | 12   | Dave Street      |
| 55 | 428   | 17   | Dave Street      |
| 55 | 702.1 | 1A   | Freedom Square   |
| 55 | 702.2 | 1B   | Freedom Square   |
| 55 | 702.3 | 1C   | Freedom Square   |
| 55 | 702.4 | 1D   | Freedom Square   |
| 55 | 702.5 | 1E   | Freedom Square   |
| 55 | 702.6 | 1F   | Freedom Square   |
| 55 | 703.1 | 3A   | Freedom Square   |
| 55 | 703.2 | 3B   | Freedom Square   |
| 55 | 703.3 | 3C   | Freedom Square   |
| 55 | 703.4 | 3D   | Freedom Square   |
| 55 | 718   |      | Freedom Square   |
| 55 | 228   | 1    | Hooper Farm Road |
| 55 | 227.1 | 3    | Hooper Farm Road |
| 55 | 227   | 5    | Hooper Farm Road |
| 55 | 364   | 115  | Orange Street    |
| 55 | 377   | 117  | Orange Street    |
| 55 | 388   | 119  | Orange Street    |
| 55 | 389   | 121  | Orange Street    |
| 55 | 394   | 125  | Orange Street    |
| 55 | 146   | 127  | Orange Street    |
| 55 | 147   | 129  | Orange Street    |
| 55 | 285   | 135  | Orange Street    |
| 55 | 286   | 137  | Orange Street    |
| 55 | 665   | 137A | Orange Street    |
| 55 | 153   | 141  | Orange Street    |
| 55 | 154   | 143  | Orange Street    |
| 55 | 155   | 145  | Orange Street    |

|    |       |      |                 |
|----|-------|------|-----------------|
| 55 | 312   | 147  | Orange Street   |
| 55 | 157   | 147R | Orange Street   |
| 55 | 311   | 149  | Orange Street   |
| 55 | 170   | 159  | Orange Street   |
| 55 | 171   | 161  | Orange Street   |
| 55 | 176.5 | 163  | Orange Street   |
| 55 | 176.3 | 165  | Orange Street   |
| 55 | 176.4 | 167  | Orange Street   |
| 55 | 292   | 171  | Orange Street   |
| 55 | 180.2 | 175  | Orange Street   |
| 55 | 701.1 | 96   | Pleasant Street |
| 55 | 701.2 | 96   | Pleasant Street |
| 55 | 701.3 | 96A  | Pleasant Street |
| 55 | 701.4 | 96B  | Pleasant Street |
| 55 | 145   | 100  | Pleasant Street |
| 55 | 912   | 109  | Pleasant Street |
| 55 | 149.1 | 110  | Pleasant Street |
| 55 | 267.9 | 111  | Pleasant Street |
| 55 | 149.2 | 112  | Pleasant Street |
| 55 | 149   | 112  | Pleasant Street |
| 55 | 267.8 | 113  | Pleasant Street |
| 55 | 267.7 | 115  | Pleasant Street |
| 55 | 267.6 | 117  | Pleasant Street |
| 55 | 267.5 | 119  | Pleasant Street |
| 55 | 160   | 122  | Pleasant Street |
| 55 | 164   | 130  | Pleasant Street |
| 55 | 270   | 131  | Pleasant Street |
| 55 | 271   | 135  | Pleasant Street |
| 55 | 176.1 | 140  | Pleasant Street |
| 55 | 176.2 | 144  | Pleasant Street |
| 55 | 806   | 2A#1 | Sanford Road    |
| 55 | 807   | 2B#2 | Sanford Road    |
| 55 | 808   | 2C#3 | Sanford Road    |
| 55 | 809   | 2D#4 | Sanford Road    |
| 55 | 810   | 2E#5 | Sanford Road    |
| 55 | 811   | 2F#6 | Sanford Road    |

|     |       |     |                 |
|-----|-------|-----|-----------------|
| 55  | 180.1 | 1   | Sparks Avenue   |
| 55  | 180.3 | 3   | Sparks Avenue   |
| 55  | 636   | 5   | Sparks Avenue   |
| 55  | 179   | 9   | Sparks Avenue   |
| 55  | 229   | 14A | Sparks Avenue   |
| 55  | 229.1 | 14B | Sparks Avenue   |
| 55  | 177   | 15  | Sparks Avenue   |
| 55  | 800   | 16A | Sparks Avenue   |
| 55  | 801   | 16B | Sparks Avenue   |
| 55  | 802   | 16C | Sparks Avenue   |
| 55  | 803   | 16D | Sparks Avenue   |
| 55  | 804   | 16E | Sparks Avenue   |
| 55  | 231.1 | 18  | Sparks Avenue   |
| 55  | 231.2 | 18A | Sparks Avenue   |
| 55  | 307   | 20  | Sparks Avenue   |
| 55  | 269.2 | 21  | Sparks Avenue   |
| 55  | 308   | 22  | Sparks Avenue   |
| 55  | 309   | 24  | Sparks Avenue   |
| 155 | 310   | 26  | Sparks Avenue   |
| 55  | 234.6 | 30  | Sparks Avenue   |
| 55  | 268   | 31  | Sparks Avenue   |
| 55  | 233.2 | 34  | Sparks Avenue   |
| 55  | 233.1 | 36  | Sparks Avenue   |
| 55  | 240.1 | 38  | Sparks Avenue   |
| 55  | 267.4 | 41  | Sparks Avenue   |
| 55  | 267.3 | 43  | Sparks Avenue   |
| 55  | 267.2 | 45  | Sparks Avenue   |
| 55  | 267.1 | 47  | Sparks Avenue   |
| 55  | 266   | 51  | Sparks Avenue   |
| 55  | 169   | 1   | West Creek Road |
| 55  | 168   | 3   | West Creek Road |
| 55  | 172   | 4   | West Creek Road |
| 55  | 289   | 5   | West Creek Road |
| 55  | 173   | 6   | West Creek Road |
| 55  | 167   | 7   | West Creek Road |
| 55  | 173.1 | 8   | West Creek Road |

|    |     |    |                 |
|----|-----|----|-----------------|
| 55 | 174 | 10 | West Creek Road |
| 55 | 166 | 11 | West Creek Road |
| 55 | 175 | 12 | West Creek Road |
| 55 | 165 | 13 | West Creek Road |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ RC to CMI" dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_**

**(Zoning Map Change: RC-2 (Residential Commercial-2) to CMI (Commercial Mid-Island))**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential Commercial (RC) district in the Commercial Mid-Island (CMI) district:

| Map | Lot | Number | Street             |
|-----|-----|--------|--------------------|
| 68  | 966 | 1      | Hanabea Lane       |
| 68  | 319 | 2      | Hanabea Lane       |
| 68  | 967 | 3      | Hanabea Lane       |
| 69  | 15  | 4      | Hanabea Lane       |
| 69  | 271 | 5      | Hanabea Lane       |
| 69  | 255 | 6      | Hanabea Lane       |
| 69  | 272 | 7      | Hanabea Lane       |
| 69  | 256 | 8      | Hanabea Lane       |
| 69  | 257 | 10     | Hanabea Lane       |
| 69  | 258 | 12     | Hanabea Lane       |
| 69  | 102 | 47     | Nobadeer Farm Road |
| 69  | 101 | 49     | Nobadeer Farm Road |
| 69  | 100 | 51     | Nobadeer Farm Road |
| 68  | 300 | 133    | Old South Road     |
| 68  | 968 | 118    | Old South Road     |
| 68  | 969 | 124    | Old South Road     |
| 69  | 273 | 126    | Old South Road     |
| 69  | 274 | 128    | Old South Road     |
| 69  | 14  | 130    | Old South Road     |

|    |      |      |                |
|----|------|------|----------------|
| 68 | 46.6 | 135A | Old South Road |
| 68 | 46.5 | 135B | Old South Road |
| 68 | 318  | 5    | Wampanoag Way  |
| 68 | 317  | 9    | Wampanoag Way  |
| 68 | 316  | 11   | Wampanoag Way  |
| 68 | 315  | 13   | Wampanoag Way  |
| 68 | 314  | 15   | Wampanoag Way  |
| 68 | 313  | 19   | Wampanoag Way  |
| 68 | 312  | 21   | Wampanoag Way  |
| 68 | 311  | 23   | Wampanoag Way  |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ RC-2 to CMI dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_\_\_**  
**(Zoning Bylaw Amendment: Commercial Mid-Island)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. To amend section 2 as follows:

**APARTMENT BUILDING(S)**

A structure or structures containing a maximum of up to eight bedrooms in up to six dwelling units on a single lot with no commercial or other uses shall be allowed in the following districts:

- (1) **CN/VN** one dwelling unit is permitted for each 2,500 square feet of lot area.
- (2) **CMI** one dwelling unit is permitted for each 1,500 square feet of lot area.

The Planning Board shall be the special permit granting authority.

2. To amend section 7A by amending the Use Chart as follows:
  - a. By deleting "N" in the "CMI" column and "Apartment building" row and replacing it with "SP".

b. By deleting "N" in the "CMI" column and "Workforce Rental Community" row and replacing it with "SP".

3. To amend section 8D as follows:

Special permit issued by the Planning Board to create workforce homeownership housing in the R-5 zoning district through a Workforce Homeownership Housing Bonus Lots allowance and in the CN and CMI zoning district through a Workforce Rental Community.

4. To amend section 8D(1)(a) as follows:

The following requirements shall apply to Workforce Homeownership Housing Bonus Lots in the R-5 zoning district and to Workforce Housing Rental Community in the CN and CMI zoning district.

5. To amend section 17A as follows:

A. Building and structure height is measured as the average height of all sides of a building or structure from the average mean grade to the highest point of the building and/or structure. There shall be only one highest point for each building and/or structure. No one building and/or structure side shall exceed 32 feet, except in the CDT and CMI districts, or as otherwise permitted. Height limitations, except as noted in the Village Height Overlay District, shall be as follows:

|                          | Zoning District   | Maximum Height |
|--------------------------|---|----------------|
| Country Overlay District | SR-1, SOH, SR-10, SR-20, LUG-1, LUG-2, LUG-3, MMD, VN, VTEC, VR                   | 30             |
| Town Overlay District    | R-1, ROH, R-5, R-10, R-20, R-40, CDT, <del>CMI</del> , CN, CTEC, CI, RC, RC-2, LC | 30             |
| Town Overlay District    | CMI   | 40             |

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE**

**(Zoning Map Change: RC-2 to CTEC and R-5 - Bartlett Road)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Commercial Trade Entrepreneurship and Craft (CTEC) district:

| Map | Lot                | Number | Street        |
|-----|--------------------|--------|---------------|
| 67  | 524                | 48     | Bartlett Road |
| 67  | 100 (a portion of) | 54     | Bartlett Road |
| 66  | 101                | 2      | Marble Way    |
| 66  | 101.1              | 2      | Marble Way    |

2. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district:

| Map | Lot                | Number | Street        |
|-----|--------------------|--------|---------------|
| 66  | 434                | 40     | Bartlett Road |
| 66  | 530                | 42     | Bartlett Road |
| 66  | 529                | 44     | Bartlett Road |
| 66  | 531                | 46     | Bartlett Road |
| 66  | 100 (a portion of) | 54     | Bartlett Road |
| 66  | 100.2              | 56     | Bartlett Road |
| 66  | 100.1              | 58     | Bartlett Road |
| 66  | 101                | 2      | Marble Way    |
| 66  | 101.1              | 2      | Marble Way    |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ RC-2 to CTEC and R-5 dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE**

**(Zoning Map Change: RC-2 and CTEC to R-10 or R-20 - Marble Way)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district, in the Residential 10 (R-10) or Residential 20 (R-20) district:

| Map | Lot                  | Number | Street     |
|-----|----------------------|--------|------------|
| 66  | 101 (a portion of )  | 2      | Marble Way |
| 66  | 101.1 (a portion of) |        | Marble Way |

2. Placing the following properties currently located Commercial Trade Entrepreneurship and Craft (CTEC) district, in the Residential 10 (R-10) or Residential 20 (R-20) district:

| Map | Lot                  | Number | Street     |
|-----|----------------------|--------|------------|
| 66  | 101 (a portion of )  | 2      | Marble Way |
| 66  | 101.1 (a portion of) |        | Marble Way |

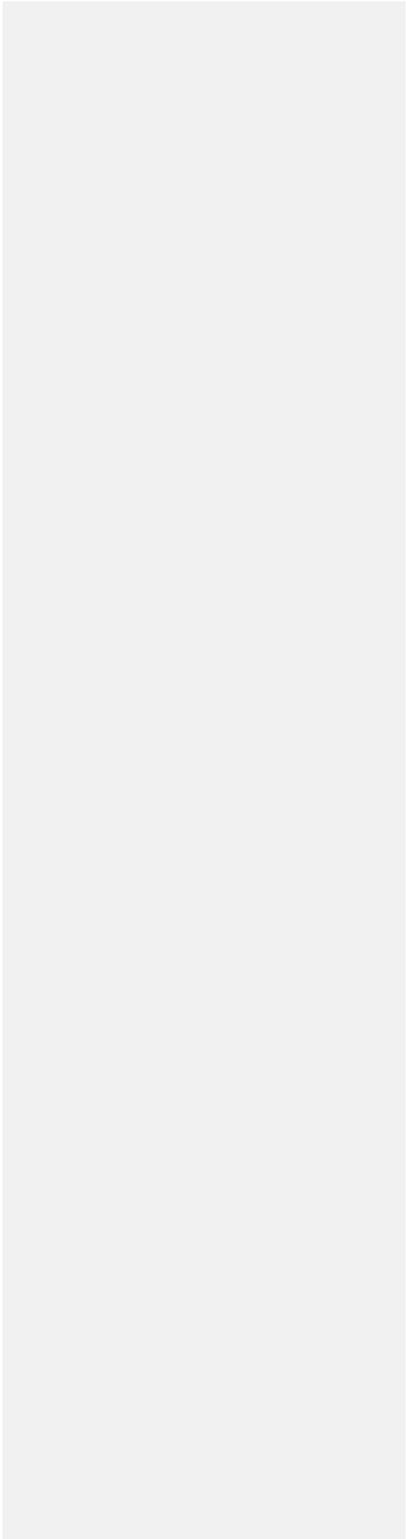
|    |       |   |            |
|----|-------|---|------------|
| 66 | 102.1 | 4A  | Marble Way |
| 66 | 102   | 4B  | Marble Way |
| 66 | 103   | 6<br>(Lots 202 and 203 on Land<br>Court Plan 28933-6) | Marble Way |
| 66 | 104   | 10  | Marble Way |
| 66 | 105   | 12  | Marble Way |
| 66 | 106   | 14  | Marble Way |
| 66 | 106.1 | 16  | Marble Way |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_ Zoning Map Change: RC-2 and CTEC to R-10 or R-20 - Marble Way" dated October 23<sup>rd</sup>, 2015 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Samantha Parsons, et al)*

DRAFT



**ARTICLE \_\_**

**(Zoning Map Change: RC-2 to CN and R-5 - Fairgrounds Road and Ticcoma Way)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Commercial Neighborhood (CN) district:

| Map | Lot                | Number | Street           |
|-----|--------------------|--------|------------------|
| 67  | 40                 | 2      | Fairgrounds Road |
| 67  | 752                | 4      | Fairgrounds Road |
| 67  | 710 (a portion of) | 16     | Vincent Circle   |

2. Placing the following properties currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district:

| Map | Lot | Number | Street      |
|-----|-----|--------|-------------|
| 67  | 700 | 2      | Ticcoma Way |
| 67  | 701 | 4      | Ticcoma Way |
| 67  | 702 | 6      | Ticcoma Way |
| 67  | 703 | 8      | Ticcoma Way |
| 67  | 704 | 10     | Ticcoma Way |
| 67  | 705 | 12     | Ticcoma Way |
| 67  | 706 | 14     | Ticcoma Way |
| 67  | 707 | 16     | Ticcoma Way |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ RC-2 to CN and R-5 dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_**

**(Zoning Map Change: R-1 to ROH - Various Locations)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential 1 (R-1) district in the Residential Old Historic (ROH) district:

| Map    | Lot  | Number | Street     |
|--------|------|--------|------------|
| 42.4.4 | 20   | 3      | Cliff Road |
| 42.4.4 | 60   | 5      | Cliff Road |
| 42.4.4 | 59.1 | 7      | Cliff Road |
| 42.4.4 | 59   | 9      | Cliff Road |

|        |           |       |                  |
|--------|-----------|-------|------------------|
| 42.4.4 | 21        | 89    | Easton Street    |
| 55.4.4 | 42.1      | 1     | Joy Street       |
| 55.4.4 | 68 (68.1) | 3 (5) | Joy Street       |
| 55.4.4 | 32.2      | 7     | Joy Street       |
| 41     | 858       | 1     | Lowell Place     |
| 41     | 511       | 3     | Lowell Place     |
| 41     | 293       | 3     | Madaket Road     |
| 42.3.3 | 46        | 131   | Main Street      |
| 41     | 455       | 139   | Main Street      |
| 41     | 172       | 141   | Main Street      |
| 41     | 171       | 145   | Main Street      |
| 41     | 170       | 147   | Main Street      |
| 41     | 289       | 158   | Main Street      |
| 41     | 290       | 160   | Main Street      |
| 41     | 291       | 162   | Main Street      |
| 41     | 292       | 164   | Main Street      |
| 55.4.4 | 1         | 30    | Milk Street      |
| 56     | 321       | 32    | Milk Street      |
| 41     | 41        | 35    | Milk Street      |
| 55.4.4 | 10        | 10    | Mt Vernon Street |
| 55.4.4 | 10.1      | 10R   | Mt Vernon Street |
| 55.4.4 | 35        | 12    | Mt Vernon Street |
| 55.4.4 | 34        | 14    | Mt Vernon Street |
| 55.4.4 | 33        | 16    | Mt Vernon Street |
| 55.4.4 | 32.1      | 18    | Mt Vernon Street |
| 42.4.4 | 19        | 4     | North Avenue     |
| 55.4.4 | 2         | 1     | Prospect Street  |
| 55.4.4 | 37        | 1     | Prospect Street  |
| 55.4.4 | 38        | 3     | Prospect Street  |
| 55.4.4 | 39        | 5     | Prospect Street  |
| 55.4.4 | 40        | 7     | Prospect Street  |
| 55.4.4 | 41        | 9     | Prospect Street  |
| 55.4.4 | 42        | 11    | Prospect Street  |
| 55.4.4 | 88        | 17    | Prospect Street  |
| 55.4.4 | 89.1      | 19    | Prospect Street  |
| 55.4.4 | 89        | 21    | Prospect Street  |

|        |     |     |                 |
|--------|-----|-----|-----------------|
| 55.4.4 | 90  | 23  | Prospect Street |
| 55.4.4 | 91  | 25  | Prospect Street |
| 55.4.4 | 93  | 27  | Prospect Street |
| 41     | 178 | 15  | Quaker Road     |
| 41     | 179 | 17  | Quaker Road     |
| 41     | 42  | 19  | Quaker Road     |
| 41     | 617 | 24A | Vestal Street   |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_ R-1 to ROH dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_  
(Zoning Map Change: R-20 to VR - Quidnet)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential 20 (R-20) district in the Village Residential (VR) district:

| Map | Lot                 | Number | Street       |
|-----|---------------------|--------|--------------|
| 21  | 26.9 (a portion of) | 3      | Beacon Lane  |
| 21  | 26.8 (a portion of) | 5      | Beacon Lane  |
| 21  | 26.2                | 3      | Naauma Lane  |
| 21  | 26.3                | 4      | Naauma Lane  |
| 21  | 151                 | 22     | Quidnet Road |
| 21  | 150                 | 26     | Quidnet Road |
| 21  | 149                 | 30     | Quidnet Road |
| 21  | 27.1                | 31     | Quidnet Road |
| 21  | 27.4                | 31     | Quidnet Road |
| 21  | 27.2                | 33     | Quidnet Road |
| 21  | 53                  | 34     | Quidnet Road |
| 21  | 27.3                | 35     | Quidnet Road |
| 21  | 52                  | 36     | Quidnet Road |
| 21  | 50                  | 40     | Quidnet Road |
| 21  | 26.1                | 41     | Quidnet Road |
| 21  | 26.5                | 41     | Quidnet Road |
| 21  | 21 (a portion of)   | 45     | Quidnet Road |

|    |                     |     |                 |
|----|---------------------|-----|-----------------|
| 21 | 143                 | 47  | Quidnet Road    |
| 21 | 90                  | 50  | Quidnet Road    |
| 21 | 91                  | 50R | Quidnet Road    |
| 21 | 59                  | 52  | Quidnet Road    |
| 21 | 89                  | 57  | Quidnet Road    |
| 21 | 81.2                | 59  | Quidnet Road    |
| 21 | 81.3                | 61  | Quidnet Road    |
| 21 | 96                  | 64  | Quidnet Road    |
| 21 | 115                 | 65  | Quidnet Road    |
| 21 | 114                 | 67  | Quidnet Road    |
| 21 | 113                 | 68  | Quidnet Road    |
| 21 | 111                 | 72  | Quidnet Road    |
| 21 | 110                 | 74  | Quidnet Road    |
| 21 | 63                  | 76  | Quidnet Road    |
| 21 | 99                  | 80  | Quidnet Road    |
| 21 | 100                 | 84  | Quidnet Road    |
| 21 | 101                 | 84  | Quidnet Road    |
| 21 | 102                 | 86  | Quidnet Road    |
| 21 | 103                 | 86  | Quidnet Road    |
| 21 | 104                 | 88  | Quidnet Road    |
| 21 | 109                 | 88  | Quidnet Road    |
| 21 | 105                 | 90  | Quidnet Road    |
| 21 | 108                 | 90  | Quidnet Road    |
| 21 | 107 (a portion of)  | 94  | Quidnet Road    |
| 21 | 73 (a portion of)   | 100 | Quidnet Road    |
| 21 | 74 (a portion of)   | 102 | Quidnet Road    |
| 21 | 75.1                |     | Quidnet Road    |
| 21 | 26                  | 4   | Sakedan Lane    |
| 21 | 26.4                | 5   | Sakedan Lane    |
| 21 | 26.7 (a portion of) | 6   | Sakedan Lane    |
| 21 | 26.6                | 7   | Sakedan Lane    |
| 21 | 24                  | 1   | Sesachacha Road |
| 21 | 88                  | 2   | Sesachacha Road |
| 21 | 23                  | 3   | Sesachacha Road |
| 21 | 87                  | 6   | Sesachacha Road |
| 21 | 142                 | 7   | Sesachacha Road |

|    |      |     |                 |
|----|------|-----|-----------------|
| 21 | 85   | 8   | Sesachacha Road |
| 21 | 141  | 9   | Sesachacha Road |
| 21 | 140  | 11  | Sesachacha Road |
| 21 | 83   | 12  | Sesachacha Road |
| 21 | 82   | 14  | Sesachacha Road |
| 21 | 18   | 17  | Sesachacha Road |
| 21 | 19   | 17  | Sesachacha Road |
| 21 | 80   | 24  | Sesachacha Road |
| 21 | 79   | 28  | Sesachacha Road |
| 21 | 78   | 30  | Sesachacha Road |
| 21 | 76.4 | 36A | Sesachacha Road |
| 21 | 76.1 | 36B | Sesachacha Road |
| 21 | 76.2 | 36C | Sesachacha Road |
| 21 | 76.3 | 36D | Sesachacha Road |
| 21 | 48   | 2   | Squam Road      |
| 21 | 47   | 6   | Squam Road      |
| 21 | 49   | 6   | Squam Road      |
| 21 | 51   | 8   | Squam Road      |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ R-20 to VR dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_\_**

**(Zoning Bylaw Amendment: Village Residential/Swimming Pool)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 7A, by deleting "A" in the "VR" column and "Swimming pool - residential" row and replacing it with "SP" or "N" (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*).

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_\_**

**(Zoning Map Change: R-20 to R-40 or LUG-1 - Grove Lane)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Residential 20 (R-20) district, in the Residential 40 (R-40) district:

| Map | Lot              | Number | Street       |
|-----|------------------|--------|--------------|
| 41  | 330              | 36     | Crooked Lane |
| 41  | 441              | 18     | Grove Lane   |
| 41  | 505              | 19     | Grove Lane   |
| 41  | 440              | 20     | Grove Lane   |
| 41  | 438              | 23     | Grove Lane   |
| 41  | 439              | 24     | Grove Lane   |
| 41  | 437              | 26     | Grove Lane   |
| 41  | 436              | 28     | Grove Lane   |
| 41  | 435              | 30     | Grove Lane   |
| 41  | 433.1            | 34A    | Grove Lane   |
| 41  | 433              | 34B    | Grove Lane   |
| 41  | 432              | 36     | Grove Lane   |
| 41  | 431              | 38     | Grove Lane   |
| 41  | 430              | 40     | Grove Lane   |
| 41  | 415              | 54     | Grove Lane   |
| 41  | 419              | 55     | Grove Lane   |
| 41  | 416              | 58     | Grove Lane   |
| 41  | 410 (portion of) | 35     | Madaket Road |
| 41  | 413 (portion of) | 41     | Madaket Road |

|    |                  |    |              |
|----|------------------|----|--------------|
| 41 | 414 (portion of) | 43 | Madaket Road |
|----|------------------|----|--------------|

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_ Zoning Map Change: RC-2 and CTEC to R-10 or R-20 - Marble Way" dated \_\_\_\_\_, 2015 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE**

**(Zoning Map Change: SR-20 to SR-5/Clifton Street, Comeau Lane, Sconset Avenue)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing the following properties currently located in the Sconset Residential-20 (SR-20) Zoning District in the Sconset Residential-5 (SR-5) Zoning District.

Please see attached list of parcels and map.

|        |    |    |             |
|--------|----|----|-------------|
| 73.4.1 | 4  | 11 | Clifton     |
| 73.4.1 | 27 | 7  | Clifton     |
| 73.4.1 | 5  | 3  | Comeau Ln   |
| 73.4.1 | 28 | 2  | Sconset Ave |
| 73.4.1 | 6  | 4  | Sconset Ave |
| 49.3.2 | 13 | 7  | Comeau Ln   |
| 49.3.2 | 12 | 6  | Sconset Ave |
| 49.3.2 | 29 | 9  | Comeau Ln   |
| 49.3.2 | 28 | 8  | Sconset Ave |
| 49.3.2 | 27 | 10 | Sconset Ave |
| 49.3.2 | 25 | 12 | Sconset Ave |
| 49.3.2 | 32 | 16 | Sconset Ave |
| 49.3.2 | 24 | 14 | Sconset Ave |
| 73.4.1 | 7  | 3  | Sconset Ave |
| 49.3.2 | 11 | 5  | Sconset Ave |
| 49.3.2 | 10 | 7  | Sconset Ave |
| 49.3.2 | 9  | 9  | Sconset Ave |
| 49.3.2 | 8  | 11 | Sconset Ave |
| 49.3.2 | 7  | 13 | Sconset Ave |
| 49.3.2 | 6  | 15 | Sconset Ave |

*(John B. Brescher, et al)*

**ARTICLE \_\_**

**(Zoning Map Change: CDT, ROH, R-1, R-20 and LUG-2 to R-40 - Town Open Space)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Place the following properties currently located in the Commercial Downtown (CDT) district in the Residential-40 (R-40) district.

| Map    | Lot | Number | Street      |
|--------|-----|--------|-------------|
| 42.4.2 | 18  | 27     | Easy Street |

2. Place the following properties currently located in the Residential Old Historic (ROH) district in the Residential-40 (R-40) district.

| Map    | Lot | Number | Street      |
|--------|-----|--------|-------------|
| 42.3.3 | 179 | 106    | Main Street |

3. Place the following properties currently located in the Residential-1 (R-1) district in the Residential-40 (R-40) district.

| Map    | Lot  | Number | Street           |
|--------|------|--------|------------------|
| 30     | 608  | 2      | Nantucket Avenue |
| 42.4.4 | 54.1 |        | North Avenue     |
| 42.4.4 | 54.2 |        | North Avenue     |

4. Place the following properties currently located in the Residential-20 (R-20) district in the Residential-40 (R-40) district.

| Map | Lot              | Number | Street          |
|-----|------------------|--------|-----------------|
| 56  | 452              | 1      | Aurora Way      |
| 56  | 456              | 2      | Aurora Way      |
| 41  | 480 (portion of) | 21     | Crooked Lane    |
| 56  | 372              | 12     | High Brush Path |
| 56  | 387              | 20     | High Brush Path |
| 56  | 114              | 14     | Oak Hollow      |
| 68  | 826              | 126    | Old South Road  |
| 68  | 827              | 127    | Old South Road  |
| 68  | 828              | 128    | Old South Road  |

5. Place the following properties currently located in the Limited Use General-2 (LUG-2) district in the Residential-40 (R-40) district.

| Map | Lot  | Number | Street        |
|-----|------|--------|---------------|
| 67  | 82.1 |        | Surfside Road |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ CDT, ROH, R-1, R-20 and LUG-2 to R-40 -Town Open Space" dated January 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_**

**(Zoning Map Change: R-20, VR, LUG-1, and LUG-2 to LUG-3 - Country Open Space)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Place the following properties currently located in the Residential-20 (R-20) district in the Limited Use General-3 (LUG-3) district:

| Map | Lot             | Number | Street          |
|-----|-----------------|--------|-----------------|
| 21  | 75 (portion of) | Rear   | Quidnet Road    |
| 21  | 98              | 78     | Quidnet Road    |
| 21  | 81.1            | 18     | Sesachacha Road |
| 87  | 81 (portion of) | 32     | Western Avenue  |

2. Place the following properties currently located in the Village Residential (VR) district in the Limited Use General-3 (LUG-3) district:

| Map    | Lot | Number | Street             |
|--------|-----|--------|--------------------|
| 60.2.4 | 34  | 10     | Ames Avenue        |
| 60.2.4 | 60  |        | Ames Avenue        |
| 59.3   | 71  |        | Arkansas Avenue    |
| 59.3   | 72  |        | Arkansas Avenue    |
| 59.3   | 74  |        | Arkansas Avenue    |
| 59.3   | 75  |        | Arkansas Avenue    |
| 59.3   | 76  |        | Arkansas Avenue    |
| 59.3   | 77  |        | Arkansas Avenue    |
| 59.4   | 238 |        | Madaket            |
| 59.4   | 327 | 272    | Madaket Road       |
| 59.4   | 328 | 272    | Madaket Road       |
| 59.4   | 289 | 276    | Madaket Road       |
| 59.4   | 179 |        | Mississippi Avenue |
| 59.4   | 280 |        | Mississippi Avenue |
| 59.4   | 281 |        | Mississippi Avenue |

|        |     |     |                       |
|--------|-----|-----|-----------------------|
| 59.4   | 282 |     | Mississippi Avenue    |
| 59.4   | 323 |     | Mississippi Avenue    |
| 59.4   | 324 |     | Mississippi Avenue    |
| 59.4   | 325 |     | Mississippi Avenue    |
| 59.4   | 326 |     | Mississippi Avenue    |
| 59.4   | 178 |     | Mississippi Avenue    |
| 60.3.1 | 192 | 43  | New Hampshire Avenue  |
| 59.3   | 92  |     | North Carolina Avenue |
| 59.3   | 188 |     | North Carolina Avenue |
| 59.3   | 189 |     | North Carolina Avenue |
| 59.3   | 190 |     | North Carolina Avenue |
| 59.3   | 266 |     | North Carolina Avenue |
| 59.3   | 267 |     | North Carolina Avenue |
| 59.3   | 269 |     | North Carolina Avenue |
| 60.3.1 | 24  |     | Rhode Island Avenue   |
| 59.3   | 248 |     | South Carolina Avenue |
| 59.3   | 47  |     | Starbuck Road         |
| 59.3   | 70  |     | Starbuck Road         |
| 59.3   | 142 |     | Starbuck Road         |
| 60     | 24  | 9   | Starbuck Road         |
| 60     | 110 | 17R | Starbuck Road         |
| 60.1.2 | 56  | 21  | Tennessee Avenue      |
| 60.1.2 | 57  | 23  | Tennessee Avenue      |

3. Place the following properties currently located in the Limited Use General-1 (LUG-1) district in the Limited Use General-3 (LUG-3) district:

| Map  | Lot  | Number | Street                 |
|------|------|--------|------------------------|
| 59   | 1.3  | 225    | Madaket Road           |
| 54   | 204  | 21     | Monomoy Road           |
| 55   | 61.1 | 158    | Orange Street          |
| 43   | 14   | 56     | Polpis Road            |
| 43   | 168  | 30     | Shimmo Pond Road       |
| 43   | 169  | 32     | Shimmo Pond Road       |
| 59.3 | 42   | 48     | South Cambridge Street |

4. Place the following properties currently located in the Limited Use General-2 (LUG-2) district in the Limited Use General-3 (LUG-3) district:

| Map | Lot | Number | Street |
|-----|-----|--------|--------|
|-----|-----|--------|--------|

|    |                  |    |                      |
|----|------------------|----|----------------------|
| 41 | 480 (portion of) | 21 | Crooked Lane         |
| 31 | 25.2             | 10 | East Tristram Avenue |
| 39 | 31.1             | 9  | Greenleaf Road       |
| 87 | 86               | 1  | Hillside Avenue      |
| 87 | 2                | 7  | Hillside Avenue      |
| 38 | 111              | 38 | Ridge Lane           |
| 41 | 536              | 3  | Wannacomet Road      |
| 41 | 532              |    | West Chester Street  |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_, Zoning Map Change: R-20, VR, LUG-1, and LUG-2 to LUG-3 - Country Open Space" dated January 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_**

**(Zoning Map Change: VTEC to VR , VTEC to LUG-3, and LUG-3 to VTEC - Hummock Pond Road)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by taking the following actions:

1. Placing portions of property known as Assessor Map 65, lot 38, 165 Hummock Pond Road, currently located in the Village Trade Entrepreneurship and Craft (VTEC) district in the Village Residential (VR) district and;
2. Placing portions of property known as Assessor Map 65, lot 1.1, 171R Hummock Pond Road, currently located in the Limited Use General-3 (LUG) district in the Village Trade Entrepreneurship and Craft (VTEC) district and;
3. Placing portions of property known as Assessor Map 65, lot 1, 171 Hummock Pond Road, currently located in the Village Trade Entrepreneurship and Craft (VTEC) district in the Limited Use General-3 (LUG) district;

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_ Zoning Map Change: VTEC to VR , VTEC to LUG-3, and LUG-3 to VTEC - Hummock Pond Road" dated [redacted] and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE**

**(Zoning Map Change: LUG-2 to R-40 - Evergreen Way, Daffodil Lane, and Airport Road)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Limited Use General 2 (LUG-2) district, in the Residential 40 (R-40) district:

| Map | Lot   | Number | Street        |
|-----|-------|--------|---------------|
| 68  | 726   | 3      | Evergreen Way |
| 68  | 727   | 1      | Evergreen Way |
| 68  | 54    | 21     | Airport Road  |
| 68  | 55    | 23     | Airport Road  |
| 68  | 723   | 5      | Daffodil Lane |
| 68  | 717.1 | 15A    | Evergreen Way |
| 68  | 717.2 | 15B    | Evergreen Way |
| 68  | 716   | 17     | Evergreen Way |
| 68  | 715   | 19     | Evergreen Way |
| 68  | 709   | 20     | Evergreen Way |
| 68  | 710   | 22     | Evergreen Way |

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_ Zoning Map Change: LUG-2 to R-40 - Evergreen Way, Daffodil Lane, and Airport Road" dated 2015 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(James Lydon, et al)*

**ARTICLE**

**(Zoning Map Change: LUG-2 to LUG-1; 8 Masaquet Avenue)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing 8 Masaquet Avenue (Assessor Map 80 Lot 193), currently located in the Limited Use General 2 (LUG-2) district, in the Limited Use General (LUG-1) district, as shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_ Zoning Map Change: LUG-2 to LUG-1; 8 Masaquet Avenue" dated August 6, 2015 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Ronald Santos, et al)*

**ARTICLE**

**(Zoning Map Change: LUG-2 to LUG-1 Surfside South - Boulevard, Okoraw Avenue, and Lover's Lane)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties identified in the Surfside Area Plan as a portion of "Surfside South", currently located in the Limited Use General 2 (LUG-2) district, in the Limited Use General (LUG-1) district:

| Map | Lot                | Number | Street         |
|-----|--------------------|--------|----------------|
| 79  | 3                  | 40     | Lover's Lane   |
| 79  | 28                 | 1      | Okorwaw Avenue |
| 79  | 31                 | 44     | Lover's Lane   |
| 79  | 80                 | 54     | Lover's Lane   |
| 79  | 81                 | 52     | Lover's Lane   |
| 79  | 82                 | 50     | Lover's Lane   |
| 79  | 83                 | 48     | Lover's Lane   |
| 79  | 84                 | 46     | Lover's Lane   |
| 79  | 131 (a portion of) | 4      | Okorwaw Avenue |
| 80  | 214                | 44     | Boulevard      |
| 80  | 215                | 61     | Lover's Lane   |

Or to take any other action related thereto.

Or, to take any other action related thereto.

*(Leslie Kennie, et al)*

**ARTICLE \_\_\_\_\_**  
**(Zoning Bylaw Amendment: Tertiary Dwelling)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 2, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

**TERTIARY DWELLING**

~~(1) No more than 120 building permits for a tertiary dwelling shall be granted in any calendar year.~~

(1) The tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, or shall be owned by a not-for-profit, religious, or educational entity, or shall be subject to a restriction limiting occupancy to a year-round household.

~~(2) A third dwelling unit located on a lot. The tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, and including~~ the following options:

~~(a)~~ A garage apartment not exceeding ~~550~~ 650 square feet of gross floor area.

~~(b)~~ A dwelling unit attached to or within a single-family dwelling, duplex, or an outbuilding or a dwelling unit attached to a studio or shed. The ground cover of

the existing building shall not increase more than ~~550~~ 650 square feet and the dwelling unit shall not contain more than ~~550~~ 650 square feet of gross floor area.

(c) A detached building containing not more than ~~550~~ 650 square feet of ground cover and not more than ~~550~~ 650 square feet of gross floor area.

...

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

#### ARTICLE

#### (Zoning Bylaw Amendment: 'Tiny House Unit' District)

To see if the Town will vote to:

In order to relieve some of the pressure for affordable, available housing for year-round residents and seasonal workers, a new Zoning District shall be established.

1. To amend section 2, definitions, as follows:

#### TINY HOUSE UNIT OWNER OCCUPIED

The primary residence of a person(s) or the individual beneficiaries of a legal entity that holds title, common title or land lease to the property, where such persons are year-round residents, listed in the Town Clerk's Street List, physically present and living within dwelling units on said property or any direct relative of that individual. Properties owned by corporations and the like, time sharing interval dwelling units, or where all units are made available for rent do not qualify as tiny house owner occupied.

#### TINY HOUSE UNIT

A detached structure of less than 500 square feet containing a single tiny house unit owner occupied dwelling unit, constructed on a moveable trailer, or a slab foundation. A tiny house may be accessory to an existing dwelling(s) on a lot at a density of one unit for each lot area. No commercial or other non-residential uses shall be permitted on a lot containing a tiny house. The Planning Board shall be the special permit granting authority.

2. To amend section 7A, use chart, by inserting in the "Use" column between "accessory apartment" and "garage apartment" a new use "Tiny House" to be allowed by Special Permit (SP) or as an Accessory Use (A) in all zoning districts.
3. To amend section 7B, prohibited uses in all districts, as follows:
  - (2) Use of a trailer or a building-like container for residential purposes or as a principal or accessory building or structure except such structures designated as "Tiny House Units" or as necessary for storage of chemicals and/or equipment by the Nantucket Fire Department.
4. To amend section 18B, table of parking requirements" by inserting a new column "Tiny House" with a parking requirement of 1 space in all districts.

Or to take any other action related thereto,

*(Isaiah J. Stover, et al)*

#### ARTICLE

#### **(Zoning Bylaw Amendment: 'Tiny House Village' District)**

To see if the Town will vote to:

In order to relieve some of the pressure for affordable, available housing for year-round residents and seasonal workers, a new Zoning District shall be established.

1. To amend section 2, definitions, as follows:

#### TINY HOUSE UNIT OWNER OCCUPIED

The primary residence of a person(s) or the individual beneficiaries of a legal entity that holds title, common title or land lease to the property, where such persons are year-round residents, listed in the Town Clerk's Street List, physically present and living within dwelling units on said property or any direct relative of that individual. Properties owned by corporations and the like, time sharing interval dwelling units, or where all units are made available for rent do not qualify as tiny house owner occupied.

#### TINY HOUSE VILLAGE

A detached structure of less than 500 square feet containing a single tiny house unit owner occupied dwelling unit, constructed on a moveable trailer, or a slab foundation. A tiny house may be accessory to an existing dwelling(s) on a lot, or constructed on a lot with multiple tiny house dwellings at a density of one unit for each 2,500 square feet of lot area. No commercial or other non-residential uses shall be permitted on a lot containing a tiny house. The Planning Board shall be the special permit granting authority.

2. To amend section 7A, use chart, by inserting in the "Use" column between "accessory apartment" and "garage apartment" a new use "Tiny House" to be allowed by Special Permit (SP) or as an Accessory Use (A) in all zoning districts.
3. To amend section 7B, prohibited uses in all districts, as follows:
  - (2) Use of a trailer or a building-like container for residential purposes or as a principal or accessory building or structure except such structures designated as "Tiny House Units" or as necessary for storage of chemicals and/or equipment by the Nantucket Fire Department.
4. To amend section 18B, table of parking requirements" by inserting a new column "Tiny House" with a parking requirement of 1 space in all districts.

Or to take any other action related thereto,

(Isaiah J. Stover, et al)

**ARTICLE \_\_\_\_**  
**(Zoning Bylaw Amendment: Secondary Lots)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. To amend section 2, as follows:

ORIGINAL LOT

An existing lot, ~~conforming to the dimensional requirements of § 139-8D, and other applicable requirements hereof, dividable into a primary lot and a secondary lot~~ **two lots** pursuant to § 139-8DC.

PRIMARY LOT

The larger of the lots created by the division of the original lot pursuant to § 139-8D.

SECONDARY LOTS

The smaller of the ~~lots~~ **lots** created by the division of the original lot ~~into two lots~~ pursuant to § 139-8DC. ~~The secondary~~ **One of the two lots** shall be subject to an NHNC-Ownership Form.

2. To amend section 8C, as follows:

C. Special permit to create secondary residential lots for year-round residents.

(1) Purpose: to create, make available and maintain housing that is affordable to those who earn at or below 150% of the Nantucket County median household income; to help those people or households to continue to reside on Nantucket ~~if they wish to do so~~; to generate and preserve affordable housing in the Town of Nantucket in perpetuity, all in order to maintain Nantucket's diversity and unique sense of community.

**(2) Secondary lots may be permitted in the following zoning districts: ROH, R-5, R-10, R-20, R-40, VR, LUG-1, LUG-2, and LUG-3.**

**(23) As authorized by MGL c. 40A, § 9, Paragraph 2, the Planning Board acting as the special permit granting authority, in its discretion, pursuant to and subject to this § 139-8C, may issue a special permit, with conditions, authorizing the division of the original a lot into two a primary lot and a secondary lots, which special permit may include approval and endorsement of a plan not requiring approval under the Subdivision Control Law as such plan is defined and**

described in MGL c. 41, § 81P, provided the following requirements and/or conditions shall apply to all applications for relief hereunder and all special permits granted hereunder, as the case may be:

(a) The original lot shall not be subject to any covenants, restrictions or similar encumbrances, whether appearing in a deed, easement, land-use permit or any other instrument, pertaining to the placement, use or occupancy of second dwellings on said prohibition of more than one dwelling unit on the original lot.

(b) The secondary lot One of the two lots shall be subject to an NHNC-Ownership Form, which shall provide, without limitation, that the owner of the secondary that lot, and any occupant of any dwelling erected thereon, shall earn at or below 150% of the Nantucket County median household income.

(c) No more than one dwelling shall be permitted on the primary lot-A tertiary dwelling may be permitted on one of the two lots.

(d) No more than one dwelling shall be permitted on the secondary lot.

(e) Except for pre-existing nonconforming lots, in which case the Planning Board may issue a special permit defining the lot areas, the lot area for the smaller of the two lots shall be at least 40% of the minimum lot size for the district in which the lot is located, except in the LUG-2 and LUG-3 districts, where the secondary lot may be reduced to 20,000 square feet. the minimum area for the original lot, the primary lot and the secondary lot shall be as follows:

| Zoning District | Minimum Original Lot Size (\$ 139-16A) | Minimum Secondary-Lot Size | Minimum Primary-Lot Size |
|-----------------|--|----------------------------|--------------------------|
| LUG-1           | 40,000                                 | 15,000                     | 25,000                   |
| LUG-2           | 80,000                                 | 25,000                     | 55,000                   |
| LUG-3           | 120,000                                | 35,000                     | 85,000                   |
| R-40            | 40,000                                 | 15,000                     | 25,000                   |
| R-10            | 10,000                                 | 4,000                      | 6,000                    |
| R-20/SR-20      | 20,000                                 | 8,000                      | 12,000                   |
| VR              | 20,000                                 | 8,000                      | 12,000                   |
| ROH/SOH         | 5,000                                  | 2,000                      | 3,000                    |
| R-5             | 5,000                                  | 2,000                      | 3,000                    |

(f) The primary lot and the secondary lots shall comply with the ground cover ratio, front setback, and side setback and rear setback requirements of the underlying zoning district, including any provisions of this chapter for pre-existing nonconforming lots, except as follows: with the exception that the ground cover ratio solely for a secondary lot in the R-1 Zoning District shall be 36%. The Planning Board may waive the setback requirements only as they apply to the lot line(s) between the primary and secondary lot.

i. The Planning Board may waive by the issuance of a special permit the setback requirements only as they apply to the lot line(s) between the secondary lots;

ii. The Planning Board may waive by the issuance of a special permit the ground cover ratio requirement for the secondary lots, provided that the total ground cover ratio does not exceed the amount that would have been allowed for the original lot;

(g) The primary lot and the secondary lots each must have a minimum of 20 feet of frontage or an easement of sufficient width and grade to provide access.

(h) The primary lot and the secondary lots shall share a single driveway access. The Planning Board must be provided with an instrument, in recordable form, evidencing the common access rights to said access in accordance with this subsection. The Planning Board may grant a special permit to waive the requirement for shared driveway access based upon a finding that separate driveway access would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood and is not contrary to sound traffic or safety considerations.

(34) This § 139-8C shall not apply to major commercial developments (§ 139-11); flex development and open space residential development options (§ 139-8A); and are not permitted in the following zoning districts: Commercial Downtown (CDT); Moorlands Management (MMD).

(45) The Planning Board may grant a special permit for the division of a duplex into two attached single-family dwellings, provided that one of the dwellings is subject to a NHNC Ownership Form covenant. Subsection D(2)(e) and (f) above shall not apply and the Planning Board shall establish minimum lot size, ground cover ratio, and setbacks during the special permit review. Ground cover ratios for the primary and secondary lot combined shall not exceed the maximum allowed in the underlying zoning district.

(56) Section 139-16D, Regularity formula, shall not apply to this § 139-8C.

Or to take any other action related thereto.

(Board of Selectmen for Planning Board)

#### ARTICLE

##### (Zoning Bylaw Amendment: Secondary Lots - Qualified Family Member)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. To amend Section 2, Definitions, as follows:

##### SECONDARY LOT

The smaller of the lots created by the division of the original lot pursuant to § 139-8D. The secondary lot shall be subject to an NHNC-Ownership Form ~~or owner occupied by~~ **Qualified Family Member**.

2. To amend Section 8B(2), Nantucket Housing Needs Program, by inserting a new definition in alphabetical order:

**QUALIFIED FAMILY MEMBER**

The legal father, mother, grandfather, grandmother, son, daughter, or sibling of the owner of the lot at the time the lot was subdivided into primary and secondary lots.

3. To amend Section 8C(2)b, Secondary Residential Lots, as follows:

**(b)** The secondary lot shall be subject to an NHNC-Ownership Form, which shall provide, without limitation, that the owner of the secondary lot, and any occupant of any dwelling erected thereon, shall earn at or below 150% of the Nantucket County median household income. Secondary lots sold to Qualified Family Members shall not be subject to an NHNC-Ownership Form. Upon resale, transfer, or gift of the secondary lot to a non Qualified Family Member the lot shall be subject to an NHNC-Ownership Form and the requirements set forth therein.

Or, to take any other action related thereto.

*(David Fredericks, et al)*

**ARTICLE**

**(Zoning Bylaw Amendment: Secondary Lots - Qualified Family Member)**

To see if the Town will vote to change the Town of Nantucket Zoning By-law by adding the attached language in red

139-2 Definitions

**SECONDARY LOT**

The smaller of the lots created by the division of the original lot pursuant to § 139-8D. The secondary lot shall be subject to an NHNC-Ownership Form **or owner occupied by a Qualified Family Member**.

[Added 4-6-2009 ATM by Art. 27, AG approval 8-10-2009]

139-8B

**B.**

Nantucket Housing Needs Program.

**(1)** Purpose. To create, make available and maintain housing that is affordable to people who earn less than 150% of the Nantucket County median household income; to maintain Nantucket's diversity and unique sense of community; to encourage moderate-income families

to continue to reside on Nantucket; and to generate a supply of housing that will remain affordable.

(2) Definitions. The following definitions only apply to this § [139-8C](#):

[HOUSING AUTHORITY](#)

The Nantucket Housing Authority (NHA) or its designee.

[MAXIMUM RENTAL PRICE](#)

Shall be no more than the fair market rent established for Nantucket County as published by the U.S. Department of Housing and Urban Development in Federal Register, Vol. 65 No. 185 (September 25, 2000) and as may hereafter be amended from time to time.

[MAXIMUM RESALE PRICE](#)

The greater of the maximum sales price or price the current Nantucket Housing Needs Covenant unit owner paid for the Nantucket Housing Needs Covenant unit.

[MAXIMUM SALES PRICE](#)

Shall be calculated by assuming a ten-percent down payment and an annual debt service (at prevailing thirty-year fixed interest rates) that is equal to 30% of the gross annual income of a household earning up to 125% of median income.

[MEDIAN INCOME](#)

Median family income for Nantucket County as published from time to time by the U.S. Department of Housing and Urban Development.

[NANTUCKET HOUSING NEEDS COVENANT](#)

A covenant placed on housing, which property owners choose to execute and which shall be enforceable by the NHA, to be recorded in the Registry of Deeds or the Land Court Registry District.

[PRINCIPAL RESIDENCE](#)

The locality where a person resides with the present intent to make it the person's fixed and permanent home. The person's physical presence alone will not establish a principal residence. In ascertaining one's intent, the Housing Authority shall consider, among other things, the person's employment status, voter registration, driver's license, motor vehicle registration, real property ownership, income tax returns, or the filing with the Housing Authority of a written declaration to establish or maintain a principal residence.

[QUALIFIED FAMILY MEMBER](#)

The legal child, grandchild, father, mother, brother or sister, of the owner of the lot at the time the lot was subdivided into primary and secondary lots.

[QUALIFIED PURCHASER HOUSEHOLD](#)

A household whose gross annual income is less than 150% of median income.

[QUALIFIED RENTER HOUSEHOLD](#)

A household whose gross annual income is not more than 100% of median income.

(3) General requirements.

(a) Housing subject to the Nantucket Housing Needs Covenant shall be:

[1] Occupied by a qualified renter or qualified purchaser household

[2] The principal residence of the qualified renter or qualified purchaser household

[3] Enforceable for the greater of 99 years or the maximum time period allowable by law.

[4] The price of the unit shall not exceed the maximum sales price, or, in the case of resale, the maximum resale price.

[5] The unit rent shall not exceed the maximum rental price.

[6] The owner of a unit being rented shall provide the Housing Authority with an annual certification of compliance with the terms of the covenant.

(4) Monitoring and administration.

(a) The Housing Authority shall monitor and administer the Nantucket Housing Needs Program and may promulgate rules and regulations to implement it. Prior to promulgating such rules and regulations and prior to completing a model Nantucket Housing Needs Covenant, the Housing Authority shall hold a public hearing or hearings to solicit advice from the public. The Housing Authority shall publish notice of these hearings prominently in a newspaper of general circulation on Nantucket for two successive weeks.

(b) All legal documentation shall be submitted to the Housing Authority for review and approval.

C.

Special permit to create secondary residential lots for year-round residents.

(1)

Purpose: to create, make available and maintain housing that is affordable to those who earn at or below 150% of the Nantucket County median household income; to help those people or households to continue to reside on Nantucket if they wish to do so; to generate and preserve affordable housing in the Town of Nantucket in perpetuity, all in order to maintain Nantucket's diversity and unique sense of community.

(2)

As authorized by MGL c. 40A, § 9, Paragraph 2, the Planning Board as special permit granting authority, in its discretion, pursuant to and subject to this § 139-8C, may issue a special permit, with conditions, authorizing the division of the original lot into a primary lot and a secondary lot, which special permit may include approval and endorsement of a plan not requiring approval under the Subdivision Control Law as such plan is defined and described in MGL c. 41, § 81P, provided the following requirements and/or conditions shall apply to all applications for relief hereunder and all special permits granted hereunder, as the case may be:

[Amended 4-5-2014 ATM by Art. 63, AG approval 5-7-2014]

(a) The original lot shall not be subject to any covenants, restrictions or similar encumbrances, whether appearing in a deed, easement, land-use permit or any other instrument, pertaining to the placement, use or occupancy of second dwellings on said original lot.

(b) The secondary lot shall be subject to an NHNC-Ownership Form, which shall provide, without limitation, that the owner of the secondary lot, and any occupant of any dwelling erected thereon, shall earn at or below 150% of the Nantucket County median household income. **Secondary lots sold to Qualified Family Members shall not be subject to an NHNC-Ownership Form. Upon resale, transfer, or gift of the secondary lot to a non Qualified Family member the lot shall then be subject to an NHNC-Ownership form and the requirements set forth herein.**

(c) No more than one dwelling shall be permitted on the primary lot.

(d) No more than one dwelling shall be permitted on the secondary lot.

(e) Except for pre-existing nonconforming lots, in which case the Planning Board may issue a special permit defining the lot areas, the minimum area for the original lot, the primary lot and the secondary lot shall be as follows:

| Zoning District | Minimum Original Lot Size<br>(§ 139-16A) | Minimum Secondary Lot Size | Minimum Primary Lot Size |
|-----------------|--|----------------------------|--------------------------|
| LUG-1           | 40,000                                   | 15,000                     | 25,000                   |
| LUG-2           | 80,000                                   | 25,000                     | 55,000                   |
| LUG-3           | 120,000                                  | 35,000                     | 85,000                   |
| R-40            | 40,000                                   | 15,000                     | 25,000                   |
| R-10            | 10,000                                   | 4,000                      | 6,000                    |
| R-20/SR-20      | 20,000                                   | 8,000                      | 12,000                   |
| VR              | 20,000                                   | 8,000                      | 12,000                   |
| ROH/SOH         | 5,000                                    | 2,000                      | 3,000                    |
| R-5             | 5,000                                    | 2,000                      | 3,000                    |

(f) The primary lot and the secondary lot shall comply with the ground cover, front setback, side setback and rear setback requirements of the underlying zoning district, including any provisions of this chapter for pre-existing nonconforming lots, with the exception that the ground cover ratio solely for a secondary lot in the R-1 Zoning District shall be 36%. The Planning Board may waive the setback requirements only as they apply to the lot line(s) between the primary and secondary lot.

(g) The primary lot and the secondary lot each must have a minimum of 20 feet of frontage or an easement of sufficient width and grade to provide access.

(h) The primary lot and the secondary lot shall share a single driveway access. The Planning Board must be provided with an instrument, in recordable form, evidencing the common access rights to said access in accordance with this subsection. The Planning Board may grant a special permit to waive the requirement for shared driveway access based upon a finding that separate driveway access would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood and is not contrary to sound traffic or safety considerations.

(3) This § 139-8C shall not apply to major commercial developments (§ 139-11); flex development and open space residential development options (§ 139-8A); and are not permitted in the following zoning districts: Commercial Downtown (CDT); Moorlands Management (MMD).

[Amended 4-5-2014 ATM by Art. 63, AG approval 5-7-2014]

(4) The Planning Board may grant a special permit for the division of a duplex into two attached single-family dwellings, provided that one of the dwellings is subject to a NHNC covenant. Subsection D(2)(e) and (f) above shall not apply and the Planning Board shall establish minimum lot size, ground cover ratio, and setbacks during the special permit review. Ground cover ratios for the primary and secondary lot combined shall not exceed the maximum allowed in the underlying zoning district.

(5) Section 139-16D, Regularity formula, shall not apply to this § 139-8C.

[Amended 4-5-2014 ATM by Art. 63, AG approval 5-7-2014]

(Cormac Collier, et al)

ARTICLE \_\_\_\_

**(Zoning Bylaw Amendment: Major Commercial Development)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 11, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

A. ~~The Planning Board shall be the special permit granting authority for any "major commercial development" (or "MCD"). Every commercial use which constitutes a major commercial development, as defined in Subsection B below, shall require the grant of a special permit and major site plan review by the Planning Board under this § 139-11:~~

- ~~(1) Notwithstanding the fact that such use or uses may be listed elsewhere in this chapter as a permitted use or a use by exception requiring a special permit; and~~  
~~(2) Whether or not it is located in a commercial zoning district (RC, RC 2, CDT or LC); for example, if it is a preexisting nonconforming commercial use in a residential district and, pursuant to §§ 139-33A and 139-11C below, has or will become a major commercial development.~~

B. A "major commercial development" (or "MCD") shall be defined as a single commercial structure or use, or a group of commercial structures or uses, which is proposed to be constructed on a single lot or tract of land or on contiguous tracts of land and held in common ownership or control, meeting, in the aggregate, any one or more of the following criteria:

- (1) Five thousand square feet of commercial use, including, but not limited to the total of the following:
- (a) Gross floor area of interior commercial use, including roofed-over storage areas;
  - (b) Outdoor commercial use, including but not limited to sand, gravel or topsoil borrow operations and asphalt plants; land used commercially for recreation; and land used for the exterior storage or display of merchandise, equipment or material.
- (2) Four thousand square feet or more of gross floor area of commercial use, including roofed-over storage areas.
- (3) ~~A commercial use requiring twenty or more off-street parking spaces as required by pursuant to § 139-18, whether or not provided. A motor vehicle parking lot as defined in § 139-2 which contains twenty or more parking spaces shall not be considered an MCD.~~
- (4) Auditorium, theater or place of public assembly use with a rated legal occupancy of 100 or more persons.
- (5) Restaurant, club and/or bar use ~~which, taken together, have a~~ with a combined rated legal occupancy of 100 or more.
- (6) Developments which generate an estimated 10,000 gallons per day of wastewater.
- (7) Marinas, wharfs and piers containing 250 lineal feet or more of tie-up space for vessels.

(8) Transient residential facilities with 10 or more guest rooms or units.

C. Preexisting and nonconforming uses under this ~~§ 139-11~~ shall be subject to the requirement of a special permit hereunder ~~this subsection~~ only on and after the point in time when any extended or altered portion of the commercial use(s), added together starting from the effective date (April 4, 1979, as or subsequently for amendments) of the applicable provisions of this ~~§ 139-11~~, meets or exceeds the criteria of Subsection B above, which defines a major commercial development MCD.

D. The Planning Board shall be the sole special permit granting authority for major commercial developments.

(1) In instances where all or a portion of a major commercial development, in addition to requiring a special permit as a major commercial development, also requires a special permit pursuant to any provisions of this chapter other than this ~~§ 139-11~~, the Planning Board shall serve as the special permit granting authority for such relief, which relief may be a matter for consideration concurrent with its review of the major commercial development application.

(2) Any relief associated with a major commercial development requiring a variance shall remain solely within the power of the Board of Appeals.

(3) An application to the Planning Board for a special permit for a major development shall be in accordance with submission requirements adopted by the Planning Board, as amended. The Planning Board shall adopt design guidelines for major commercial developments, a copy of which shall be filed with the office of the Town Clerk.

(4) The Planning Board shall require that plans for major commercial developments be consistent with its design guidelines adopted pursuant to Subsection D(3) above; provided, however, waivers from strict compliance with the design guidelines may be granted when a finding is made by the Planning Board that it is in the public interest to do so.

(5) Prior to submitting an application for a major commercial development and prior to incurring significant design expenses, the applicant is strongly urged to meet with the Planning Board's professional staff at a preapplication conference and site visit to discuss the Planning Board's procedural requirements, to review the Board's design guidelines with respect to the proposed project, and to identify any issues of concern at the staff level prior to formal review by the Board in the public hearing process. (6) Depending on the size and complexity of the project, the preapplication conference may also be attended by other staff level personnel representing other Town boards in order to coordinate and expedite the review and approval process.

E. Land owned by the Town of Nantucket (including any of its agencies) shall not be exempt from major commercial development requirements for commercial uses or structures which are operated, maintained or managed by others under leases or other right to use agreements with the Town.

F. Conditions. The Planning Board shall have the right, in granting special permits for major commercial developments, to impose conditions, safeguards and limitations, including, but not limited to the following requirements:

(1) Require the implementation of a landscaping and planting plan, including indicating the location, species, and size of trees and shrubs by species and the location and type of fencing.

(2) Require structures, access streets and interior ways open to the public, parking and loading facilities, outdoor recreational facilities, and utilities to be laid out in a manner which is safe, consistent with sound planning practice and which preserves the integrity of adjacent uses and neighborhoods, including the requirement that open areas be placed as suitable buffers to conflicting adjacent uses and structures.

(32) Control An exterior lighting plan indicating the size and type of any proposed fixtures exterior lighting of grounds, parking areas and buildings.

(43) Require The installation of underground utilities.

(5) Require public sewer and water facilities, if necessary, and require appropriate storm drainage facilities.

(6) The preservation of certain natural features, including but not limited to ponds, wetlands, dunes and beaches.

(7) Specify the type of surfacing and curbing for accessways, driveways, parking areas, sidewalks and bicycle paths.

(84) A plan indicating Specify the type, size and location of all exterior signs.

(5) The days and hours of operation may be limited based on the type of business, the character of the surrounding areas, and the potential impacts to adjacent properties or the surrounding neighborhood.

GE. Open area for major commercial developments.

(1) Except for lots located within the CDT district, A lot or tract of land containing a commercial building, structure or use shall have a minimum of 320% of the lot(s) land as open area shall be landscaped and free from impervious surfaces maintained as open land.

(2) Impervious surfaces here include, but are not limited to, paved and gravelled areas, walkways and sidewalks, patios, decking, game courts, pools, buildings and other structures, and areas designated for parking or loading; provided however, that in computing the percentage of open area land, brick stone sidewalks and patios may be counted as open area included up to a maximum of 10% of the lot(s) or site.

(32) The Planning Board may grant a special permit to waive a reduction of the above stated requirement in § 139-11G(1) the requirement for open land, provided that it makes the express finding the Board finds that the applicant has provided sufficient and appropriate landscaping will be provided; and further provided that it makes the finding that the benefits to the community and the neighborhood from the reduction of open land area requirements, as conditioned by the decision granting the special permit, will outweigh the benefits that would be derived from the provision of the open area land requirements as would otherwise be required.

The special permit granting authority shall may impose appropriate conditions for the granting of such a special permit, including, but not limited to, the substitution for of off-site landscaping elements, the a financial or other type of contribution of the applicant toward the creation of common public space(s), and requirements for the permanent maintenance of landscaping features within the site by the applicant and its successors.

HF. Any expansion or reconstruction of, or any changes to, a major commercial development for which a special permit has been granted shall require its modification or issuance of a new special permit by the Planning Board subject to the procedural and substantive requirements of §§ 139-11 and 139-30. However, the Planning Board may, by majority vote, waive the requirements for such modified or new special permit when it finds that the expansion, reconstruction or change proposed does not materially affect the findings and conclusions upon which the Planning Board's previous decision to approve the development was based.

IG. Setbacks. The Planning Board may specify, as part of its decision to grant a special permit under this § 139-11, that a reduction of up to 100% in the side and rear lot line yard setback requirement be permitted-reduced to 0 feet, provided that the Planning Board finds that such a reduction will preserve the integrity of adjacent uses and the neighborhood, and will promote the purposes and intent of this chapter.

JH. In order to further the availability of housing for persons and households of all income levels, to encourage the most appropriate use of land throughout the Town of Nantucket, to preserve and increase the amenities in the Town of Nantucket, to avoid undue concentration of population, and mitigate the impacts of major commercial developments on the supply and cost of housing in a Town with unique and special qualities, the Planning Board may, as a condition of granting a permit for a major commercial development (MCD), require applicants to provide inclusionary housing in accordance with the following standards:

(1) The Planning Board may require the provision of up to one inclusionary unit for each 4,000 feet of gross floor area of interior commercial use or one inclusionary unit per major commercial development, whichever is greater.

(2) The inclusionary unit(s) shall may be located on the MCD site unless the Planning Board determines that the public benefits to be gained by providing the inclusionary units or at an off-site outweigh those to be gained from providing them on-site location. Inclusionary units located off-site must comply in all respects with the zoning in effect for the off-site area.

(3) The Planning Board may require or allow employer dormitories to be substituted for all or part of the inclusionary unit requirement set forth in § 139-11J(1) above, provided that a finding is made by the Planning Board that the public benefits to be gained by the substitution outweigh possible detriments and that such substitution occurs at a rate not to exceed one inclusionary unit for each six persons of rated occupancy of employer dormitory use.

(4) In lieu of providing inclusionary units or employer dormitories as outlined in Subsection J(1) to (3), above, an applicant may provide a monetary contribution of equivalent value to the Town of Nantucket, to be placed in a fund for the development of affordable housing administered by the Nantucket Housing Authority Affordable Housing Trust Fund or such other housing fund as may be designated by the Planning Board. The amount of such contribution

shall be agreed upon between the Planning Board and the applicant, and shall be equivalent to the average sale price of nonexempt residential property with 5,000 to 10,000 square foot lot sizes in the R-5-RC-2-D district as recorded by the Nantucket Islands Land Bank during the one-year period prior to approval of the special permit. This payment may be used only for the planning, development and administration and maintenance of affordable housing outside the limits of the major commercial development.

(5) Where the inclusionary units are provided on the MCD site, the Planning Board may allow a bonus permitting the approval of multiple inclusionary units to be located on one lot, provided that the total number of inclusionary units located on the lot does not exceed the total number of units otherwise allowed by zoning on the lot and the units comply with the Planning Board's MCD guidelines, as amended from time to time.

(6) Where the inclusionary units are provided on the MCD site, the Planning Board may allow a bonus permitting an increase in the number of units that may be permitted within a single structure or upon a single lot beyond that which is permitted in the zoning district where in which the units are located, provided that no more than eight units may be permitted within any one structure and the units comply with the Planning Board's MCD design guidelines, as amended from time to time.

(7) Inclusionary units shall be subject to a deed restriction, enforceable by the Planning Board or its designee, to be in effect during the thirty-year period which commences from the date of the initial sale or the date of the first issuance of the certificate of occupancy for the building in which the unit(s) is located, whichever is earlier, which shall include a resale restriction requiring that any increase in the selling price of the inclusionary unit not exceed the initial sale price of the unit plus the cost of capital improvements, each adjusted to reflect changes in the CPI, but in no event shall the resale price exceed the owner's purchase price plus 5% per annum compounded annually; shall include an option to purchase the inclusionary units created pursuant to this section; and may include a right of first refusal.

(8) The inclusionary units shall be subject to use restrictions limiting occupancy of said units to eligible households. The Planning Board or its designee shall establish regulations governing eligible households and inclusionary units as defined in this chapter, including tenant and buyer eligibility and selection, occupancy limitations, lease agreements and such other occupancy requirements as may be permitted by law.

(9) The requirements contained in this section, and the rules and regulations and design guidelines promulgated pursuant thereto, shall be subject to review by the Planning Board every five years from the effective date of this section. Such review shall take into account the supply of inclusionary housing, the rental vacancy rate, and the overall condition and strength of the housing market.

(10) No building permit shall be issued for an MCD unless the Planning Board has certified that the applicant has provided legal assurances that the obligations under this section will be satisfied. No certificate of occupancy will be issued for any building within an MCD unless the required inclusionary unit(s) are also eligible for such certificate, or unless the Planning Board has approved its issuance, a schedule linking a portion of the required inclusionary units

~~to specified portions of the overall MCD, allowing phases of the MCD to become eligible for certificates of occupancy as the inclusionary units become eligible for such certificates.~~

~~K1~~. Cap on retail MCDs.

(1) Except in the following approved area plan location: Mid-Island Planned Overlay District (MIPOD), a special permit shall not be granted for:

(a) A new major commercial development which is devoted primarily to retail use and which has 20,000 square feet or more of gross floor area of commercial use, including roofed-over storage areas.

(b) Expansion of an existing commercial development whenever the expanded portion of the development, added together starting from the effective date of this § 139-11K, is devoted primarily to retail use and has 10,000 square feet or more of gross floor area of commercial use, including roofed-over storage areas.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_\_\_**  
**(Zoning Bylaw Amendment: Adult Use)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. To amend section 2 as follows:

**ADULT USES**

All uses as described and defined in MGL c. 40A, § 9A, as may be amended from time to time to include: Any establishment which has 10% of its stock-in-trade on hand; whose sales, including rentals from such a portion of stock equals or exceeds 10% of monthly sales; or has 10% or greater floor area open to and observable by customers used for the display or storage of adult-oriented material, or as presentation time of live or recorded performances, shall be defined as an adult use. Adult uses are subject to the following standards:

~~(1) A minimum lot area of 20,000 square feet is required for adult uses.~~

~~(2)~~ Adult uses shall be located in stand-alone facilities and shall not be allowed within a building or structure containing other retail, commercial, residential, industrial or other uses.

~~(32)~~ A minimum separation of 300 feet, measured between lot lines, is required between adult uses and the following uses or areas: state-certified public or private schools or state-licensed day-care centers.

| <b>Use/Area</b>                          | <b>Minimum Separation (feet)</b> |
|--|----------------------------------|
| State-certified public or private school | 300                              |
| State-licensed day-care center           | 300                              |
| Religious institution                    | 1,000                            |
| Public library                           | 1,000                            |
| Other adult uses                         | 500                              |

~~(4)~~ A minimum ten-foot wide vegetative buffer consisting of evergreen shrubs and trees not less than five feet in height at the time of the planting shall provide screening from adjacent lots, with exceptions for minimal driveway and utility access.

2. To amend section 30A(1) as follows:

~~(1)~~ The special permit granting authority ~~may~~ shall issue special permits for structures and uses which are in harmony with the general purpose and intent of this chapter subject to the provisions of such chapter.

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_\_  
(Zoning Bylaw Amendment: Abandoned Vehicles )**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, section 7B(5), as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):*

A motor vehicle which is and for the immediately preceding thirty-day period has been ~~unregistered,~~ disabled, dismantled or inoperative shall not be stored on any land or lot unless such vehicle is enclosed within a building ~~or covered by a tarpaulin and screened from surrounding residential properties by a fence or hedge.~~

Or to take any other action related thereto.

*(Board of Selectmen for Planning Board)*

**ARTICLE \_\_\_\_**

**(Zoning Bylaw Amendment: Miscellaneous Technical Changes)**

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. Amend section 2 (Definitions), as follows:

**APARTMENT BUILDING(S)**

A structure or structures...

**BUILDING AND STRUCTURE HEIGHT**

(1) The height of the building or structure shall be established for each side. ~~There shall only be one highest point for each building or structure.~~

(2) There shall only be one highest point for each building or structure.

(3) No one building and/or structure side shall exceed 32 feet.

(2) ~~Where a side does not have continuous existing and/or finish grade lines, the average mean grade shall be the average of separately calculated average mean grades of each separate continuous median grade line.~~

**BUILDING COMMISSIONER**

The ~~administrative~~ chief of the Building Department official of the Town of Nantucket who is in charge of responsible for the administration and enforcement of Code of Massachusetts Regulations 780, State Board Building Regulations and Standards.

**MOTOR VEHICLE PARKING LOTS OR STRUCTURES**

A commercial use dedicated to exterior or interior vehicular parking. Motor vehicle parking lots or structures that are constructed to meet the off-street parking requirements of § 139-18 of this Chapter shall not be considered a separate use from the use requiring the off-street parking.

**YARD**

The area of a lot to be kept free of buildings and other structures (except fences, fence gates, landscape retaining walls, mail and lamp posts, utility service poles, and pedestals, lot accessways, and docks, bulkheads, groins and other coastal engineering structures). The setback distance from any required front, side, or rear yard shall be measured from the corner board of the structure, if applicable, or the closest point (excluding the eaves) between the structure and the lot line.

2. Amend section 17 (Height limitations), as follows:

A. ~~Building and structure height is measured as the average height of all sides of a building or structure from the average mean grade to the highest point of the building and/or structure. There shall be only one highest point for each building and/or structure. No one building and/or structure side shall exceed 32 feet.~~ Height limitations, except as noted in the Village Height Overlay District, shall be as follows: ...

3. Amend 139-17 (Height limitations), as follows:

The height of a structure which is situated within the "Areas of one-hundred-year Flood" and/or the "Areas of 100-Year Coastal Flood with Velocity" as established by the Federal Emergency Management Agency ("FEMA") and depicted upon the Flood Insurance Rate Map promulgated by FEMA, as from time to time revised, shall not exceed ~~28~~ 30 feet above the minimum height at which the first floor of the structure will conform with all applicable building codes and FEMA requirements, except in the CDT district where a maximum height may be determined by special permit.

4. Amend sections 29B(2) and 29D (Zoning Board of Appeals), by deleting them in their entirety;
5. Amend section 30J (Alternate Members of the Planning Board) by deleting it in its entirety;
6. Amend section 33A(3) as follows:

... Lots created pursuant to MGL c. 41, § 81P, based upon the exception in the clause of MGL c. 41, § 81L for lots containing two or more structures that predate the adoption of subdivision control in the Town, shall have the same status as preexisting, nonconforming lots, and any structures thereon, which predate the adoption of subdivision control in the Town, shall have the status of preexisting nonconforming structures. The removal of structures to facilitate an alteration or change to an existing structure, the relocation of the structure upon the lot, or the construction of a new structure, shall not cause the lot to be merged with an abutting lot in common ownership, provided that the lot remains vacant for less than 6 months.

7. Amend section 33E(1)(b) as follows:

In the case of a lot containing at least 5,000 square feet, ~~the greater of~~ 1,500 square feet of ground cover or the amount determined in accordance with the maximum ground cover ratio requirement for the zoning district in which the lot is situated, whichever is greater; In the LUG-2 and LUG-3 districts only, a lot containing at least 40,000 square feet shall be permitted 2,000 square feet of ground cover or the amount determined in accordance with the maximum ground cover ratio requirement for the zoning district in which the lot is situated, whichever is greater; and

8. Amend section 16E(1) as follows:

Except for lots within the CDT district, A a lot containing a commercial building, structure or use shall have a minimum of 20% of the land as open area free from impervious surfaces.

Or to take any other action related thereto.

(Board of Selectmen for Planning Board)

## **GENERAL BYLAWS**

### **ARTICLE 65**

#### **(Bylaw Amendment: Obsolete Building Related Bylaws)**

To see if the Town will vote to amend the Code of the Town of Nantucket, as follows (NOTE: new language is shown as highlighted text, language to be deleted is shown by ~~strikeout~~; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket):

1. To delete Chapter 21 (Gas Inspector) in its entirety.
2. To amend Chapter 117, sections 1 and 4, as follows:

#### § 117-1. Determination of inclusion within Fire Districts.

All buildings erected ~~within a radius of 1 1/4 miles of the Pacific National Bank shall be deemed to be within the Nantucket Fire District. All buildings within a radius of 1 1/4 miles of the Siasconset Post Office shall be deemed within the Siasconset Fire District.~~ within the following zoning districts contained with Chapter 139 (Zoning), shall be deemed to be within the Fire District: Commercial Downtown, Residential Old Historic, Sconset Old Historic, Residential 1 and Sconset Residential 1, Residential 5 and 5L, Commercial Mid-Island, Residential Commercial, Residential Commercial 2, and Commercial Neighborhood. roberto

#### § 117-4. Applicability.

This chapter shall apply to the ~~property~~ owner of such building and any. It also shall ~~apply to the contractor, tenant or agent of the owner or contractor actually engaged in construction or repairing of the roof of any such building within the Fire District or who have actually engaged in constructing or repairing the roof of any such building.~~

3. To delete Chapter 129 (Swimming Pools, Private) in its entirety.

Or to take any other action related thereto.

(Board of Selectmen)

*DRAFT Board of Selectmen Comment: The purpose of this article is to continue an effort to update the Town Code to remove or modify sections that are outdated or entirely obsolete. Chapter 21 (adopted in 1971) is addressed by MGL Chapter 143 and the Charter of the Town of Nantucket. Chapter 117 (adopted in 1923 and last amended in 1927) is currently inadequate in that it does not include a more broad area of significant construction. Chapter 129 (adopted in 1981) is entirely addressed within the Zoning Bylaw, Building Code, and Wiring Code.*

#### **ARTICLE 66**

##### **(Bylaw Amendment: Solid Waste Disposal)**

To see if the Town will vote to amend Chapter 125 (Solid Waste Disposal) of the Code of the Town of Nantucket, Section 125-2.1 (Prohibitions on use and sale of balloons) as follows (*NOTE: new language is shown as highlighted text; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*); and to further authorize the Board of Selectmen to file a Home Rule Petition with the General Court to effectuate the purposes and intent of the zoning amendment should it be deemed necessary and/or prudent to do so by the Board of Selectmen:

#### **Chapter 125 Solid Waste Disposal**

##### **Article I. General Provisions**

##### **§125-2.1 Prohibitions on sale and use of balloons.**

~~A ban on the sale and/or use of~~ No person shall sell, use or distribute any type of balloon (including, and not limited to, plastic, latex or Mylar balloons) ~~to be~~ inflated with any type of lighter than air gas (including, and not limited to, helium gas). No person shall dispose of any balloon ~~People importing such novelties from off island, but disposing of them on island~~ in any manner, including by release into the air, other than being contained in a plastic trash bag and transported to the Landfill. Any person violating this Bylaw shall be fined pursuant to the provisions of Chapter 1, Article II by Noncriminal Disposition at \$50 per offense. This Bylaw may be enforced by any police officer of the Town of Nantucket.

(Board of Selectmen)

#### **ARTICLE 68**

##### **(Bylaw Amendment: Town Property, Conveyance of)**

To see if the Town will vote to repeal Chapter 46 (Town Property, Conveyance of), section 46-4 (Acquisition of land for Town offices); said section reads as follows:

##### **§46-4. Acquisition of land for Town offices.**

All acquisitions by the Town of Nantucket, whether by purchase or by lease, of vacant or improved land outside the downtown core district, the acquisition of which is for the construction and/or renovation for use as Town offices, shall require a vote of the Town Meeting; no offices presently within the downtown core district shall be relocated to any site outside the downtown core district without a vote of the Town Meeting.

*(Board of Selectmen)*

#### **ARTICLE 69**

##### **(Bylaw Amendment: Personal Watercraft/Flyboarding)**

To see if the Town will vote to:

Exempt PWCs engaged in a flyboard operation from §137-18.

Define new terms related to flyboarding and specify their exemption.

#### **1. Definitions**

In this instrument:

Flyboard means an aerial freestyle device that:

- a) is a positively buoyant board, with foot holds or strappings, designed to support a person; and
- b) is used in a flyboard operation.

Flyboard operation means an operation in which:

- a) a flyboard is powered by a PWC through a hose connected from the PWC's outlet venturi; and
- b) the PWC is controlled by an instructor and creates thrust to propel the flyboard through and out of the water; and
- c) the person on the flyboard can control flight direction, including the direction of the PWC.
- d) the PWC can only be controlled by person on flyboard. It does not function in a conventional manner.

Instructor means a person who controls a PWC.

Personal watercraft (or PWC) means a vessel that:

- a) uses an inboard motor powering a water jet pump or a propeller as its primary source of motive power; and
- b) is designed to be operated by a person sitting, standing or kneeling on the vessel rather than the conventional manner of sitting or standing inside a vessel; and
- c) is used in a flyboard operation.

Licensed flyboarding means an individual or corporation that:

- a) has proper instructor certifications; and
- b) has a minimum of USCG OUPV license; and

- c) complies with all manufacturer recommendations; and
- d) complies with all relevant regulations; and
- e) engages in flyboard operation.

## 2. Exemptions

Licensed flyboarding is exempt from Town of Nantucket Bylaw section §137-18 subsections B, C and D.

*(Max Perkins, et al)*

## ARTICLE 70

### (Bylaw: Town of Nantucket Right to Farm)

To see if the Town will vote to:

#### Section 1 Legislative Purpose and Intent

The purpose and intent of this By-law is to state with emphasis the Right to Farm accorded to all citizens of the Commonwealth under Article 97, of the Constitution, and all state statutes and regulations thereunder including but not limited to Massachusetts General Laws Chapter 40A, Section 3, Paragraph 1; Chapter 90, Section 9, Chapter 111, Section 125A and Chapter 128 Section 1A.

We the citizens of Nantucket restate and republish these rights pursuant to the Town's authority conferred by Article 89 of the Articles of Amendment of the Massachusetts Constitution, ("Home Rule Amendment").

This General By-law encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the Town of Nantucket by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies.

This By-law shall apply to all jurisdictional areas within the Town of Nantucket.

#### Section 2 Definitions

The word "farm" shall include any parcel or contiguous parcels of land, or water bodies used for the primary purpose of commercial agriculture, or accessory thereto. The words "farming" or "agriculture" or their derivatives shall include, but not be limited to the following: • farming in all its branches and the cultivation and tillage of the soil; • dairying; • production, cultivation, growing, and harvesting of any agricultural, aquacultural, floricultural, viticultural, or horticultural commodities; • growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations; • raising of livestock including horses; • keeping of horses as a commercial enterprise; and • keeping and raising of poultry, swine, cattle, ratites (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food and other agricultural purposes, including bees and fur-bearing animals.

“Farming” shall encompass activities including, but not limited to, the following: • operation and transportation of slow-moving farm equipment over roads within the Town; • control of pests, including, but not limited to, insects, weeds, predators and disease organisms of plants and animals; • application of manure, fertilizers and pesticides; • conducting agriculture-related educational and farm-based recreational activities, including agri-tourism, provided that the activities are related to marketing the agricultural output or services of the farm; • processing and packaging of the agricultural output of the farm and the operation of a farmer's market or farm stand including signage thereto; • maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly for the purpose of propagation, processing, management, or sale of the agricultural products; and • on-farm relocation of earth and the clearing of ground for farming operations.

### Section 3 Right To Farm Declaration

The Right to Farm is hereby recognized to exist within the Town of Nantucket. The above-described agricultural activities may occur on holidays, weekdays, and weekends by night or day and shall include the attendant incidental noise, odors, dust, and fumes associated with normally accepted agricultural practices. It is hereby determined that whatever impact may be caused to others through the normal practice of agriculture is more than offset by the benefits of farming to the neighborhood, community, and society in general. The benefits and protections of this By-law are intended to apply exclusively to those commercial agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. Moreover, nothing in this Right To Farm By-law shall be deemed as acquiring any interest in land, or as imposing any land use regulation, which is properly the subject of state statute, regulation, or local zoning law.

### Section 4 Disclosure Notification

Not later than 21 days after the purchase and sale contract is entered into, or prior to the sale or exchange of real property if no purchase and sale agreement exists, for the purchase or exchange of real property, or prior to the acquisition of a leasehold interest or other possessory interest in real property, located in the Town of Nantucket, the landowner shall present the buyer or occupant with a disclosure notification which states the following: “It is the policy of this community to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food, and other agricultural products, and also for its natural and ecological value. This disclosure notification is to inform buyers or occupants that the property they are about to acquire or occupy lies within a town where farming activities occur. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Buyers or occupants are also informed that the location of property within the Town may be impacted by commercial agricultural operations including the ability to access water services for such property under certain circumstances.” A copy of the disclosure notification shall be given on a form prepared by the Town and shall be signed by the landowner prior to the sale, purchase, exchange or occupancy of such real property. A copy of the disclosure notification must be filed with the Board of Selectmen or its designee prior to the sale, purchase, exchange or occupancy

of such real property. In addition to the above, a copy of this disclosure notification shall be provided by the Town to landowners each fiscal year by mail. A violation of Section 4 shall be subject to a fine of \$300 and shall be enforced by the Board of Selectmen or its designee. The Town is authorized to enforce Section 4 under the non-criminal disposition provision of G.L. c. 40, § 21D.

**Section 5 Resolution of Disputes [Applicable only in communities that have Agricultural Commissions.]**

Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Select Board, the Zoning Enforcement Officer, or the Board of Health, depending upon the nature of the grievance. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. The Zoning Enforcement Officer or Select Board shall forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the referring Town authority within an agreed upon time frame. The Board of Health, except in cases of imminent danger or public health risk, may forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the Board of Health within an agreed upon time frame.

**Section 6 Severability Clause**

If any part of this By-law is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this By-law. The Town of Nantucket hereby declares the provisions of this By-law to be severable.

*(Dylan Wallace, et al)*

**ARTICLE 67  
(Bylaw Amendment: Board of Sewer Commissioners/  
Town Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 3A (Town Sewer District) of the Code of the Town of Nantucket by taking the following actions:

1. By adding the following parcels to the Town Sewer District:

| MAP | LOT | NUMBER | STREET        |
|-----|-----|--------|---------------|
| 56  | 209 | 59     | Milk Street   |
| 55  | 312 | 147    | Orange Street |
| 56  | 255 | 79     | Vestal Street |
| 56  | 254 | 81     | Vestal Street |
| 56  | 253 | 83     | Vestal Street |
| 56  | 252 | 85     | Vestal Street |

2. By removing the following parcels from the Town Sewer District:

| MAP    | LOT   | NUMBER | STREET            |
|--------|-------|--------|-------------------|
| 30     | 138.2 |        | Cobblestone Hill  |
| 42.2.4 | 7     | 17     | Commercial Wharf  |
| 68     | 700   | 2      | Evergreen Lane    |
| 68     | 701.1 | 4      | Evergreen Lane    |
| 68     | 701   | 4A     | Evergreen Lane    |
| 68     | 702   | 6      | Evergreen Lane    |
| 68     | 703   | 8      | Evergreen Lane    |
| 68     | 704   | 10     | Evergreen Lane    |
| 68     | 705   | 12     | Evergreen Lane    |
| 68     | 706   | 14     | Evergreen Lane    |
| 68     | 707   | 16     | Evergreen Lane    |
| 68     | 708   | 18     | Evergreen Lane    |
| 41     | 342   | 35     | Grove Lane        |
| 30     | 48    | 98     | Hulbert Avenue    |
| 30     | 53    | 11     | Jefferson Avenue  |
| 54     | 204   | 21     | Monomoy Road      |
| 30     | 608   | 2      | Nantucket Avenue  |
| 55     | 61.1  | 158    | Orange Street     |
| 55     | 321   | 47     | Prospect Street   |
| 55.1.4 | 2     | 50     | Union Street      |
| 42.3.2 | 23.1  | 28     | Washington Street |
| 42.2.3 | 4     | 38     | Washington Street |
| 42.2.3 | 5     | 40     | Washington Street |
| 42.2.3 | 6     | 42     | Washington Street |
| 55.4.1 | 56    | 39     | York Street       |

Or to take any other action related thereto.

All as shown on a map entitled "2016 Annual Town Meeting Warrant Article      Town Sewer District Map Changes" dated January 2016 and filed herewith at the Office of the Town Clerk.

*(Board of Selectmen/Sewer Commissioners)*

**ARTICLE 71**

**(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding property located at 17 Milestone Crossing (Assessor Map 68, Parcel 458) to the Town Sewer District.

Or to take any other action related thereto.

*(Mark Dawson, et al)*

**ARTICLE 72**

**(Bylaw Amendment: Board of Sewer Commissioners/  
Town Sewer District Map Changes)**

To see if the Town will vote to: amend the Town Sewer District, as established under the Nantucket Code, Chapter 41, Section 3.A, by adding to it the following parcels:

| MAP | PARCEL | ADDRESS          |
|-----|--------|------------------|
| 66  | 100.1  | 58 Bartlett Road |
| 66  | 100.2  | 56 Bartlett Road |
| 66  | 100    | 54 Bartlett Road |
| 66  | 524    | 48 Bartlett Road |
| 66  | 531    | 46 Bartlett Road |
| 66  | 529    | 44 Bartlett Road |
| 66  | 530    | 42 Bartlett Road |
| 66  | 434    | 40 Bartlett Road |

*(Donald Dimock, et al)*

**ARTICLE 73**

**(Bylaw Amendment: Management of Coastal Properties Owned by the Town)**

To see if the Town will vote to amend Chapter 67 - 1, Management of Coastal Properties Owned by the Town

To strike Chapter 67 in its entirety, and adding:

67 - 1

Coastal land, leasing or licensing. Leasing or licensing any Town-owned coastal land for private erosion-control protection purposes shall be subject to approval by vote at an Annual or Special Town Meeting.

Or to take any other action relative thereto.

*(Catherine Flanagan Stover, et al)*

**ARTICLE 74**

**(Bylaw Amendment: Nuisance Animals)**

To see if the Town of Nantucket will vote to:

**PROPOSED REVISION**

**Chapter 55 of the Town Code?)**

F Nuisances: No person shall keep within the limits of the Town of Nantucket any dog or pet by which barking, biting, howling, whining or in any manner disturbs the peace and quiet of any person. No person shall own or keep in the Town of Nantucket any bird or fowl, which by screeching or crowing or by any other manner disturbs the peace and quiet of any person(s).

No person shall own or keep any animal that is found to run at large beyond the confines of the property of the owner or keeper, or does commit any nuisance, disturbs the peace and quiet of any neighborhood, or endangers the safety of any person(s).

The owner of any dog or pet which endangers the safety of any person or other animal by biting or causing property damage shall be subject to immediate violations, penalties or quarantine. Subsequent offenses shall result in their removal from the Town of Nantucket, or shall be euthanized if deemed to be dangerous.

Any dog or pet found to run at large beyond the confines of the property of the owner, tenant, lessee or keeper after a third offense of chapter 55 subsection 4D shall also be subject to nuisance violation penalties thereafter.

H Animal neglect: Any person owning, keeping or otherwise responsible for a companion animal, pet or farm animal or livestock who confines said animal in a parked vehicle or trailer where the vehicle confinement endangers the health or safety of the animal and or if medical aid is requested and owner does not seek medical aid for animal shall be subject to a fine of \$50.00, second offense fine of \$100.00.

I Dogs or Pets released from the Animal Shelter: Any person owning, keeping or otherwise responsible for animal that is brought into the Animal Shelter and that animal is released back the owner or keeper is responsible for making sure Animal Control gets a copy of Rabies Certificate. If Animal Control does not receive certificate from the dog or pet owner within 5 business days after dog or pet is released the owner or keeper may receive a fine of \$50.00 per week until Rabies Certificate is submitted to Animal Control.

J Town Permit of Animal: If Owner or Keeper of Farm Animals does not obtain a Town Permit could be subject to a fine of \$25.00per day until permit is purchased.

*(Suzanne Gale, et al)*

**ARTICLE 75  
(Bylaw Amendment: Dog Licenses)**

To see if the Town will vote to amend Chapter 55 §5 of the Code of the Town of Nantucket, REGULATIONS, by addition the following section:

A (4) No license fee shall be charged for a dog owned by a person aged 70 years or older who licenses their dog by April 30.

Or to take any other action related thereto.

*(Catherine Flanagan Stover, et al)*

## **MGL ACCEPTANCES**

### **ARTICLE 76**

#### **(Acceptance of Massachusetts General Law: Dog Licenses)**

To see if the Town will vote to accept the provisions of MGL Ch. 140, Section 139, so that no license fee shall be charged for a dog owned by a person aged 70 years or older who licenses their dog by April 30.

Or to take any other action related thereto.

*(Catherine Flanagan Stover, et al)*

### **ARTICLE 77**

#### **(Acceptance of Massachusetts General Law: Abandoned Motor Vehicles- Non-Criminal Proceedings)**

To see if the Town will vote to accept the provisions of Massachusetts General Law Chapter 90, section 22B subsection (b) to (k), inclusive, to allow for the Town to remove motor vehicles which have been abandoned in the Town by using a non-criminal process.

*(Board of Selectmen)*

## **HOME RULE PETITIONS/CHARTER AMENDMENTS**

### **ARTICLE 64**

#### **(Home Rule Petition: Charter Amendment Regarding Publication of Town Meeting Warrants)**

To see if the Town will vote to request its representatives in the General Court to introduce legislation seeking a special act set forth below and to authorize the General Court, with the approval of the Board of Selectmen, to make constructive changes in perfecting the language of this proposed legislation in order to secure passage, such legislation to read substantially as follows

AN ACT amending the Charter of the Town of Nantucket concerning Newspaper Publication of Town Meeting Warrants

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of same, as follows:

Section 1. Section 2.5(b) of the charter of the town of Nantucket, adopted under the provisions of chapter 289 of the acts of 1986, and as amended, on file with the archivist of the commonwealth in accordance with section 12 of chapter 43B of the general laws, is hereby amended by deleting the first sentence of said section 2.5(b) and inserting in place thereof the following:- The Board of Selectmen shall publish notice of the issuance of the warrant of each Town Meeting in a newspaper of general circulation within the Town promptly after such issuance of the warrant.

Section 2. Said section 2.5 of the charter of the town of Nantucket is hereby further amended by deleting in the second sentence the following words:- of the warrant.

Section 3. This act shall take effect upon passage.

*(Board of Selectmen)*

**ARTICLE 78**

**(Home Rule Petition: Medical Marijuana Local Sales Tax)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation set forth below; provided, however, that the General Court may with the approval of the Board of Selectmen, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage; or to take any other action related thereto.

AN ACT AUTHORIZING THE TOWN OF NANTUCKET TO IMPOSE A LOCAL SALES TAX ON THE SALE OF MEDICAL MARIJUANA

Section 1. Notwithstanding the provisions of section 6 of chapter 64H of the General Laws, or of any other general or special law to the contrary, the town of Nantucket is hereby authorized to impose a local sales tax upon (1) the retail sale of medical marijuana sold by a medical marijuana treatment center licensed by the commonwealth pursuant to chapter 369 of the acts of 2012 originating within the town, (2) the wholesale sale of medical marijuana by a treatment center located in the town to another treatment center located in another municipality, (3) the wholesale sale of medical marijuana cultivated in the town of Nantucket to a licensed medical marijuana treatment center located in another municipality, and (4) the wholesale value of medical marijuana cultivated in the town of Nantucket and sold by a licensed medical marijuana treatment center located in another municipality. The sales tax imposed under this Act shall be at a rate of 5 per cent of the gross receipts from the retail or wholesale sale of medical marijuana. The sales tax imposed under this section shall be paid to the treasurer of the town on a quarterly basis.

Section 2. Notwithstanding the provisions of section 53 of chapter 44 of the General Laws to the contrary, any funds received by the town treasurer pursuant to this act shall be credited to a special fund known as the Substance Abuse Control Fund, and interest on such amounts shall remain with and become part of such fund. Such fund shall be appropriated by the Nantucket town meeting to support controlled substance abuse programs serving residents of the town of Nantucket.

Section 3. This act shall take effect upon passage.

*(Board of Selectmen)*

**BOS - GIVE IT A TRY? OR?**

#### ARTICLE 79

##### **(Home Rule Petition: Merger of Nantucket Water Commission and Siasconset Water Commission)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation set forth below; provided, however, that the General Court may with the approval of the Board of Selectmen, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage; or to take any other action related thereto:

AN ACT authorizing the Town of Nantucket to supply itself and its inhabitants with water

SECTION 1. The town of Nantucket may supply itself and the inhabitants thereof with water for the extinguishment of fires and for domestic and for other purposes, may establish fountains and hydrants, relocate or discontinue the same, and may regulate the use of such water and fix and collect rates to be paid for the use of same.

SECTION 2. The said town, for the purposes aforesaid, is hereby authorized to acquire by purchase or take by eminent domain under chapter 79 of the General Laws the entire water rights, estates, franchises and privileges of any corporation supplying water to its inhabitants and thereby become entitled to all its rights and privileges and subject to all its duties and liabilities; and may lease, or take by eminent domain under said chapter seventy-nine, or acquire by purchase or otherwise, and hold, the waters, or any portion thereof, of any pond, brook, spring, stream or any ground water sources within its limits, not already appropriated for purposes of public water supply, and any water or flowage rights connected therewith; provided, that the amount of water which may be taken shall from time to time be determined by vote of the town; and also may take by eminent domain under said chapter 79, or acquire by purchase or otherwise, and hold, all lands, rights of way and other easements necessary for collecting, storing, holding, purifying and treating such water and protecting and preserving the purity thereof and for conveying the same to any part of said town; provided, that no source of water supply and no lands necessary for protecting and preserving the purity and quality of the water shall be taken or used without first obtaining the advice and approval of the department of environmental protection, and that the location and arrangement of all dams, reservoirs, wells or filter galleries, filtration and pumping plants or other works necessary in carrying out the provisions of this act shall be subject to the approval of said department. Said town may

construct, erect and maintain on the lands acquired and held under the provisions of this act proper dams, reservoirs, pumping and filtration plants, buildings, standpipes, tanks, fixtures and other structures, including also purification and treatment works, the construction and maintenance of which shall be subject to the approval of the department of environmental protection, and may make excavations, procure and operate machinery, and provide such other means and appliances and do such other things as may be necessary for the establishment and maintenance of complete and effective water works; and for that purpose may construct wells and reservoirs, establish pumping works and lay down and maintain aqueducts, conduits, pipes and other works, under or over any lands, water courses, railroads, railways and public or other ways and along any such way in said town in such manner as not unnecessarily to obstruct the same; and for the purpose of constructing, laying, maintaining, operating and repairing such conduits, pipes and other works, and for all other proper purposes of this act, said town may dig up or raise and embank any such lands, highways or other ways in such manner as to cause the least hindrance to public travel thereon. Said town shall not enter upon, construct or lay any conduits, pipes or other works within the location of any railroad corporation except at such time and in such manner as it may agree upon with such corporation or in case of failure so to agree as may be approved by the department of telecommunications and energy. Said town may enter upon any lands for the purpose of making surveys, test pits and borings, and may take or otherwise acquire the right to occupy temporarily any lands necessary for the construction of any work or for any other purpose authorized by this act.

SECTION 3. The land, water rights and other property taken or acquired under this act, and all works, buildings and other structures erected or constructed under this act, shall be managed, improved and controlled by the board of water commissioners hereinafter provided for in section 8, in such manner as it shall deem for the best interest of the town.

SECTION 4. Any person or corporation injured in his or its property by any action of said town or board under this act may recover damages from said town under said chapter 79; provided, that the right to damages for the taking of any water, water right, or any injury thereto, shall not vest until the water is actually withdrawn or diverted by said town under authority of this act.

SECTION 5. Said town may, for the purpose of paying the necessary expenses and liabilities incurred or to be incurred under the provisions of this act, issue from time to time bonds or notes in accordance with the provisions of section 8 of chapter 44 of the General Laws.

SECTION 6. Said town shall, at the time of authorizing said loan or loans, provide for the payment thereof in accordance with the provisions of section 5; and when a vote to that effect has been passed, a sum which, with the income derived from the water rates, will be sufficient to pay the annual expense of operating the water works, and the interest as it accrues on the bonds or notes issued as aforesaid, and to make such payments on the principal as may be required under the provisions of this act, shall without further vote be assessed by the town annually thereafter in the same manner as other taxes, until the debt incurred by the said loan or loans is extinguished.

SECTION 7. Whoever willfully or wantonly corrupts, pollutes or diverts any of the waters taken or held under this act, or injures any structure, work or other property owned, held or used by

said town under the authority and for the purposes of this act, shall forfeit and pay to said town three times the amount of damages assessed therefore, to be recovered in an action of tort; and upon conviction of any one of the above willful or wanton acts shall be punished by a fine of not more than three hundred dollars or by imprisonment for not more than one year, or both.

SECTION 8. All water operations of said town shall be consolidated in department of the town to be known as the water department. All the authority granted to the town by this act, except sections 5 and 6, and not otherwise specially provided for, shall be vested in a five-member board of water commissioners, hereinafter known as the "board". The board shall have exclusive charge and control of the water department and water system of the town, subject however to all lawful by-laws and to such instructions, rules and regulations as said town may impose by its vote. A majority of said board shall constitute a quorum for the transaction of business. Any vacancy occurring in said board shall be filled at the next annual town election for the remainder of the unexpired term and may be filled temporarily by the board of selectmen until the next annual election, in accordance with the charter of the town of Nantucket as it may be amended from time to time. Said commissioners shall serve for three-year overlapping terms, so arranged that the terms of not more than two commissioners shall expire each year.

SECTION 9. Said board shall fix just and equitable prices and rates for the use of water, and shall prescribe the time and manner of payment of such prices and rates. The income of the water works shall be applied to defraying all operating expenses, interest charges and payments on the principal as they accrue upon any bonds or notes issued under authority of this act. During any period that the water department is not operated under an enterprise fund system of accounting pursuant to section 53F1/2 of chapter 44 of the General Laws, if there should be a net surplus remaining after providing for the aforesaid charges it shall, subject to appropriation by the town, be used for such new construction as the water commissioners may recommend or be reserved by the town for future new construction, and in case a surplus should remain after appropriation or reservation for such new construction, and/or in the event such surplus is not so appropriated and reserved, the water rates shall be reduced proportionately. All authority vested in said board by the foregoing provisions of this section shall be subject to the provisions of section 8 with respect to the town's authority to adopt appropriate bylaws, rules, instructions regulations. Said board shall annually, and as often as the town may require, render a report upon the condition of the works under its charge and an account of its doings, including an account of receipts and expenditures.

SECTION 10. The town of Nantucket shall be the lawful successor of the Siasconset water district and the former Wannacomet Water Company, so-called, in every respect. All property, both real and personal, including funds, records, furnishings and equipment whatsoever in the custody of said department and company shall be transferred by operation of law to the town, and no contracts or liabilities of the Siasconset water district or former Wannacomet Water Company in force on the effective date of this act shall be affected by the dissolution and abolition of the said district or company, except as provided in section 16, below.

SECTION 11. The incumbent general manager of the Wannacomet Water Company, so-called, holding office as of the effective date of this act shall serve as the director of the

consolidated water department until the natural expiration of his current appointment, or his sooner resignation, retirement or removal.

SECTION 12. Upon the effective date of this act, the so-called Siasconset water district, created pursuant to chapter 404 of the acts of 1903, as amended, is hereby dissolved, the board of water commissioners created pursuant to said chapter 404 is abolished, and the terms of any incumbent members of said board of water commissioners terminated.

SECTION 13. The enterprise funds previously established by vote of the town pursuant to section 53F1/2 of chapter 44 of the General Laws and referred to as the Siasconset Water Enterprise Fund and the Wannacommet Water Enterprise Fund, to the extent they are in existence as of the effective date of this act, shall hereby be consolidated into a single enterprise fund to be known as the Nantucket Water Department Enterprise Fund, which consolidated fund shall be subject to said section 53F1/2 in every respect.

SECTION 14. Any properly-adopted rules and regulations of the boards of water commissioners created pursuant to chapter 404 of the acts of 1903 and chapter 476 of the acts of 1987, in effect upon the effective date of this act, shall remain in full force and effect until such time as they are amended or abolished by the board created under section 8 this act.

SECTION 15. Upon the effective date of this act, the then-applicable Memorandum of Agreement between the Nantucket Water Commission and the Siasconset Water shall be rendered void, and the parties are relieved of their obligations under said Memorandum of Agreement, except to the extent that any payments are outstanding for services rendered prior to the effective date of this act.

SECTION 16. All personnel of the water department created under the section 8 of this act are town employees, and shall be appointed by the board created under said section 8, in accordance with and subject to the requirements of sections 4.5-4.9 of the town charter, chapter 289 of the acts of 1996 as it may be amended from time to time. Such employees shall be subject to any applicable by-laws, and personnel policies and procedures of the town, unless and only to the extent that such by-laws and personnel policies and procedures have been amended by any valid collective bargaining agreement, where applicable. Nothing herein shall be construed to alter or amend the employment status of any existing water department employees, employed as of the effective date of this act, except as provided in section 12, above.

SECTION 17. As of the effective date of this act, the members of the board of water commissioners created by the provisions of chapter 404 of the acts of 1903 and chapter 476 of the acts of 1987, previously known as the Nantucket Water Commissioners, shall become the first members of the five-member board of water commissioners created under section 8 of this act. Such commissioners shall serve for the remainder of their elected terms or their sooner vacating of office. Thereafter, such offices shall be filled in accordance with said section 8. Two additional commissioners shall be elected at the first annual town election occurring no less than 64 days after the passage of this act, one for a 2-year term and one for a 3-year term. If the 2 additional positions would remain vacant for more than 4 months, the board of selectmen may, in its discretion, make temporary appointments to fill the vacancies until the

annual election at which the offices may legally appear on the ballot. Thereafter, all elections and temporary appointments to the board shall be made in accordance with said section 8.

SECTION 18. Chapter 307 of the acts of 1925, chapter 436 of the acts of 1963, and chapter 476 of the acts of 1987 are hereby repealed.

SECTION 19. This act shall take effect upon passage.

*(Board of Selectmen for Nantucket Water Commission, Siasconset Water Commission)*

**ARTICLE 80**  
**(Home Rule Petition: Airport Fuel Revolving Fund)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation set forth below; provided, however, that the General Court may with the approval of the Board of Selectmen, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage; or to take any other action related thereto.

An Act Relative to the Nantucket Memorial Airport Fuel Revolving Account

SECTION 1. Chapter 28 of the acts of 2004 is hereby amended by inserting at the end of section 1 the following:- This fund shall not be included in the calculation of the aggregate limit of all revolving funds authorized under section 53E½ of said chapter 44.

SECTION 2. This act shall take effect upon its passage.

*(Board of Selectmen for Airport Commission)*

*NOTE: The above home rule petition was approved as Article 20 of the 2012 Annual Town Meeting; Article 52 at the 2013 Annual Town Meeting; Article 82 of the 2014 Annual Town Meeting and Article 84 of the 2015 Annual Town Meeting. Home rule petitions currently pending before the legislature, which were not acted upon by December 31, 2015, will expire unless renewed by a confirmatory town meeting vote.*

**ARTICLE 81**  
**(Home Rule Petition: Community Preservation Committee)**

To see if the Town will vote to present the Home Rule petition set forth below to the General Court, that the Town's representatives in the General Court be requested to introduce legislation set forth below, and that the General Court be authorized, with the approval of the Nantucket Board of Selectmen, to vary the specific text of the requested legislation within the scope of the public policy objectives of the Home Rule Petition set forth below:

An Act relative to the Community Preservation Committee in the Town of Nantucket

Section 1. Notwithstanding the provisions of section 5(a) of chapter 44B of the general laws, or of any other general or special law to the contrary, where the historical commission of the town of Nantucket created under section 8D of chapter 40 did not exist at the time the Community

Preservation Act was adopted by said town, the community preservation committee in the town of Nantucket shall include one member of the historic district commission established under section 4 of chapter 40C of the general laws, as selected by the commission, in place of one member of the historical commission. Provided, however, that the preceding sentence shall not be interpreted to preclude the town of Nantucket from including a member of said historical commission on the community preservation committee either by appointment or election consistent with the then applicable community preservation committee bylaw.

Section 2. This act shall take effect upon passage.

Or to take any other action related thereto.

*(Board of Selectmen)*

*NOTE: The above home rule petition was approved as Article 67 of the 2012 Annual Town Meeting; Article 59 of the 2013 Annual Town Meeting; Article 84 of the 2014 Annual Town Meeting and Article 85 of the 2015 Annual Town Meeting. Home rule petitions currently pending before the legislature, which were not acted upon by December 31, 2015, will expire unless renewed by a confirmatory town meeting vote.*

#### **ARTICLE 82**

##### **(Home Rule Petition: Increasing Residential Property Exemption)**

To see if the Town will vote to petition the General Court to enact a special act of the Town of Nantucket the text of which is set forth below, and that the General Court be authorized with the approval of the Board of Selectmen, to make constructive changes in the text thereof as may be necessary or advisable in order to accomplish the intent of this legislation in order to secure its passage, as follows:

An Act Increasing The Exemption For Residential Property To 30 Percent In The Town Of Nantucket

SECTION 1. Notwithstanding section 5C of chapter 59 of the General Laws or any other general or special law to the contrary, with respect to each parcel of real property classified as Class One, residential, in the town of Nantucket as certified by the commissioner of revenue to be assessing all local property at its full and fair cash valuation, and at the option of the board of selectmen, there shall be an exemption equal to not more than 30 per cent of the average assessed value of all Class One residential parcels within the town; provided, however, that the exemption shall be applied only to the principal residence of the taxpayer as used by the taxpayer for income tax purposes. This exemption shall be in addition to any exemptions allowable under section 5 of said chapter 59; provided, however, that the taxable valuation of the property, after all applicable exemptions, shall not be reduced to below 10 per cent of its full and fair cash valuation, except through the applicability of section 8A of chapter 58 of the General Laws and clause Eighteenth of said section 5 of said chapter 59. Where, pursuant to said section 5 of said chapter 59, the exemption is based upon an amount of tax rather than on valuation, the reduction of taxable valuation for the purposes of the preceding sentence shall be computed by dividing the amount of tax by the residential class tax rate of the city and multiplying the result by \$1,000. For the purposes of this paragraph, "parcel" shall mean a unit

of real property as defined by the board of assessors of the town in accordance with the deed for the property and shall include a condominium unit.

SECTION 2. A taxpayer aggrieved by the failure to receive the residential exemption authorized under this act may apply for the residential exemption to the board of assessors of the town of Nantucket in writing on a form approved by the board within 3 months after the date on which the bill or notice of assessment was sent. For the purposes of this act, a timely application filed under this section shall be treated as a timely filed application pursuant to section 59 of chapter 59 of the General Laws.

SECTION 3. This act shall take effect as of July 1, 2015 and shall apply to taxes levied for fiscal years beginning on or after July 1, 2015.

Or take any other action relative thereto.

*(Board of Selectmen)*

*NOTE: The above home rule petition was approved as Article 86 of the 2015 Annual Town Meeting. Home rule petitions currently pending before the legislature, which were not acted upon by December 31, 2015, will expire unless renewed by a confirmatory town meeting vote.*

#### **ARTICLE 83**

##### **(Home Rule Petition: Conveyance of Properties from County to Town)**

To see if the Town will vote to petition the General Court to enact a special act of the Town of Nantucket the text of which is set forth below, and that the General Court be authorized with the approval of the Board of Selectmen, to make constructive changes in the text thereof as may be necessary or advisable in order to accomplish the intent of this legislation in order to secure its passage, as follows:

An Act Approving the Conveyance of Property by the County of Nantucket

Section 1. The County of Nantucket is hereby authorized to convey the following parcels of land, owned by the County of Nantucket to the Town of Nantucket for general municipal purposes and access purposes:

- Assessors Map 60 Parcel 3, Massachusetts Ave.
- Assessors Map 36.2.3 Parcel 51, New York Ave.
- Assessors Map 36.2.3 Parcel 54, New York Ave.
- Assessors Map 36.2.3 Parcel 74, Wisconsin Ave.
- Assessors Map 55.1.4 Parcel 9.1, 100 Washington St.
- Assessors Map 55.1.4 Parcel 9.2, 98 Washington St.
- Assessors Map 60.2.4 Parcel 5, 6 Massachusetts Ave.
- Assessors Map 60.3.1 Parcel 84, 25 Massachusetts Ave.
- Assessors Map 60 Parcel 160, 0 Esther Island
- Assessors Map 61 Parcel 1, 0 Esther Island
- Assessors Map 61 Parcel 2, 0 Esther Island

- A portion of Parcel P-2, shown on Plan 49-O filed at the Nantucket County Registry of Deeds, adjacent to 121 Washington Street.

Section 2. The provision of Chapter 30B of the Massachusetts General Laws and any rights of first refusal in the Commonwealth under the provisions of Section 14 of Chapter 34 of the Massachusetts General Laws shall not be applicable to any conveyance authorized hereunder.

Section 3. This Act shall take effect upon passage.

Or to take any other action relative thereto.

*(Board of Selectmen)*

*NOTE: The above home rule petition was approved as Article 87 of the 2015 Annual Town Meeting. Home rule petitions currently pending before the legislature, which were not acted upon by December 31, 2015, will expire unless renewed by a confirmatory town meeting vote.*

#### **ARTICLE 84**

##### **(Home Rule Petition: Real Estate Conveyances to Nantucket Islands Land Bank and Madaket Conservation Land Trust (MCLT))**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court consistent with the requirements of Article 97 of the Amendments to the Massachusetts Constitution to enact special legislation to authorize the transfer and conveyance of certain parcels of land in the Town of Nantucket held for open space, recreational or conservation purposes, as described in more detail below and as shown on a map entitled "2016 Annual Town Meeting Warrant Article **insert #**" dated January, 2016 and filed with the Office of the Town Clerk, to the Town of Nantucket for purposes of conveyance; and further to authorize the Board of Selectmen to convey the respective parcels described below to the Nantucket Islands Land Bank or the MCLT; provided, however, that the General Court may with the approval of the Board of Selectmen, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage;

*AN ACT AUTHORIZING THE TOWN OF NANTUCKET TO SELL, CONVEY OR OTHERWISE DISPOSE OF CERTAIN LAND SITUATED IN THE TOWN OF NANTUCKET HELD FOR OPEN SPACE, RECREATIONAL OR CONSERVATION PURPOSES TO THE NANTUCKET ISLANDS LAND BANK AND MADAKET CONSERVATION LAND TRUST FOR THE SAME PURPOSES*

*Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:*

Section 1. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Town of Nantucket may transfer, sell, convey or otherwise dispose of certain parcels of land situated in the Town of Nantucket to the Nantucket Islands Land Bank for open space, recreational or conservation purposes and described as follows:

- Assessors Map 39, Parcel 8, Eel Point Road;
- Assessors Map 32, Parcel 23, 43 Eel Point Road;
- Assessors Map 33, Parcel 10, Eel Point Road;
- Assessors Map 67, Parcel 345, 1 Miacomet Road;
- Assessors Map 67, Parcel 681, 3 Miacomet Road;
- Assessors Ma9 67, Parcel 346, 9 Miacomet Road;
- Assessors Map 59, Parcel 28, 2 Long Pond Drive;
- Assessors Map 41, Parcel 29, 48 Cliff Road;
- Proprietors Road, Parcels 1, 2 and 3, on Plan 2014-64, Off Hummock Pond

Any such disposition shall be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of restrictions and easements, all as shown on a map entitled “2016 Annual Town Meeting Warrant Article insert #” dated January, 2016 and filed with the Office of the Town Clerk.

Section 2. Pursuant to Article 97 of the Amendments to the Massachusetts Constitution and notwithstanding the provisions of any general or special law to the contrary, the Town of Nantucket may transfer, sell, convey or otherwise dispose of a certain parcel of land situated in the Town of Nantucket to the Madaket Land Conservation Trust for open space, recreational and conservation purposes and described as follows:

- Assessors Map 60, Parcel 19, 3 Baltimore Street

Section 3. This act shall take effect upon its passage.

Or to take any other action related thereto.

*(Board of Selectmen)*

*NOTE: The above home rule petition was approved as Article 88 of the 2015 Annual Town Meeting. Home rule petitions currently pending before the legislature, which were not acted upon by December 31, 2015, will expire unless renewed by a confirmatory town meeting vote.*

**ARTICLE 85**  
**(Home Rule Petition: Real Estate Conveyances from**  
**Nantucket Islands Land Bank to Town of Nantucket)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court consistent with the requirements of Article 97 of the Amendments to the Massachusetts Constitution to enact special legislation to authorize the transfer and conveyance of certain parcels of land in the Town of Nantucket owned by the Nantucket Islands Land Bank and held for open space, recreational or conservation purposes, as described in more detail below and as shown on a map entitled “2016 Annual Town Meeting Warrant Article insert #/Land Bank-School Land Transfer Proposal” dated January, 2016 and filed with the Office of the Town Clerk, to the Town of Nantucket to be administered by the Nantucket School Department for recreational purposes; provided , however, that the General Court may with the approval of the

Board of Selectmen, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage;

*AN ACT AUTHORIZING THE NANTUCKET ISLANDS LAND BANK TO CONVEY CERTAIN LAND HELD FOR OPEN SPACE, RECREATIONAL OR CONSERVATION PURPOSES TO THE TOWN OF NANTUCKET FOR THE SAME PURPOSES*

*Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:*

Section 1. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Nantucket Islands Land Bank may transfer, sell, convey or otherwise dispose of certain parcels of land situated in the Town of Nantucket to the Town of Nantucket for open space, recreational or conservation purposes and described as follows:

- Assessor's Map 67, Parcel 481
- Assessor's Map 67, Parcel 121
- Assessor's Map 67, Parcel 400
- Assessor's Map 67, Parcel 401
- Assessor's Map 67, Parcel 402
- Assessor's Map 67, Parcel 398
- Assessor's Map 67, Parcel 397
- Assessor's Map 67, Parcel 396
- Assessor's Map 67, Parcel 395
- Assessor's Map 67, Parcel 394
- A portion of Pilot Whale Lane abutting the parcels described above.

Section 2. This act shall take effect upon its passage.

Or to take any other action related thereto.

*(Board of Selectmen for Nantucket Islands Land Bank)*

*NOTE: The above home rule petition was approved as Article 6 of the November 9, 2015 Special Town Meeting. Home rule petitions currently pending before the legislature, which were not acted upon by December 31, 2015, will expire unless renewed by a confirmatory town meeting vote.*

**ARTICLE 86**

**(Home Rule Petition: Community Housing & Sewer Funding)**

To see if the Town will vote to request its representatives in the General Court to introduce legislation seeking a special act set forth below and to authorize the General Court, with the approval of the Board of Selectmen, to make constructive changes in perfecting the language of this proposed legislation in order to secure passage, such legislation to read substantially as follows:

An Act authorizing the Town of Nantucket to impose a **0.5% real estate transfer fee** for the purposes of creating funding for the creation, development or maintenance of affordable and workforce housing and necessary capital improvements including sewer infrastructure.

SECTION 1. For purposes of this act, the words and phrases set forth in this section shall have the following meanings:

"Affordable Housing Restriction" is a recorded instrument held by a qualified holder which encumbers and/or restricts a real property interest so that the real property interest is perpetually or for a term of at least thirty (30) years limited to use as a residence occupied by a low or moderate income household which earns less than a specified income level, the upper limit of which may not exceed one hundred seventy-five percent (175%) of the Nantucket median income. A "qualified holder" is a governmental body or charitable corporation or trust which qualifies under the terms of Massachusetts General Laws Chapter 184 ("Chapter 184") to hold an affordable housing restriction. Without limiting the generality of the foregoing, "Affordable Housing Restriction" includes but is not limited to any instrument which conforms to the requirements of (i) a Nantucket Housing Needs Covenant as described in Chapter 301 of the Acts of 2002 and defined in the Town of Nantucket Code.

"Housing and Community Development Fund", shall refer to a discrete fund or account, established by the county treasurer of the Nantucket County under the provisions of this act.

"Eligible Applicants", shall refer to non-profit and for-profit corporations and organizations, individuals, and public entities.

"Purchaser", shall refer to the transferee, grantee or recipient of any real property interest.

"Purchase price", all consideration paid or transferred by or on behalf of a purchaser to a seller or his nominee, or for his benefit, for the transfer of any real property interest, and shall include, but not be limited to, all cash or its equivalent so paid or transferred; all cash or other property paid or transferred by or on behalf of the purchaser to discharge or reduce any obligation of the seller; the principal amount of all notes or their equivalent, or other deferred payments, given or promised to be given by or on behalf of the purchaser to the seller or his nominee; the outstanding balance of all obligations of the seller which are assumed by the purchaser or to which the real property interest transferred remains subject after the transfer, determined at the time of transfer, but excluding real estate taxes and other municipal liens or assessments which are not overdue at the time of transfer; the fair market value, at the time of transfer, of any other consideration or thing of value paid or transferred by or on behalf of the purchaser, including, but not limited to, any property, goods or services paid, transferred or rendered in exchange for such real property interest.

"Real property interest", shall refer to any present or future legal or equitable interest in or to real property, and any beneficial interest therein, including the interest of any beneficiary in a trust which holds any legal or equitable interest in real property, the interest of a partner or member in a partnership or limited liability company, the interest of a stockholder in a corporation, the interest of a holder of an option to purchase real property, the interest of a buyer or seller under a contract for purchase and sale of real property, and the transferable development rights created under chapter 183A of the General Laws; but shall not include any interest which is limited to any of the following: the dominant estate in any easement or right of way; the right to enforce any restriction; any estate at will or at sufferance; any estate for years having a term of less than 30 years; any reversionary right, condition, or right of entry for condition broken; and the interest of a mortgagee or other secured party in any mortgage or security agreement.

"Seller", shall refer to the transferor, grantor or immediate former owner of any real property interest.

"Time of transfer" of any real property interest shall mean the time at which such transfer is legally effective as between the parties thereto, and, in any event, with respect to a transfer evidenced by an instrument recorded with the appropriate registry of deeds or filed with the assistant recorder of the appropriate registry district, not later than the time of such recording or filing.

"Town" shall refer to the Town of Nantucket acting by and through the Board of Selectmen.

SECTION 2. There is hereby imposed a fee equal to **one half per cent (0.5%)** of the purchase price upon the transfer of any real property interest in any real property situated in Nantucket County. **Said fee shall be the liability of the seller** of such real property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said fee shall not affect such liability of the seller. The fee shall be paid to the Town of Nantucket, or its designee, and shall be accompanied by a copy of the deed or other instrument evidencing such transfer, if any, and an affidavit signed under oath or under the pains and penalties of perjury by the purchaser or his legal representative and the seller or his legal representative, attesting to the true and complete purchase price and the basis, if any, upon which the transfer is claimed to be exempt in whole or in part from the fee imposed hereby. The Town, or its designee, shall promptly thereafter execute and issue a certificate indicating that the appropriate fee has been paid or that the transfer is exempt from the fee, stating the basis for the exemption. The register of deeds for Nantucket County, and the assistant recorder for the registry district of Nantucket County, shall not record or register, or receive or accept for recording or registration, any deed, except a mortgage deed, to which has not been affixed such a certificate executed by the Town or its designee. Failure to comply with this requirement shall not affect the validity of any instrument. The Town shall deposit all fees received hereunder with the Town treasurer. The treasurer shall deposit such fees as follows: **75% in the Affordable Housing Trust Fund and the remainder in capital project funds as determined by the Board of Selectmen**, unless such allocation is changed by the affirmative vote of two-thirds of voters at an annual or special town meeting. The fee imposed hereunder shall be due simultaneously with the time of transfer of the transfer upon which it is imposed. Notwithstanding the foregoing, whenever there is a conveyance of real property interests and a conveyance of personalty related thereto at or about the same time, the allocations of payments between real estate and personalty agreed to by the purchaser and seller shall not determine the amount of the fee due pursuant to this section; instead, the Town may require payment of the fee referred to in real property interests so conveyed as determined by the Town.

SECTION 3. At any time within seven days following the issuance of the certificate of payment of the fee imposed by section two, the seller or his legal representative may return said certificate to the Town or its designee for cancellation, together with an affidavit signed under oath or under the pains and penalties of perjury that the transfer, with respect to which such certificate was issued, has not been consummated, and thereupon the fee paid with respect to such transfer shall be forthwith returned to the seller or his legal representative.

SECTION 4. The following transfers of real property interests shall be exempt from the fee established by section 10. Except as otherwise provided, the seller shall have the burden of

proof that any transfer is exempt under this section and any otherwise exempt transfer shall not be exempt in the event that such transfer (by itself or as part of a series of transfers) was made for the primary purpose of evading the fee imposed by Section 10.

(a) Transfers to the government of the United States, the commonwealth, and any of their instrumentalities, agencies or subdivisions, including but not limited to transfers to the Town of Nantucket, the County of Nantucket.

(b) Transfers which, without additional consideration, confirm, correct, modify or supplement a transfer previously made.

(c) Transfers made as gifts without consideration. In any proceedings to determine the amount of any fee due hereunder, it shall be presumed that any transfer for consideration of less than fair market value of the real property interest transferred was made as a gift without consideration to the extent of the difference between the fair market value of the real property interest transferred and the amount of consideration claimed by the seller to have been paid or transferred, if the purchaser shall have been at the time of transfer the spouse, the lineal descendant, or the lineal ancestor of the seller, by blood or adoption, and otherwise it shall be presumed that consideration was paid in an amount equal to the fair market value of the real property interest transferred, at the time of transfer.

(d) Transfer to the trustees of a trust in exchange for a beneficial interest received by the purchaser in such trust; distributions by the trustees of a trust to the beneficiaries of such trust.

(e) Transfers by operation of law without actual consideration, including but not limited to transfers occurring by virtue of the death or bankruptcy of the owner of a real property interest.

(f) Transfers made in partition of land and improvements thereto, under chapter two hundred and forty-one of the General Laws.

(g) Transfers to any charitable organization as defined in clause Third of section five of chapter fifty-nine of the General Laws, or any religious organization, provided that the real property interest so transferred will be held by the charitable or religious organization solely for its public charitable or religious purposes.

(h) Transfers to a mortgagee in foreclosure of the mortgage held by such mortgagee, and transfers of the property subject to a mortgage to the mortgagee in consideration of the forbearance of the mortgagee from foreclosing said mortgage.

(i) Transfers made to a corporation or partnership or limited liability company at the time of its formation, pursuant to which transfer no gain or loss is recognized under the provisions of section three hundred and fifty-one or seven hundred and twenty-one of the Internal Revenue Code of 1986, as amended; provided, however, that such transfer shall be exempt only in the event that (1) with respect to a corporation, the transferor retains an interest in the newly formed corporation which is equivalent to the interest the transferor held prior to the transfer, or (2) with respect to a partnership or limited liability company, the transferor retains after such formation rights in capital interests and profit interests within such partnership or limited liability company which are equivalent to the interest the transferor held prior to the transfer.

(j) Transfers made to a stockholder of a corporation in liquidation or partial liquidation of the corporation, and transfers made to a partner of a partnership or to a member of a limited liability company in dissolution or partial dissolution of the partnership or limited liability company; but the transfer shall be exempt only if (i) with respect to a corporation, the transferee receives property (including real property interests and other property received) which is the same fraction of the total property of the transferor corporation as the fraction of the corporation's stock owned by the transferee prior to the transfer or (ii) with respect to a partnership or limited liability company, the transferee receives property (including real

property interests and other property received) which is the same fraction of the property of the partnership or limited liability company as the fraction of the capital and profit interests in the transferor formerly owned by the transferee.

(k) Transfers consisting of the division of marital assets under the provisions of section thirty-four of chapter two hundred and eight of the General Laws or other provisions of law.

(l) Transfers of property consisting in part of real property interests situated in Nantucket County and in part of other property interests, to the extent that the property transferred consists of property other than real property situated in Nantucket county; provided that the purchaser shall furnish the Town with such information as it shall require or request in support of the claim of exemption and manner of allocation of the consideration for such transfers.

(m) The first \$2 million of the sale price of any transfer or series of transfers of real property interests in a single parcel. Said exemption may be adjusted for inflation as determined annually by the affirmative vote of two-thirds of voters at an annual or special town meeting. For purposes of this subsection, "inflation" shall mean the increases, if any, in the total of prices paid for real property transfers year to year for real property within the Town of Nantucket.

(n) Transfers of minority interests in corporations, trusts, partnerships or limited liability companies which are publicly traded, which trades are not part of a series of transfers which together constitute a transfer of control of a corporation, trust, partnership or limited liability company.

SECTION 8. (a) The Town treasurer shall keep a full and accurate account stating when, from or to whom, and on what account money has been paid or received relative to the activities of the Trust Fund and the Housing Fund. Said account shall be subject to examination by the director of accounts or his agent pursuant to section forty-four of chapter thirty-five of the General Laws.

(b) Schedules of beneficiaries of trusts, list of stockholders of corporations and lists of partnerships filed with the Trust Fund for the purpose of determining or fixing the amount of the fee imposed under section ten or for the purpose of determining the existence of any exemption under section twelve shall not be public records for the purposes of section ten of chapter sixty-six of the General Laws.

SECTION 5. A seller who fails to pay all or any portion of the fee established by section two on or before the time when the same is due shall be liable for the following additional payments in addition to said fee:

(a) Interest: The seller shall pay interest on the unpaid amount of the fee to be calculated from the time of transfer at a rate equal to fourteen per cent per annum.

(b) Penalties: Any person who, without fraud or willful intent to defeat or evade a fee imposed by this chapter, fails to pay all or a portion of the fee within thirty days after the time of transfer, shall pay a penalty equal to five per cent of the outstanding fee as determined by the Town for each month or portion thereof thereafter that the fee is not paid in full; provided, however, that in no event shall the amount of any penalty imposed hereunder exceed twenty-five per cent of the unpaid fee due at the time of transfer. Whenever the Town determines that all or a portion of a fee due under this chapter was unpaid due to fraud with intent to defeat or evade the fee imposed by this chapter, a penalty equal to the amount of said fee as determined by the Town shall be paid by the seller in addition to said fee.

SECTION 6. (a) The Town shall notify the purchaser and the seller by registered or certified mail of any failure to discharge in full the amount of the fee due under this Act and any penalty or interest assessed. The Town shall grant a hearing on the matter of the imposition of said fee, or of any penalty or interest assessed, if a petition requesting such hearing is received by the Town within thirty days after the mailing of said notice. The Town shall notify the purchaser and the seller in writing by registered or certified mail of its determination concerning the deficiency, penalty or interest within fifteen days after said hearing. Any party aggrieved by a determination of the Town concerning a deficiency, penalty or interest may, after payment of said deficiency, appeal to the district or superior court within three months after the mailing of notification of the determination of the Town. Upon the failure to timely petition for a hearing, or appeal to said courts, within the time limits hereby established, the purchaser and seller shall be bound by the terms of the notification, assessment or determination, as the case may be, and shall be barred from contesting the fee, and any interest and penalty, as determined by the Town. All decisions of said courts shall be appealable. Every notice to be given under this section by the Town shall be effective if mailed by certified or registered mail to the purchaser or the seller at the address stated in a recorded or registered instrument by virtue of which the purchaser holds any interest in land, the transfer of which gives rise to the fee which is the subject of such notice; and if no such address is stated or if such transfer is not evidenced by an instrument recorded or registered in the public records in Nantucket County, such notice shall be effective when so mailed to the purchaser or seller in care of any person appearing of record to have a fee interest in such land, at the address of such person as set forth in an instrument recorded or registered in Nantucket County.

(b) All fees, penalties and interest required to be paid pursuant to this chapter shall constitute a personal debt of the seller and may be recovered in an action of contract or in any other appropriate action, suit or proceeding brought by the Town; said action, suit or proceeding shall be subject to the provisions of chapter two hundred and sixty of the General Laws.

(c) If any seller liable to pay the fee established by this act neglects or refuses to pay the same, the amount, including any interest and penalty thereon, shall be a lien in favor of the Town upon all property and rights to property, whether real or personal, belonging to either such purchaser or such seller. Said lien shall arise at the time of transfer and shall continue until the liability for such amount is satisfied. **Said lien shall in any event terminate not later than six years following the time of transfer. Said lien shall not be valid as against any mortgagee, pledgee, purchaser or judgment creditor unless notice thereof has been filed by the Town (i) with respect to real property or fixtures, in the registry of deeds for Nantucket County, or (ii) with respect to personal property, in the office in which a security or financing statement or notice with respect to the property would be filed in order to perfect a nonpossessory security interest belonging to the person named in the relevant notice, subject to the same limitations as set forth in section fifty of chapter sixty-two C of the General Laws.**

(d) Sellers applying for an exemption under subsections (a) through (o) of section four shall be required at the time of application for exemption to execute an agreement legally binding on sellers and separately legally binding upon any Legal Representative of the sellers (1) assuming complete liability for any fee, plus interest and penalties if any, waived on account of an allowed exemption subsequently determined to have been invalid, and (2) submitting to the jurisdiction of the trial court of the commonwealth sitting in Nantucket County. Fees, plus interest and penalties if any, shall be calculated as of the date of the initial property transfer. Execution of the above-described agreement shall not be required of any mortgagee, pledge,

purchaser or judgment creditor unless notice of the agreement has been recorded or filed by the Town.

In any case where there has been a refusal or neglect to pay any fee, interest or penalties imposed by this act, whether or not levy has been made, the Town, in addition to other modes of relief, may direct a civil action to be filed in a district or superior court of the commonwealth to enforce the lien of the Town under this section with respect to such liability or to subject any property of whatever nature, of the delinquent, or in which he has any right, title or interest, to the payment of such liability.

The Town may issue a waiver or release of any lien imposed by this section. Such waiver or release shall be conclusive evidence that the lien upon the property covered by the waiver or release is extinguished.

SECTION 7. The provisions of this act are severable, and if any provision hereof, including without limitation any exemption from the fee imposed hereby, shall be held invalid in any circumstances such invalidity shall not affect any other provisions or circumstances. This act shall be construed in all respects so as to meet all constitutional requirements. In carrying out the purposes and provisions of this act, all steps shall be taken which are necessary to meet constitutional requirements whether or not such steps are required by statute.

SECTION 8. If the Town has determined that a fee is due by asserting the application of the evasion of fee doctrine described in section 13, then the seller shall have the burden of demonstrating by clear and convincing evidence as determined by the Town that the transfer, or series of transfers, possessed both: (i) a valid, good faith business purpose other than avoidance of the fee set forth in section 10 and (ii) economic substance apart from the asserted fee avoidance benefit. In all such cases, the transferee shall also have the burden of demonstrating by clear and convincing evidence as determined by the Town that the asserted non-fee-avoidance business purpose is commensurate with the amount of the fee pursuant to section 10 to be thereby avoided.

SECTION 9. This act shall take effect ninety (90) days following the date of passage.

*(Board of Selectmen)*

**LEGAL REVIEW**

#### **ARTICLE 87**

##### **(Home Rule Petition: Retired Police Officers to Serve as Special Police Officers)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation in the form set forth below to allow the Town to appoint certain retired police officers as special police officers for the purposes of working outside details; provided, however, that the General Court may make clerical or editorial changes of form only to such bill, unless the Board of Selectmen approves amendments to the bill prior to enactment by the General Court, and provided further that the Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

**AN ACT AUTHORIZING THE APPOINTMENT OF RETIRED POLICE OFFICERS IN THE TOWN OF NANTUCKET TO SERVE AS SPECIAL POLICE OFFICERS**

*Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:*

**SECTION 1.** The chief of police in the Town of Nantucket, as the appointing authority, may appoint as he/she deems necessary, retired police officers as special police officers for the purpose of performing police details or performing any police duties arising from those police details or arising during the course of police detail work, whether or not related to the detail work. The retired police officers must have been regular police officers and retired, based on superannuation. The special police officers shall not be subject to the maximum age restrictions applied to regular police officers under chapter 32 of the General Laws, but shall not be eligible to serve as special police officers if they have reached the age of 70. A special police officer must pass a medical examination by a physician or other certified professional chosen by the Town to determine that he/she is capable of performing the essential duties of a special police officer, the cost of which shall be borne by the special police officer prior to performing police details.

**SECTION 2.** Special police officers, appointed under this act, shall not be subject to chapter 31 of the General Laws or sections 99, 100 or 111F or of chapter 41 of the General Laws. Or section 85H of chapter 23 of the General Laws. Special police officers appointed under this act shall be subject to chapter 151A of the General Laws.

**SECTION 3.** Special police officers shall, when performing their duties under section 1, have the same powers to make arrests and perform other functions as do regular police officers in the Town of Nantucket.

**SECTION 4.** Special police officers shall be appointed for an indefinite term, subject to removal by the Chief of Police of the Town of Nantucket at any time with 14 days' written notice. Upon request, the Police Chief shall provide reasons for removal in writing.

**SECTION 5.** Special police officers shall be subject to the rules and regulations, policies and procedures and requirements of the police department and chief of police of the Town of Nantucket, including restrictions on the type of detail assignment, requirements regarding medical examinations to determined continued capacity to perform the duties of a special police officer, requirements for training, requirements for firearm licensing and qualification and requirements regarding uniforms and equipment. Special police officers shall not be subject to section 96B of chapter 41 of the General Laws.

**SECTION 6.** Special police officers shall be sworn in before the Town Clerk of the Town of Nantucket who shall keep a record of all such appointments.

**SECTION 7.** An individual who is appointed as a special police officer under this act shall be eligible for assignment to any detail.

**SECTION 8.** Retired police officers in the Town of Nantucket serving as special police officers under this act shall be subject to the limitations on hours worked and on payments to retired Town employees under subsection (b) of section 91 of chapter 32 of the General Law.

**SECTION 9.** This act shall take effect upon its passage.

*(Board of Selectmen)*

**ARTICLE 88**

**(Home Rule Petition: Land Bank Act Amendment)**

To see if the Town will vote to request its representatives in the General Court to introduce legislation amending the Nantucket Islands Land Bank Act as set forth below and to authorize the Board of Selectmen of the Town to make constructive changes in perfecting the language of this legislation in order to secure passage, it being the intent to authorize the Board of Selectmen and the General Court to vary the specific text of the requested legislation within the scope of the general public objectives of this home rule petition, such legislation to read substantially as follows:

**AN ACT AMENDING THE NANTUCKET ISLANDS LAND BANK ACT**

*Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same, as follows:*

The Nantucket Islands Land Bank Act (being chapter 669 of the Acts of 1983, as amended by chapter 407 of the Acts of 1984, by chapter 202 of the Acts of 1985, by chapter 666 of the Acts of 1987, by chapter 392 of the Acts of 1991, by chapter 309 of the Acts of 1994, by chapter 370 of the Acts of 2002, by chapter 130 of the Acts of 2006 and by chapter 354 of the Acts of 2010, referred to collectively as the "Land Bank Act") is hereby amended as follows:

(a) The definition of "Affordable Housing Restriction" shall be added to Section 1 of the Land Bank Act between the preamble and the definition of "Commission", as follows:

"Affordable Housing Restriction" is a recorded instrument held by a qualified holder which encumbers and/or restricts a real property interest so that the real property interest is perpetually or for a term of at least thirty (30) years limited to use as a residence occupied by a low or moderate income household which earns less than a specified income level, the upper limit of which may not exceed one hundred seventy-five percent (175%) of the Nantucket median income. A "qualified holder" is a governmental body or charitable corporation or trust which qualifies under the terms of Massachusetts General Laws Chapter 184 ("Chapter 184") to hold an affordable housing restriction as defined in Chapter 184. Without limiting the generality of the foregoing, "Affordable Housing Restriction" includes any instrument which conforms to the requirements of (i) a Nantucket Housing Needs Covenant as described in chapter 301 of the Acts of 2002 and defined from time to time in the Town of Nantucket Code, or (ii) an affordable housing restriction complying with the definition and other requirements stated in Massachusetts General Laws Chapter 184."

(b) The following Subsection (-o-) shall be inserted at the end of Section 12 of the Land Bank Act:

"(-o-) Transfer of a real property interest which is subject to and used consistent with an Affordable Housing Restriction; provided that the Affordable Housing Restriction has a term remaining at the time of the Transfer of five (5) or more years; and provided further the purchaser shall make the real property interest which is the subject of the transfer the purchaser's actual domicile within two (2) years of the time of transfer, and shall remain permanently or for an indefinite time and without any certain purpose to return to a former place of abode for a period lasting at least to the fifth (5<sup>th</sup>) anniversary of the transfer. Notwithstanding the foregoing, if the real property interest is transferred again within five (5) years and the later transfer complies with this Exemption "O", no fee, interest or penalties will be due. In the event that the holder of an Affordable Housing Restriction determines within five (5) years of the transfer that the real property interest to which it pertains is not being used consistent with the requirements of the Affordable Housing Restriction, or in the event of a later transfer within five (5) years which does not comply with this Exemption "O", the fee exempted hereunder shall become due, together with the accumulated interest and penalties calculated from the date of the transfer exempted hereunder. The purchaser shall certify as to the foregoing, and the Commission shall attach to the deed a certificate which shall recite the fact that there is running with the land a lien equal to the amount of the fee exempted plus accumulated interest and penalties until such time as all conditions of this subsection have been met.

*(Board of Selectmen for Nantucket Islands Land Bank Commission)*

#### **ARTICLE 89**

##### **(Town Charter Amendment: Town Clerk)**

To see if the Town will vote pursuant to the provisions of G.L. c.43B, §10 to amend the Town Charter to change the position of Town Clerk from elected to appointed by revising the provisions of Article III, Section 3.4, Selectmen Powers as to Appointments, Article IV, Section 4.4, Town Administration Departments, Article IV, Section 4.7, Town Clerk, Article IV, Section 6.6, Time of Taking Effect, all as set forth below:

Article III, Board of Selectmen, Section 3.4(a)(2), Board of Selectmen Appointments - To appoint Town Counsel, Town Clerk and registrars of voters and other election officials (upon the recommendation of the Town Clerk), also other Town officers and employees to the extent so permitted to them by this Charter;

Article IV, Town Administration, Section 4.4(a), Town Administration Departments - The Town Administration shall include the Building, Finance, Fire, Health, Island Home, Marine and Coastal Resources, Police, Public Works, Town Clerk, and Visitors Services departments; provided, however, that nothing in this Charter mandates the continued existence of any such Town Administration department or continuance of a department name or function.

Article IV, Town Administration, Section 4.7, Town Clerk - Delete said section in its entirety and renumber the remaining sections in Article IV accordingly.

Article VI, General Provisions, Section 6.6, Time of Taking Effect - Delete the text thereof in its entirety and insert the following new text:

The Charter amendments approved at the 2016 Annual Town Meeting shall take effect upon approval of the voters at the 2017 Annual Town Election; provided, however, that the then-incumbent elected Town Clerk shall serve out the remainder of the elected term, subject to her sooner resignation, recall or retirement. Upon the expiration of said term or sooner vacating of office, the position of elected Town Clerk shall be abolished and the Town Clerk shall thereafter be appointed position in accordance with Section 3.4(a)(2) of this Charter.

Or to take any other action in related thereto.

*(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text)*

*(Joseph T. Grause, Jr., et al)*

#### **ARTICLE 90**

##### **(Home Rule Petition: Amendment of the Town of Nantucket Charter)**

To see if the Town of Nantucket will vote to request its representatives in the General Court to introduce legislation amending the Town of Nantucket Charter, Chapter 289 of the Acts of 1996, as set forth below, and to authorize the General Court, with the approval of the Board of Selectmen of the Town, to make constructive changes in perfecting the language of this legislation in order to secure passage, it being the intent to authorize the Board of Selectmen and General Court to vary the specific text of the requested legislation within the scope of the general public objectives of this home rule petition, such legislation to read substantially as follows:

#### **AN ACT AMENDING THE TOWN OF NANTUCKET CHARTER TO IMPOSE TERM LIMITS**

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

**SECTION 1.** Article III of the Town of Nantucket Charter, Chapter 289 of the Acts of 1996, shall be amended by inserting after Section 3.5 the following:

##### **Section 3.6 - Term Limits**

An elected or appointed member of any multiple member town board, whether created under the general laws, a special act, this charter or the bylaws of the Town, shall not serve on that town board for more than three consecutive terms. For the purposes of this section, service to complete the term of another member shall constitute service for one term if the balance of said term being completed is more than fifty percent of the original term. A person who has been prohibited from serving on a town board by this section may be reelected or reappointed to that board after one year has elapsed from the ending date of his or her previous service on that board.

**SECTION 2.** This act shall take effect upon its passage.

Or to take any other action related thereto.

*(Robert R. DeCosta, et al)*

## **REAL ESTATE**

### **ARTICLE 91**

#### **(Real Estate Acquisition: Airport Property)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by eminent domain, gift or purchase the fee interest in the property described in the Order of Taking dated March 11, 1958 recorded with Nantucket County Registry of Deeds in Book 117, Page 551 and Order of Taking dated March 31, 1958 recorded with said Deeds in Book 117, Page 547 for airport purposes and to confirm the original Orders of Taking; and the property described on Certificate of Title No 3808; and, further to authorize the Board of Selectmen to convey or otherwise dispose of the fee or lesser interests of all or any portion of the above described land to the Airport Commission, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which shall include the reservation of easements and restrictions on said land;

As shown on a map entitled "2016 Annual Town Meeting Warrant Article \_\_\_" dated \_\_\_\_\_, 2016 and filed herewith at the office of the Town Clerk.

Or to take any other action relative thereto.

*(Board of Selectmen)*

### **ARTICLE 92**

#### **(Real Estate Acquisition/Conveyance of Parcels: Tom Nevers Head)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by eminent domain, gift or purchase, the fee interest in the following property together with all appurtenant easements, for recreational and conservation purposes; and further to authorize the Board of Selectmen to convey sell or dispose of the fee or any lesser interests in all or any portion of the land identified below to the Nantucket Islands Land Bank subject to MGL Chapter 30B, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate which may include the reservation of easements and restrictions;

Lots 6A and 6C shown on a plan of land entitled "Property at Tom Nevers Head, Nantucket Island, Massachusetts," dated January 9, 1980, prepared by Schofield Brothers, Inc. recorded with Nantucket County Registry of Deeds as Plan File 8E; and Lot 6B as shown on said Plan, which is also shown as Lot 17 on Land Court Plan No. 9595J, together with the Southerly portion of Tom Nevers Pond as is Included with the land described herein and as may be permissible by law;

Or to take any other action related thereto.

*(Board of Selectmen)*

#### **ARTICLE 93**

##### **(Real Estate Acquisition: 42 Nobadeer Avenue)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee or lesser interest in a parcel identified as Assessor Map 88, Parcel 5, 42 Nobadeer Avenue for open space, conveyance and/or general municipal purposes and to see if the Town will vote to appropriate, borrow pursuant to applicable statute or transfer from available funds a sum of money for such purpose; or to take any other action related thereto.

*(Board of Selectmen)*

#### **ARTICLE 96**

##### **(Lease of Town Land for Renewable Energy Projects)**

To see if the Town will vote to:

1. Transfer the care, custody, and control of the parcels of land located at South Shore Road and shown on Assessor's Map 87 as Parcel Nos. 2, 85-90 and 135 from the Board of Selectmen for municipal sewage treatment purposes to the Board of Selectmen for such purposes and for the purpose of leasing and granting easements on, over or under such parcels for the installation of renewable energy facilities; and
2. Authorize the Board of Selectmen to (i) lease in one or more agreements all or a portion of said parcels of land for the installation of renewable energy facilities for a term of up to 30 years; (ii) grant easements on, over and/or under such parcels of land as necessary or convenient to serve the facilities; and (iii) take any actions and execute any other documents and agreements necessary, convenient, or appropriate to accomplish the foregoing and to implement and administer any such agreements and easements, all of which agreements, easements and documents shall be on such terms and conditions and for such consideration as the Board of Selectmen deems in the best interests of the Town.

Or to take any other action related thereto.

*(Board of Selectmen)*

#### **ARTICLE 97**

##### **(PILOT Agreements for Renewable Energy Facilities)**

To see if the Town will vote to authorize the Board of Selectmen to (i) enter into one or more agreements for "payments in lieu of taxes" (or "PILOT") pursuant to G.L. c. 59, § 38H(b), or any other enabling authority, with the owner(s) of renewable energy facilities to be located in

Nantucket for terms of up to 30 years, and (ii) take any actions and execute any other documents or ancillary agreements necessary, convenient, or appropriate to accomplish the foregoing and to implement and administer the PILOT agreements, all of which agreements and documents shall be on such terms and conditions and for such consideration as the Board of Selectmen deems in the best interests of the Town.

Or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 98  
(Net Metering Credit Purchase Agreements)**

To see if the Town will vote to authorize the Board of Selectmen to (i) enter into one or more net metering credit purchase agreements with one or more owners of renewable energy facilities for terms of up to 30 years, and (ii) take any actions and execute any other documents and ancillary agreements necessary, convenient, or appropriate to accomplish the foregoing and to implement and administer the net metering credit purchase agreements, all of which agreements and documents shall be on such terms and conditions and for such consideration as the Board of Selectmen deems in the best interests of the Town.

Or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 99  
(Long-term Lease Authorization: Airport Delta Property)**

To see if the Town will vote to authorize the Airport Commission, as provided by Chapter 90, Section 51F of the General Laws of the Commonwealth of Massachusetts, to extend the period for leasing land from the twenty (20) year referenced in Chapter 90, Section 51F to a lease term not to exceed thirty (30) years, part of the following Town-owned property located between Milestone Road and Nobadeer Farm Road, a portion of Map 69, parcel 31, described as the Delta area, subject to Massachusetts G.L. c. 30B.

Or to take any other action thereto.

*(Board of Selectmen for Airport Commission)*

**ARTICLE 100  
(Long-term Lease Authorization, 10 Sun Island Road)**

To see if the Town will vote to authorize the Airport Commission, as provided by Chapter 90, Section 51F of the General Laws of the Commonwealth of Massachusetts, to extend the period for leasing land from the twenty (20) year referenced in Chapter 90, Section 51F to a lease term not to exceed thirty (30) years, part of the following Town-owned property located at

10 Sun Island Road, a portion of Map 69, parcel 31, described as Sun Island parcels, subject to Massachusetts G.L. c. 30B.

Or to take any other action thereto.

*(Board of Selectmen for Airport Commission)*

**ARTICLE 102**  
**(Real Estate Acquisition: Woodbine Street)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee or lesser interests together with any public and private rights of passage for public ways and/or general municipal purposes in all or any portion of the unconstructed right of way in the Surfside Area on Woodbine Street consisting of approximately 10,000 square feet as shown on the plan attached hereto.

*(John B. Brescher, et al)*

**ARTICLE 103**  
**(Real Estate Disposition: Woodbine)**

To see if the Town will vote to authorize the Board of Selectmen to convey, sell or otherwise dispose of the fee title or lesser interests in all or any portion of land known as Woodbine as shown on the plan attached hereto, subject to Chapter 30B of the Massachusetts General Laws and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions.

*(John B. Brescher, et al)*

**ARTICLE 104**  
**(Real Estate Acquisition: Poplar Street)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee or lesser interests together with any public and private rights of passage for public ways and/or general municipal purposes in all or any portion of the unconstructed right of way in the Surfside Area on Poplar Street between the Southerly boundary of Weweeder Avenue and the Northerly boundary of Nobadeer Avenue.

*(John B. Brescher, et al)*

**ARTICLE 105**  
**(Real Estate Disposition: Poplar Street)**

To see if the Town will vote to authorize the Board of Selectmen to convey, sell or otherwise dispose of the fee title or lesser interests in all or any portion of land known as Poplar Street between the Southerly boundary of Weweeder Avenue and the Northerly boundary of Nobadeer Avenue, subject to Chapter 30B of the Massachusetts General Laws, and to take any other action as may be related or appropriate thereto.

*(John B. Brescher, et al)*

#### **ARTICLE 106**

##### **(Real Estate Acquisition: 40 & 42R Sparks Avenue, 42 & 44 Sparks Avenue)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portion of the following unconstructed rights of way and two (2) parcels identified below, together with any public and private rights of passage, for non-profit funeral home purposes:

- Assessors Map 55 Parcel 602 known as 40 Sparks Avenue, and
- Assessors Map 55 Parcel 603 known as 42R Sparks Avenue;

As well as two (2) parcels identified below together with any public and private rights of passage, for municipal cemetery purposes:

- Assessors Map 55 Parcel 601 known as 42 Sparks Avenue;
- Assessors Map 55 Parcel 600 known as 44 Sparks Avenue;

And to see if the Town will vote to appropriate, borrow pursuant to applicable statute or transfer from available funds, a sum of money for such purposes.

Or to take any other action related thereto.

*(Catherine Flanagan Stover, et al)*

#### **ARTICLE 107**

##### **(Real Estate Acquisition: Wanoma Way)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee title or lesser interests, together with any public or private rights of passage, in the portion of Wanoma Way (Tom Nevers) lying between the extended sidelines of the land shown upon Assessor's Map 92.4 as Parcel 141, approximately 240 feet in length; or to take any other action related thereto.

*(Arthur I. Reade, et al)*

#### **ARTICLE 108**

##### **(Real Estate Disposition: Wanoma Way)**

To see if the Town will vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land pursuant to M.G.L., c. 30B, and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in the portion of Wanoma Way (Tom Nevers) lying between the extended sidelines of the land shown upon Assessor's Map 92.4 as Parcel 141, approximately 240 feet in length; or to take any other action related thereto.

*(Arthur I. Reade, et al)*

**ARTICLE 109**  
**(Real Estate Acquisition: Saccacha Ave)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, for general municipal purposes and for the purpose of conveyance of the fee title or lesser interests, together with any public or private rights of passage, in the portion of Saccacha Avenue (Cisco) lying adjacent to the land shown upon Assessor's Map 82 as Parcel 108, 9 feet in width and 160 feet in length; or to take any other action related thereto.

*(Arthur I. Reade, et al)*

**ARTICLE 110**  
**(Real Estate Disposition: Saccacha Avenue)**

To see if the Town will vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land pursuant to M.G.L., c. 30B, and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in the portion of Saccacha Avenue (Cisco) lying adjacent to the land shown upon Assessor's Map 82 as Parcel 108, 9 feet in width and 160 feet in length; or to take any other action related thereto.

*(Arthur I. Reade, et al)*

**OTHER**

**ARTICLE 111**  
**(Municipal Aggregation)**

To see if the Town will vote to:

1. Authorize the initiation of a municipal aggregation program to aggregate the electrical load of interested consumers in Nantucket pursuant to M.G.L. c. 164, § 134, or any other enabling authority; and

2. Authorize the Board of Selectmen to (i) enter into an agreement with a municipal aggregation consultant to assist, at no cost to the Town, with the development, implementation and administration of such aggregation program for a term of more than three years, and (ii) take any actions and execute any other documents necessary, convenient, or appropriate to accomplish the foregoing and to implement and administer the aggregation program and agreement, which agreement and documents shall be on such terms and conditions as the Board of Selectmen deems in the best interests of the Town.

Or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 112**  
**(Appropriation: Capital Projects Stabilization Fund)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of the Capital Projects Stabilization Fund in accordance with Chapter 40 section 5B of the Massachusetts General Laws.

Or to take any other action related thereto.

*(Board of Selectmen)*

**ARTICLE 113**  
**(Appropriation: Stabilization Fund)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute, or transfer from available funds, for the purposes of the Stabilization Fund in accordance with Chapter 40 section 5B of the Massachusetts General Laws, from which appropriations may be made by a two-thirds vote of an Annual or Special Town Meeting for any purpose for which a municipality may borrow money or for any other lawful purpose; said sum not to exceed ten percent (10%) of the Fiscal Year 2016 tax levy.

Or to take any other action related thereto.

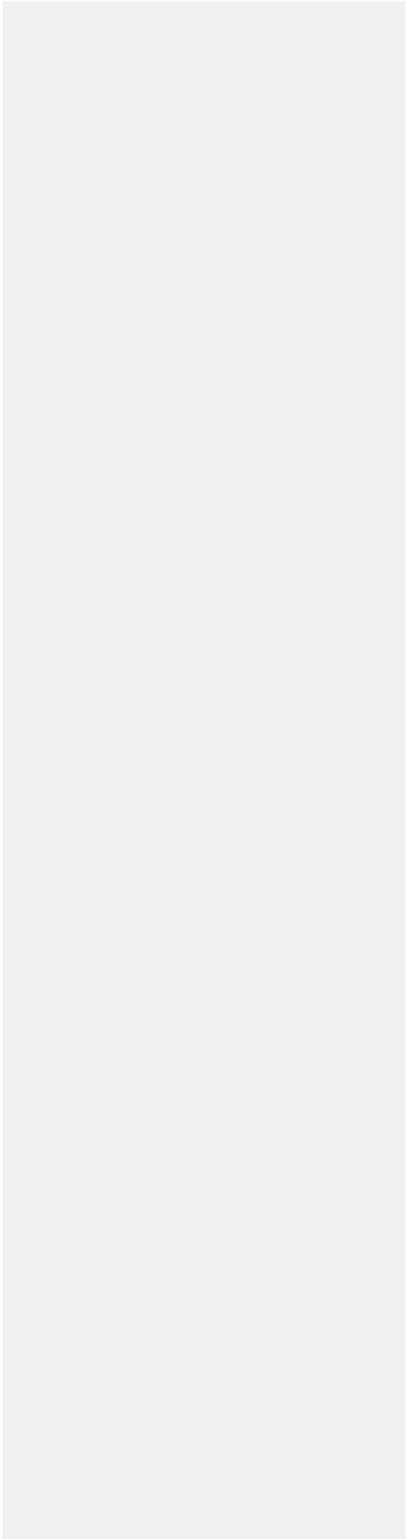
*(Board of Selectmen)*

**ARTICLE 114**  
**(Appropriation: Free Cash)**

To see what sum the Town will vote to transfer from Free Cash in the treasury to meet the appropriations for the current and/or ensuing Fiscal Year and to authorize the Assessors to use in the fixing the tax rate, pass any vote, or take any other action related thereto.

*(Board of Selectmen)*

DRAFT



\*\*\*\*\*

To act upon and transact any business relative to the foregoing subjects which may, then and there, come before said meeting.

In addition, you are directed to notify and warn the inhabitants of the Town of Nantucket qualified to vote in Town affairs to go to the Nantucket High School at 10 Surfside Road in said Nantucket, on

**TUESDAY, THE TWELFTH DAY OF APRIL, 2016  
BETWEEN THE HOURS OF 7:00 AM and 8:00 PM**

for the following purpose:

To cast their votes in the Annual Town Election for the election of candidates for the following offices:

|  |                                |
|--|--------------------------------|
| Moderator                              | One for a term of one year     |
| Town Clerk                             | One for a term of three years  |
| Selectman                              | Two for terms of three years   |
| School Committee                       | One for a term of three years  |
| School Committee                       | One for a term of one year     |
| Historic District Commission           | Two for terms of three years   |
| Historic District Commission Associate | One for a term of three years  |
| Nantucket Housing Authority            | One for a term of five years   |
| Nantucket Islands Land Bank Commission | One for a term of five years   |
| Harbor and Shellfish Advisory Board    | Three for terms of three years |
| Planning Board                         | One for a term of five years   |
| Nantucket Water Commission             | One for a term of three years  |
| Siasconset Water Commission            | One for a term of three years  |

And, to cast their vote as "YES" or "NO" on the following ballot questions:

1. Debt exclusion override question pursuant to G. L. Chapter 59, s. 21C(k): **NEEDS REVIEW!**

Shall the Town of Nantucket be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay costs of professional services for design, permitting, engineering, construction supervision, and other related professional services for the construction, installation and equipping of the extension of the municipal sewer system to the areas known as "Madaket and Somerset", including the payment of all costs incidental and related thereto?

\_\_\_\_\_ YES

\_\_\_\_\_NO

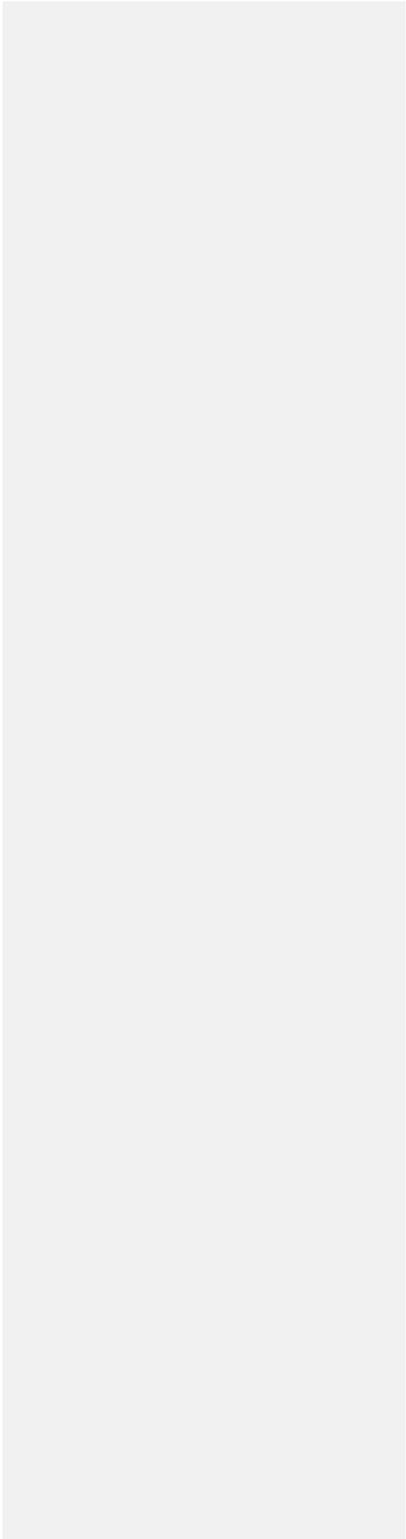
2. *Debt exclusion override question pursuant to G. L. Chapter 59, s. 21C(k): NEEDS REVIEW!*

Shall the Town of Nantucket be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay costs of professional services for design, permitting, engineering, construction supervision, and other related professional services for the construction, installation and equipping of the extension of the municipal sewer system to the areas known as "Nantucket Harbor Shimmo" and "Plus Vicinity of Meadowview Drive and Western Edge", including the payment of all costs incidental and related thereto?

\_\_\_\_\_YES

\_\_\_\_\_NO

DRAFT



\*\*\*\*\*

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of meeting and election aforesaid.

Given under our hands this    day of January in the year Two Thousand Sixteen.

\_\_\_\_\_  
Robert DeCosta, Chairman

\_\_\_\_\_  
Matthew G. Fee, Vice Chairman

\_\_\_\_\_  
Rick Atherton

\_\_\_\_\_  
Tobias Glidden

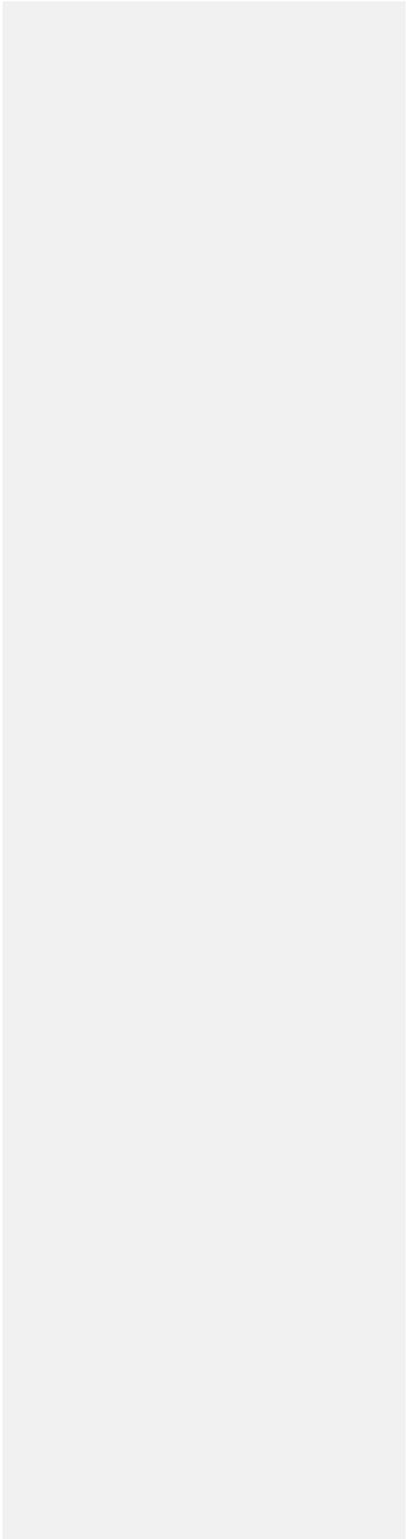
\_\_\_\_\_  
Dawn Hill Holdgate

SELECTMEN OF NANTUCKET, MA

Pursuant to Chapter 39, section 10 of the General Laws of the Commonwealth and the Warrant of January 21, 2015 I have notified and warned the inhabitants of the Town of Nantucket qualified to vote in Town affairs to appear at the times and place and for the purposes within mentioned by posting said notification on \_\_\_\_\_ at the Stop & Shop on Pleasant Street, the Town and County Building at 16 Broad Street; and upon the Bulletin Boards at the corner of Main and Federal Streets, and Siasconset Square.

Sworn to under pains and penalties of perjury,

\_\_\_\_\_  
Catherine Flanagan Stover, Constable



# HDC Appeal 6 Marble Way

Samantha Parsons  
1 Marble Way  
Nantucket, MA 02554  
samparsons70@gmail.com  
508.332.0682



To: The Board of Selectmen  
Cc: The Historic District Commission  
Broad Street  
Nantucket, MA 02554

This letter serves to notify the Board that I am appealing the HDC's decision to grant Russell Simpson of 6 Marble Way (Lot 202/203 on Land Court Plan 28933-6) a 90 (ninety) foot long structure as well as a separate mixed use 3 story building, both on the same property. The appeal is based on the fact that the granting of the 90 (ninety) foot long structure was arbitrary and capricious.

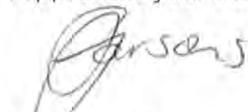
The grounds for the appeal come from the fact that from the very first HDC meeting on August 11<sup>th</sup>, 2015, the Board strongly opposed the massive scale of this project. Understanding the very sad fact that this side of Marble Way is currently zoned CTEC (and that has to date, only accommodated residences, some with light commercial use that are neither visually offensive nor create any noise or traffic to disrupt this family friendly street), I have not and still do not agree that the size of this 90 foot long structure is fitting for our neighborhood.

In the words of a Board member at the very first meeting "Just because an area is zoned for commercial use, the standard to look at it contextually still applies. This is nothing like the structures around it".

And this theme from Board members continued at each meeting: "This is over-scaled for this end of the road", "This size is too ambitious", "This is too long and out of scale for a residential neighborhood", "This is a residential area and it should fit into the vernacular of Marble Way", "The only issue is the length", "Is there an opportunity to shorten the building?", "Would still like to see this 20-30 feet shorter to be in keeping with the neighborhood", "This is longer than any building on Marble Way" ..... etc.

The opposition from the entire neighborhood has been consistent. The massive scale and length of this building does not fit in our neighborhood and the concern moving forward is what precedent the approval of this building will set for the remainder of the street. Both a member of the Board and Russell Simpson told us at the last meeting that if we think this is bad, wait until we see what is coming next. And there lies the concern. The approval of this building has changed the tone of our neighborhood and we cannot sit back and allow this to happen. We are all hard working, mostly year round families that got an amazing opportunity to be able to stay on the island with the development of our neighborhood, and when we hear a fellow neighbor say they plan move their small children off this street because of this approval, we're not OK with this.

I appreciate your consideration.

  
Sam Parsons

Samantha Parsons  
1 Marble Way  
Nantucket, MA 02554  
samparsons70@gmail.com  
508.332.0682

To: The Board of Selectmen  
Cc: The Historic District Commission  
Broad Street  
Nantucket, MA 02554

This letter serves to notify the Board that I am appealing the HDC's decision to grant Russell Simpson of 6 Marble Way (Lot 202/203 on Land Court Plan 28933-6) a 90 (ninety) foot long structure as well as a separate mixed use 3 story building, both on the same property. The appeal is based on the fact that the granting of the 90 (ninety) foot long structure was arbitrary and capricious.

The grounds for the appeal come from the fact that from the very first HDC meeting on August 11<sup>th</sup>, 2015, the Board strongly opposed the massive scale of this project. Understanding the very sad fact that this side of Marble Way is currently zoned CTEC (and that has to date, only accommodated residences, some with light commercial use that are neither visually offensive nor create any noise or traffic to disrupt this family friendly street), I have not and still do not agree that the size of this 90 foot long structure is fitting for our neighborhood.

In the words of a Board member at the very first meeting "Just because an area is zoned for commercial use, the standard to look at it contextually still applies. This is nothing like the structures around it".

And this theme from Board members continued at each meeting: "This is over-scaled for this end of the road", "This size is too ambitious", "This is too long and out of scale for a residential neighborhood", "This is a residential area and it should fit into the vernacular of Marble Way", "The only issue is the length", "Is there an opportunity to shorten the building?", "Would still like to see this 20-30 feet shorter to be in keeping with the neighborhood", "This is longer than any building on Marble Way" ..... etc.

The opposition from the entire neighborhood has been consistent. The massive scale and length of this building does not fit in our neighborhood and the concern moving forward is what precedent the approval of this building will set for the remainder of the street. Both a member of the Board and Russell Simpson told us at the last meeting that if we think this is bad, wait until we see what is coming next. And there lies the concern. The approval of this building has changed the tone of our neighborhood and we cannot sit back and allow this to happen. We are all hard working, mostly year round families that got an amazing opportunity to be able to stay on the island with the development of our neighborhood, and when we hear a fellow neighbor say they plan move their small children off this street because of this approval, we're not OK with this.

I appreciate your consideration.

Sam Parsons

DATE OF AVAILABILITY FOR BOARD OF SELECTMAN MEETING

JANUARY 6<sup>TH</sup>, 2016

JANUARY 13<sup>TH</sup>, 2016

JANUARY 20<sup>TH</sup>, 2016

JANUARY 27<sup>TH</sup>, 2016

CERTIFICATE NO: 64656

DATE ISSUED: 10/20/15

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

**PROPERTY DESCRIPTION**

TAX MAP N°: 66 PARCEL N°: 103  
Street & Number of Proposed Work: 60 Machly Way  
Owner of record: By Russell Simpson  
Mailing Address: 2 Clothing Lane  
Nantucket, MA 02554  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: Concept Design  
Mailing Address: 1 Freedom St #10  
Nantucket, MA 02554  
Contact Phone #: 508 221 3009 E-mail: \_\_\_\_\_

|  |                            |
|--|----------------------------|
| FOR OFFICE USE ONLY                          |                            |
| Date application received: <u>7/23/15</u>    | Fee Paid: \$ <u>200.00</u> |
| Must be acted on by: <u>10/20/15</u>         |                            |
| Extended to: <u>12/22/15</u>                 |                            |
| Approved: _____                              | Disapproved: _____         |
| Chairman: _____                              |                            |
| Member: _____                                |                            |
| Member: _____                                |                            |
| Member: _____                                |                            |
| Notes - Comments - Restrictions - Conditions |                            |
| <u>See minutes</u>                           |                            |

RECEIVED  
2015 OCT 27 AM  
NANTUCKET TOW

**DESCRIPTION OF WORK TO BE PERFORMED**

See reverse for required documentation.

New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Deck/Patio  Steps  Shed  
 Color Change  Fence  Gate  Hardscaping  Move Building  Demolition  Revisions to previous Cert. No.  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other: New Commercial Structure  
 Size of Structure or Addition: Length: 98' Sq. Footage 1st floor: 2,940 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 30' Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. Footage 3rd floor: \_\_\_\_\_  
 Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
 Height of ridge above final finish grade: North 24.5" South 24.5" East 24.5" West 24.5"

**Additional Remarks**

REVISIONS: 1. East Elevation  
 (describe) 2. South Elevation  
 3. West Elevation  
 4. North Elevation  
 Is there an HDC survey form for this building attached?  Yes  N/A  
 \*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 6' 4"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 9/12 Secondary Mass 1/12 Dormer 1/12 Other \_\_\_\_\_  
 Roofing material:  Asphalt:  3-Tab  Architectural Standing Seam Metal Roof  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_  
 Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_  
 Leaders (material and size): \_\_\_\_\_  
 Sidewall:  White cedar shingles  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other: Pine Board + Batten 1x10 Boards  
 Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_  
 B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_  
 C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 12" Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
 Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_  
 Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_  
 Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
 Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
 Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

**COLORS**

Sidewall Natural Clapboard (if applicable) \_\_\_\_\_ Roof Harvard State  
 Trim Natural Sash Natural Doors Nantucket Gray NTW  
 Deck \_\_\_\_\_ Foundation Natural Fence \_\_\_\_\_ Shutters \_\_\_\_\_

\* Attach manufacturer's color samples if color is not from HDC approval list.  
 hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.  
 Date 10/28/15 Signature of owner of record Russell Simpson Signed under penalties of perjury

|                 |   |              |                            |        |                |
|-----------------|---|--------------|----------------------------|--------|----------------|
| 2.              | Simpson, Russell  | 6 Marble Way | New commercial building #1 | 66-103 | Concept Design |
| Sitting         | Williams, Coombs, Pohl, Glazer, Oliver  |              |                            |        |                |
| Alternates      | Camp  |              |                            |        |                |
| Recused         | None  |              |                            |        |                |
| Documentation   | File with associated plans, photos and required documentation.  |              |                            |        |                |
| Representing    | <b>T.J. Watterson</b> , Concept Design – Presented project.<br>Russell Simpson  |              |                            |        |                |
| Public          | <p><b>John Myers</b>, 14 Sleep Hollow Road – This is a fairly residential area with some commercial buildings, which are heavily screened from the road. He would like this screened from the road. <b>It is 98 feet long, which sounds very long;</b> he is also concerned about the height and the metal roof.</p> <p><b>Kevin Dugan</b>, 80 Somerset Road – This is residential area and the commercial buildings in the area are very hard to see to the point of being unnoticeable. He would like this to be done appropriately to be family friendly.</p> <p><b>Patty Lynch</b>, 5 Sleep Hollow Road – Asked if there is a way to manipulate the entrance which provides full view through the parking area of the buildings.</p> <p><b>Chris Skehel</b>, for 75/77 Bartlett Road – Referenced several large structures that fit well into Bartlett Road. <b>This design with 4 bays down the side is inappropriate; the massing is outrageous and not in keeping with the neighborhood.</b></p>   |              |                            |        |                |
| Concerns (8:52) | <p><b>Public Consensus</b> is concerned about the metal roof, the size, and want substantial screening.</p> <p><b>Williams</b> – This is a different design and size from what was submitted to the planning board. Reminded the HDC has no control over use. Because the area was rezoned to CI, this allows as a matter of right and no one can put conditions on it to include the number of bays and number of tenants. All HDC can do is look at the esthetics. The gable end should face the street. Marble Way is not a Town road so any resident can cut down the vegetation along it.</p> <p><b>Pohl</b> – There is no way to change the access unless the building is changed. Agree about the side wall being shingled and that the metal roof is not appropriate. The height could be brought down. Would like to see a planting plan. The discussion about access to the bays from the gable end doesn't work in this case because it would have to have an open swath coming off the road to access the bays; having the doors on the side allow for more screening facing the road.</p> <p><b>Coombs</b> – This building would be visible from Bartlett Road. All buildings on that side of Bartlett Road are shingled and barn looking and smaller; a metal roof in this location is inappropriate; there are no metal buildings at this end. <b>This area is 80% residential. A couple of 2-bay shingled building would be more appropriate.</b></p> <p><b>Oliver</b> – <b>The massing is inappropriate;</b> most commercial buildings are more compact with apartments above them. Agree about the metal roof being inappropriate.</p> <p><b>Glazer</b> – <b>Just because an area is zoned for commercial, the standard to look at it contextually still applies. This is nothing like the structures around it. Thinks it needs a complete redesign.</b></p> <p><b>Williams</b> – The pent roofs don't work and doors aren't centered in the spaces. The metal roof is inappropriate. Referenced Mike Allen's boat building on Square Rigger as an appropriate example of a building similar to this. <b>This is over scaled for this end of the road; it needs to be broken up with perhaps an ell.</b></p> |              |                            |        |                |
| Motion          | <b>Motion to Hold for revisions. (Glazer)</b>   |              |                            |        |                |
| Vote            | Carried unanimously   |              | <b>Certificate #</b>       |        |                |
| 3.              | Simpson, Russell  | 6 Marble Way | New mixed use building #2  | 66-103 | Concept Design |
| Sitting         | Williams, Coombs, Pohl, Glazer, Oliver  |              |                            |        |                |
| Alternates      | None  |              |                            |        |                |
| Recused         | None  |              |                            |        |                |
| Documentation   | File with associated plans, photos and required documentation.  |              |                            |        |                |
| Representing    | <b>T.J. Watterson</b> , Concept Design – Two offices on the 1 <sup>st</sup> floor, a living unit on the 2 <sup>nd</sup> floor and one in the basement.<br>Russell Simpson   |              |                            |        |                |
| Public          | <b>Chris Skehel</b> , for 75/77 Bartlett Road – This design has nothing to do with the neighborhood. The rear element should be lower.  |              |                            |        |                |
| Concerns (9:28) | <p><b>Williams</b> – No egress windows are shown in the basement apartment. The 7/12 pitch is too low.</p> <p><b>Oliver</b> – There is no front door. Massing is okay; it looks like a house. Agree about the pitch.</p> <p><b>Pohl</b> – Would like to see a break in the east elevation between the main mass and the back. West elevation, this should have a proper entry door with a proper frontice piece rather than the 12-light door. Agree about the roof pitch.</p> <p><b>Coombs</b> – Agree about the front door on the west elevation. East elevation, the two doors should be different; that side is visible. The south elevation eaves are the same and give it height.</p> <p><b>Glazer</b> – West elevation, the right 2<sup>nd</sup> floor gable dormer should be a shed dormer. Agree with breaking the east elevation.</p> <p><b>Williams</b> – This has no additive massing. The flush gable dormer doesn't work. The south elevation does not have appropriate additive massing. The very high eaves and a flat pitch on the main mass is not appropriate. East elevation, the dormer should not run to the ridge. Need a railing around the basement access.</p>  |              |                            |        |                |
| Motion          | <b>Motion to Hold for revisions. (Coombs)</b>   |              |                            |        |                |
| Vote            | Carried unanimously   |              | <b>Certificate #</b>       |        |                |

|                      |   |                            |               |                |
|----------------------|---|----------------------------|---------------|----------------|
| 18. Simpson, Russell | 6 Marble Way  | New commercial building #1 | 66-103        | Concept Design |
| Sitting              | Williams, Coombs, Camp, Glazer, Oliver  |                            |               |                |
| Alternates           | None  |                            |               |                |
| Recused              | None  |                            |               |                |
| Documentation        | File with associated plans, photos and required documentation.  |                            |               |                |
| Representing         | <b>T.J. Watterson</b> , Concept Design – Reviewed changes made per previous concerns.<br><b>Russell Simpson</b> – Reviewed additional changes made.   |                            |               |                |
| Public               | <b>Patty Lynch</b> , 5 Sleepy Hollow – Looks huge in terms of length. Likes the cedar shingles. Wants to see the options for screening. There is one small commercial building on Marble Way and it is completely screened from view.<br><b>Chris Skehel</b> , 77/75 Bartlett Road – The length is aggressive for this very residential area; would like it reduced down 10 or 20 feet with barn doors on the front and set back another 30 feet from the road. One way to address the screening is to reduce the size of the building. The problem with the cupolas is that in the evening, shop lights show through.<br><b>Tom Schroeder</b> , 9 Marble Way – These are bigger than any buildings on Marble Way and don't suit this residential neighborhood. Suggested changing the location of the driveway or put a turn in it for screening. Buildings along Marble Way are 1½ stories tall. There is one more one-third acre lot that this would set precedent for.<br><b>Dave Sharp</b> , 8 Marble Way – Nothing to add.<br><b>Dawn Dugan</b> , 80 Somerset Road/Sleepy Hollow – Agree with her neighbors about the size and proximity to the road.<br><b>Mary Richrod</b> , 2 Marble Way – Nothing to add, she's in agreement with what's been said.<br><b>John Myers</b> , 14 Sleepy Hollow – In agreement with Mr. Schroeder. Likes the lower roof and the cupolas. It's enormous. |                            |               |                |
| Concerns (8:19)      | <b>Coombs</b> – Would like the building split in two; there's enough land to do that. This is a residential area and it should fit into the vernacular of the Marble Way.<br><b>Oliver</b> – The size is too ambitious; there are good examples of barn-like commercial buildings along Bartlett and Raceway Roads. The pent roofs over the doors are inappropriate.<br><b>Glazer</b> – Need to pay attention to screening from the road. A three-bay building would be 56 feet long. The roof color should be a darker grey. Personally she doesn't care for the cupolas.<br><b>Camp</b> – Nothing to add.<br><b>Williams</b> – This is too long and out of scale for a residential neighborhood. Deleting the 1 <sup>st</sup> bay allows it to sit farther from the road. Not sure about the 5/12 roof pitch. Undecided about the pent roofs; they break it up and give it a design feature but are not normally approved. Not in favor of 3 cupolas and the panes are too big. The "A" windows oversized and the 4-lights need to go up into the gables.   |                            |               |                |
| Motion               | <b>Motion to Hold for revisions. (Glazer)</b>   |                            |               |                |
| Vote                 | Carried unanimously   |                            | Certificate # |                |
| 19. Simpson, Russell | 6 Marble Way  | New mixed use building #2  | 66-103        | Concept Design |
| Sitting              | Williams, Coombs, Camp, Glazer, Oliver  |                            |               |                |
| Alternates           | None  |                            |               |                |
| Recused              | None  |                            |               |                |
| Documentation        | File with associated plans, photos and required documentation.  |                            |               |                |
| Representing         | <b>T.J. Watterson</b> , Concept Design – Reviewed changes made per previous concerns.<br>Russell Simpson  |                            |               |                |
| Public               | <b>Patty Lynch</b> , 5 Sleepy Hollow – Looks better but still too large in height.<br><b>Chris Skehel</b> , 77/75 Bartlett Road – This is a 3-story building in a neighborhood of 1½-story neighborhood. Asserted that the HDC put a restriction on height in this neighborhood when Billy Cassidy first brought it in.<br><b>Tom Schroeder</b> , 9 Marble Way – This building is right on the road; all others along the road are set back; this is also on the highest point of the lot.<br><b>Dawn Dugan</b> , 80 Somerset Road/Sleepy Hollow – Concur with what's been said about the size.<br><b>John Myers</b> , 14 Sleepy Hollow – Agrees; would like to see the windows get smaller and lower.<br><b>Dave Sharp</b> , 8 Marble Way<br><b>Mary Richrod</b> , 2 Marble Way  |                            |               |                |
| Concerns (8:48)      | <b>Williams</b> – Contends Mr. Skehel is wrong about the height restriction. The "A" windows are oversized, the "B" windows are better. If this moves back, the parking moves forward but would have to be screened.<br><b>Coombs</b> – The 2 <sup>nd</sup> floor staircase will extend past the wall; it should be reconfigured to stay close to the building. 26'7" isn't too bad for a height; but perhaps the west side should be dropped to fit better with Marble Way.<br><b>Oliver</b> – The 2 <sup>nd</sup> -floor plate heights should come down. Likes the plainness of the front. The proportions are good.<br><b>Glazer</b> – Reduce the width of the gables and drop the eaves. The height should come down more. The west, east, and south elevation gables are too fat. Meeting rails need to align.<br><b>Williams</b> – This is a small structure but the colonial 4-bay makes it look large and formal. The vents need to go up into the gables. The formality and closeness to the street in this neighborhood is an issue.  |                            |               |                |
| Motion               | <b>Motion to Hold for revisions. (Coombs)</b>   |                            |               |                |
| Vote                 | Carried unanimously   |                            | Certificate # |                |

|                 |  |              |                            |                      |                |
|-----------------|--|--------------|----------------------------|----------------------|----------------|
| 9.              | Simpson, Russell   | 6 Marble Way | New commercial building #1 | 66-103               | Concept Design |
| Sitting         | Williams, Coombs, Camp, Glazer, Oliver   |              |                            |                      |                |
| Alternates      | None   |              |                            |                      |                |
| Recused         | None   |              |                            |                      |                |
| Documentation   | File with associated plans, photos and required documentation.   |              |                            |                      |                |
| Representing    | T.J. Watterson, Concept Design   |              |                            |                      |                |
|                 | <b>Russell Simpson</b> – Reviewed changes made per previous concerns.  |              |                            |                      |                |
| Public          | Patty Lynch, 5 Sleepy Hollow – This is an extreme improvement; the size of the 4-bays is still large.  |              |                            |                      |                |
|                 | <b>Chris Skehel</b> , 75 & 77 Bartlett Road – Agrees about the improvement. North elevation, the door isn't appropriate. Would still like to see it 20 or 30 feet shorter to be in keeping with the neighborhood.  |              |                            |                      |                |
|                 | <b>Tom Schroeder</b> , 9 Marble Way – In comparison to other commercial buildings on the street, those aren't 90 feet long and this doesn't fit with the neighborhood. Likes the height and windows.   |              |                            |                      |                |
|                 | <b>Kevin Dugan</b> , 87 Somerset Road & 6 Sleepy Hollow – Agrees with what's been said.  |              |                            |                      |                |
|                 | <b>Mary Richrod</b> , 2 Marble Way – Agrees with what's been said.   |              |                            |                      |                |
|                 | <b>Dawn Dugan</b> , 87 Somerset Road & 6 Sleepy Hollow – Agrees with what's been said.   |              |                            |                      |                |
|                 | <b>Jim Crosby</b> , 63 Bartlett Road – Concurs.  |              |                            |                      |                |
|                 | <b>Michelle O'Brien</b> , 5 Sleepy Hollow – Concurs.   |              |                            |                      |                |
|                 | <b>John Weber</b> 12 Marble Way – Concurs.   |              |                            |                      |                |
| Concerns (8:11) | <b>Coombs</b> – This is a great improvement and works; the only issue is the length as seen from the east, but she can't see how to shrink it more.  |              |                            |                      |                |
|                 | <b>Oliver</b> – Agree with what's been said.   |              |                            |                      |                |
|                 | <b>Glazer</b> – Cupola vents need to be removed. North elevation, the garage doors have too much glass in them and they appear huge; they should be natural to weather wood that will grey out. The front bay accessed from the north is the shortest in depth; wonders if that is an opportunity to shorten the length of the building. |              |                            |                      |                |
|                 | <b>Camp</b> – Ten feet needs to come off the length; the cupola vents in place of windows don't look residential enough in this residential area.  |              |                            |                      |                |
|                 | <b>Williams</b> – Agree about the cupolas; there should be only two and the vents, if they are going to be there, need to be vertical. Agree that this needs to be shorter by about 20 feet. The garage doors need to show that they are overhead doors. The door facing the road needs to be an actual carriage door.                   |              |                            |                      |                |
|                 | Discussion about whether or not it would be better if this were broken into two building and how to handle the office building.  |              |                            |                      |                |
| Motion          | <b>Motion to Hold for revisions. (Glazer)</b>  |              |                            |                      |                |
| Vote            | Carried unanimously  |              |                            | <b>Certificate #</b> |                |
| 10.             | Simpson, Russell   | 6 Marble Way | New mixed use building #2  | 66-103               | Concept Design |
| Sitting         | Williams, Coombs, Camp, Glazer, Oliver   |              |                            |                      |                |
| Alternates      | None   |              |                            |                      |                |
| Recused         | None   |              |                            |                      |                |
| Documentation   | File with associated plans, photos and required documentation.   |              |                            |                      |                |
| Representing    | T.J. Watterson, Concept Design – Reviewed changes made per previous concerns.  |              |                            |                      |                |
|                 | Russell Simpson  |              |                            |                      |                |
| Public          | <b>Patty Lynch</b> , 5 Sleepy Hollow – Appreciates the changes.  |              |                            |                      |                |
|                 | <b>Chris Skehel</b> , 75 & 77 Bartlett Road – Appreciates changes. East elevation, left side the ridges shouldn't meet. North elevation, the flush dormers are atypical.   |              |                            |                      |                |
|                 | <b>Tom Schroeder</b> , 9 Marble Way – The north elevation looks like a 2-story building; but it looks all right.   |              |                            |                      |                |
|                 | <b>Kevin Dugan</b> , 87 Somerset Road & 6 Sleepy Hollow – Agree with Mr. Schroeder.  |              |                            |                      |                |
|                 | <b>Dawn Dugan</b> , 87 Somerset Road & 6 Sleepy Hollow – Appreciate the changes.   |              |                            |                      |                |
|                 | <b>Mary Richrod</b> , 2 Marble Way – Agrees.   |              |                            |                      |                |
|                 | <b>Jim Crosby</b> , 63 Bartlett Road – Agree this is a better design   |              |                            |                      |                |
|                 | <b>John Weber</b> , 12 Marble Way – Agrees.  |              |                            |                      |                |
|                 | Michelle O'Brien, 5 Sleepy Hollow  |              |                            |                      |                |
| Concerns (8:34) | <b>Oliver</b> – This is a vast improvement and is in keeping with structures in the area.  |              |                            |                      |                |
|                 | <b>Coombs</b> – Agrees with Ms Oliver.   |              |                            |                      |                |
|                 | <b>Glazer</b> – It looks much better. North elevation, the two shed dormers have too much space between the windows.   |              |                            |                      |                |
|                 | <b>Camp</b> – Agrees about the north elevation, dormers and the windows should line up. The exterior staircase is too wide.  |              |                            |                      |                |
|                 | <b>Williams</b> – North elevation, dormers should be pulled in 6 inches each side. The rear ell has the same ridge height as the main body.  |              |                            |                      |                |
| Motion          | <b>Motion to Hold for revisions. (Glazer)</b>  |              |                            |                      |                |
| Vote            | Carried unanimously  |              |                            | <b>Certificate #</b> |                |

Minutes for September 22, 2015, adopted Oct. 6

11. Simpson, Russell                      6 Marble Way                      Hardscape                      66-103                      Concept Design  
 Sitting                      Williams, Coombs, Camp, Glazer, Oliver  
 Alternates                      None  
 Recused                      None  
 Documentation                      File with associated plans, photos and required documentation.  
 Representing                      T.J. Watterson, Concept Design  
    Russell Simpson.

Public                      **Chris Skehel**, 75 & 77 Bartlett Road – Suggested looking at 2 Cynthia Way, which has a good security fence.  
 Mary Richrod, 2 Marble Way  
 Dawn Dugan, 87 Somerset Road & 6 Sleepy Hollow  
 Michelle O'Brien, 5 Sleepy Hollow  
 Patty Lynch, 5 Sleepy Hollow  
 Kevin Dugan, 87 Somerset Road & 6 Sleepy Hollow  
 Tom Schroeder, 9 Marble Way  
 Jim Crosby, 63 Bartlett Road  
 John Weber 12 Marble Way

Concerns (8:47)                      **Williams** – Need to have the type of trees called out on the plans. The fence is natural to weather with cedar posts and cap. The handicapped space is not legal; we can't approve this unless that spot is legal or they'll be back in here. We don't do perimeter fencing along the property line; a 6-foot security fence could go across the back but not all the way to Marble Way. Cannot have an apron on a dirt road.

**Oliver** – The board fence is odd.

**Glazer** – The length of the fence along the west side needs to be limited.

**Coombs** – Noted a location with good big trees that are younger than 10 years old for use to screen the property.

Motion                      **Motion to Hold for revisions and to track. (Coombs)**

Vote                      Carried unanimously                      **Certificate #**

|                                       |                         |                              |           |                   |
|---------------------------------------|-------------------------|------------------------------|-----------|-------------------|
| 12. Lot 92 NT                         | 74 Cliff Road           | New dwelling                 | 30-275    | NAG               |
| 13. Lot 92 NT                         | 74 Cliff Road           | Hardscape: pool, fence       | 30-275    | NAG               |
| 14. Appleby/ABH LLC                   | 11 Mattapoissett Avenue | New dwelling                 | 82-376    | BPC               |
| 15. Appleby/ABH LLC                   | 11 Mattapoissett Avenue | Hardscape- pool/fence        | 82-376    | BPC               |
| 16. McAvoy, Sean                      | 24 Sankaty Head Road    | Rev.63689: access/column/fen | 48-1.7    | Emeritus          |
| 17. McAvoy, Sean                      | 24 Sankaty Head Road    | Hardscape:walls/patio/fences | 48-1.7    | Emeritus          |
| 18. Faros Properties                  | 17 Broad Street         | Rev.64203: a/c/color         | 42.4.2-74 | Emeritus          |
| 19. Madequecham Johnson LLC           | 18 Madequecham Road     | New guest house              | 89-15     | Emeritus          |
| 20. Raith, Jon                        | 14 Easy Street          | Rev.63268: decks/fen/rfwalk  | 42.3.1-13 | Emeritus          |
| 2. Rosenberg, Judith <b>NB</b>        | 1 Marcus Way            | Deck addition                | 91-10     | NAG               |
| 3. 35 North Beach St. Trust <b>NB</b> | 35 North Beach Street   | Garage move off/demo         | 29-38     | Botticelli & Pohl |
| 4. 35 North Beach St. Trust <b>NB</b> | 35 North Beach Street   | New garage                   | 29-38     | Botticelli & Pohl |

Sitting                      Williams, Coombs,  
 Alternates                      Camp, Glazer, Oliver  
 Recused                      Pohl  
 Documentation                      File with associated plans, photos and required documentation.  
 Representing                      Lisa Botticelli, Botticelli & Pohl

Public                      None  
 Concerns (8:33)                      None at this time.

Motion                      **Motion to Hold for Thursday, September 24. (Coombs)**

Vote                      Carried unanimously                      **Certificate #**

|                      |  |                            |               |                |
|----------------------|--|----------------------------|---------------|----------------|
| 20. Simpson, Russell | 6 Marble Way   | New commercial building #1 | 66-103        | Concept Design |
| Sitting              | Williams, Coombs, Camp, Glazer, Oliver   |                            |               |                |
| Alternates           | None   |                            |               |                |
| Recused              | None   |                            |               |                |
| Documentation        | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                            |               |                |
| Representing         | <b>TJ Watterson</b> , Concept Design – Reviewed changes made per previous concerns. Colors are natural to weather with terratone sash.<br>Russell Simpson  |                            |               |                |
| Public               | <p><b>Chris Skehel</b>, 75, &amp; 77 Bartlett Road – This is still too large at 90 feet for this neighborhood.</p> <p><b>Sean Curry</b>, 11 Marble Way – Nothing to add.</p> <p><b>Rob Morgenstern</b>, 1 Marble Way – Agrees with Mr. Skehel about the size. He is concerned about parking on the road and traffic of large trucks.</p> <p><b>Jim Crosby</b>, 63 Bartlett Road – There had been talked about breaking this up into two buildings.</p> <p><b>Sam Parsons</b>, 1 Marble Way – Agrees with Mr. Skehel. Does not think the size and scale has been reduced much since the last meeting; would like to see it reduced 20 more feet. This is a massive building for the neighborhood.</p> <p><b>Kevin Dugan</b>, 80 Somerset Road &amp; 6 Sleepy Hollow – Nothing to add.</p> <p><b>Mary Richrod</b>, 2 Marble Way – Agrees</p> <p><b>Todd Stout</b>, 65 Bartlett Road – This is extremely large and parking is called into question. If the garage doors are slab, they are more likely to be opened</p> <p><b>Tom Schroeder</b>, 9 Marble Way – North elevation, the two doors have a lot of windows and everyone can see in. had talked about the faux doors on that side. We’ve been talking about this building come down to 60 feet; he hasn’t seen this change in size.</p> <p><b>John Meyers</b>, 14 Sleep Hollow – Agrees with what’s been said.</p> <p><b>Cameron Gammill</b>, 87 Somerset Road – Asked about options to ensure the doors would be closed; boat doors tend to stay open.</p> <p><b>Dawn Dugan</b>, 80 Somerset Road &amp; 6 Sleepy Hollow – The size hasn’t been reduced much.</p> <p><b>John Weber</b>, 12 Marble Way – Nothing to add.</p> <p>Heidi Girvan, 5 Marble Way</p>  |                            |               |                |
| Concerns (8:30)      | <p><b>Williams</b> – This now sits 44 feet off the road because 8 feet was cut off front. Noted that HDC doesn't control parking on the road; the abutters should call the police. In regards to breaking this up into two buildings, if that couldn't work they would stagger the building, which they did. The HDC only has jurisdiction over whether or not the doors are appropriate, not the uses. If lighting violates Dark Skies, that is controlled by the Building Department. The bays have to be accessible: either from this side or the other. The front is 68 feet and the back is 32+ feet; only the first 58 feet will be visible and that will be screened. Moving the parking and screening along the road will hide the back section.</p> <p><b>Coombs</b> – If the back closest to Bartlett Road were moved to the side; the size could down 50 feet. (That would mean more building to look at.) The front doors shouldn't be fixed; they should work and be kept shut.</p> <p><b>Oliver</b> – Appreciates the changes made. It is 16 feet longer than any building along Marble Way.</p> <p><b>Glazer</b> – Also appreciates changes made but feels a couple more changes is possible. Agrees about the north elevation garage doors going to all wood V-groove with no lights. Suggested the north elevation people door be moved to the east elevation to create symmetry. Suggested a second jogging the 58-foot piece north of the garage doors, if it is possible.</p> <p><b>Camp</b> – Agrees with Ms Glazer. Suggested moving the garage door beside the people door to the east. Further discussion about the doors being opened or closed and minimizing the visual impact.</p> <p><b>Williams</b> – The two cupolas don't work; the second needs to come off the back. Move the people door to the east and put a window in its place; reduce the garage door glass to one line. Reviewed the problems of this area having been zoned CTec allow light industry by right in a residential area with some commercial. The 50-foot long ridge rule doesn't apply here because that is for residential structures only.</p> |                            |               |                |
| Motion               | <p><b>Motion to Approve through staff with the removal of the cupola on the rear section; the north elevation people door to move to the east and replaced by an “A” window; the north elevation garage doors to be V-groove out-swing; everything to be natural to weather with terratone sashes; and application to be updated with dimensions to 90X30 and 20’7” tall and colors and roof 3-tab Harvard slate. (Glazer)</b></p>   |                            |               |                |
| Vote                 | Carried unanimously  |                            | Certificate # | 64656          |

Proposed Minutes for October 20, 2015

|                      |  |                           |              |                |
|----------------------|--|---------------------------|--------------|----------------|
| 21. Simpson, Russell | 6 Marble Way   | New mixed use building #2 | 66-103       | Concept Design |
| Sitting              | Williams, Coombs, Camp, Glazer, Oliver   |                           |              |                |
| Alternates           | None   |                           |              |                |
| Recused              | None   |                           |              |                |
| Documentation        | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                           |              |                |
| Representing         | <b>TJ Watterson</b> , Concept Design – Reviewed changes made per previous concerns.<br>Russell Simpson   |                           |              |                |
| Public               | <b>Cameron Gammill</b> , 87 Somerset Road – The flat mass facing the street makes it look tall; a porch might help.<br>Tom Schroeder, 9 Marble Way<br>Kevin Dugan, 80 Somerset Road & 6 Sleepy Hollow<br>Dawn Dugan, 80 Somerset Road & 6 Sleepy Hollow<br>Mary Richrod, 2 Marble Way<br>Todd Stout, 65 Bartlett Road<br>Sam Parson, 1 Marble Way<br>Jim Crosby, 63 Bartlett Road<br>Michelle O'Brien, 5 Sleepy Hollow<br>John Weber, 12 Marble Way<br>John Meyers, 14 Sleep Hollow<br>Sean Curry, 11 Marble Way<br>Heidi Girvan, 5 Marble Way<br>Rob Morgenstern, 1 Marble Way  |                           |              |                |
| Concerns (9:17)      | <b>Williams</b> – It is only 23-feet tall. N elevation, the dormer get narrower 6" then the distance reduced 4 inches between. There is no room for a porch on the front. The plans don't show platform going into the front door. (That's a faux door.)<br><b>Glazer</b> – Doing that would throw off the alignment of the front door.<br>Discussion about a porch around the door or a pent roof over the door.<br><b>Oliver</b> – Suggested moving the front door to the other side of the house.   |                           |              |                |
| Motion               | <b>Motion to Approve through staff with north elevation shed dormers reduced 6" and outside windows remaining where they are and the windows pulled closer together. (Glazer)</b>  |                           |              |                |
| Vote                 | Carried unanimously  | <b>Certificate #</b>      | <b>64657</b> |                |
| 22. Simpson, Russell | 6 Marble Way   | Hardscape                 | 66-103       | Concept Design |
| Sitting              | Williams, Coombs, Camp, Glazer, Oliver   |                           |              |                |
| Alternates           | None   |                           |              |                |
| Recused              | None   |                           |              |                |
| Documentation        | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                           |              |                |
| Representing         | <b>TJ Watterson</b> , Concept Design – Reviewed changes made per previous concerns.<br><b>Russell Simpson</b> – Noted that the Leland Cyprus grow about 4 feet a year.   |                           |              |                |
| Public               | <b>Kevin Dugan</b> , 80 Somerset Road & 6 Sleepy Hollow – Starting with 6-foot Leland Cyprus is a good start.<br><b>Todd Stout</b> , 65 Bartlett Road– Described the fencing along the back of this and other properties.<br><b>Tom Schroeder</b> , 9 Marble Way – Asked about whether or not the existing natural vegetation is remaining.<br><b>Sam Parsons</b> , 1 Marble Way – Asked about the Sycamores.<br>Dawn Dugan, 80 Somerset Road & 6 Sleepy Hollow<br>Mary Richrod, 2 Marble Way<br>Jim Crosby, 63 Bartlett Road<br>Michelle O'Brien, 5 Sleepy Hollow<br>John Weber, 12 Marble Way<br>John Meyers, 14 Sleep Hollow<br>Cameron Gammill, 63 Sleepy Hollow<br>Sean Curry, 11 Marble Way<br>Heidi Girvan, 5 Marble Way<br>Rob Morgenstern, 1 Marble Way |                           |              |                |
| Concerns (9:28)      | <b>Williams</b> – Need larger-scale hardscape plans. Reviewed the planting plan.<br>Discussion about the location of the trees.<br>Discussion about placing a fence to meet a fence along the southeast property line.   |                           |              |                |
| Motion               | <b>Motion to Approve through staff with a natural to weather, 6-foot from grade, board fence along the back property line only; the bluestone path to be stepping stones to be separated with grass between; everything to be natural to weather; and no apron, per marked up plans. (Coombs)</b>  |                           |              |                |
| Vote                 | Carried unanimously  | <b>Certificate #</b>      | <b>64658</b> |                |

**From:** [Mark Voigt](#)  
**To:** [Erika Mooney](#)  
**Subject:** 6 Marble Way HDC file info  
**Date:** Tuesday, November 24, 2015 4:51:52 PM  
**Attachments:** [6 Marble signed app and minutes.pdf](#)  
[6 Marble way comm bldg COA 64656.pdf](#)  
[abut notice.pdf](#)  
[prev proposals.pdf](#)

---

Hi Erika,

Please see the attached HDC file information regarding the appeal for 6 Marble Way.

I believe this is the last one but let me know if you're missing any.

Happy Thanksgiving to you and your family!

*Mark W. Voigt*, AICP  
Administrator, Nantucket Historic District Commission - PLUS

2 Fairgrounds Road  
Nantucket, MA 02554  
(508) 325-PLUS (7587) ext. 7023      Fax(508) 228-7298  
*Celebrating over 50 years of Preserving History*

CERTIFICATE NO: 64656

DATE ISSUED: 10/20/15

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a  
**CERTIFICATE OF APPROPRIATENESS**  
for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

**PROPERTY DESCRIPTION**

TAX MAP N<sup>o</sup>: 66 PARCEL N<sup>o</sup>: 103  
Street & Number of Proposed Work: 6 Murchie Way  
Owner of record: By Russell Simpson  
Mailing Address: 2 Gushing Lane  
Nantucket, MA 02554  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: Concept Design  
Mailing Address: 1 Freedom Sq #10  
Nantucket, MA 02554  
Contact Phone #: 508 221 3009 E-mail: \_\_\_\_\_

|  |                            |
|--|----------------------------|
| FOR OFFICE USE ONLY  |                            |
| # <u>1186</u> - JH.  | Fee Paid: \$ <u>294.00</u> |
| Date application received: <u>7/28/15</u>                          |                            |
| Must be acted on by: <u>10/6/15</u>                                |                            |
| Extended to: <u>12/22/15</u>                                       |                            |
| Approved: _____  | Disapproved: _____         |
| Chairman: _____  |                            |
| Member: _____  |                            |
| Member: _____  |                            |
| Member: _____  |                            |
| Member: _____  |                            |
| Notes - Comments - Restrictions - Conditions<br><u>See minutes</u> |                            |

**DESCRIPTION OF WORK TO BE PERFORMED**  
See reverse for required documentation.

New Dwelling     Addition     Garage     Driveway/Apron     Commercial     Historical Renovation     Deck/Patio     Steps     Shed  
 Color Change     Fence     Gate     Hardscaping     Move Building     Demolition     Revisions to previous Cert. No.  
 Pool (Zoning District \_\_\_\_\_)     Roof     Other New Commercial Structure  
 Size of Structure or Addition: Length: 98' Sq. Footage 1st floor: 2,940 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 30' Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. footage 3rd floor: \_\_\_\_\_  
 Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
 Height of ridge above final finish grade: North 24'5" South 24'5" East 24'5" West 24'5"

**Additional Remarks**

**REVISIONS:**

1. East Elevation  
 2. South Elevation  
 3. West Elevation  
 4. North Elevation  
 \*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 6" #4  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 7/12 Secondary Mass 1/12 Dormer 1/12 Other \_\_\_\_\_  
 Roofing material:  Asphalt  3-Tab  Architectural Standing Seam Metal Roof  Wood (Type: Red Cedar, White Cedar, Shakes, etc.)  
 Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_  
 Leaders (material and size): \_\_\_\_\_  
 Sidewall:  White cedar shingles  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other Fine Board + Batten [1x10 Boards]  
 Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_  
 B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_  
 C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 12" Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
 Window Casings \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_  
 Windows:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_  
 Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
 Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
 Landscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

**COLORS**

Sidewall Natural Clapboard (if applicable) \_\_\_\_\_ Roof Harvard Slate  
 Trim Natural Sash White Doors Nantucket Gray  
 Deck \_\_\_\_\_ Foundation Natural Fence \_\_\_\_\_ Shutters \_\_\_\_\_

Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of my revisions to this application will initiate a new sixty-day review period.  
 Date 7-28-15 Signature of owner of record Russell Simpson Signed under penalties of perjury

Proposed Minutes for October 20, 2015

|                      |   |                            |               |                |
|----------------------|---|----------------------------|---------------|----------------|
| 20. Simpson, Russell | 6 Marble Way  | New commercial building #1 | 66-103        | Concept Design |
| Sitting              | Williams, Coombs, Camp, Glazer, Oliver  |                            |               |                |
| Alternates           | None  |                            |               |                |
| Recused              | None  |                            |               |                |
| Documentation        | Associated site and elevation plans, photos, correspondence, and required historical documentation.   |                            |               |                |
| Representing         | <b>TJ Watterson</b> , Concept Design – Reviewed changes made per previous concerns. Colors are natural weather with terratone sash.   |                            |               |                |
| Public               | <p>Russell Simpson</p> <p><b>Chris Skehel</b>, 75, &amp; 77 Bartlett Road – This is still too large at 90 feet for this neighborhood.</p> <p><b>Sean Curry</b>, 11 Marble Way – Nothing to add.</p> <p><b>Rob Morgenstern</b>, 1 Marble Way – Agrees with Mr. Skehel about the size. He is concerned about parking on the road and traffic of large trucks.</p> <p><b>Jim Crosby</b>, 63 Bartlett Road – There had been talked about breaking this up into two buildings.</p> <p><b>Sam Parsons</b>, 1 Marble Way – Agrees with Mr. Skehel. Does not think the size and scale has been reduced much since the last meeting; would like to see it reduced 20 more feet. This is a massive building for the neighborhood.</p> <p><b>Kevin Dugan</b>, 80 Somerset Road &amp; 6 Sleepy Hollow – Nothing to add.</p> <p><b>Mary Richrod</b>, 2 Marble Way – Agrees</p> <p><b>Todd Stout</b>, 65 Bartlett Road – This is extremely large and parking is called into question. If the garage doors are slab, they are more likely to be opened</p> <p><b>Tom Schroeder</b>, 9 Marble Way – North elevation, the two doors have a lot of windows and everyone can see in, had talked about the faux doors on that side. We’ve been talking about this building come down to 60 feet; he hasn’t seen this change in size.</p> <p><b>John Meyers</b>, 14 Sleep Hollow – Agrees with what’s been said.</p> <p><b>Cameron Gammill</b>, 87 Somerset Road – Asked about options to ensure the doors would be closed; board doors tend to stay open.</p> <p><b>Dawn Dugan</b>, 80 Somerset Road &amp; 6 Sleepy Hollow – The size hasn’t been reduced much.</p> <p><b>John Weber</b>, 12 Marble Way – Nothing to add.</p> <p>Heidi Girvan, 5 Marble Way</p>   |                            |               |                |
| Concerns (8:30)      | <p><b>Williams</b> – This now sits 44 feet off the road because 8 feet was cut off front. Noted that HDC doesn't control parking on the road; the abutters should call the police. In regards to breaking this up into two buildings, if that couldn't work they would stagger the building, which they did. The HDC only has jurisdiction over whether or not the doors are appropriate, not the uses. If lighting violates Dark Skies, that is controlled by the Building Department. The bays have to be accessible: either from this side or the other. The front is 68 feet and the back is 32+ feet; only the first 58 feet will be visible and that will be screened. Moving the parking and screening along the road will hide the back section.</p> <p><b>Coombs</b> – If the back closest to Bartlett Road were moved to the side; the size could down 50 feet. (That would mean more building to look at.) The front doors shouldn't be fixed; they should work and be kept shut.</p> <p><b>Oliver</b> – Appreciates the changes made. It is 16 feet longer than any building along Marble Way.</p> <p><b>Glazer</b> – Also appreciates changes made but feels a couple more changes is possible. Agrees about the north elevation garage doors going to all wood V-groove with no lights. Suggested the north elevation people door be moved to the east elevation to create symmetry. Suggested a second jogging the 58-foot piece north of the garage doors, if it is possible.</p> <p><b>Camp</b> – Agrees with Ms Glazer. Suggested moving the garage door beside the people door to the east.</p> <p>Further discussion about the doors being opened or closed and minimizing the visual impact.</p> <p><b>Williams</b> – The two cupolas don't work; the second needs to come off the back. Move the people door to the east and put a window in its place; reduce the garage door glass to one line. Reviewed the problems of this area having been zoned CTEC allow light industry by right in a residential area with some commercial. The 50-foot long ridge rule doesn't apply here because that is for residential structures only.</p> |                            |               |                |
| Motion               | <p><b>Motion to Approve through staff with the removal of the cupola on the rear section; the north elevation people door to move to the east and replaced by an "A" window; the north elevation garage doors to be V-groove out-swing; everything to be natural to weather with terratone sashes; and application to be updated with dimensions to 90X30 and 20'7" tall and colors and roof 3-tab Harvard slate. (Glazer)</b></p>  |                            |               |                |
| Vote                 | Carried unanimously   |                            | Certificate # | 64656          |

SOMERSET

RESERVE

CELL

9. Simpson, Russell                      6 Marble Way                      New commercial building #1                      66-103                      Concept Design

Sitting                      Williams, Coombs, Camp, Glazer, Oliver

Alternates                      None

Recused                      None

Documentation                      File with associated plans, photos and required documentation.

Representing                      T.J. Watterson, Concept Design

Public                      **Russell Simpson** – Reviewed changes made per previous concerns.  
 Patty Lynch, 5 Sleepy Hollow – This is an extreme improvement; the size of the 4-bays is still large.  
**Chris Skehel**, 75 & 77 Bartlett Road – Agrees about the improvement. North elevation, the door isn't appropriate. Would still like to see it 20 or 30 feet shorter to be in keeping with the neighborhood.  
**Tom Schroeder**, 9 Marble Way – In comparison to other commercial buildings on the street, those aren't 90 feet long and this doesn't fit with the neighborhood. Likes the height and windows.  
**Kevin Dugan**, 87 Somerset Road & 6 Sleepy Hollow – Agrees with what's been said.  
**Mary Richrod**, 2 Marble Way – Agrees with what's been said.  
**Dawn Dugan**, 87 Somerset Road & 6 Sleepy Hollow – Agrees with what's been said.  
**Jim Crosby**, 63 Bartlett Road – Concurs.  
**Michelle O'Brien**, 5 Sleepy Hollow – Concurs.  
**John Weber** 12 Marble Way – Concurs.

Concerns (8:11)                      **Coombs** – This is a great improvement and works; the only issue is the length as seen from the east, but she can't see how to shrink it more.  
**Oliver** – Agree with what's been said.  
**Glazer** – Cupola vents need to be removed. North elevation, the garage doors have too much glass in them and they appear huge; they should be natural to weather wood that will grey out. The front bay accessed from the north is the shortest in depth; wonders if that is an opportunity to shorten the length of the building.  
**Camp** – Ten feet needs to come off the length; the cupola vents in place of windows don't look residential enough in this residential area.  
**Williams** – Agree about the cupolas; there should be only two and the vents, if they are going to be there, need to be vertical. Agree that this needs to be shorter by about 20 feet. The garage doors need to show that they are overhead doors. The door facing the road needs to be an actual carriage door.  
 Discussion about whether or not it would be better if this were broken into two building and how to handle the office building.

Motion                      **Motion to Hold for revisions. (Glazer)**

Vote                      Carried unanimously                      Certificate #

10. Simpson, Russell                      6 Marble Way                      New mixed use building #2                      66-103                      Concept Design

Sitting                      Williams, Coombs, Camp, Glazer, Oliver

Alternates                      None

Recused                      None

Documentation                      File with associated plans, photos and required documentation.

Representing                      T.J. Watterson, Concept Design – Reviewed changes made per previous concerns.  
 Russell Simpson

Public                      **Patty Lynch**, 5 Sleepy Hollow – Appreciates the changes.  
**Chris Skehel**, 75 & 77 Bartlett Road – Appreciates changes. East elevation, left side the ridges shouldn't meet. North elevation, the flush dormers are atypical.  
**Tom Schroeder**, 9 Marble Way – The north elevation looks like a 2-story building; but it looks all right.  
**Kevin Dugan**, 87 Somerset Road & 6 Sleepy Hollow – Agree with Mr. Schroeder.  
**Dawn Dugan**, 87 Somerset Road & 6 Sleepy Hollow – Appreciate the changes.  
**Mary Richrod**, 2 Marble Way – Agrees.  
**Jim Crosby**, 63 Bartlett Road – Agree this is a better design  
**John Weber**, 12 Marble Way – Agrees.  
**Michelle O'Brien**, 5 Sleepy Hollow

Concerns (8:34)                      **Oliver** – This is a vast improvement and is in keeping with structures in the area.  
**Coombs** – Agrees with Ms Oliver.  
**Glazer** – It looks much better. North elevation, the two shed dormers have too much space between the windows.  
**Camp** – Agrees about the north elevation, dormers and the windows should line up. The exterior staircase is too wide.  
**Williams** – North elevation, dormers should be pulled in 6 inches each side. The rear ell has the same ridge height as the main body.

Motion                      **Motion to Hold for revisions. (Glazer)**

Vote                      Carried unanimously                      Certificate #

SIMPSON  
 R  
 12/22/15

Proposed Minutes for September 8, 2015

18. Simpson, Russell                      6 Marble Way                      New commercial building #1                      66-103                      Concept Design

Sitting                      Williams, Coombs, Camp, Glazer, Oliver

Alternates                      None

Recused                      None

Documentation                      File with associated plans, photos and required documentation.

Representing                      T.J. Watterson, Concept Design – Reviewed changes made per previous concerns.  
Russell Simpson – Reviewed additional changes made.

Public                      **Patty Lynch**, 5 Sleepy Hollow – Looks huge in terms of length. Likes the cedar shingles. Wants to see the options for screening. There is one small commercial building on Marble Way and it is completely screened from view.  
**Chris Skehel**, 77/75 Bartlett Road – The length is aggressive for this very residential area; would like it reduced down 10 or 20 feet with barn doors on the front and set back another 30 feet from the road. One way to address the screening is to reduce the size of the building. The problem with the cupolas is that in the evening, shop lights show through.  
**Tom Schroeder**, 9 Marble Way – These are bigger than any buildings on Marble Way and don't suit this residential neighborhood. Suggested changing the location of the driveway or put a turn in it for screening. Buildings along Marble Way are 1½ stories tall. There is one more one-third acre lot that this would set precedent for.  
**Dave Sharp**, 8 Marble Way – Nothing to add.  
**Dawn Dugan**, 80 Somerset Road/Sleepy Hollow – Agree with her neighbors about the size and proximity to the road.  
**Mary Richrod**, 2 Marble Way – Nothing to add, she's in agreement with what's been said.  
**John Myers**, 14 Sleepy Hollow – In agreement with Mr. Schroeder. Likes the lower roof and the cupolas. It's enormous.

Concerns (8:19)                      **Coombs** – Would like the building split in two; there's enough land to do that. This is a residential area and it should fit into the vernacular of the Marble Way.  
**Oliver** – The size is too ambitious; there are good examples of barn-like commercial buildings along Bartlett and Raceway Roads. The pent roofs over the doors are inappropriate.  
**Glazer** – Need to pay attention to screening from the road. A three-bay building would be 56 feet long. The roof color should be a darker grey. Personally she doesn't care for the cupolas.  
**Camp** – Nothing to add.  
**Williams** – This is too long and out of scale for a residential neighborhood. Deleting the 1<sup>st</sup> bay allows it to sit farther from the road. Not sure about the 5/12 roof pitch. Undecided about the pent roofs; they break it up and give it a design feature but are not normally approved. Not in favor of 3 cupolas and the panes are too big. The "A" windows oversized and the 4-lights need to go up into the gables.

Motion                      **Motion to Hold for revisions. (Glazer)**

Vote                      Carried unanimously

19. Simpson, Russell                      6 Marble Way                      New mixed use building #2                      66-103                      Concept Design

Sitting                      Williams, Coombs, Camp, Glazer, Oliver

Alternates                      None

Recused                      None

Documentation                      File with associated plans, photos and required documentation.

Representing                      T.J. Watterson, Concept Design – Reviewed changes made per previous concerns.  
Russell Simpson

Public                      **Patty Lynch**, 5 Sleepy Hollow – Looks better but still too large in height.  
**Chris Skehel**, 77/75 Bartlett Road – This is a 3-story building in a neighborhood of 1½-story neighborhood. Asserted that the HDC put a restriction on height in this neighborhood when Billy Cassidy first brought it in.  
**Tom Schroeder**, 9 Marble Way – This building is right on the road; all others along the road are set back; this is also on the highest point of the lot.  
**Dawn Dugan**, 80 Somerset Road/Sleepy Hollow – Concur with what's been said about the size.  
**John Myers**, 14 Sleepy Hollow – Agrees; would like to see the windows get smaller and lower.  
**Dave Sharp**, 8 Marble Way  
**Mary Richrod**, 2 Marble Way

Concerns (8:48)                      **Williams** – Contends Mr. Skehel is wrong about the height restriction. The "A" windows are oversized, the "B" windows are better. If this moves back, the parking moves forward but would have to be screened.  
**Coombs** – The 2<sup>nd</sup> floor staircase will extend past the wall; it should be reconfigured to stay close to the building. 26'7" isn't too bad for a height; but perhaps the west side should be dropped to fit better with Marble Way.  
**Oliver** – The 2<sup>nd</sup>-floor plate heights should come down. Likes the plainness of the front. The proportions are good.  
**Glazer** – Reduce the width of the gables and drop the eaves. The height should come down more. The west, east, and south elevation gables are too fat. Meeting rails need to align.  
**Williams** – This is a small structure but the colonial 4-bay makes it look large and formal. The vents need to go up into the gables. The formality and closeness to the street in this neighborhood is an issue.

Motion                      **Motion to Hold for revisions. (Coombs)**

Vote                      Carried unanimously

Certificate #

Certificate #

Simpson Russell  
10/6/15

Proposed Minutes for August 11, 2015

2. Simpson, Russell 6 Marble Way New commercial building #1 66-103 Concept Design

Sitting Williams, Coombs, Pohl, Glazer, Oliver

Alternates Camp

Recused None

Documentation File with associated plans, photos and required documentation.

Representing T.J. Watterson, Concept Design – Presented project.  
Russell Simpson

Public **John Myers**, 14 Sleep Hollow Road – This is a fairly residential area with some commercial buildings, which are heavily screened from the road. He would like this screened from the road. It is 98 feet long, which sounds very long; he is also concerned about the height and the metal roof.  
**Kevin Dugan**, 80 Somerset Road – This is residential area and the commercial buildings in the area are very hard to see to the point of being unnoticeable. He would like this to be done appropriately to be family friendly.  
**Patty Lynch**, 5 Sleep Hollow Road – Asked if there is a way to manipulate the entrance which provides full view through the parking area of the buildings.  
**Chris Skehel**, for 75/77 Bartlett Road – Referenced several large structures that fit well into Bartlett Road. This design with 4 bays down the side is inappropriate; the massing is outrageous and not in keeping with the neighborhood. Public Consensus is concerned about the metal roof, the size, and want substantial screening.

Concerns (8:52) **Williams** – This is a different design and size from what was submitted to the planning board. Reminded the HDC has no control over use. Because the area was rezoned to CI, this allows as a matter of right and no one can put conditions on it to include the number of bays and number of tenants. All HDC can do is look at the esthetics. The gable end should face the street. Marble Way is not a Town road so any resident can cut down the vegetation along it.  
**Pohl** – There is no way to change the access unless the building is changed. Agree about the side wall being shingled and that the metal roof is not appropriate. The height could be brought down. Would like to see a planting plan. The discussion about access to the bays from the gable end doesn't work in this case because it would have to have an open swath coming off the road to access the bays; having the doors on the side allow for more screening facing the road.  
**Coombs** – This building would be visible from Bartlett Road. All buildings on that side of Bartlett Road are shingled and barn looking and smaller; a metal roof in this location is inappropriate; there are no metal buildings at this end. This area is 80% residential. A couple of 2-bay shingled building would be more appropriate.  
**Oliver** – The massing is inappropriate; most commercial buildings are more compact with apartments above them. Agree about the metal roof being inappropriate.  
**Glazer** – Just because an area is zoned for commercial, the standard to look at it contextually still applies. This is nothing like the structures around it. Thinks it needs a complete redesign.  
**Williams** – The pent roofs don't work and doors aren't centered in the spaces. The metal roof is inappropriate. Referenced Mike Allen's boat building on Square Rigger as an appropriate example of a building similar to this. This is over scaled for this end of the road; it needs to be broken up with perhaps an ell.

Motion **Motion to Hold for revisions. (Glazer)**

Vote Carried unanimously Certificate #

3. Simpson, Russell 6 Marble Way New mixed use building #2 66-103 Concept Design

Sitting Williams, Coombs, Pohl, Glazer, Oliver

Alternates None

Recused None

Documentation File with associated plans, photos and required documentation.

Representing T.J. Watterson, Concept Design – Two offices on the 1<sup>st</sup> floor, a living unit on the 2<sup>nd</sup> floor and one in the basement.  
Russell Simpson

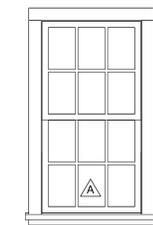
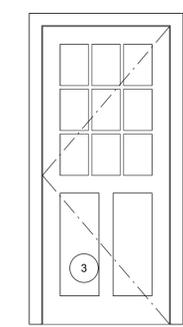
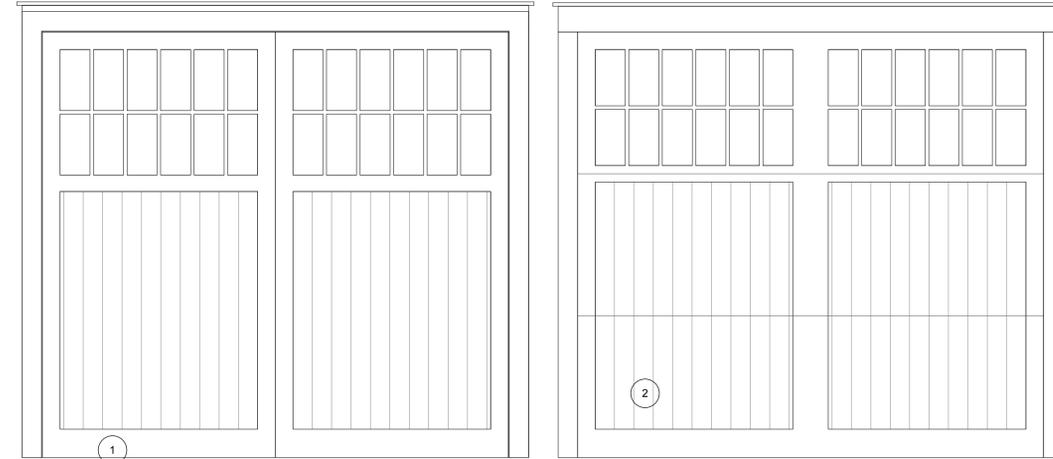
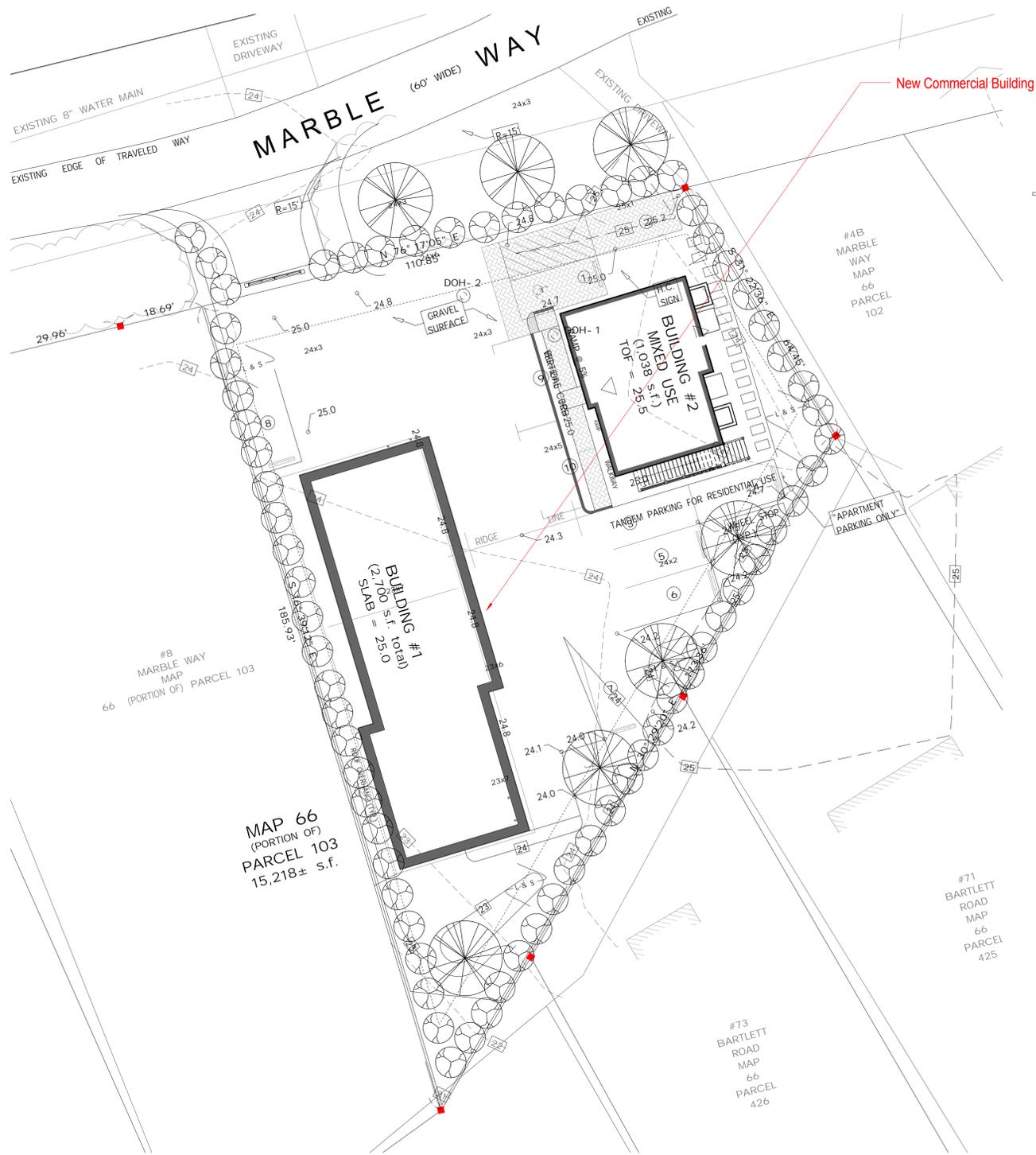
Public **Chris Skehel**, for 75/77 Bartlett Road – This design has nothing to do with the neighborhood. The rear element should be lower.

Concerns (9:28) **Williams** – No egress windows are shown in the basement apartment. The 7/12 pitch is too low.  
**Oliver** – There is no front door. Massing is okay; it looks like a house. Agree about the pitch.  
**Pohl** – Would like to see a break in the east elevation between the main mass and the back. West elevation, this should have a proper entry door with a proper frontice piece rather than the 12-light door. Agree about the roof pitch.  
**Coombs** – Agree about the front door on the west elevation. East elevation, the two doors should be different that side is visible. The south elevation eaves are the same and give it height.  
**Glazer** – West elevation, the right 2<sup>nd</sup> floor gable dormer should be a shed dormer. Agree with breaking the east elevation.  
**Williams** – This has no additive massing. The flush gable dormer doesn't work. The south elevation does not have appropriate additive massing. The very high eaves and a flat pitch on the main mass is not appropriate. East elevation, the dormer should not run to the ridge. Need a railing around the basement access.

Motion **Motion to Hold for revisions. (Coombs)**

Vote Carried unanimously Certificate #

|                 |   |                     |                                   |               |                       |
|-----------------|---|---------------------|-----------------------------------|---------------|-----------------------|
|                 | <b>20. Simpson, Russell</b>   | <b>6 Marble Way</b> | <b>New commercial building #1</b> | <b>66-103</b> | <b>Concept Design</b> |
| Sitting         | Williams, Coombs, Camp, Glazer, Oliver  |                     |                                   |               |                       |
| Alternates      | None  |                     |                                   |               |                       |
| Recused         | None  |                     |                                   |               |                       |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.   |                     |                                   |               |                       |
| Representing    | <b>TJ Watterson</b> , Concept Design – Reviewed changes made per previous concerns. Colors are natural to weather with terratone sash.<br>Russell Simpson   |                     |                                   |               |                       |
| Public          | <p><b>Chris Skehel</b>, 75, &amp; 77 Bartlett Road – This is still too large at 90 feet for this neighborhood.</p> <p><b>Sean Curry</b>, 11 Marble Way – Nothing to add.</p> <p><b>Rob Morgenstern</b>, 1 Marble Way – Agrees with Mr. Skehel about the size. He is concerned about parking on the road and traffic of large trucks.</p> <p><b>Jim Crosby</b>, 63 Bartlett Road – There had been talked about breaking this up into two buildings.</p> <p><b>Sam Parsons</b>, 1 Marble Way – Agrees with Mr. Skehel. Does not think the size and scale has been reduced much since the last meeting; would like to see it reduced 20 more feet. This is a massive building for the neighborhood.</p> <p><b>Kevin Dugan</b>, 80 Somerset Road &amp; 6 Sleepy Hollow – Nothing to add.</p> <p><b>Mary Richrod</b>, 2 Marble Way – Agrees</p> <p><b>Todd Stout</b>, 65 Bartlett Road – This is extremely large and parking is called into question. If the garage doors are slab, they are more likely to be opened</p> <p><b>Tom Schroeder</b>, 9 Marble Way – North elevation, the two doors have a lot of windows and everyone can see in. had talked about the faux doors on that side. We’ve been talking about this building come down to 60 feet; he hasn’t seen this change in size.</p> <p><b>John Meyers</b>, 14 Sleep Hollow – Agrees with what’s been said.</p> <p><b>Cameron Gammill</b>, 87 Somerset Road – Asked about options to ensure the doors would be closed; boat doors tend to stay open.</p> <p><b>Dawn Dugan</b>, 80 Somerset Road &amp; 6 Sleepy Hollow – The size hasn’t been reduced much.</p> <p><b>John Weber</b>, 12 Marble Way – Nothing to add.</p> <p>Heidi Girvan, 5 Marble Way</p>   |                     |                                   |               |                       |
| Concerns (8:30) | <p><b>Williams</b> – This now sits 44 feet off the road because 8 feet was cut off front. Noted that HDC doesn't control parking on the road; the abutters should call the police. In regards to breaking this up into two buildings, if that couldn't work they would stagger the building, which they did. The HDC only has jurisdiction over whether or not the doors are appropriate, not the uses. If lighting violates Dark Skies, that is controlled by the Building Department. The bays have to be accessible: either from this side or the other. The front is 68 feet and the back is 32+ feet; only the first 58 feet will be visible and that will be screened. Moving the parking and screening along the road will hide the back section.</p> <p><b>Coombs</b> – If the back closest to Bartlett Road were moved to the side; the size could down 50 feet. (That would mean more building to look at.) The front doors shouldn’t be fixed; they should work and be kept shut.</p> <p><b>Oliver</b> – Appreciates the changes made. It is 16 feet longer than any building along Marble Way.</p> <p><b>Glazer</b> – Also appreciates changes made but feels a couple more changes is possible. Agrees about the north elevation garage doors going to all wood V-groove with no lights. Suggested the north elevation people door be moved to the east elevation to create symmetry. Suggested a second jogging the 58-foot piece north of the garage doors, if it is possible.</p> <p><b>Camp</b> – Agrees with Ms Glazer. Suggested moving the garage door beside the people door to the east.</p> <p>Further discussion about the doors being opened or closed and minimizing the visual impact.</p> <p><b>Williams</b> – The two cupolas don’t work; the second needs to come off the back. Move the people door to the east and put a window in its place; reduce the garage door glass to one line. Reviewed the problems of this area having been zoned CTec allow light industry by right in a residential area with some commercial. The 50-foot long ridge rule doesn’t apply here because that is for residential structures only.</p> |                     |                                   |               |                       |
| Motion          | <b>Motion to Approve through staff with the removal of the cupola on the rear section; the north elevation people door to move to the east and replaced by an “A” window; the north elevation garage doors to be V-groove out-swing; everything to be natural to weather with terratone sashes; and application to be updated with dimensions to 90X30 and 20’7” tall and colors and roof 3-tab Harvard slate. (Glazer)</b>   |                     |                                   |               |                       |
| Vote            | Carried unanimously <b>Certificate # 64656</b>  |                     |                                   |               |                       |



1 Site Plan  
1" = 15'-0"

**Note:**  
Coordinate this Drawing w/ All Other Documents of Service Contained in this Set Herein. All Dimensions to Framing U.N.O.

HDC Approval Through Staff 10.27.15



COVER SHEET

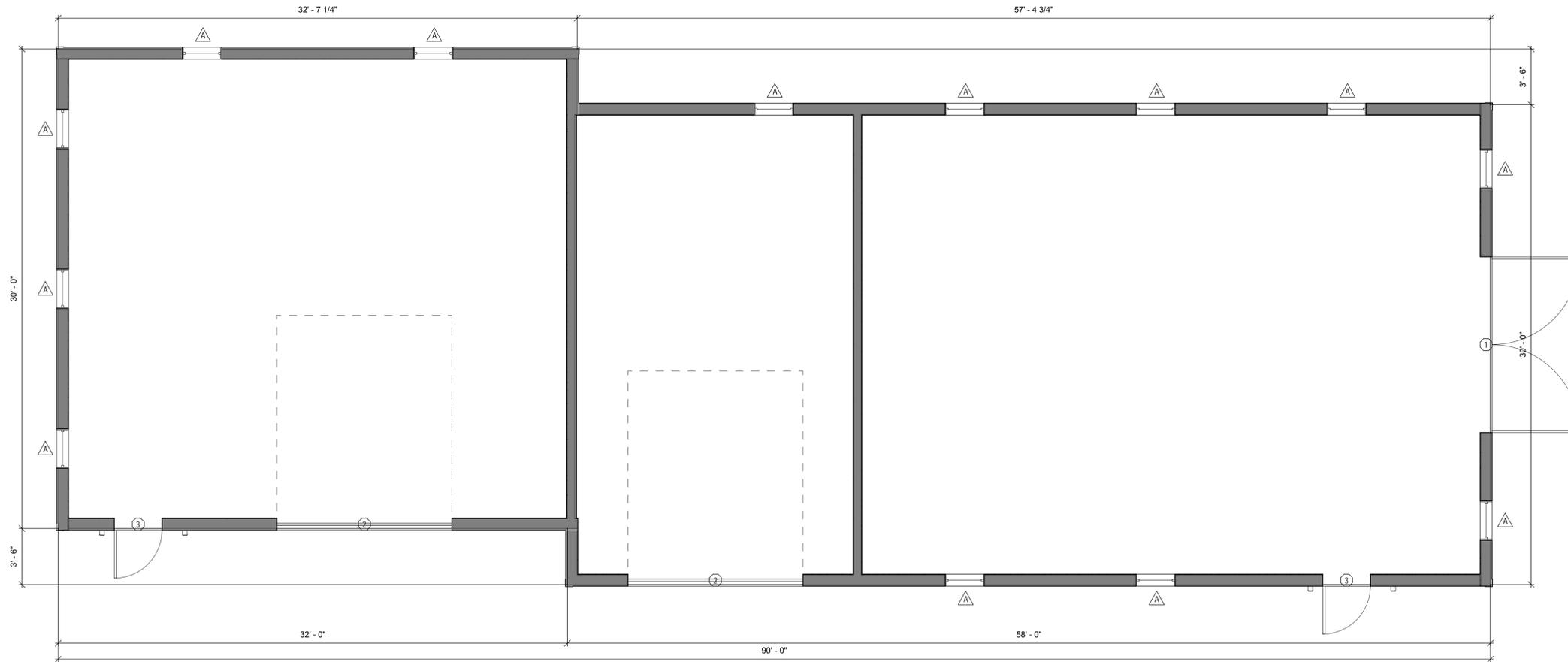
SHEET INDEX

|      |                     |
|------|---------------------|
| C1.1 | COVER SHEET         |
| A1.1 | FLOOR PLAN          |
| A2.1 | EXTERIOR ELEVATIONS |

|                     |             |
|---------------------|-------------|
| Map & Parcel        | 66-103      |
| Current Zoning      | CTEC        |
| Minimum Frontage    | 50 FT       |
| Front Setback       | 10 FT       |
| Side/Rear Setback   | 5 FT, 10 FT |
| Min. Lot Size       | 10,000 SF   |
| Lot Size            | 15,217 SF   |
| Allowable G.C.      | 6,086 SF    |
| Existing G.C.       | xxxx SF     |
| Proposed G.C.       | 2,702 SF    |
| Total Proposed G.C. | 3,736 SF    |

C1.1

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554



**1 First Floor**  
1/4" = 1'-0"

**Note:**  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Herein. All  
Dimensions to Framing U.N.O.

HDC Approval Through Staff 10.27.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554



**FLOOR PLAN**

SHEET INDEX

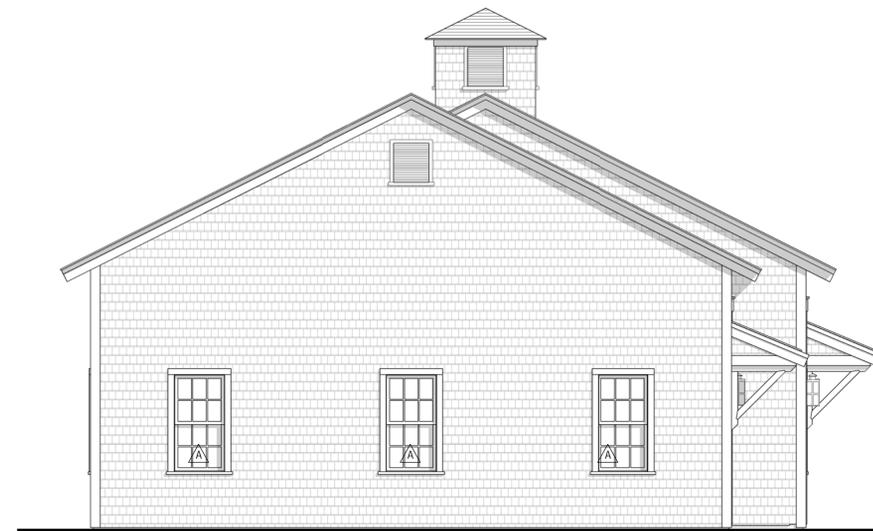
|      |                     |
|------|---------------------|
| C1.1 | COVER SHEET         |
| A1.1 | FLOOR PLAN          |
| A2.1 | EXTERIOR ELEVATIONS |

|                     |             |
|---------------------|-------------|
| Map & Parcel        | 66-103      |
| Current Zoning      | CTEC        |
| Minimum Frontage    | 50 FT       |
| Front Setback       | 10 FT       |
| Side/Rear Setback   | 5 FT, 10 FT |
| Min. Lot Size       | 10,000 SF   |
| Lot Size            | 15,217 SF   |
| Allowable G.C.      | 6,086 SF    |
| Existing G.C.       | xxxx SF     |
| Proposed G.C.       | 2,702 SF    |
| Total Proposed G.C. | 3,736 SF    |

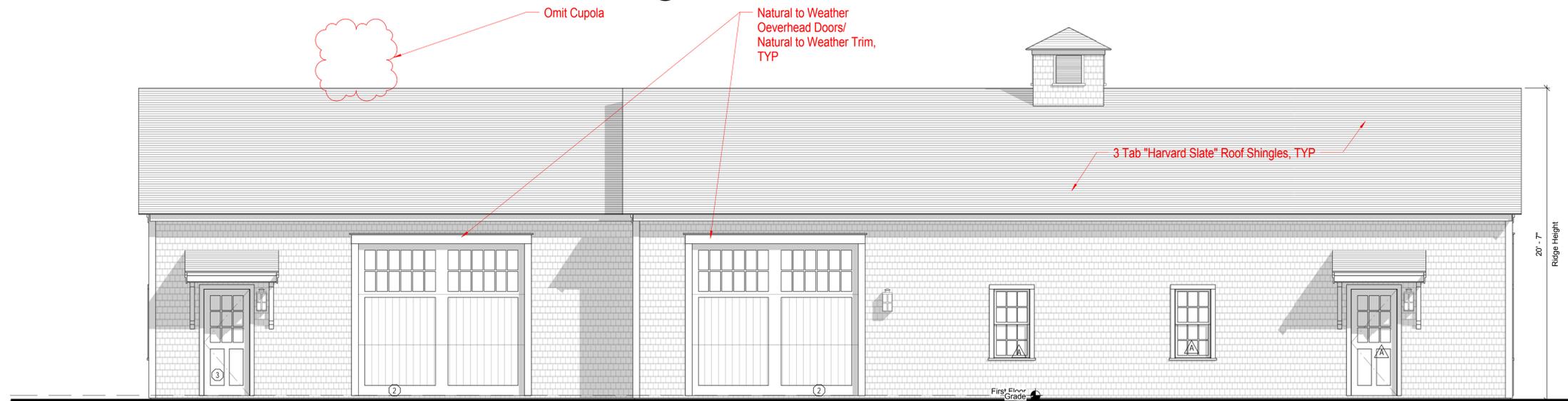
**A1.1**



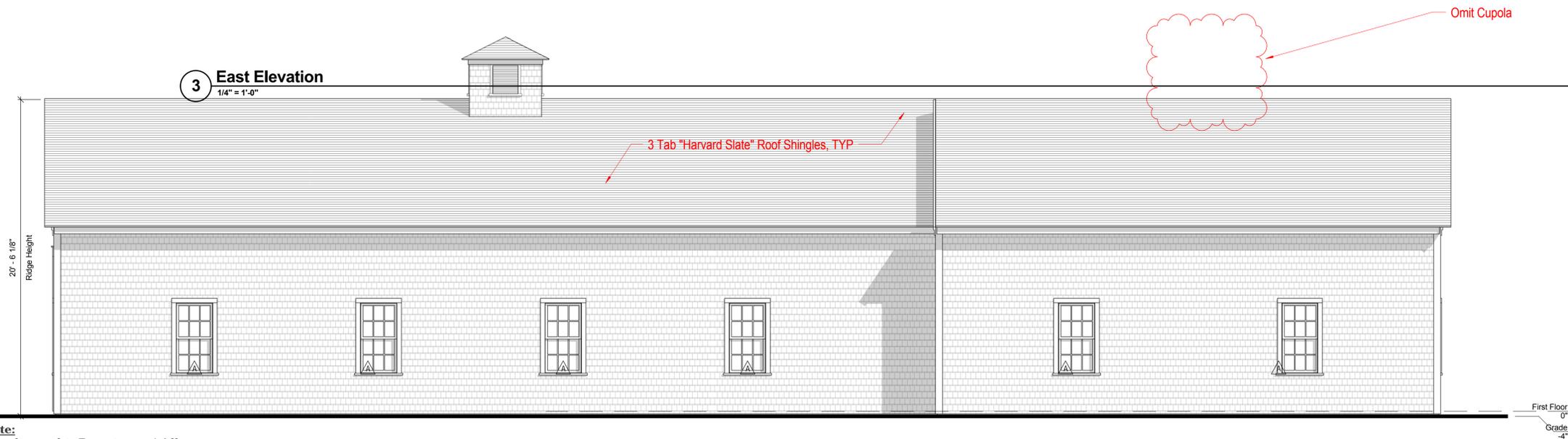
1 North Elevation  
1/4" = 1'-0"



2 South Elevation  
1/4" = 1'-0"



3 East Elevation  
1/4" = 1'-0"



4 West Elevation  
1/4" = 1'-0"

**Note:**  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Herein. All  
Dimensions to Framing U.N.O.

HDC Approval Through Staff 10.27.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554



**EXTERIOR ELEVATIONS**

SHEET INDEX

- C1.1 COVER SHEET
- A1.1 FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS

|                     |             |
|---------------------|-------------|
| Map & Parcel        | 66-103      |
| Current Zoning      | CTEC        |
| Minimum Frontage    | 50 FT       |
| Front Setback       | 10 FT       |
| Side/Rear Setback   | 5 FT, 10 FT |
| Min. Lot Size       | 10,000 SF   |
| Lot Size            | 15,217 SF   |
| Allowable G.C.      | 6,086 SF    |
| Existing G.C.       | xxxx SF     |
| Proposed G.C.       | 2,702 SF    |
| Total Proposed G.C. | 3,736 SF    |

**A2.1**

#10.00

RECEIVED  
BOARD OF ASSESSORS

JUL 24 2015

TOWN OF  
NANTUCKET, MA

TOWN OF NANTUCKET  
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Russell Simpson .....  
MAILING ADDRESS..... 6 Marble Way .....  
PROPERTY LOCATION..... 6 Marble Way Nantucket .....  
ASSESSORS MAP/PARCEL..... 66-103 .....  
SUBMITTED BY: T.J. Wattersom [Concept Design] 508 221 3009

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

July 27, 2015  
DATE

Patricia Miles  
ASSESSOR'S OFFICE  
TOWN OF NANTUCKET

RECEIVED  
JUL 27 2015  
BY: \_\_\_\_\_



## HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231

Fax: 508.325.7572

### NOTICE OF HDC APPLICATION

#### ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 6 Marble Way

Tax Map Number: 66

Parcel Number: 103

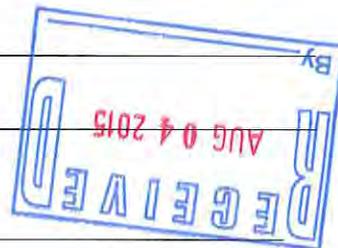
Owner of Record: Russell Simpson

Description of Proposal: New 2,940 SF [Ground Cover] Commercial Building.

98' Length x 30' Width

1 Story Structure

Anticipated HDC Submission Date: 08/04/15



You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.



# HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231

Fax: 508.325.7572

## NOTICE OF HDC APPLICATION

### ABUTTERS AND INTERESTED PARTIES

RECEIVED  
JUL 28 2015  
BY: \_\_\_\_\_

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 6 Marble Way

Tax Map Number: 66

Parcel Number: 103

Owner of Record: Russell Simpson

Description of Proposal: New 2,940 SF[Ground Cover] Building

Anticipated HDC Submission Date: 08.05.15

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.

www.usps.com®  
USE  
0056 08  
Postmark Here  
JUL 28 2015  
USPS  
8/2015  
LLC  
with 210  
Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02584

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Joan K. Skar  
Street and Apt. No., or PO Box No.: P.O. Box 3001  
City, State, ZIP+4®: Nantucket, MA, 02584

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02554

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Heidi D. Girvin  
Street and Apt. No., or PO Box No.: P.O. Box 36  
City, State, ZIP+4®: Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

www.usps.com®  
USE  
0056 08  
Postmark Here  
JUL 28 2015  
USPS  
8/2015  
ust  
54  
Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02554

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Thomas H. & Teresa C. Schraeder  
Street and Apt. No., or PO Box No.: 2 Greglan Av PMB 134  
City, State, ZIP+4®: Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02554

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Blackfin LLC  
Street and Apt. No., or PO Box No.: P.O. Box 23  
City, State, ZIP+4®: Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

www.usps.com®  
USE  
0056 08  
Postmark Here  
JUL 28 2015  
USPS  
8/2015  
ne C. Orouke  
Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02554

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Catherine E. Cont Trust  
Street and Apt. No., or PO Box No.: P.O. Box 338  
City, State, ZIP+4®: Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02554

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Elizabeth Lugosch  
Street and Apt. No., or PO Box No.: 7 marble way  
City, State, ZIP+4®: Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

www.usps.com®  
USE  
0056 08  
Postmark Here  
JUL 28 2015  
USPS

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02554

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Grafton, MA, 01519  
Street and Apt. No., or PO Box No.: P.O. Box 338  
City, State, ZIP+4®: Grafton, MA, 01519

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
NANTUCKET, MA 02554

|  |        |
|--|--------|
| Certified Mail Fee   | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage  | \$0.49 |
| Total Postage and Fees                                       | \$3.94 |

Sent To: Grafton, MA, 01519  
Street and Apt. No., or PO Box No.: P.O. Box 338  
City, State, ZIP+4®: Grafton, MA, 01519

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0056 08  
Postmark Here  
JUL 28 2015  
USPS

2695 4046 4000 0490 5102

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
 BOSTON, MA 02199

|  |    |        |
|--|----|--------|
| Certified Mail Fee   | \$ | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |
| Postage  | \$ | \$0.49 |
| Total Postage and Fees                                       | \$ | \$3.94 |

Postmark Here  
 JUL 28 2015

Sent To  
 Marble Way Realty  
 Street and Apt. No., or PO Box No.  
 101 Huntington Ave  
 City, State, ZIP+4®  
 Boston, MA, 02199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1595 4046 4000 0490 5102

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
 BRAINTREE, MA 02184

|  |    |        |
|--|----|--------|
| Certified Mail Fee   | \$ | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |
| Postage  | \$ | \$0.49 |
| Total Postage and Fees                                       | \$ | \$3.94 |

Postmark Here  
 JUL 28 2015

Sent To  
 Tommaso Gioioso  
 Street and Apt. No., or PO Box No.  
 25 Angela Rd  
 City, State, ZIP+4®  
 Braintree, MA, 02184

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5275 4046 4000 0490 5102

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
 NANTUCKET, MA 02584

|  |    |        |
|--|----|--------|
| Certified Mail Fee   | \$ | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |
| Postage  | \$ | \$0.49 |
| Total Postage and Fees                                       | \$ | \$3.94 |

Postmark Here  
 JUL 28 2015

Sent To  
 Lindsay M. Lurry & Sean Garrett  
 Street and Apt. No., or PO Box No.  
 P.O. Box 2014  
 City, State, ZIP+4®  
 Nantucket MA, 02584

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2592 4046 4000 0490 5102

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
 BARTLEN, CT 06820

|  |    |        |
|--|----|--------|
| Certified Mail Fee   | \$ | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |
| Postage  | \$ | \$0.49 |
| Total Postage and Fees                                       | \$ | \$3.94 |

Postmark Here  
 JUL 28 2015

Sent To  
 73 Bartlett Road  
 Street and Apt. No., or PO Box No.  
 23 Old Kings Hwy So  
 City, State, ZIP+4®  
 Barren, CT, 06820

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

8995 4046 4000 0490 5102

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
 NANTUCKET, MA 02554

|  |    |        |
|--|----|--------|
| Certified Mail Fee   | \$ | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |
| Postage  | \$ | \$0.49 |
| Total Postage and Fees                                       | \$ | \$3.94 |

Postmark Here  
 JUL 28 2015

Sent To  
 Catherine E. Conte To  
 Street and Apt. No., or PO Box No.  
 P.O. Box 223  
 City, State, ZIP+4®  
 Nantucket, MA, 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4495 4046 4000 0490 5102

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**  
 BRUNSWICK, ME 04011

|  |    |        |
|--|----|--------|
| Certified Mail Fee   | \$ | \$3.45 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |        |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | \$0.00 |
| Postage  | \$ | \$0.49 |
| Total Postage and Fees                                       | \$ | \$3.94 |

Postmark Here  
 JUL 28 2015

Sent To  
 Jeffrey Kaschulak & An  
 Street and Apt. No., or PO Box No.  
 P.O. Box 241  
 City, State, ZIP+4®  
 Brunswick, ME, 04011

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

BY: RECEIVED JUL 28 2015





**Planning and Land Use Services (PLUS)  
HISTORIC DISTRICT COMMISSION**

established 1955

2 Fairgrounds Road  
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

**COMMISSIONERS**

Linda Williams  
Chairman

Dawn Holdgate  
Vice-Chairman

Ray Pohl

Diane Coombs

John McLaughlin

**ASSOCIATE  
COMMISSIONERS**

Abigail Camp

Kristine Glazer

Val Oliver

**STAFF**

Mark W. Voigt  
Administrator  
[mvoigt@nantucket-ma.gov](mailto:mvoigt@nantucket-ma.gov)

**EXTENSION AGREEMENT**

Date Signed: 9.22.15

Map: 66

Parcel 103

Address of Property: 6 Marble Way

Applicant(s)/Owner(s)/Representative(s) Name:

Concept Design

Scope of Work: New Commercial Bldg #1

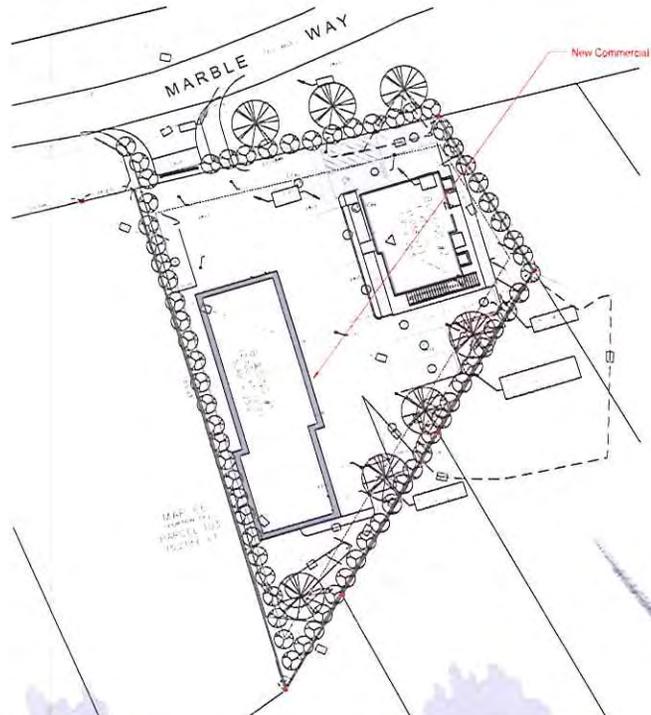
A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/Representative(s) up to and including the following date:

December 22, 2015

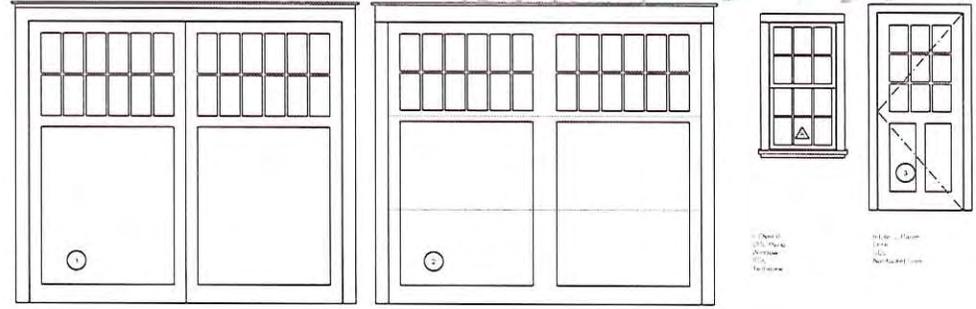
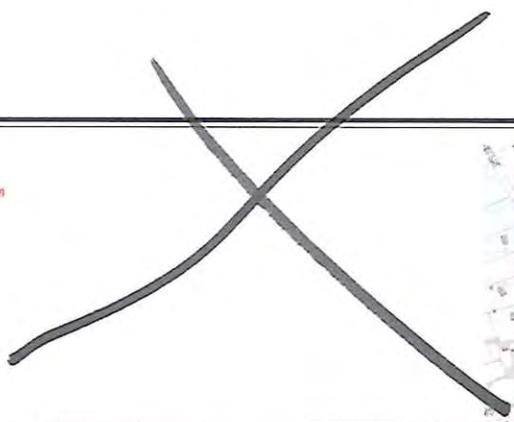
Month/day/year of extension termination

Signature of Applicant/Owner/Representative

Please print name of signatory



1 Site Plan  
1/1/2014



Note:  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Herein. All  
Dimensions to Framing U.N.S.I.

For HDC Submission Only - Not For Construction 10.09.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554



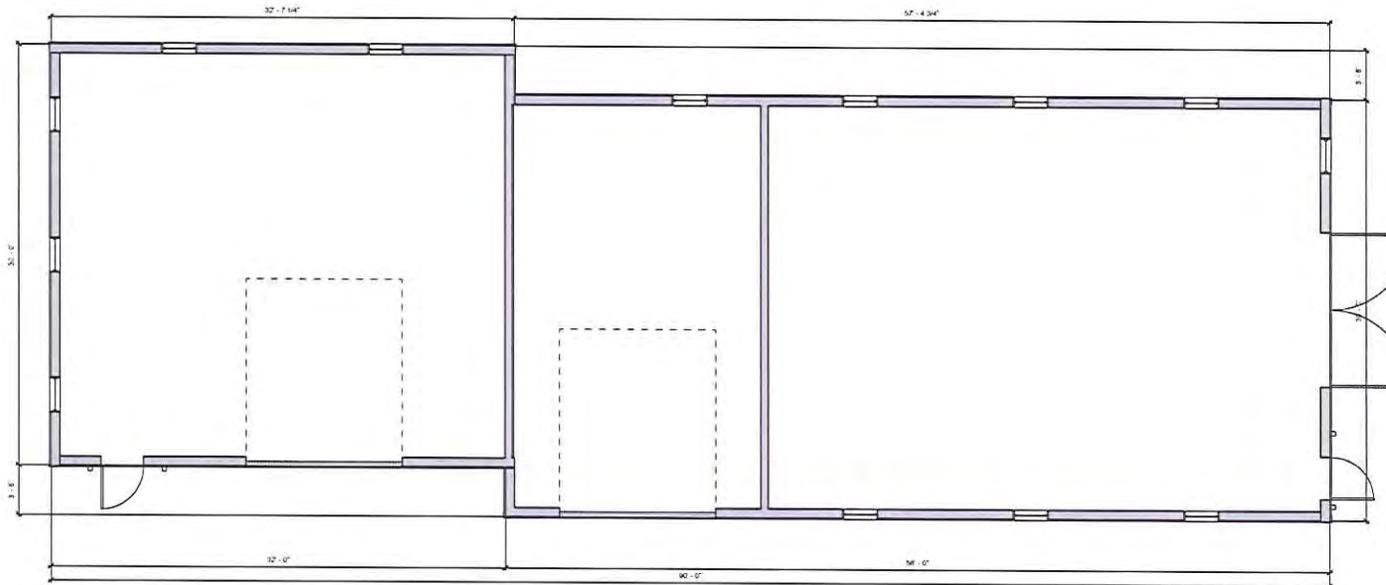
COVER SHEET

SUBMITTALS

|     |          |                |
|-----|----------|----------------|
| NO. | DATE     | DESCRIPTION    |
| 1   | 10/13/15 | CONCEPT DESIGN |

|                |            |
|----------------|------------|
| Sheet Count    | 100 of 100 |
| Project Count  | 1 of 1     |
| Drawings Count | 1 of 1     |
| Sheet Count    | 1 of 1     |
| Project Count  | 1 of 1     |
| Drawings Count | 1 of 1     |
| Sheet Count    | 1 of 1     |

**C1.1**



1 First Floor  
34'4 1/2"

Note:  
 Coordinate this Drawing w/ All  
 Other Documents of Service  
 Contained in this Set Herein. All  
 Dimensions in Framing U.S.C.



For HDC Submission Only - Not For Construction 10.09.15



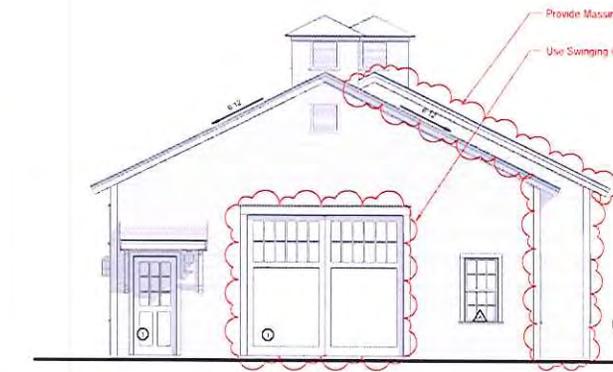
FLOOR PLAN

001010  
 1.00 10/13/15  
 2.00 10/13/15  
 3.00 10/13/15

|              |          |
|--------------|----------|
| Sheet Count  | 66 of 66 |
| Sheet Name   | 010      |
| Project Name | 1011     |
| Client Name  | 11111111 |
| Sheet No.    | 010101   |
| Sheet Title  | 10111111 |
| Project No.  | 10111111 |
| Project Name | 10111111 |
| Project No.  | 10111111 |
| Project Name | 10111111 |

**Simpson/ Bldg. 1**  
 6 Marble Way, Nantucket, MA 02554

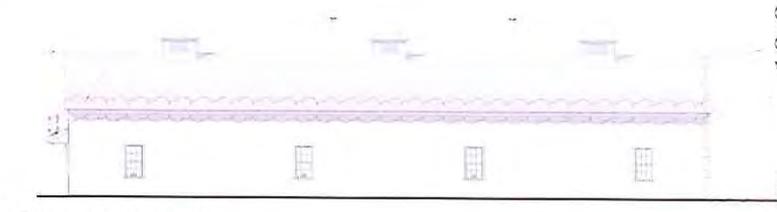
**A1.1**



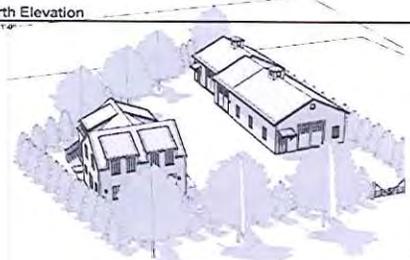
1 North Elevation  
1/8" = 1'-0"



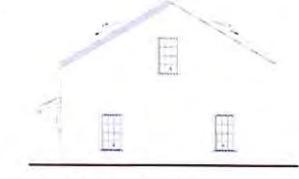
3 Previous North Elevation  
1/8" = 1'-0"



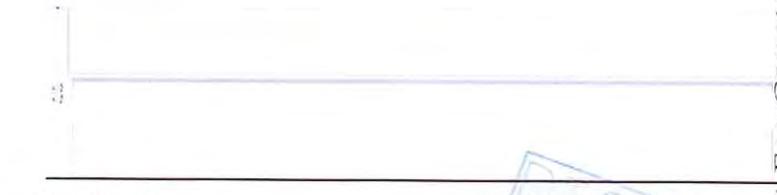
4 Previous West Elevation  
1/8" = 1'-0"



7 Aerial Perspective

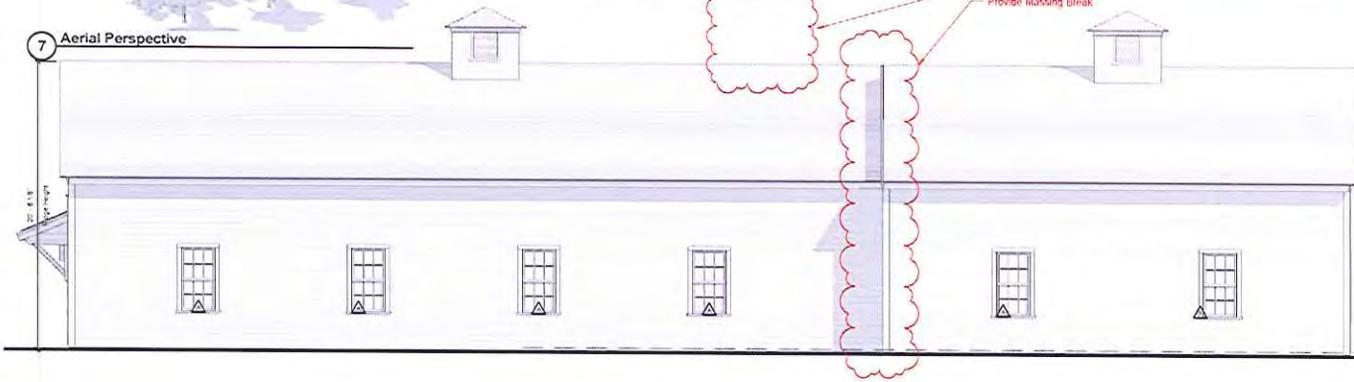


5 Original North Elevation  
1/8" = 1'-0"



6 Original West Elevation  
1/8" = 1'-0"

Provide Cupola  
Provide Massing Break



2 West Elevation  
1/8" = 1'-0"

Note:  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Hereon. All  
Dimensions to Framing U.N.S.I.

For HDC Submission Only - Not For Construction 10.09.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554

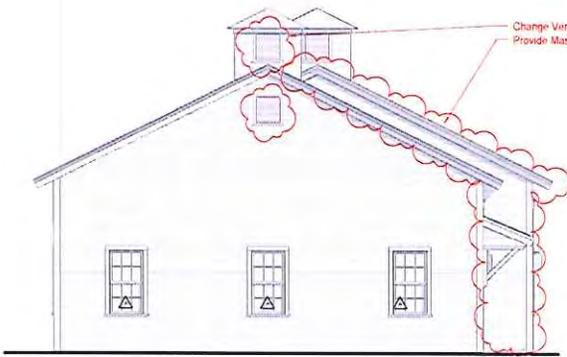


EXTERIOR  
ELEVATIONS

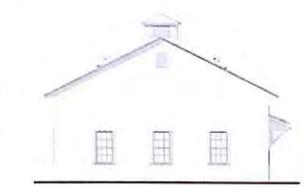
DATE: 10/09/15  
BY: [Signature]  
PROJECT: 10/09/15

|                          |          |
|--------------------------|----------|
| North Elevation          | 10/09/15 |
| West Elevation           | 10/09/15 |
| Previous North Elevation | 10/09/15 |
| Previous West Elevation  | 10/09/15 |
| Aerial Perspective       | 10/09/15 |
| Foundation               | 10/09/15 |
| Interior                 | 10/09/15 |
| Site Plan                | 10/09/15 |
| Section                  | 10/09/15 |
| Detail                   | 10/09/15 |
| Other                    | 10/09/15 |

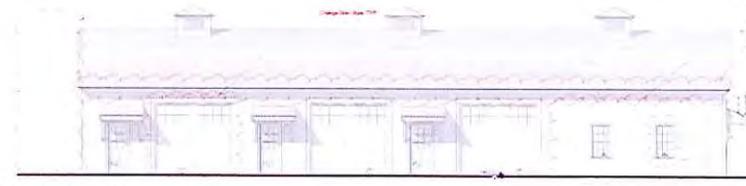
**A2.1**



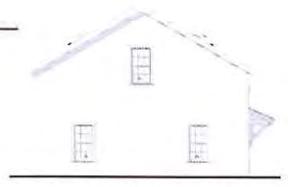
1 South Elevation  
18' x 14'



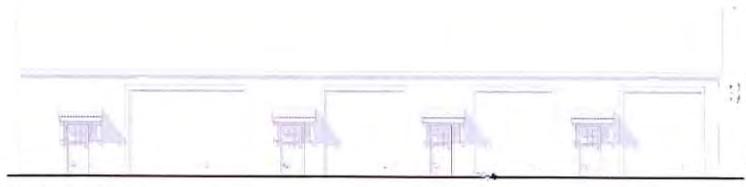
3 Previous South Elevation  
18' x 14'



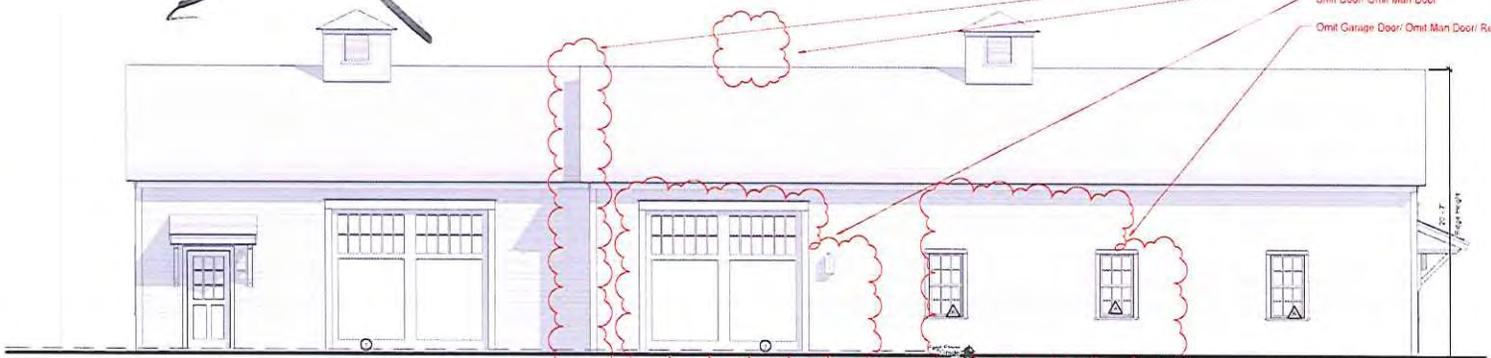
4 Previous East Elevation  
18' x 14'



5 Original South Elevation  
18' x 14'



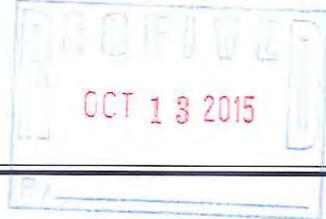
6 Original East Elevation  
18' x 14'



2 East Elevation  
18' x 14'

Provide Massing Break  
Omit Cupola  
Shift Door/ Omit Man Door  
Omit Garage Door/ Omit Man Door/ Reverse Fenestration

Note:  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Hereby. All  
Dimensions to Framing U.N.S.



For HDC Submission Only - Not For Construction 10.09.15

# Simpson/ Bldg. 1

6 Marble Way, Nantucket, MA 02554

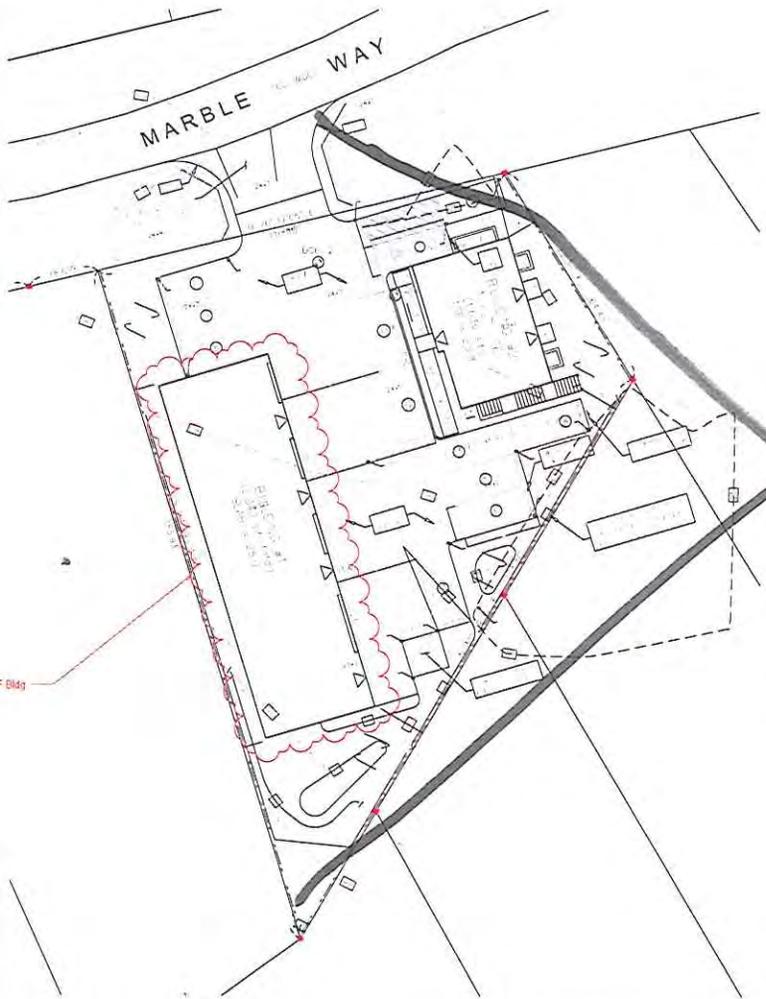


## EXTERIOR ELEVATIONS

|                 |
|-----------------|
| NO. 15-151      |
| DATE: 10/09/15  |
| BY: JOHN KELLY  |
| APP: JOHN KELLY |

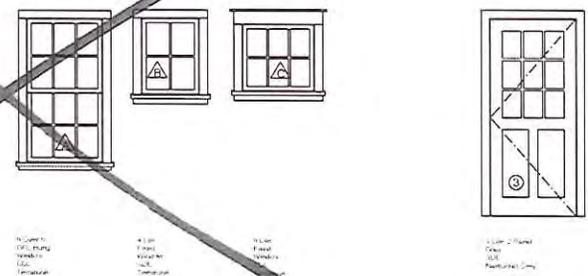
|             |          |
|-------------|----------|
| Sheet Count | 40 of 40 |
| Sheet Index | 47 of 47 |
| Sheet Count | 40 of 40 |
| Sheet Index | 47 of 47 |
| Sheet Count | 40 of 40 |
| Sheet Index | 47 of 47 |
| Sheet Count | 40 of 40 |
| Sheet Index | 47 of 47 |

A2.2

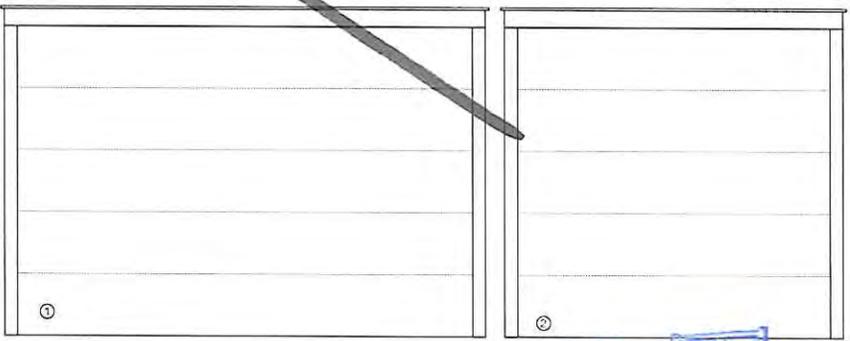


New 2,940 SF Bldg

1 Site Plan  
1/150



12 Pane Window  
6 Pane Window  
6 Pane Window  
12 Pane Door



Double Door  
Window



Note:  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Herein. All  
Dimensions to Framing (U.S.C.)

08.20.15

For HDC Submission Only - Not For Construction

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554



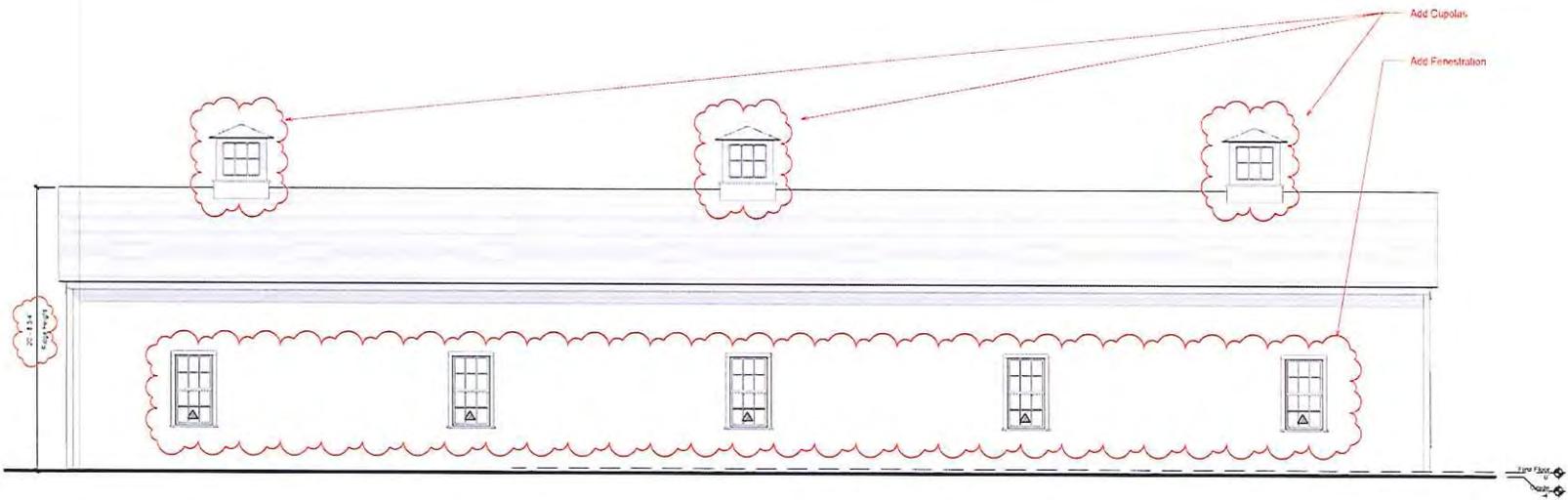
COVER SHEET

|          |                    |
|----------|--------------------|
| DATE     | DESCRIPTION        |
| 08/20/15 | ISSUED FOR PERMITS |
| 08/20/15 | ISSUED FOR PERMITS |

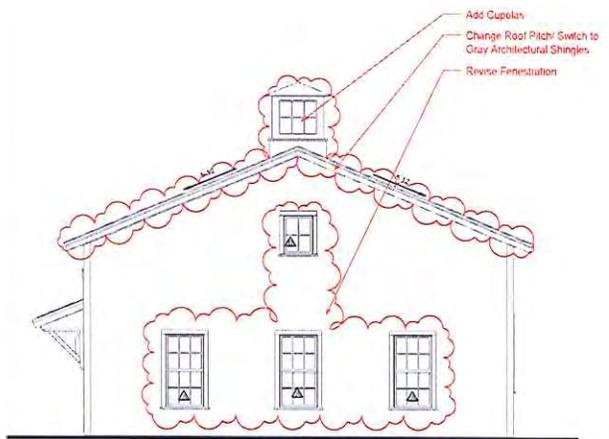
|             |                                     |
|-------------|-------------------------------------|
| Scale       | 1/150                               |
| Author      | ADP                                 |
| Checker     | ADP                                 |
| Plotter     | ADP                                 |
| Plot Date   | 08/20/15                            |
| Plot Time   | 10:27:29                            |
| Plot User   | ADP                                 |
| Plot Device | HP DesignJet 5000                   |
| Plot Path   | \\server\plotters\HP DesignJet 5000 |

C1.1

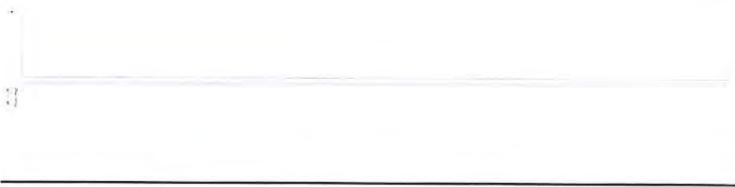
BY: [Signature]  
AUG 24 2015



1 West Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



3 Previous West Elevation  
1/8" = 1'-0"



4 Previous North Elevation  
1/8" = 1'-0"

Note:  
Coordinate this Drawing w/ ALL  
Other Documents of Service  
Contained in this set Herein. All  
Dimensions to Framing U.S.C.

BY: \_\_\_\_\_  
AUG 24 2015

08.20.15

For HDC Submission Only - Not For Construction

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554

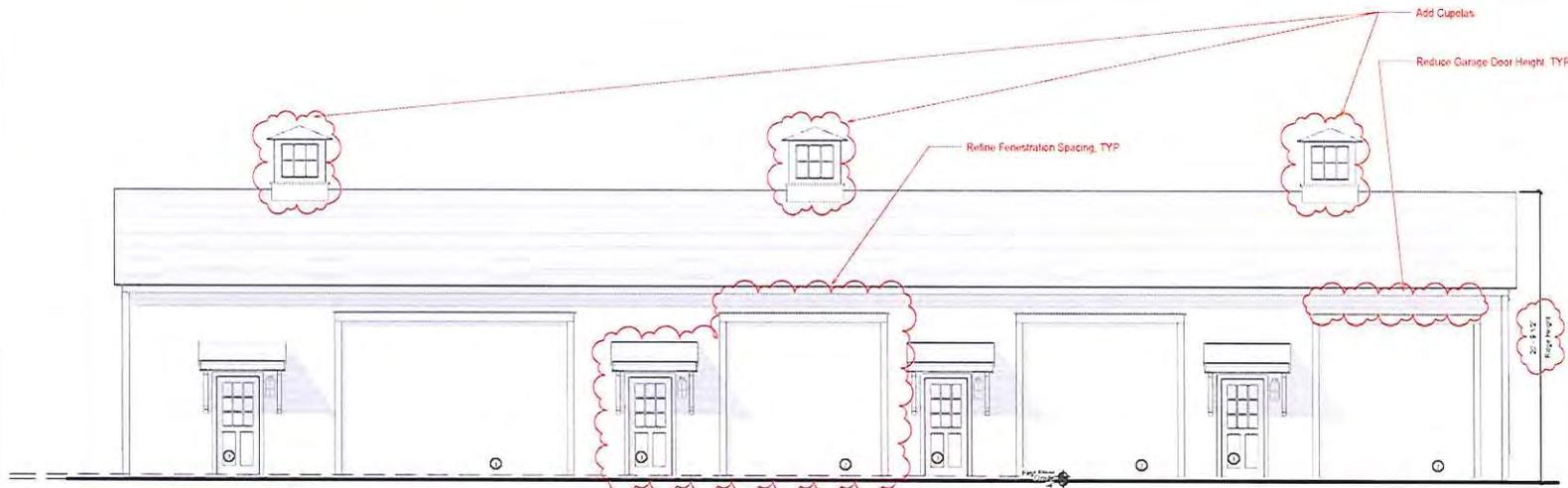


EXTERIOR ELEVATIONS

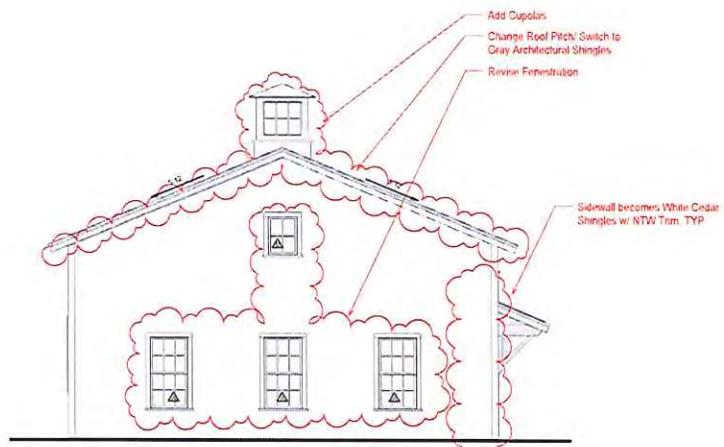
| NO. | DATE     | DESCRIPTION    |
|-----|----------|----------------|
| 1   | 08/20/15 | CONCEPT DESIGN |
| 2   | 08/20/15 | CONCEPT DESIGN |
| 3   | 08/20/15 | CONCEPT DESIGN |

|                     |         |
|---------------------|---------|
| Scale: 1/8" = 1'-0" | 6/10/15 |
| Drawn: [Name]       | 7/15/15 |
| Checked: [Name]     | 8/11/15 |
| Field Notes: [Name] | 8/11/15 |
| Site: [Name]        | 8/11/15 |
| Photograph: [Name]  | 8/11/15 |
| Demolition: [Name]  | 8/11/15 |
| Foundation: [Name]  | 8/11/15 |
| Roof: [Name]        | 8/11/15 |
| Exterior: [Name]    | 8/11/15 |
| Interior: [Name]    | 8/11/15 |
| Final: [Name]       | 8/11/15 |

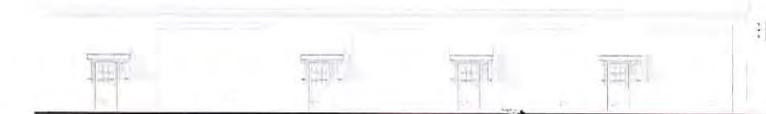
A2.2



1 East Elevation  
1/4" = 1'-0"



2 South Elevation  
1/4" = 1'-0"



3 Previous East Elevation  
1/8" = 1'-0"



4 Previous South Elevation  
1/8" = 1'-0"

Note:  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in This Set Herein. All  
Dimensions to Framing, U.N.C.S.

BY: [Signature]  
AUG 24 2015

For HDC Submission Only - Not For Construction 08.20.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554

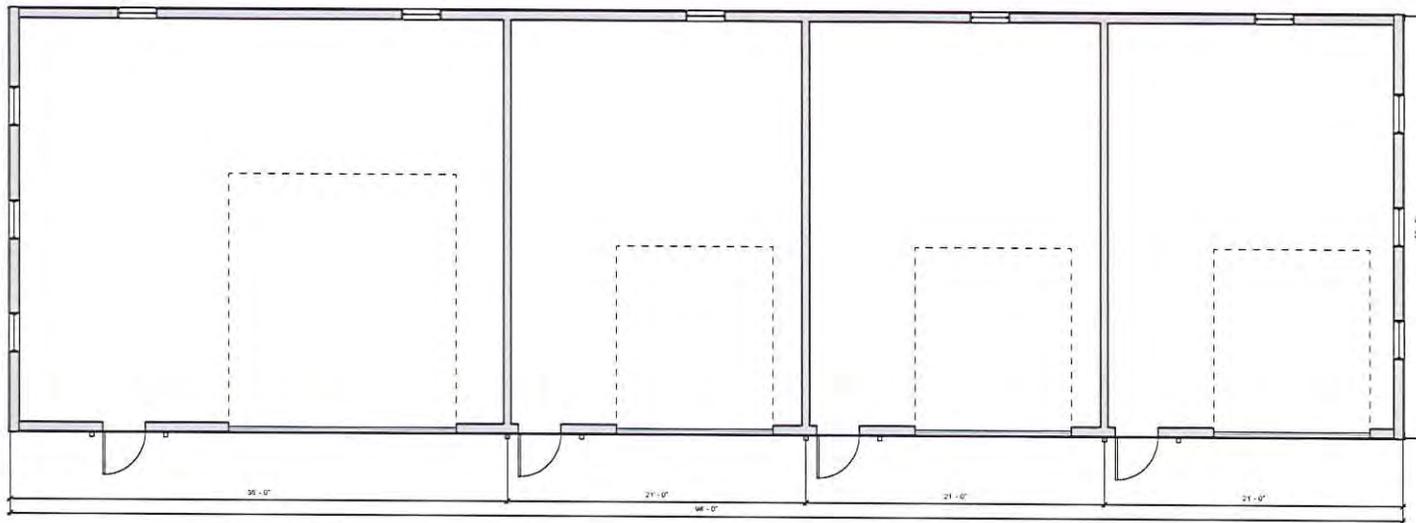


EXTERIOR ELEVATIONS

|   |                          |              |
|---|--------------------------|--------------|
| 1 | East Elevation           | 1/4" = 1'-0" |
| 2 | South Elevation          | 1/4" = 1'-0" |
| 3 | Previous East Elevation  | 1/8" = 1'-0" |
| 4 | Previous South Elevation | 1/8" = 1'-0" |

|                  |              |
|------------------|--------------|
| Sheet No.        | 00-100       |
| Project Name     | A-175        |
| Client Name      | 003-1        |
| Project No.      | 00-100       |
| Scale            | 1/4" = 1'-0" |
| Date             | 08/20/15     |
| Drawn By         | 003-1        |
| Checked By       | 003-1        |
| Approved By      | 003-1        |
| Total No. Sheets | 003-1        |

A2.1



1 First Floor  
1/4" = 1'-0"

Note:  
Coordinate this Drawing w/ All  
Other Drawings of Service  
Contained in this Set Herein. All  
Dimensions to Framing U.S.C.

BY: \_\_\_\_\_  
**REGISTERED**  
**AUG 21, 2015**

08.20.15

For HDC Submission Only - Not For Construction

**Simpson/ Bldg. 1**  
 6 Marble Way, Nantucket, MA 02554



FLOOR PLAN

| REVISIONS |              |
|-----------|--------------|
| 01        | ISSUED       |
| 02        | FOR REVIEW   |
| 03        | FOR APPROVAL |
| 04        | FOR PERMITS  |

|              |                |
|--------------|----------------|
| Sheet Name   | A1.1           |
| Sheet Number | 1/1            |
| Project Name | SIMPSON        |
| Architect    | CONCEPT DESIGN |
| Scale        | 1/4" = 1'-0"   |
| Drawn by     | J. S. S.       |
| Checked by   | J. S. S.       |
| Approved by  | J. S. S.       |
| Date         | 08/20/15       |

**A1.1**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

**PROPERTY DESCRIPTION**

TAX MAP N<sup>o</sup>: 66 PARCEL N<sup>o</sup>: 103  
Street & Number of Proposed Work: 60 Merchants Way  
Owner of record: Ely Russell Simpson  
Mailing Address: 2 Cynthia Lane  
Nantucket, MA 02554  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: Concept Design  
Mailing Address: 1 Freedom Sq #11  
Nantucket, MA 02554  
Contact Phone #: 508 221 3009 E-mail: \_\_\_\_\_

| FOR OFFICE USE ONLY                          |                    |
|--|--------------------|
| Date application received: _____             | Fee Paid: \$ _____ |
| Must be acted on by: _____                   |                    |
| Extended to: _____                           |                    |
| Approved: _____                              | Disapproved: _____ |
| Chairman: _____                              |                    |
| Member: _____                                |                    |
| Member: _____                                |                    |
| Member: _____                                |                    |
| Member: _____                                |                    |
| Notes - Comments - Restrictions - Conditions |                    |
|  |                    |
|  |                    |

**DESCRIPTION OF WORK TO BE PERFORMED**  
See reverse for required documentation.

New Dwelling     Addition     Garage     Driveway/Apron     Commercial     Historical Renovation     Deck/Patio     Steps     Shed  
 Color Change     Fence     Gate     Hardscaping     Move Building     Demolition     Revisions to previous Cert. No.  
 Pool (Zoning District \_\_\_\_\_)     Roof     Other: New Commercial Structure

Size of Structure or Addition: Length: 98' Sq. Footage 1st floor: 2,940 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 30' Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
 Height of ridge above final finish grade: North 24.5" South 24.5" East 24.5" West 24.5"

**Additional Remarks**

Historic Name: \_\_\_\_\_

Original Date: \_\_\_\_\_

Original Builder: \_\_\_\_\_

Is there an HDC survey form for this building attached?  Yes  N/A

- REVISIONS:**
1. East Elevation
  2. South Elevation
  3. West Elevation
  4. North Elevation

\*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 6" #4  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers \_\_\_\_\_  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 7/12 Secondary Mass 1/12 Dormer 1/12 Other \_\_\_\_\_  
 Roofing material:  Asphalt  3-Tab  Architectural Standing Seam Metal Roof  
 Wood (Type: Red Cedar, White Cedar, Shakes/etc.)

|                      |
|----------------------|
| Fence: Height: _____ |
| Type: _____          |
| Length: _____        |

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_

**Leaders (material and size):**

Sidewall:  White cedar shingles  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other: Pine Board + Batten [1x10 Boards]

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 12" Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_

Window Casings \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_  
 Windows:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
 Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

**COLORS**

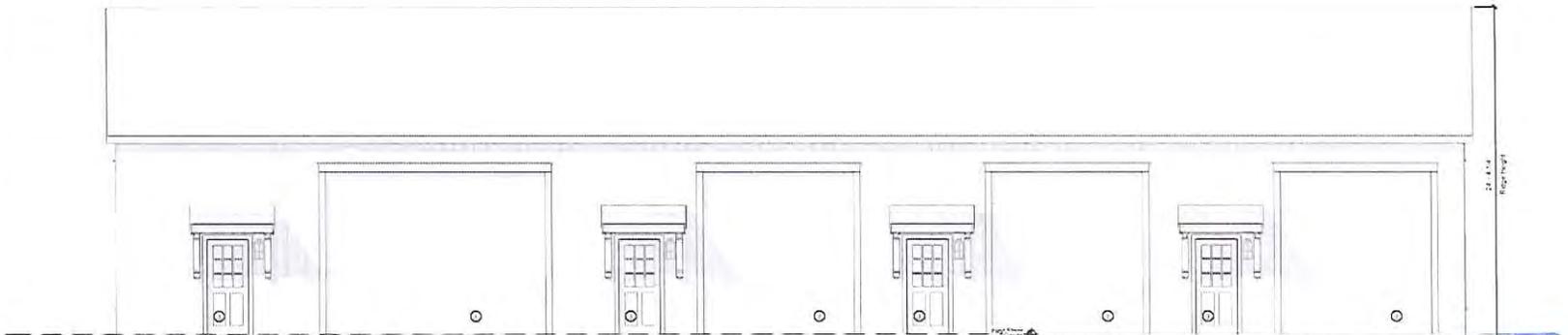
Sidewall Natural Clapboard (if applicable) \_\_\_\_\_ Roof Weathered  
 Trim Natural Sash Weathered Doors Nantucket Gray  
 Deck \_\_\_\_\_ Foundation Natural Fence \_\_\_\_\_ Shutters \_\_\_\_\_

\* Attach manufacturer's color samples if color is not from HDC approval list.

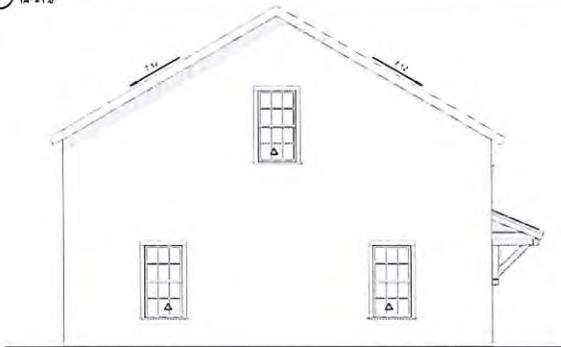
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7.28.15 Signature of owner of record Russell J. Simpson Signed under penalties of perjury

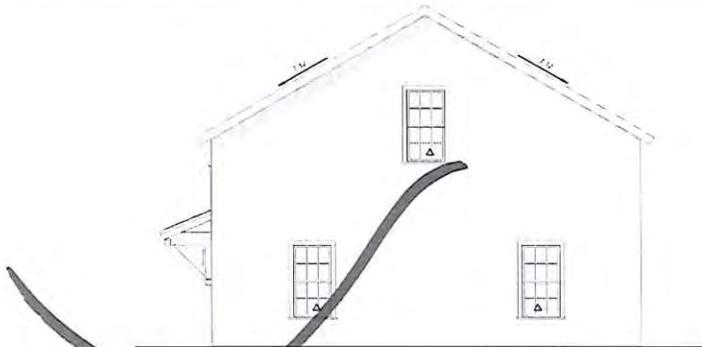
RECEIVED  
 JUL 28 2015  
 BY: \_\_\_\_\_



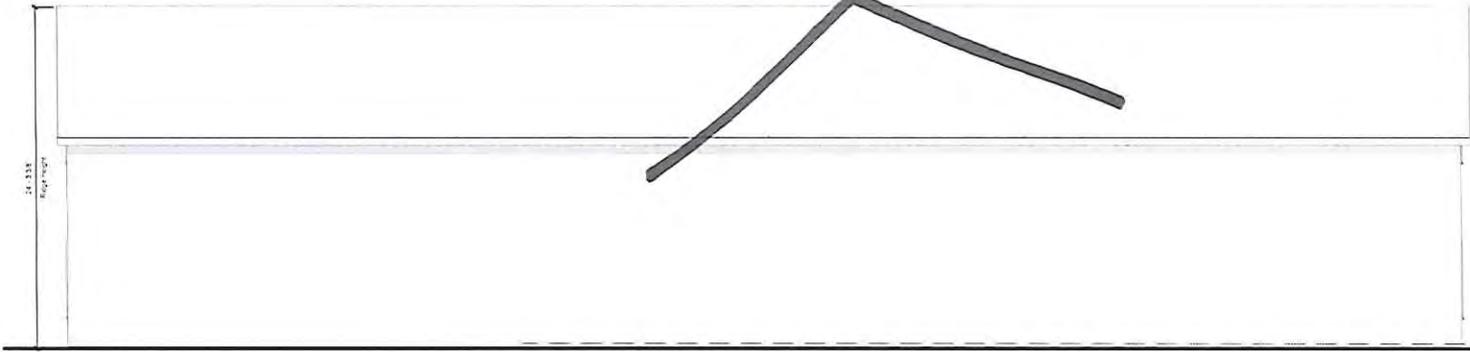
1 East Elevation  
1/4" = 1'-0"



2 South Elevation  
1/4" = 1'-0"



3 North Elevation  
1/4" = 1'-0"



4 West Elevation  
1/4" = 1'-0"

Note:  
 1. Coordinate this Drawing w/ ALL  
 Other Documents of Service  
 2. contained in this Set Hereon. All  
 Dimensions to Framing U.S.C.

RECEIVED  
 JUL 28 2015

BY: \_\_\_\_\_

For HDC Submission Only - Not For Construction 08.05.15

**Simpson/ Bldg. 1**  
 6 Marble Way, Nantucket, MA 02554

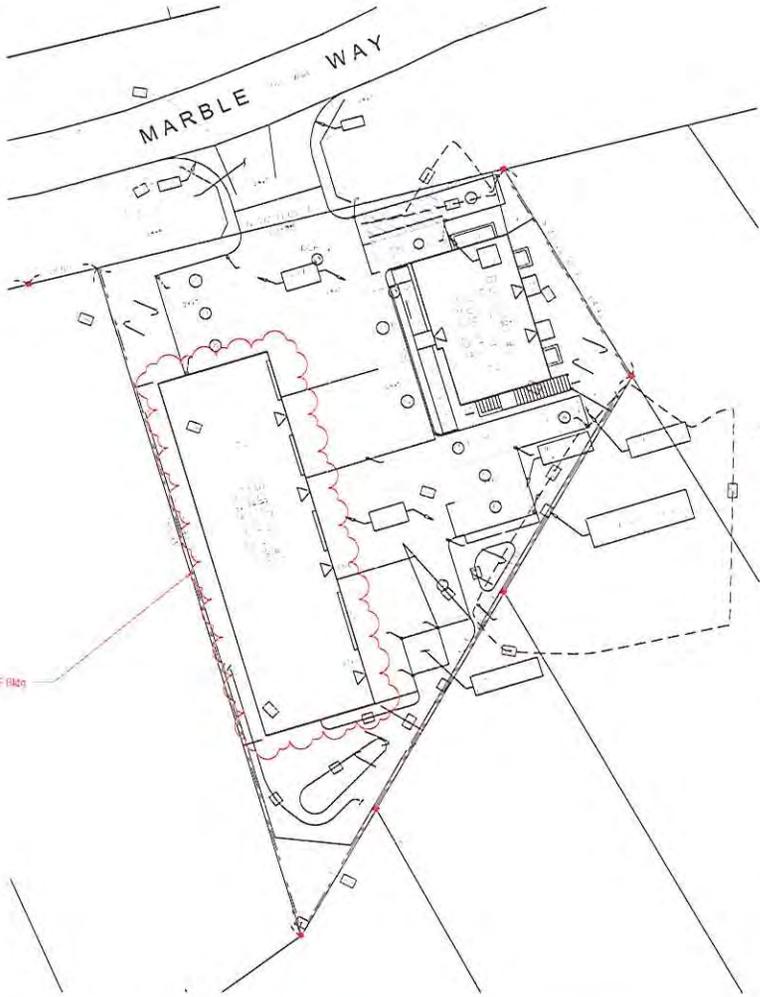


EXTERIOR ELEVATIONS

| NO. | DESCRIPTION    | DATE     |
|-----|----------------|----------|
| 1   | CONCEPT DESIGN | 08/05/15 |

|                     |               |
|---------------------|---------------|
| Scale: 1/4" = 1'-0" | 1/4" = 1'-0"  |
| Project No.:        | 02554         |
| Client:             | RESIDENTIAL   |
| Site:               | 6 MARBLE WAY  |
| City:               | NANTUCKET, MA |
| State:              | MA            |
| Country:            | USA           |

A2.1

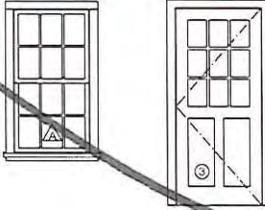


1 Site Plan  
1/100

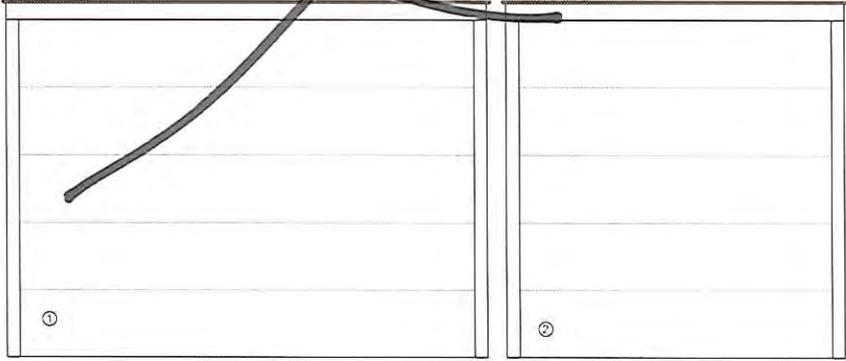
Note:  
Coordinate this Drawing w/ All  
Other Documents of Services  
Contained in this Set Herein. All  
Dimensions to Framing U.S.C.

RECEIVED  
JUL 28 2015

BY: \_\_\_\_\_



Window  
Door



Wall  
Foundation

Foundation  
Wall



For HDC Submission Only - Not For Construction 08.05.15



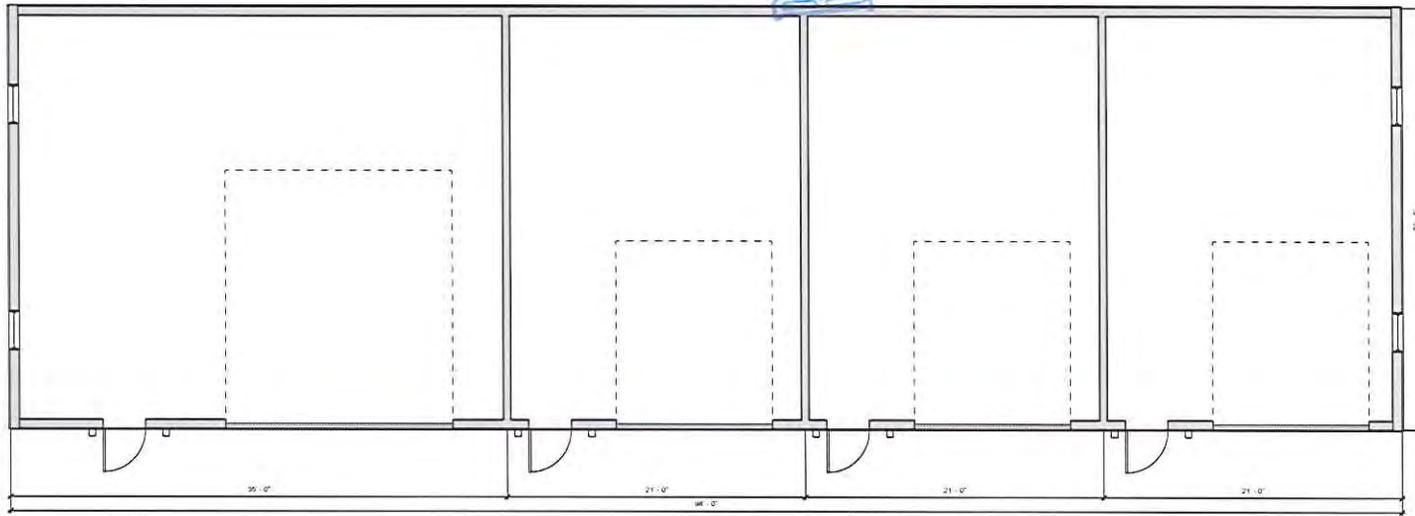
COVER SHEET

PROJECT  
NO. 15-0000  
DATE 08/05/15

|                     |                                       |
|---------------------|---------------------------------------|
| Project Name        | 15-0000                               |
| Project Address     | 6 Marble Way, Nantucket, MA 02554     |
| Project Description | RENOVATION                            |
| Client Name         | CONCEPT DESIGN                        |
| Client Address      | 100 NANTUCKET ST, NANTUCKET, MA 02554 |
| Client Phone        | 508-558-1111                          |
| Client Email        | info@conceptdesign.com                |
| Project Manager     | JOHN J. CONNOR                        |
| Project Engineer    | JOHN J. CONNOR                        |
| Project Architect   | JOHN J. CONNOR                        |

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554

C1.1



RECEIVED

JUL 28 2015

BY: \_\_\_\_\_

1 First Floor  
14' x 12'

*Note:*  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Herein. All  
Dimensions to Framing U.N.C.

For HDC Submission Only - Not For Construction 08.05.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554

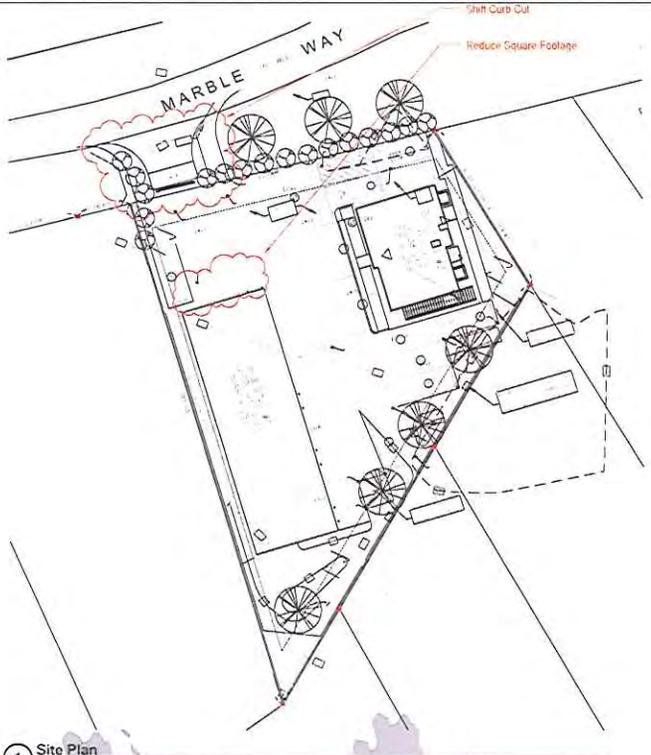


FLOOR PLAN

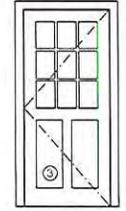
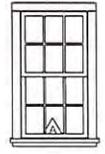
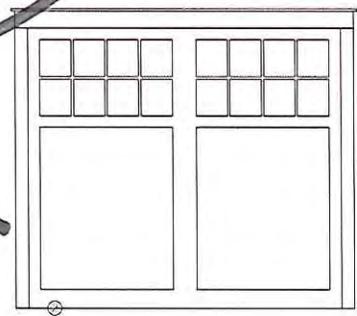
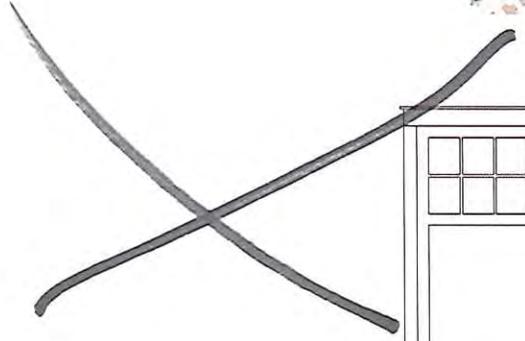
08/05/15  
1.1.1 CONCEPT  
1.1.1.1 FLOOR PLAN

|              |       |
|--------------|-------|
| Project No.  | 08-15 |
| Project Name | 0815  |
| Address      | 0815  |
| City/State   | 0815  |
| Architect    | 0815  |
| Client       | 0815  |
| Scale        | 0815  |
| Date         | 0815  |
| Drawn by     | 0815  |
| Checked by   | 0815  |

**A1.1**



1 Site Plan  
1" = 20'-0"



1. New  
2. Existing  
3. To Be  
4. To Remain

1. New  
2. Existing  
3. To Be  
4. To Remain

Garage Door  
1" = 20'-0"

For HDC Submission Only - Not For Construction 09.10.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554



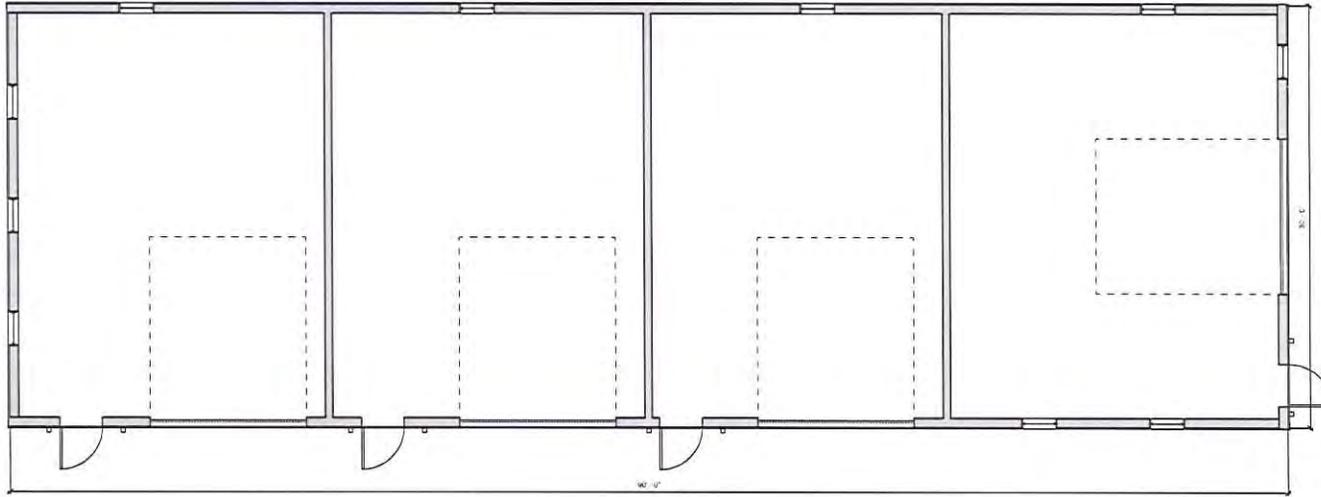
COVER SHEET

| NO. | DESCRIPTION    | DATE     |
|-----|----------------|----------|
| 1   | CONCEPT DESIGN | 09/10/15 |
| 2   | CONCEPT DESIGN | 09/10/15 |
| 3   | CONCEPT DESIGN | 09/10/15 |

|              |               |
|--------------|---------------|
| Prepared by: | W. J. Simpson |
| Checked by:  | W. J. Simpson |
| Drawn by:    | W. J. Simpson |
| Scale:       | As Shown      |
| Project No.: | 09-10-15      |
| Client:      | W. J. Simpson |
| Date:        | 09/10/15      |

C1.1

Note:  
1. Coordinate this Drawing w/ All Other Documents of Service contained in this Set. Elevation all Dimensions to Framing, U.S.C.



1 First Floor  
1/4" = 1'-0"

**Note:**  
Coordinate this Drawing w/ All  
Other Documents of set as  
contained in this Set. Floor. All  
Dimensions to Framing U.N.C.

09.10.15

For HDC Submission Only - Not For Construction

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554

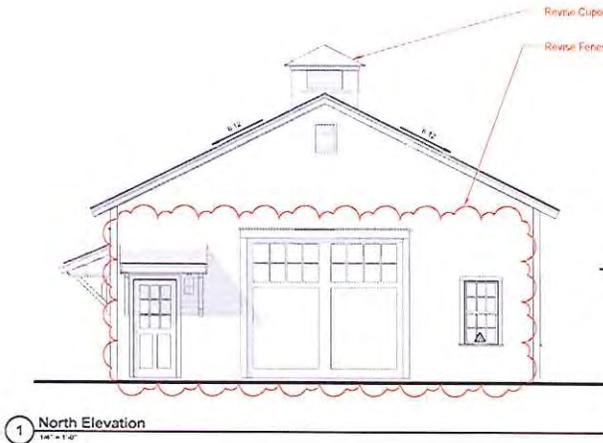


FLOOR PLAN

REVISIONS  
NO. DESCRIPTION  
DATE  
1.00 10/10/15

DATE: 10/10/15  
DRAWN BY: J. J. J.  
CHECKED BY: J. J. J.  
SCALE: AS SHOWN  
PROJECT: Simpson/ Bldg. 1  
SHEET: A1.1

**A1.1**



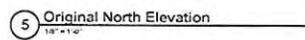
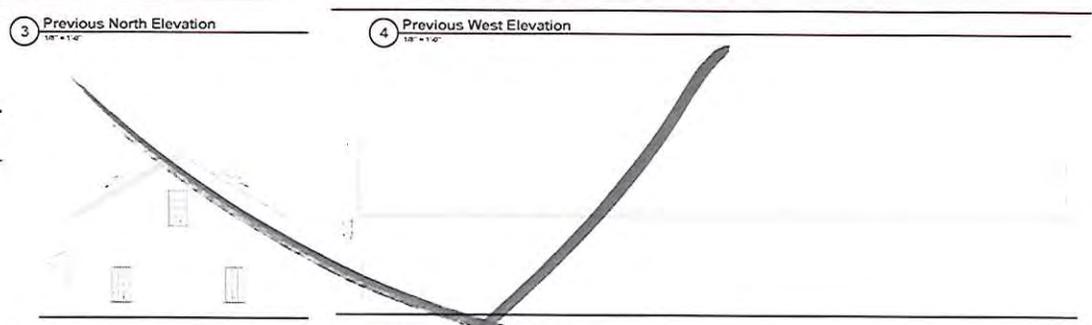
1 North Elevation  
14'-0" x 14'-0"



3 Previous North Elevation  
14'-0" x 14'-0"



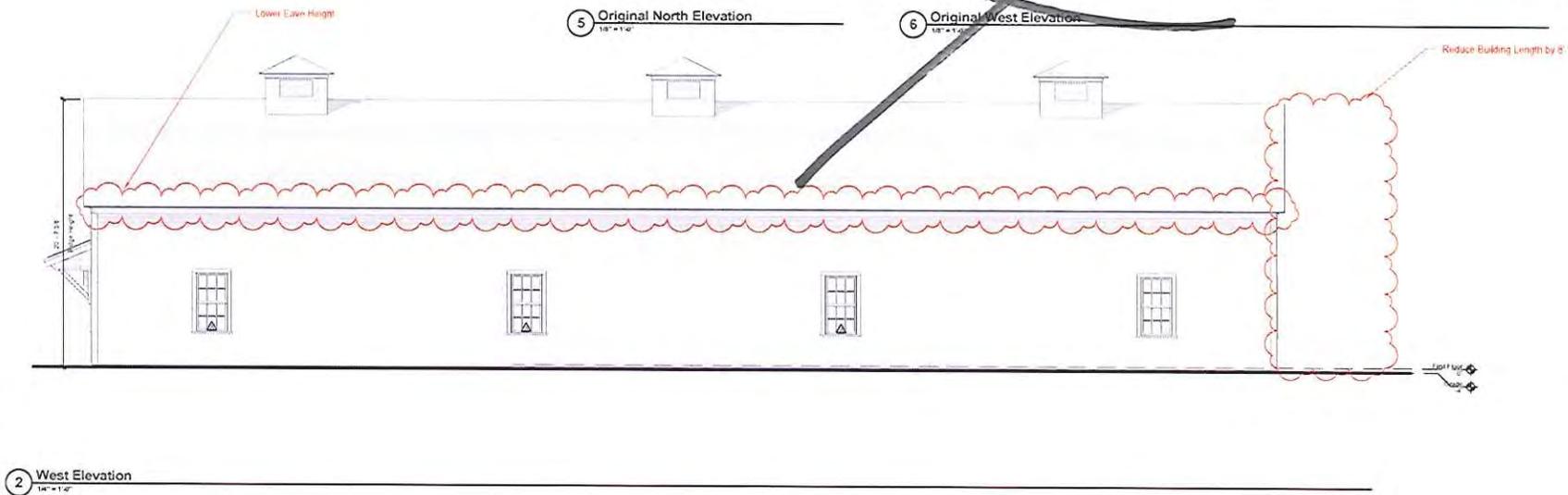
4 Previous West Elevation  
14'-0" x 14'-0"



5 Original North Elevation  
14'-0" x 14'-0"



6 Original West Elevation  
14'-0" x 14'-0"



2 West Elevation  
14'-0" x 14'-0"

Note:  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set Herein. All  
Dimensions to Framing U.S.C.

For HDC Submission Only - Not For Construction 09.10.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554

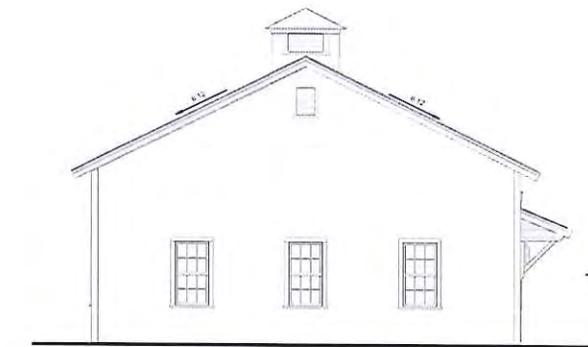


EXTERIOR ELEVATIONS

|             |          |
|-------------|----------|
| DATE:       | 09/10/15 |
| BY:         | JD       |
| CHECKED BY: | JD       |
| SCALE:      | AS SHOWN |

|                 |                                   |
|-----------------|-----------------------------------|
| Project Name    | Simpson's Bldg. 1                 |
| Project No.     | 15-001                            |
| Project Address | 6 Marble Way, Nantucket, MA 02554 |
| Client Name     | JD                                |
| Client Address  | 300 3rd Ave, Nantucket, MA 02554  |
| Client Phone    | 508-558-1234                      |
| Client Email    | info@conceptdesignpa.com          |
| Project Start   | 09/10/15                          |
| Project End     | 10/31/15                          |

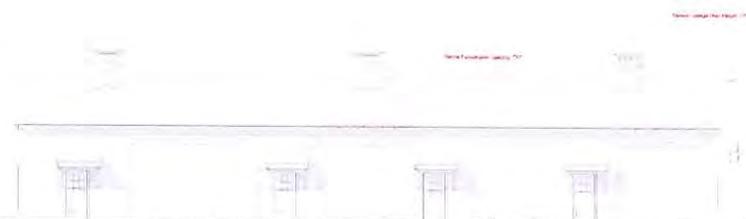
A2.1



1 South Elevation  
18' x 14'



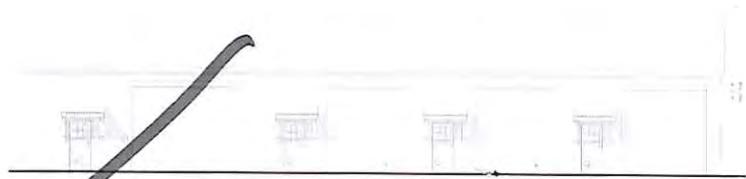
3 Previous South Elevation  
18' x 14'



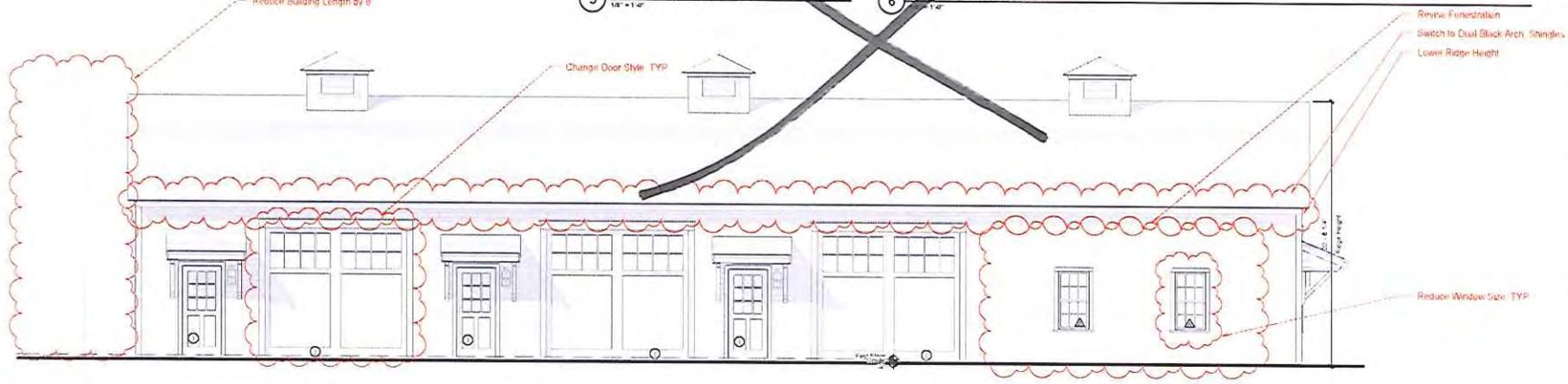
4 Previous East Elevation  
18' x 14'



5 Original South Elevation  
18' x 14'



6 Original East Elevation  
18' x 14'



2 East Elevation  
18' x 14'

Note:  
Coordinate this Drawing w/ All  
Other Documents of Service  
Contained in this Set From All  
Dimensions to Framing U.N.S.

For HDC Submission Only - Not For Construction 09.10.15

**Simpson/ Bldg. 1**  
6 Marble Way, Nantucket, MA 02554



EXTERIOR  
ELEVATIONS

|          |                |
|----------|----------------|
| DATE     | DESCRIPTION    |
| 09/10/15 | CONCEPT DESIGN |
| 09/10/15 | CONCEPT DESIGN |
| 09/10/15 | CONCEPT DESIGN |

|                 |             |
|-----------------|-------------|
| PROJECT NAME    | PROJECT NO. |
| SIMPSON BLDG. 1 | 15-001      |
| CLIENT          | DATE        |
| ARCHITECT       | SCALE       |
| DATE            | SCALE       |
| DATE            | SCALE       |
| DATE            | SCALE       |

A2.2

**HDC Appeal  
250 Polpis  
Road**

VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

—  
LORI D'ELIA

BRYAN J. SWAIN

WILLIAM F. HUNTER

OF COUNSEL

December 23, 2015

HAND DELIVERY

Bob DaCosta, Chairman  
Nantucket Board of Selectmen  
Members of the Board of Selectmen  
Town and County Building  
16 Broad Street  
Nantucket, Massachusetts 02554

Re: Appeal by Polpis Harbor LLC to the Nantucket Board of Selectmen from the Denial by the Nantucket Historic District Commission ("HDC") to Polpis Harbor LLC of Certificate of Appropriateness No. 64948 ("COA") for the construction and use of a tennis Court ("tennis court") and fence ("fence") on site at 250 Polpis Road, Assessor's Map 26, Parcels 26/27 Nantucket, Massachusetts ("Locus").

Dear Chairman DaCosta and Members of the Board of Selectmen:

I represent Polpis Harbor LLC, the owner of the residential property at 250 Polpis Road and the applicant to the HDC for a Certificate of Appropriateness to permit the construction and use of a tennis court and tennis court fence on the Locus. The HDC denied the tennis court and tennis court fence on December 10, 2015. The HDC filed the COA with the Town Clerk on December 17, 2015.

This will serve to confirm that this letter is Polpis Harbor LLC's appeal from the HDC denial of the COA pursuant to Section 11 of the Acts of 1970, chapter 395 as amended (the "Act"), found in Section A3010-4 of the Code of the Town of Nantucket, and the appellate process guidelines adopted by the Board.

Bob DaCosta, Chairman  
Nantucket Board of Selectmen  
December 23, 2015  
Page 2 of 6

A certified copy of the COA, copies of the HDC minutes, copies of relevant plans and correspondence, and a check made payable to the Inquirer Mirror in the amount of \$254.20 are enclosed.

#### Background

Polpis Harbor LLC appeals the denial of the COA in its entirety. The HDC's decision to deny the tennis and tennis court fence COA was arbitrary, capricious, unreasonable, unsupported by substantial evidence, an abuse of discretion and in violation of due process of law. For the reasons stated herein, the Board should reverse the denial of the tennis court and tennis court fence COA by the HDC and allow the construction and use of the tennis court and tennis court fence as proposed by Polpis Harbor LLC.

**1. The Denial of the COA is arbitrary, capricious, unreasonable, unsupported by substantial evidence, an abuse of discretion and violation of due process of law.**

The tennis court is **NOT** visible from a public way or traveled way. The HDC enabling legislation limits the HDC's jurisdiction to review of a structure's exterior architectural features that are:

“...open to view from a beach, a public way, a traveled way, a street or way shown on a land court plan or shown on a plan recorded at the Nantucket Registry of Deeds, a proprietor's road, a street or way shown on a plan approved or endorsed in accordance with the subdivision Control Law, a public park or a public body of water. (the Act, Section 2A)”

The tennis court at issue is **NOT** visible from any public vantage point listed in the Act. In fact, the record reflects that the site of the proposed tennis court is a natural low spot on the property that is 56' 8" from Polpis Road and eight (8') feet below the grade of Polpis Road. Moreover, the proposed tennis court site is shielded from Polpis Road by mature deciduous and coniferous trees and other perennial vegetation, as well as a natural two (2') foot high New England fieldstone retaining wall. Although portions of the eight (8') high tennis court fence may be remotely visible from Polpis Road, no portion of the tennis court is visible from Polpis Road. Furthermore, the style and materials of the tennis court fence are architecturally appropriate and have been consistently approved by the HDC. (Black chain link fence with eight (8') foot high natural cedar posts). It was arbitrary for the HDC to conflate the tennis court with the tennis court fence as one structure that is visible from Polpis Road. In fact, the tennis court and tennis court fence are two (2) separate structures, just as a swimming pool and a swimming pool fence are two (2) separate structures, and each structure is entitled to independent review by the HDC with respect to its visibility from a public vantage point and for its architectural appropriateness. The HDC's failure to distinguish between the tennis court and the tennis court fence, and to deem erroneously the tennis court to be visible from Polpis Road when, in fact, only a portion of the tennis court fence is visible from Polpis Road, is an arbitrary, capricious and unreasonable finding that warrants reversal of the denial of the COA by this Board.

**2. One of the Commissioners who voted to deny the tennis court COA was predisposed to do so and did not provide Polpis Harbor LLC a fair hearing.**

At each of the three hearings on this application, the HDC Chairwoman stated, at the outset of each hearing, that she would not approve the tennis court COA based upon prior HDC hearings and information outside of this record. Although Polpis Harbor had previously applied to the HDC for a COA for the tennis court and withdrew this application before it was heard by the HDC, the HDC Chairwoman referred to this “withdrawal” as the basis for the HDC denial of this COA. When Polpis Harbor’s counsel objected to the Chairwoman’s statement and said prior HDC hearings and information outside the record was irrelevant and inadmissible for this, and Polpis Harbor was entitled to a full and fair hearing based upon only the merits of its application, the HDC Chairwoman demurred and said the prior “withdrawal” of the tennis court application was relevant and determinative to this hearing. The predisposition of the HDC Chairwoman to deny the tennis court COA prior to the hearing and her refusal to afford Polpis Harbor a full and fair hearing based upon merits of its application and without reference to, or reliance upon, prior HDC hearings and information outside the record was arbitrary, capricious, an abuse of discretion and a fundamental failure to provide Polpis Harbor due process of law that warrants reversal of the HDC’s denial of the tennis court COA.

**3. The Commission denied the tennis court COA for an improper purpose.**

Although the HDC found the proposed tennis court location along Polpis Road to be “architecturally inappropriate,” the basis for the HDC denial was the function and use of the tennis court, not the inappropriateness of its exterior architectural features, as required by the Act. The record reflects the site of the tennis court was 56’ 8” from Polpis Road in a natural low spot on the property eight (8’) below the grade of Polpis

Road, and not visible from Polpis Road. Counsel for Polpis Harbor asked the HDC why the tennis court was architecturally inappropriate while seven (7') high black solar panels visible from a traveled way were deemed architecturally appropriate, and one Commissioner responded that solar panels were "passive" while a tennis court involved players darting back and forth. By denying the tennis court COA based upon the use and function of the tennis court, rather than its exterior architectural features which are not visible from a public vantage point as required by Section 2A of the Act, is a finding that is arbitrary, capricious, unreasonable and an abuse of discretion by the HDC warranting reversal of the COA by this Board.

### **Conclusion**

In summary, the HDC's decision to deny the tennis court and tennis court fence was arbitrary, capricious, unreasonable and a fundamental violation of due process of law because the tennis court is not visible from a public vantage point as required by the Act, the proposed tennis court fence, although remotely visible from Polpis Road, will be constructed of materials that are architecturally appropriate (black wire fencing and cedar posts) and which have been consistently approved by the HDC, the HDC Chairwoman's predisposition to deny the tennis court and tennis court fence based upon prior HDC hearings and matters outside the record, and because the HDC relied upon the function and use of the tennis court as a basis for its denial, rather than the "inappropriateness" of its exterior architectural features, as required by the Act. For these reasons, the Board should reverse the COA and allow the construction and use of the tennis court and tennis court fence at 250 Polpis Road.

Bob DaCosta, Chairman  
Nantucket Board of Selectmen  
December 23, 2015  
Page 6 of 6

My client is available for an appeal hearing before the Board on January 6, 13, 20  
and February 10 and 17, 2016. Thank you.

Sincerely,



Kevin F. Dale

Enc.

Mr. and Mrs. Michael Cohen

Linda Williams, Chairwoman, Nantucket Historic District Commission

Matthew Moger, AIA

Kirby Mehrhof, AIA

# **EXHIBIT A**

CERTIFICATE NO: 64948

DATE ISSUED: 12/10/15

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

**CERTIFICATE OF APPROPRIATENESS**

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

**PROPERTY DESCRIPTION**

TAX MAP N°: 26 PARCEL N°: 26/27  
Street & Number of Proposed Work: 250 POLPIS RD.  
Owner of record: MICHAEL COHEN / POLPIS HARBOR LLC  
Mailing Address: \_\_\_\_\_  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: KEVIN F. DALE, ESQUIRE  
Mailing Address: PO BOX 659, 2 WHALERS LANE  
NANTUCKET, MA 02554  
Contact Phone #: 5082284455 E-mail: KEVIN@VDHLAW.COM

FOR OFFICE USE ONLY CK#15510

Date application received: 10/21/15 Fee Paid: \$ 100.00  
 Must be acted on by: 12/31/15  
 Extended to: \_\_\_\_\_  
 Approved: [Signature] Disapproved: \_\_\_\_\_  
 Chairman: [Signature]  
 Member: [Signature]  
 Member: [Signature]  
 Member: [Signature]  
 Member: \_\_\_\_\_  
 Notes - Comments - Restrictions - Conditions  
clear to the original location  
on end of the double line - along the  
Road - travel way - will be visible -

**DESCRIPTION OF WORK TO BE PERFORMED**  
See reverse for required documentation.

New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Decks/Patio  Steps  Shed

Color Change  Fence  Gate  Hardscaping  Move Building  Demolition  Revisions to previous Cert. No.

Pool (Zoning District \_\_\_\_\_)  Roof  Other TENNIS COURT

Size of Structure or Addition: Length: 120'-0" Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
 Width: 60'-0" Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
 Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
 Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**Additional Remarks**

Historic Name: \_\_\_\_\_

Original Date: \_\_\_\_\_

Original Builder: \_\_\_\_\_

Is there an HDC survey form for this building attached?  Yes  N/A

**REVISIONS\***

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

\*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_

Roof Pitch: Main Mass \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_

Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_

Leaders (material and size): \_\_\_\_\_

Sidewall:  White cedar shingles \_\_\_\_\_  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_  
 B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_  
 C. Dimensions: Fascia \_\_\_\_\_ Rake \_\_\_\_\_ Soffit (Overhang) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
 Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
 Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways CRUSHED SHELL SEAL WALKWAYS HAR-TRU GREEN Walls NEW ENGLAND FIELDSTONE

\* Note: Complete door and window schedules are required.

**COLORS**

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
 Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
 Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence NATURAL/BLACK shutters \_\_\_\_\_

\* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date \_\_\_\_\_ Signature of owner of record \_\_\_\_\_ Signed under penalty of perjury \_\_\_\_\_

*Dec. 2015*  
17AM 9:33:27  
NANTUCKET  
TOWN CLERK

ATTEST: A TRUE COPY  
NANTUCKET TOWN CLERK  
*[Signature]*

## **EXHIBIT B**

VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

—  
LORI D'ELIA

BRYAN J. SWAIN

WILLIAM F. HUNTER

OF COUNSEL

October 27, 2015

HAND DELIVERY

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554

RE: Polpis Harbor LLC  
Tennis Court  
250 Polpis Road  
Map 26, Parcel 27

Dear Chairwoman Williams:

I represent Polpis Harbor, LLC ("Polpis Harbor"), the owner of the improved property located at 250 Polpis Road, Nantucket, Massachusetts 02554 and shown as Lot A-7 on Land Court Plan No. 13443-E and Lot A-3 on Land Court Plan No. 13443-D by virtue of Owner's Certificate of Title No. 25343 at the Nantucket Registry District ("Polpis Harbor Land"). The Polpis Harbor Land is also shown as Parcel 27 on Nantucket Assessor's Map 26.

My client asks the Nantucket Historic District Commission to issue a Certificate of Appropriateness for the proposed tennis court on the Polpis Harbor Land. The tennis court will be located 56.8 feet north of Polpis Road and will be

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
October 27, 2015  
Page 2 of 3

eight (8') feet below the crown elevation of Polpis Road, set down into the landscape and surrounded by low stone walls. Black wire fencing supported by 8x8 cedar posts with a height of ten (10') feet will be installed on the east and west ends of the tennis court, perpendicular to Polpis Road. The fence will be screened by vegetation as will the southerly length of the tennis court. There will be no fencing in the middle of the tennis court. The surface of the tennis court will be Har-tru, a green clay that blends well into the landscape.

The proposed secondary dwelling to be located behind and north of the tennis court will have a first floor elevation comparable to the elevation of the crown of Polpis Road at this location. Anyone in a car, walking or biking along Polpis Road will see the secondary dwelling and not the sunken tennis court.

My client has taken significant steps to make the proposed tennis court unobtrusive and harmonious with the surrounding landscape. As a practical matter, the tennis court will not be "viewable" from a public vantage point and the components of the tennis court that will be visible from a public vantage point, the low stone wall and cedar support posts, are components and materials often approved by the Commission and are appropriate exterior architectural features.

Polpis Harbor, therefore, asks the Nantucket Historic District Commission to issue a Certificate of Appropriateness for the proposed tennis court. Thank you.

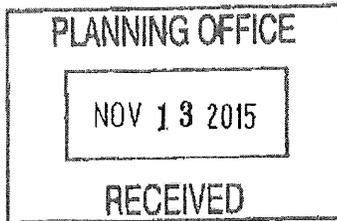
Sincerely,

A handwritten signature in black ink, appearing to be "K. Williams", written in a cursive style.

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
October 27, 2015  
Page 3 of 3

KFD/mep

cc: Mr. and Mrs. Michael Cohen  
Kirby Mehrhof, AIA  
Matthew Moger, AIA



VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

WILLIAM F. HUNTER  
OF COUNSEL

EDWARD FOLBY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

—  
LORI D'ELLA

BRYAN J. SWAIN

November 13, 2015

HAND DELIVERY

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
Two Fairgrounds Road  
Nantucket, Massachusetts 02554

RE: Polpis Harbor LLC  
Hardscape -- Tennis Court  
Map 26, Parcel 27

Dear Linda:

I represent Polpis Harbor, LLC and my client has filed an application with the Nantucket Historic District Commission to obtain a Certificate of Appropriateness for a tennis court at 250 Polpis Road. Enclosed is an eight (8) page set of Plans and Photographs entitled "250 Polpis Road Supplemental Information." These plans and photographs supplement the previously filed drawings for the tennis court (4 pp.) and my letter to the Commission dated October 27, 2015 (copy enclosed).

My client intends to improve the street scape along Polpis Road significantly by planting a combination of mature indigenous evergreen and deciduous plantings along the edge of the property thereby obscuring any

potential view of the tennis court. The illustration on page 7 of the Supplemental Information shows the view from Polpis Road toward the new secondary dwelling over the tennis court from the far corner of the property.

The view lines from Polpis Road and from the adjacent property are shown on Page 3 of the Supplemental Information. The location of the tennis court is in a natural low spot on the site. From both locations, the view lines out to Polpis Harbor are significantly higher than where the tennis court will be located and also higher than the proposed fences at each end of the tennis court.

The illustrative image on Page 5 of the Supplemental Information shows how the view of the historic structure (studio) from Polpis Road will be “opened-up” and enhanced. Currently, this historic “studio” building is completely obscured by vegetation and cannot be viewed from Polpis Road, as shown in the photograph on Page 8 of the Supplemental Information.

The proposed new driveway and tennis court are shown on the site plan (p. 2, Supplemental Information). The new driveway is located in the middle of the site and will open up the view corridor to Polpis Harbor. This “open view” is illustrated on Page 6 of the Supplemental Information. From the bicycle path along Polpis Road, with its higher elevation, there will be an unobstructed view out to the Harbor, a view that does not currently exist.

The proposed tennis court and its components, the low stone retaining wall, black wire fencing and 8'x8' cedar fence posts, are below the view lines from Polpis Road and the adjacent properties and will be shielded and obscured

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
November 13, 2015  
Page 3 of 3

by permanent, mature evergreen and deciduous trees. The low stone retaining wall and cedar support posts are appropriate structural materials and Polpis Harbor, LLC asks the Commission to issue a Certificate of Appropriateness for the tennis court. Thank you.

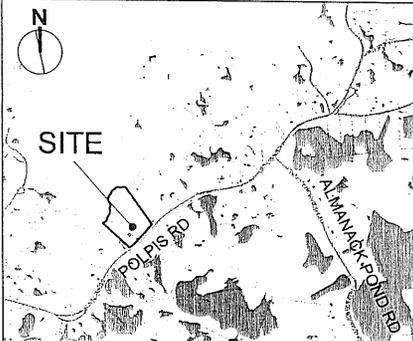
Sincerely,

A handwritten signature in black ink, appearing to read "KFD", with a long horizontal flourish extending to the right.

KFD/mep  
Enc.

cc: Mr. and Mrs. Michael Cohen  
Kirby Mehrhof, AIA  
Matthew Moger, AIA

## **EXHIBIT C**



1 LOCUS MAP  
NTS

**SITE TABULATIONS**

250 Polpis Road, Nantucket MA

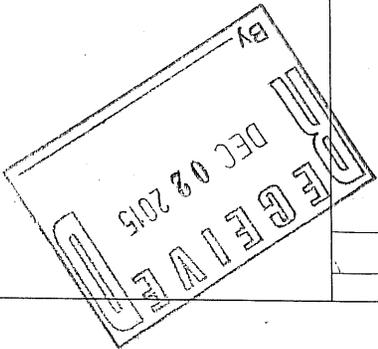
- Property ID #: 26 27
- Zoning: LUG-3
- Max Building Height: 30'-0"
- Building Lot Setbacks:
  - Front: 35'-0"
  - Side: 20'-0"
  - Rear: -
- Width @ Street: 50'-0"
- 10.3 acres (448,668 sq ft)
- Max Impervious Building Coverage: 3% 13,460 sq ft

| Existing Site Conditions |                   | TOTAL |
|--------------------------|-------------------|-------|
| Main House Existing      | 2,934 Sqft        |       |
| Studio Existing          | 1,116 Sqft        |       |
| Garage Existing          | 550 Sqft          |       |
| <b>BUILDING TOTAL</b>    | <b>4,570 Sqft</b> |       |
| Decks / Pools            | 2,827 Sqft        |       |
| <b>SITE TOTAL</b>        | <b>2,827 Sqft</b> |       |

| Proposed Site Conditions      |                    | TOTAL |
|-------------------------------|--------------------|-------|
| Main House Renovated          | 3,338 Sqft         |       |
| Studio Renovated              | 1,116 Sqft         |       |
| Garage Renovated (Pool House) | 478 Sqft           |       |
| Guest House New               | 2,265 Sqft         |       |
| <b>BUILDING TOTAL</b>         | <b>7,197 Sqft</b>  |       |
| Tennis Court                  | 7,221 Sqft         |       |
| Decks / Pools                 | 6,084 Sqft         |       |
| <b>SITE TOTAL</b>             | <b>13,227 Sqft</b> |       |

**APPLICABLE CODES**

The 2009 International Residential Code



No. Date Issue Notes

NOT FOR CONSTRUCTION

MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE.  
WAYNE, PA 19087  
484.580.6521

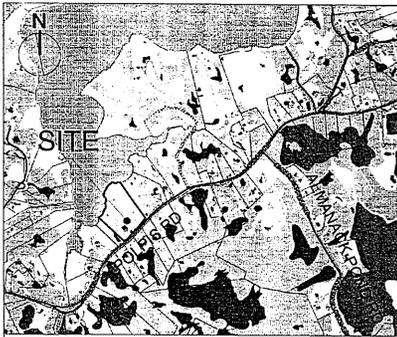
SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro MA 02356  
(508) 747-0673

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

Cover Sheet / Site Plan

KIRBY MEHRHOF  
ZIN  
KCA  
12/09/15

1:30-0  
2/24/15  
**HS0.01**  
DWG 1 OF 13



### SITE TABULATIONS

250 Polpis Road, Nantucket MA

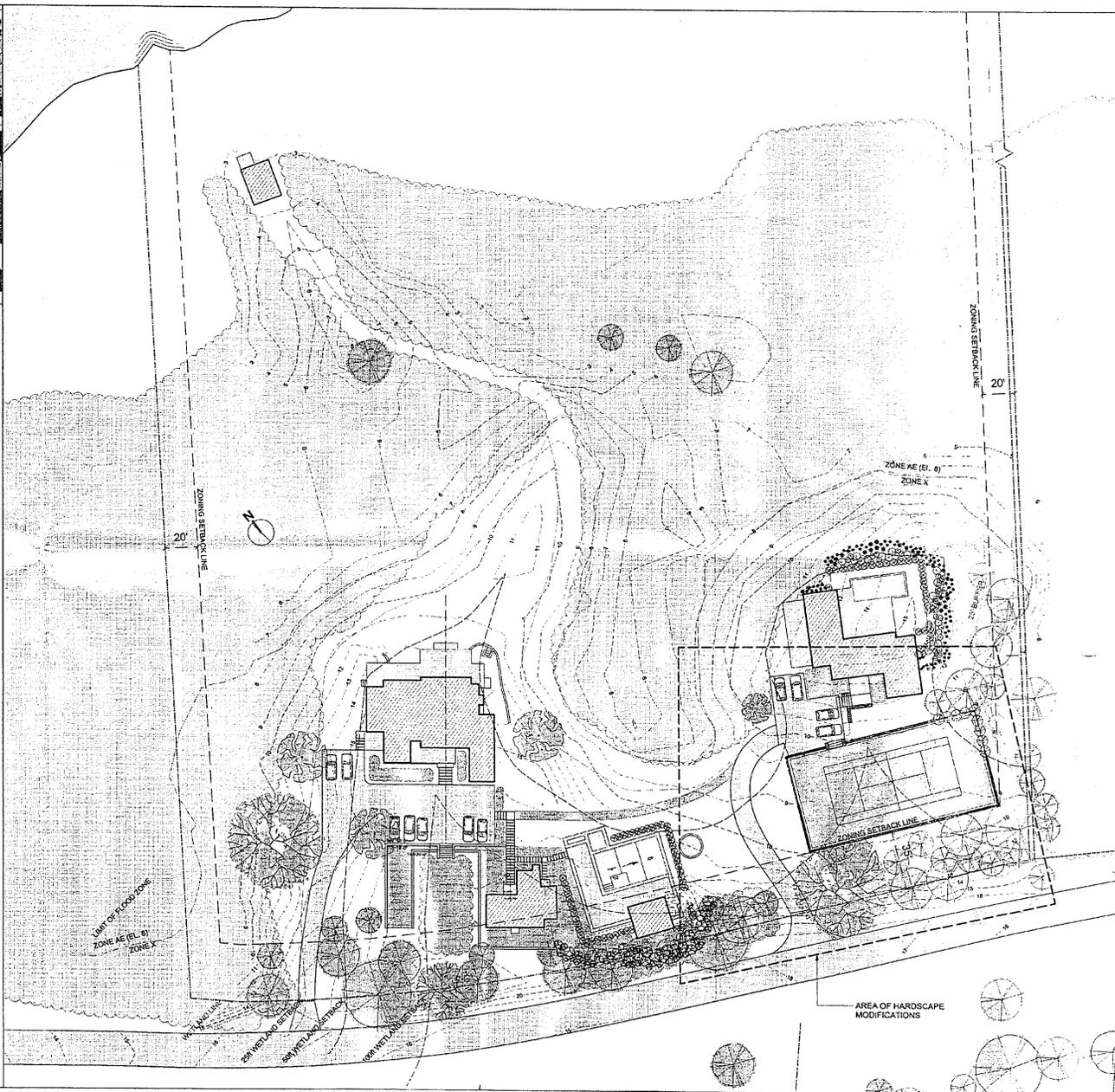
Property ID #: 26-27  
 -Zoning: LUG-3  
 -Max Building Height: 30'-0"  
 -Building Lot Setbacks:  
 Front: 35'-0"  
 Side: 20'-0"  
 Rear: -  
 -Width @ Street: 50'-0"  
 -10.3 acres (448,668 sq ft)  
 -Max Impervious Building Coverage: 3% 13,460 sq ft

| Existing Site Conditions | TOTAL             |
|--------------------------|-------------------|
| Main House Existing      | 2,934 Sqft        |
| Studio Existing          | 1,114 Sqft        |
| Garage Existing          | 320 Sqft          |
| <b>BUILDING TOTAL</b>    | <b>4,370 Sqft</b> |
| Decks / Pools            | 2,829 Sqft        |
| <b>SITE TOTAL</b>        | <b>7,199 Sqft</b> |

| Proposed Site Conditions      | TOTAL              |
|-------------------------------|--------------------|
| Main House Renovated          | 3,338 Sqft         |
| Studio Renovated              | 1,114 Sqft         |
| Garage Renovated (Pool House) | 478 Sqft           |
| Guest House New               | 2,265 Sqft         |
| <b>BUILDING TOTAL</b>         | <b>7,197 Sqft</b>  |
| Tennis Court                  | 7,221 Sqft         |
| Decks / Pools                 | 6,004 Sqft         |
| <b>SITE TOTAL</b>             | <b>13,227 Sqft</b> |

### APPLICABLE CODES

The 2009 International Residential Code



moger • mehrhof  
ARCHITECTS



No. Date Issue Notes

NOT FOR CONSTRUCTION

MOGER MEHRHOF ARCHITECTS  
 100 E LANCASTER AVE.  
 WAYNE, PA 19087  
 484.580.6521

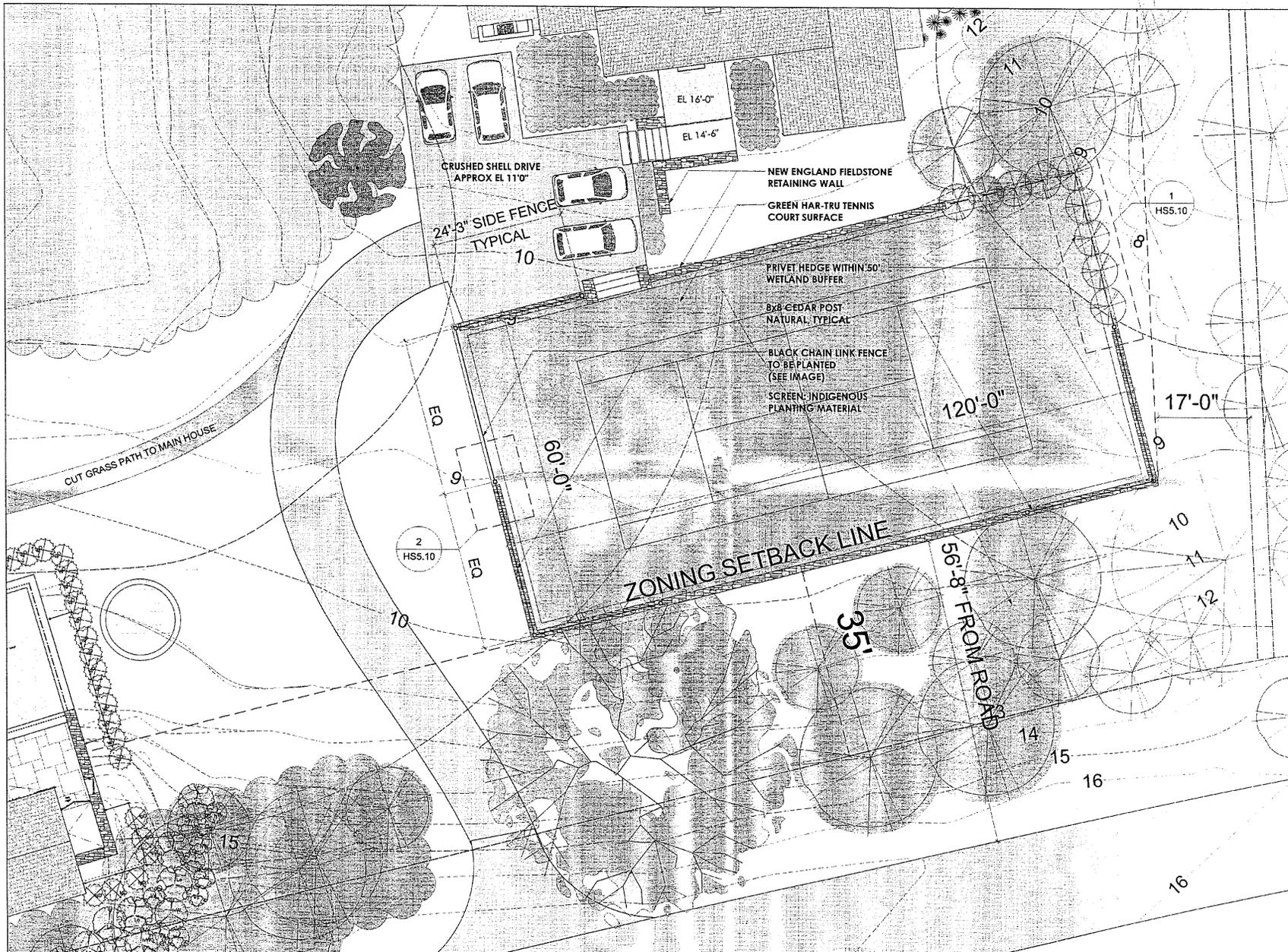
Engineer  
 SITE DESIGN ENGINEERING  
 11 Cushman Street  
 Middleboro MA 02356  
 (508) 967-6873

MAIN HOUSE - PRIVATE RESIDENCE

250 POLPIS ROAD  
 NANTUCKET, MA 02554

Cover Sheet / Site Plan

|                        |                  |
|------------------------|------------------|
| DESIGNER<br>M. MEHRHOF | DATE<br>12/08/15 |
| CHECKER<br>E.C.M.      | DATE<br>12/08/15 |
| <b>HSO.01</b>          |                  |
| DWG 1 OF 32            |                  |



| No. | Date | Issue Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

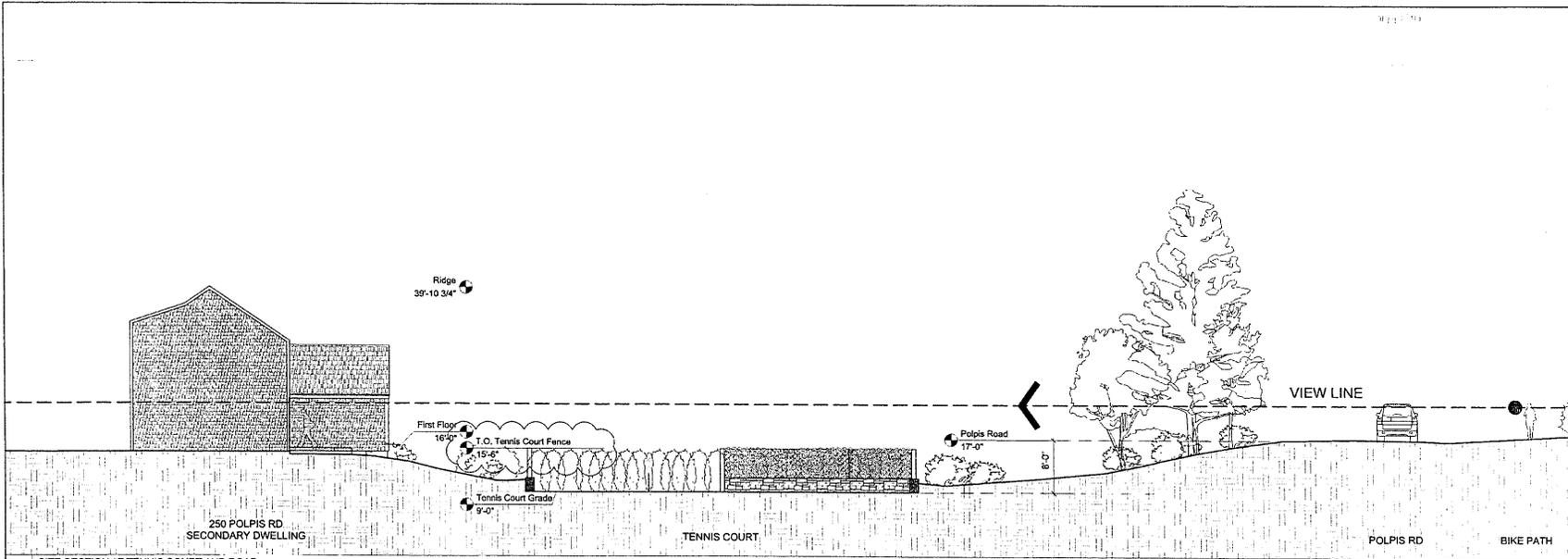
Moger Mehrhof Architects  
100 E LANCASTER AVE.  
WAYNE, PA. 19087  
484.580.6521

SITE DESIGN ENGINEERING  
11 GUSHMAN STREET  
MIDDLETOWN MA 02356  
(508) 947-0673

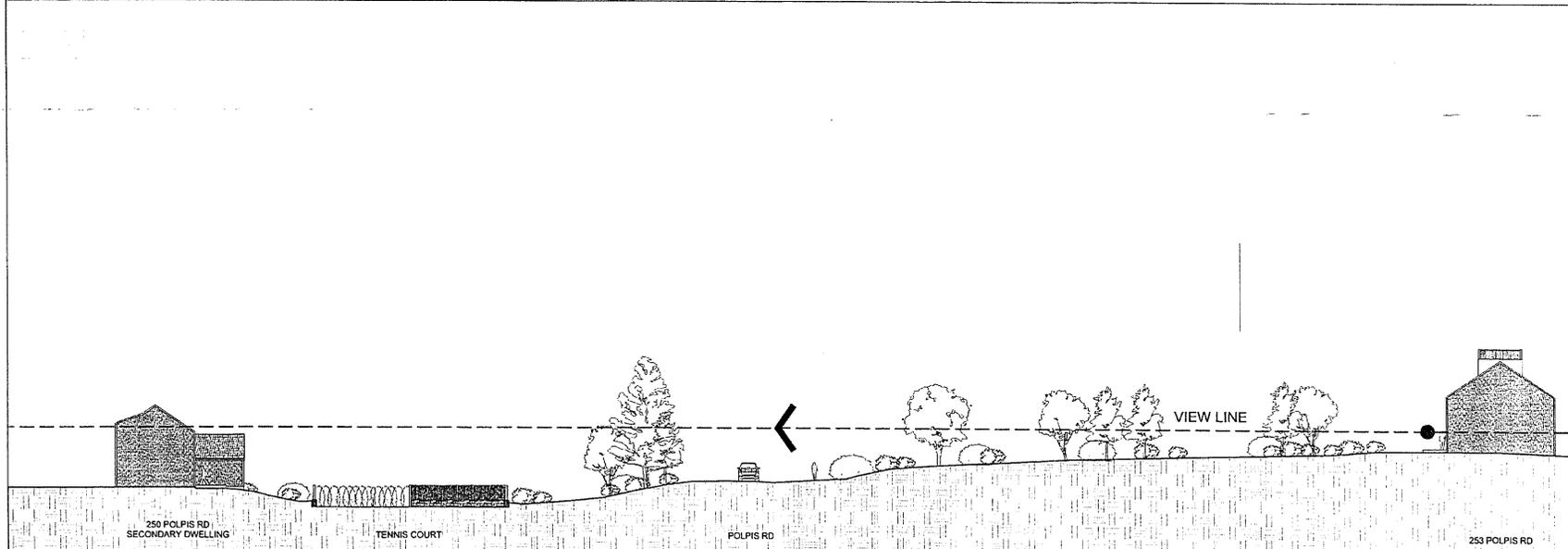
MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

Hardscape Plan: Tennis Court

|                              |                    |
|------------------------------|--------------------|
| DESIGNED BY<br>MERRY MEHRHOF | DATE<br>7/20/11 4' |
| DRAWN BY<br>ZIM              | PROJECT<br>HS1.20  |
| CHECKED BY<br>KCM            | DATE<br>12/08/15   |
| SCALE<br>1/8"=1'-0"          | DWG 1 OF 33        |



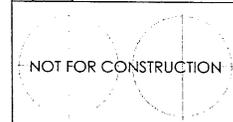
1 SITE SECTION AT TENNIS COURT AND ROAD  
Scale: 1/8" = 1'-0"



2 SITE SECTION AT TENNIS COURT AND NEIGHBORING STRUCTURE  
Scale: 1/16" = 1'-0"



| No. | Date | Issue Notes |
|-----|------|-------------|
|     |      |             |



MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE.  
WAYNE, PA 19087  
484.580.6521

Site Design Engineering  
11 Cushman Street  
Middleboro MA 02856  
(508) 967-0673

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

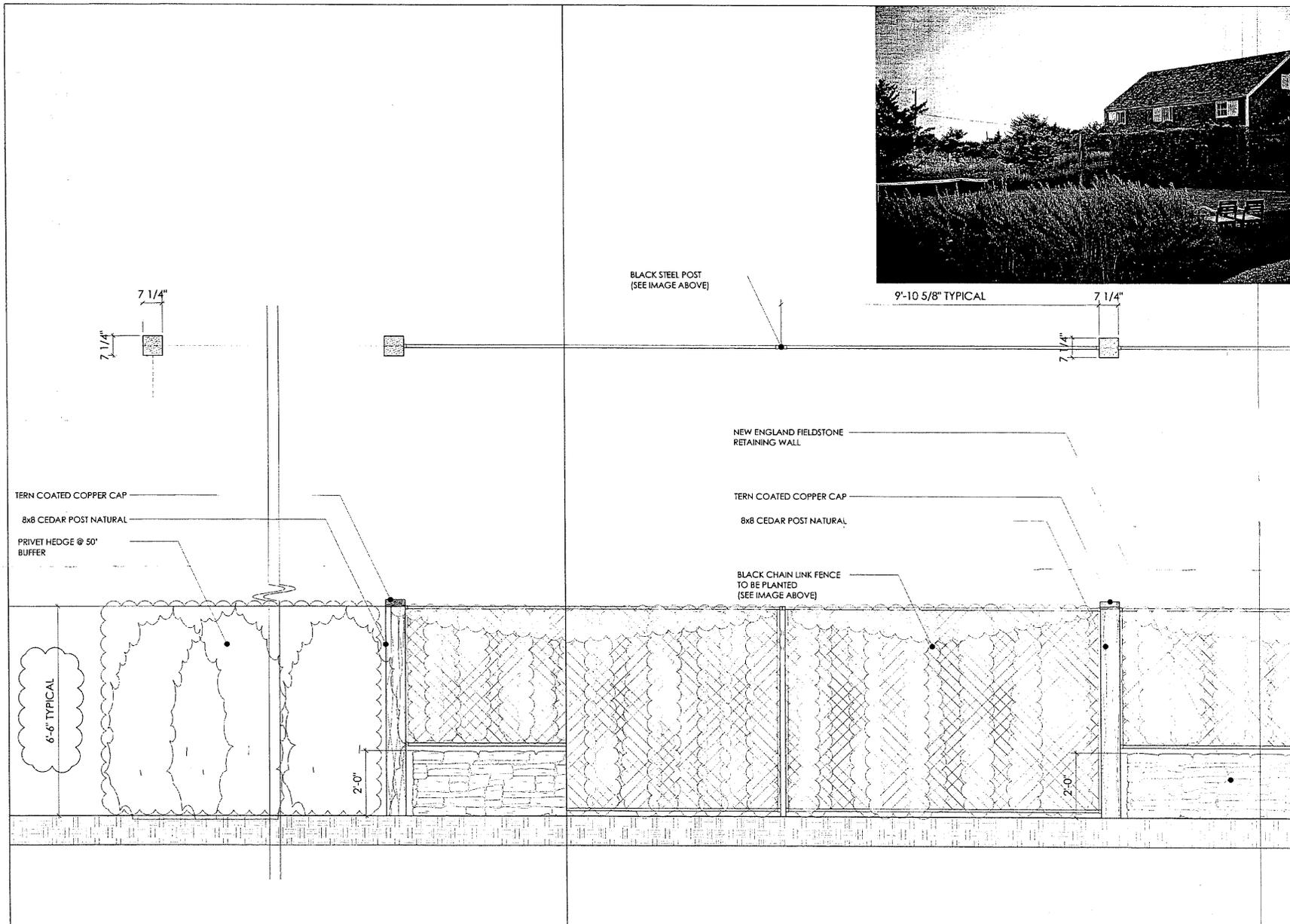
Site Sections

|                             |             |
|-----------------------------|-------------|
| Prepared by<br>GARY MEHRHOF | AS NOTED    |
| Checked by<br>JEM           |             |
| Approved by<br>KCM          |             |
| Date<br>12/08/15            | DWG 3 OF 23 |

HS3.00



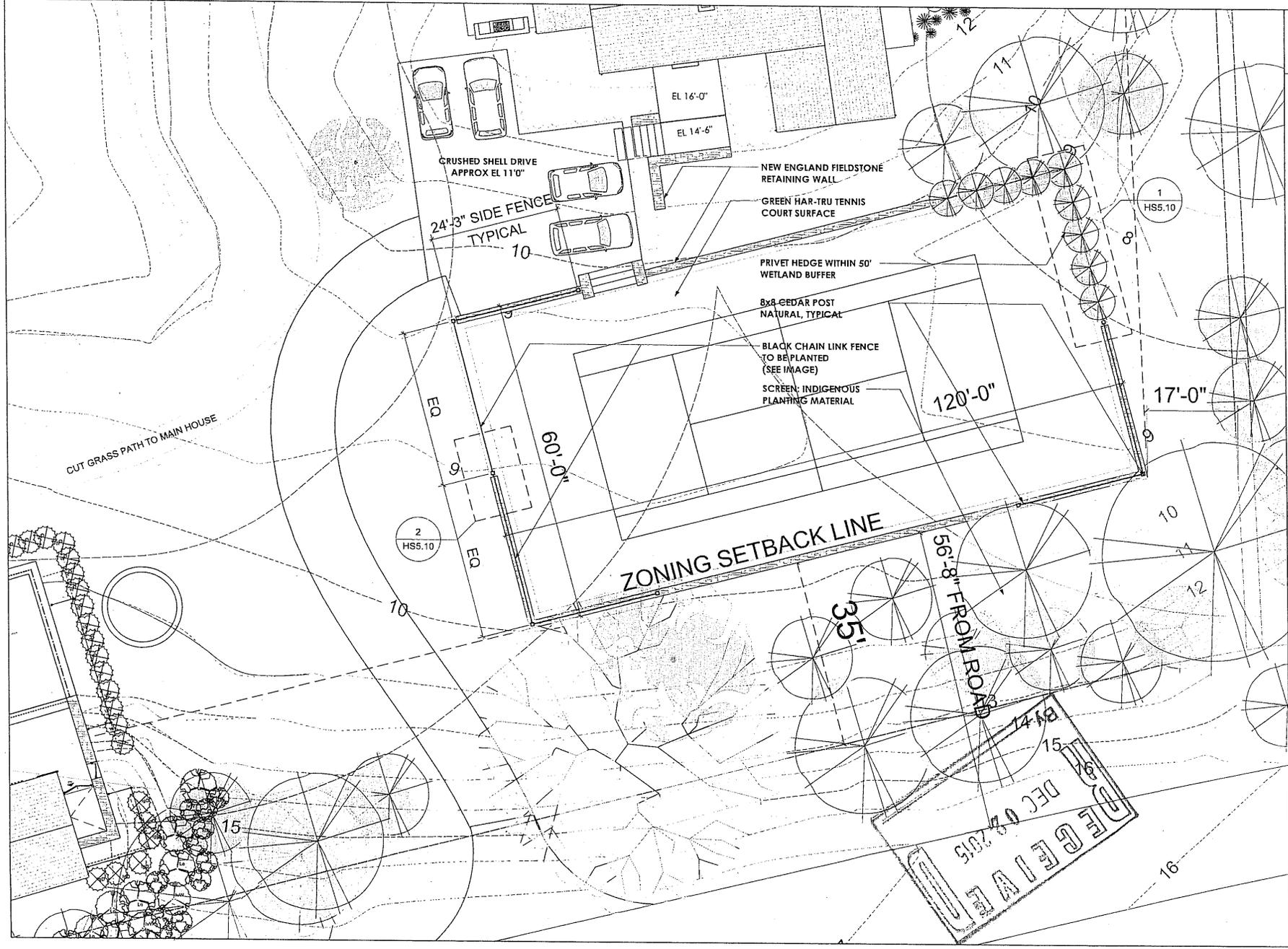
RECEIVED  
DEC 16 2015



1 TENNIS COURT FENCE DETAIL - IN WEILAND  
Scale: 3/4" = 1'-0"

2 TENNIS COURT FENCE DETAIL - TYP  
Scale: 3/4" = 1'-0"

|  |                        |                       |
|--|------------------------|-----------------------|
| No.  | Date                   | Issue Notes           |
| NOT FOR CONSTRUCTION   |                        |                       |
| MOGER MEHRHOF ARCHITECTS<br>100 E LANCASTER AVE.<br>WAYNE, PA 19087<br>484.580.6521                  |                        |                       |
| Consultant:<br>SITE DESIGN ENGINEERING<br>11 Grafton Street<br>Middleboro MA 02356<br>(508) 967-0673 |                        |                       |
| MAIN HOUSE - PRIVATE RESIDENCE<br><br>250 POLPIS ROAD<br>NANTUCKET, MA 02554                         |                        |                       |
| Tennis Court Details   |                        |                       |
| Prepared by:<br>CMB/MHRHOF   | Scale:<br>3/4" = 1'-0" |                       |
| Drawn by:<br>JN  |                        |                       |
| Reviewed by:<br>KCM  |                        |                       |
| Date:<br>12/08/15  |                        | HS5.10<br>DWG 4 OF 33 |



| No. | Date | Issue/Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

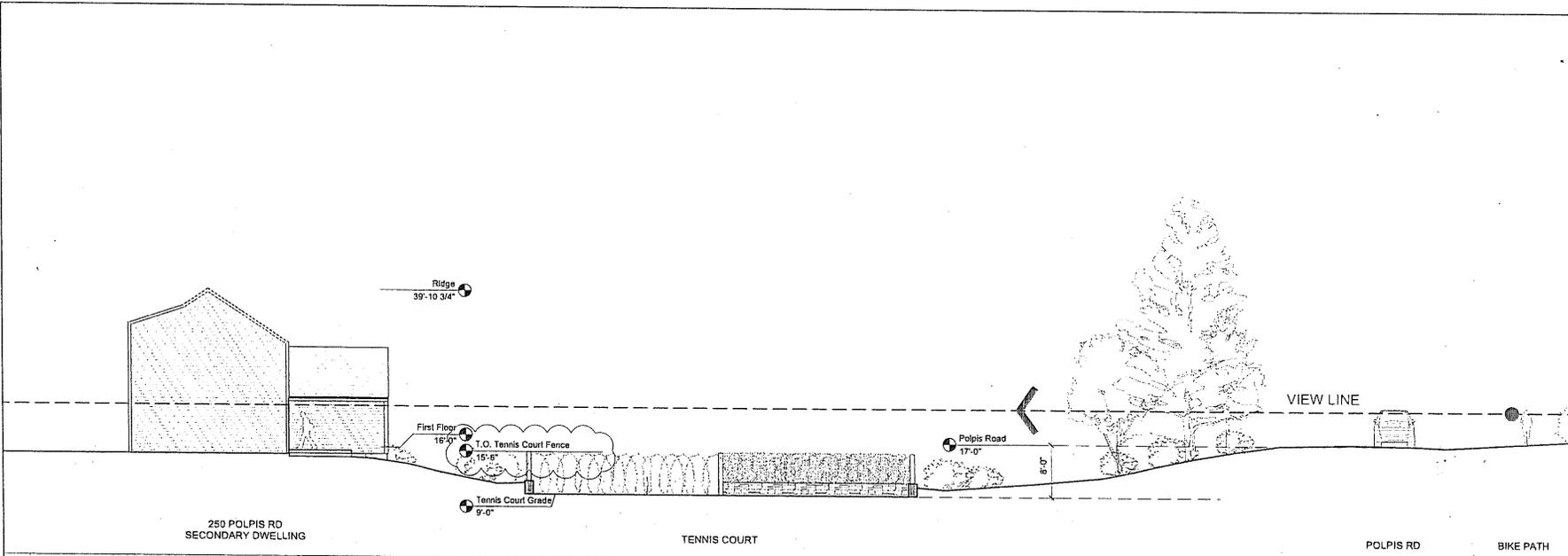
MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE.  
WAYNE, PA 19087  
484.580.6521

SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro MA 02356  
(508) 947-0673

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

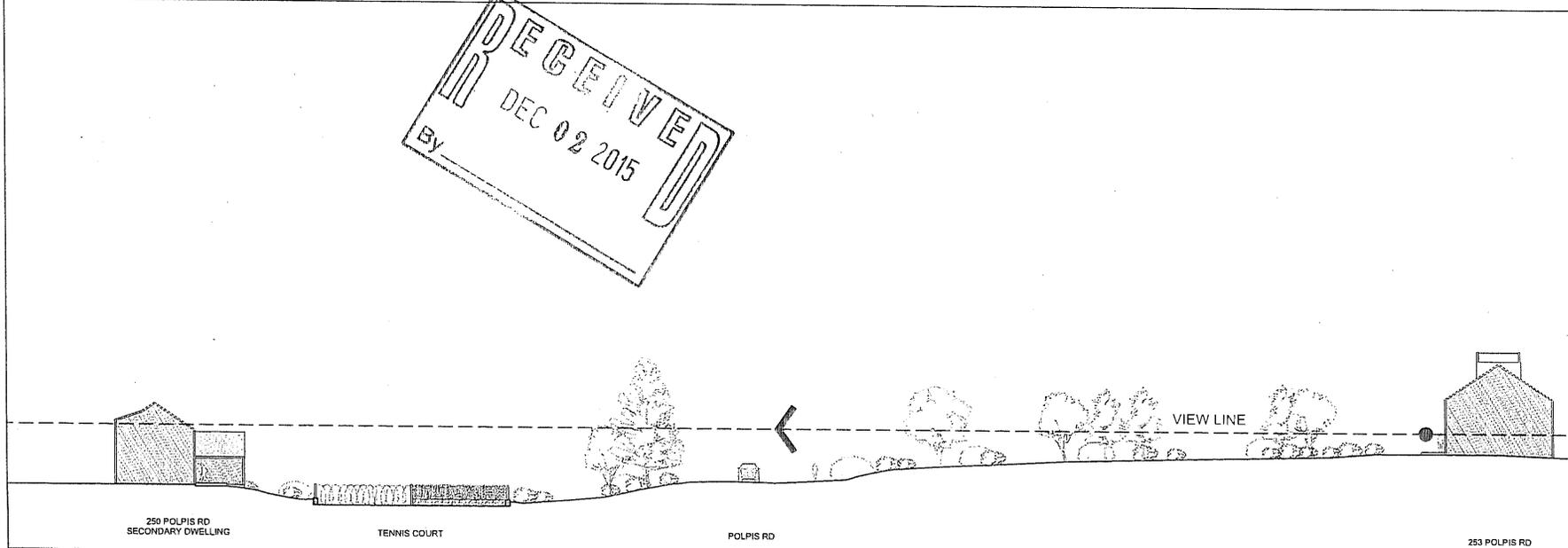
Hardscape Plan: Tennis Court

|             |               |       |          |
|-------------|---------------|-------|----------|
| DESIGNED BY | KIRBY MEHRHOF | DATE  | 12/08/15 |
| CHECKED BY  | KCM           | DATE  | 12/08/15 |
| PROJECT NO. | HS1.20        | SHEET | 1 OF 33  |



1 SITE SECTION AT TENNIS COURT AND ROAD  
Scale: 1/16" = 1'-0"

RECEIVED  
DEC 02 2015  
BY \_\_\_\_\_



2 SITE SECTION AT TENNIS COURT AND NEIGHBORING STRUCTURE  
Scale: 1/16" = 1'-0"

| No. | Date | Issue Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE.  
WAYNE, PA 19087  
484.580.6521

SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro MA 02356  
(508) 947-0673

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

Site Sections

|                              |                        |
|------------------------------|------------------------|
| DESIGNED BY<br>KIRBY MEHRHOF | CHECKED BY<br>AS NOTED |
| DRAWN BY<br>EM               | DATE<br>12/02/15       |
| PROJECT NO.<br>KCA1          | DWG NO.<br>HS3.00      |

## **EXHIBIT D**

# 250 Polpis Road Supplemental Information

HDC Meeting November 17, 2015

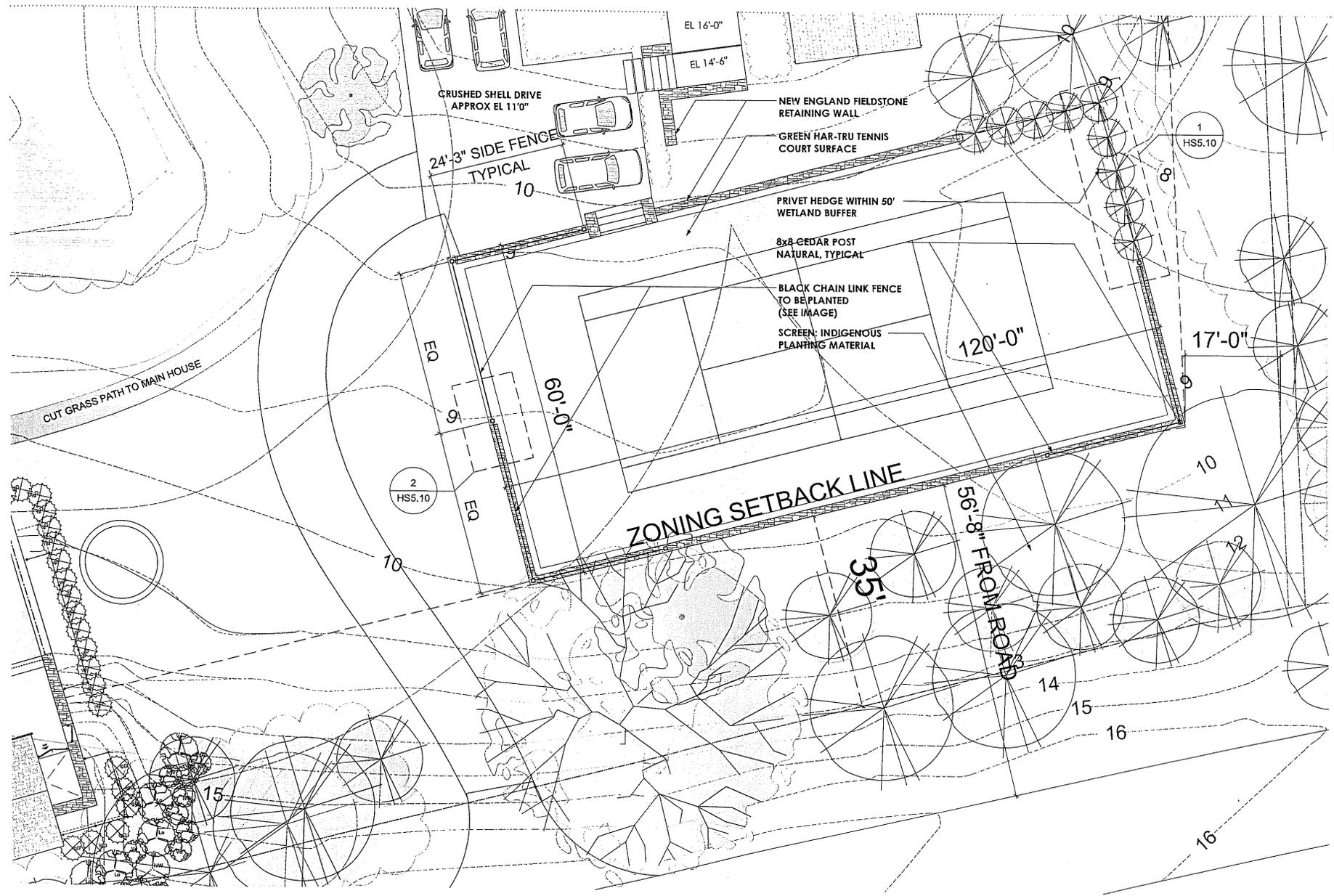


## TENNIS COURT

|   |        |
|---|--------|
| Proposed Site Plan                          | page 2 |
| Site Sections                               | page 3 |
| Section Perspective through Tennis Court    | page 4 |
| Polpis Rd Perspective @ Studio              | page 5 |
| Polpis Rd Perspective @ Curb Cut            | page 6 |
| Polpis Rd Perspective @ Tennis Court Corner | page 7 |
| Corresponding Photos from Polpis Rd         | page 8 |

moger • mehrhof architects

100 E Lancaster Avenue  
Wayne, PA 19087  
484.580.6521

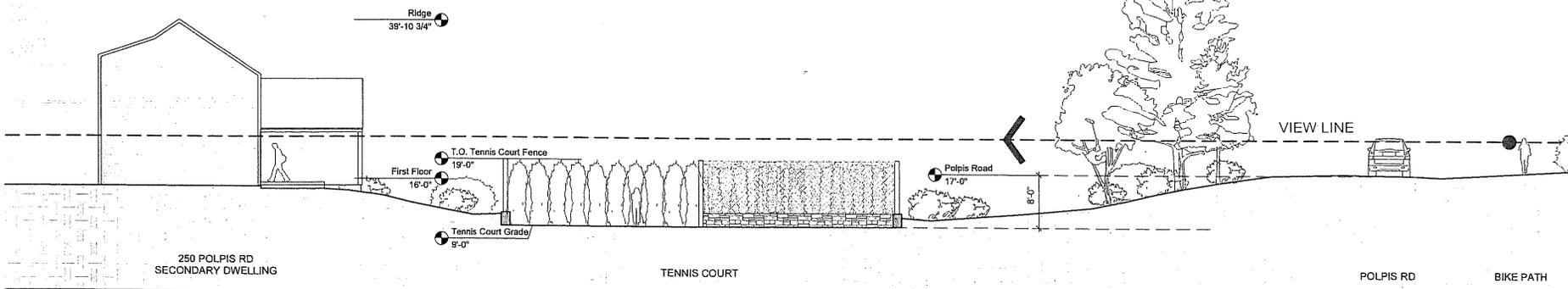


**VINIS COURT**

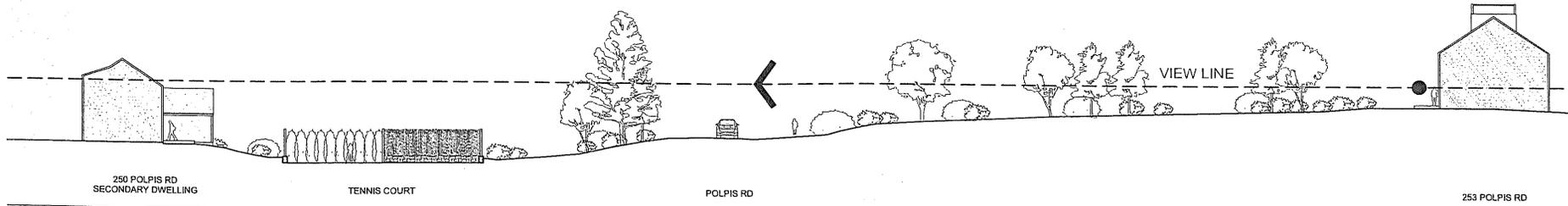
1.17 HDC Meeting: 250 POLPIS ROAD

SCALE: 1'-0"=1/16"

**PROPOSED SITE PLAN**



SITE SECTION AT TENNIS COURT AND ROAD



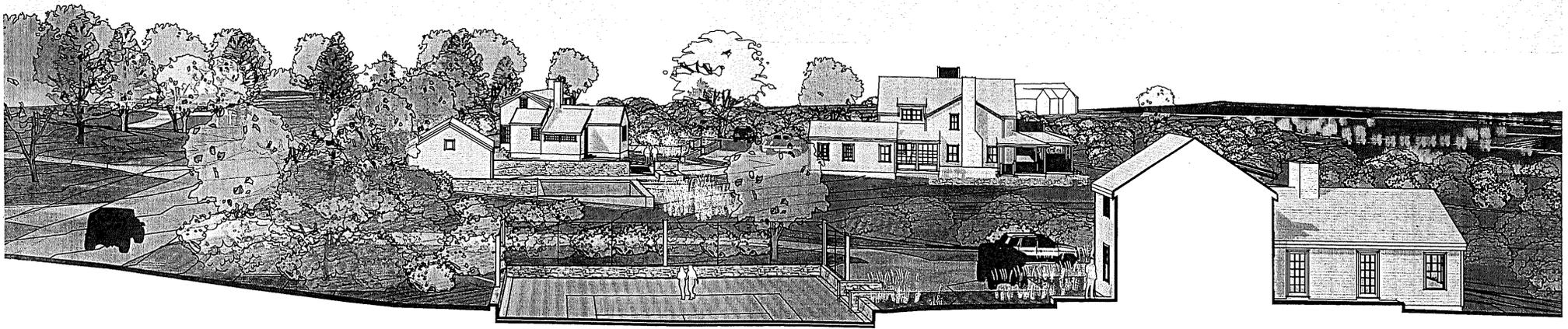
SITE SECTION AT TENNIS COURT AND NEIGHBORING STRUCTURE

**TENNIS COURT**

SCALE: VARIES

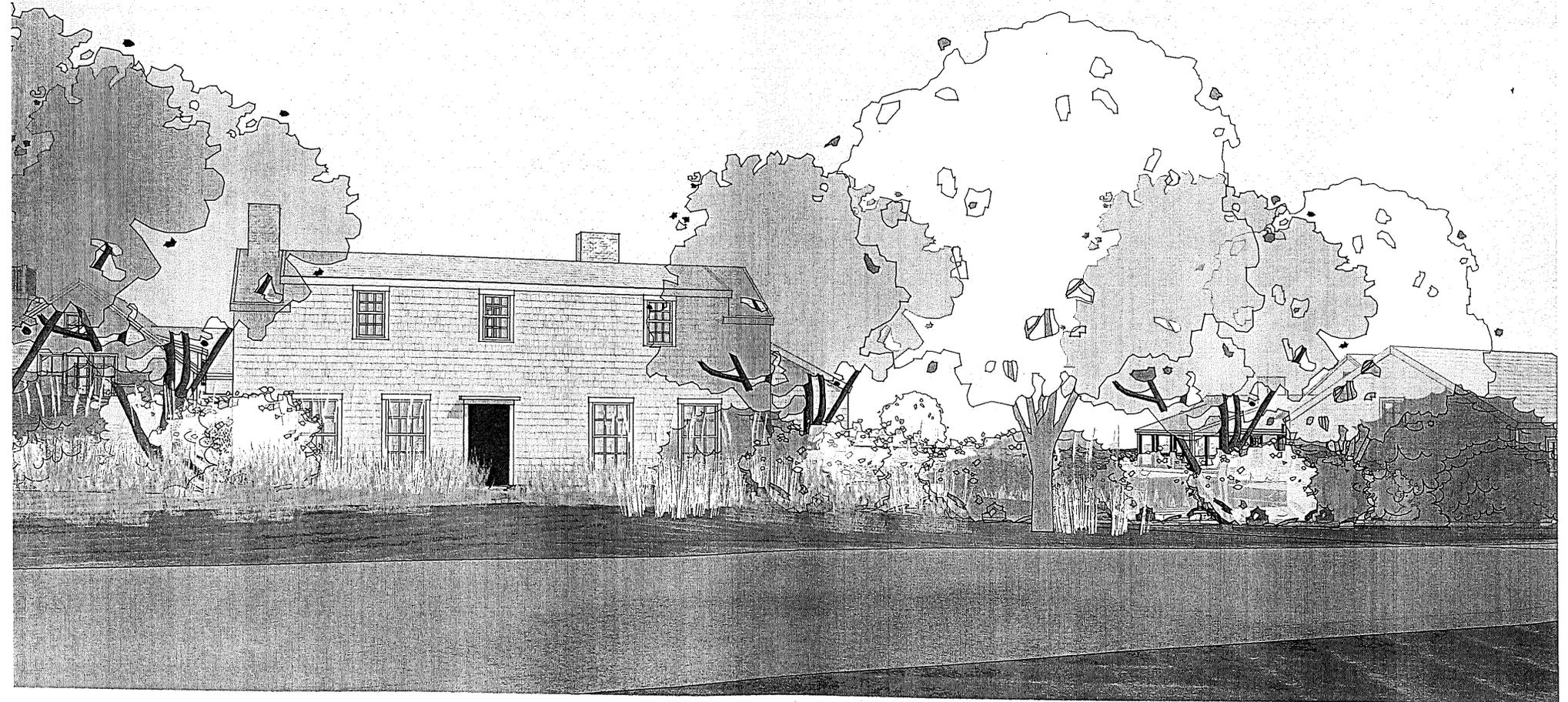
**SITE SECTIONS**

1.17 HDC Meeting: 250 POLPIS ROAD



**INIS COURT**  
I.17 HDC Meeting: 250 POLPIS ROAD

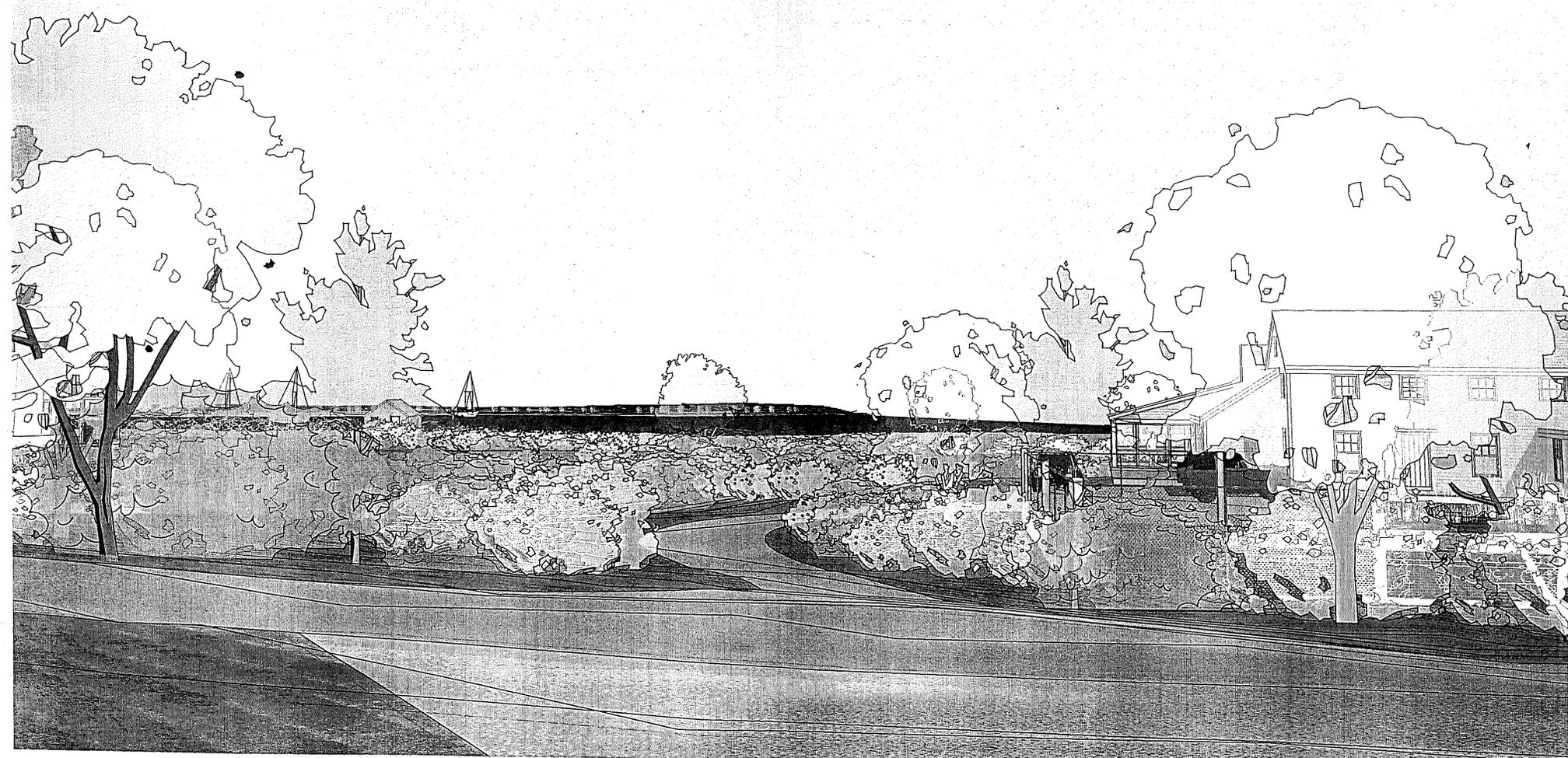
**SECTION PERSPECTIVE T THROUGH TENNIS COURT**



**UNIS COURT**

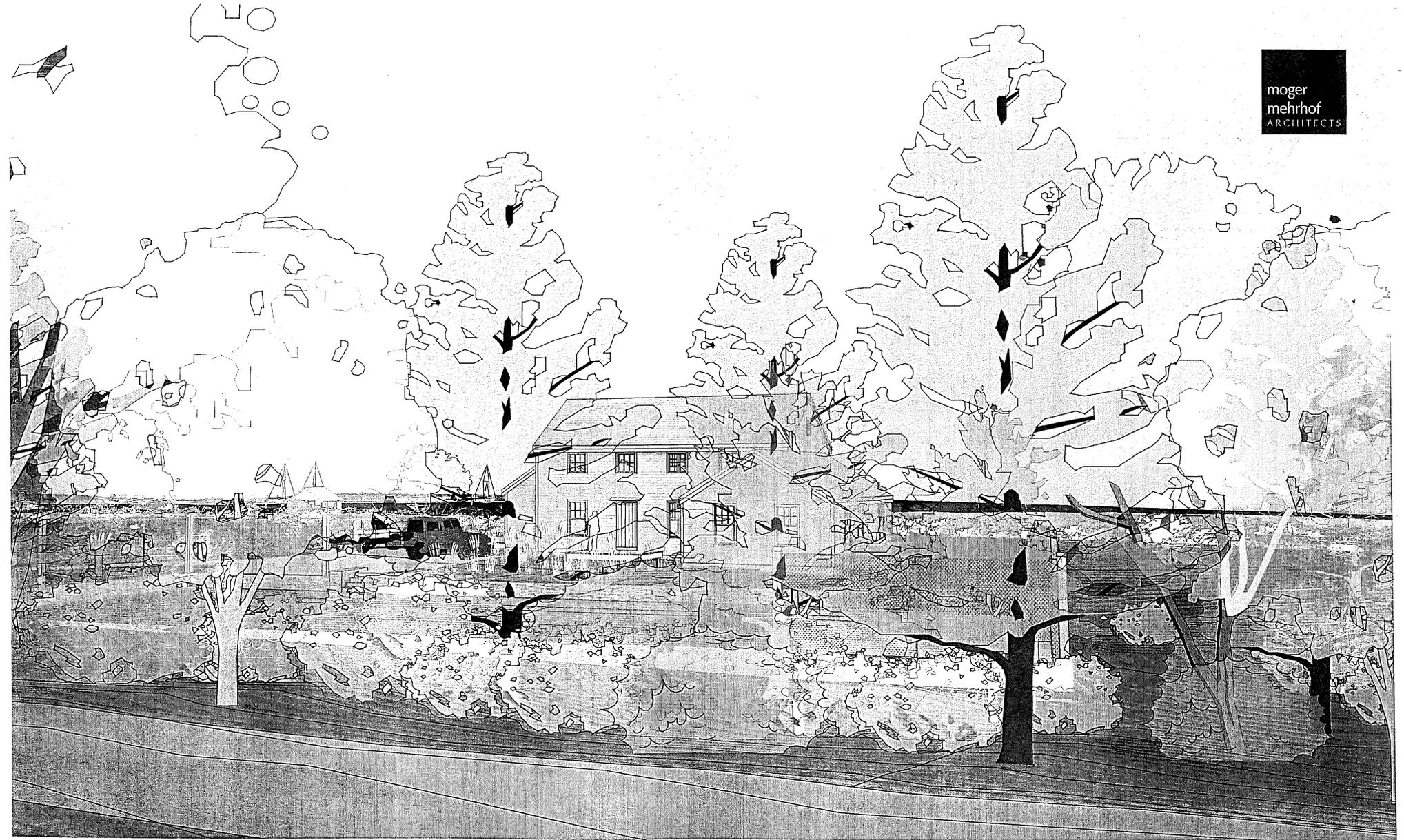
1.17 HDC Meeting: 250 POLPIS ROAD

**PROPOSED ROAD PERSPECTIVE @ STUDIO**



**INIS COURT**  
I.17 HDC Meeting: 250 POLPIS ROAD

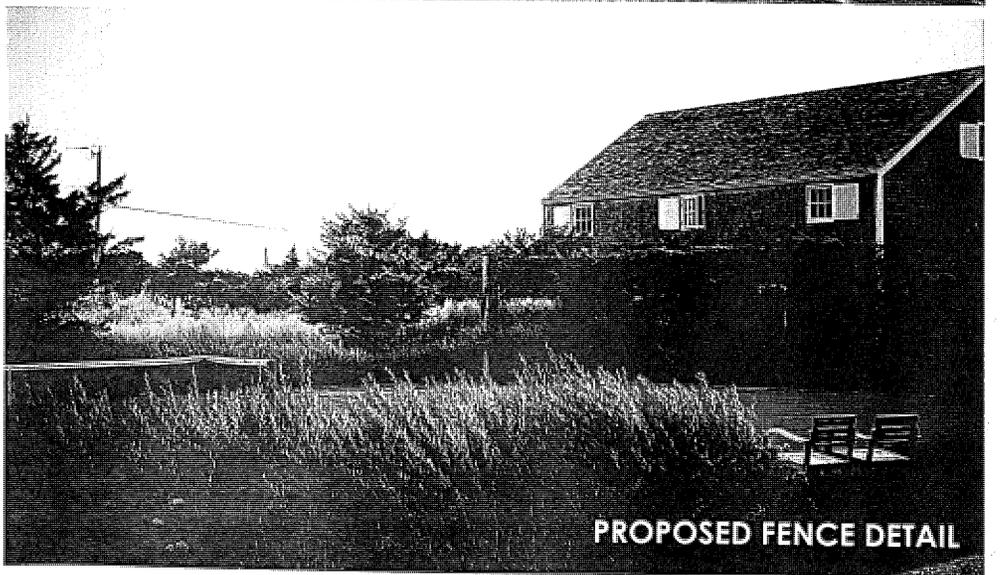
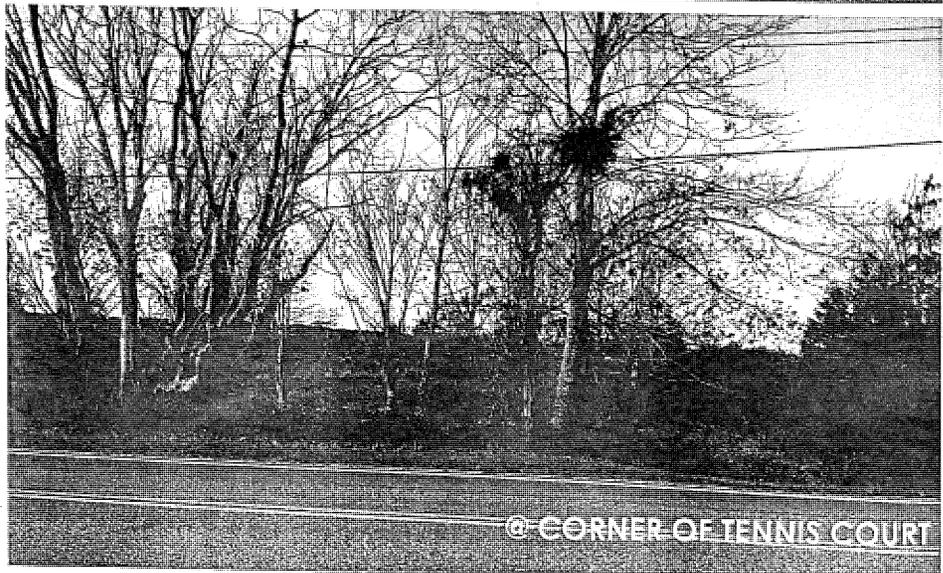
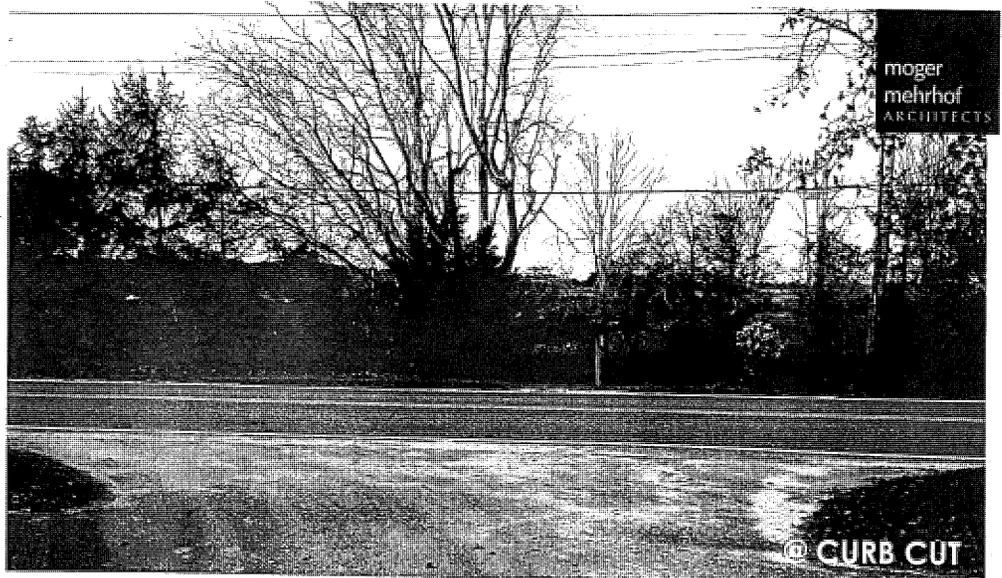
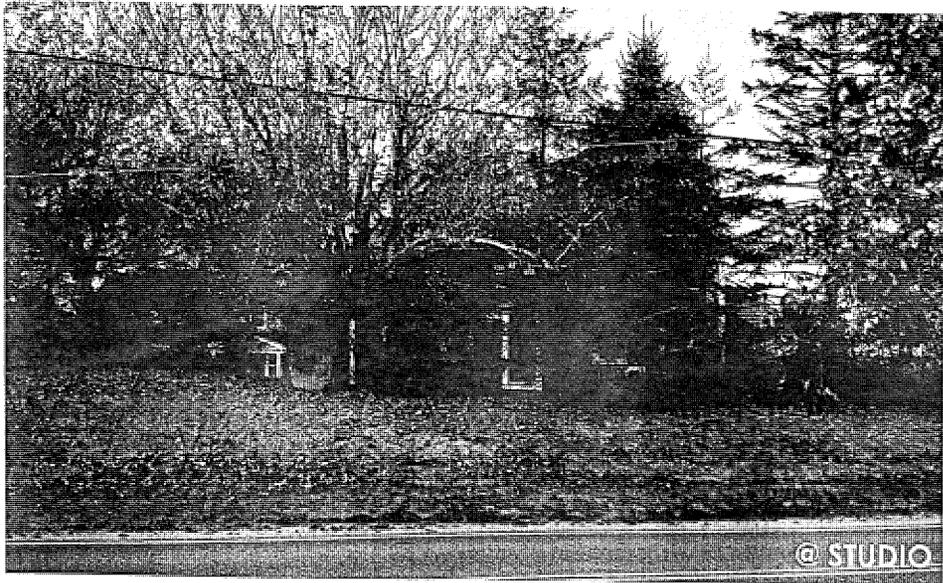
**PROPOSED PERSPECTIVE @ CURB CUT**



**TENNIS COURT**

**PROPOSED PERSPECTIVE @ CORNER OF TENNIS COURT**

1.17 HDC Meeting: 250 POLPIS ROAD



**INIS COURT**

**CORRESPONDING PHOTOGRAPHS FROM POLPIS RD**

.17 HDC Meeting: 250 POLPIS ROAD

# **EXHIBIT E**

**VII. NEW BUSINESS**

|                 |  |                 |                           |              |              |
|-----------------|--|-----------------|---------------------------|--------------|--------------|
| 1.              | McDermott, John  | 11 Lily Street  | Demo garage               | 42.3.4-50    | R. Weinman   |
| Sitting         | Williams, McLaughlin, Glazer, Camp, Oliver   |                 |                           |              |              |
| Alternates      | None   |                 |                           |              |              |
| Recused         | None   |                 |                           |              |              |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                 |                           |              |              |
| Representing    | Rhoda Weinman  |                 |                           |              |              |
| Public          | None   |                 |                           |              |              |
| Concerns (6:28) | <p><b>Williams</b> –HSAB has no concerns. This garage was not in this location in 1923 at all and doesn't show up until 1938.</p> <p><b>McLaughlin</b> – The garage was built in the 30s.</p> <p><b>Camp</b> – Not in favor of this being demolished.</p> <p><b>Oliver &amp; Glazer</b> – No concerns.</p>   |                 |                           |              |              |
| Motion          | <b>Motion to Approve given the age and style. (Oliver)</b>   |                 |                           |              |              |
| Vote            | Carried 4-1//Camp opposed  |                 | <b>Certificate #</b>      | <b>64703</b> |              |
| 2.              | Siebold, Sally   | 194 Cliff Road  | Rev.64505: shift addition | 40-29.3      | V. Oliver    |
| Sitting         | Williams, McLaughlin, Glazer, Camp   |                 |                           |              |              |
| Alternates      | None   |                 |                           |              |              |
| Recused         | Oliver   |                 |                           |              |              |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                 |                           |              |              |
| Representing    | <b>Val Oliver</b> – Presented Project. Contends the south elevation is not visible.  |                 |                           |              |              |
| Public          | None   |                 |                           |              |              |
| Concerns (6:32) | <p><b>Williams</b> – The north elevation dormer is too big and on the ridge. South elevation, eave on the addition needs to come down.</p> <p>No additional concerns.</p>  |                 |                           |              |              |
| Motion          | <b>Motion to Approve through staff with the north elevation dormer to come off the ridge 1 foot and the south is approved due to lack of visibility. (Camp)</b>  |                 |                           |              |              |
| Vote            | Carried unanimously  |                 | <b>Certificate #</b>      | <b>64704</b> |              |
| 3.              | Polpis Harbr LLC/Cohen   | 250 Polpis Road | Hardscape: tennis court   | 26-27        | K. Dale      |
| Sitting         | Williams, McLaughlin, Glazer, Camp, Oliver   |                 |                           |              |              |
| Alternates      | None   |                 |                           |              |              |
| Recused         | None   |                 |                           |              |              |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                 |                           |              |              |
| Representing    | <b>Kevin Dale</b> , Vaughan, Dale, Hunter and Beaudette, P.C. – Presented project; contends the tennis court will not be visible as it is sunken; only the fence posts, will be visible. Willing to go with a grass court if the board prefers.  |                 |                           |              |              |
| Public          | None   |                 |                           |              |              |
| Concerns (6:36) | <p><b>Williams</b> – We said "no" to the tennis court and so that application was withdrawn. These are visible regardless of what people say. This will be visible from Polpis Road.</p> <p><b>Glazer</b> – Agrees this will be visible.</p> <p><b>Camp</b> – This court is about 8 feet below the road elevation.</p> <p><b>Oliver</b> – Suggested a cross section from the house to the street through the court showing the contours.</p> |                 |                           |              |              |
| Motion          | <b>Motion to View with poles in place of the fence posts at the height of the posts and a cross section. (Oliver)</b>  |                 |                           |              |              |
| Vote            | Carried unanimously  |                 | <b>Certificate #</b>      |              |              |
| 4.              | MacDonald, Penny   | 5 Coon Street   | Reconstruct dwelling/fire | 55.1.4-55    | Permits Plus |
| Sitting         | Williams, McLaughlin, Glazer, Camp, Oliver   |                 |                           |              |              |
| Alternates      | None   |                 |                           |              |              |
| Recused         | None   |                 |                           |              |              |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                 |                           |              |              |
| Representing    | None   |                 |                           |              |              |
| Public          | None   |                 |                           |              |              |
| Concerns (6:44) | No comments at this time.  |                 |                           |              |              |
| Motion          | <b>Motion to Hold for representation. (Glazer)</b>   |                 |                           |              |              |
| Vote            | Carried unanimously  |                 | <b>Certificate #</b>      |              |              |

Minutes for November 17, 2015, adopted Dec. 8

|                 |  |                 |                         |                      |                   |
|-----------------|--|-----------------|-------------------------|----------------------|-------------------|
| 3.              | Scricco, Francis   | 155 Polpis Road | New dwelling            | 44-14                | Botticelli & Pohl |
| Sitting         | Williams, Coombs, Glazer, Camp, Oliver   |                 |                         |                      |                   |
| Alternates      | None   |                 |                         |                      |                   |
| Recused         | Pohl   |                 |                         |                      |                   |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                 |                         |                      |                   |
| Representing    | <b>Lisa Botticelli</b> , Botticelli & Pohl – Presented the project. Explained the orientation of the structure.  |                 |                         |                      |                   |
| Public          | None   |                 |                         |                      |                   |
| Concerns (5:26) | <p><b>Williams</b> – Would like the height reduced further. South elevation, the front door sidelights need to be narrower; the front door should face Polpis Road. The rural road guidelines were developed for this section of Polpis Road; no white; there are a lot of posts for white.</p> <p><b>Glazer</b> – North elevation, should reduce the number of the French door. Agree about bringing the height down.</p> <p><b>Camp</b> – Nothing to add. Okay with white.</p> <p><b>Oliver</b> – Asked about the color.</p> <p>Discussion about the color pallet.</p> <p><b>Coombs</b> – Agrees about lowering the height.</p>  |                 |                         |                      |                   |
| Motion          | <b>Motion to Hold for revisions. (Coombs)</b>  |                 |                         |                      |                   |
| Vote            | Carried unanimously  |                 |                         | <b>Certificate #</b> |                   |
| 4.              | Polpis Harbor LLC  | 250 Polpis Road | Hardscape: tennis court | 26-27                | Kevin Dale        |
| Sitting         | Williams, Glazer, Camp, Oliver   |                 |                         |                      |                   |
| Alternates      | None   |                 |                         |                      |                   |
| Recused         | None   |                 |                         |                      |                   |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.  |                 |                         |                      |                   |
| Representing    | <b>Kevin Dale</b> , Vaughan, Dale, Hunter and Beaudette, P.C. – Reviewed the project and supplemental information.   |                 |                         |                      |                   |
| Public          | None   |                 |                         |                      |                   |
| Concerns (5:37) | <p><b>Glazer</b> – Feels that any landscaping done to this part of the property alters the natural landscape and it will be apparent there is a tennis court there. There is not one tennis court visible from Polpis Road; none of them have the proximity to the road that this one has.</p> <p><b>Camp</b> – Agrees with Ms Glazer. Coming from Wauwinet looking northwest, visibility is right into the proposed location. She believes that it will be visible.</p> <p><b>Oliver</b> – No comments at this time.</p> <p><b>Williams</b> – When this first came in, the applicant was told the tennis court would not be approved in this location. Cited examples of tennis court that were approved based upon applicant contention they would not visible along Squam Road but turned out to be visible. She is not inclined to allow this in this location based on its being architecturally inappropriate and the inability to satisfactorily screen it.</p> <p>The board agrees the location and visibility of the tennis court is objectionable.</p> |                 |                         |                      |                   |
| Motion          | <b>Motion to Hold for revision to the location and to come back December 8. (Camp)</b>   |                 |                         |                      |                   |
| Vote            | Carried unanimously  |                 |                         | <b>Certificate #</b> |                   |

Minutes for December 10, 2015, adopted Dec. 22

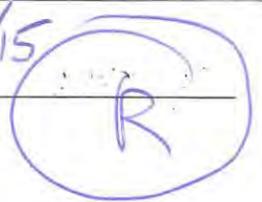
|                 |   |                    |                         |              |         |
|-----------------|---|--------------------|-------------------------|--------------|---------|
| 2.              | Polpis Harbor LLC   | 250 Polpis Road    | Hardscape: tennis court | 26-27        | K. Dale |
| Sitting         | Williams, Glazer, Camp, Oliver  |                    |                         |              |         |
| Alternates      | None  |                    |                         |              |         |
| Recused         | None  |                    |                         |              |         |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.   |                    |                         |              |         |
| Representing    | <b>Kevin Dale</b> , Vaughan, Dale, Hunter and Beaudette, P.C. – Reviewed changes made per previous concerns. For the record; the court is proposed not to be visible from a public way and a lot less visible than solar panels on Sheep Pond Road; it is not visible from a public vantage point under the HDC statute. Asked for a decision one way or another. Contends that what happened before is not relevant; this is a new application.  |                    |                         |              |         |
| Public          | None  |                    |                         |              |         |
| Concerns (1:47) | <b>Williams</b> – We were very clear from the beginning that the tennis court would not go in this location; they withdrew it. Now they are back after fixing the siting of everything else asking to put in the same location. What happened before is relevant.<br><b>Glazer</b> – Has nothing to add; there is nothing appropriate about this setting for the court. As for the comparison, a tennis court is not the same as solar panels.<br><b>Oliver</b> – Agrees. Believes there are better locations for the court.<br><b>Camp</b> – Agrees; there is nothing to screen the court coming view travelling from Wauwinet.  |                    |                         |              |         |
| Motion          | <b>Motion to Deny due to architectural inappropriateness of the location along Polpis Road in the front yard of 250 Polpis Road and it is visible from Polpis Road. (Glazer)</b>  |                    |                         |              |         |
| Vote            | Carried unanimously   |                    | <b>Certificate #</b>    | <b>64948</b> |         |
| 3.              | Sea La View LLC   | 42 Dukes Road      | Addition                | 56-248       | NAG     |
| Sitting         | Williams, Coombs, McLaughlin, Glazer, Kuhnert   |                    |                         |              |         |
| Alternates      | Camp, Oliver  |                    |                         |              |         |
| Recused         | None  |                    |                         |              |         |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.   |                    |                         |              |         |
| Representing    | <b>Bill McGuire</b> , Nantucket Architectural Group Inc. – Presented project. Circa 1980s.  |                    |                         |              |         |
| Public          | None  |                    |                         |              |         |
| Concerns (2:09) | <b>Williams</b> – This is a "humongo" addition that is right on the road and is not appropriate.<br><b>McLaughlin</b> – Doesn't find anything inappropriate to the area.<br><b>Glazer</b> – Two gable dormers on the side of the building is not typical.<br><b>Coombs</b> – North elevation, this is over fenestrated; a simple building is being turned into something else. Agree about the gables on the east elevation being inappropriate; windows under the positioning of the windows on the 1 <sup>st</sup> floor is inappropriate. West elevation, no concerns. South elevation, the addition to the gable and the left window with empty on the right is not appropriate; the chimney doesn't work in that location.<br><b>Kuhnert</b> – Agrees this is inappropriate; believes there is ample room for an addition of the east side. In scale and massing, the addition subsumes the existing structure.<br><b>Williams</b> – Agrees with what's been said. The main mass 26 feet height is appropriate for that area; shouldn't try to add a 30-foot tall new main mass. |                    |                         |              |         |
| Motion          | <b>Motion to Hold for revisions. (Coombs)</b>   |                    |                         |              |         |
| Vote            | Carried unanimously   |                    | <b>Certificate #</b>    |              |         |
| 4.              | Bell, Mitchell  | 13C Willard Street | Raise existing dwelling | 42.4.1-5.3   | NAG     |
| Sitting         | Williams, Coombs, McLaughlin, Glazer, Camp  |                    |                         |              |         |
| Alternates      | Oliver, Kuhnert   |                    |                         |              |         |
| Recused         | None  |                    |                         |              |         |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.   |                    |                         |              |         |
| Representing    | <b>Steven Theroux</b> , Nantucket Architectural Group Inc. – Presented project.   |                    |                         |              |         |
| Public          | None  |                    |                         |              |         |
| Concerns (2:19) | <b>Williams</b> – The way the things are joined is not right; normally they're inside the piers. She would prefer natural to weather, vertical board with ¼ inch gaps.<br>Discussion about the lattice versus vertical board and why the drawing looks odd.<br><b>McLaughlin</b> – Would like this board to set a policy on the skirts used when a house is raised.   |                    |                         |              |         |
| Motion          | <b>Motion to Approve through staff with the skirt to be natural to weather vertical board with ¾ inch gap. (Glazer)</b>   |                    |                         |              |         |
| Vote            | Carried unanimously   |                    | <b>Certificate #</b>    | <b>64949</b> |         |

**HDC File**  
**250 Polpis Road**

CERTIFICATE NO: 64948

Denied

DATE ISSUED: 12/10/15



Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a  
**CERTIFICATE OF APPROPRIATENESS**  
for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

**PROPERTY DESCRIPTION**

TAX MAP N°: 26 PARCEL N°: 26/27  
Street & Number of Proposed Work: 250 POLPIS RD.  
Owner of record: MICHAEL COHEN / POLPIS HARBOR LLC  
Mailing Address: \_\_\_\_\_  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: KEVIN F. DALE, ESQUIRE  
Mailing Address: PO BOX 659, 2 WHALERS LANE  
NANTUCKET, MA 02554  
Contact Phone #: 5082284455 E-mail: KEVIN@VDHLAW.COM

FOR OFFICE USE ONLY

CR#15510

Date application received: 10/21/15 Fee Paid: \$ 100.00  
Must be acted on by: 12/31/15  
Extended to: \_\_\_\_\_  
Approved: [Signature] Disapproved: [Signature]  
Chairman: [Signature]  
Member: [Signature]  
Member: [Signature]  
Member: [Signature]  
Member: [Signature]

Notes - Comments - Restrictions - Conditions  
Close to the adjacent location on end of the double - along the road - traveled way - will be visible -

**DESCRIPTION OF WORK TO BE PERFORMED**

See reverse for required documentation.

- New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Deck/Patio  Steps  Shed
- Color Change  Fence  Gate  Hardscaping  Move Building  Demolition  Revisions to previous Cert. No. \_\_\_\_\_
- Pool (Zoning District \_\_\_\_\_)  Roof  Other TENNIS COURT

Size of Structure or Addition: Length: 120'-0" Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 60'-0" Sq. Footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**Additional Remarks**

Historic Name: \_\_\_\_\_ REVISIONS\* 1. East Elevation  
Original Date: \_\_\_\_\_ (describe) 2. South Elevation  
Original Builder: \_\_\_\_\_ 3. West Elevation  
Is there an HDC survey form for this building attached?  Yes  N/A 4. North Elevation

\*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_  
Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_  
Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_  
Leaders (material and size): \_\_\_\_\_  
Sidewall:  White cedar shingles \_\_\_\_\_  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other \_\_\_\_\_  
Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_  
B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_  
C. Dimensions: Fascia \_\_\_\_\_ Rake \_\_\_\_\_ Soffit (Overhang) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_  
Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_  
Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_  
Hardscape materials: Driveways CRUSHED SHELL CONCRETE Walkways HAR-TRY GREEN Walls NEW ENGLAND FIELDSTONE

Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

\* Note: Complete door and window schedules are required.

**COLORS**

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence NATURAL/BLACK Shutters \_\_\_\_\_

\* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date \_\_\_\_\_ Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury

CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

### CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

#### PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°: 26/27  
Street & Number of Proposed Work: 250 POLPIS RD  
Owner of record: MICHAEL COHEN / POLPIS HARBOR LLC  
Mailing Address: \_\_\_\_\_  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: KEVIN F. DALE, ESQUIRE  
Mailing Address: PO BOX 659, 2 WHALER'S LANE  
NANTUCKET, MA 02554  
Contact Phone #: 508 228 4455 E-mail: KEVIN@VDHLAM.COM

#### FOR OFFICE USE ONLY

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Must be acted on by: \_\_\_\_\_  
Extended to: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Notes - Comments - Restrictions - Conditions  
\_\_\_\_\_  
\_\_\_\_\_

#### DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling  Addition  Garage  Driveway/Apron  Commercial  Historical Renovation  Deck/Patio  Steps  Shed  
 Color Change  Fence  Gate  Hardscaping  Move Building  Demolition  Revisions to previous Cert. No. \_\_\_\_\_  
 Pool (Zoning District \_\_\_\_\_)  Roof  Other TENNIS COURT  
Size of Structure or Addition: Length: 120'0" Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: 60'0" Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

#### Additional Remarks

Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_ (describe)  
Original Builder: \_\_\_\_\_  
Is there an HDC survey form for this building attached?  Yes  N/A

- REVISIONS:
1. East Elevation
  2. South Elevation
  3. West Elevation
  4. North Elevation

\*Cloud on drawings and submit photographs of existing elevations.

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_  
Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_  
Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_  
Leaders (material and size): \_\_\_\_\_

Sidewall:  White cedar shingles \_\_\_\_\_  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side   
 Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_  
B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia \_\_\_\_\_ Rake \_\_\_\_\_ Soffit (Overhang) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways CRUSHED SHELL GRAVEL Walkways HAR-TRU GREEN Walls NEW ENGLAND FIELDSTONE

\* Note: Complete door and window schedules are required.

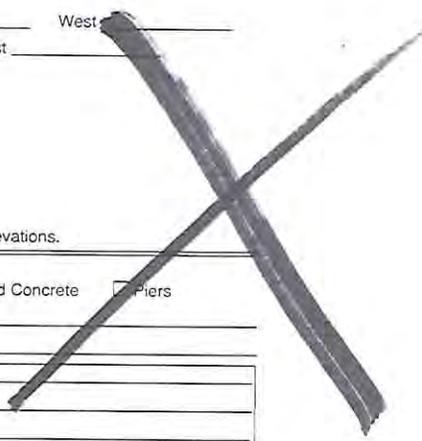
#### COLORS

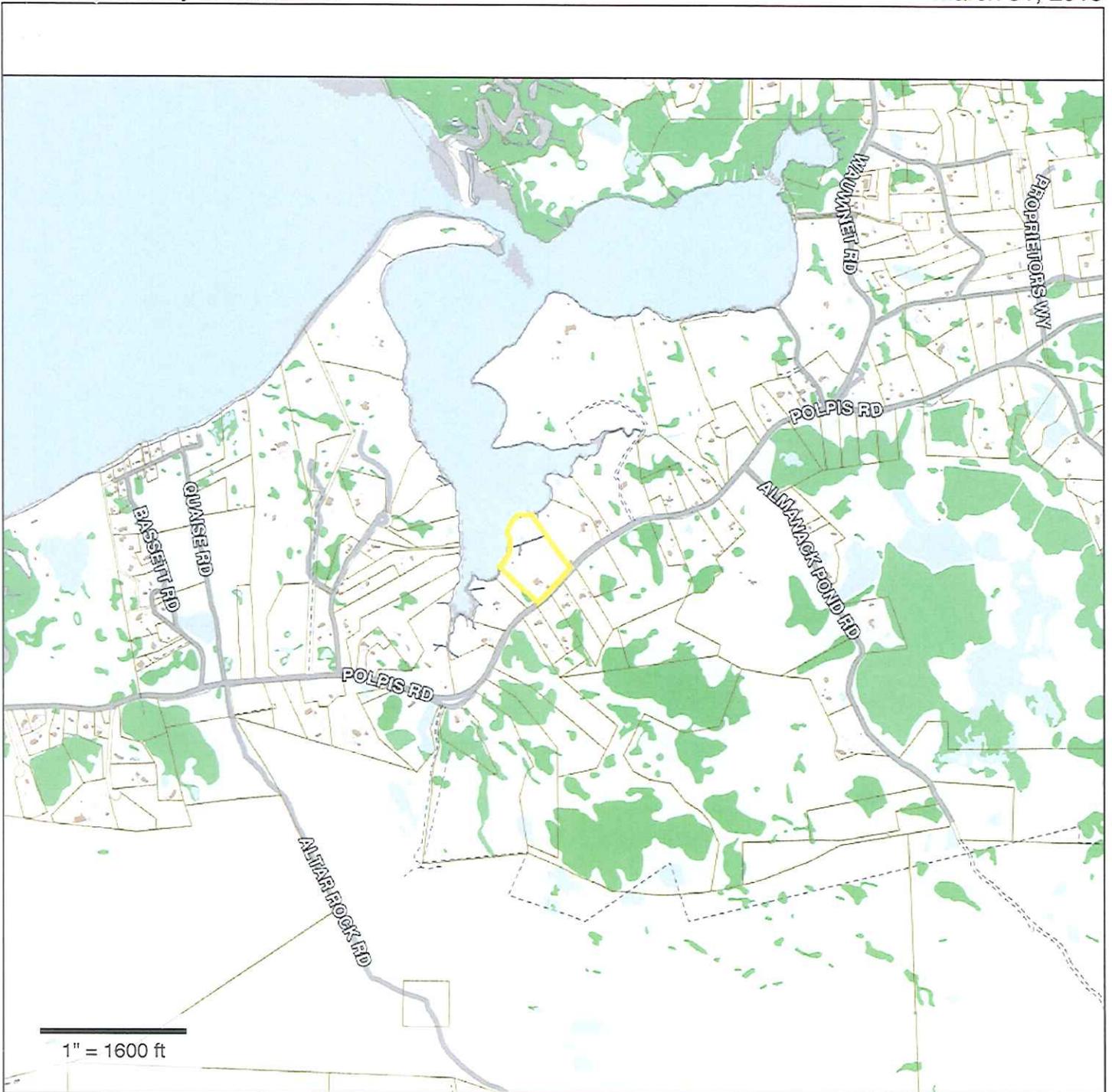
Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence NATURAL/BLACK Shutters \_\_\_\_\_

\* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date \_\_\_\_\_ Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury \_\_\_\_\_





**Property Information**

Property ID 26 27  
Location 250 POLPIS RD  
Owner POLPIS HARBOR LLC

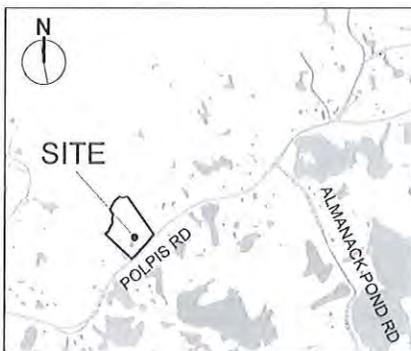


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014





LOCUS MAP  
NTS

**SITE TABULATIONS**

250 Polpis Road, Nantucket MA

- Property ID #: 26 27
- Zoning: LUG-3
- Max Building Height: 30'-0"
- Building Lot Setbacks:
  - Front: 35'-0"
  - Side: 20'-0"
  - Rear: -
- Width @ Street: 50'-0"
- 10.3 acres (448,668 sq ft)
- Max Impervious Building Coverage: 3% 13,460 sq ft

| Existing Site Conditions |            | TOTAL             |
|--------------------------|------------|-------------------|
| Main House Existing      | 2,934 sqft |                   |
| Studio Existing          | 1,116 sqft |                   |
| Garage Existing          | 920 sqft   |                   |
| <b>BUILDING TOTAL</b>    |            | <b>4,970 sqft</b> |
| Deck / Pool              | 2,829 sqft |                   |
| <b>SITE TOTAL</b>        |            | <b>2,829 sqft</b> |

| Proposed Site Conditions      |            | TOTAL              |
|-------------------------------|------------|--------------------|
| Main House Renovated          | 3,338 sqft |                    |
| Studio Renovated              | 1,116 sqft |                    |
| Garage Renovated (Pool House) | 478 sqft   |                    |
| Deck / House Frame            | 2,243 sqft |                    |
| <b>BUILDING TOTAL</b>         |            | <b>7,175 sqft</b>  |
| Tennis Court                  | 7,221 sqft |                    |
| Deck / Pool                   | 6,054 sqft |                    |
| <b>SITE TOTAL</b>             |            | <b>13,227 sqft</b> |

**APPLICABLE CODES**

The 2009 International Residential Code



| No. | Date | Description |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE  
WAYNE PA 19087  
484.850.6521

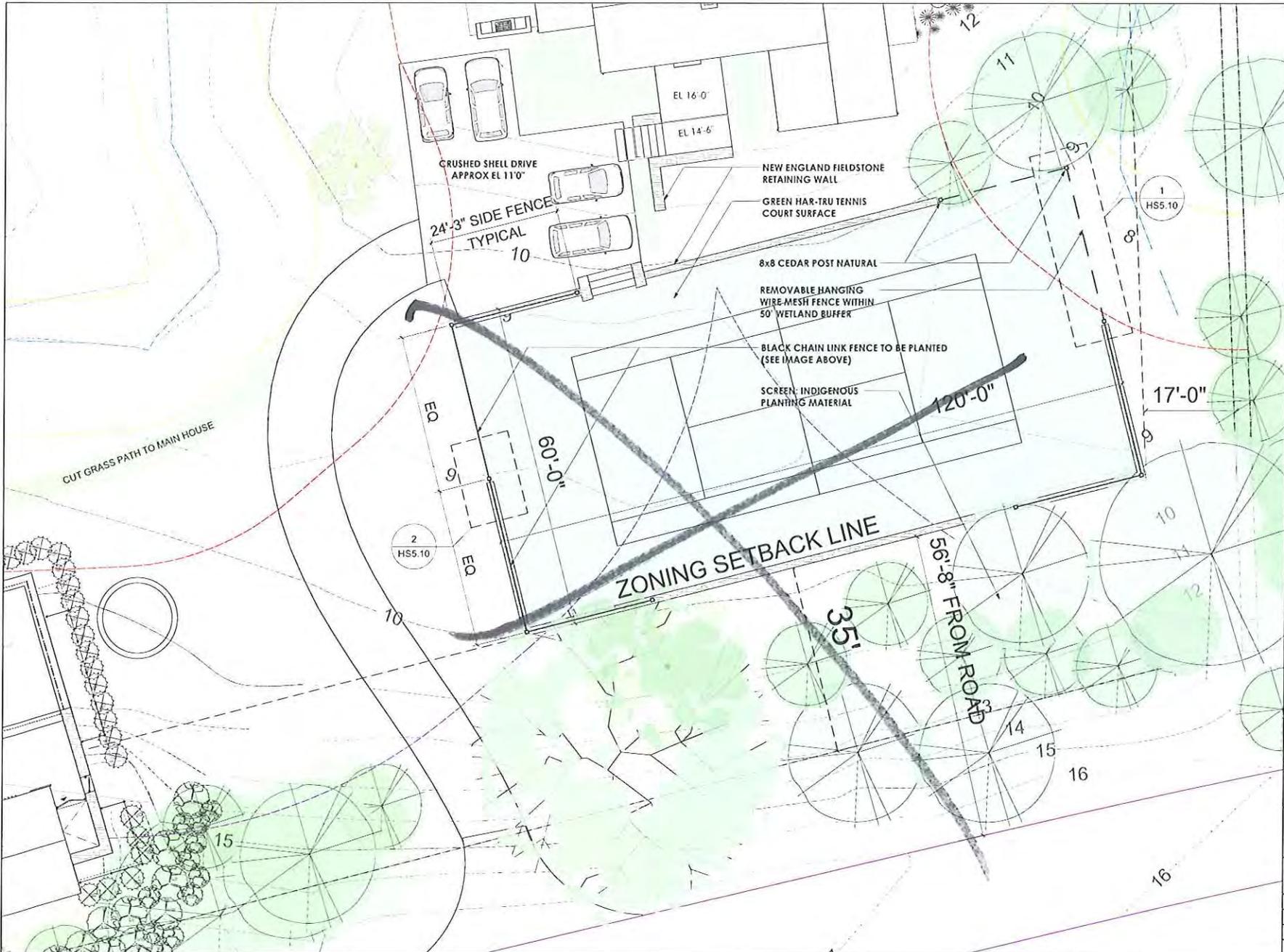
SITE DESIGN ENGINEERING  
11 Curran Street  
Middleboro MA 02355  
(508) 947-0813

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET MA 02554

Cover Sheet / Site Plan

|               |         |
|---------------|---------|
| MOGER MEHRHOF | 1/31/20 |
| CHK           |         |
| CHK           |         |
| DATE          | 1/31/20 |

HSO.01



| No. | Date | Revisions |
|-----|------|-----------|
|     |      |           |

NOT FOR CONSTRUCTION

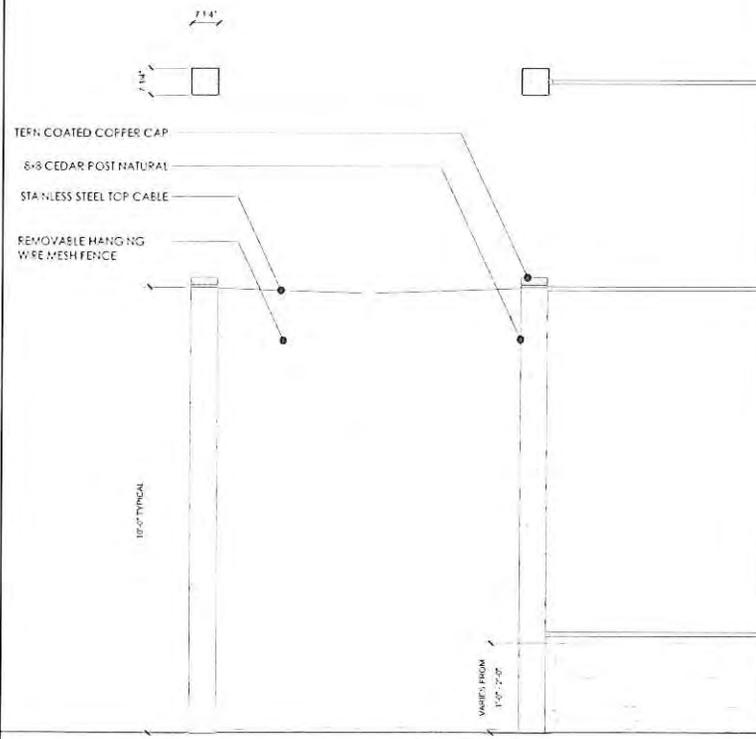
Moger Mehrhof Architects  
100 E LANCASTER AVE.  
WAYNE, PA. 19087  
484.550.4521

Site Design Engineering  
111 Cushman Street  
Middleboro, MA 02356  
(508) 937-0873

MAIN HOUSE - PRIVATE RESIDENCE  
250 FOLK'S ROAD  
NANTUCKET, MA 02554

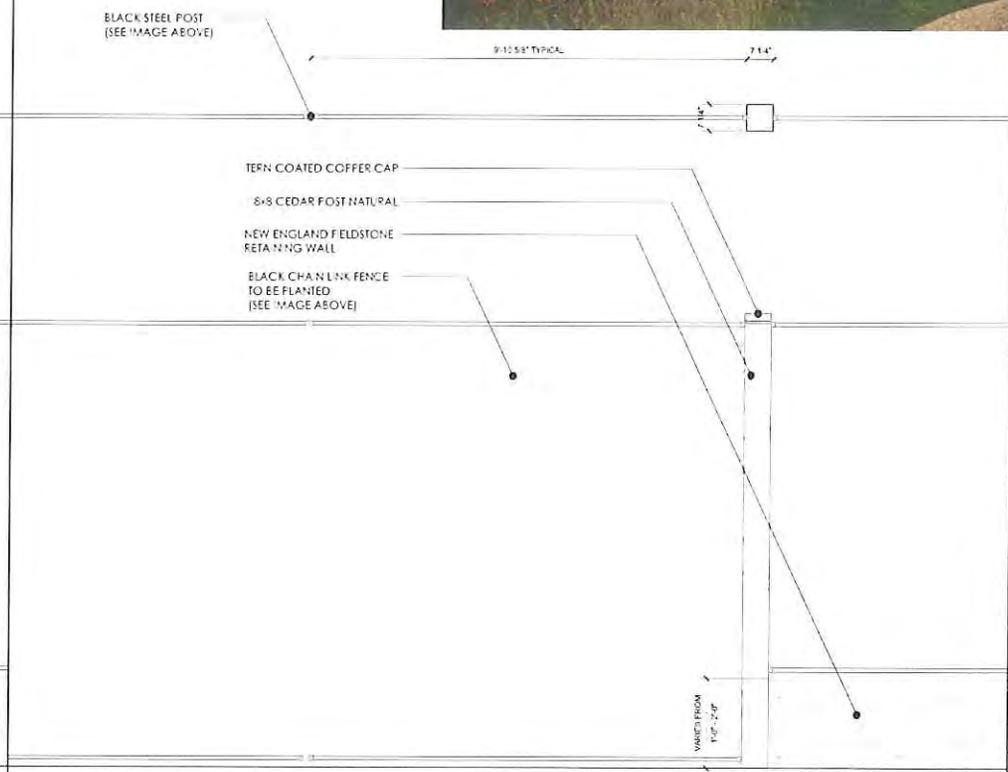
Landscape Plan - Tennis Court

|             |         |
|-------------|---------|
| DESIGNED BY | JG      |
| DATE        |         |
| SCALE       |         |
| PROJECT     | HS.1.20 |
| DATE        |         |



TEFN COATED COPPER CAP  
6x8 CEDAR POST NATURAL  
STAINLESS STEEL TOP CABLE  
REMOVABLE HANGING WIRE MESH FENCE

1 TENNIS COURT FENCE DETAIL - IN WETLAND  
Scale: 3/4" = 1'-0"



BLACK STEEL POST  
(SEE IMAGE ABOVE)

TEFN COATED COPPER CAP  
6x8 CEDAR POST NATURAL  
NEW ENGLAND FIELDSTONE  
RETAINING WALL  
BLACK CHAIN LINK FENCE  
TO BE PLANTED  
(SEE IMAGE ABOVE)

2 TENNIS COURT FENCE DETAIL - TYP  
Scale: 3/4" = 1'-0"

|     |      |             |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
|     |      |             |

NOT FOR CONSTRUCTION

MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE  
WAYNE, PA 19087  
484.550.4521

SITE DESIGN ENGINEERING  
111 Cushman Street  
Middleboro, MA 02356  
(508) 937-0673

MAIN HOUSE - PRIVATE RESIDENCE  
250 FOLP'S ROAD  
NANTUCKET, MA 02554

Tennis Court Details

|             |         |
|-------------|---------|
| DESIGNED BY | DATE    |
| ECM         |         |
| ECM         |         |
| 1/24/15     | 2/16/15 |

HS5.10

**RECEIVED**  
 NOV 10 2015  
 By \_\_\_\_\_

moger • mehrhof  
 ARCHITECTS



1 LOCUS MAP  
 NTS

**SITE TABULATIONS**  
 250 Polpis Road, Nantucket MA

Property ID #: 2627  
 -Zoning: LUG-3  
 -Max Building Height: 30'-0"  
 -Building Lot Setbacks:  
 Front: 35'-0"  
 Side: 20'-0"  
 Rear: -  
 -Width @ Street: 50'-0"  
 -10.3 acres (448,669 sq ft)  
 -Max Impervious Building Coverage: 3% 13,460 sq ft

| Existing Site Conditions | TOTAL             |
|--------------------------|-------------------|
| Main House Existing      | 2,934 sqft        |
| Studio Existing          | 1,116 sqft        |
| Garage Existing          | 529 sqft          |
| <b>BUILDING TOTAL</b>    | <b>4,579 sqft</b> |
| Deck / Pools             | 2,827 sqft        |
| <b>SITE TOTAL</b>        | <b>7,406 sqft</b> |

| Proposed Site Conditions      | TOTAL              |
|-------------------------------|--------------------|
| Main House Renovated          | 3,338 sqft         |
| Studio Renovated              | 1,116 sqft         |
| Garage Renovated (Pool House) | 478 sqft           |
| Guest House New               | 2,255 sqft         |
| <b>BUILDING TOTAL</b>         | <b>7,187 sqft</b>  |
| Tennis Court                  | 7,221 sqft         |
| Deck / Pools                  | 6,005 sqft         |
| <b>SITE TOTAL</b>             | <b>20,413 sqft</b> |

**APPLICABLE CODES**  
 The 2009 International Residential Code



| No. | Date | Issue/Notes |
|-----|------|-------------|
|     |      |             |

**NOT FOR CONSTRUCTION**

Moger Mehrhof Architects  
 100 Lancaster Ave  
 Wayne, PA 19287  
 484.550.6521

Site Design Engineering  
 11 Clappan Street  
 Middleboro, MA 02355  
 (508) 947-0473

MAIN HOUSE - PRIVATE RESIDENCE  
 250 POLPIS ROAD  
 NANTUCKET, MA 02554

Cover Sheet / Site Plan

|             |          |
|-------------|----------|
| PROJECT NO. | 250      |
| DATE        | 11/10/15 |
| SCALE       | AS SHOWN |
| TITLE       | HS0.01   |



| No. | Date | Issue Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

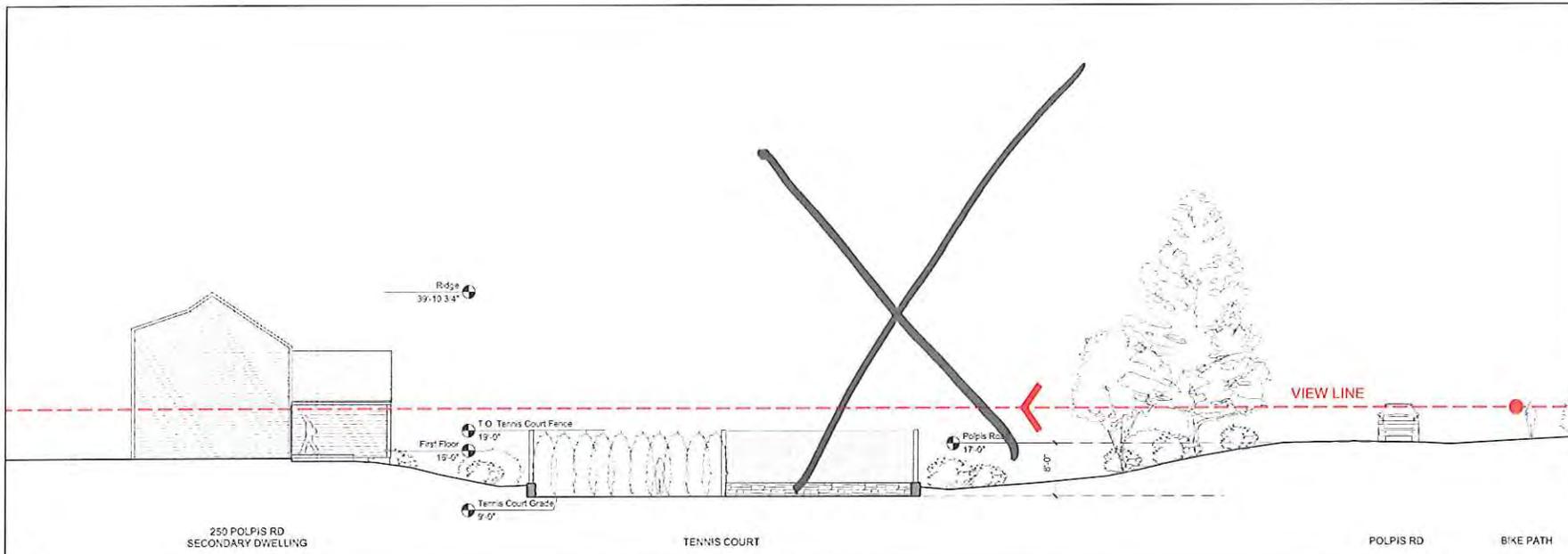
MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE  
WAYNE, PA 19087  
484 500 4521

SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro MA 02556  
(508) 947-0873

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLP'S ROAD  
NANTUCKET, MA 02554

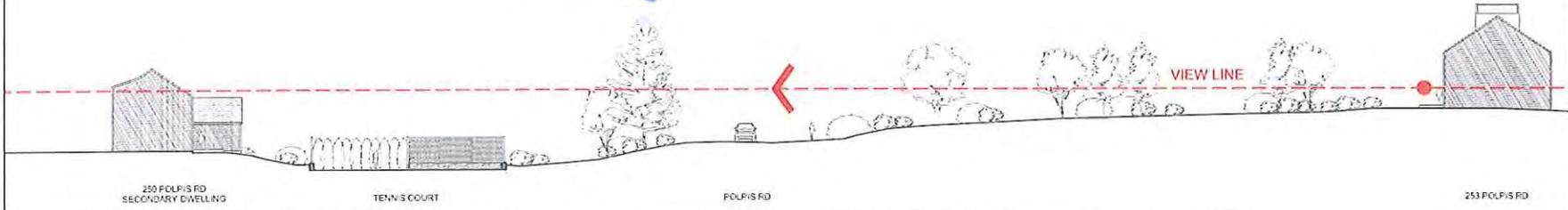
Landscape Plan: Tennis Court

|          |        |
|----------|--------|
| PROJECT  | HS1.20 |
| DATE     |        |
| SCALE    |        |
| DESIGNER |        |
| DATE     |        |
| PROJECT  | HS1.20 |
| DATE     |        |



1 SITE SECTION AT TENNIS COURT AND ROAD  
Scale 1/8" = 1'-0"

RECEIVED  
NOV 10 2015  
By \_\_\_\_\_



2 SITE SECTION AT TENNIS COURT AND NEIGHBORING STRUCTURE  
Scale 1/16" = 1'-0"

| No. | Date | Issue/Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

Moger Mehrhof Architects  
100 E LANCASTER AVE  
WAYNE, PA 19027  
484.580.6521

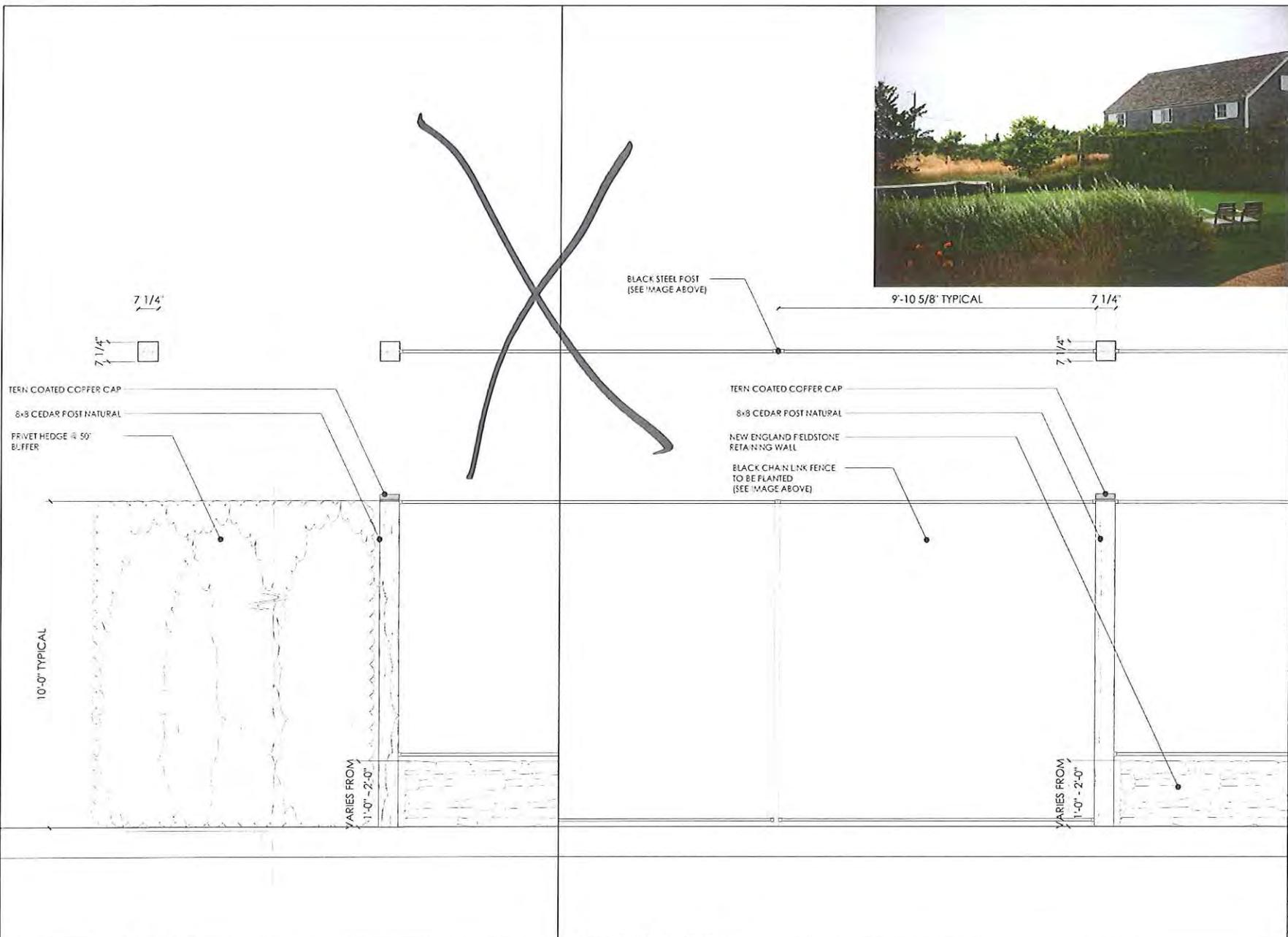
SITE DESIGN ENGINEERING  
11 COLUMBIAN STREET  
MIDDLEBORO, MA 02356  
(508) 747-0473

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

Site Sections

| DATE | BY | AS NOTED |
|------|----|----------|
|      |    |          |

HS3.00



1 TENNIS COURT FENCE DETAIL - IN WETLAND  
Scale 3/4" = 1'-0"

2 TENNIS COURT FENCE DETAIL - TYP  
Scale 3/4" = 1'-0"

| Rev | Date | Issue Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

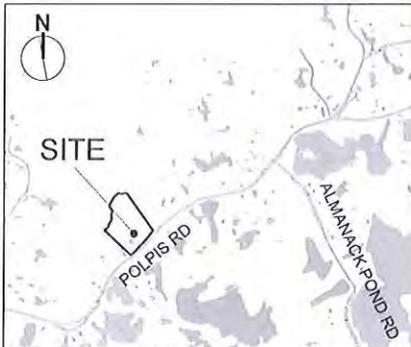
M/GOER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE  
WAYNE, PA 19387  
484.580.6521

SITE DESIGN ENGINEERING  
111 Cushman Street  
Middleboro, MA 02356  
(508) 947-0473

MAIN HOUSE - PRIVATE RESIDENCE  
250 FOLPIS ROAD  
NANTUCKET, MA 02554

Tennis Court Details

|              |         |
|--------------|---------|
| DATE PLOTTED | 1/16/20 |
| BY           | JEN     |
| CHECKED      |         |
| PROJECT      | HS5.10  |
| DATE         | 1/16/20 |



LOCUS MAP  
NTS

**SITE TABULATIONS**

250 Polpis Road, Nantucket, MA

- Property ID #: 2627
- Zoning: LUG-3
- Max Building Height: 30'-0"
- Building Lot Setbacks:
  - Front: 35'-0"
  - Side: 20'-0"
  - Rear:
- Width @ Street: 50'-0"
- 10.3 acres (448,668 sq ft)
- Max Impervious Building Coverage: 3% 13,460 sq ft

| Existing Site Conditions | TOTAL              |
|--------------------------|--------------------|
| Main House Existing      | 2,924 sq ft        |
| Studio Existing          | 1,116 sq ft        |
| Garage Existing          | 525 sq ft          |
| <b>BUILDING TOTAL</b>    | <b>4,570 sq ft</b> |
| Decks / Pools            | 2,829 sq ft        |
| <b>SITE TOTAL</b>        | <b>7,399 sq ft</b> |

| Proposed Site Conditions      | TOTAL               |
|-------------------------------|---------------------|
| Main House Renovated          | 3,388 sq ft         |
| Studio Renovated              | 1,116 sq ft         |
| Garage Renovated (Pool House) | 415 sq ft           |
| Guest House Plans             | 2,245 sq ft         |
| <b>BUILDING TOTAL</b>         | <b>7,170 sq ft</b>  |
| Tennis Court                  | 7,221 sq ft         |
| Decks / Pools                 | 6,064 sq ft         |
| <b>SITE TOTAL</b>             | <b>13,227 sq ft</b> |

**APPLICABLE CODES**

The 2009 International Residential Code



| No. | Date | Issue/Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

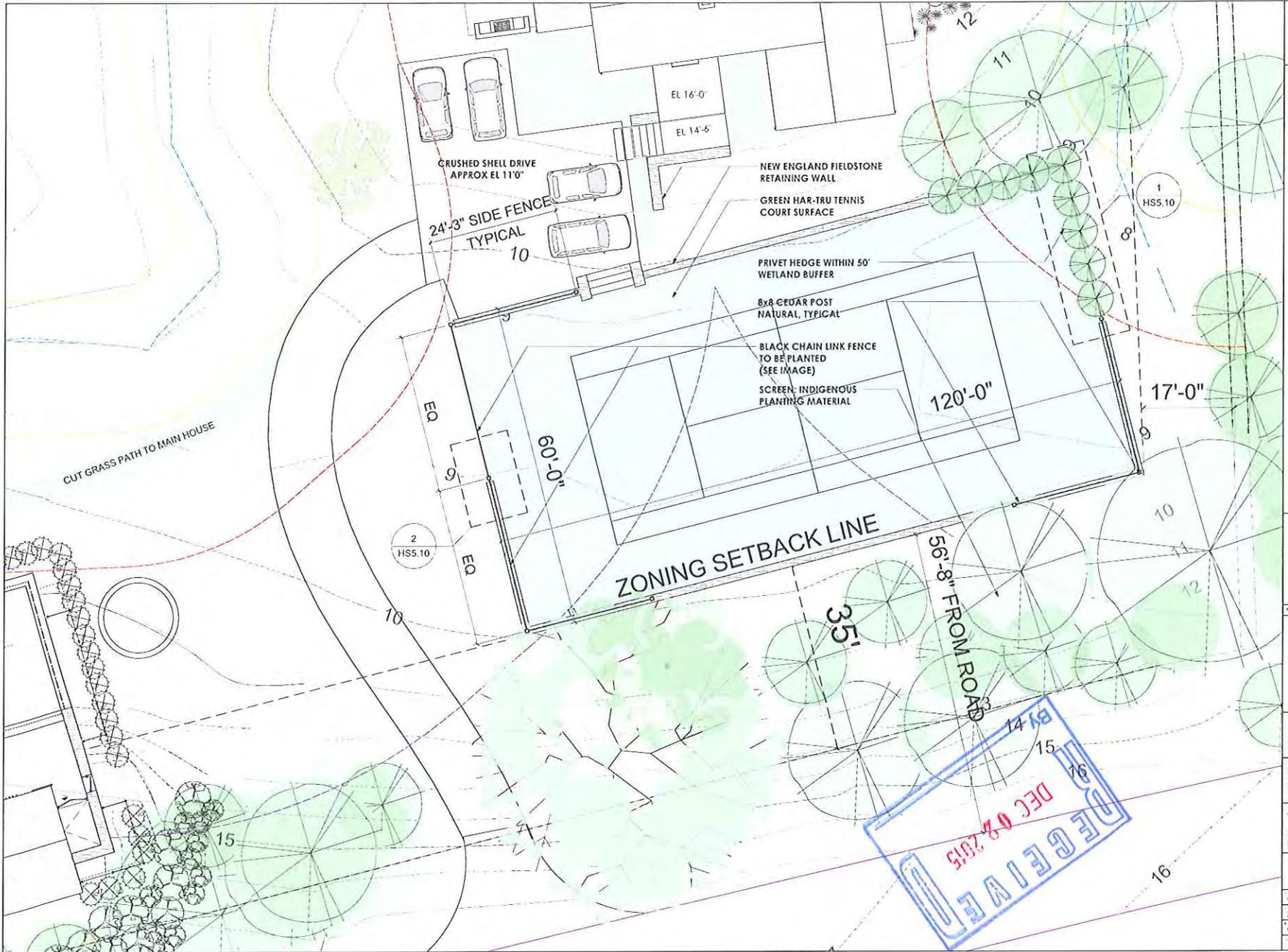
Moger Mehrhof Architects  
100 E LANCASTER AVE  
WAYNE, PA 19087  
484.580.6521

SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro, MA 02356  
(508) 947-0873

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

Cover Sheet / Site Plan

|               |          |
|---------------|----------|
| PROJECT NO.   | 15-01-01 |
| DATE          | 12/01/15 |
| SCALE         | AS SHOWN |
| <b>HSO.01</b> |          |



| No. | Date | Issue/Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

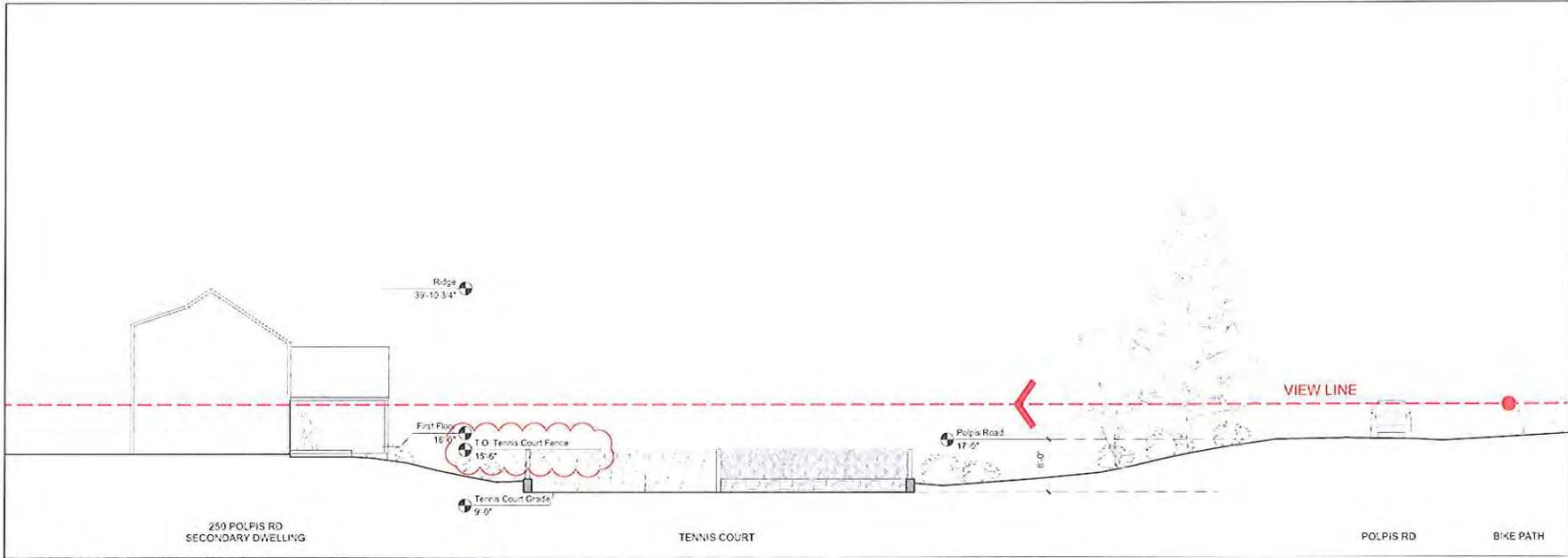
MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE  
WAYNE, PA 19027  
484-550-8521

SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro MA 02355  
(508) 947-0473

MAIN HOUSE - PRIVATE RESIDENCE  
250 FOLK'S ROAD  
NANTUCKET, MA 02554

Landscape Plan: Tennis Court

|              |             |
|--------------|-------------|
| DATE PLOTTED | 12/08/15    |
| SCALE        | 1" = 10'-0" |
| SHEET NO.    | HS1.20      |



1 SITE SECTION AT TENNIS COURT AND ROAD  
Scale: 1/8" = 1'-0"

RECEIVED

DEC 02 2015

BY \_\_\_\_\_



2 SITE SECTION AT TENNIS COURT AND NEIGHBORING STRUCTURE  
Scale: 1/16" = 1'-0"

|     |      |               |
|-----|------|---------------|
| No. | Date | Revised Notes |
|     |      |               |

NOT FOR CONSTRUCTION

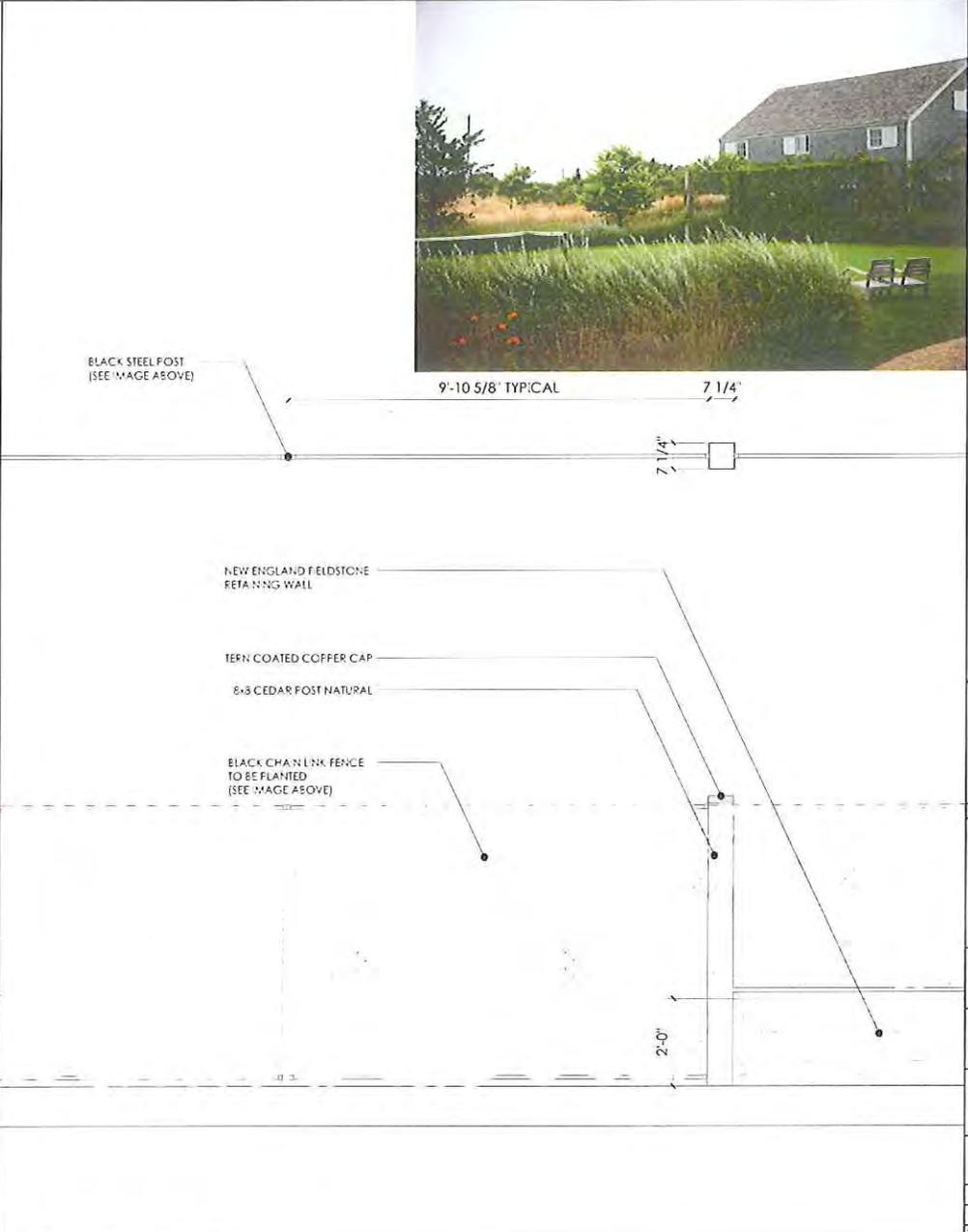
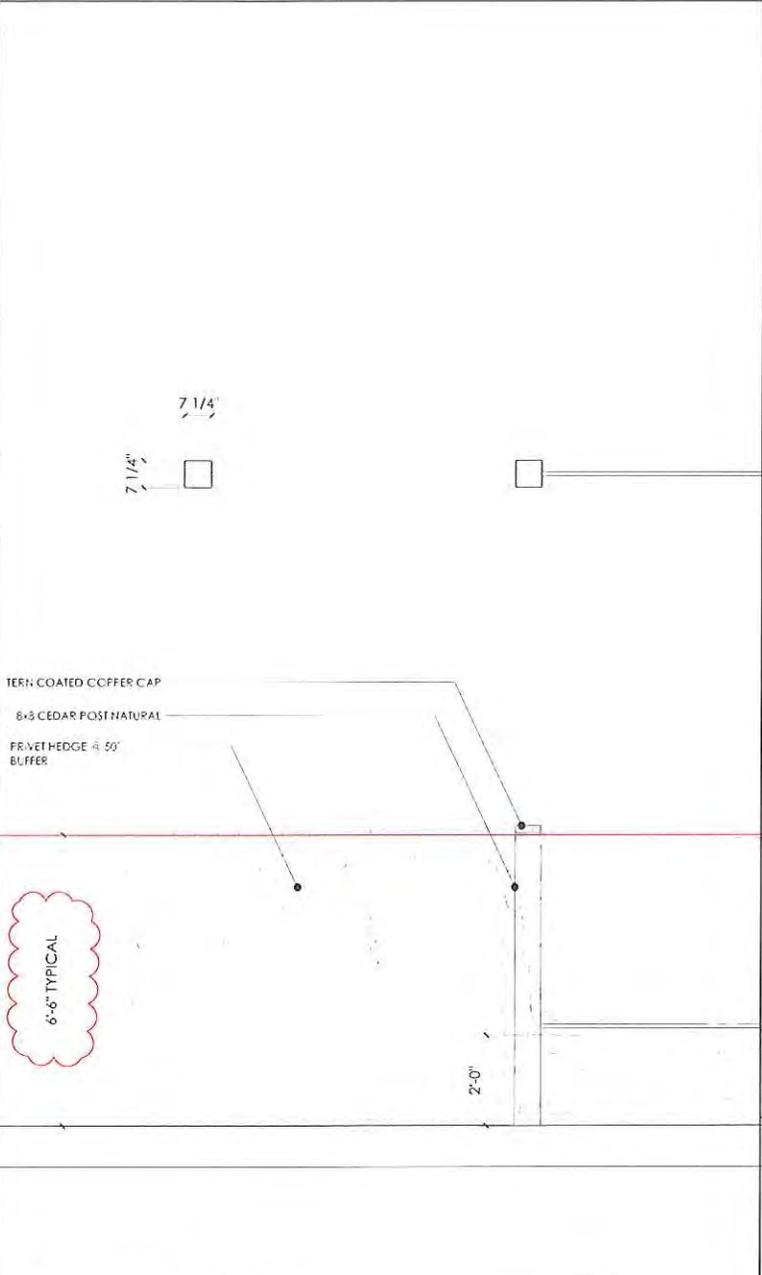
MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE  
WAYNE, PA. 19087  
484.550.4521

SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro, MA 02355  
(508) 747-0573

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLPIS ROAD  
NANTUCKET, MA 02554

Site Sections

|                          |            |
|--------------------------|------------|
| MOGER MEHRHOF ARCHITECTS | AS NOTED   |
| 25%<br>1/20/15           | HS3.00     |
| 12/06/15                 | 15.1.10.11 |



| No. | Date | Issue/Notes |
|-----|------|-------------|
|     |      |             |

NOT FOR CONSTRUCTION

MOGER MEHRHOF ARCHITECTS  
100 E LANCASTER AVE  
WAYNE, PA 19287  
484 583 4521

SITE DESIGN ENGINEERING  
11 Cushman Street  
Middleboro MA 02355  
(508) 947-0673

MAIN HOUSE - PRIVATE RESIDENCE  
250 POLP'S ROAD  
NANTUCKET, MA 02554

Tennis Court Details

|           |         |
|-----------|---------|
| ARCHITECT | DATE    |
| ENR       |         |
| REV       |         |
|           |         |
| 12/26/18  | 2/24/19 |

HS5.10

1 TENNIS COURT FENCE DETAIL - WETLAND  
Scale: 3/4" = 1'-0"

2 TENNIS COURT FENCE DETAIL - TYP  
Scale: 3/4" = 1'-0"



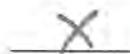
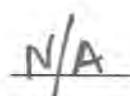
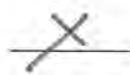




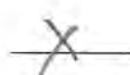
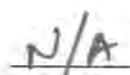
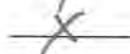
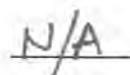
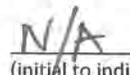




**REQUIRED WITH ALL APPLICATIONS:** All material Must be legible and maintain minimum font size of 12 or larger

1.  **Completed Application Form:** Description of All work proposed must be indicated on application form.
2.  **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3.  **Application Fee:** See back of application for fee schedule or call the office. It is helpful to include your calculations for verification by staff.
4.  **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5.  **Site Plan (4 Copies):** must include the following: lot dimensions, zoning setbacks, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, standard scale, driveway, grade changes, and **placement of HVAC units, electrical boxes, fuel tanks, etc.** The site plan is available through the Registry of Deeds or the municipal GIS website at: <http://www.mapgeo.com/NantucketMA/>.
6.  **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: **application form (reduced 64%)**, locus map, plot plan, all elevations (cardinal - N,S,E, W) and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
7.  **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8.  **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format <http://www.adobe.com/pdf/>; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the PLUS (Planning and Land Use) department.

**REQUIRED WHERE APPLICABLE:** All material must be legible and maintain minimum font size of 12 or larger

1.  **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If **not historic, denote on application.**
2.  **Exterior Elevations and Floor Plans (4 copies):** Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. **All changes from approved or existing design must be clouded on drawings**, collated and stapled. Reduced sets should maintain a minimum font size of 12.
3.  **As-Built Plans (1 copy):** of existing elevations
4.  **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material must be collated and stapled.
5.  **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6.  **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7.  **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**  
(initial to indicate read and understand)
8.  **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9.  **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

PLANNING OFFICE

NOV 13 2015

RECEIVED

EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

LORI D'ELLA

BRYAN J. SWAIN

WILLIAM F. HUNTER

OF COUNSEL

November 13, 2015

HAND DELIVERY

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
Two Fairgrounds Road  
Nantucket, Massachusetts 02554

RE: Polpis Harbor LLC  
Hardscape – Tennis Court  
Map 26, Parcel 27

Dear Linda:

I represent Polpis Harbor, LLC and my client has filed an application with the Nantucket Historic District Commission to obtain a Certificate of Appropriateness for a tennis court at 250 Polpis Road. Enclosed is an eight (8) page set of Plans and Photographs entitled "250 Polpis Road Supplemental Information." These plans and photographs supplement the previously filed drawings for the tennis court (4 pp.) and my letter to the Commission dated October 27, 2015 (copy enclosed).

My client intends to improve the street scape along Polpis Road significantly by planting a combination of mature indigenous evergreen and deciduous plantings along the edge of the property thereby obscuring any

potential view of the tennis court. The illustration on page 7 of the Supplemental Information shows the view from Polpis Road toward the new secondary dwelling over the tennis court from the far corner of the property.

The view lines from Polpis Road and from the adjacent property are shown on Page 3 of the Supplemental Information. The location of the tennis court is in a natural low spot on the site. From both locations, the view lines out to Polpis Harbor are significantly higher than where the tennis court will be located and also higher than the proposed fences at each end of the tennis court.

The illustrative image on Page 5 of the Supplemental Information shows how the view of the historic structure (studio) from Polpis Road will be “opened-up” and enhanced. Currently, this historic “studio” building is completely obscured by vegetation and cannot be viewed from Polpis Road, as shown in the photograph on Page 8 of the Supplemental Information.

The proposed new driveway and tennis court are shown on the site plan (p. 2, Supplemental Information). The new driveway is located in the middle of the site and will open up the view corridor to Polpis Harbor. This “open view” is illustrated on Page 6 of the Supplemental Information. From the bicycle path along Polpis Road, with its higher elevation, there will be an unobstructed view out to the Harbor, a view that does not currently exist.

The proposed tennis court and its components, the low stone retaining wall, black wire fencing and 8’x8’ cedar fence posts, are below the view lines from Polpis Road and the adjacent properties and will be shielded and obscured

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
November 13, 2015  
Page 3 of 3

by permanent, mature evergreen and deciduous trees. The low stone retaining wall and cedar support posts are appropriate structural materials and Polpis Harbor, LLC asks the Commission to issue a Certificate of Appropriateness for the tennis court. Thank you.

Sincerely,



KFD/mep  
Enc.

cc: Mr. and Mrs. Michael Cohen  
Kirby Mehrhof, AIA  
Matthew Moger, AIA

VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. Box 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

LORI D'ELLA

BRYAN J. SWAIN

WILLIAM F. HUNTER

OF COUNSEL

October 27, 2015

HAND DELIVERY

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554

RE: Polpis Harbor LLC  
Tennis Court  
250 Polpis Road  
Map 26, Parcel 27

Dear Chairwoman Williams:

I represent Polpis Harbor, LLC ("Polpis Harbor"), the owner of the improved property located at 250 Polpis Road, Nantucket, Massachusetts 02554 and shown as Lot A-7 on Land Court Plan No. 13443-E and Lot A-3 on Land Court Plan No. 13443-D by virtue of Owner's Certificate of Title No. 25343 at the Nantucket Registry District ("Polpis Harbor Land"). The Polpis Harbor Land is also shown as Parcel 27 on Nantucket Assessor's Map 26.

My client asks the Nantucket Historic District Commission to issue a Certificate of Appropriateness for the proposed tennis court on the Polpis Harbor Land. The tennis court will be located 56.8 feet north of Polpis Road and will be

eight (8') feet below the crown elevation of Polpis Road, set down into the landscape and surrounded by low stone walls. Black wire fencing supported by 8x8 cedar posts with a height of ten (10') feet will be installed on the east and west ends of the tennis court, perpendicular to Polpis Road. The fence will be screened by vegetation as will the southerly length of the tennis court. There will be no fencing in the middle of the tennis court. The surface of the tennis court will be Har-tru, a green clay that blends well into the landscape.

The proposed secondary dwelling to be located behind and north of the tennis court will have a first floor elevation comparable to the elevation of the crown of Polpis Road at this location. Anyone in a car, walking or biking along Polpis Road will see the secondary dwelling and not the sunken tennis court.

My client has taken significant steps to make the proposed tennis court unobtrusive and harmonious with the surrounding landscape. As a practical matter, the tennis court will not be "viewable" from a public vantage point and the components of the tennis court that will be visible from a public vantage point, the low stone wall and cedar support posts, are components and materials often approved by the Commission and are appropriate exterior architectural features.

Polpis Harbor, therefore, asks the Nantucket Historic District Commission to issue a Certificate of Appropriateness for the proposed tennis court. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to be "K. Williams", written in a cursive style.

Linda Williams, Chairwoman  
Nantucket Historic District Commission  
October 27, 2015  
Page 3 of 3

KFD/mep

cc: Mr. and Mrs. Michael Cohen  
Kirby Mehrhof, AIA  
Matthew Moger, AIA

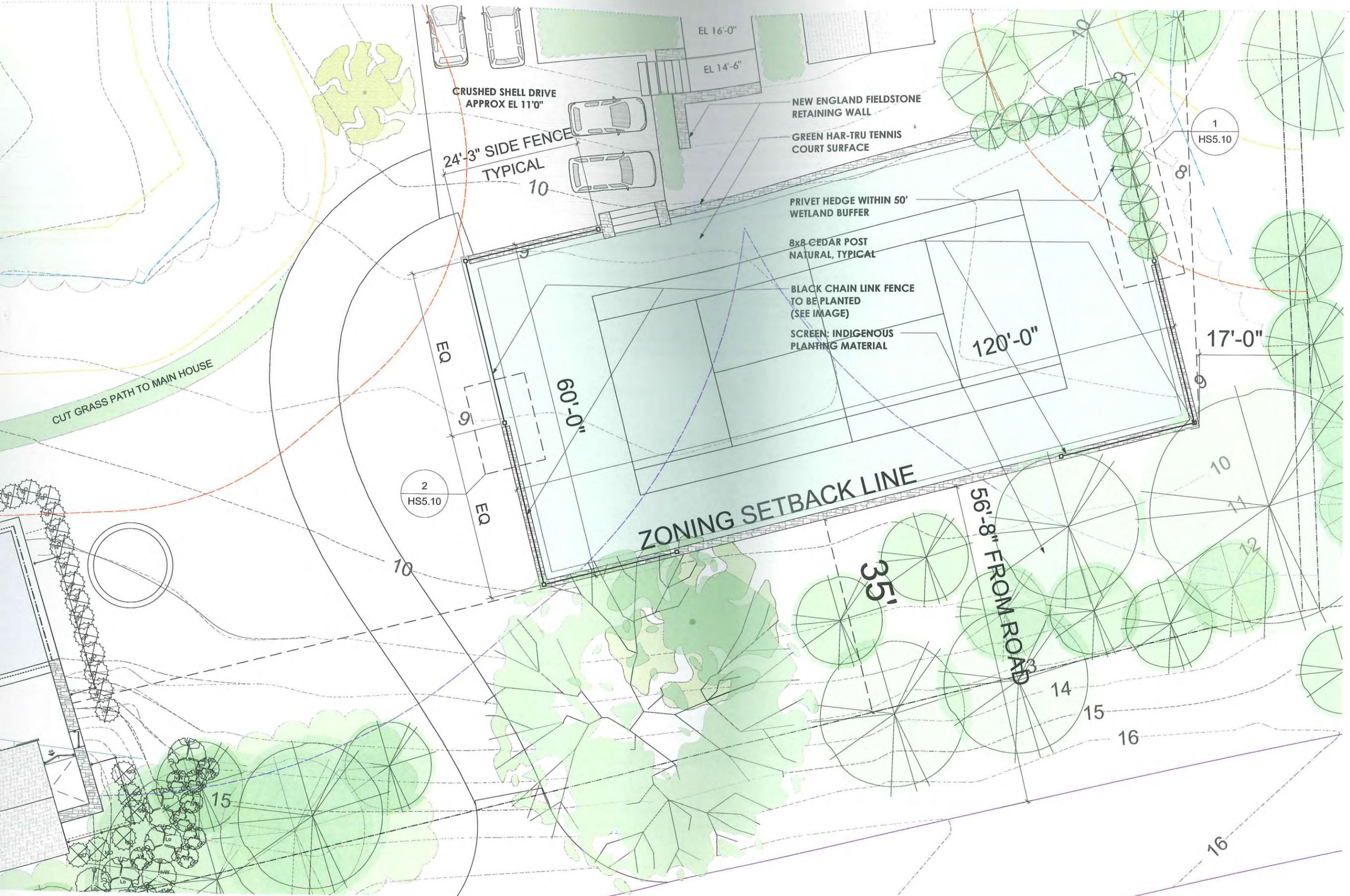
# 250 Polpis Road Supplemental Information

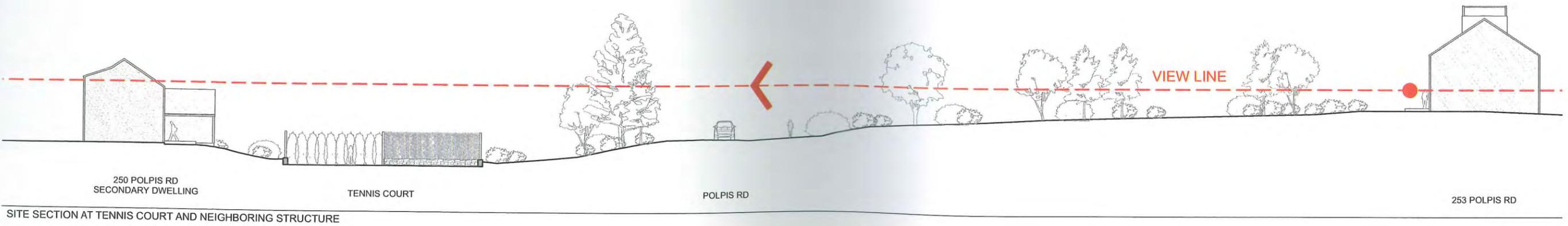
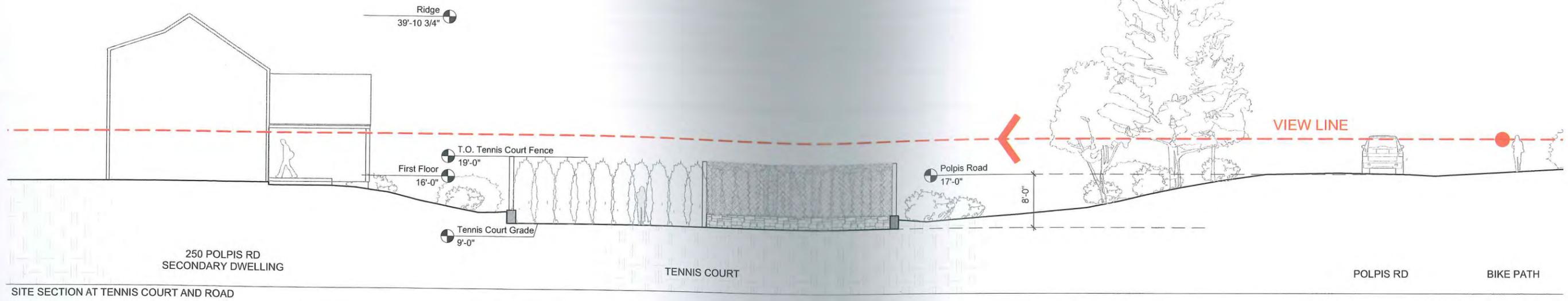
HDC Meeting November 17, 2015

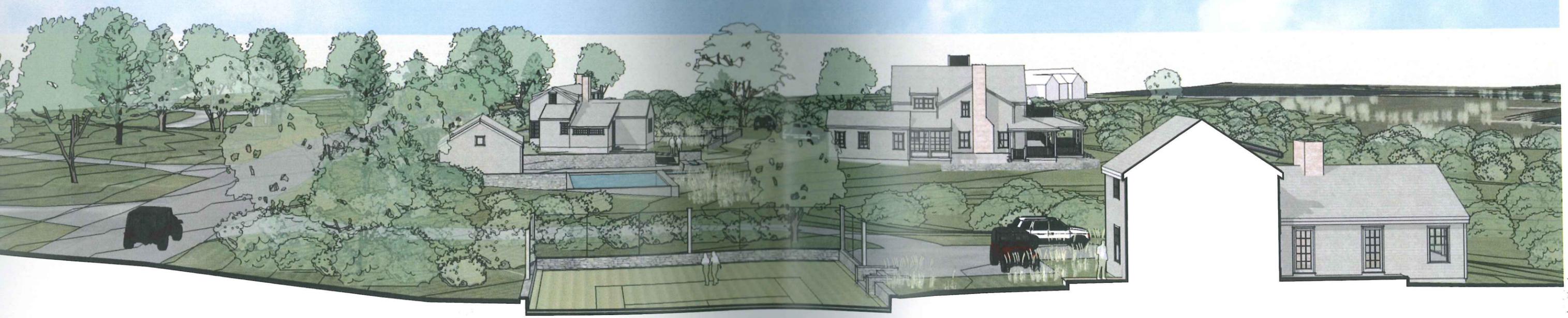
moger  
mehrhof  
ARCHITECTS

## TENNIS COURT

|   |        |
|---|--------|
| Proposed Site Plan                          | page 2 |
| Site Sections                               | page 3 |
| Section Perspective through Tennis Court    | page 4 |
| Polpis Rd Perspective @ Studio              | page 5 |
| Polpis Rd Perspective @ Curb Cut            | page 6 |
| Polpis Rd Perspective @ Tennis Court Corner | page 7 |
| Corresponding Photos from Polpis Rd         | page 8 |







TENNIS COURT

SECTION PERSPECTIVE T THROUGH TENNIS COURT

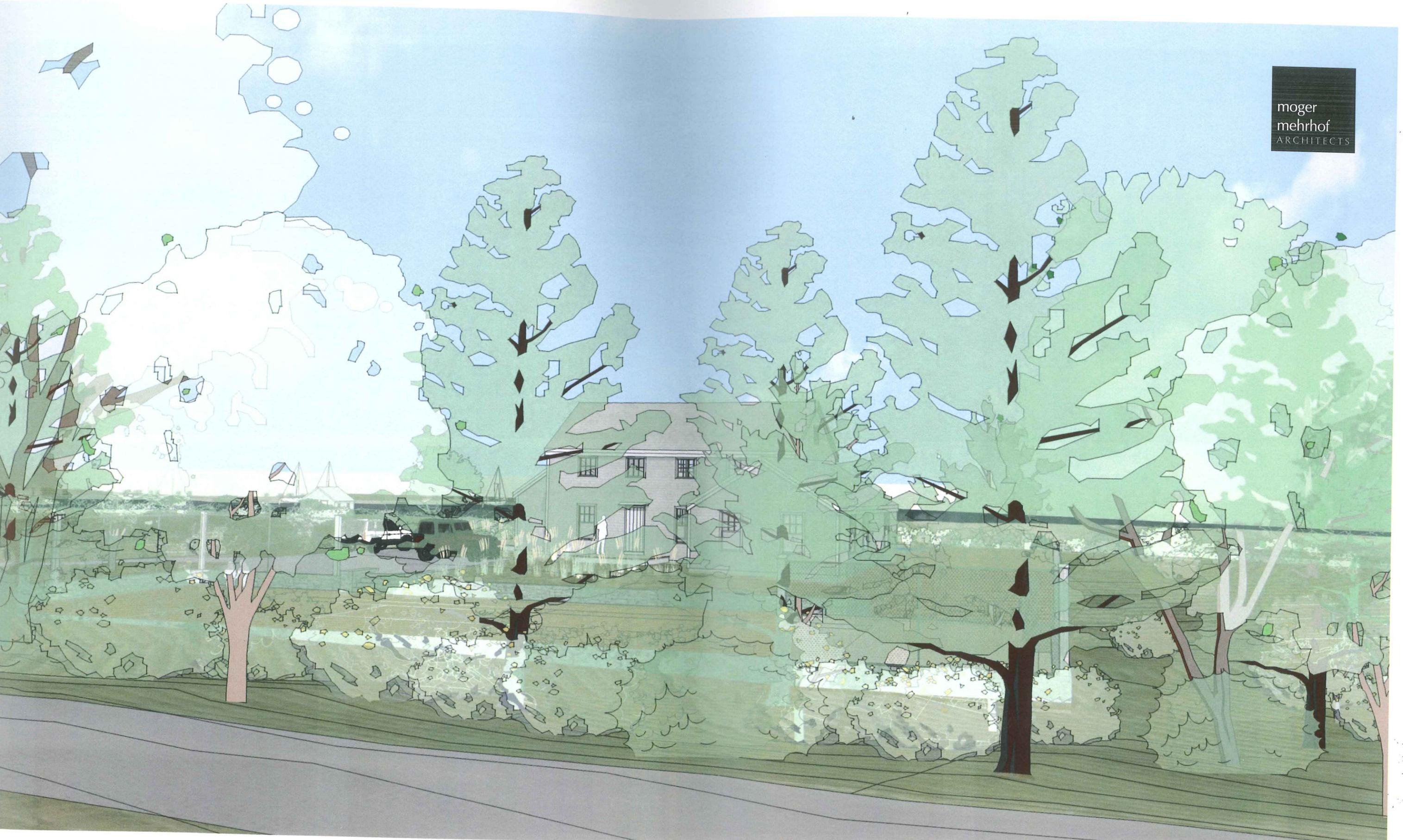




TENNIS COURT

PROPOSED PERSPECTIVE @ CURB CUT

moger  
mehrhof  
ARCHITECTS



TENNIS COURT

PROPOSED PERSPECTIVE @ CORNER OF TENNIS COURT



@ STUDIO



moger  
mehrhof  
ARCHITECTS

@ CURB CUT



@ CORNER OF TENNIS COURT



PROPOSED FENCE DETAIL

**TENNIS COURT**

**CORRESPONDING PHOTOGRAPHS FROM POLPIS RD**