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MEETING POSTING

TOWN OF NANTUCKET
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 All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Nantucket Planning & Economic Development Commission
Day, Date, and Time	Monday, February 1, 2016, at 6:00pm
Location / Address	<input type="checkbox"/> 2 Fairgrounds Road, Nantucket, MA PLANNING & LAND USE SERVICES - CONFERENCE ROOM <input type="checkbox"/>
Signature of Chair or Authorized Person	Eleanor W. Antonietti, Zoning Administrator & Land Use Specialist

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

NP&EDC

[AGENDA](http://www.nantucket-ma.gov)
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Please list below the topics the chair reasonably anticipates will be discussed at the meeting

- I. Call to Order:
- II. Establishment of Quorum:
- III. Approval of Agenda:
- IV. Approval of Minutes:
 - June 1, 2015
 - October 5, 2015
- V. Public Comment:

Pages 3 - 11

VI. Action / Discussion Items:

PAGE 12

A. 3C Budget Adjustments

B. Action/Discussion of Budget regarding FY17

PAGES 13 - 81

C. Action/Discussion: 2016 ATM – Citizen’s Warrant Articles

PAGE 82

D. Action/Discussion regarding Annual Performance Review of Director Vorce

PAGES 83 - 84

a. Authorization to approve Personnel Action Form

E. Action/Discussion of Disclosure regarding 268A Section 19 by Director Vorce

PAGE 85

F. Action/Discussion regarding Vacation Carryover for Andrew Vorce

PAGE 86

G. Out-of-State Travel Request – APA National Conference

H. Rural Council (Appointed Wendy Hudson)

*****Re-Affirm Vote

PAGE 87

I. Action/Discussion: 2016 Meeting Calendar

VII. Other Business:

PAGES 89 - 96

A. Transportation Report

PAGES 97 - 98

B. Cultural Districts

C. Updated Ocean Management Plan PAGE 99

PAGES 100-109

D. Hampshire Council – Regional Planning Agency – Review Recommendation

E. Free Skate for Affordable Housing – EVENT PAGE 110

PAGES 111-112

F. Complete Streets Training on March 18th 9:30AM to 12:30PM

PAGES 113-142

G. Discussion regarding *Surfside Commons* 40B apartment building project – 106 Surfside Rd.

VIII. Other Business PAGES 143-154

IX. Adjournment

**Nantucket Planning &
Economic Development Commission**

Monday, Monday, June 1, 2015

**At 6:00 PM
at 4 Fairgrounds Road, Nantucket, MA 02554**

Purpose: Regular Meeting:

DRAFT MINUTES taken by Eleanor Antonietti

MEMBERS: Andrew Bennett, Kara Buzanoski, Wendy Hudson, Bert Johnson, Nat Lowell, Joe Marcklinger, John McLaughlin, Linda Williams, Dawn Holdgate (new BOS Rep.), Jack Gardner, Leslie B. Johnson, and Barry Rector

11 MEMBERS PRESENT: Andrew Bennett, Kara Buzanoski, Wendy Hudson, Bert Johnson, Nat Lowell, Joe Marcklinger, John McLaughlin, Linda Williams, Dawn Holdgate, Leslie B. Johnson, and Barry Rector

1 MEMBER ABSENT: Jack Gardner

STAFF: Andrew Vorce, Leslie Snell, Mike Burns, and Eleanor Antonietti

PUBLIC PRESENT: Paula Leary, Chris Boynton

- I. Call to Order**
The meeting was called to order at 6:05 pm.
- II. Establishment of Quorum**
Chairman Lowell declared a quorum was present.
- III. Approval of Agenda**
The **MOTION** was made by Chairman Lowell and seconded that the NP&EDC does **hereby vote to approve the NP&EDC agenda for June 1, 2015, as submitted.**
The vote was **UNANIMOUS.**
- IV. Public Comment:**
- V. Public Hearings:**

**A. FFY 2015 Transportation Improvement Program (TIP)
Amendment**

Transportation Planner, Mike Burns recapped April and May meetings regarding amendment of current TIP to add sidewalk and crosswalk improvements by Landmark House as well as other maintenance costs requested by NRTA. At previous meeting, there were questions about types of vehicles used by NRTA. Paula Leary, NRTA Administrator, and Chris Boynton relatively new 29 and 25 footers. 75% of the fleet is 2010 or newer. 2010 is a key year because new emissions standards enacted by the EPA. Although they are diesel-powered, they are very clean vehicles – using the latest trends and technological advancements in emissions controls.

They are seeing no benefit to having 2 hybrid vehicles due to Nantucket's terrain, slower driving, additional costs, training, equipment, and a rougher ride for passengers. The width and wheelbase are the most important factors along with length and seating capacity. The buses are 96" (8 ft) wide. Wheelbase must be short in order to maneuver on Nantucket streets. There are very few manufacturers who still make a 96" wide and a 25' long bus. The new trend is electric vehicles which are not available in smaller transit vehicles and are very expensive up front.

Transit vehicle procurement must meet Federal Transit Administration criteria, which include: certification of safety, performance, fuel economy, bus emissions; disadvantaged business enterprise (DBE) goals; ADA compliance; Buy America provisions.

NRTA staff work hard to guarantee reliability of service and ensure sound vehicles and consistent dependable schedules.

Nat Lowell – Will newer busses be quieter?

Chris Boynton - Engines will be smaller (max force) so they should be quieter.

Wendy H. - Is size of busses appropriate for all different routes?

Paula L. - Yes. Anything over 29 feet would not make rotary in Sconset, even with small wheel base. The smaller busses are fixed-routes.

Dawn H. - Where do you run hybrid busses and are they quieter?

Paula L. – We alternate, and they are not quieter.

Nat L. thanks her for putting it all together. Do we need to vote?

Mike B. says they do need to vote to approve amendment.

The MOTION was made by Linda Williams and seconded that the NP&EDC does hereby vote to approve amendment.

The vote was UNANIMOUS.

B. Action/Discussion: Regional Transportation Plan Update

C. Action/Discussion: DRAFT FFY 2016-2019 Transportation Improvement Program (TIP)

D. Action/Discussion: DRAFT FFY 2016 Unified Planning Work Program

Transportation Planner, Mike Burns is asking for action to authorize public hearing scheduled on June 22nd. He reviews the process and explains the flow chart (See page 18 in packet) diagramming the RTP, TIP, and UPWP. These 3 documents have a specific planning purpose and entail an organized public participation process. The public review period would start June 11 with a public hearing on June 22 and a meeting to approve on July 20. They have to be approved before August.

RTP is a 25- year document which incorporates fiscal constraints into the original transportation plan. Data and studies inform the RTP. Any project in RTP can be included in TIP. There is a 30-day review period for all documents. The Commission vetted goals and objectives, worked through and refined project descriptions in previous meetings. There is an implementation package which includes bus replacements, bike path, and other capital projects. There will be some fine-tuning and updates (fuel edits and meetings with SSA) in anticipation of June 22 public hearing and July 20 Special Meeting (vote). Action requested tonight is to authorize Public Notice.

Linda - Can we make a motion for all 3 simultaneously?

Mike – Yes.

The MOTION was made by Linda Williams and seconded that the NP&EDC does hereby vote to approve advertising for public comment on the 3 planning documents.

The vote was UNANIMOUS.

VI. Action / Discussion:

A. Action/Discussion: Acceptance of Membership Appointments

1. County Commissioners (current Dawn Holdgate)

2. Housing Authority (current Bert Johnson)

3. Conservation Commission (current Andrew Bennett)

Andrew Vorce explained that Items # 2 & 3 (Housing Authority and ConCom) should be continued. Housing Authority is meeting this Wednesday so continue to 6/22.

The MOTION was made by Linda Williams and seconded that the NP&EDC does **hereby vote to approve** continuing acceptance of Membership Appointments for Housing Authority to June 22 and for ConCom to July 20.

**B. Action/Discussion: Appointment of At-Large Members
(ALPHA Order per Bylaws), continue to 08/03/15
(3) Year Term (Current: Leslie Johnson)**

1. Wendy Morton Hudson

Andrew Vorce explained we have to advertise notification of At-Large Members. This can be done on July 20. It did not get properly advertised with staff changes *etc.*

POINT OF ORDER FOR CLARIFICATION

A reminder that Membership and At-Large Appointees must get sworn-in.

C. Action/Discussion: Election of Officers

1. Chairman (Current: Nat Lowell)

2. Vice-Chairman (Current: Andrew Bennett)

a. Linda W. makes motion to keep slate of officer the same. UNANIMOUS.

D. Action/Discussion: Agency Appointments

**1. Contract Review Committee of Human Services (1) (Current Bert Johnson) being
reappointed by Housing Authority.**

2. Capital Program Committee (1) (Current Linda Williams)

3. MARPA (1) (Current Barry Rector)

4. Affordable Housing Trust Fund (Current Kara Buzanoski)

The MOTION was made by Linda Williams and seconded that the NP&EDC does **hereby vote to keep the slate of officers the same** (as listed in Items C & D above).

The vote was UNANIMOUS.

E. Action/Discussion:

1. Review of Items to Discuss with Board of Selectmen.

Andrew Vorce says we need to flag some topics for Chairmen and Vice-Chairmen of Planning Board, Planning Commission, and BOS to discuss. We are 6 years into 2009 Master Plan which is a flexible and evolving document. It is important to review which boards are doing what. The NP&EDC was called out as primary leader for service and facilities with other boards. We are secondary in terms of economic development with lead being BOS. Referring to Page 156 in packet – lately we have been exhibiting Fight and Flight behavior.

AV's LIST to guide future talks with BOS:

1. **COMMUNICATION.** Clear expectations, timelines, consistency, and tone. There seems to be an intolerance for any attempt at zoning changes. It has to be done piece by piece. There is an education component which is critical to update zoning.

2. **PRIORITIES**

3. **REALISTIC EXPECTATIONS.** There is a time limit in public sector achievement.

4. **IMPLEMENTATION.** The Planning Commission recommends implementing activities to others. For example, road projects involve road takings, layouts, etc.

5. **PLUS STRUCTURE.** We have removed Board of Health from PLUS. Wendy H. had brought up point about strengthening customer service.

6. **RESOURCES.** Joe M. had mentioned lack of senior staff. Hoping to hire experienced planner. BOS have talked about housing. Dawn H. says there was a unanimous consensus among BOS about focusing on housing and bringing the 3 boards together is key. Discussion needs to be organized. We have both programmatic and resource issues. Affordable Housing Trust Fund is in better place. Needs to be more talk about scarce resources. Going to CPC and being in competition with other nonprofits is not the answer. There needs to be dedicated resources.

Kara B. – We also need to have an open mind about other types of housing - not just ownership.

AV – We did have a housing planner at one point, but that position was eliminated by the BOS.

7. **TRANSPORTATION.** Capital coordination.

Kara B. - going to create a cohesive transportation plan with Mike B. and Silvio.

Nat L. underscores need for zoning education to explain “this is what can happen if” ... such as Bartlett Road RC-2. Zoning districts being phased out piecemeal ... we have to get RC-2 and LUG-2 education out to the public. We also need an AREA PLAN process whereby we meet with residents, to help public understand the process of how long it can take for these changes to get to the Warrant.

Barry R. - We do try and do a good job but the public will work with us up to a point and then bail out at ATM. We have tried to help residents understand why a particular change is relevant to a neighborhood and to the community at large.

Nat L. - Failure of Article 53 set the tone. We need to start from scratch in explaining the history of local zoning to the public.

Wendy H. - The hunger for information is a marketing issue. The NCH and NPS projects sailed right through due to grass roots efforts. Get the people at ATM to raise their hands and participate.

Kara B. - Joe citizen does not understand the details of the zoning changes and most people are intimidated by them.

Linda W. - We advertise a lot. We are not doing it in a vacuum. People don't come in to PLUS to ask questions.

Joe M. - We have to have a political action group. People's minds were made up before they got to ATM.

Andrew B. - I heard a lot of fear about stressing out island's infrastructure – sewer, water, power, capacity.

Dawn H. - The school was a very good example of how a team of committees and sub-committees and major organized public outreach are an effective way of avoiding having an article called.

Barry R. - Social media is damaging the cause by spreading misinformation. We need to confront fear-mongering aggressively. Public engagement is critical. We have tried to do this, but people don't show up. We need to send message that if you/your constituents really want a change to happen – there has to be ample proof of sustained support.

Linda W. - We should counteract these phony websites with our own controlled website.

Bert J. – Let's get back on track. This discussion should probably be on future agenda.

Barry R. – I disagree. Let's start this discussion NOW. We have a unique opportunity to collaborate.

Nat L. - FinCom, BOS, PB need to be on same page.

Barry R. – We need BOS to rein in divisiveness.

Wendy H. - PB hired ACCESS NANTUCKET for the Master Plan.

Kara B. - The TON has a social media person (Jason Bridges).

Wendy H. – Maybe we can find some money in this joint group and budget for social media.

Andrew V. wants to add another topic.

8. **GROWTH** in general. Existing zoning had anticipated a certain amount of growth/new houses *etc.* Some actions have reduced growth by removing hundreds of acres from development. The impetus was to scale back what was allowed by an existing zoning. Now the discussion is concentrated on freezing it to the current population. Finance Director should be included in this discussion. We don't control who is going to live where. Social engineering is not our mission.

Leslie J. - Education component and the fear factor (stress on infrastructure) are the most important issues. We have to start that early on.

Wendy H. - Land Bank land use is worthy of discussion. There might be some opportunities there for funding affordable housing. It is public land that should be used for public benefit.

Kara B. points out that over 700 units will not be built b/c of zoning changes.

Wendy H. - Housing is the priority of the moment, just as open space was 40 years ago.

Kara B. - The Affordable Housing Trust Fund proposed that 1% of the 2% LB fee go to affordable housing.

Nat L. - wants to add one more topic.

9. **FINANCING/BUDGETING** Who is paying for it?

Mike B. wants to add downtown parking - whether it's paid or not. Could be revenue stream.

Nat L. - says that is part of 3rd rail and should not be included now.

The MOTION was made by Barry Rector and seconded that the NP&EDC does hereby vote to accept the 9 Items for discussion with the BOS.

The vote was UNANIMOUS.

VII. Other Business:

Mike Burns requested approval to solicit letters of interest to serve on Bicycles and Pedestrian Advisory Committee. Advertise 2 consecutive weeks and appointments would be made on 6/22.

APPROVED BY UNANIMOUS CONSENT

VI. Adjournment

The meeting was adjourned at 7:34 pm

Nantucket Planning & Economic Development Commission

Monday, October 5, 2015

**At 6:00 PM
at 4 Fairgrounds Road, Nantucket, MA 02554**

Purpose: Regular Meeting:

DRAFT MINUTES taken by Eleanor Antonietti

MEMBERS: Andrew Bennett; Kara Buzanoski; Wendy Hudson; Bert Johnson; Nat Lowell; Joe Marcklinger; John McLaughlin; Linda Williams; Dawn Holdgate (BOS Rep.); Jack Gardner; Leslie B. Johnson; and Barry Rector

_ Members Present: Nat Lowell, Chairman; Andrew Bennett; Kara Buzanoski; Wendy Hudson; Bert Johnson; Joe Marcklinger; John McLaughlin; Linda Williams; and Leslie B. Johnson

_ Members Absent: Jack Gardner; Dawn Holdgate (BOS Rep.); and Barry Rector

Staff: Andrew Vorce, Mike Burns, and Eleanor Antonietti

Public present: Lauren Sinatra

I. Call to Order

The meeting was called to order at 6:05 pm

II. Establishment of Quorum

Chairman Lowell declared a quorum

III. Approval of Agenda

IV. PUBLIC COMMENT

NO PUBLIC

V. ACTION & DISCUSSION

A. Action/ Discussion: At Large Member Position

Not necessary. Discussed at last mtg.

B. Review of Intersection Turning Movement Counts

Mike explains, for informational purposes, the video cameras/video capture during mornings and evenings on weekday and Saturday afternoon in middle of August. We counted 6 intersections, but only 3 were used this time. Along with Tubes in roads, we will do this to supplement traffic counting program. Saves time and manpower and is more accurate and reliable in culling data on vehicle counting.

Gabe Sherman (Mass DOT) participating remotely. New liaison.

C. Review FY17 Capital Request for Transportation Projects

Mike B. reviews Fiscal Years re. roadway and bike paths. (starting on *Page 14 of Packet*) Coordinated with DPW. Some of the sewer work will go over to Enterprise Fund. Kara says there are \$23 million in capital requests.

FY 2017 Request Bartlett Rd. / Surfside roundabout (formal engineering and Mass DOT) - \$150,000 (*Page 30 of Packet*)

Huge emphasis reference to a plan or study (Capital Plan or TIP) so we know funding sources for these projects.

[Started voice recording at 18H10]

Road Taking and Construction of Friendship and Somerset - \$250,000

Variable width - not a 40' ROW. This is just takings. The design and construction are separate funding requests.

Joe M. says that when a portion of property is taken, it ought not to reduce buildable area of a lot, potentially causing setback violations.

AV There is a Section for existing (139-33.L in the Bylaw) but not for future. Might want to take a look at that.

Taking on Barrett side.

Mike - Next taking is public section along Winn St. paving sand part btwn. Madaket and Saratoga. Private section of Winn is very narrow.

Boulevard. is in here for 2016-2018 for a \$1 million.

Kara - we have hired GPI to do the design of the Blvd. Hired Bracken to get detail topography and locational survey. It's straight on paper but not on the ground. 80' layout.

Nat L. There is existing drainage. If we find all the d-boxes and leach pits, can we clean and attach them to the road properly?

Kara - They need to be excavated and refurbished if possible.

LW Does this include a bike path? A lot of pedestrian traffic.

Kara - That will be part of the design process on north side but the \$1 million will not cover that. Should that be done the whole way.

Nat L. - Yes. There is so much right of way.

LW There is so much foot traffic along there

AV Blvd. section is 80' but the rest is 40'. Plans are on file for the rest of the takings to come. (Mentions various locations of Takings.)

Kara mentions the July 4th NRTA bus that runs to Surfside.

Mike - Future phases design and funding for in town bike path (\$75,000 for Washington St. Section and another \$75,000 for Orange St. section). Need to get through Mass DOT. Construction may start in spring but no work during summer. Should be ready for 2017 summer season (Phase I).

Next - \$1 million earmarked for Roads & Sidewalk improvements - widening and repair through a combination of roadways to link Children's Beach to Town Parking lot, focusing most of attention onto sidewalks that link 2 ferry terminals. Multiple Phases. Project is being chopped up into different segments and various components are being funded through future fiscal year requests. Serious investment in pedestrian improvements in downtown area, concentrating primarily on areas around ferry terminals.

LW Long overdue. Concern from HDC point of view is use of correct materials. The wrong brick was used in front of pharmacy and insurance company. Not sturdy or historically accurate. Needs to be distressed granite curbing or proper brick and set low to be historically accurate as this is all in Old Historic District. it is more expensive. there is a foundry in Mass. that produces it. incorrect brick Breaks up in first freeze

Joe M. asks if it is the right brick in front of Dreamland?

Yes.

Leslie J. Points out an incongruous slab of granite in front of historic home on Copper Lane. How does that happen? White and stands out. Milk St. by a tree - cement curb. Compromises historical integrity.

Kara explains that the tree broke that curb.

LW When a piece of historic curbing is taken out, a historic piece has to replace what was removed. If you cannot find, than install distressed piece so it blends back in.

John M. (Page 19 of Packet) Suggests an island that says Right Lane, Right Turn for turn from South Water onto Main St.

Kara B. There is a sign but people don't see it. What if we run a piece of granite in middle to define two lanes.

Wendy H. Regarding Easy St., didn't we replace it twice last year with rising sea levels and big storms. Is there a material that is more durable?

Kara B. The new bulkhead is going below ground so this may not happen.

Mike - Last one for FY17 Wauwinet Bike Path matching grant (\$70,800 to match \$300,000 total design cost) through Div. of Fishing and Wildlife. Improved access to federal property going out to Great Pt. This is to secure funds so we don't lose grant. There are definitely ConCom issues with this.

On to FY'18 requests:

1st project is Fairgrounds/OSR Roundabout - \$150,000

2nd project is locally funded intersection - bricking of crosswalks at 5 Corners. More of an aesthetic project. Better delineation.

Roadway Takings for FY18 - AMELIA DRIVE listed as a priority by Roads and ROW Committee .

AV Reminds Board that the Planning Board approved a market and the approval generated \$10,000 towards funding taking of road.

Kara B. We want to go from Amelia across to Polpis and from Fairgrounds to Monomoy (700') \$350,000 to try and reduce traffic. Has talked to Bob Gardner about how to deal with Wannacomet property. Goal is to siphon off OSR traffic. Roundabouts create flow although they slow down traffic. People sitting in traffic is bad for air quality.

LW Hinsdale needs to be brought back into this discussion.

NW Do you see money for study on OSR?

LW Maybe Pastan.

NW Someone else pay for professional approach to this traffic problem

Mike Burns asks Gabe Sherman if discretionary funding for corridor study like this is available? We need supplemental funding in addition to regular 3C funds from Mass DOT to do this study b/c 3C grant money is not sufficient.

Gabe Email that exact question and will look into the answer.

Mike - On to FY 19

Roadway taking from Ticcoma to Lovers Lane. It is gated right now. If there is consensus here then we will move forward for this.

Intersection improvement from Amelia Drive over to Polpis Rd.

Bike path along Somerset Lane - locally funded request for design and construction (\$850,000).

LW Do we need a motion for anything?

M/S/A LW Leslie J. 2nd

**MOTION TO ACCEPT THESE FY PROPOSALS/PROJECTS
UNANIMOUS**

D. Director Vorce/Disclosure & Request for Exemption to MGL 268A, S19 (b)(1)

LW We did this a few years ago. His zone is being rezoned but nowhere near where he lives.

AV I am in R5 zoning district (*see Page 42*), when you have any sort of financial interest, positive or negative, this is required for an appointed authority. We will discussing density bonuses for affordable housing in R5 and my property is zoned R5.

M/S/A LW Bert J. 2nd

MOTION Determined that financial interest is not so substantial as to compromise the integrity of the appointed authority (Andrew Vorce) and authorize chair to sign said determination.

UNANIMOUS

E. Rural Counsel

*******This item was not anticipated by the Chairman/Vice-Chairman 48 hours in advance.**

M/S/A LW Leslie J. 2nd

MOTION to APPOINT WENDY HUDSON to RURAL COUNSEL (general economic health) - quarterly meeting.

UNANIMOUS

V. Other Business:

A. Re-appoint Andrew Vorce to the Ocean Advisory Committee

*****Re-Affirm vote**

M/S/A LW Bert J. 2nd

MOTION to REAPPOINT ANDREW VORCE to OCEAN ADVISORY COMMITTEE

UNANIMOUS

B. DLTA Funding Request (solar PV project) from Town Administration/Energy Office

Lauren Sinatra explains request.

M/S/A LW Leslie J. 2nd

MOTION to ALLOCATE THE REQUESTED \$11,400 OUT OF DLTA PROGRAM TO SUPPORT EFFORT TO DEVELOP SOLAR PHOTOVOLTAIC FACILITY AT AIRPORT BY END OF 2016

UNANIMOUS

VI. Adjournment

Gabe Sherman (Mass DOT) hangs up.

Adjourned 18H52

FY 2016 UPWP Budget Reallocation - February 2016

Task	Direct Salary	Salary Reallocated	New Total	Overhead (91.82%)	Direct Costs Budget	Total Budget
1.0 Management and Support	\$41,024.04	\$2,343.29	\$43,367.33	\$37,668.27	\$3,000.00	\$84,035.60
1.1 3C Program Support	\$28,130.77	\$0.00	\$28,130.77	\$25,829.67	\$0.00	\$53,960.44
1.2 Inter-Regional Transportation Planning Coordination	\$7,032.69	\$1,758.17	\$8,790.87	\$6,457.42	\$3,000.00	\$18,248.28
1.3 Transportation Improvement Program	\$2,344.23	\$0.00	\$2,344.23	\$2,152.47	\$0.00	\$4,496.70
1.4 Unified Work Program	\$2,344.23	\$0.00	\$2,344.23	\$2,152.47	\$0.00	\$4,496.70
1.5 Public Participation	\$586.06	\$0.00	\$586.06	\$538.12	\$0.00	\$1,124.18
1.6 Title VI and Environmental Justice	\$586.06	\$585.12	\$1,171.18	\$538.12	\$0.00	\$1,709.30
2.0 Data Collection and Analysis	\$18,753.85	-\$1,758.17	\$16,995.67	\$17,219.78	\$2,842.42	\$37,057.87
2.1 Data Collection: Traffic, Congestion, Freight, and Pavement Management	\$11,721.15	\$0.00	\$11,721.15	\$10,762.36	\$2,842.42	\$25,325.94
2.2 Geographic Information Systems (GIS)	\$4,688.46	\$0.00	\$4,688.46	\$4,304.95	\$0.00	\$8,993.41
2.3 Performance Measures and Monitoring	\$2,344.23	-\$1,758.17	\$586.06	\$2,152.47	\$0.00	\$2,738.53
3.0 Short Range and Long Range Transportation Planning	\$30,475.00	\$0.00	\$30,475.00	\$27,982.15	\$0.00	\$58,457.15
3.1 Livable / Sustainable / Complete Streets Planning	\$9,376.92	\$0.00	\$9,376.92	\$8,609.89	\$0.00	\$17,986.81
3.2 Parking Management Strategies	\$9,376.92	\$0.00	\$9,376.92	\$8,609.89	\$0.00	\$17,986.81
3.3 Bicycle and Pedestrian Planning	\$9,376.92	\$0.00	\$9,376.92	\$8,609.89	\$0.00	\$17,986.81
3.4 Special Transportation Planning Studies	\$2,344.23	\$0.00	\$2,344.23	\$2,152.47	\$0.00	\$4,496.70
4.0 Other Transportation Activities	\$31,647.12	-\$585.12	\$31,062.00	\$29,058.38	\$0.00	\$60,120.38
4.1 Implement Approved Planning Recommendations	\$25,786.54	\$0.00	\$25,786.54	\$23,677.20	\$0.00	\$49,463.74
4.2 Special Transportation Planning Assistance	\$4,688.46	\$0.00	\$4,688.46	\$4,304.95	\$0.00	\$8,993.41
4.3 Intelligent Transportation Systems (ITS)	\$1,172.12	-\$585.12	\$587.00	\$1,076.24	\$0.00	\$1,663.23
Direct Salary Budget -	\$121,900.00	\$0.00	\$121,900.00			
Overhead Budget -				\$111,928.58		
Direct Cost Budget -					\$5,842.42	
Total Budget for FFY 2016 -	\$121,900.00			\$111,928.58	\$5,842.42	\$239,671.00
Time = 52 weeks (46 weeks, plus 4 weeks vacation, 12 holidays, and 2 personal days - listed in Task 1.1)						

Citizen Warrant Articles
2016 Annual Town Meeting

DRAFT

	A	B	C	D	E
1	Article	Description	Submitted by	YES/ NO	COMMENTS
2	A	Zoning Map Change - 8 Masaquet	Ronald Santos	Y	Refer to PB
3	B	Zoning Map Change - Marble Way	Samantha Parsons	Y	Refer to PB
4	C	RE Acq - Woodbine	John Brescher	Y	Support
5	D	RE Disp - Woodbine	John Brescher	Y	Support
6	E	Charter Amend: Town Clerk Appoint	Joseph T. Grause, Jr.	N	N/C
7	F	Exempt Flyboards from 137-18	Max Perkins	N	N/C
8	G	HRP - Charter Amend - Term Limits	Robert DeCosta	?	
9	H	HRP - Right to Farm	Dylan Wallace	?	
10	I	Appropriation: Sconset Fire Station	Nelson Eldridge	N	N/C
11	J	CPC Budget Transfers	Ken Beaugrand	N	N/C
12	K	CPC Appropriations	Ken Beaugrand	N	N/C
13	L	Bylaw Amendment - Town Sewer District	Mark Dawson	Y	
14	M	Bylaw Amendment - Town Sewer District	Donald Dimock, Jr.	Y	Area covered in Town Article
15	N	Appropriation: Cost Reimbursement	Clifford Williams	N	N/C
16	O	Zoning Bylaw Amendment - Secondary Lots	David Fredericks	Y	Refer to PB
17	P	Zoning Map Change - SR20 to SR5	John Brescher	Y	Refer to PB
18	Q	RE Acq - 40, 42, 42R, 44 Sparks	Catherine Stover	Y	?
19	R	MGL Acceptance - Dog License	Catherine Stover	N	N/C
20	S	Bylaw Amendment - Dog License	Catherine Stover	N	N/C
21	T	Bylaw Amendment - Coastal Properties	Catherine Stover	Y	?
22	U	Bylaw Amendment - Animals	Suzanne Gale	N	N/C
23	V	RE Acq - Poplar	John Brescher	Y	Duplicate of earlier article
24	W	RE Disp - Poplar	John Brescher	Y	Duplicate of earlier article
25	X	Zoning Bylaw Amendment	Cormac Collier	Y	Refer to PB
26	Y	RE Acq - Wanoma Way	Arthur Reade	Y	Support
27	Z	RE Disp - Wanoma Way	Arthur Reade	Y	Support
28	AA	RE Acq - Saccacha Ave	Arthur Reade	Y	Support
29	BB	RE Disp - Saccacha Ave	Arthur Reade	Y	Support
30	CC	Zoning Map Change - LUG2 to LUG1	Leslie Kennie	Y	Refer to PB
31	DD	Zoning Map Change - LUG2 to R40	James Lydon	Y	Refer to PB
32	EE	Zoning Bylaw Amendment - Tiny House Unit District	Isaiah Stover	Y	Refer to PB
33	FF	Zoning Bylaw Amendment - Tiny House Village District	Isaiah Stover	Y	Refer to PB

DRAFT

Received Oct 19 2015
12:46 PM, 11:16 PM

OCT 19 2015

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)

<u>Ronald Santos</u> Name (signature)	<u>RONALD SANTOS</u> Name (printed)	<u>8 Masaquet Ave</u> Address
<u>[Signature]</u> Name (signature)	<u>SIMARI SANTOS</u> Name (printed)	<u>8 Masaquet Ave</u> Address
<u>Linda M. True</u> Name (signature)	<u>Linda M. True</u> Name (printed)	<u>56 Fairgrounds Rd. 02534</u> Address
<u>Amy Santos</u> Name (signature)	<u>Amy Santos</u> Name (printed)	<u>72 Surfside Rd</u> Address
<u>David Callahan</u> Name (signature)	<u>DAVID CALLAHAN</u> Name (printed)	<u>4 Morgan Sq.</u> Address
<u>Beatrice R. Santos</u> Name (signature)	<u>BEATRICE SANTOS</u> Name (printed)	<u>72 Surfside Rd</u> Address
<u>Roberta Hamblin</u> Name (signature)	<u>Roberta Hamblin</u> Name (printed)	<u>24 Naushon Way 02554</u> Address
<u>Gary S. Hamblin</u> Name (signature)	<u>Gary S. Hamblin</u> Name (printed)	<u>24 Naushon Way 02554</u> Address
<u>Robert Holdgate</u> Name (signature)	<u>ROBERT HOLDGATE</u> Name (printed)	<u>62 LEWIS COURT</u> Address
<u>[Signature]</u> Name (signature)	<u>WILLIAM McBRATH, Jr</u> Name (printed)	<u>10 SHEEP COMMONS LN.</u> Address
<u>Kathryn McBrath</u> Name (signature)	<u>KATHRYN McBRATH</u> Name (printed)	<u>10 SHEEP COMMONS LN.</u> Address

21 (Twenty one Signatures)

Gary M. Coffey
Daniel Good
Cardy ...

DATE and TIME this paper received by Registrars 9:57 AM
10-26-2015 JH

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to: AMMEND THE ZONING OF THE PROPERTIES LOCATED IN THE CTC DISTRICT ON MARBLE WAY TO RESIDENTIAL ZONING (SEE ATTACHED)

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	are recorded	PRINTED NAME
1	[Signature]	1 MARBLE WAY	0 1	SAMANTHA PARSONS
2	[Signature]	7 MILL ST.	0 1	AMANDA TOSCH
3	[Signature]	77 Skyline Dr.	0 1	Katherine P. Schulm
4	[Signature]	38 1/2 York St	0 1	STUART C. Reid
5	[Signature]	7 Mill Street	0 1	Edmund Little
6	[Signature]	5 Catherine Lane	0 1	AMY SANFORD
7	[Signature]	1 N. Beach / de Sleepy Hollow	0 1	Tracy Callmane
8	[Signature]	58 Old South Rd	0 1	Liza McKENNEY
9	[Signature]	3 Marble Way	0 1	David Sharpe
10	[Signature]	79 Fairgrounds Road	0 1	Barbara Ann Jones
11	[Signature]	52 Goldfinch Dr.	0 1	Laura Fletcher
12	[Signature]	9 Marble Way	0 1	TERESA SCHLOFFER
13	[Signature]	14 Sleepy Hollow Rd	0 1	Erin Myers
14	[Signature]	14 Sleepy Hollow Rd	0 1	John Myers
15	[Signature]	7 Marble Way	0 1	Wendy Lucosch
16	[Signature]	7 Marble Way	0 1	Ryan Lugobell
17	[Signature]	5 MARBLE WAY	0 1	HEIDI K DANIELS GURVAN
18	[Signature]	87 SOMERSET RD	0 1	Cameron Hamill
19	[Signature]	1 MARBLE WAY	0 1	ROB MORGENSTERN
20	[Signature]	55 TENNESSEE AVE	0 1	Deborah D Culbertson

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.
Check them against the names of qualified voters to be certified

N B no such registered voter at that address.
S B unable to identify signature or address as that of
W B wrong district or community.

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

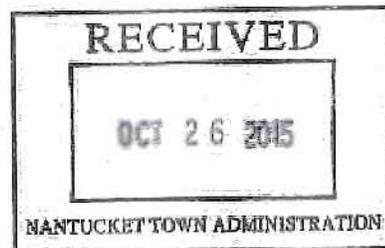
2. Placing the following properties currently located Commercial Trade Entrepreneurship and Craft (CTEC) district, in the Residential 10 (R-10) or Residential 20 (R-20) district:

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
		6	
66	103	(Lots 202 and 203 on Land 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 23rd, 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)



ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars
 11-6-2015
 11:57 AM JF

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.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P a r r e d c e l	PRINTED NAME
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)		
1	[Signature]	31 Somerset Lane	0 1	SARA B BRISCHER
2	[Signature]	8C Trinity Acres Ln.	0 1	Yolanda Fernandez-Corral
3	[Signature]	PO Box 545 97464 Nantucket	0 1	Jessica Ryder
4	[Signature]	116 Deer Run Rd.	0 1	Brenda H. Dunham
5	[Signature]	5 Sesapara Rd	0 1	Anne M. Lanman
6	[Signature]	41 Somerset Lane	0 1	Kathryn L. Gladden
7	[Signature]	31 Somerset Lane	0 1	Jessie M. Brischer
8	[Signature]	25 Augustus Road	0 1	PATRICIA A. HOLSTED
9	[Signature]	25 East Daffodil	0 1	Jane LOVERING
10	[Signature]	67 Cedar Ln	0 1	Danton Heath
11	[Signature]	3 Anna Drive	0 1	Richard P. Beauvette
12	[Signature]	19 Friendship Lane	0 1	Bryan Swain
13	[Signature]	44 Healds Neck	0 1	Laura M. Hartigan
14	[Signature]	250 Pelham Rd.	0 1	Rhodes H. Williams
15	[Signature]	41 Somerset Lane	0 1	RICHARD J. OLSON
16			0 1	
17			0 1	
18			0 1	
19			0 1	
20			0 1	

Instructions to Registrars

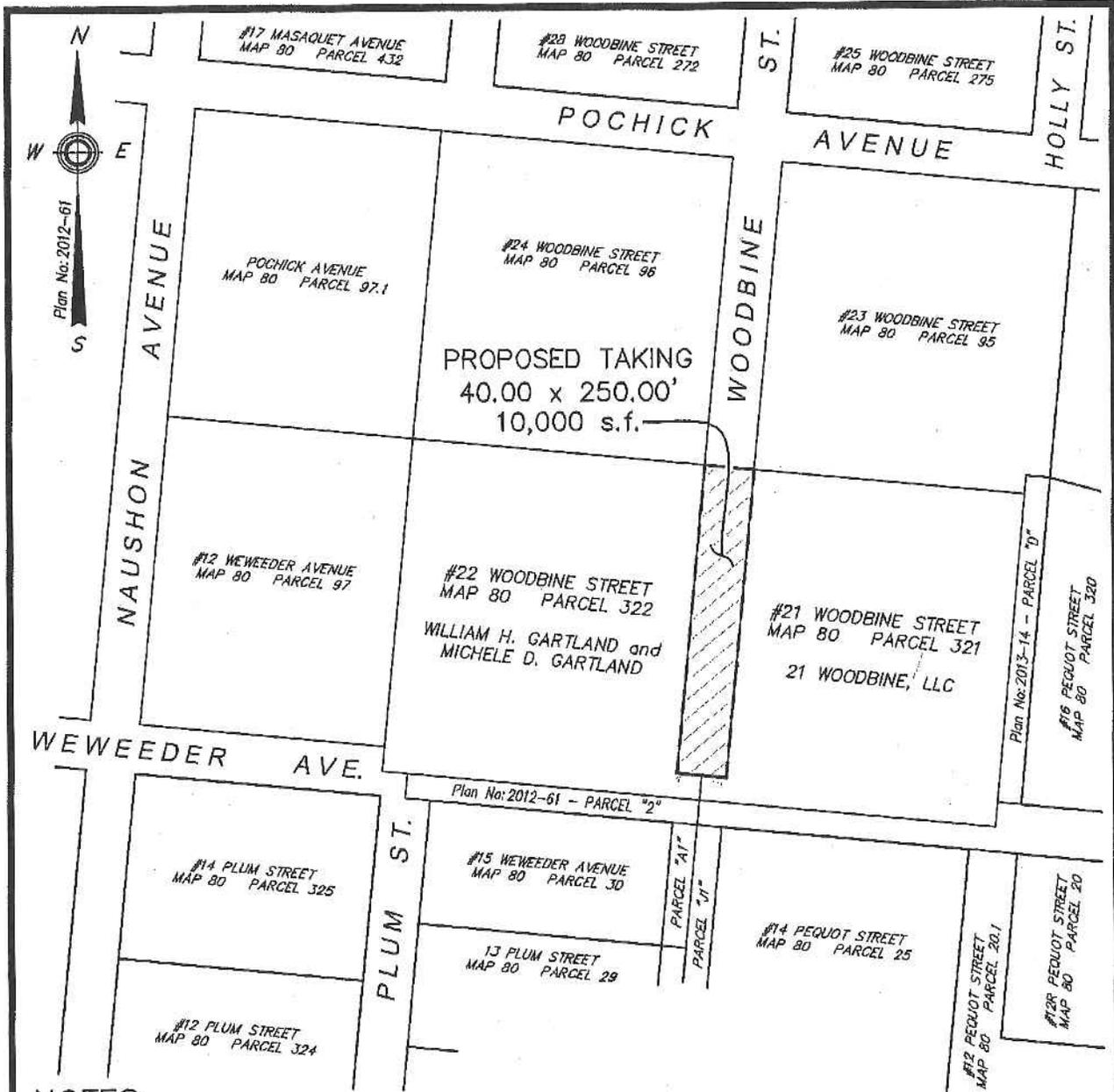
You must time-stamp or write in date and time these papers are received.
 Check this against the name of qualified voter to be certified.
 For names not certified, use the codes opposite.

N B no such registered voter at that address.
 S B unable to identify signature or address as that of
 W B wrong district or community.
 T B already signed this petition.

CERTIFICATION OF SIGNATURES
 We certify that 14 signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

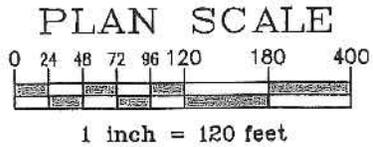
(at least three Registrars' names must be signed below)
 [Signatures]
 Registrars of Voters of the Town of Nantucket

Daryl Good



NOTES:

1. LOCUS: WOODBINE STREET
2. PLAN: Plan No: 2012-61
Plan No: 2010-56
Plan File: 54-W



BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508-833-0070
(fax) 508-833-2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508-325-0044
www.brackeneng.com

YARD SALE EXHIBIT PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for: **TOWN OF NANTUCKET**

#21 WOODBINE ST. - MAP 80 PARCEL 321
~ and ~
#22 WOODBINE ST. - MAP 80 PARCEL 322

Date: **AUGUST 31, 2015**

Checked: **AMG**

Drawn By: **RMM/ERC/DLH**

S:\Autocad Drawings\Nantucket\Woodbine Street\32 Woodbine Street\22 Woodbine St - yard sale exhibit.dwg

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE
 To see if the Town will vote to:

DATE and TIME this paper received by
 Registrars 11-6-2015
 11:57 AM

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.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P a r r e c d e d 0 1	P 0 1	III PRINTED NAME
1		31 Somerset Lane	0	1	John B. Harscher
2		28 Thirty Acres Ln	0	1	Yokinda Fernandez Cost
3	Jessica Rydman	5A Fairground S	0	1	Jessica Rydman
4	Brenda H. Dunham	116 Deer Run Rd.	0	1	Brenda H. Dunham
5		5 Sesapana Rd.	0	1	Anne M. Laman
6		41 Concord Road	0	1	Kathleen L. G. Stetson
7		31 Somerset Ln	0	1	Jessie M. Brescher
8	Patricia A. Harsted	25 BLENSTED RD	0	1	PATRICIA A HARSTED
9	Dayton Thomas	67 OAK LANE	0	1	Dayton Thomas
10	Jane Lovelace	25 Daffodil	0	1	Jane LOVELACE
11		3 Anna Drive	0	1	Aidrone P. Bedwetter
12		19 Friendship Lane	0	1	Byron Swan
13		48 Henderwood Dr	0	1	Loreen Martella
14		280 Palmetto	0	1	Rhoda G. Wearman
15		41 SOMERSET LN	0	1	NICHOLAS J. GILBERT
16			0	1	
17			0	1	
18			0	1	
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- F B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (13) THIRTEEN signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

at least three Registrars' names must be signed or stamped below

Registrars of Votes of the Town of Nantucket

James M. Coffey

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

(Full text of proposed Article attached.)

DATE and TIME this paper received by
 Registrars *B 12:00 PM 11/13/15*
1 *Jh*

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P a r r e d c o i	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)		PRINTED NAME
1	<i>[Signature]</i>	5 Pinkham Circle	0 1	Joseph T. Grause, Jr.
2	<i>[Signature]</i>	5 Pinkham Circle	0 1	Maria M. Grause
3	<i>[Signature]</i>	5 NORTH PASTORE LANE	0 1	LOUIS R. GENNARO
4	<i>[Signature]</i>	33 RIDGE LANE	0 1	RICHARD J. HUSSEY
5	<i>[Signature]</i>	4 HENDERSON'S DR	0 1	BRUCE D. MILLER
6	<i>[Signature]</i>	4 Henderson Dr	0 1	Jessie Miller
7	<i>[Signature]</i>	33 Ridge Lane	0 1	Sharon W. Hussey
8	<i>[Signature]</i>	3 Anna Drive	0 1	Richard P. Beaudette
9	<i>[Signature]</i>	1 Falloch St.	0 1	GROSSE BRUNSVOLD
10	<i>[Signature]</i>	5 Marble Way	0 1	HEIDI K DANIELS GIKVNU
11	<i>[Signature]</i>	6 Old Guidet Mill Ln	0 1	Nancy Maylan
12	<i>[Signature]</i>	37 Orange St	0 1	MARGARET TRAMPOSCH
13	<i>[Signature]</i>	159 Hummock Pass Rd	0 1	LEWIS L. LOCKERS
14	<i>[Signature]</i>	11 North Point	0 1	S. A. Cochran (Stephen)
15	<i>[Signature]</i>	23 Pine Hill Road	0 1	Walter S. Bortolke
16	<i>[Signature]</i>	23 Flintlock Rd.	0 1	Eleanor Roethke
17	<i>[Signature]</i>	5 N. Pastore Ln	0 1	DOROTHY B GENNARO
18	<i>[Signature]</i>	31 Summit Ln	0 1	John B. Bricker
19	<i>[Signature]</i>	5 Sesapara Rd	0 1	Anne M. Larman
20	<i>[Signature]</i>	31 Somerset Ln	0 1	Jessie M. Bricker

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that 19 NINETEEN signatures checked thus are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars names must be signed or stamped below)

[Signatures]
 James M. Coffin
 David Good

Registrars of Voters of the Town of Nantucket

RECEIVED
 NOV 13 2015
 NANTUCKET TOWN ADMINISTRATION

Annual Town Meeting 2016

Joseph T. Grause, Jr.

Citizens Article Proposed Language:

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 strikethrough; these methods to denote changes are not meant to become part of the final text)

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to: *Exempt PWCs engaged in a Flyboard operation from §137-18*

DATE and TIME this paper received by Registrars
Nov 18, 2015
1:58 PM

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing your name, you may authorize some person to write your name and residence in your presence.

RECEIVED
 PRINTED NAME
NOV 18 2015
 NANTUCKET TOWN ADMINISTRATION

	I	II	W	P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	New Living At (Street and Number)	D	R	PRINTED NAME
1	<i>[Signature]</i>	18 Golfview Dr	0	1	Max Perkins
2	<i>[Signature]</i>	18 Golfview Dr	0	1	Blair Perkins
3	<i>[Signature]</i>	18 Golfview Dr.	0	1	Rachael Z-Silin
4	<i>[Signature]</i>	18 Golfview Dr.	0	1	Alex Perkins
5	<i>[Signature]</i>	14 Roberts Lane	0	1	JULIE REINEMO
6	<i>[Signature]</i>	14 ROBERTS LN	0	1	Karsten Reinemo
7	<i>[Signature]</i>	6 ALLENS LN	0	1	ANDY ROBERTS
8	<i>[Signature]</i>	17 SEIKENNA PLACE	0	1	MARC GERTNER
9	<i>[Signature]</i>	44 W CHESTER ST	0	1	JONAS D BARRY
10	<i>[Signature]</i>	21 ALLENS LANE	0	1	William A Tommasi Jr.
11	<i>[Signature]</i>	14 Evergreen Way	0	1	Lisa T Holdgate
12	<i>[Signature]</i>	2 Doc ADA DR	0	1	STEVE TORWOLD
13	<i>[Signature]</i>	61 SKYLENE DR	0	1	BZLL DAVENSON
14	<i>[Signature]</i>	16 ALLENS LANE	0	1	RONI ROBERTS
15	<i>[Signature]</i>	8 1/2 S. Pasture Ln	0	1	CAROL WALSH
16	<i>[Signature]</i>	4 Camelia Lane	0	1	<i>[Signature]</i>
17	<i>[Signature]</i>	17 Folger Ave	0	1	Michele Kelsey
18	<i>[Signature]</i>	18 bloncaster street	0	1	Juella Bouchard
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (17) Seventeen signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

[Signatures]
 Registrars of Voters of the Town of Nantucket



November 5, 2015

Flyboard Nantucket
PO Box 2095
Nantucket, MA
02584

Citizen's Warrant Article: 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) 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 and Alex Perkins
Flyboard Nantucket
(508) 332-0822
flyboardnantucket@gmail.com
www.flyboardnantucket.com

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

Nov 19, 2015
10:34 AM

(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:

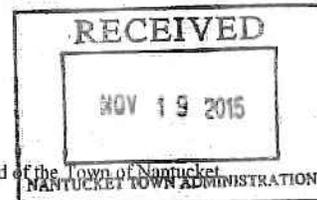
Section 3.6 – Term Limits

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.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket



INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

	I	II	W P a r e d 0	P r e s e n t 1	III PRINTED NAME (And Previous Residence if different than column II)
1		22 Seagram Rd.	0	1	ROBERT R. DeCosta
2		4 White St	0	1	Nantucket 4 white
3		7 PINE TREE ROAD	0	1	JOSEPH F. ARNONE
4		7 BARTLETT	0	1	JOE LOZOUZI
5		2 Boynton Ln	0	1	MELISSA PERRY
6		52 Somerset Rd	0	1	PAMELA COTE-CAPOZZA
7		5 Bayberry Lane	0	1	MICHAEL S. DeCaris
8		22 VESTAL ST	0	1	RICHARD EUSEKY
9		72 Hummock Pond Rd	0	1	Thomas Daly
10		72 Hummock Pond Rd	0	1	Linda J. Daly
11		5 Hull Ln	0	1	Chris Roche
12		5 Hull Ln	0	1	Corey Roche
13		8 N. Beach St	0	1	Peter Kaizer
14		7 Otobog Rd	0	1	Lindsay Knapp

15	Jane Kayler	8 North Beach	0	1	THAT KAIZER
16	Julia Dimmock	175 Orange St	0	1	ENKE D. MOONEY
17	Kate M	16 Woodland Drive	0	1	Katherine Cabral
18			0	1	
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (13) THIRTEEN
signatures checked this are names of voters of the
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Christine Plenge Jover

James M. Coffey

David Good

Registrars of Voters of the Town of Nantucket

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars
 Nov 19 2015
 12:14 pm

RECEIVED

NOV 19 2015

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

I	C Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	II Now Living At (Street and Number)	W P		III PRINTED NAME (And Previous Residence if different than column II)
			a r	d c	
1	<i>[Signature]</i>	19 Abigail Farm Rd.	0	1	Dylan H. Wallace
2	<i>[Signature]</i>	8 Wynn St	0	1	RICHARD S. ARNOLD
3	<i>[Signature]</i>	11 Pond Rd	0	1	John Kusza
4	<i>[Signature]</i>	28 Kelley Rd	0	1	Patricia C Myers
5	<i>[Signature]</i>	53 Polpis Rd	0	1	Samuel H. Slesak
6	<i>[Signature]</i>	18 A MARY ANN DR	0	1	MICHELLE WHELAN
7	<i>[Signature]</i>	1 Mohball Way	0	1	John W. BARTLETT
8	<i>[Signature]</i>	2 HARTARD LANE	0	1	RANDY HUSON
9	<i>[Signature]</i>	5 Bartlett Farm Rd	0	1	Dean Long
10	<i>[Signature]</i>	58 Somersot Cl.	0	1	Martin E McBowen
11	<i>[Signature]</i>	73 ORANGE ST.	0	1	STEPHEN L. BEWDER
12	<i>[Signature]</i>	22 Creek Ln	0	1	Carl Keller III
13	<i>[Signature]</i>	4 Allens Lane Apt A	0	1	Miguel Hernandez
14	<i>[Signature]</i>	192 Abigail Farm Road	0	1	Claudia Antle
15	<i>[Signature]</i>	22 Pine Crest Drive	0	1	Justine Paradis
16	<i>[Signature]</i>	4 Strawberry Lane	0	1	Aucila Raymo
17	<i>[Signature]</i>	16 Allens Lane	0	1	RANDY ROBERTS
18	<i>[Signature]</i>	16 Allens Lane	0	1	ANDY ROBERTS
19	<i>[Signature]</i>	18 A EVERETT WAY	0	1	TYLER HERRICK
20	<i>[Signature]</i>	300 Polpis Rd	0	1	Caleb Cressman

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N no such registered voter at that address.
- S unable to identify signature or address as that of
- W wrong district or community.
- T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (18) Eighteen signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

[Signatures of Registrars]

Registrars of Voters of the Town of Nantucket

[Signature]

TOWN OF NANTUCKET RIGHT TO FARM BY-LAW

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 organism 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

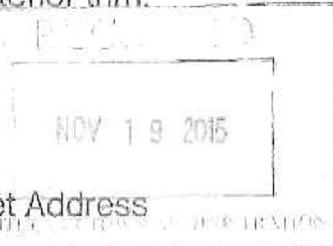
grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. The Zoning Enforcement Officer or Select Board shall forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the 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, 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 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.

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.

12:29



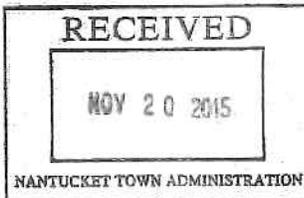
Signature	Print Name	Street Address
<i>Nelson K Eldridge</i>	Nelson K. Eldridge	2 Eldridge Ln
<i>Robert Benchley III</i>	ROBERT BENCHLEY III	65 SANKAM RD
<i>Jared Smith</i>	Jared Smith	64 Hooper Farm Rd.
<i>Charles E Eldridge</i>	CHARLES E. ELDRIDGE	7 CLIFTON ST
<i>George Vollans</i>	GEORGE VOLLANS	47 NEW ST
<i>Carol J. Moffatt</i>	CAROL J. MOFFATT	14 West Sankam Road
<i>Shane Perry</i>	SHANE PERRY	16 1/2 Bartlett Rd.
<i>Chris Holland</i>	Chris Holland	36 Finlode Rd.
<i>Sean Mitchell</i>	Sean Mitchell	15 Macys Ln.
<i>Stephen Murphy</i>	Stephen Murphy	2 Daffodil Ln
<i>Kenn Ramos</i>	Kenn Ramos	55 West St
<i>Matt Aguiar</i>	Matt Aguiar	12 Sertside Dr
<i>Jordan Seitz</i>	Jordan Seitz	13 Teasdale Circle
<i>Christopher M. Gould</i>	Christopher M. Gould	5 Alexandria Dr
<i>John Dugan</i>	John Dugan	14 North Rd

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

November 20, 2015
12:06 p.m.



SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	are recorded	PRINTED NAME
1	<i>[Signature]</i>	1 FARMER ST	0 1	KL BEAUBRAND
2	<i>[Signature]</i>	3 DOWNS B Rd	0 1	Mania Zoda
3	<i>[Signature]</i>	13 Nantucket	0 1	Brian Tava
4	<i>[Signature]</i>	10 TROTTERS LANE	0 1	Tim Sovereign
5	<i>[Signature]</i>	97 WISECROFT ST.	0 1	CRYSTINE GUZZI
6	<i>[Signature]</i>	14 Somerset Lane	0 1	Barry G. V. Rector
7	<i>[Signature]</i>	6 S. Proctor Lane	0 1	LINDA F. WILLIAMS
8	<i>[Signature]</i>	31 Hussey St.	0 1	IAN GOLDING
9	<i>[Signature]</i>	4 Vespa Lane	0 1	DAN E. HALLIDAY
10	<i>[Signature]</i>	57 Tom Nevers Road	0 1	Nyelle Richer
11	<i>[Signature]</i>	1 Norwood St	0 1	Gloria L. Whitkus-Sawlett
12	<i>[Signature]</i>	60 Skyline Dr	0 1	MARY D. MALAVASE
13	<i>[Signature]</i>	11 Mittenmast Rd.	0 1	John F. Trudeau III
14	<i>[Signature]</i>	7 Point Juds. Ln	0 1	Erikley Perkins
15	<i>[Signature]</i>	5 RACHEL DRIVE	0 1	GERADINE HAUER
16			0 1	
17			0 1	
18			0 1	
19			0 1	
20			0 1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (13) *[Signature]* signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

[Signature]
[Signature]
Registrars of Voters of the Town of Nantucket

[Signature]

Fiscal Year 2017 Budget Transfers; Community Preservation Committee

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

	fund balance	
Article 26 ATM 2014	Fiscal year 2017	\$45.33
St. Paul's Episcopal Church	Community Preservation Committee	
	Community Historic Preservation reserved	
	fund balance	
Article 26 ATM 2014	Fiscal year 2017	\$4,880.89
Fireman's Association 1937		
Restoration	Community Preservation Committee	
	Community Historic Preservation reserved	
	fund balance	
Article 30 ATM 2015	Fiscal year 2017	\$.99
St Paul's Episcopal Church	Community Preservation Committee	
	Community Historic Preservation reserved	
	fund balance	
Article 30 ATM 2015	Fiscal year 2017	\$175.00
Star of the Sea Youth Hostel	Community Preservation Committee	
	Community Historic Preservation reserved	
	fund balance	
Total Transfers to Community Historic Preservation		
	Reserved fund balance	\$55 103.03

From	To	AMOUNT
Article 28 ATM 2012	Fiscal Year 2017	\$6,553.84

Town of Nantucket,

Affordable Housing Trust Fund

Community Preservation Committee

Community Housing reserved fund balance

Total transfers to Community Housing Reserved fund

balance \$6,553.84

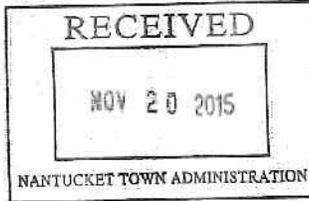
Total transfers back to Community Preservation Reserved Fund

Balances \$61,656.87

Kenneth Beaugrand, et al

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:



DATE and TIME this paper received by Registrars
 Nov 20, 2015
 M. Holmes
 12:06 PM

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P a r r e d c e	P r e c e d e n t	III PRINTED NAME
1	<i>[Signature]</i>	1 FARMER ST	0	1	K. L. BEAUGRAND
2	<i>[Signature]</i>	3 DINGY B ROAD	0	1	Maria Zedde
3	<i>[Signature]</i>	13 Waverly St	0	1	FRANCIS HARRIS
4	<i>[Signature]</i>	6 Treater Lane	0	1	Tom Severino
5	<i>[Signature]</i>	97 WEST CHESTER ST.	0	1	KATHINE GLAZER
6	<i>[Signature]</i>	14 Somerset Lane	0	1	Barry G. J. Rectori
7	<i>[Signature]</i>	60 S. Proctor Lane	0	1	LINDA E. WILLIAMS
8	<i>[Signature]</i>	31 HURRAY ST	0	1	IAN GOLDING
9	<i>[Signature]</i>	4 Vesper Lane	0	1	Dawn E. HALL WOODGATE
10	<i>[Signature]</i>	57 1st Newstead	0	1	Neuilla Riches
11	<i>[Signature]</i>	1 Norwood St.	0	1	Glen L. Gale-Smyth
12	<i>[Signature]</i>	6 Skyline Dr	0	1	MARY D. MALAVASE
13	<i>[Signature]</i>	11 Milzenmast Rd.	0	1	John F. Tunde III
14	<i>[Signature]</i>	7 Post Judd Ln	0	1	Erika Perkins
15	<i>[Signature]</i>	5 Rachel Drive	0	1	GERALDINE WALKER
16			0	1	
17			0	1	
18			0	1	
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (14) Fourteen signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars names must be signed or stamped below)

[Signatures of Registrars]
 Registrars of Voters of the Town of Nantucket

Appropriation: Fiscal Year 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.

Purpose	Amount
<u>Historic Preservation</u>	
South Church Preservation Fund	
Restoration of the lighting of the Unitarian Meeting House	\$93,068
First Congregational Church of Nantucket	
Restoration of the front and the tower of the Summer Church	\$371,905
Nantucket Historical Association	
Restoration of Quaker Meeting house	\$40,000
Museum of African American History	
Fourth phase of restoration of foundations and out buildings contingent on access to the archeological data uncovered	\$307,246
Hospital Thrift Shop	
Second phase of restoration of structural frame, central chimney, and drainage systems	\$78,700
Preservation Institute Nantucket	
Envision Nantucket, 3D Laser scanning of heritage resources, Phase 3 contingent on public access through GIS	\$107,800
American Legion Post 82	
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
Town of Nantucket Natural Resources Department	
Second phase of restoration of the Brant Point shellfish hatchery	\$200,000
 Sub-total	 \$1,263,019

All of the funds to be used in this category are from the Community Preservation surcharge, interest and the State matching funds.

Community Housing

Nantucket Interfaith Council

Housing and rental assistance program \$130,000

Habitat for Humanity Nantucket Inc.

Construct additional houses at Sachem's Path \$250,000

Housing Nantucket

Phase two of four community rental housing units at Surfside Road \$261,000

Housing Nantucket

House recycling project to create two units of affordable rental
Housing, funding for one half of proposed project \$157,500

Town of Nantucket

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

Sub-total \$910,500

\$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.

Open Space Conservation/Recreation

Town of Nantucket

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

The Nantucket Pond Coalition

Funds to eradicate phragmites on White Goose cove, Long Pond
subject to approval of the project by the Nantucket Conservation
Commission \$ 24,900

Designated Reserves for Open Space

Allocation to Open Space Reserves for future use \$106,100

Sub-total \$256,000

All of the funds to be used in this category are from the Community Preservation surcharge, interest and the State matching funds.

Community Preservation Committee Undesignated reserves	
Balance of funds available for FY 2017 for future use	\$10,481

All of the funds to be used in this category are from the Community Preservation surcharge, interest and the State matching funds.

Administrative

Community Preservation Committee	
Administrative and operating expenses	\$120,000

<u>Sub-total</u>	\$120,000
-------------------------	------------------

All of the funds to be used in this category from the Community Preservation surcharge and the State matching funds.

<u>TOTAL</u>	\$2,560,000
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All amounts to be appropriated from the following sources:

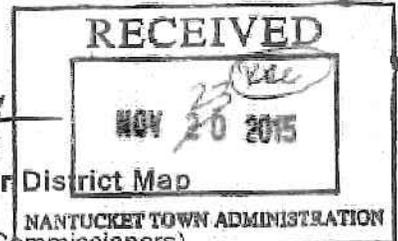
<u>SOURCES</u>	<u>AMOUNT</u>
Raised and appropriated from FY 2017 Community Preservation Surcharge	\$1,914,000
From State matching funds for FY 2016, to be received in 2017	\$ 486,000
From Interest	\$ 10,000
From Designated Reserves for Community Housing	\$ 150,000
<u>Total Revenues</u>	\$ 2,560,000

For fiscal year 2017 Community Preservation Purposes with each item considered a separate appropriation to be spent by the Community Preservation Committee.

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.

Kenneth Beaugrand, et al.

8:13 AM
11/23/15



ARTICLE Bill Budget
(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.

- [Signature] Name (signature) Mark Dawson Name (printed) 17 Milestone Crossing Address
- (Mark Dawson, et al)
- [Signature] Name (signature) Robert McGrady Name (printed) 123 Hummock Pond Rd Address
- [Signature] Name (signature) David M. Dickson Name (printed) 7 South Mill St. Address
- [Signature] Name (signature) Brian S. Jones Name (printed) 22 Ridge Ln Address
- [Signature] Name (signature) David Renner Name (printed) 3 Keel Lane Address
- [Signature] Name (signature) Mark Hoseney Name (printed) 7 Oak Hollow Address
- [Signature] Name (signature) PAUL CONNORS Name (printed) 23 ALLARTIC AVE Address
- [Signature] Name (signature) RICHARD SENGUIT Name (printed) 10 JONATHAN WAY Address
- [Signature] Name (signature) David A. Schatz Name (printed) 32 Lovers Lane Address
- [Signature] Name (signature) MADE CHITESTON Name (printed) 82 OUSOUTH ROAD Address
- [Signature] Name (signature) Sarah Williams Name (printed) 14 Trotters Ln. Address
- [Signature] Name (signature) PETER BOYNTON Name (printed) 61 Vestal St Address
- [Signature] Name (signature) MATTHEW MULLIGAN Name (printed) 25 PROSPER ST Address
- [Signature] Name (signature) Almarie Jones Name (printed) 9 Macomber Ave Address

Name (signature) [Signature] Name (printed) STEPHAN KANIT Address 7 Deer Run Rd

Name (signature) [Signature] Name (printed) Heidi Holdgate Address 12 Bayberry Ln

Name (signature) [Signature] Name (printed) William Steelman Address 81 Cliff Rd

Name (signature) [Signature] Name (printed) Harold Ryker Address 72 Hooper Farm Rd.

Name (signature) [Signature] Name (printed) Susank Spring Address 339 Palis Road

Name (signature) [Signature] Name (printed) DENNIS MERRAIRE Address 3 SHEEP COMMONS

Name (signature) [Signature] Name (printed) FRED TONKIN Address 19 BERKELEY STREET

Name (signature) [Signature] Name (printed) Steve McCurdy Address 11A Orange St.

Name (signature) [Signature] Name (printed) Anna-Karin Dillard Address 86 Centre St

Name (signature) [Signature] Name (printed) Kim Allen Address 6 Anna Dr.

Name (signature) [Signature] Name (printed) Paul [unclear] Address 5 Fishers Landing Rd

Name (signature) [Signature] Name (printed) Kyle D. SNELL Address 5 Pinecrest Drive

Name (signature) [Signature] Name (printed) Michael D'Agostino Address 37 Exeter St.

Name (signature) _____ Name (printed) _____ Address _____

[Signature]

14 (FOURTEEN) SIGNATURES

Jane M. Coffey

Doril Good

Town clerk
by lunch Mon.

DATE and TIME this paper received by
Registrars
Nov 23 2015
9:10 a.m.
M. J. [Signature]

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

AMEND THE TOWN SENIOR
DISTRICT

RECEIVED
NOV 23 2015
NANTUCKET TOWN ADMINISTRATION

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

	I	II	W P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	a r e d c 0 1	PRINTED NAME (And Previous Residence if different than column II)
1	<input checked="" type="checkbox"/> Donald E. Dimock	61 Bartlett Rd.	0 1	Donald Dimock CA
2	<input checked="" type="checkbox"/> [Signature]	3 Keel Lane	0 1	James Renner
3	<input checked="" type="checkbox"/> [Signature]	3 Keel Lane	0 1	Debra Renner
4	<input checked="" type="checkbox"/> [Signature]	3 KEEL LANE	0 1	JAMES RENNER
5	<input checked="" type="checkbox"/> Augusto C Ramos	20 90 SHORE ROAD	0 1	AUGUSTO C RAMOS
6	<input checked="" type="checkbox"/> Linda Sullivan	12 SUNISLAND RD	0 1	LINDA SULLIVAN
7	<input checked="" type="checkbox"/> [Signature]	25 Sand Pit	0 1	Robert A S Gillett
8	<input checked="" type="checkbox"/> [Signature]	11 Hussey Farm	0 1	Matt Lamb
9	<input checked="" type="checkbox"/> [Signature]	5 Deer Ryder dr	0 1	Janie Lamb
10	<input checked="" type="checkbox"/> Kevin Huyser	15 Bartlett rd	0 1	Kevin Huyser
11	<input checked="" type="checkbox"/> [Signature]	6 NOBSKA WAY	0 1	MANUEL R. GILMA
12	<input checked="" type="checkbox"/> [Signature]	5 Deer Run Rd	0 1	Alexand Bell
13	<input checked="" type="checkbox"/> Joanne Skoloff	20 TIMS WAY	0 1	JOANNE SKOLOFF
14	<input checked="" type="checkbox"/> [Signature]	23A Hummock Rd.	0 1	Stephen M. Conanti Jr
15	<input checked="" type="checkbox"/> F. Peter Amst	3 Dovekie Ct	0 1	F. Peter Amst
16	<input checked="" type="checkbox"/> BRUCE L. WILLIAMS	52 SOMERSET RD	0 1	BRUCE L. WILLIAMS
17	<input checked="" type="checkbox"/> JOAO C MOREIRA	1 ROSEMARY WAY	0 1	JOAO CARLOS MOREIRA
18	<input checked="" type="checkbox"/> Dennis J. [Signature]	3 Henderson	0 1	DENNIS J. [Signature]
19	<input checked="" type="checkbox"/> Jonathan Lamb	8 GLOUCESTER ST.	0 1	JONATHAN LAMB
20	<input checked="" type="checkbox"/> [Signature]	10 Clara Dr	0 1	Scott Herrick

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (15) Eighteen signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

[Signatures of Registrars]

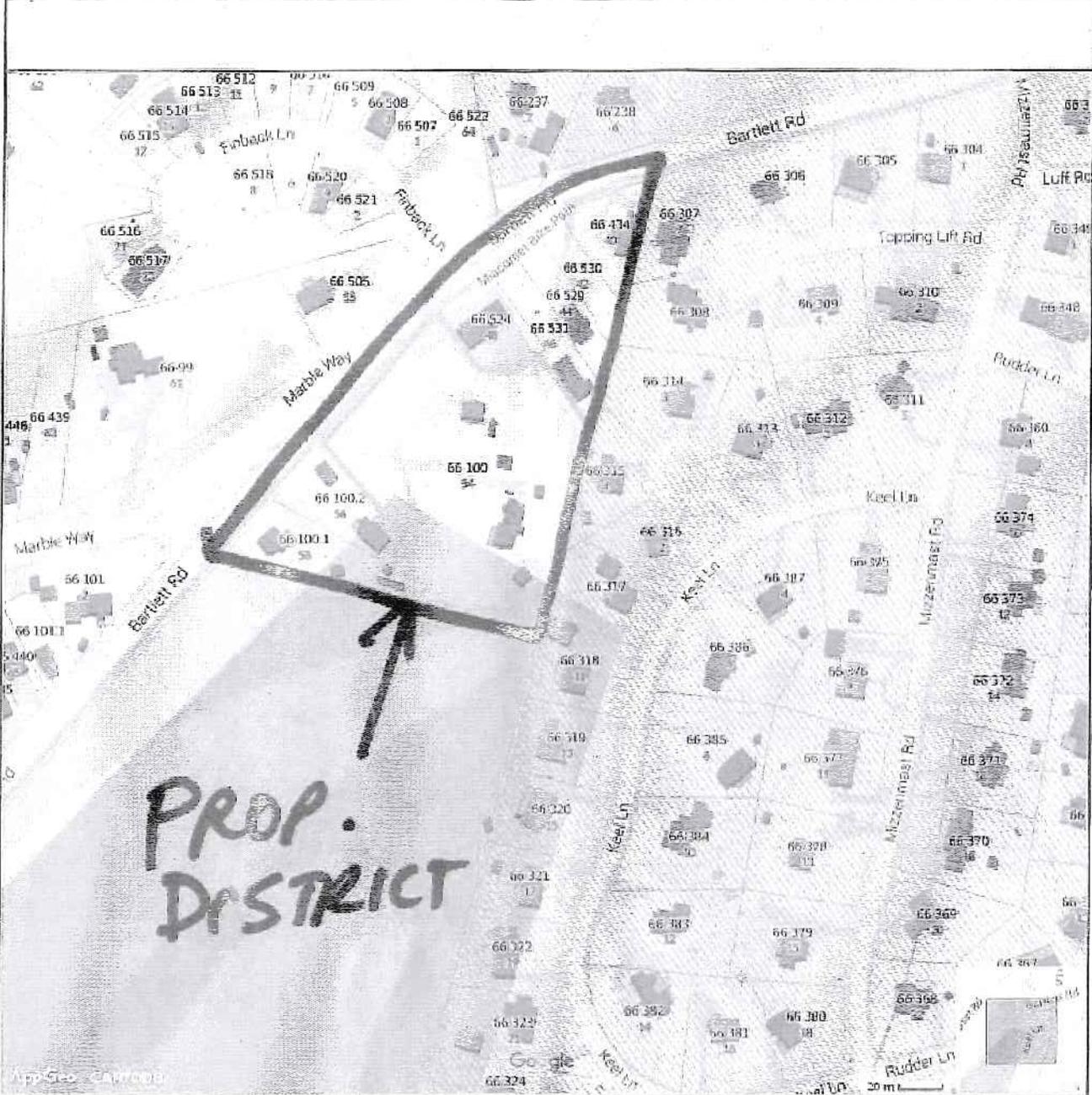
Registrars of Voters of the Town of Nantucket

PROPOSED WARRENT ARTICLE FOR 2016 ANNUAL TOWN MEETING

(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



Property Information	
Property ID	66 100
Location	54 BARTLETT RD
Owner	DIMOCK DONALD E



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

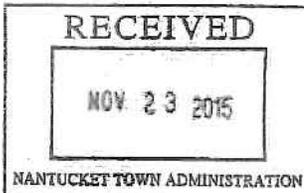
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

66	100.1	(58)
66	100.2	(56)
	100	(54)
	524	(48)
	531	(46)
	529	(44)
	530	(42)
	434	(40)

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars
Nov 23, 2015



SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W	P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	a	r	PRINTED NAME
			r	e	
			d	c	
			o	i	
1	<i>Clifford Williams</i>	18 Williams St	0	1	Clifford Williams
2	<i>Margaret Austin</i>	19 Surfside Rd	0	1	MARGARET AUSTIN
3	<i>David Glowacki</i>	35 PINE CREST DR.	0	1	DAVID GLOWACKI
4	<i>Ellen Glowacki</i>	35 Pine Crest Dr.	0	1	Ellen Glowacki
5	<i>Timothy W Brannigan</i>	1 Sesamin Way	0	1	Timothy W Brannigan
6	<i>Ted Muhler</i>	9 Swift Rock Road	0	1	Ted Muhler
7	<i>Linda Muhler</i>	9 Swift Rock Rd	0	1	Linda Muhler
8	<i>David M Barnett</i>	22 York St	0	1	DAVID M BARNETT
9	<i>Harold F Williams Jr</i>	61 Polgis Rd	0	1	Harold F Williams Jr
10	<i>Harold F Williams III</i>	14 Mary Ann Dr.	0	1	HAROLD F WILLIAMS III
11	<i>Margaret R Williams</i>	61 Polgis Rd.	0	1	MARGARET R WILLIAMS
12	<i>Matthew Mulcahy</i>	25 PROSPECT ST	0	1	MATTHEW MULCAHY
13	<i>Renee Barrett</i>	31 DOLES RD	0	1	Renee Barrett
14	<i>Colleen McLaughlin</i>	31 Duke Rd	0	1	Colleen McLaughlin
15	<i>Joseph Severin</i>	119 Nantucket Nantucket	0	1	Joseph Severin
16	<i>Marina Austin</i>	19 Prospect Prospect	0	1	Marina Austin
17	<i>Richard C Austin</i>	91 MARCOMET AVE	0	1	RICHARD C AUSTIN
18		91 MARCOMET AVE	0	1	
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (18) Eighteen signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

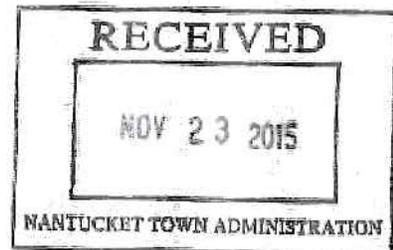
James M. Coffey

Registrars of Voters of the Town of Nantucket

James M. Coffey

Daryl Good

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.



Received 11-23-2015
12:27 pm
CAS

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

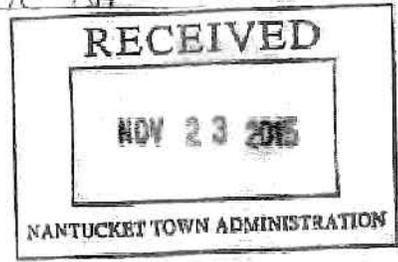
The legal father, mother, grandfather, grandmother, son, daughter, or sibling of the owner of the lot at the time the lot was subdivided into primary and secondary lots.

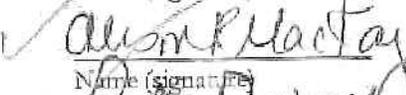
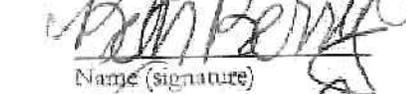
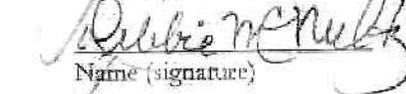
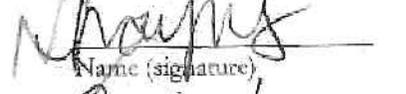
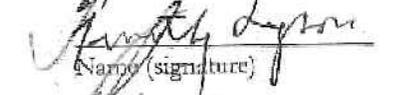
- 3. To amend Section 8C(2)b), Secondary Residential Lots, as follows:

(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.

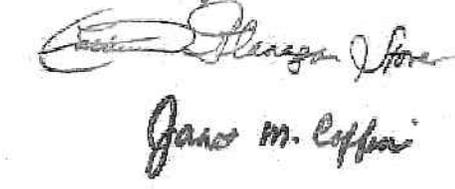
	DAVID FREDERICKS	4 white st
Name (signature)	Name (printed)	Address
	Lara Fredericks	4 white st
Name (signature)	Name (printed)	Address
	Aileen Fredericks	4 white st
Name (signature)	Name (printed)	Address



 Name (signature)	<u>Kelley Perkins</u> Name (printed)	<u>4 White St, Nantucket, MA 02554</u> Address
 Name (signature)	<u>Diana Hull</u> Name (printed)	<u>16 Green Meadow Dr Nantucket MA 02554</u> Address
 Name (signature)	<u>Alison Mackay</u> Name (printed)	<u>25 Monahansett Rd Nantucket MA 02554</u> Address
 Name (signature)	<u>Beth Berry</u> Name (printed)	<u>14 ATLANTIC AVE. ACK 02554</u> Address
 Name (signature)	<u>Henry W. Wyzer</u> Name (printed)	<u>17 012 South Rd ACK 02556</u> Address
 Name (signature)	<u>Debbie McNulty</u> Name (printed)	<u>60 R New Town Rd</u> Address
 Name (signature)	<u>Doris Howard</u> Name (printed)	<u>9 Surfside Dr.</u> Address
 Name (signature)	<u>Libby Maynes</u> Name (printed)	<u>20 Teasdale Circle</u> Address
 Name (signature)	<u>TIMOTHY LEPORE</u> Name (printed)	<u>46 PROSPECT ST</u> Address
 Name (signature)	<u>Laura Kohler-Fraves</u> Name (printed)	<u>23 Appleton Rd</u> Address
 Name (signature)	<u>Barbara Flanagan</u> Name (printed)	<u>5 Liberty St.</u> Address

_____ Name (signature)	_____ Name (printed)	_____ Address
_____ Name (signature)	_____ Name (printed)	_____ Address
_____ Name (signature)	_____ Name (printed)	_____ Address
_____ Name (signature)	_____ Name (printed)	_____ Address
_____ Name (signature)	_____ Name (printed)	_____ Address
_____ Name (signature)	_____ Name (printed)	_____ Address

13 (THIRTEEN SIGNATURES)


Doreen Good

James M. Coffey

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars **H:52**

11-23-15 *Joel Holgate*

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 Seonset Residential-20 (SR-20) Zoning District in the Seonset Residential-5 (SR-5) Zoning District.

Please see attached list of parcels and map.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W a r e d o l	P r e c e d e n t	PRINTED NAME
1	<input checked="" type="checkbox"/>	<i>[Signature]</i>	85 Goldsmith Dr.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Birith Rustad
2	<input checked="" type="checkbox"/>	<i>[Signature]</i>	6 ROSCHER LANE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maria MAFION
3	<input checked="" type="checkbox"/>	<i>[Signature]</i>	3 Dawekim Lane	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Kaitly Farrell
4	<input checked="" type="checkbox"/>	<i>[Signature]</i>	10 Deer Run	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Laura Ruine
5	<input checked="" type="checkbox"/>	<i>[Signature]</i>	515 [unclear]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barbara Constance
6	<input checked="" type="checkbox"/>	<i>[Signature]</i>	29 Lyons Lane	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Kirsten Congleton
7	<input checked="" type="checkbox"/>	<i>[Signature]</i>	17 Liberty St	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Payson Fetter
8	<input checked="" type="checkbox"/>	<i>[Signature]</i>	1 MASSasoit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Julia Lindner
9	<input checked="" type="checkbox"/>	<i>[Signature]</i>	44 Folger Ave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Caren Obergrames
10	<input checked="" type="checkbox"/>	<i>[Signature]</i>	10 Folger	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mindy Levin
11	<input checked="" type="checkbox"/>	<i>[Signature]</i>	77 R Meadow St	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
12	<input checked="" type="checkbox"/>	<i>[Signature]</i>	31 Samsch Ln	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	John B Brecher
13	<input checked="" type="checkbox"/>	<i>[Signature]</i>	41 Vineyard Ln	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Kathryn L. Gladden
14	<input checked="" type="checkbox"/>	<i>[Signature]</i>	36 Soversett Ln	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jessie M Brecher
15	<input checked="" type="checkbox"/>	<i>[Signature]</i>	15 Pine Tree Rd	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Kimberly Gueslin
16	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
17	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
18	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
19	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
20	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	

NOV 23 2015

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.
Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES
We certify that 16 signatures checked thus are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)
Joel Holgate
Jane M. Coffin
[Signature]
Registrars of Voters of the Town of Nantucket

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

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 Scousset Residential-20 (SR-20) Zoning District in the Scousset Residential-5 (SR-5) Zoning District.

Please see attached list of parcels and map.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

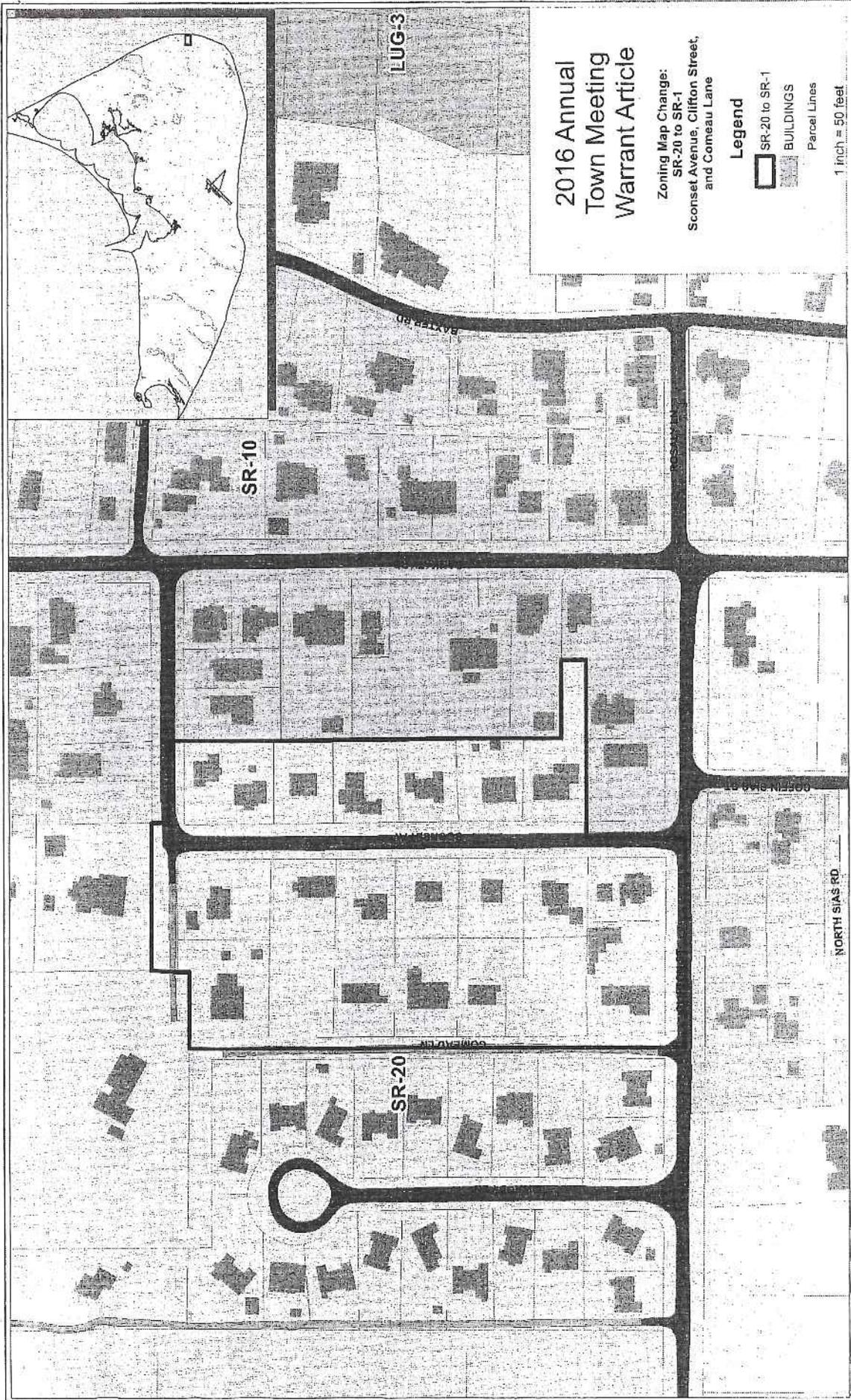
INSTRUCTIONS TO SIGNERS:

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III	I	II	W	P	PRINTED NAME
	C Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	a	r	
			r	e	
			e	d	
			d	c	
			0	1	
1	<i>Elizabeth Crowley</i>	18 Daffodil Ln	0	1	Elizabeth Crowley
2	<i>Stella</i>	49 Mulhrocks	0	1	S. Keller
3	<i>Sarah Travagione</i>	66 Surfside	0	1	Sarah Travagione
4			0	1	
5			0	1	
6			0	1	
7			0	1	
8			0	1	
9			0	1	
10			0	1	
11			0	1	
12			0	1	
13			0	1	
14			0	1	
15			0	1	
16			0	1	
17			0	1	
18			0	1	
19			0	1	
20			0	1	

NOV 23 2016

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



**2016 Annual
Town Meeting
Warrant Article**

Zoning Map Change:
SR-20 to SR-1
Sconset Avenue, Clifton Street,
and Comeau Lane

Legend

- SR-20 to SR-1
- BUILDINGS
- Parcel Lines

1 inch = 50 feet

Map prepared by:
G.S. Conway
Survey Associates
Nantucket, MA 02554



Town of Nantucket - GIS Mapsheet



This map is a GIS map of the Town of Nantucket, Massachusetts. It is not a legal document. The map is based on the most current data available. The map is subject to change without notice. The map is not a substitute for a professional survey. The map is not a substitute for a professional engineer's or architect's services. The map is not a substitute for a professional planner's services. The map is not a substitute for a professional geographer's services. The map is not a substitute for a professional cartographer's services. The map is not a substitute for a professional printer's services. The map is not a substitute for a professional distributor's services. The map is not a substitute for a professional retailer's services. The map is not a substitute for a professional wholesaler's services. The map is not a substitute for a professional manufacturer's services. The map is not a substitute for a professional importer's services. The map is not a substitute for a professional exporter's services. The map is not a substitute for a professional distributor's services. The map is not a substitute for a professional retailer's services. The map is not a substitute for a professional wholesaler's services. The map is not a substitute for a professional manufacturer's services. The map is not a substitute for a professional importer's services. The map is not a substitute for a professional exporter's services.

SPECIAL TOWN MEETING - CITIZEN'S ARTICLE

(Real Estate Acquisition: 40 & 42R Sparks Avenue, 42 & 44 Sparks Avenue)

DATE and TIME this paper received by
Registrars 1:20 PM 11-23-15
Gail Holdgate

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

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INSTRUCTIONS TO SIGNERS:

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RECEIVED
NOV 23 2015
NANTUCKET TOWN ADMINISTRATION
authorize some person to write your

	I	II	III	W	P	PRINTED NAME
C h e c k	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W r o n g d i s t r i c t	P r e s e n t		
1		5 Liberty Street	0	1		Catherine Flanagan Stover
2		4 Eagles Wing Way	0	1		Allen Reinhard
3		19 Atlantic Ave	0	1		Daniel J. Flanagan
4		5 Liberty Street	0	1		Isaac Stover
5		5 Liberty Street	0	1		Dorothy Stover
6		137 Bristol St	0	1		Ruth A. Flanagan
7		5 Liberty Street	0	1		Deborah T. Waig
8		5 LIBERTY ST	0	1		NATHANIEL M. WILES
9		5 LIBERTY ST.	0	1		JOHN H. STOVER
10		5 Rose Lane	0	1		Elizabeth M. Flanagan
11		4 AVONCA WAY	0	1		BRIAN SULLIVAN
12		7 CORNWALL ST	0	1		MICHAELA WILSON
13		6A Solger Ave	0	1		Gail Holdgate
14		3 Eagles Wing Way	0	1		Nancy Holmes
15			0	1		
16			0	1		
17			0	1		
18			0	1		
19			0	1		
20			0	1		

Instructions to Registrars

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Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N no such registered voter at that address.
- S unable to identify signature or address as that of voter because of form of sign or address, or illegible.
- W wrong district or community.
- T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that 14 FOURTEEN signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by Registrars 7:26 PM 11/23/15
Carol Holgate

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, MMC, CMMC
 Town Clerk

RECEIVED
 NOV 23 2015
 NANTUCKET TOWN ADMINISTRATION

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W a r r e d c e	P r e c e d e n t	III PRINTED NAME
1	<i>Catherine Flanagan Stover</i>	5 Liberty Street	0	1	Catherine Flanagan Stover
2	<i>Isabel Stover</i>	8 Liberty Street	0	1	Isabel Stover
3	<i>Donna Stover</i>	5 Liberty Street	0	1	Donna Stover
4	<i>Ruth A. Flanagan</i>	13 Union St.	0	1	Ruth A. Flanagan
5	<i>Adalath T. Waig</i>	5 Liberty Street	0	1	Adalath T. Waig
6	<i>MARE WAIG</i>	5 LIBERTY	0	1	MARE WAIG
7	<i>John H Stover</i>	5 LIBERTY ST.	0	1	JOHN STOVER
8	<i>Elizabeth M. Flanagan</i>	5 ROSE LANE	0	1	Elizabeth M. Flanagan
9	<i>Belle</i>	4 AURORA WAY	0	1	Belle
10	<i>MICHAEL WALSON</i>	7 CORNWALL ST	0	1	MICHAEL WALSON
11	<i>Carol Holgate</i>	6A Folger Ave	0	1	Carol Holgate
12	<i>Nancy Holmes</i>	3 Eagles Wing Way	0	1	Nancy Holmes
13			0	1	
14			0	1	
15			0	1	
16			0	1	
17			0	1	
18			0	1	
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
- S B unable to identify signature or address as that of
- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (12) Twelve signatures checked thus are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

James M. Coffey
 Registrars of Voters of the Town of Nantucket

Carol Holgate

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by Registrars

11:21 PM 11-23-15
Gail Holdgate

To see if the Town will vote to amend Chapter 55 §5 of the Code of the Town of Nantucket, REGULATIONS, by adding 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, MMC, CMMC
Town Clerk

RECEIVED
NOV 23 2015
NANTUCKET TOWN ADMINISTRATION

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

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	I	II	W P	III
	Signatures to be made in person with name e substantially as registered c (except in case of physical disability as stated above)	Now Living At (Street and Number)	a r e d e	PRINTED NAME
			0 1	
1		5 Liberty Street	0 1	Catherine Flanagan Stover
2		5 Liberty Street	0 1	Isiah Stover
3		5 Liberty Street	0 1	Dorothy Stover
4		13 Union St	0 1	Ruth A. Flanagan
5		5 Liberty Street	0 1	Abraham T. Waig
6		5 LIBERTY ST	0 1	Nathan Waig
7		5 LIBERTY ST.	0 1	JOHN STOVER
8		5 ROSE BANK	0 1	Elizabeth M. Flanagan
9		4 AURORA WAY	0 1	BRIAN SULLIVAN
10		7 COMMUNAL ST	0 1	MICHAEL WILSON
11		6A Gilger	0 1	Gail Holdgate
12		3 Englewood Way	0 1	Nancy Holmes
13			0 1	
14			0 1	
15			0 1	
16			0 1	
17			0 1	
18			0 1	
19			0 1	
20			0 1	

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CERTIFICATION OF SIGNATURES
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(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

11-23-15

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by

Registrars

1:27 PM
11-23-15
GAIL HOBGATE

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

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P a r r e d c e	III PRINTED NAME
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)		
1		5 Liberty Street	0 1	Catherine Flanagan Stover
2		5 Liberty Street	0 1	Timothy Stover
3		5 Liberty Street	0 1	Dorothy Stover
4		13 Union St.	0 1	Ruth A. Flanagan
5		5 Liberty Street	0 1	Adaruth T. Waig
6		5 LIBERTY ST	0 1	NATHAN WAIG
7		5 LIBERTY ST.	0 1	JOHN H. STOVER
8		5 ROSE LAVE	0 1	Elizabeth M. Flanagan
9		4 AURORA WAY	0 1	BRIAN SULLIVAN
10		7 FLORENCE ST 7 FLORENCE FARM RA	0 1	MICHAEL WILSON
11		60A Folger Ave	0 1	Gail Hobbate
12		3 Egges Wing Way	0 1	Nancy Holmes
13			0 1	
14			0 1	
15			0 1	
16			0 1	
17			0 1	
18			0 1	
19			0 1	
20			0 1	

RECEIVED
NOV 23 2015
NANTUCKET TOWN ADMINISTRATION

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (12) Twelve signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars

REC- 37
NOV 23 2005

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P a r e r e d c e	III
	Signatures to be made in person with name e substantially as registered c (except in case of physical k disability as stated above)	Now Living At (Street and Number)		PRINTED NAME
	<i>[Signature]</i>	174 Orange St 2 Croglan Av 37	0 1	Suzanne Gale
1	<i>Artell Crowley</i>	62 New Lane	0 1	Artell Crowley
2	<i>[Signature]</i>	14 Street	0 1	Jennifer Trakoe
3	<i>Danielle E. Vient</i>	13 Keel Lane	0 1	Danielle Vient
4	<i>[Signature]</i>	14 Millbrook Rd	0 1	Michelle Perkins
5	<i>[Signature]</i>	50 Appleton Rd.	0 1	Shannon M. Glynn
6	<i>Jennifer Schneider</i>	10 West Dover	0 1	Jennifer Schneider
7	<i>Patty Hainey</i>	10 Helens Dr	0 1	Patty Hainey
8	<i>Theresa Andersen</i>	35 Gildred Rd	0 1	Theresa Andersen
9	<i>[Signature]</i>	9 Ramos Ct	0 1	John Rockoff
10	<i>[Signature]</i>	2 Trap Dr	0 1	Jeannine E. Dias
11	<i>[Signature]</i>	8 Pine Grove	0 1	Jessica Norris
12	<i>[Signature]</i>	1B Park Circle	0 1	Cassandra Thompson
13	<i>[Signature]</i>	2 Delaney Rd	0 1	Brandon Whiting
14	<i>Tara B. Iverson</i>	1 Falcon Dr.	0 1	Tara B. Iverson
15	<i>Anne C. McAndrew</i>	14 Longwood Drive	0 1	Anne C. McAndrew
16	<i>Marie E. Davis</i>	53 S Shore Rd	0 1	Marie E. Davis
17	<i>Mehinda Bunnissutha</i>	2 Little Isle Ln	0 1	Mehinda Bunnissutha
18	<i>[Signature]</i>	21 Excelsior St	0 1	Charles G. Kynner
19	<i>[Signature]</i>	2 Croglan Ave #117	0 1	Es. MacIntosh
20	<i>[Signature]</i>	174 Orange St.	0 1	Lucile W. HAYS

Instructions to Registrars

You must time-stamp or write in date and time these papers are N B no such registered voter at that address.

received.

Check this against the name of qualified voter to be certified.
For names not certified, use the codes opposite.

S B unable to identify signature or address as that of
W B wrong district or community.
T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (17) Seventeen
signatures checked thus are names of voters of the
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

James M. Coffin
Daryl Good

Registrars of Voters of the Town of Nantucket

Thomas George Stone

PROPOSED REVISION

Chapter 55 of the [redacted] 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.

AND

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 \$25.00 per day until permit is purchased.

Received 11-23-2015

1:44 pm

CFS

NOV 23 2015

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by
 Registrars 199 11-23-01
 Gail Holgate

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 Weweeeder Avenue and the Northerly boundary of Nobadeer Avenue.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	I	II	W P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	P R E D I C T	PRINTED NAME
1		31 Somerset Lane	0 1	John B. Beschta
2		31 Somerset	0 1	Jessie M. Beschta
3		82 Sankaty Rd.	0 1	Jessica Rydler
4		15 Pine Tree Rd	0 1	Kimberly Cochin
5		80 Thirty Acres Ln	0 1	Yolande Fernandez-Guent
6		5 Seapans Rd.	0 1	Anne M. Larman
7		41 SOMERSET LN	0 1	RICHARD J. GLOOM
8		41 Somerset Road	0 1	Kathryn L. Colidder
9		14 Plum Street	0 1	Kiley Fitch
10		67 PINE LANE	0 1	Dustin Theod.
11		25 Daffodil	0 1	Jane Lovering
12		13 Hummer Rd.	0 1	Maxine Joyce
13		175 Orange St	0 1	Erin Murray
14		4 Sea Fox Cir	0 1	Jennifer H. Ferreira
15		18 Nobadeer Farm Rd.	0 1	Bonnie A. Sylvia
16		18 Nobadeer Farm Rd.	0 1	DAVID A. SYLVIA
17			0 1	
18			0 1	
19			0 1	
20			0 1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (15) FIFTEEN signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by Registrars 1:51 - 1123-15
GAIL HODGATE

To see if the Town will vote to:

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.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

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	I	II	W	P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	a	r	PRINTED NAME
			r	e	
			d	c	
			0	1	
1		31 Somerset Lane	0	1	John B. Brecher
2		31 Somerset Ln	0	1	Jessie U. Brescher
3		82 Sankooty Rd.	0	1	Jessica Rider
4		15 Pine Tree Road	0	1	Kimberly Green
5		80 Twitty Acres Ln	0	1	Yolande Fernandez-Graut
6		5 Sasapara Rd.	0	1	Anne M. Lanman
7		41 SOMERSET LN	0	1	Richard F. Gibson
8		41 Somerset Lane	0	1	Kathryn L. Glidden
9		14 Plum Street	0	1	Kiley Fitch
10		67 Caron Lane	0	1	Dayton Theodor
11		25 Daffodil Ln	0	1	Jane Loverine
12		15 Whinnier Rd	0	1	Maxine Vire
13		175 orange st	0	1	Erika Mooney
14		4 Sea Fox Cir	0	1	Jennife. H. Ferreira
15		18 Nobadeer Farm Rd	0	1	Bonnie A. Sylvia
16		18 Nobadeer Farm Rd	0	1	DAVID A SYLVIA
17			0	1	
18			0	1	
19			0	1	
20			0	1	

Instructions to Registrars

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Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N B no such registered voter at that address.
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- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (16) signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Registrars of Voters of the Town of Nantucket

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

DATE and TIME this paper received by Registrars **2:31 11-23-15**
Carl H. Higate

CHANGE THE TOWN OF NANTUCKET ZONING BY LAW BY ADDING THE ATTACHED LANGUAGE IN RED

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence. If you HAVE moved since June 1, please complete column III.

	I	II	W P	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	are recorded	PRINTED NAME (And Previous Residence if different than column II)
1	<i>[Signature]</i>	7 FAIRFIELD ST.	0 1	CORNAC COLLIER
2	<i>[Signature]</i>	2 TENNESSEE AVE	0 1	EMMA JOHNSON
3	<i>[Signature]</i>	139 1/2 HUMPHREYS POND RD	0 1	EMILY MACKINNON
4	<i>[Signature]</i>	6 Ash Lane	0 1	Elizabeth Kelly
5	<i>[Signature]</i>	5 Whinnis Dr	0 1	Maguire Turner
6	<i>[Signature]</i>	12 Henderson Dr	0 1	Sarah Conforti Hafford
7	<i>[Signature]</i>	6 SCHOOL ST	0 1	JULIE SYLVIA
8	<i>[Signature]</i>	6 BOSTON	0 1	Sara Congdon
9	<i>[Signature]</i>	5A Green Meadows Dr.	0 1	Holly Fernandes
10	<i>[Signature]</i>	12 BOSS WAY	0 1	ROBERT RULY
11	<i>[Signature]</i>	4 Marcus Way	0 1	Danielle O'Dell
12	<i>[Signature]</i>	9 Goldfinch Dr.	0 1	Jennifer Karberg
13	<i>[Signature]</i>	53 Rolpis	0 1	Rachael Freeman
14	<i>[Signature]</i>	21 High Brush Path	0 1	Harvey S. Young
15	<i>[Signature]</i>	100 Old South Rd	0 1	Janet Olney
16	<i>[Signature]</i>	21 High Brush Path	0 1	Ellen Kouletsis-Young
17	<i>[Signature]</i>	13 Back St	0 1	Mike Souza
18	<i>[Signature]</i>	7 Trotters Lane	0 1	TOM Holt
19	<i>[Signature]</i>	67A MILESTONE	0 1	PETER B. BEEBE
20			0 1	

Instructions to Registrars

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- W B wrong district or community.
- T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (17) *[Signature]* signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars names must be signed or stamped below)

[Signature] **RECEIVED**
 Registrars of Voters of the Town of Nantucket
[Signature] NOV 23 2015
 NANTUCKET TOWN ADMINISTRATION

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 son or daughter 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 (§ 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]

TOWN OF NANTUCKET
WARRANT ARTICLE FOR 2016 ANNUAL TOWN MEETING

We submit the following Article for inclusion in the Warrant for the 2016 Annual Town Meeting:

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.

Signature	Printed name	Street address
<i>Arthur I. Reedy, Jr.</i>	Arthur I. Reedy, Jr.	41 India Street
<i>Leigh M. Tynan</i>	Leigh M. Tynan	20 Hammock Pond Road
<i>Barbara A. Reis</i>	Barbara A. Reis	27 Equator Dr.
<i>Laura Lombard</i>	Laura Lombard	22 Field Ave
<i>Timalyne Frazier</i>	Timalyne Frazier	7A Hill Side Ave
<i>Augusto Ramos</i>	Augusto Ramos	205 SHORE ROAD
<i>Edward J. Ramos</i>	Edward J. Ramos	20 Hammock Pond Rd.
<i>Charles W. Hant</i>	Charles W. Hant	12 W. York Ln
<i>NARSHA KOTALAC</i>	NARSHA KOTALAC	910 MIACOMET AVE
<i>Marianne Harley</i>	Marianne Harley	515 Washington Ave
<i>Cornie Phillip</i>	Cornie Phillip	8 Collier Rd.
<i>Maureen Green</i>	Maureen Green	19 Keel Ln.
<i>Arthur Hillman</i>	Arthur Hillman	18 Bluebird Ln
<i>Kathryn L. Glidder</i>	Kathryn L. Glidder	41 Somerset Trl
<i>Anne M. Lanna</i>	Anne M. Lanna	5 Sesapana Rd
<i>Yolanda Forcander-Gent</i>	Yolanda Forcander-Gent	80 Thirty Acres Ln.

RECEIVED
 NOV 20 2015
 NANTUCKET TOWN ADMINISTRATION

James M. Coffey
Daryl Good
Theresa Stone

16 (SIXTEEN SIGNATURES)

TOWN OF NANTUCKET
WARRANT ARTICLE FOR 2016 ANNUAL TOWN MEETING

We submit the following Article for inclusion in the Warrant for the 2016 Annual Town Meeting:

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.

Signature	Printed name	Street address
<i>Arthur I. Reedy, Jr.</i>	Arthur I. Reedy, Jr.	41 Indiz Street
<i>Leigh M. Topham</i>	Leigh M. Topham	20 Hammond Pond Rd
<i>Laura Lombardi</i>	Laura Lombardi	22 Field Ave
<i>Barbara A. Reis</i>	Barbara A. Reis	27 Equator Dr.
<i>Timalyne Frozier</i>	Timalyne Frozier	7A Hill Side Ave
<i>Augusto C Ramos</i>	Augusto C Ramos	20 So. Star Road
<i>Edmund J. Ramos</i>	Edmund J. Ramos	20 Hammond Pond Rd.
<i>Charles W. Hart</i>	Charles W. Hart	12 W. York Ln
<i>Marsha Kotale</i>	MARSHA KOTALA	90 MIACOMIST AVE
<i>Mollanne Fanley</i>	Mollanne Fanley	51B Washington Ave
<i>Kenneth G. Gilliam</i>	Kenneth G. Gilliam	18 Park View Drive
<i>Cornie Phillip</i>	Cornie Phillip	8 Coffin Rd.
<i>Whitney LaFavel</i>	Whitney LaFavel	19 Keel Ln.
<i>APRIL HULLIVAN</i>	APRIL HULLIVAN	19 BIRCHBARK LN
<i>Kathleen L. Glodda</i>	Kathleen L. Glodda	44 Summit Tr
<i>Anne M. Leaman</i>	Anne M. Leaman	5 Swapsie Rd
<i>Holbach Fenwick-Curt</i>	Holbach Fenwick-Curt	8C Thirty Acres Ln.

RECEIVED

NOV 23 2015

James M. Coffin

Daryl Good

TOWN ADMINISTRATION

17 (Seventeen)

Glenn Stone

TOWN OF NANTUCKET
WARRANT ARTICLE FOR 2016 ANNUAL TOWN MEETING

We submit the following Article for inclusion in the Warrant for the 2016 Annual Town Meeting:

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.

Signature	Printed name	Street address
<i>Arthur I. Aude, Jr.</i>	Arthur I. Aude, Jr.	41 Indis Street
<i>Leigh M. Tiplan</i>	Leigh M. Tiplan	20 Hummock Pond Rd
<i>Barbara A. Reis</i>	Barbara A. Reis	27 Equator Dr.
<i>Laura Lombardi</i>	Laura Lombardi	22 Field Ave
<i>Timalyne Frazier</i>	Timalyne Frazier	7A Hill Side Ave
<i>Edmund J. Raus</i>	Edmund J. Raus	20 Hummock Pond Rd.
<i>August C. Rames</i>	AUGUST C. RAMES	2056 STATE ROAD
<i>Charles W. Hart</i>	Charles W. Hart	12 W. YORK LN
<i>MAESHA KOTLAC</i>	MAESHA KOTLAC	96 NUNACOMET AVE
<i>Marianne Harley</i>	Marianne Harley	51B Washington Ave
<i>Kenneth G. Hines</i>	Kenneth G. Hines	18 B-1 Via Drive
<i>Carrie Phillips</i>	Carrie Phillips	3 Coffin Rd.
<i>Whitney G. Howell</i>	Whitney G. Howell	19 Keel Ln.
<i>APRIL GILBERTSON</i>	APRIL GILBERTSON	15 BLUEBIRD LN.
<i>Kathryn L. Chiddister</i>	Kathryn L. Chiddister	411 Somerset Tr
<i>Anne M. Landon</i>	Anne M. Landon	5 Seaplane Rd
<i>Yolanda Fernandez-Cast</i>	Yolanda Fernandez-Cast	8C Trinity Acres Ln.

17 (Seventeen)

Daryl Good
Jane M. Coffin

74 *Elizabeth Jones*

RECEIVED

NOV 23 2015

NANTUCKET TOWN ADMINISTRATION

ARTICLE 55

(Zoning Map Change: LUG-2 to LUG-1 Surfside South - Boulevarde, Okorwaw Avenue, and Lover's Lane)

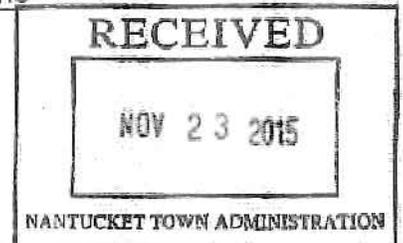
To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties identified in the Surfside Area Plan as a portion of "Surfside South", currently located in the Limited Use General 2 (LUG-2) district, in the Limited Use General (LUG-1) district:

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	Boulevarde
80	215	61	Lover's Lane

Or to take any other action related thereto.

Or, to take any other action related thereto.

(Dave Fredericks, et al)



Name (signature)	Name (printed)	Address
<i>N Miriam</i>	Varian	4 Okorwaw Ave
<i>Pam Sosebee</i>	PAM SOSEBEE	1 SARATOGA LN, NANTUCKET
<i>Patricia Joyner</i>	Patricia Joyner	42 Macomet Ave, Nantucket
<i>Betsy Holden</i>	BETSY HOLDEN	10 Bayberry Ln Nantucket
<i>Patricia Collier</i>		

11-23-2015
CFS

✓ Cynthia Lenhart Cynthia Lenhart 25 Dukes Rd.
Name (signature) Name (printed) Address Nantucket, MA

✓ Howard D. Nain Howard D. Nain 35 OKOKWAW
Name (signature) Name (printed) Address

✓ CHARLES LENHART CHARLES LENHART 25 DUKES RD
Name (signature) Name (printed) Address

✓ ALOE VARIAN ALOE VARIAN 54 Union St
Name (signature) Name (printed) Address

✓ Karen Bopp KAREN BOPP 61 Lovers Lane Nantucket, MA
Name (signature) Name (printed) Address

✓ David Bopp DAVID BOPP 61 Lovers Lane Nantucket, MA
Name (signature) Name (printed) Address

✓ Aisha Hodge Aisha Hodge 7 B Okorwaw Ave
Name (signature) Name (printed) Address

✓ SUSAN DRACOP SUSAN DRACOP 32 FRIENDSHIP
Name (signature) Name (printed) Address

✓ DONDY M. STODAK DONDY M. STODAK 21 BARTLETT RD. NANTUCKET MA
Name (signature) Name (printed) Address

✓ LESLEY KENNIE LESLEY KENNIE 5A Mary Ann Dr Nantucket MA
Name (signature) Name (printed) Address

✓ THOMAS WEINSTOCK THOMAS WEINSTOCK 12 Killdeer Lane
Name (signature) Name (printed) Address

✓ DAMM MAYER DAMM MAYER PO Box 831
Name (signature) Name (printed) Address

Name (signature) Name (printed) Address

Name (signature) Name (printed) Address

Sponsor of article

(13) Thirteen signatures

ARTICLE ____
(Zoning Map Change: LUG-2 to LUG-1 - 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

REC'D
 NOV 23 2015

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)

[Signature] JAMES LYDON 20 EVERGREEN WAY
 Name (signature) Name (printed) Address

[Signature] Chris Keogan 5 Daffodil Lane
 Name (signature) Name (printed) Address

[Signature] JIM BARRROS 104A SOMERSET RD.
 Name (signature) Name (printed) Address

[Signature] ALI TERURKAEV 72 SOMERSET RD.
 Name (signature) Name (printed) Address

[Signature] William Conliffe 29 Lyons Ln
 Name (signature) Name (printed) Address

✓ Pat Roggeveen Patricia Roggeveen 16 Hizenmast Rd.
Name (signature) Name (printed) Address

✓ Richard Valera Richard A. Valera 1 Goose Pond RD
Name (signature) Name (printed) Address

✓ Gale Valera Gale Valera 1 Goose Pond Lane
Name (signature) Name (printed) Address

✓ Nick Valera Nick Valera 1 Goose Pond Lane
Name (signature) Name (printed) Address
by Grace St

✓ Shane R. Valera Shane R. Valera 1 Goose Pond Lane
Name (signature) Name (printed) Address

✓ Elizabeth Feeley Elizabeth Feeley 3 Evergreen Way
Name (signature) Name (printed) Address

✓ Mary Longacre Mary Longacre 18 Bollinger Pond Rd
Name (signature) Name (printed) Address

✓ James D. Feeley James D. Feeley 3 Evergreen Way
Name (signature) Name (printed) Address

✓ Isaiah Stover Isaiah Stover 5 Liberty Street
Name (signature) Name (printed) Address

✓ Nancy Holmes Nancy Holmes 3 Eagles Wing Way
Name (signature) Name (printed) Address

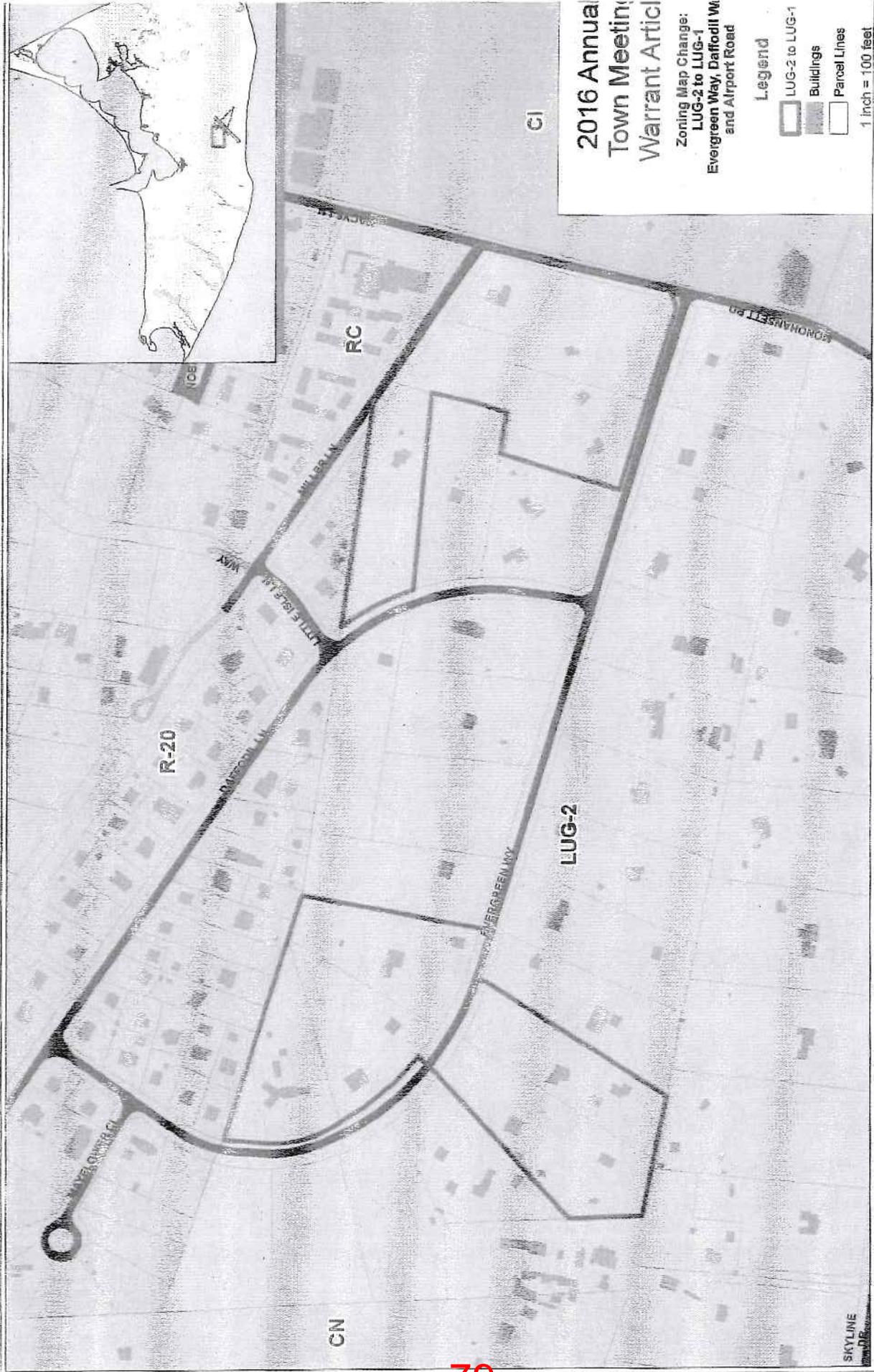
✓ Catherine F. Stover Catherine F. Stover 5 Liberty Street
Name (signature) Name (printed) Address

Name (signature) Name (printed) Address

James M. Coffin

16 (SIXTEEN)

31 Page
Dail Good



**2016 Annual
Town Meeting
Warrant Article**

**Zoning Map Change:
LUG-2 to LUG-1
Evergreen Way, Darfordll W
and Airport Road**

- Legend**
- LUG-2 to LUG-1
 - Buildings
 - Parcel Lines

1 inch = 100 feet

Please read local
Ordinance 12-10-16, 12-10-17, 12-10-18,
and 12-10-19.
GIS Coordinates
2 Feet
2 Feet
Nantucket, MA



Town of Nantucket - GIS Mapsheet



The City of Nantucket is not responsible for the accuracy of the data shown on this map. The City of Nantucket is not responsible for the accuracy of the data shown on this map. The City of Nantucket is not responsible for the accuracy of the data shown on this map.

SKYLINE
The information on this map is for informational purposes only. It is not intended to be used for legal or financial purposes. The information on this map is for informational purposes only. It is not intended to be used for legal or financial purposes.

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by Registrars
 Nov. 23, 2015
 3:32 p.m.

To see if the Town will vote to:

(Zoning Bylaw Amendment) "Tiny House Unit District" 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 beneficiary of a legal estate 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 lot, time sharing interval, leasing 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 movable trailer, or a slab foundation. A tiny house may be necessary 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 (U) in all zoning districts.

3. To amend section 7B, prohibited uses in all districts, as follows:
 (2) Use of a trailer or a building (the container for residential purposes or as a protidip 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.
 (John J. Stover, et al)

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence

	I	II	III
	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Printed Name	Now Living At (Street and Number)
1	<i>[Signature]</i>	Teriah Stover	5 Liberty Street
2	<i>[Signature]</i>	Christina Hoffman	9 Nohadeer
3	<i>[Signature]</i>	FRANK DADLY	7 Rockway
4	<i>[Signature]</i>	ELIZABETH M. FLANNERY	5 ROSE LANE
5	<i>[Signature]</i>	PATRICIA GILES	6 HALL LANE
6	<i>[Signature]</i>	Maura Dillera	6 Goldster Drive
7	<i>[Signature]</i>	Allen Stuber	15 Deer Run Rd
8	<i>[Signature]</i>	Anne Anderson	13 Deer Run Rd
9	<i>[Signature]</i>	Wade Cerachowski	50 Appleton
10	<i>[Signature]</i>	Dorothy Stouck	5 Liberty Street
11	<i>[Signature]</i>	CAROL MUEHLING	21 OKORWAY
12	<i>[Signature]</i>	SETH RAYNOR	4 BAYBERRY LANE
13	<i>[Signature]</i>	Kathryn Glidden	4 Somerset Lane
14	<i>[Signature]</i>	Kimberly Gustin	15 Pine Tree Road
15	<i>[Signature]</i>	RICHARD E. GIBSON	41 SOMERSET LN
16	<i>[Signature]</i>	Yolanda Fernandez-Cruz	8C Thirty Acres Ln.
17	<i>[Signature]</i>	Cecilia Flanagan Howe	5 Liberty Street
18	<i>[Signature]</i>	PAUL HOBGATE	6A Folger Ave
19	<i>[Signature]</i>	PAUL HOBGATE	2 FRANKS HIGHWAY
20	<i>[Signature]</i>	Sarah Foley	3 EVERGREEN WAY

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N = no such registered voter at that address.
 S = unable to identify signature or address as that of
 W = wrong district or community.
 T = already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (19) NINETEEN signatures checked this are names of voters of the Town of Nantucket and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

[Signature]
 Registrars of Voters of the Town of Nantucket

[Signature]

ANNUAL TOWN MEETING - CITIZEN'S ARTICLE

To see if the Town will vote to:

(Zoning Bylaw Amendment: 'Tiny House Village' District)

DATE and TIME this paper received by
 Registrar: *3/23/2013*
3:32 p.m.

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-lease 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, five sharing interest dwelling units, or where all units are ready 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 and owner occupied dwelling unit, constructed on a movable 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 (AU) 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 add any other action related thereto.
 (Initial, Street, et al)

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:
 Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence

I	C Signatures to be made in h person with name e substantially as registered c (except in case of physical k disability as stated above)	II Printed Name	III Now Living At (Street and Number)	
			W a r r e d e r	F r e e l d e r
1	<i>[Signature]</i>	Isaiah Stover		570 Liberty Street
2	<i>[Signature]</i>	Christina Hoffman		9 Nobadeer
3	<i>[Signature]</i>	FRANK DOLY		7 Raceway Drive
4	<i>[Signature]</i>	Elizabeth M. Flanagan		5 Rose Lane
5	<i>[Signature]</i>	Patricia Giles		6 Hull Lane
6	<i>[Signature]</i>	Maurice Dilluca		6 Goldstar Drive
7	<i>[Signature]</i>	Elian Trifiro		15 Deer Run Rd
8	<i>[Signature]</i>	Anne Anderson		13 Deer Run Rd
9	<i>[Signature]</i>	Wade Cernakowski		50 Appleton
10	<i>[Signature]</i>	Dorothy Stovick		51 North Street
11	<i>[Signature]</i>	Carol Muehling		26 Okona Ave
12	<i>[Signature]</i>	SETH RAYNOR		4 BAYBERKY LANE
13	<i>[Signature]</i>	Kathleen Glendon		411 Somerset Road
14	<i>[Signature]</i>	Kimberly Green		15 Pine Tree Road
15	<i>[Signature]</i>	RICHARD J. GLIDROW		41 SOMERSET LN
16	<i>[Signature]</i>	Yolande Fernandez-Crist		8C Thirty Acres Ln.
17	<i>[Signature]</i>	Catherine Flanagan Stover		5 Liberty Street
18	<i>[Signature]</i>	GAIL HARGATE		6A Falga Ave
19	<i>[Signature]</i>	Barry Holmes		3 Eagles Vlna Way
20	<i>[Signature]</i>	3 European Way		Sands Feet

Instructions to Registrars
 You must time-stamp or write in date and time these papers are received.
 Check this against the name of qualified voter to be certified.
 For names not certified, use the codes opposite.
 N = no such registered voter at that address.
 S = unable to identify signature or address as that of
 W = wrong district or community.
 T = already signed this petition.

CERTIFICATION OF SIGNATURES
 We certify that (19) Nineteen
 signatures checked thus are names of voters of the
 Town of Nantucket and are qualified to sign this petition.

at least three Registrars' names must be signed or stamped below)
James M. Coffin
 Registrar of Voters of the Town of Nantucket

Daniel Good



TOWN OF NANTUCKET
PERSONNEL ACTION FORM

Department PLUS

Date: February 1, 2016

Effective Date: February 1, 2016

Name: Andrew Vorce

Employee Number: 1190

Job Title: Director of Planning

FLSA Status:

(Please note previous and new title, if changing)

Hours Per Week Worked:

Present Classification:

Proposed Classification:

Present Rate of Pay: \$129,728.70

Proposed Rate of Pay: \$133,620.56

Change Salary Please explain nature of rate change (e.g. step increase, COLA, reclassification, etc.): Step Increase

Contract Annual Review

from \$129,728.70 To \$133,620.56 Amount of Raise \$3,891.86

Add to Payroll (New Hire) Regular Part-time Temporary

Rehire

Reclassification

Leave of Absence Date of intended return to work:

Transfer Classification Department Position Title

From:

To:

Drop from Payroll

Comments:

Funding Available: Yes No (if not, please explain.) Position Control Number:

Approvals:

Nathaniel Lowell (per vote of NP&EDC, 2/1/2016) February 1, 2016

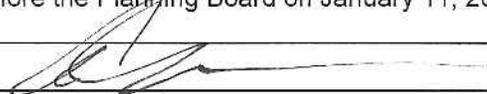
Department Head Date

Human Resources Director Date

Assistant Finance Director Date

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST
AND DETERMINATION BY APPOINTING AUTHORITY AS REQUIRED BY G. L. c. 268A, § 19**

MUNICIPAL EMPLOYEE INFORMATION	
Name:	Andrew V. Vorce
Title or Position:	Director of Planning
Municipal Agency:	NP&EDC
Agency Address:	2 Fairgrounds Road Nantucket, MA 02554
Office Phone:	508-325-7587
Office E-mail:	avorce@nantucket-ma.gov
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
PARTICULAR MATTER	
Particular matter E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	Please describe the particular matter. My home at 40 Essex Road is part of a 44 lot subdivision that another owner, Audrey Sterk at 10 Essex Road, is seeking to modify conditions of. The modifications of the subdivision would have an effect on my property as well as others in the subdivision. I did answer in the affirmative to a neighborhood sponsored survey that I had received about allowing a tertiary dwelling unit.
Your required participation in the particular matter: E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	Please describe the task you are required to perform with respect to the particular matter. I provide advice to the public, review and draft warrant articles, and assist in making recommendations to the Planning Board, Town Meeting and other public boards and staff. Ms. Sterk was in the office at various times on 11/18/2015 and I discussed her application with her in general terms, discussed options and provided advice about her submission. She had been given incorrect advice about a request for a "tertiary dwelling" that she was seeking and it turned out she was ineligible to receive the permit because her property remains in a zoning district (RC-2) that does not allow them and there was no other staff available to address the issue. She asked for assistance in preparing a zoning article to address her situation which I prepared and provided to her although it was not submitted. I will likely be asked questions about this in the future.
FINANCIAL INTEREST IN THE PARTICULAR MATTER	
Write an X by all that apply.	<input checked="" type="checkbox"/> I have a financial interest in the matter. <input type="checkbox"/> My immediate family member has a financial interest in the matter. <input type="checkbox"/> My business partner has a financial interest in the matter. <input type="checkbox"/> I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter.

	<input type="checkbox"/> I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.
Financial interest in the matter	Please explain the financial interest and include a dollar amount if you know it. The subdivision modification could have a positive impact on the value of my property by allowing an additional "tertiary dwelling unit" under certain circumstances. Adjacent properties may also be affected if the subdivision is modified. The matter is scheduled to be before the Planning Board on January 11, 2016.
Employee signature:	
Date:	November 19, 2015

DETERMINATION BY APPOINTING OFFICIAL

	APPOINTING AUTHORITY INFORMATION
Name of Appointing Authority:	Nantucket Planning and Economic Development Commission (NP&EDC)
Title or Position:	c/o Nathaniel Lowell, Chairman
Agency/Department:	
Agency Address:	2 Fairgrounds Road Nantucket, MA 02554
Office Phone:	
Office E-mail	
	DETERMINATION
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	January 4, 2016
Comment:	Pursuant to authority granted by vote of the NP&EDC at the regularly scheduled meeting held on December 7, 2015.

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.



Town of Nantucket

Request for Vacation Carryover

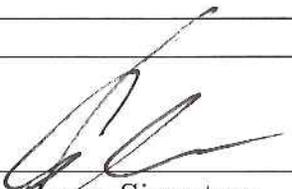
To: Nat Lowell, Chairman NP&EDC
(Department Head/Supervisor)

From: Andrew Vorce, Director of Planning
(Employee)

My anniversary date is February 1, 2016.

I request that I be able to carry over 92 vacation hours for a two year period. I understand that any vacation carry-over hours that are unused in the two year period will be forfeited.

Comments:


Employee Signature

12/31/2015
Date

Approved Disapproved

Signature: _____ Date: _____
(Department Head/Supervisor)

Comments:

cc: Payroll
Human Resources

Form revised by HR, 5/1/07



Town of Nantucket
Request for Out-of-State Travel

Department: Planning
Person(s) Traveling: Mike Burns
Date(s) of Travel: April 1-6, 2016
Purpose of proposed travel: APA National Conference - Phoenix, AZ

Registration forms and any other travel information must be attached.

Table with 4 columns: Actual or Approximate Cost of Travel, Unit Cost, Quantity, Total. Rows include Airfare, Steamship, Lodging, Seminar, Meals, Other, and Grand Total.

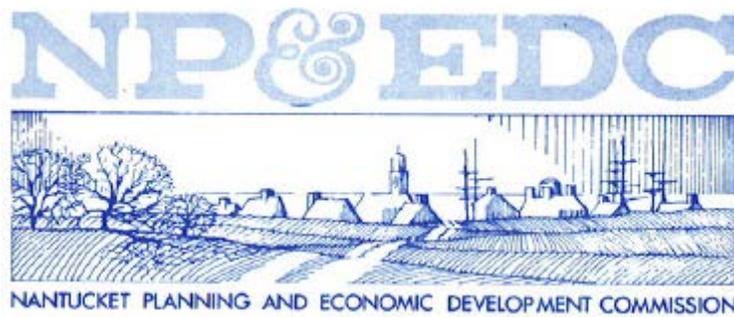
Is funding available in your department's current budget? Yes No

Submitted by: [Signature] Date: 12/29/2015

Approved: Yes No Comments:

Town Administrator Date

- Departments under the direct jurisdiction of the Board of Selectmen must submit this form...
Departments should make every effort to take advantage of airline and other travel discounts.
This form must be completed in full and a copy submitted to the accounts payable office...
If approved, please keep this form for your files.



Nantucket Planning & Economic Development Commission
2016 Meeting Schedule
6:00 PM at 4 Fairgrounds Road
Public Safety Facility Community Room 1st Floor

****First Monday of Every Other Month (Except for Monday Holidays)**

- Monday, January 4, 2016 at 6:00 PM
- Monday, February 1, 2016 at 6:00 PM
- Monday, March 28, 2016 at 6:00 PM
- Monday, June 6, 2016 at 6:00 PM
- Monday, August 1, 2016 at 6:00 PM
- Monday, October 3, 2016 at 6:00 PM
- Monday, December 5, 2016 at 6:00 PM

****Meeting times, dates, and locations are subject to change, if you have any questions please contact the Planning and Land Use Services (PLUS) at 508.325.7587*

OTHER

BUSINESS

Transportation Planning Report
T. Michael Burns, AICP
February 1, 2016

This is a progress report of transportation-related activities as of **January 29, 2016**.

1. FY 2016 UPWP Budget Reallocation

Staff has utilized more time for Task 1.6 – Title VI and Environmental Justice than originally anticipated during the development of the draft UPWP. This included participation in a Title VI workshop in Hyannis, MA. In anticipation of additional work necessary for this task, staff will be submitted a request to MassDOT to reallocate up to 10 hours allotted to Task 4.3 – Intelligent Transportation System to Task 1.6. No significant time is anticipated for Task 4.3, and if there is a need to dedicate time to this task, staff will request reallocation of time from another underutilized task.

2. Request for Out-of-State Travel

Staff is requesting approval to travel out of state to attend the 2016 American Planning Association in Phoenix, AZ from April 2-5. The anticipated cost to attend the conference is attached.

3. Complete Streets Training on March 18th

Staff has worked with the Baystate Roads Program, which is operated in coordination with FHWA, MassDOT, and UMass Amherst, to set up Complete Streets training on Nantucket. This training is scheduled for March 18th from 930AM to 1230PM at Faregrounds Restaurant, and is a requirement for communities to receive federal and state funding for Complete Streets' multi-modal programs. The attached flyer describes the course in more detail. NP&EDC members are encouraged to register for this training.

4. In-Town Bike Path – Phase 1 – Construction (Federal Aid)

0.24 mile path between Washington St. Extension and Orange St. via Rail Road ROW
Estimated Total Construction Cost: \$1,132,285.30

MassDOT advertised the project for construction on September 12th following the certification of the right of way process, and bids were opened November 24th. On December 24th MassDOT recommended the bids be rejected on due to ambiguities in the asphalt specifications which resulted in significantly higher than estimated bid prices (almost \$3 million versus the estimated \$1.1 million). MassDOT and the Town's engineering consultant (VHB) are prepared new bid documents so the project can be advertised again with the corrected asphalt specifications.

5. Mill Hill Path – Design/Construction (Local Aid)

Linking the existing 8 foot wide Prospect St path to Joy St via Mill Hill Park and Woodlands Hills
No progress this month.

Staff has reviewed a preliminary plan for this path prepared by Bracken Engineering. Completion of this path is dependent on construction by others of an abutting roadway through the Woodland Hills subdivision, which is necessary to complete the connection of the Prospect St path to Joy St. It is anticipated that this work would be completed in the fall.

6. Milk Street Extension Path – Design/Construction (Local Aid)

2,485 linear foot extension of the Hummock Pond Road Bike Path to Mt Vernon Street

Staff continues coordination with DPW and other entities to implement this project by summer 2016. The County completed the taking of easements for the path on January 6th. The utilities (Verizon and National Grid) have also submitted a petition to the Town to relocate poles to the opposite side of Milk Street. Lastly, staff secured archeological survey services as a precaution for the work on the Prospect Hill Cemetery property, which are currently being processed by the contractor, Hager-Richter Geoscience.

7. Bicycle and Pedestrian Advisory Committee

BPAC continues to meet monthly to discuss a variety of bike and pedestrian issues including bike route stencil locations, bike racks, and provide guidance on the design of other bike/pedestrian projects. The Committee is also reviewing a list of draft goals for FY 2016 (see attached).

8. NRTA Year Round Bus Study

Staff is coordinating with the NRTA and their consultant, AECOM, to conduct a survey of the community and evaluate alternatives for year round bus service. A final report of recommended options will be presented to the NRTA Advisory Board on March 9th.

9. FY 2017 Capital Project Requests

Staff is assisting the Town with the submission of a variety of capital requests for approval at the upcoming Annual Town Meeting. The requests are included in the recently approved Regional Transportation Plan, and include a request for sidewalk improvements downtown, intersection redesign at Bartlett Rd/Surfside Rd, design for the future phases of the In-town bike path, and 20% matching funds for design of the Wauwinet bike path (if grant request is approved by FHWA).

Summary of Airport and Ferry Statistics:

10. Nantucket Memorial Airport (passenger departures)

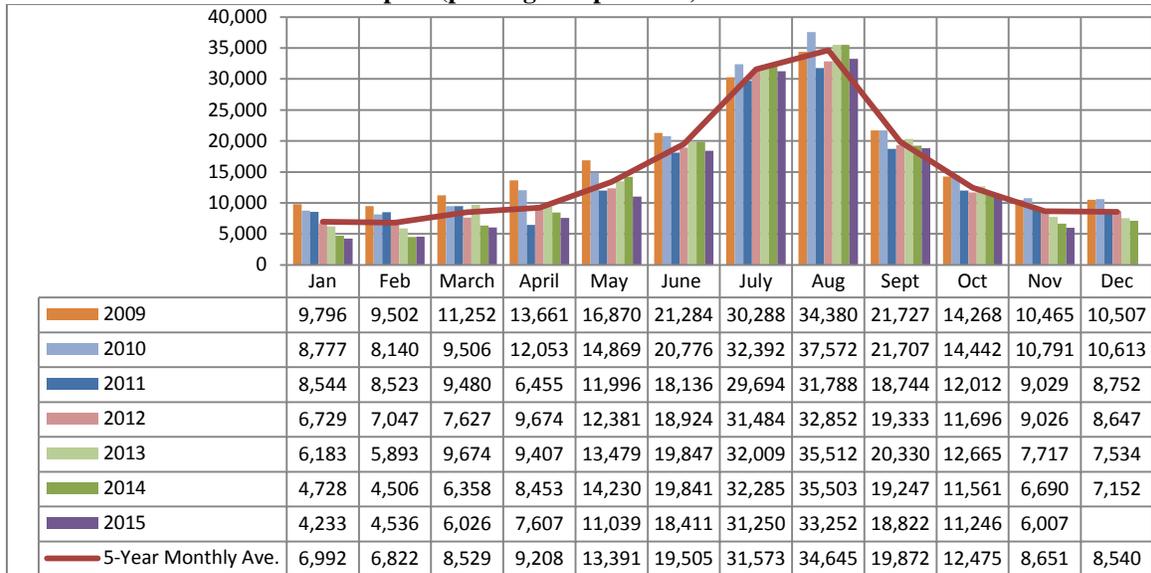


Chart 1. Total Enplanements (Departures)

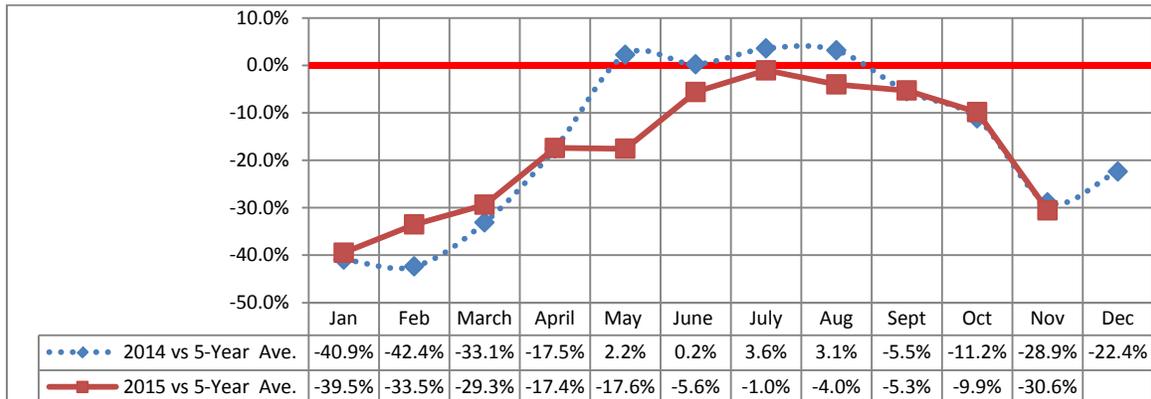


Chart 2. Monthly Enplanement versus 5-Year Average

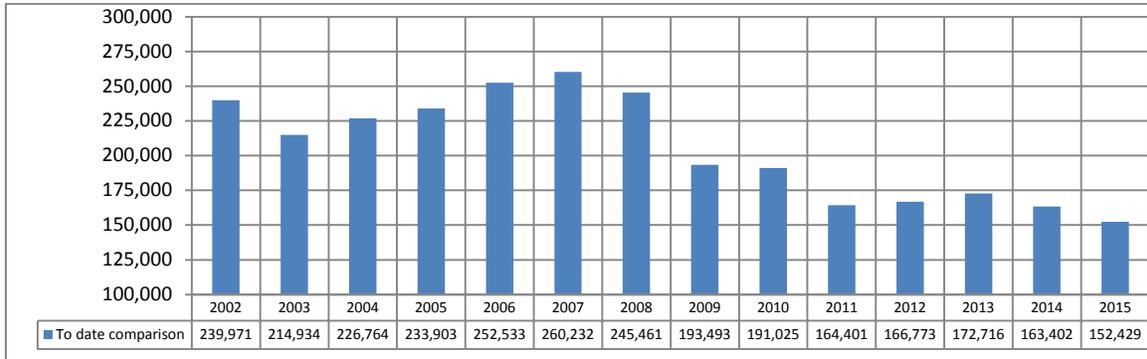


Chart 3. Annual Enplanements “To Date” Comparison

The above charts depict airport departures for each month of the last five years. Chart 1 shows the total number of departures for each month. Chart 2 shows the percent of change for each month compared to the five-year average for that month. Chart 3 shows the total enplanements for each year up to this year’s current month.

11. Ferry Service - Steamship Authority

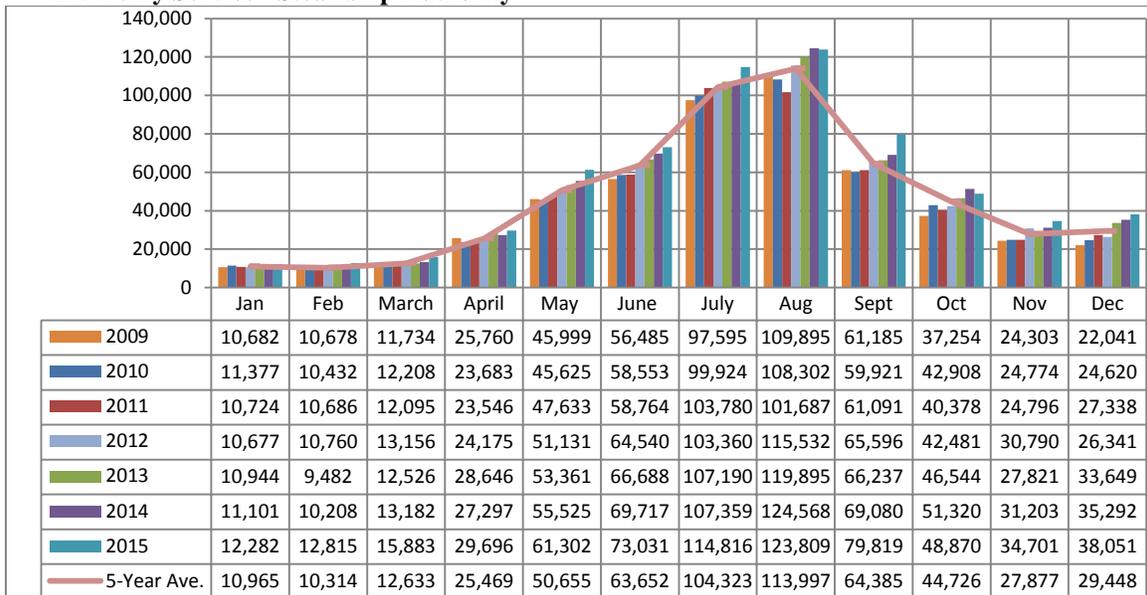


Chart 4. Total Passengers To/From Nantucket via SSA

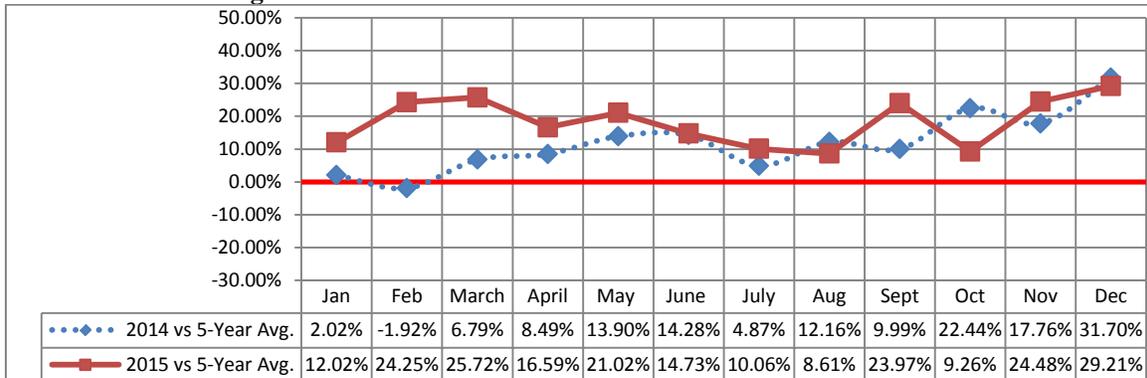


Chart 5. SSA Passenger Monthly Total versus 5-Year Average

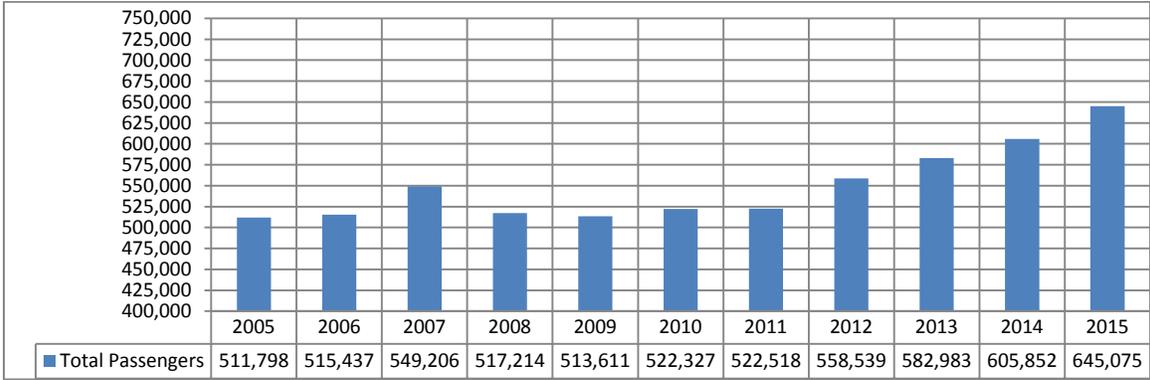


Chart 6. Annual SSA Passengers - “To Date” Comparison

Charts 4, 5, and 6 depict total SSA passengers for each month of the last five years. Chart 4 shows the total number of passengers for this time period 2003 through 2008. Chart 5 shows the percent of change for each month (2007 and 2008 to date) compared to the five-year average for that month. Chart 6 shows the total SSA passengers for each year up to this year’s current month.

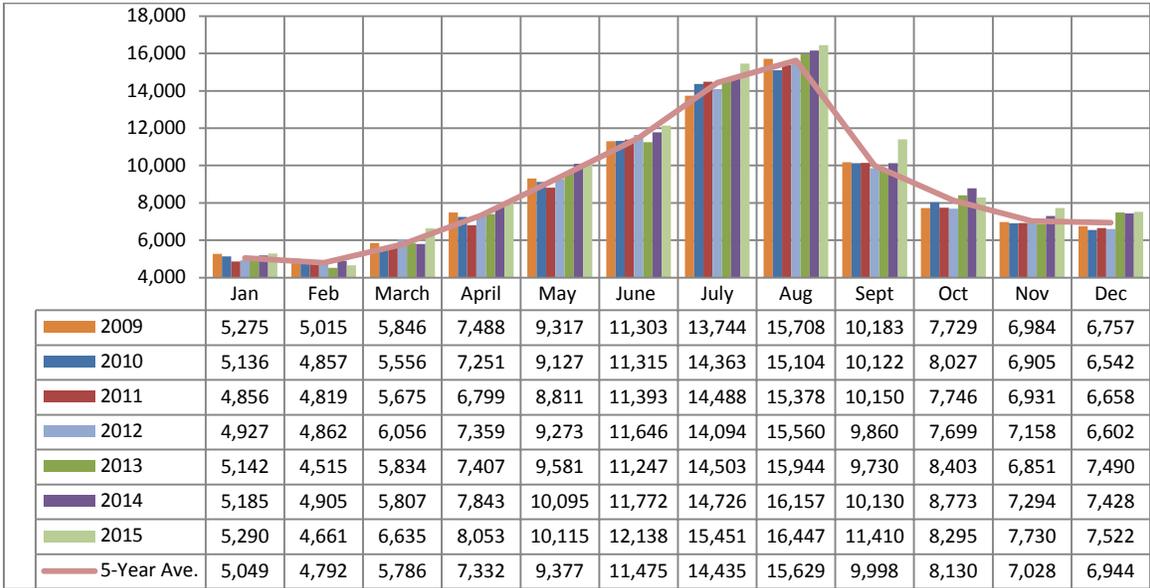


Chart 7. Total Cars and Trucks To/From Nantucket via SSA

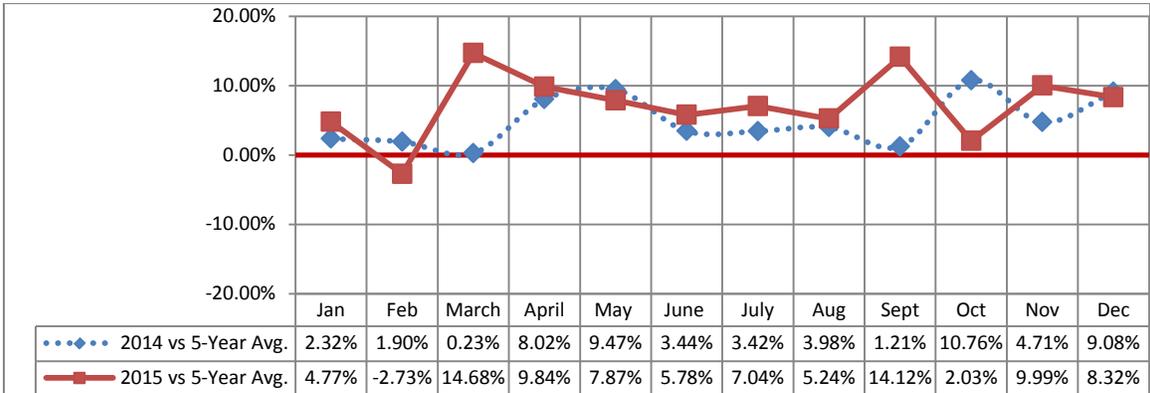


Chart 8. Monthly Cars and Trucks Total versus 5-Year Average

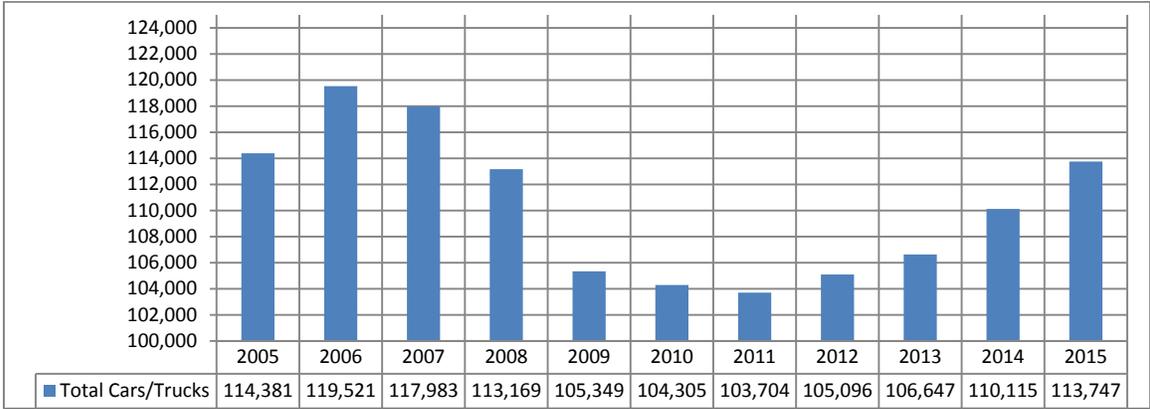


Chart 9. Total Vehicles – To Date Comparison

Charts 7, 8, and 9 depict total cars and trucks carried on the SSA for each month of the last five years. Chart 7 shows the total number of cars and trucks. Chart 8 shows the percent of change for each month compared to the five-year average for that month. Chart 9 shows the total SSA vehicles for each year up to this year's current month.



CONSTRUCTION SECTION
RECOMMENDATION TO REJECT MEMORANDUM



TO: Francis Kucharski
 Construction Contracts Engineer

FROM: David Spicer *David A. Spicer*
 Acting Construction Engineer

DATE: December 24, 2015

Project #: 606433
 Contract #: 90571
 Location: NANTUCKET
 Federal Aid #: CM-002S(835)X, STP-002S(835)X
 Description: Multi-Use Trail Reconstruction and Related Work (Including Steel Sheeting Retaining Wall) along a Section of Goose Pond Lane and Orange Street.
 Bids Opened: November 24, 2015
 Low Bidder: NORTHERN CONSTR SERVICES LLC

Comparison of Prices:	<u>OFFICE ESTIMATE</u>	<u>LOW BID</u>	<u>% OF OFFICE ESTIMATE</u>
	\$1,019,943.00	\$2,988,660.00	293.02%

The low bid contained items that varied by a considerable amount from the Office Estimate.

Item#	Description	UOM	Quantity	Office Estimate	Low Bid	Average 2 Thru 2
101.	CLEARING AND GRUBBING	A	0.500	\$16,000.00	\$50,000.00	\$20,000.00
141.1	TEST PIT FOR EXPLORATION	GY	10.000	\$100.00	\$600.00	\$200.00
156.	CRUSHED STONE	TON	1.000	\$50.00	\$2,000.00	\$150.00
180.3	PERSONNEL PROTECTION LEVEL C UPGRADE	HR	40.000	\$25.00	\$15.00	\$200.00
180.6	MISCELLANEOUS SOILS TESTING	EA	5.000	\$1,500.00	\$800.00	\$3,000.00
201.	GATCH BASIN	EA	1.000	\$4,000.00	\$8,000.00	\$6,000.00
222.3	FRAME AND GRATE (OR COVER) MUNICIPAL STANDARD	EA	2.000	\$766.00	\$3,500.00	\$2,500.00
238.10	10 INGH DUCTILE IRON PIPE	FT	20.000	\$100.00	\$300.00	\$200.00
382.1	METER BOX REMOVED AND RESET	EA	1.000	\$800.00	\$600.00	\$1,000.00
384.	GURB STOP	EA	2.000	\$400.00	\$1,500.00	\$1,000.00
402.	DENSE GRADED CRUSHED STONE FOR SUB-BASE	CY	80.000	\$80.00	\$200.00	\$150.00
440.	CALCIUM CHLORIDE FOR ROADWAY DUST CONTROL	LB	2100.000	\$0.30	\$2.00	\$1.00
450.90	CONTRACTOR QUALITY CONTROL	TON	705.000	\$6.00	\$30.00	\$20.00
451.	HMA FOR PATCHING	TON	4.000	\$200.00	\$500.00	\$400.00

94

RECOMMENDATION TO REJECT FOR CONTRACT# 90571

<u>Item#</u>	<u>Description</u>	<u>UOM</u>	<u>Quantity</u>	<u>Office Estimate</u>	<u>Low Bid</u>	<u>Average 2 Thru 2</u>
452.	ASPHALT EMULSION FOR TACK COAT	GAL	220.000	\$10.00	\$75.00	\$25.00
453.	HMA JOINT SEALANT	FT	1500.000	\$2.00	\$50.00	\$15.00
455.22	SUPERPA VE SURFACE COURSE - 9.5 (SSC - 9.5)	TON	210.000	\$138.00	\$500.00	\$350.00
455.32	SUPERPA VE INTERMEDIATE COURSE - 19.0 (SIG - 19.0)	TON	350.000	\$138.00	\$500.00	\$350.00
455.42	SUPERPA VE BASE COURSE - 37.5 (SBC - 37.5)	TON	131.000	\$138.00	\$500.00	\$350.00
455.52	SUPERPA VE LEVELING COURSE - 9.5 (SLC - 9.5)	TON	10.000	\$138.00	\$600.00	\$450.00
456.	WARM-MIX ASPHALT PAVEMENT	TON	723.000	\$3.00	\$600.00	\$450.00
460.99	STONE SEAL SURFACE TREATMENT	SY	830.000	\$25.00	\$150.00	\$100.00
482.5	SAWCUTTING ASPHALT PAVEMENT FOR BOX WIDENING	FT	600.000	\$10.00	\$50.00	\$25.00
690.1	STONE MASONRY WALL REMOVED AND REBUILT DRY	CY	10.000	\$500.00	\$2,000.00	\$1,000.00
701.	CEMENT CONCRETE SIDEWALK	SY	10.000	\$150.00	\$400.00	\$200.00
701.2	CEMENT CONCRETE WHEELCHAIR RAMP	SY	70.000	\$150.00	\$450.00	\$300.00
707.9	BICYCLE RACK	EA	1.000	\$803.00	\$4,000.00	\$3,000.00
748.	MOBILIZATION	LS	1.000	\$26,048.00	\$90,000.00	\$25,000.00
767.12	COMPOST FILTER TUBES	FT	800.000	\$5.00	\$30.00	\$10.00
767.6	AGED PINE BARK MULCH	CY	11.000	\$100.00	\$300.00	\$100.00
811.27	ELECTRIC HANDHOLE - (MUNICIPAL STANDARD)	EA	2.000	\$1,200.00	\$2,000.00	\$1,500.00
826.70	ELEGTRIC SERVICE RISER RELOCATIONS	EA	5.000	\$4,000.00	\$6,000.00	\$2,000.00
840.1	PRESSURE TREATED SIGN POST	EA	12.000	\$200.00	\$400.00	\$200.00
860.12	12 INGH REFLECTORIZED WHITE LINE (PAINTED)	FT	10.000	\$2.00	\$35.00	\$20.00
952.	STEEL SHEETING	LB	174600.000	\$2.10	\$5.00	\$3.50

There is a total of 126 bid items.

The price(s) for the following 3 bid item(s) is/are considered low:

#180.3, #180.6, #382.1

RECOMMENDATION TO REJECT FOR CONTRACT# 90571

The price(s) for the following 32 bid item(s) is/are considered high:

#101., #141.1, #156., #201., #222.3, #238.10, #384., #402., #440., #450.90, #451., #452., #453., #455.22, #455.32, #455.42, #455.52, #456., #460.99, #482.5, #690.1, #701., #701.2, #707.9, #748., #767.12, #767.6, #811.27, #826.70, #840.1, #860.12, #952.

Boston Construction has reviewed the bid results; only two contractors submitted bids for this work. The low bid and the second bid are 293% and 321% of the office estimate respectively. Further review of the Special Provisions has revealed that there are ambiguities in the Special Provisions for asphalt mix pavement items that may have resulted in the unrealistically high bids. It is recommended that all bids for this contract be rejected and the project be reviewed and re-advertised with the updated Special Provisions.

BL/

CC: M. Rose, Project Management

FOR IMMEDIATE RELEASE

[January 26, 2016](#)

**MASS. CULTURAL COUNCIL APPROVES
the Aquinnah Circle Cultural & Historic District (ACCHD) and the Nantucket Cultural District.**

**The ACCHD is Nation's First Cultural District created in collaboration between a tribe
and a town**

(Boston, MA)— The Massachusetts Cultural Council (MCC) voted unanimously today to approve the designation of the Aquinnah Circle Cultural & Historic District (ACCHD) and the Nantucket Cultural District. ACCHD results Sent from my iPhone

“I’m thrilled to announce the designation of the Aquinnah Circle Cultural & Historic District (ACCHD) and the Nantucket Cultural District,” said MCC Executive Director Anita Walker. “We look forward to supporting Aquinnah’s impressive partnership as it preserves and nurtures the District’s cultural heritage. Nantucket’s arts and cultural community is equally worthy of distinction as visitors from the around the world attest each year. These two, new island districts are outstanding additions to our Cultural Districts Initiative.”

A cultural district is a compact, walkable area of a community with a concentration of cultural facilities, activities, and assets. MCC’s [Cultural Districts Initiative](#) grew out of an economic stimulus bill passed by the Massachusetts Legislature in 2010. It is designed to help communities attract artists and cultural enterprises, encourage business and job growth, expand tourism, preserve and reuse historic buildings, enhance property values, and foster local cultural development.

About the Aquinnah Circle Cultural & Historic District

Aquinnah Circle Cultural and Historic District (ACCHD) is the largest draw to the rural town of Aquinnah, the smallest town on Martha's Vineyard Island, and homeland of the Wampanoag Tribe of Gay Head (Aquinnah) - one of only two federally recognized tribes in the Commonwealth. The ACCHD is bordered by scenic ocean & land vistas. Visitors make the pilgrimage to this remote island location in every way imaginable, from biking, to paid tours, private vehicles, and public transportation. The Aquinnah Circle and surrounding lands are a traditional gathering place of the Tribe and, more recently, the Town. All who visit can attest to how special it is!

One of the most unique characteristics of this district is the Aquinnah Cliffs and Lookout. Before there was even a paved road, the Aquinnah Cliffs were a destination for tourists traveling by land or sea. The allure of the area is no less today than it was then, as visitors are still coming from faraway places to see the unmatched beauty of the Aquinnah Cliffs, tour the historic lighthouse, learn about Wampanoag history, and purchase Wampanoag artwork or cuisine.

The ACCHS vision is to create a journey-like experience for visitors and satisfy their interests in shopping, local Wampanoag and island history and culture, and recreation that is infused with the scenic beauty of the Aquinnah coastline.

About the Nantucket Cultural District

The Nantucket Cultural District includes most of the island's primary historic downtown core, which is home to Nantucket's leading cultural institutions, municipal offices, and major public and private buildings. Nantucket's historic core and surrounding neighborhoods include significant historic sites important in early international commerce by the United States through the China Trade and whaling era, both dating from the late 18th to early- through mid-19th century. Other significant sites include the Nantucket Atheneum other public forums where prominent national thought and political leaders have appeared publicly since the early 19th century.

The Nantucket Cultural District is an essential element in preserving the cultural integrity of the island. Many live performances, concerts, lectures, and both permanent and temporary arts and cultural exhibits take place both seasonally and year-round within the district. Theatre Workshop of Nantucket, White Heron Theatre Company and Nantucket Dreamland Film, and Performing Arts Center annually present dozens of staged plays and musicals throughout the year. Multiple-day festivals feature films, comedy and literature, respectively, during Nantucket Film Festival, Nantucket Comedy Festival, Nantucket Book Festival, and by ad hoc production.

* * *

About the Massachusetts Cultural Council

The MCC is a state agency supporting the arts, sciences, and humanities, to improve the quality of life in Massachusetts and its communities. It pursues its mission through a combination of grants, services, and advocacy for nonprofit cultural organizations, schools, communities, and artists. The MCC's total budget for this fiscal year is \$15.7 million, which includes a \$14 million state appropriation and grants from the National Endowment for the Arts. MCC also runs the [Massachusetts Cultural Facilities Fund](#) in partnership with MassDevelopment.



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Charles D. Baker
GOVERNOR

Karyn E. Polito
LIEUTENANT GOVERNOR

Matthew A. Beaton
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1081
<http://www.mass.gov/envir>

**OCEAN ADVISORY COMMISSION
MEETING**

January 26, 9:30am – 12:00pm
Executive Office of Energy and Environmental Affairs
100 Cambridge St., Boston
2nd Floor Conference Rooms C/D

AGENDA

- 9:30 Welcome and introductions
- 9:35 Remarks from Chair and review of meeting agenda
- 9:45 Overview of the 2015 MA Ocean Management Plan, next steps, and future efforts
- 10:45 Coastal Erosion Commission report
- 11:00 Northeast Regional Ocean Plan
- 11:20 Plan performance and evaluation framework
- 11:55 Next meeting
- 12:00 Adjourn



HAMPSHIRE COUNCIL
OF GOVERNMENTS

BELCHERTOWN

William R. Barnett,
Chairman*
Kyle Vincent

CHESTERFIELD

Robert W. Recos

CUMMINGTON

James A. Drawe*

GOSHEN

Diane Bushee

GRANBY

James Pietras

HADLEY

Michael P. Sarsynski, Jr*

HATFIELD

Francis L. Gougeon

HUNTINGTON

George Peterson

MIDDLEFIELD

Joseph J. Kearns,
Moderator

PELHAM

Edward B. Fleury

PLAINFIELD

Vacancy

SOUTH HADLEY

Julie A. Gentile*
Thomas E. Knightly

SOUTHAMPTON

George A. Symborski

WESTHAMPTON

Arthur L. Pichette

WILLIAMSBURG

Eileen Stewart
Vice-Chairman*

EXECUTIVE DIRECTOR

Todd D. Ford

*Executive Committee
Member

January 15, 2016

Andrew Vorce, Planning Director
Nantucket Planning and Economic Development Comm.
2 Fairgrounds Road
Nantucket, MA 02554

Dear Mr. Vorce,

On January 11th the Chairman for the Hampshire Council of Governments sent a letter to members of MARPA. The HCOG's FY2015 Annual Report was to be included in that mailing. Unfortunately, I neglected to include the document.

Enclosed you will find a copy of the Annual Report. My apologies for the delay in providing you with the information.

Sincerely,

Lydia B. King
Executive Assistant

cc: MARPA Members



HAMPSHIRE COUNCIL
OF GOVERNMENTS

BELCHERTOWN
William R. Barnett,
Chairman*
Kyle Vincent

January 11, 2016

CHESTERFIELD
Robert W. Recos

Andrew Vorce, Planning Director
Nantucket Planning and Economic Development Comm.
2 Fairgrounds Road
Nantucket, MA 02554

CUMMINGTON
James A. Drawe*

GOSHEN
Diane Bushee

Dear Mr. Vorce,

GRANBY
James Pietras

Thank you for your letter of December 4th in response to the Hampshire Council of Governments (HCOG) request for participation in the Association.

HADLEY
Michael P. Sarsynski, Jr*

While we are disappointed by the decision, we would like to reiterate our interest in working collaboratively with your organization in the future.

HATFIELD
Francis L. Gougeon

HUNTINGTON
George Peterson

The HCOG has great respect for the work and services provided by the RPAs to Massachusetts municipalities. We believe that your work can enhance the lives of residents, preserve our heritage, support public transportation, and more.

MIDDLEFIELD
Joseph J. Kearns,
Moderator

The decision by the Department of Public Utilities referenced in your letter was indeed disappointing. It is and has been the goal of HCOG to keep more of the Commonwealth's energy dollars circulating in our local (i.e. Massachusetts) economy. We are concerned about public policy that gives an advantage to out-of-state, for-profit energy corporations. Ensuring an open dialogue on the subject of energy is critical to the economic vitality of the Commonwealth. It was the major reason that we reached out to your group initially. Despite the DPU decision we continue to serve dozens of municipalities, hundreds of businesses and non-profits, and tens of thousands of residents with cost-effective and often 'green' energy products—saving millions for these customers, and keeping their energy dollars in-state. We welcome future dialogue on this and other topics.

PELHAM
Edward B. Fleury

PLAINFIELD
Vacancy

SOUTH HADLEY
Julie A. Gentile*
Thomas E. Knightly

SOUTHAMPTON
George A. Symborski

Attached you will find a copy of the HCOG's FY2015 Annual Report.

WESTHAMPTON
Arthur L. Pichette

It is our continued desire to work collaboratively with the Massachusetts Regional Planning Association, if not as a member of the Association then as colleagues working together for the benefit of Commonwealth cities and towns and our collective economy.

WILLIAMSBURG
Eileen Stewart
Vice-Chairman*

EXECUTIVE DIRECTOR
Todd D. Ford

On behalf of the Hampshire Council of Governments,

*Executive Committee
Member


William R. Barnett, Chairman

cc: MARPA Members



HAMPSHIRE COUNCIL
OF GOVERNMENTS

Annual Report



The Hampshire Council of
Governments

99 Main Street Northampton,
Massachusetts 01060
www.hampshirecog.org
413-584-1300

Pictured: Pump house and dam at South
Hadley, Massachusetts. C. 1900



**ANNUAL REPORT OF THE HAMPSHIRE
COUNCIL OF GOVERNMENTS
FOR FISCAL YEAR 2015**

Council Overview

The Hampshire Council of Governments (HCOG) is a collective body made up of representatives from 15 Hampshire County towns. HCOG has two key focuses: to improve residential life in Hampshire County, and to provide our small towns with the advantage of economies of scale typically available only to larger cities. We accomplish these goals by promoting the local economy, investing in sustainable infrastructure, and aggregating the buying power of our residents. HCOG is not funded primarily by grants or taxes, but rather by fee-for-service programs that generate revenue sufficient to support its operating costs. Modest membership fees are also collected from member communities.

2015—Our Best Year Yet!

HCOG has consistently demonstrated a high return on investment for our member communities: this year has been no exception. There was a simultaneous upswing in value provided and a large drop in dues collected. In fiscal year 2015 (FY15), the total estimated savings secured for member towns was \$4,626,195. During the same period, member towns paid a collective \$25,509 in dues to HCOG—approximately half of what they paid in the previous year. That means our member towns saw an increase in return on investment of over 200%!

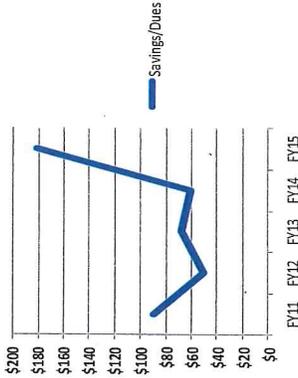
"In Fiscal Year 2015, The Council saved over \$4.6 Million for our member towns. That's an average of \$72 per resident. We're proud to support local town governments, and we look forward to offering even greater value and expanded services in 2016."

—Todd Ford
Executive Director

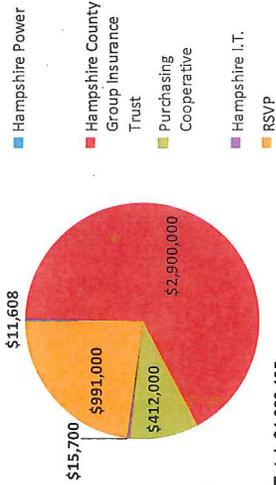
2011-2015 Town Dues Decline, Savings Increase



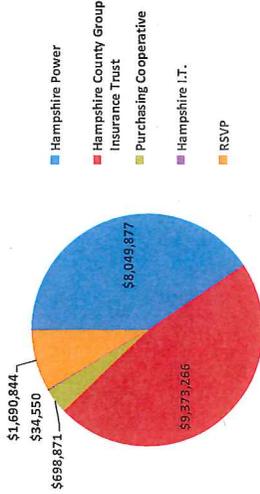
200%+ Increase in ROI: More Bang for the Buck!



Town Savings by Program (Member Towns Only)



Savings for All Communities



Total: \$19,847,407



Saving money means more funding for core municipal services!

Saving Hampshire County Money

HCOG programs are designed to provide money-saving services to residents and towns. Although the Council is made up of 15 towns from Hampshire County, many of our programs are available across the Commonwealth.

In the past fiscal year a majority of member town savings came from the Group Insurance Trust (HCGIT), while the Retired Senior Volunteer Program (RSVP) provided nearly \$1 million of service to member towns during FY15. Hampshire Power, Hampshire I.T., and the Purchasing Cooperative combined to save members an additional \$439,308. **Member towns saved a total of \$4,626,195 through HCOG-provided services.**

Because Hampshire Power serves 11 out-of-county Community Choice Aggregations, it played a much larger role in securing savings on a state level. Massachusetts-wide savings totaled **\$19,847,407.**

Methodology

Savings are calculated by comparing the cost of HCOG services to comparable alternatives. For example, HCGIT savings are derived by subtracting the cost of our insurance plan from the cost of the state's Hampshire Power savings are calculated by finding the difference between our rates and the utility rates in a given municipality.

Though RSVP volunteers don't strictly provide savings, they provide valuable labor (at a rate of \$27.82/hour, according to Independent Sector, a non-partisan coalition) that we have included in this graph.



Hampshire Power is HCOG's competitive electricity supply subsidiary and the only non-profit in the industry, statewide.

Our pricing is highly competitive when compared to both utility rates and other competitive suppliers. We have been successful in procuring rates as low as \$.108 per KWh for entire cities (like Lowell), as well as businesses, non-profits, and municipal clients.



The More the Merrier: Saving Money through Municipal Aggregation

Prior to this year, Hampshire Power was only serving a single Community Choice Aggregation (CCA)—in Lancaster, MA. Over the course of FY15, we started supplying 10 more cities and towns with electricity: Dalton, Florida, Lenox, Lowell, Marlborough, North Adams, Sheffield, Tyringham, West Stockbridge, and Williamstown.

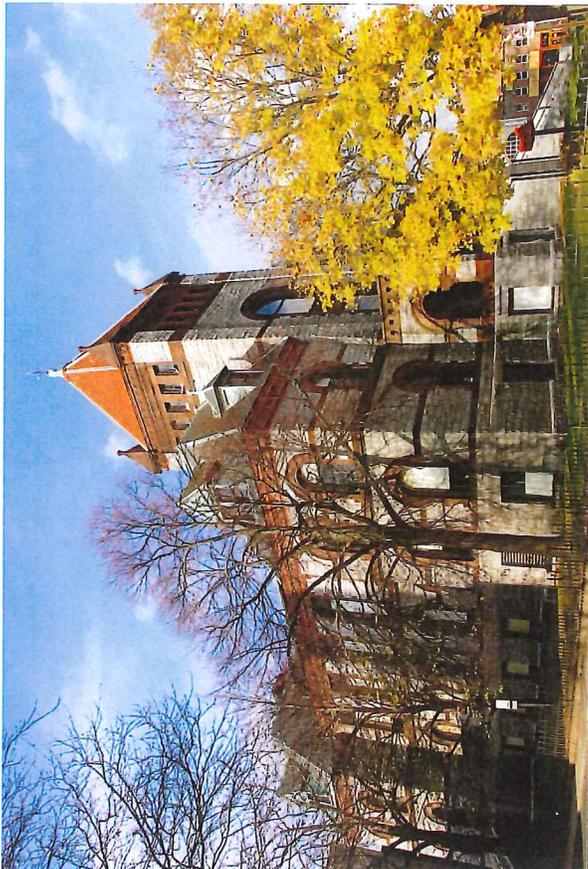
By comparing our rates to basic utility rates we're able to estimate savings figures for our aggregation customers. Through bulk purchasing and fixed-rate pricing we saved them \$7,911,573 over the course of FY15. Hampshire Power rates through 2015 were the lowest aggregation rates in the Commonwealth. And Hampshire Power is local—meaning community energy dollars stay in the local economy.

Overview

Hampshire Power gained 41 new private and municipal customers in FY15. By providing fixed-rate contracts to our customers, Hampshire Power was able to save municipal customers a combined \$138,300. For their part, member towns (Hatfield, Hadley, Huntington, and Westhampton) saved approximately \$11,608 in total.

Testimonials

- *"My first bill with Hampshire Power and it's \$40 less than prior month! So pleased and glad I made the switch."*
—Tess Poe, Owner, Beehive Sewing
- *"Hampshire Power...is a big win for residential users [and] the program offers even more savings for local businesses"*
—The Berkshire View
- *"Partnerships with local non-profits like Hampshire Power are a cornerstone of the United Way's approach to supporting our communities"*
—Jim Ayres, Executive Director at United Way of Hampshire County
- *"Buying local usually means spending a little more, but we do it because we love our community and want it to thrive. In this case, we can accomplish this and actually save money."*
—Peter Whalen, Owner, Whalen Insurance Agency



What We Are

- Financially Self-Reliant
- Committed to Saving Taxpayer Dollars
- Committed to Sustainability

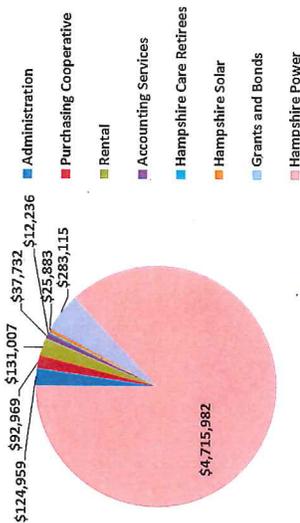
What We Aren't

- Bureaucrats
- A Regional Planning Agency
- Study Generators
- Tax-funded

HCOG Revenue

HCOG's revenue is primarily derived from our fee-for-service programs. Total revenue in FY15 (including grants with specific designated purposes and excluding HCGIT* revenue) was \$5,423,885. In FY14 and FY13, HCOG revenues were respectively \$5,368,994 and \$4,501,249.

HCGIT revenue (\$53,770,883) is not included in this graph because it is illiquid, in contrast with other HCOG revenue.

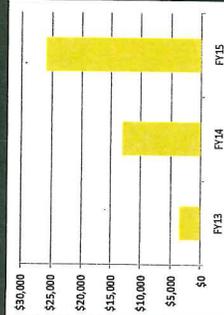


*Hampshire County Group Insurance Trust

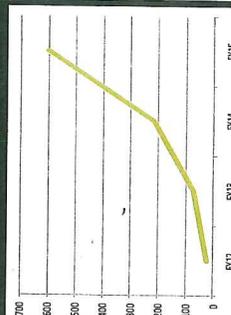
Sustainability SREC Brokering Program

Perhaps more than any other program at HCOG, the SREC program has evolved over the past fiscal year. In the last years, revenue has gone from \$3,437 (FY13), to \$13,100 (FY14), to \$25,883. We are now brokering Solar Renewable Energy Credits (SRECs) for 600 people—almost three times as many as last year (214 clients). These clients represent over 4.5 million annual kilowatt hours, 266,443 square feet of solar arrays, and 4,478 SRECs—valued at \$7,369,540. Generating this amount of power through solar technology avoided the release of 3,136 tons of carbon dioxide byproduct.

SREC Revenue Growth



SREC Customer Growth



A solar array in Middlesfield, MA lowers local electricity rates while increasing the supply of clean, renewable energy.



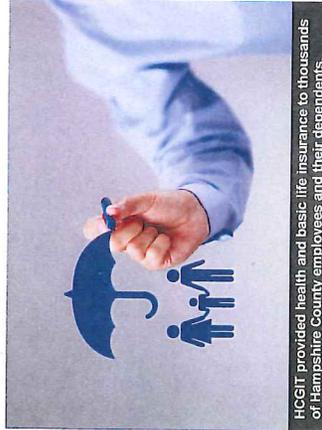
Hampshire Solar—our net metering program—is a key to driving our mission to promote local business. By purchasing net metering credits, ratepayers are able to secure a 15% discount on their electricity bills, while increasing demand for clean, renewable energy. Through our partnership with Nexamp Inc, Hampshire Solar has helped raise demand for electricity generated at Nexamp's solar farms. The money-saving and environmental benefits of this program are available to all Massachusetts residents, non-profits, businesses, and municipalities.

Hampshire Solar is now being offered in conjunction with Hampshire Power in order to increase savings opportunities for customers. With this new, bundled approach we are achieving our goal of promoting the local economy, expanding sustainable energy options, and helping the residents of Hampshire County (and all of Massachusetts) to save money.

Hampshire County Group Insurance Trust

The Hampshire County Group Insurance Trust (HCGIT) provides health and life insurance to over 10,000 individuals. The HCGIT is required to keep its premiums at or below the state insurance level, and has done so with great success. This fiscal year it saw its first (moderate) premium increase in 4 years. In total, municipal clients were able to save \$9,373,266 by purchasing insurance through the Trust. This year, HCGIT gained 3 new clients from Worcester County.

The HCGIT's revenue increased from \$49,097,910 to \$53,770,883 over the past fiscal year: a 9.5% increase. 11 out of 15 member towns use the HCGIT in place of the state plan. Member towns secured \$2.9 million in savings through the HCGIT.



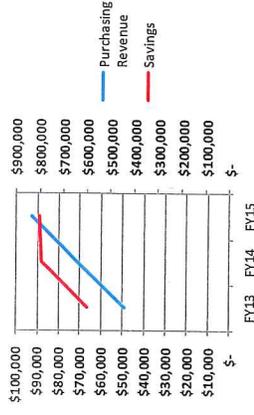
HCGIT provided health and basic life insurance to thousands of Hampshire County employees and their dependents.

Purchasing Cooperative

The Purchasing Cooperative (The Co-Op)—now in its 34th year serving the communities of western Massachusetts—leverages its relationship with vendors to secure better deals for municipalities. By aggregating the buying power of many small communities, the Co-Op helps smaller towns and cities attain the benefits of economies of scale that would normally not be possible for them. In the last fiscal year, all 15 member towns made use of the Co-Op, saving an estimated \$412,000 collectively. State-wide savings a total of \$802,786 over the same period.

In FY15, three additional municipal clients began using the Co-Op to buy materials for highway maintenance. The Co-Op took in \$92,969 through purchasing fees from vendors—a 30% increase from FY14 (\$71,244). The estimated total volume of material purchased through the Co-Op was \$7,130,249.

Purchasing Savings and Revenue



Hampshire I.T.

The Hampshire I.T. program is a partnership with the region's largest I.T. company, Paragus I.T. By hiring Paragus through HCOG, customers are able to receive a discounted rate on I.T. services. 8 municipalities saved \$34,549 through Hampshire I.T.

"The Town of Williamsburg is very happy with the HCOG I.T. program...they have provided excellent I.T. service for all the big and little issues we face with using technology."

—Charlene Nardi, Town Administrator of Williamsburg

RSVP

RSVP (the Retired Senior Volunteer Program) of Hampshire & Franklin Counties provides opportunities for people 55 and older to use their expertise for the benefit of their communities. These volunteers focus on helping seniors remain independent and in their own homes, increasing food security in the region, and building nonprofits' capacity to do great work through fundraising and program support.

In FY15, 653 volunteers served more than 103,000 hours, an estimated contribution of \$2.87 million to the local community (based on Independent Sector's state estimate of the value of volunteer time). This year, 81 new volunteers joined the RSVP program. 90% of the volunteers have been serving through RSVP for a year or more, and 16 volunteers have been with the program for more than 20 years.

8 member communities benefited directly from RSVP volunteers, who contributed approximately 35,600 hours of service in those communities, valued at about \$991,000.



Program Director Lindsay Bennett-Jacobs, with three volunteers being awarded for completing over 4,000 hours of service.

Tobacco Free Community Partnership

The mission of the Tobacco Free Community Partnership is to encourage and support smokers in Franklin and Hampshire County to quit. It also aims to create awareness of harmful, smokeless tobacco products that are often marketed towards young people.

The Tobacco Free Community Partnership partnered with several student organizations across the state, promoting chapters of the 84+ student-led coalitions designed to deter other students from smoking.



Students from across Massachusetts come together to beat smoking at an 84 event.

Regional Accounting

As part of HCOG's mission to serve our smaller communities, we provide a regional accounting service to towns without municipal accountants. In FY15, HCOG supplied accounting services to 4 area non-profits as well as 3 towns. These financial services include town accountant services, bookkeeping, and payables.

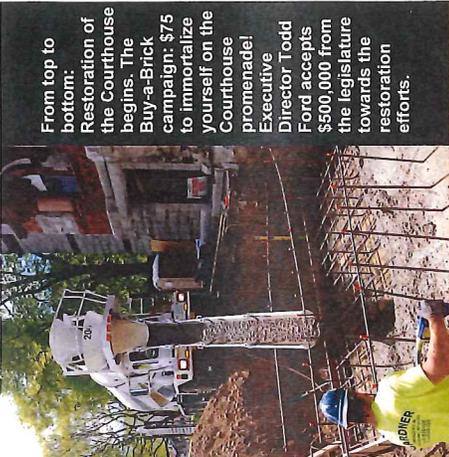
The Old Courthouse: Northampton's Front Lawn

Completed in 1886, the Courthouse is an iconic feature of Hampshire County. Though it rarely houses lawyers and judges these days, it remains a permanent fixture of historic Northampton, a familiar friend on the corner of Main and King.

Since the Courthouse has done so much for us, we thought it was time to give something back. In 2015 we set up a 501(c)(3), the Hampshire Foundation, dedicated to its restoration.

In the past year we've been collecting signatures, petitioning state legislators, and selling customized bricks to raise funds for the renovation. In FY15 we managed to raise \$608,000 (\$500,000 from a state bond, \$100,000 from Northampton CPA, and \$8,000 from Goshen CPA).

Interested in contributing to the cause? Buy a brick at restorethecourthouse.org!



From top to bottom: Restoration of the Courthouse begins. The Buy-a-Brick campaign: \$75 to immortalize yourself on the Courthouse Courthouse! Executive Director Todd Ford accepts \$500,000 from the legislature towards the restoration efforts.



Beyond the Courthouse:

HCOG in the Community

The Hampshire Council of Governments is dedicated to playing a positive role in our community. Over the past year we've continued to offer our staff, services, and the old County Courthouse to the public.

We were honored to once again host community events such as the Northampton Summer Concert Series and Cancer Connection Campout. The Summer Concert Series has provided free music downtown for years and the Campout raised over \$50,000 to benefit the Cancer Connection last year alone.

In addition to these events we partnered with Help Yourself, a local non-profit, to plant an edible landscape on the Courthouse's front lawn.

We can't take too much credit. These groups exemplify the best qualities of Hampshire County. We're just happy we can lend them a space.



From top to bottom: The Summer Concert Series gets into full swing one sunny afternoon. Red currants grow on the Courthouse lawn, courtesy of Help Yourself—a Northampton area non-profit. Monte Belmonte of WRS takes up residence in front of the Courthouse for the 8th annual Cancer Connection Campout.



Contact Us

Give us a call for more information about our services.

Hampshire Council of Governments
99 Main St
Northampton, MA 01060
(413) 584-1300

Visit us on the web at:

hampshirecog.org
hampshirepower.org
restorethecourthouse.org
hampshiresolar.org



Councillors

- William R. Barnett, Chairman, Belchertown
- Eileen Stewart, Vice-Chairwoman, Williamsburg
- James A. Drawe, Cummington
- Michael P. Saisynski Jr., Hadley
- Davio A. Danielson, Plainfield
- Julie A. Gentile, South Hadley
- Joseph J. Kearns, Middlefield
- Kyle Vincent, Belchertown
- Robert W. Recos, Chesterfield
- Diane Bushee, Goshen
- James Pietras, Granby
- Francis L. Gougeon, Hatfield
- George Peterson, Huntington
- Edward Fleury, Pelham
- Thomas E. Knightly, South Hadley
- George A. Symborski, Southampton
- Arthur Pichette, Westhampton

Staff

- Administration**
 - Todd Ford, Executive Director
 - Lee Frankl, Deputy Director of Operations
 - Lydia King, Executive Assistant
 - Edward Ferrara, Data, Communications, and Marketing
- Purchasing**
 - Nanci Schwartz, Chief Procurement Officer
 - Henning Ohlenbusch, Data Analyst
- Electricity and Sustainability**
 - Jennifer Engelson, Sustainability Manager
 - Diane Sexton, Electricity Program Coordinator
 - Wilmaris Hernandez, Electricity Program Assistant
 - Yashira Ortiz, Customer Service
- Tobacco-Free Community Partnership**
 - Melinda Calianos, Director
- Finance**
 - Roland Chaffee, Director of Finance and Municipal Accounting
 - Melissa Szumski, Assistant Director of Finance
- Retired Senior Volunteer Program**
 - Lindsay Bennett-Jacobs, Director
 - Patricia Sicard, Volunteer Coordinator
 - Linda Brunelle, Osteoporosis Program Coordinator
- Insurance**
 - Joseph Shea, Insurance Director
 - Karen Karowski, Assistant Insurance Director
 - Michelle Komosa, Wellness Coordinator



Massachusetts Association of Regional Planning Agencies

December 4, 2015

Mr. William Barnett, Chairman
Hampshire Council of Governments
99 Main Street
Northampton, MA 01060

Dear Mr. Barnett:

On behalf of the Massachusetts Association of Regional Planning Agencies (MARPA), we are writing to collectively respond to your letter to Marc Draisen, Executive Director at the Metropolitan Area Planning Council (MAPC), dated August 21, 2015, in which you request that the Hampshire Council of Governments be allowed to become a participating member of MARPA. We discussed your request in detail at our August 28th business meeting and unanimously agreed that your request cannot be accepted.

As you know, MARPA is a statewide association comprised exclusively of Massachusetts's 13 designated Regional Planning Agencies (RPAs). Under the provisions of state laws, the RPAs provide coverage of the entire state and encompass its 351 cities and towns as RPA member communities. More specifically, each of the Commonwealth's RPAs was formed over a half century ago under the provisions of state enabling laws which, by statute, afforded these same RPAs an array of rights, powers, and responsibilities. Accordingly, MARPA is an association comprised of the 13 state-chartered RPAs operating here in Massachusetts. Moreover, under the provisions of various federal laws, the RPAs fulfill critical regional responsibilities, and chief among them entails acting as the lead entity for the decision-making Metropolitan Planning Organization (MPO) serving their regional planning district. The RPAs routinely work on a wide range of issues including land use, environmental protection, housing, economic and community development, transportation, historic preservation and municipal shared services, among others.

We understand that the Hampshire COG shares a number of goals that are similar to the members of MARPA. However, there are critical differences between Hampshire COG and the members of MARPA. As indicated above, the RPA regions were set by statute and our members operate within their respective regions. We serve our member municipalities primarily by providing transportation and land use planning technical assistance, as well as acting as the staff to the MPOs. Finally, serious concerns have been raised about Hampshire COG as an organization as part of the recent decision handed down by the Department of Public Utilities. For these reasons, we must respectfully reject your request to have the Hampshire COG become a MARPA member. We will remain open to the prospect of working collaboratively when it makes sense and is appropriate to do so.

Sincerely,

Nathaniel W. Karns, Berkshire Regional Planning Commission

Paul Niedzwiecki, Cape Cod Commission

Janet A. Pierce, Central Massachusetts Regional Planning Commission

**MASSACHUSETTS
REGIONAL PLANNING AGENCIES**

<p>Nathaniel W. Karns <i>Marianne Sniezek</i> Executive Director Berkshire Regional Planning Commission (BRPC) 1 Fenn Street, Suite 201, Suite 201 Pittsfield, MA 01201-6229 E-mail: nkarns@berkshireplanning.org 413/442-1521 Ext. 26 FAX: 413/442-1523</p>	<p>Paul Niedzwiecki Executive Director Cape Cod Commission (CCC) 3225 Main Street, P.O. Box 226 Barnstable, MA 02630-0226 E-mail: pniedzwiecki@capecodcommission.org 508/362-3828 FAX: 508/362-3136</p>
<p>Janet Pierce Acting Executive Director Central Mass. Regional Planning Commission (CMRPC) 2 Washington Square – Union Station, 2nd Floor Worcester, MA 01604-4016 E-mail: jpierce@cmrpc.org 508/459-3319 FAX: 508/792-6818</p>	<p>Linda Dunlavy Executive Director Franklin Regional Council of Governments (FRCOG) John W. Olver Transit Center 12 Olive Street, Suite 2 Greenfield, MA 01301-3313 E-mail: lindad@frcog.org 413/774-3167 Ext. 103 FAX: 413/774-3169</p>
<p>Adam Turner <i>Donna-Lee Stewart</i> Executive Director Martha's Vineyard Commission (MVC) P.O. Box 1447 Oak Bluffs, MA 02557-1447 E-mail: turner@mvcommission.org 508/693-3453 Ext. 11 FAX: 508/693-7894</p>	<p>Dennis DiZoglio <i>Nancy Lavallee</i> Executive Director Merrimack Valley Planning Commission (MVPC) 160 Main Street Haverhill, MA 01830-5000 E-mail: ddizoglio@mvpc.org 978/374-0519 Ext. 12 FAX: 978/372-4890</p>
<p>Marc Draisen Executive Director Metropolitan Area Planning Council (MAPC) 60 Temple Place Boston, MA 02111 E-mail: mdraisen@mapc.org 617/451-2770 FAX: 617/482-7185</p>	<p>Glenn Eaton Executive Director Montachusett Regional Planning Commission (MRPC) 1427R Water Street Fitchburg, MA 01420 E-mail: geaton@mrpc.org 978/345-7376 Ext. 2203 FAX: 978/348-2490</p>
<p>Andrew V. Vorce <i>Lynell Vollans</i> Director Nantucket Planning and Economic Dev. Commission (NPEDC) 2 Fairgrounds Road Nantucket, MA 02554 E-mail: avorce@nantucket-ma.gov 508/228-7237 FAX: 508/228-7236</p>	<p>Beverly A. Woods <i>Janet Thompson</i> Executive Director Northern Middlesex Council of Governments (NMCOG) 40 Church Street Suite 200 Lowell, MA 01852 E-mail: bwoods@nmcog.org 978/454-8021 Ext. 20 FAX 978/454-8023</p>
<p>Pat Ciaramella Executive Director Old Colony Planning Council (OCPC) 70 School Street Brockton, MA 02301 E-mail: pciaramella@ocpcrpa.org 508/583-1833 FAX: 508/559-8768</p>	<p>Timothy Brennan <i>Indrani K. Gallagher</i> Executive Director Pioneer Valley Planning Commission (PVPC) 60 Congress Street Springfield, MA 01104 E-mail: tbrennan@pvpc.org 413/781-6045 FAX 413/732-2593</p>
<p>Sandy Conaty <i>Stacy S. Royer</i> Interim Executive Director Southeastern Regional Planning and Economic Development District (SRPEDD) 88 Broadway Taunton, MA 02780 E-mail: sconaty@srpedd.org 508/824-1367 Ext. 220 FAX: 508/823-1803</p>	

From: [Andrew Vorce](#)
To: [Eleanor Antonietti](#)
Subject: FW: Free Skate for Affordable Housing March 20th
Date: Monday, January 25, 2016 1:17:35 PM

For NP&EDC agenda..

From: Anne Kuszpa [mailto:housingnantucket@gmail.com]
Sent: Monday, January 25, 2016 9:43 AM
To: Andrew Vorce; Catherine Ancero
Cc: Linda Williams
Subject: Free Skate for Affordable Housing March 20th

Dear Andrew & Catherine,

Will you please include as an agenda item the "Free Skate for Affordable Housing" event at your next Planning Board and Affordable Housing Trust Fund meetings? Housing Nantucket is organizing this event through a grant from Nantucket Ice and the Community Foundation. Linda asked me to ask you to include it on your agendas.

The event will be held Sunday March 20th ~2-4pm. This is an opportunity for us to educate the public on the affordable housing initiatives on the warrant at ATM. We can also thank those who have helped our collective efforts, and most importantly, have fun together.

The organizations who have confirmed participation are:

Housing Nantucket
Nantucket Housing Authority
Habitat for Humanity
Nantucket Rental Assistance
Housing Assistance Corp/ Sachems Path
Nantucket Education Trust

This event is open to the public. Skate rental will be free & there will be Thai food. It will be a family event w/ kids. We will set up the room w/ the restaurant as a housing fair, where agencies (including the PB & AHTF) would have handouts about our current initiatives. We can have up to 250 people, and we are shooting for that many.

Please let me know if you have any questions. Linda can speak about the event at your public meetings, but please let me know if you'd like me to attend as well.

Sincerely,
Anne



Anne Kuszpa, Executive Director
Housing Nantucket
75 Old South Road
PO Box 3149
Nantucket, MA 02554
Direct Line: 774-333-3927
Main Line: 508-228-4422

www.HousingNantucket.org

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Full Name: _____
Title: _____
Agency: _____
Address: _____
Town/City, Zip Code: _____
Telephone: _____ Email: _____

This event is accessible to people with disabilities and individuals with limited English proficiency. If you need a reasonable accommodation (such as American Sign Language Interpreters, assistive listening devices, handouts in alternate formats, etc.) and/or language assistance (such as translated documents or an interpreter) to fully participate, please contact Cindy Schaedig at 413-577-2762 or cschaedig@ecs.umass.edu at least 14 days prior to the event. Such services are provided free of charge.

If applicable, make checks payable to: University of Massachusetts

Please include course name and full name of attendee on check

Mail to: Baystate Roads, UMass Transportation Center,
214 Marston Hall, 130 Natural Resources Rd., Amherst, MA 01003

Complete Streets - 3 Hr.

Dates Requested: _____
Location (city/town): _____

REGISTRATION FEE:

There is no cost to attend

Now Accepting



or Make checks payable to
The University of Massachusetts
Cancellations must be received
7 days prior to the workshop or you
will be invoiced.



Why Register Online?

- Instantly confirm registration!
- View how many seats are left!
- View all courses currently accepting registrations!
- View workshop flyers as well as Newsletters and Tech Notes!
- Save paper and time!



Course Description

Complete Streets can benefit all communities - rural, suburban and urban! By attending this workshop, local leaders, decision makers, and consultants will gain a solid framework for planning and delivering Complete Streets locally. Learn how the Complete Streets Funding Program can help you design and fund Complete Streets projects. After this training you will understand how Complete Streets can benefit your community.

Instructors will discuss the benefits a multi-modal transportation network has on public health and the environment. The class will build upon the guidance provided in MassDOT's 2006 Project Development and Design Guide and MassDOT's 2012 Healthy Transportation Policy Directive and supporting Engineering Directives.

Instructors will walk you through the Complete Streets 3-tier funding program to show you how all municipalities - regardless of size or location - can benefit. You will have an opportunity to grade a sample policy and learn about the Policy Development process. Lastly, the class will provide guidance on how to build a municipality-wide Complete Streets Prioritization Plan.

Who Should Attend

Mayors, Town Managers, Planning Department Directors & staff, Bicycle and Pedestrian planners or coordinators, Zoning, Health & Planning Board members, Private Consultants (Engineers, Planners, Landscape Architects), Educators and Public Health Officials.

March 18, 2016 • 9:30 am- 12:30 pm

Faregrounds Restaurant

27 Fairgrounds Rd, Nantucket, MA

9:00 am Registration

Attendance by one municipal official is a prerequisite for eligibility for MassDOT's Complete Streets Funding Program.

Instructor

Douglas Prentiss, P.E., PTOE, is a Senior Traffic/Transportation Engineer at Stantec in Burlington. Doug has a master's degree in transportation engineering from the University of Connecticut and a bachelor's degree in civil engineering from the UMass-Lowell. He is currently involved in Complete Streets initiatives statewide and has provided Complete Streets training for Baystate Roads/MassDOT from its inception four years ago.

Agenda

Please Note Individual Location Start Times to the Left

10 min	Team and General Introductions
20 min	Understanding Complete Streets
20 min	Introduction to Complete Streets
20 min	Complete Streets Benefits
10 min	Break
20 min	Project Development & Design Guide
30 min	Introduction to Complete Streets Funding Program
30 min	Policy Building and Scoring
15 min	Discussion
5 min	Evaluations

This Course counts towards 0.5 Roads Scholar Credit/0.3 CEUs/

There is no cost to attend this class.

Maximum Class Size is 30

This Baystate Roads (LTAP) workshop is a cooperative effort of the Federal Highway Administration, Massachusetts Department of Transportation and the University of Massachusetts Transportation Center.

Surfside Commons

Surfside Commons – an opportunity to create year-round rental housing on Nantucket close to the hospital, jobs, schools, recreation and retail locations.



Application for Comprehensive Permit



SURFSIDE COMMONS, NANTUCKET, MA
APPLICATION FOR COMPREHENSIVE PERMIT

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SURFSIDE COMMONS LLC
c/o Atlantic Development
62 Derby Street
Hingham, MA 02043

December 17, 2015

Zoning Board of Appeals
Town of Nantucket, Massachusetts

Site: 106 Surfside Road

APPLICATION FOR A COMPREHENSIVE PERMIT
GENERAL LAW CHAPTER 40B, SECTION 20-23

Surfside Commons LLC (the "Applicant") hereby applies to the Zoning Board of Appeals (the "ZBA") of the Town of Nantucket, Massachusetts ("Nantucket"), pursuant to Massachusetts General Laws, Chapter 40B ("Chapter 40B"), Sections 20 through 23, as amended, for the issuance of a Comprehensive Permit authorizing the Applicant to construct a four building multi-family project, to be called "Surfside Commons" (the "Project"), containing 56 rental apartments on approximately 2.5 acres of land located at 106 Surfside Road, Nantucket, Massachusetts.



December 1, 2015

Mr. Donald J. MacKinnon
President
Atlantic Development Corporation
62 Derby Street
Hingham, MA 02110

Re: Surfside Commons (the "Project")

Dear Mr. MacKinnon:

Enclosed please find the executed Project Eligibility Letter (PEL) for the Surfside Commons Project. There are two topics on which I'd like to provide you further guidance: 1) MHP's review of the draft Comprehensive Permit, and 2) the applicant's responsibilities if a municipality includes a local preference requirement in the Comprehensive Permit. Please see below for elaborations on each of these topics, and let me know of any questions you may have.

1. Prior to the issuance of the final Comprehensive Permit by the ZBA, MHP asks that a draft of the permit be supplied to MHP for its review. MHP will endeavor to make any comments on the draft permit within 10 days. MHP's intention in asking for review of the permit prior to its issuance is to avoid having the applicant need to return to the ZBA to request necessary changes once the final permit is issued.

2. If the municipality includes a local preference requirement within the Comprehensive Permit, the DHCD 40B Guidelines require that the municipality demonstrate the need for the local preference within 3 months of final issuance of the Comprehensive Permit. Failure to comply with this requirement shall be deemed to demonstrate that there is not a need for a local preference and a local preference shall not be approved as part of any Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP) or use restriction. Please work with the municipality on providing MHP with the necessary documentation.

Please see DHCD's 40B Guidelines at

<http://www.mass.gov/hed/economic/eohed/dhcd/legal/comprehensive-permit-guidelines.html> (Section III, Affirmative Fair Housing Marketing and Resident Selection Plan)

Note that DHCD's 40B Guidelines specify the allowable preference categories. If the Comprehensive Permit includes a preference for some, but not all, of the allowable categories, additional information may be required. For example, if the municipality seeks to provide a preference for municipal employees but not employees of other businesses in the community, the municipality must provide documentation that shows the affordable housing demand for municipal employees is high in relationship to that of other employees. If the local preference is based solely on employment in

160 Federal Street
Boston, Massachusetts 02110
Tel: 617-330-9955
Fax: 617-330-1919

462 Main Street
Amherst, Massachusetts 01002
Tel: 413-253-7379
Fax: 413-253-3002

www.mhp.net

the municipality, this may have a disparate impact on the elderly or person with disabilities; therefore applicants residing in the community who are age 62 or older or are persons with disabilities must be given the benefit of the employment preference.

Some ways in which the need for local preference may be demonstrated and documented are by providing the following:

- Wait list information for comparable housing in the community, including public housing, with local applicants likely to apply for the project. For instance, if the affordable units at the project are 2-bedroom rental units affordable at the 80% of area median income (AMI) level, the number of local wait list applicants for rental units of a similar size and price at another development in the community may support a local preference (however, applicants for larger or smaller size units with higher or lower incomes would not; similarly, wait lists for for-sale housing or age-restricted housing may not be “comparable” housing). Whether or not the project provides rental assistance will be considered. A wait of more than 6 months for a comparable unit would be compelling.
- Data regarding the number of renter households in the municipality who would be eligible for the project. For instance, if the affordable units at the project are affordable at the 80% AMI level, renter households with incomes between 50 – 80% AMI might be eligible but renter households with higher or lower incomes would not.
- Data regarding rent-burdened residents, specifically the number of renter households in the community who would be eligible for the project who are paying more than 30% of their income for housing costs. Also, if applicable, data regarding renter households with other housing problems (i.e. overcrowding).
- Information regarding the supply of comparable affordable rental housing in the municipality and the vacancy rates in such housing.

Some of the above statistics can be found at the following HUD User web site: www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html Data is also available at the Metropolitan Area Planning Council Massachusetts Housing Data Portal: www.housing.ma.

Please note that a combination of such data, comparative regional data, and/or other data may be needed to justify the extent of the local preference in view of regional housing needs.

Also, please note that in the event local preferences are permitted, your AFHMP must ensure that non-local residents protected under fair housing laws are not negatively affected by the local preferences. For example, as part of your lottery process, minority applicants may need to be moved into the local selection pool to ensure that the local selection pool reflects the racial/ethnic balance of the HUD defined Metropolitan Statistical Area (MSA). Regional (MSA) racial/minority statistics are available at <http://www.mass.gov/hed/docs/dhcd/hd/fair/percentracialethnicminority.pdf>.

If you have any questions about anything in the letter, please do not hesitate to call me at 617-330-9944 x242.

Best Regards,



Richard A. Mason
Deputy Director of Lending



December 1, 2015

Mr. Donald J. MacKinnon
Surfside Commons LLC
c/o Atlantic Development Corporation
62 Derby Street
Hingham, MA 02110

160 Federal Street
Boston, Massachusetts 02110
Tel: 617-330-9955
Fax: 617-330-1919

Re: Surfside Commons, Nantucket (the "Project") - Determination of Project Eligibility under MHP's Permanent Rental Financing Program

Dear Mr. MacKinnon:

462 Main Street
Amherst, Massachusetts 01002
Tel: 413-253-7379
Fax: 413-253-3002

This letter is in response to your request for a determination of Project Eligibility under the provisions of the Commonwealth of Massachusetts comprehensive permit process (M.G.L. Chapter 40B, 760 C.M.R. 56, and the Massachusetts Department of Housing and Community Development's Comprehensive Permit Guidelines) (collectively, the "Comprehensive Permit Rules") for the above-referenced Project. The Project, as proposed in your application dated August 19, 2015 as amended on October 13, 2015, shall consist of fifty-six (56) rental housing units, consisting of two (1) one-bedroom units, forty-two (42) two-bedroom units and twelve (12) three-bedroom units located in four buildings at 106 Surfside Road, Nantucket Massachusetts on 2.5 acres. As well as surface parking, there are two buildings with underground parking. The Project will also include a landscaped courtyard, a clubhouse with various indoor tenant amenities and a children's play area. The land is currently occupied by a single family home.

www.mhp.net

In connection with your request, and in accordance with the Comprehensive Permit Rules, MHP has performed an on-site inspection of the Project, and has reviewed initial pro forma and other pertinent information submitted by Surfside Commons LLC ("Applicant"), and has considered comments received from the Town of Nantucket.

Based upon our review, we find the following:

- (i) The Project, as proposed, appears generally eligible under the requirements of MHP's Permanent Rental Financing Program (the "Program"), certain terms of which are set forth on Exhibit A, attached hereto, subject to final approval.
- (ii) The site of the proposed Project is generally appropriate for multifamily residential development. The location provides access to the mid-island commercial and municipal services area with significant employment opportunities. There is a seasonal bus route with a stop within walking distance of the site.

The Town of Nantucket's Subsidized Housing Inventory (SHI) is 2.47%. Nantucket does not currently have a Housing Production Plan (HPP). The Town's previous HPP expired in 2014 and, other than units permitted under Chapter 40B, no SHI units were added during the 5-year term of the HPP.

The Town's 2009 Master Plan has a housing element. The Town has passed zoning code revisions accommodating multi-family production through

mechanisms including a multi-family overlay district, secondary and tertiary lot allowances, and by-right mixed-used developments, however, these mechanisms do not carry any affordability requirements. Recently approved zoning changes provide for a special permit process for multifamily developments with some affordability requirements. To date, other than units permitted under Chapter 40B, no affordable units eligible for inclusion on the SHI have been permitted or built since the adoption of the Master Plan in 2009.

While the Town's actions to encourage multi-family housing and to address middle-income housing needs are positive, they have not resulted in a meaningful increase of affordable units and thus do not warrant a conclusion that the Project site is not generally appropriate for residential development.

Municipal water and sewer infrastructure are nearby. MHP expects that the Town of Nantucket's concerns about the extension of water and sewer to the Project site will be addressed through the comprehensive permit process.

- (iii) The proposed conceptual Project design is generally appropriate for the site. The site design incorporates clustering of the buildings to the rear and sides of the site to minimize their visual impact. Building side yard setbacks from adjacent properties are 15', the same as required in the underlying zoning district. The buildings have been situated to present the programmed activity spaces visibly to the main road so as to create a welcoming, residential entrance. The building exteriors have features to visually reduce the mass and scale. The design incorporates projected bays, trim accents at the windows, and material and textures to visually reduce the mass of the building.

MHP expects that local concerns regarding traffic and parking will be addressed through the comprehensive permit process.
- (iv) Based upon comparable rentals and potential competition from other projects, the proposed Project appears financially feasible within the Nantucket market.
- (v) The Project appears financially feasible on the basis of estimated development and operating costs set forth in the initial pro forma provided by the Applicant and a land value determination consistent with the Comprehensive Permit Rules. In addition, the Project budgets are consistent with the Comprehensive Permit Rules relative to cost examination and limitations on profit and distributions.
- (vi) The Project will be owned by the Applicant, a single-purpose entity with Donald J. MacKinnon, President, Atlantic Development Corporation, as manager, and will be subject to MHP's limited dividend requirements. The Applicant meets the general eligibility standards of the Program; and
- (vii) The Applicant controls the site through a Purchase and Sale Agreement.

This letter is intended to be a written preliminary determination of Project Eligibility under the Comprehensive Permit Rules, establishing fundability by a subsidizing agency under a low and moderate income housing subsidy program, which qualifies the Project for consideration for a Comprehensive Permit under M.G.L. Chapter 40B.

This preliminary determination of eligibility is subject to final review of eligibility and final approval by MHP, and is expressly limited to the specific Project proposed in the request for determination of Project Eligibility submitted to MHP and subject to the minimum affordability and additional requirements set forth in Exhibit A hereto. The requirements of the Comprehensive Permit must not result in a loan to value ratio exceeding MHP requirements. Changes to the proposed Project, including without limitation, alterations in unit mix, proposed rents, development team, unit design, development costs and/or income restrictions may affect eligibility and final approval. Accordingly, you are encouraged to keep MHP informed of the status and progress of your application for a Comprehensive Permit and any changes to the Project that may affect program eligibility and/or financial projections. In addition, MHP requires that it be notified (1) when the applicant applies to the local ZBA for a comprehensive permit; (2) when the ZBA issues a decision; and (3) when any appeals are filed.

Please note that this preliminary determination of Project Eligibility is not a commitment or guarantee of or by MHP for financing, either expressed or implied, and, in the event that you determine not to apply to MHP for permanent financing and/or in the event that your application for permanent financing with MHP is denied, this letter shall be of no further force and effect. Also, please note that this letter shall be of no force or effect if the applicant has not filed for a Comprehensive Permit within two years of the date of this letter.

Final review and approval under the Comprehensive Permit Rules will be undertaken by MHP only in conjunction with an application to MHP for permanent mortgage financing for the Project. After the issuance of a Comprehensive Permit for the Project, MHP would be pleased to entertain a request for permanent mortgage financing pursuant to and in accordance with MHP's standard underwriting process. At that time, MHP shall require a complete loan application, a copy of the decision of the ZBA and any amendments thereto, a copy of the decision, if any, by the Housing Appeals Committee and revised preliminary plans and designs, if applicable, as well as such additional documents and information as is required as part of the loan underwriting process.

Should you have any comments or questions concerning this letter, please do not hesitate to call me at 617-330-9944 x242.

Sincerely,



Richard A. Mason
Deputy Director of Lending

cc: Roberta Rubin, Chief Counsel, Department of Housing and Community Development
Robert R. De Costa, Chair, Board of Selectmen, Town of Nantucket
Edward S. Toole, Chair, Zoning Board of Appeals, Town of Nantucket
Andrew V. Vorce, Director of Planning, Town of Nantucket

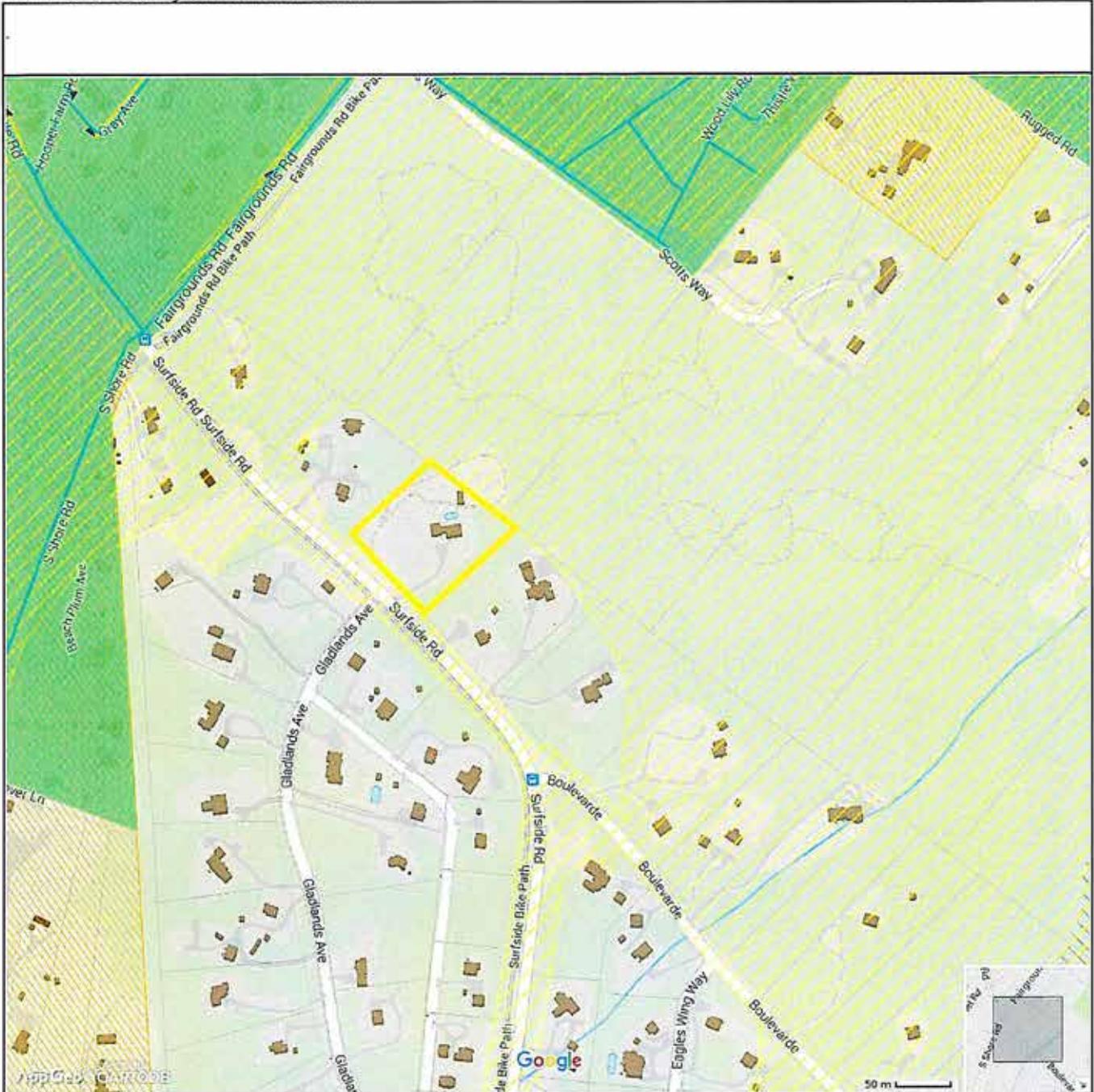
EXHIBIT A

Affordability Requirements:

At least fourteen (14) of the units must be affordable to households earning up to eighty percent (80%) of the median area income. Such units shall include a mix of bedroom sizes satisfactory to MHP. The affordability requirements will be documented through an affordable housing agreement that will be recorded prior to the mortgage and shall create covenants running with the Property for a minimum period of thirty (30) years.

Limited Dividend Policy:

The owner must comply with MHP's limited dividend policy.



Property Information

Property ID 67 80
Location 106 SURFSIDE RD
Owner GIFFORD WHITNEY A TRST



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

IV. PROJECT NARRATIVE

INTRODUCTION

The Applicant is proposing to construct four apartment buildings and a clubhouse with amenities on approximately 2.5 acres of residentially zoned land at 106 Surfside Road Nantucket Massachusetts (see attached locus map). The Project's central location will enable Surfside Commons residents to walk or bike to the schools, the hospital, the mid-island retail and commercial areas and to many recreational activities. The residential buildings will be organized around a core open space that will be adjacent to a pool, resident amenity area, and a clubhouse/leasing center.

The Project will utilize Chapter 40B. 25% (14 of the total 56) apartments will be designated as affordable. To qualify to rent one of these apartments a household must not earn more than 80% of the Area Median Income ("AMI"). The location of the 14 affordable apartments will be spread evenly throughout the Project and will have the same level of finishes as the market rate apartments. Because the Project is planned as a rental community, all 56 apartments will count towards Nantucket's affordable housing inventory. Presently, Nantucket has 121 units, or 2.5% of its year-round housing stock, that count towards its affordable housing inventory (see Appendix A). Upon the issuance of a Comprehensive Permit for, and construction of, this number will increase to 177 or 3.6% if no other units are added.

STANDING BEFORE THE ZONING BOARD OF APPEALS

Based on the issuance of the PEL, the Applicant conclusively meets the jurisdictional requirements of the regulations and has standing before the ZBA, based on the following:

- a. Project Eligibility: The Applicant has received a Project Eligibility Letter (the "PEL") dated December 1, 2015 from the Massachusetts Housing Partnership Fund ("MHP") under MHP's Permanent Rental Financing Program that confirms the Project's eligibility and the suitability of the site. A copy of the letter is included in Section II of this booklet. Therefore, the Applicant fulfills the requirement of 760 CMR 56.04(1)(b), which states that "[t]he project shall be fundable under a Subsidizing Agency under a Low or Moderate Income Housing subsidy program". See 760 CMR 54.04(1), which states that compliance with the project eligibility requirements shall be established by issuance of a written determination of Project Eligibility by the Subsidizing Agency.

LOCAL NEEDS FOR HOUSING

Chapter 40B establishes a state mandate imposed on local cities and towns to allow the construction of low and moderate income housing that requires relief from the otherwise applicable local requirements and regulations when there is a substantial need for low and moderate income housing in the community. A community that has not achieved 10% of its housing stock as affordable based

on the Subsidized Housing Inventory (“SHI”) list maintained by the Commonwealth is generally presumed to have such a need. Under these conditions a community is required to issue a Comprehensive Permit to an eligible project, and provide the requested relief so long as the same does not jeopardize the local health and safety of its residents. If a community has not achieved its affordable thresholds the requested waivers must be granted unless the municipality can prove that the planning, health, and safety concerns outweigh the regional housing need. According to the most recent SHI list (Appendix A), Nantucket’s SHI is below 10% and Nantucket is not eligible for any of the “safe harbor” provisions set forth in 760 CMR 56.03.

Nantucket has an undeniable shortage of price-appropriate housing for people who work on Nantucket throughout the year. The lack of affordably priced housing is a barrier to a decent quality of life for workers and their families and an obstacle to hiring qualified people for some specialized positions.

According to DHCD and Housing Nantucket, there are 4,896 year round housing units on Nantucket and only 121 affordable units. This is only 2.5% of the year round housing on the island. There are another 6,754 seasonal housing units on Nantucket but they are summer vacation homes and are not available for year round workers.

In the past 10 years, there has been an increase of 2,400 housing units created on the island but only 21 new affordable units were created during that time.

In 2014, Housing Nantucket commissioned RKG Associates, Inc. (“RKG”) to produce a housing needs assessment. The 2015 report, Workforce Housing Needs Assessment, eloquently outlines the challenges of strategies for creating housing that meets the needs of the work force on Nantucket.

In their December 1, 2015 Project Eligibility Letter, MHP reiterated the significant lack of affordable housing on Nantucket by saying, “[t]he Town of Nantucket’s Subsidized Housing Inventory (SHI) is 2.47%. Nantucket does not currently have a Housing Production Plan (“HPP”). The Town’s previous HPP expired in 2014 and other than units permitted under Chapter 40B, no SHI units were added during year 5-year term of the HPP.” MHP also stated that “[w]hile the Town’s actions to encourage multi-family housing and to address middle-income housing needs are positive, they do not result in a meaningful increase in affordable units and thus do not warrant a conclusion that the project site is not generally appropriate for residential development.”

As recently as the December 3, 2015, Inquirer & Mirror, Nantucket Cottage Hospital placed a large ad in the paper looking for housing for their employees saying that, “Nantucket is in the midst of a severe housing crisis.”

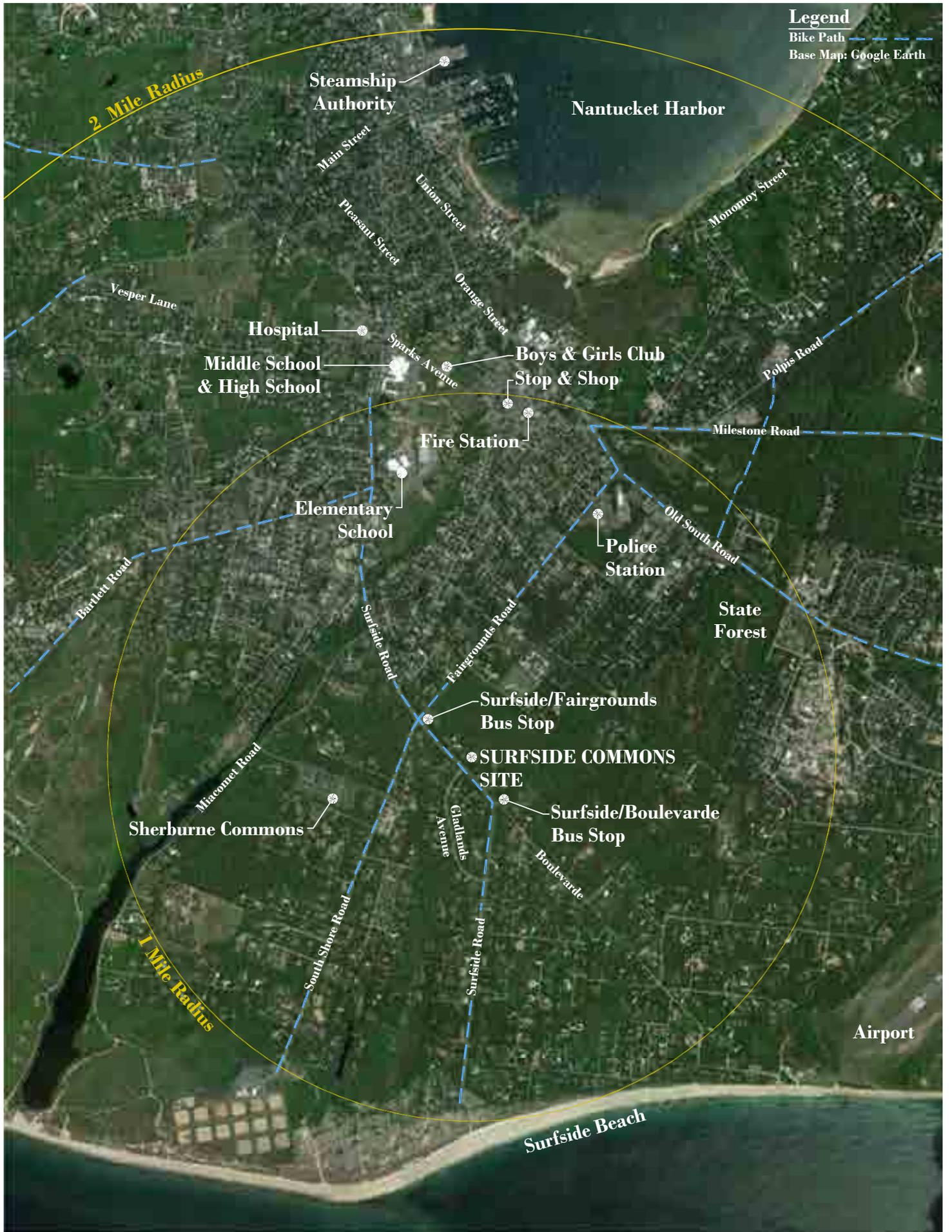
Since the median home price on Nantucket is \$1,200,000 and the median family income is \$92,800, homeownership is prohibitive for 90 percent of the island’s year-round households.

The quality, rental housing proposed at Surfside Commons is desperately needed on Nantucket.

PROJECT PROGRAM AND SITE CHARACTERISTICS

The Project's apartments will be arranged in two 2-1/2 story multi-family buildings with 13 units each and two 3-1/2 story multi-family buildings with 15 units each. In addition there will be a clubhouse and a pool. The specific mix of apartments will be as follows:

	BR	2BR	3BR	TOTAL
Market	1	32	9	42
Affordable	1	10	3	14
TOTAL	2	42	12	56



V. REQUESTED WAIVER TO LOCAL REGULATIONS

The Applicant seeks waivers from the Nantucket's local bylaws and rules and regulations as indicated in the below chart.

The Applicant also requests that waivers be granted from any requirement that the Applicant apply to Nantucket or other municipal boards, commissions, or departments, including, but not limited to, the Public Works Department, Water Commission, Health Department, Historic District Commission, Board of Selectmen, Conservation Commission, Planning and Economic Development Commission, Wannacommet Water Company, Nantucket Water Commission and Planning Board, if normally required; and the Applicant requests that the Comprehensive Permit be issued in lieu of all of the permits required by the aforementioned boards, commissions and departments, including but not limited to the authorizations of permits and approvals otherwise required to extend and connect to the municipal sewer system and to the water system (whether pursuant to Chapter 396 of Acts of 2008 (the "Act") or otherwise).

If in the course of the hearings it is determined that there are other local bylaws and rules and regulations that would otherwise be applicable to the Project that have not been requested in this application, the Applicant reserves the right to so amend the Requested Waivers.

WAIVERS REQUESTED FROM THE: TOWN OF NANTUCKET, MASSACHUSETTS CODE,
AS AMENDED THROUGH APRIL 6, 2015.

<http://ecode360.com/NA0948?needHash=true>

Continued on next page

Surfside Commons

Sewer and Wastewater Facilities	Requested Waiver
Section 120-1. Payment for use of drains and sewers: Requires a person who enters his/her particular drain onto a main drain or common sewer, or who by more remote means receives benefit thereby for draining his/her land or buildings to pay certain fees.	Waiver to exempt Applicant from the requirement to pay fees.
Section 120-6. Sewer privilege: Requires charges to certain owners of land.	Waiver to exempt Applicant from the requirement to pay charges.
Signs; Satellite Dishes; Rooflines	Requested Waiver
Section 124-1. Approval required: The erection or display of an occupational or other sign exceeding two feet in length and six inches in width on any lot must be approved in advance by the Historic District Commission (“HDC”).	Waiver from required HDC approval of the sign shown on Applicant’s attached plans.
Section 124-7. A. Restrictions: No residential structure roofline shall exceed 50 feet in horizontal length per elevation.	Waiver to allow Applicant’s roofline up to 123 feet in horizontal length per elevation.
Section 124-8. Construction conditioned on approval: No building or structure shall be constructed or altered within the Nantucket Historic District in any way that affects its exterior architectural features without issuance of a certificate from HDC.	Waiver to allow construction without issuance of a certificate from HDC.
124-9. Permit for razing required: No building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by HDC.	Waiver to allow razing of existing building on the Project site without issuance of a certificate from HDC.
Streets and Sidewalks	Requested Waiver
Section 127-1. Permit required: No person, except in an emergency may contract for, or make any excavation or alteration of any public way, sidewalk or bicycle path without first having received a permit for such alteration or excavation from the Town of Nantucket Department of Public Works and the Board of Selectmen	Waiver to allow excavation and alterations in public ways, sidewalks and bicycle paths to install improvements, including, but not limited to, utilities and connections from the Project to such areas.
Chapter 136. Wetlands	Requested Waiver
Section Chapter 136-3. Wetlands: No	Waiver from the requirement to submit

Continued on next page

<p>person shall commence to remove, fill, dredge, alter or build upon or within any area located within the geographic boundaries of the habitat for rare/significant wildlife and/or fauna without filing written application for a permit.</p>	<p>a written application and receive a permit to the extent otherwise required for the Applicant to remove, alter, or build in any habitat for rare/significant wildlife and/or fauna on the Project site.</p>
<p>Zoning Bylaw</p>	<p>Requested Waiver</p>
<p>Section 139-7 B. Use chart; prohibited uses in all districts: The Use Regulations do not permit Apartment Buildings in the LUG-2 and LUG-3 zones, do not allow more than one Apartment Building per lot and limit Apartment Buildings to a maximum of 8 units. In addition, the following uses are prohibited: (1) More than two dwellings or dwelling units per lot except as otherwise allowed in this chapter. (2) Use of a trailer or a building-like container for residential purposes.</p>	<p>Waiver to allow multiple Apartment Buildings per lot within the LUG-2 and LUG-3 Districts with the number of dwelling units as permitted as part of the Comprehensive Permit.</p> <p>Waiver to allow the use of trailers or building-like containers for residential purposes.</p>
<p>Section 139-12 B. Overlay Districts The Public Wellhead Recharge District: Prohibits (i) uses not allowed in underlying zoning and (ii) all land uses, buildings, and accessory structures, that result in rendering impervious more than 15% or 2,500 square feet of any lot, whichever is greater.</p> <p>Requires mandatory referral to, and review by, Nantucket Water Commission prior to issuance of any permit and prohibits issuance of building permit or special permit unless a finding has been issued therewith, and the conditions, if any, of such finding are incorporated in said permits.</p>	<p>Waiver to allow all uses not permitted in the underlying zoning and to allow land uses, buildings, and accessory structures, that result in rendering impervious more than 15% or 2,500 square feet of the Project's lot, whichever is greater.</p> <p>Waiver from referral requirement.</p>
<p>Section 139-16 A. Intensity regulations: The applicable intensity regulations are as follows:</p> <p>LUG-2</p> <ul style="list-style-type: none"> • Frontage: 150' • Max ground cover ratio: 4% • Min Lot size: 80,000 sf • Front yard: 35' • Side yard: 15' • Rear yard: 15' 	<p>Waiver to the extent the provided dimensional requirements do not meet the intensity regulations.</p> <p>Provided dimensional requirements:</p> <p>Frontage: 342' Max ground cover ratio: 66% Min Lot size: 108,528 sf Front yard: 10' Side yard: 15' Rear yard: 46'</p>

Continued on next page

LUG-3 <ul style="list-style-type: none"> • Frontage: 200' • Max ground cover ratio: 3% • Min Lot size: 120,000 sf • Front yard: 35' • Side yard: 20' • Rear yard: 20' 	
Section 139-16 A. D. (1) Intensity regulations Regularity Formula: The regularity factor of any lot shall not be less than 0.55.	Waiver to the extent the lot regularity factor is not met.
Section 139-17 Height limitations Country Overlay District: Maximum Height of 30'.	Waiver from height limitation.
Section 139-18 (6) Off –street parking requirements: Head-in, ninety-degree parking spaces and forty-five-degree parking spaces shall not be less than nine feet in width and 20 feet in length.	Waiver to the extent the parking spaces shown on the attached plans do not meet the parking dimensional requirements.
Section 139-19. Screening of parking areas, driveways and off-street loading facilities: Requires screening of parking areas and a special permit to waive such requirements.	Waiver to exempt the Project from the parking screening requirements and from the requirement for the issuance of a special permit for such exemption
Section 139-20.1. B. Driveway access, Regulation of driveway access: Requires Nantucket Department of Public Works approval for new driveway access and compliance with the minimum driveway standards.	Waiver (i) to allow issuance of a new driveway access permit without Nantucket Department of Public Works approval, and (ii) of the required minimum driveway standards.
Section 139-23. Site plan review (SPR)	Waiver from the requirements of Site Plan Review.
Section 139-26. A. Issuance of building and use permits: Requires building or use permit having been issued by the Building Commissioner.	Waiver from this requirement
Section 139-28 Occupancy permits	Waiver from any requirement for a certificate from HDC.
Section A301-4. Historic District Commission	Requested Waiver
Section A301-4. Historic District Commission	Waiver from HDC review requirements and any requirement for the issuance or non-issuance of approvals or certificates from HDC.
Section A301-12 Sewer Commission and sewer districts.	Requested Waiver
Section A301-12 Sewer Commission and	Waiver of requirements for Town

Continued on next page

sewer districts	Meeting approval for extension of sewer district and Board of Selectmen for extension of the sewer system.
Nantucket Water Commission and/or Wannacomet Water Company	Requested Waiver
Application for Water Service: Requires a fee of \$3,000.00 per 1" installation.	Waiver of the fee.

VII. SITE & PROJECT INFORMATION

A. EXISTING CONDITIONS

Surfside Commons at 106 Surfside Road will be located along the Surfside Road bike path and close to both the Surfside/Fairgrounds bus stop and Surfside/Boulevard bus stop. Its central location will enable Surfside Commons residents to walk or bike to the schools, the hospital, and the mid-island retail and commercial areas as well as to many recreational activities. North, south and west of the site, in the immediate area, are residential homes. East of the site is Camp Richard (see 1-Mile Radius plan). North along Surfside Road are the High School, Middle School and Elementary School along with small businesses and restaurants. Approximately 1 mile south is Surfside Beach.



The property is relatively flat and primarily an open field with a single family home. The Applicant has spoken with Housing Nantucket about making the home available to the covenant home program on Nantucket. The existing home has a well and on-site septic system. A majority of the property is zoned LUG-2 with a small portion of the property zoned LUG-3 and the entire property is in the Lower Nantucket Wellhead Protection District. The LUG 2 and LUG 3 zoning districts, subject to applicable regulations, allow the following uses; primary dwelling, secondary dwelling, accessory apartment and garage apartment. There are no wetlands on or near the property. A small, approximately 3,000 SF, area in the easterly portion of the site is designated as NHESP Priority Habitats of Rare Species, the area has been fenced off and no work is proposed in that area. Municipal water and sewer are available near the Surfside Road and Fairgrounds Road intersection. Electric, cable and internet service are available along Surfside Road

B. PROJECT DESIGN AND PROGRAM DESCRIPTION

Surfside Commons is comprised of four apartment buildings organized around a open space core adjacent to a pool, resident amenity area, and a clubhouse/leasing center. Building sideyard setbacks from adjacent residential properties are at or exceed 15', the same as required in the underlying zoning district.

Vehicular access will be provided through an entry from Surfside Road at the existing entrance to the property across from the Gladlands Avenue entrance. Parking and emergency vehicle access is provided adjacent to each residential building with a looped circulation system.

The Nantucket style clubhouse is designed to be welcoming from both the main access drive and the residential portion of the site. The amenity area and lounge are carefully sited in the clubhouse for convenient use by residents and overlook a pool and recreation area. The attractive exterior design of the clubhouse building combined with the state-of-the-art interior design will encourage residents to gather and will reinforce pedestrian connection across the site.

The residential buildings are designed with a Nantucket feel. The architecture of each residential building is articulated with changes in the exterior wall, including wood shingles, topped by a sloped, asphalt-shingled roof with multiple gables, traditional shingles, bays, and projecting and recessed balconies. The design looks to reduce the mass and scale of the exterior material.

The typical one, two and three bedroom apartment homes are designed with open kitchen/living areas and comfortable bedrooms and bathrooms with large closets. Each unit will have an in-unit washer/dryer and large windows that provide abundant natural light.

The community will include many design elements from the United States Green Building Council. These include the incorporation of high quality low VOC finishes and individual environmental controls. Each unit will also contain modern energy efficient appliances, heating and cooling, and Energy Star lighting fixtures to add to an overall sense of luxury and quality.

The 2-1/2 to 3-1/2 story height with use of the loft area is an efficient use of the buildings and is typical of the neighborhoods on Nantucket. The massing of buildings is in the range of other sustainable compact neighborhoods on the island.

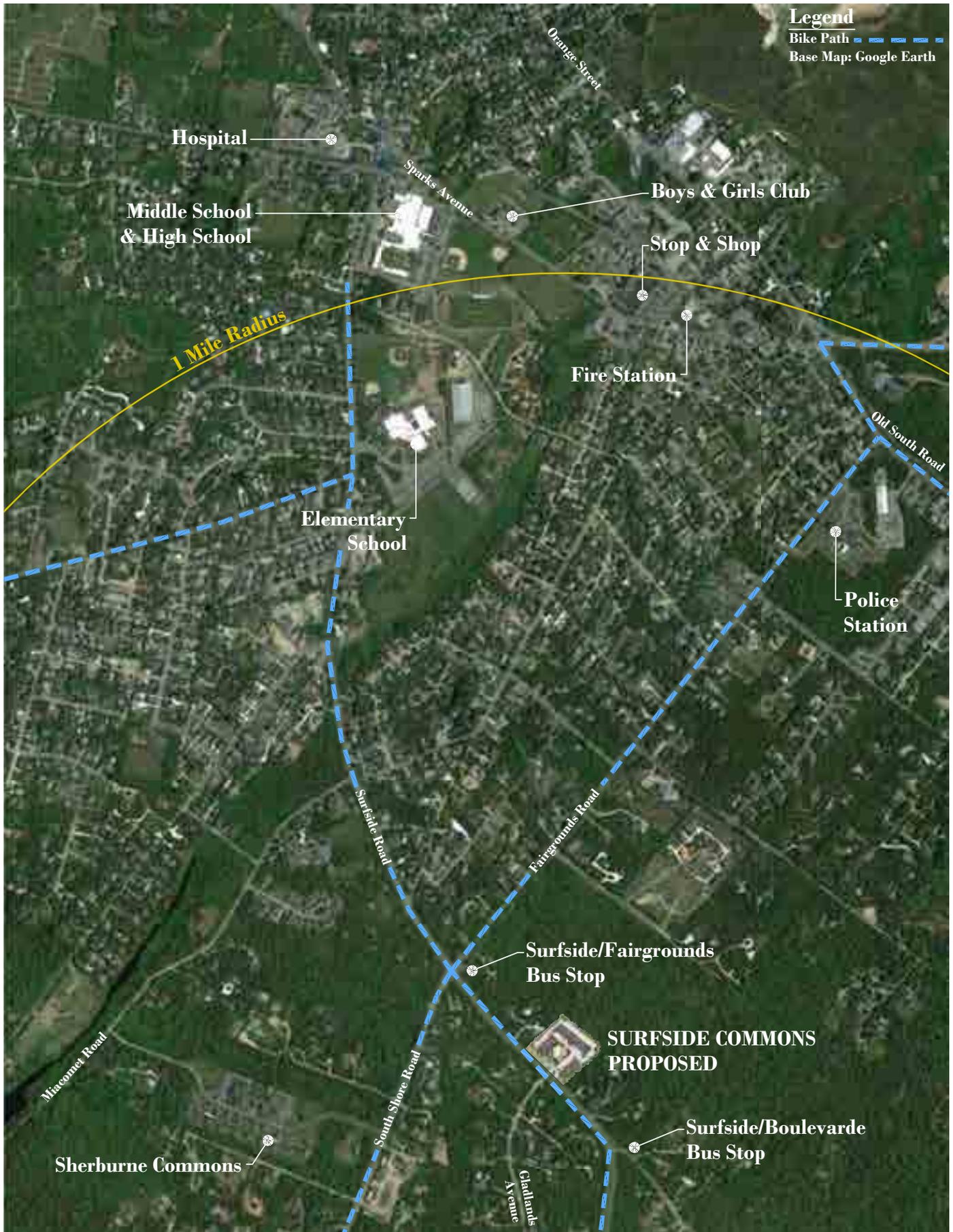
C. TABULATION of APARTMENTS and SITE SUMMARY

UNIT STYLE	UNIT DESCRIPTION	UNIT LEASEABLE SF	TOTAL UNITS	TOTAL LEASEABLE SF
A	2 bedroom w/den	1,336	2	2,672
B	2 bedroom w/den	1,215	8	9,720
C	3 bedroom	1,336	6	8,016
D	2 bedroom	1,333	2	2,666
E	3 bedroom	1,361	6	8,166
F	2 bedroom w/den	1,240	8	9,92
G	2 bedroom w/den	1,360	2	2,720
H	2 bedroom	1,170	6	7,020
I	2 bedroom	1,055	8	8,440
J	2 bedroom	1,170	2	2,340
K	1 bedroom	888	2	1,776
L	2 bedroom w/den	1,322	4	5,288
Total			56	68,744

SITE SUMMARY

Total Lot Area	108,528 S.F.
Total Building Footprint Area	27,452 S.F. (25%)
Total Parking Space Area	15,435 S.F. (14%)
Total Pave Driveway and Access Ways	29,177 S.F. (27%)
Total Paved Area	44,612 S.F. (41%)
Remaining Open Space Areas	36,464 S.F. (34%)

Note: See site plans and architectural plans for location of units and additional detail.



VIII PROJECT IMPACTS

A. MUNICIPAL SERVICES & UTILITIES

1. SEWER SYSTEM

The Town has adequate Sewer capacity. Surfside Commons will generate approximately 13,420 GPD of Title V sewer flow. The project will include a gravity sewer system which will flow to an on-site pump station. From there sewage will be transported via a new force main to be installed along Surfside Road and Fairgrounds Road.

2. WATER SYSTEM

The Town has adequate water supply to accommodate the project. Surfside Commons will be connecting to an existing 12" water main at the intersection of Surfside Road and Fairgrounds Road then installing a new water main in Surfside Road with hydrants for fire suppression. The 8/3/2009 Surfside Area Plan "recommends extending the municipal water lines to the Surfside area in order to provide an adequate system of hydrants to aid in fire suppression". This new water main will aid in fire suppression and allow for water service to the surrounding properties.

3. STORMWATER MANAGEMENT

The stormwater management system for the development will utilize Best Management Practices established by the Commonwealth of Massachusetts.

4. ELECTRIC, CABLE & INTERNET

Electric, Cable and Internet are available for Surfside Road.

5. PROPANE

An in ground propane system will be installed to service the community in compliance with all applicable state standards.

B. CONSTRUCTION IMPACTS

1. NOISE

No construction activity on the property which may cause noise, vibration, glare, dust, debris, or other detrimental impacts on adjacent lots and will not take place prior to 7:00 am or after 6:00 pm Monday through Friday or prior to 8:00 am or after 5:00 pm on Saturday. No outside construction activity shall take place on Sunday. Contractors will be instructed not to leave vehicles idling to reduce air and noise pollution.

2. AIR QUALITY AND DUST

Crushed stone at the construction entrance, combined with a vegetation cover and water sprinkling, as necessary, will be employed to control dust.

3. EROSION AND SEDIMENTATION CONTROL

A silt sock system shall be install along the property line downgradient from disturbed areas of the site. These barriers will prevent erosion from entering these areas. The barriers will remain in place and be maintained in good working order until the areas contained within have become stabilized. Track Pads will be established at the construction entrance.

C. TRAFFIC ANALYSIS

Traffic Assessment Executive Summary by Bristol Traffic & Transportation Consulting starting on next page.

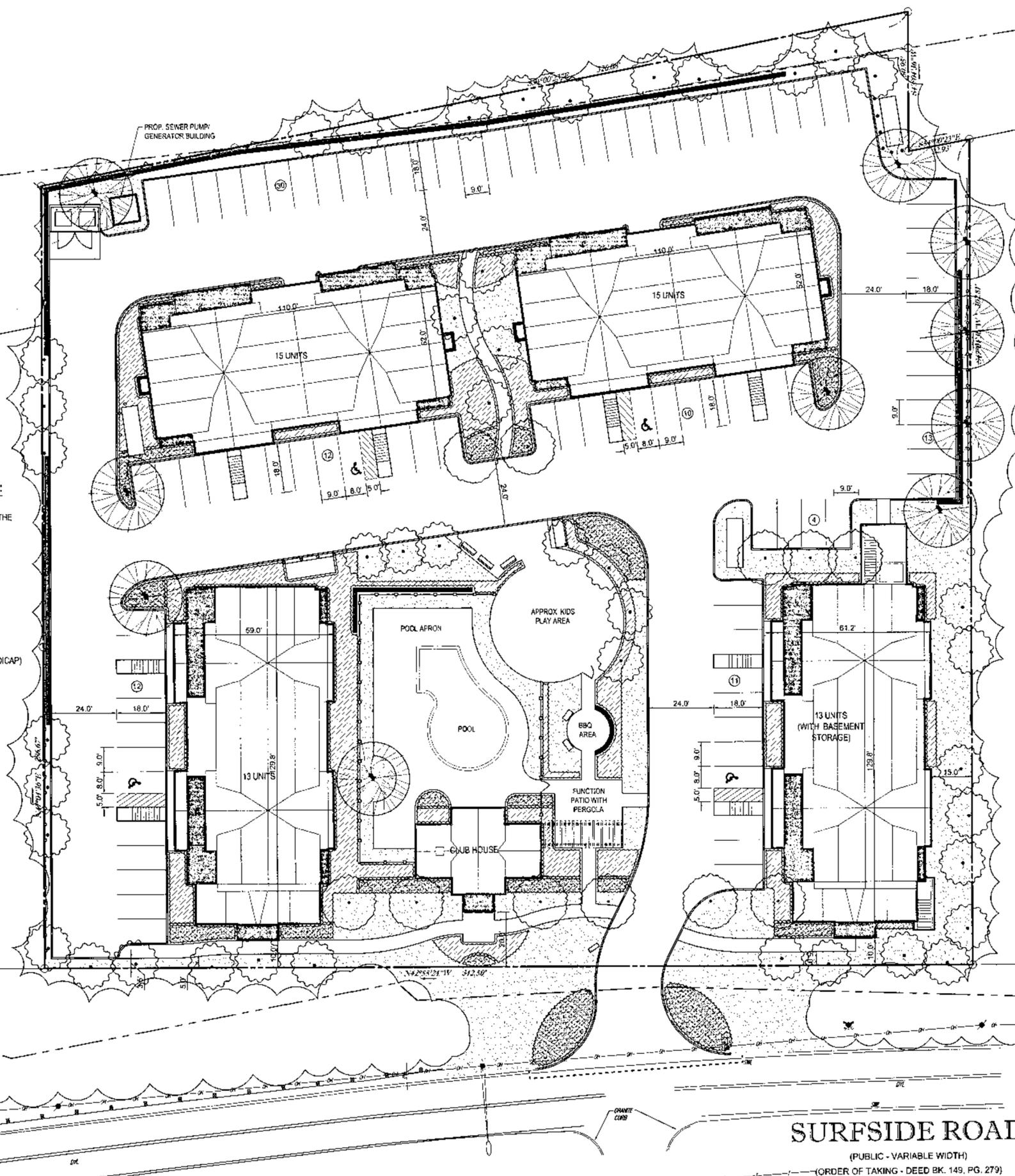


CONCEPT LAYOUT PLAN NOTES
 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDES:
 - PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED JULY 14, 2015.

BOHLER ENGINEERING

SITE CIVIL/ANALYTICAL/ENGINEERING
 LAND SURVEYING/ARCHITECTURE/PLANNING
 SUSTAINABLE DESIGN / PERMITTING SERVICES / TRANSPORTATION SERVICES

MASSACHUSETTS: 01915
 VERMONT: 05401
 CONNECTICUT: 06103
 RHODE ISLAND: 02882
 NEW YORK: 10001
 NEW JERSEY: 07001
 PENNSYLVANIA: 19101
 MARYLAND: 21201
 VIRGINIA: 22001
 NORTH CAROLINA: 27601
 SOUTH CAROLINA: 29601
 FLORIDA: 33101



ADDITIONAL NOTES & CALCULATIONS:

- PARCEL IS LOCATED IN THE LUG-2 ZONING DISTRICT, LUG-3 ZONING DISTRICT AND THE LOWER NANTUCKET WELLHEAD PROTECTION DISTRICT (DEP ZONE II).
- APPROXIMATE AREA CALCULATIONS:
 - TOTAL LOT AREA = 106,528 S.F.
 - TOTAL BUILDINGS FOOTPRINT AREA = 24,676 S.F. (23%)
 - TOTAL PARKING SPACE AREA = 15,183 S.F. (14%)
 - TOTAL PAVED DRIVEWAY AND ACCESS WAYS = 35,289 S.F. (33%)
 - TOTAL PAVED AREA = 50,472 S.F. (47%)
 - REMAINING OPEN SPACE AREAS = 33,360 S.F. (30%)
- PARKING:
 - TOTAL PROPOSED HOUSING UNITS = 56 UNITS
 - TOTAL PROPOSED PARKING SPACES = 92 SURFACE SPACES (INCLUDING HANDICAP) AND 8 GARAGE SPACES FOR A TOTAL OF 100 PARKING SPACES
 - RATIO OF PARKING SPACES TO UNITS = 1.79 SPACES PER UNIT

REVISIONS

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PRELIMINARY

PROJECT NO: W141149
 DRAWN BY: MBS/GMW
 CHECKED BY: JGS
 DATE: 10/18/2015
 SCALE: AS NOTED
 CAD ID: W141149S00

CONCEPT PLAN

FOR

SURFSIDE COMMONS

ATLANTIC DEVELOPMENT

LOCATION OF SITE
 106 SURFSIDE ROAD
 TOWN OF NANTUCKET
 NANTUCKET COUNTY
 MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9980
www.BohlerEngineering.com

J.G. SWERLING

PROFESSIONAL SEAL

MASSACHUSETTS REG. NO. 4596
 LICENSE EXPIRES 12/31/18
 CONSTRUCTION REG. NO. 30785
 RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:
CONCEPT PLAN

SHEET NUMBER:
1
 OF 7

REV D - 11/20/2015

811

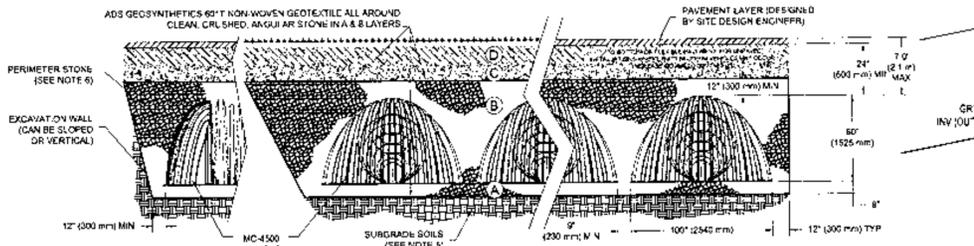
Know what's below.
 Call before you dig.



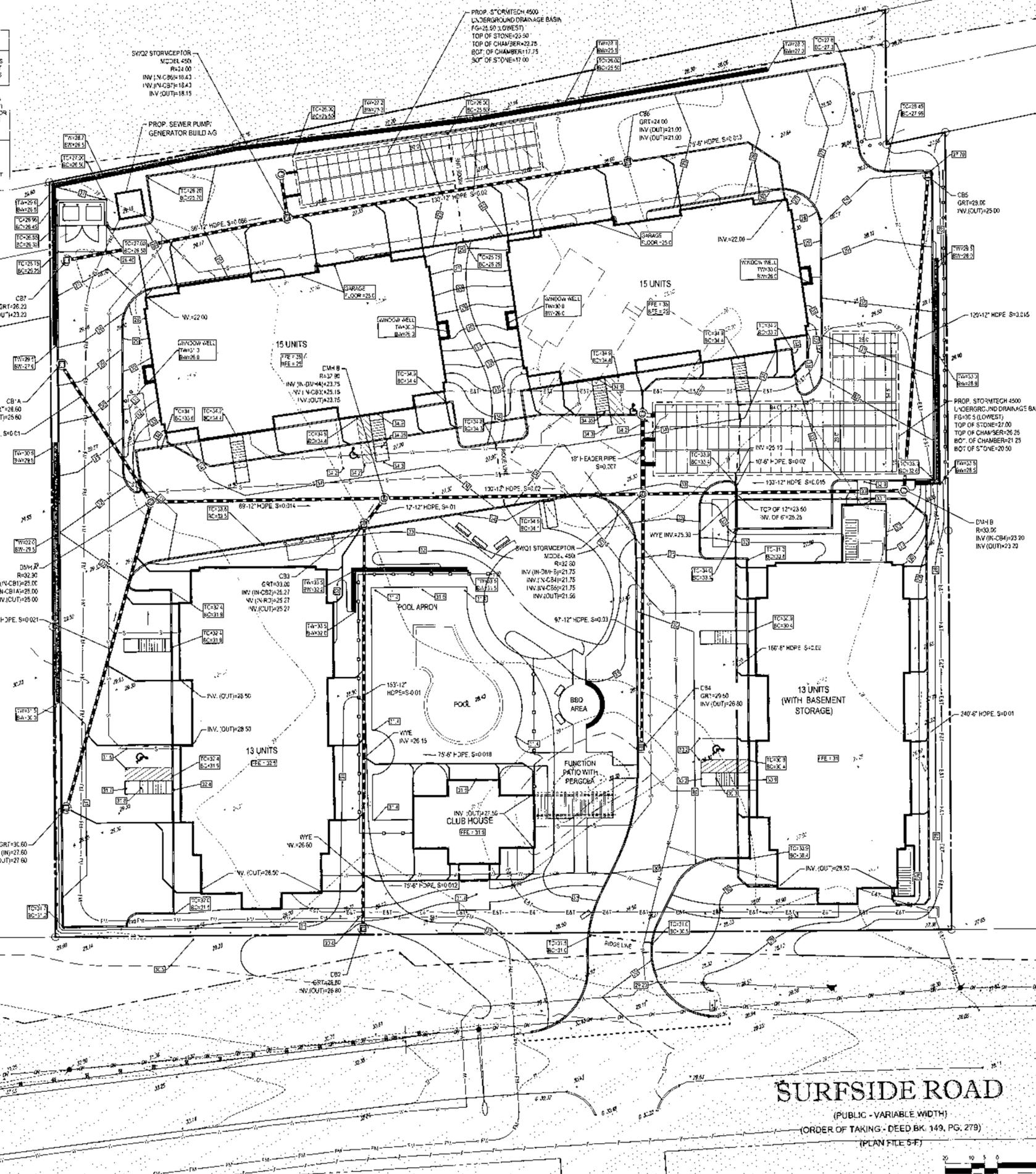
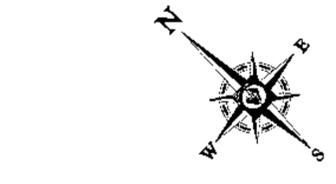
ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS D LAYER.	ANY SOIL/ROCK MATERIAL AS PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRONG MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBLEMENT STONE (B LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS C LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES - 3% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M16 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 3S7, 4, 4E7, 5, 5E, 5F, 6, 6F, 7, 7B, 8, 8E, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN 98% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 98% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (19-50 mm).	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (19-50 mm).	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR M43 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 12" (300 mm) MAX LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR OR WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR GRADING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



- NOTES:**
- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION EMBLEMENTS, AND FILL MATERIALS.
 - THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE ALLOWABLE BEARING CAPACITY OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE "A" IS TO BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS. ONCE LAYER C IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEER'S DISCRETION.



BOHLER ENGINEERING

SITE PLANNING AND CONSULTING ENGINEERING
 LANDSCAPE ARCHITECTURE
 TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 ENVIRONMENTAL SERVICES

OFFICES:
 • BOSTON, MA
 • NEWTON, MA
 • SOUTH BORO, MA
 • SOUTH WESTFIELD, MA
 • WESTFIELD, MA
 • WILMINGTON, MA
 • NEW JERSEY
 • SOUTH FLORIDA

REVISIONS

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PRELIMINARY

PROJECT NO: W1411489
 DRAWN BY: KBS/GMW
 CHECKED BY: JGS
 DATE: 10/20/15
 SCALE: AS NOTED
 CAD I.D.: W141149550

CONCEPT PLAN

FOR
SURFSIDE COMMONS

ATLANTIC DEVELOPMENT

LOCATION OF SITE
 106 SURFSIDE ROAD
 TOWN OF NANTUCKET
 NANTUCKET COUNTY
 MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTH BORO, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9090
www.BohlerEngineering.com

J.G. SWERLING

PROFESSIONAL ENGINEER

REG. NO. 10100
 CONTRACT LICENSE NO. 30785
 R-006 (RELAY) LICENSE NO. 1425

SHEET TITLE:
GRADING & LAYOUT CONCEPT

SHEET NUMBER:
2
 OF 7

REV. 6 - 1/10/2015

MISCELLANEOUS

OTHER

BUSINESS

Nantucket Accessibility Survey

LilyAnne Lewis, Connor McGuirk, Paige Tencati



Liason: Mike Burns

Problem

Nantucket's sidewalks and bus stops are not accessible

Federal and State Laws

- Americans with Disabilities Act (ADA)
- Massachusetts Architectural Access Board

Accessibility vs. Historical Character



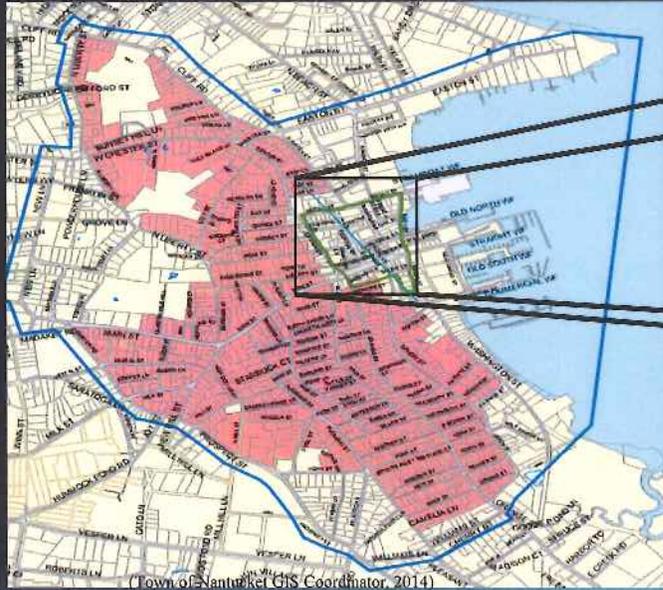
Goal

Provide recommendations to the Nantucket Planning Office for the improvement of accessibility while preserving historic and aesthetic character.

Main Objectives

- Review the current standards and best practices
- Conduct an inventory and assessment of sidewalk and crosswalks
- Conduct an inventory and assessment of the bus stops
- Gauge the opinions of key stakeholders and decision makers
- Evaluate design options and make recommendations for improvements

Sidewalk Study Area



(Town of Nantucket GIS Coordinator, 2014)

Bus Stop Study Area



Nantucket Planning and Economic Development Commission, 2013

(Nantucket Planning and Economic Development Commission, 2013)

Sidewalk Findings

101 Sidewalk Sections

ADA

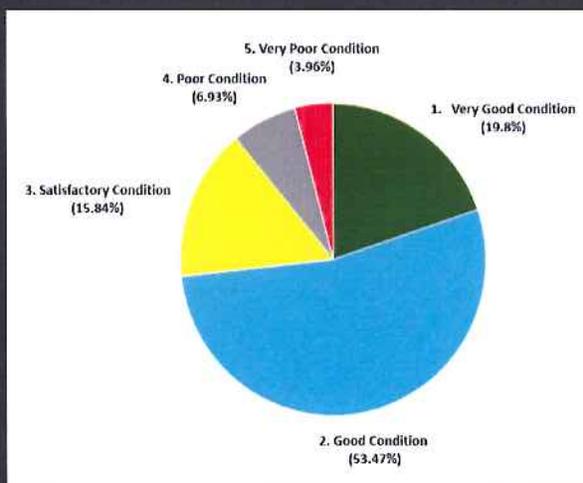
- Minimum Width of 36"
 - 91%
- Maximum cross slope of 2%
 - 21%
- Maximum running slope of 5%
 - 71%
- Passing Zone of 5' X 5' every 200'
 - 72%
- Minimum of 32" of passing room around every obstruction
 - 88%



(City of North Miami Beach, FL, 2015)

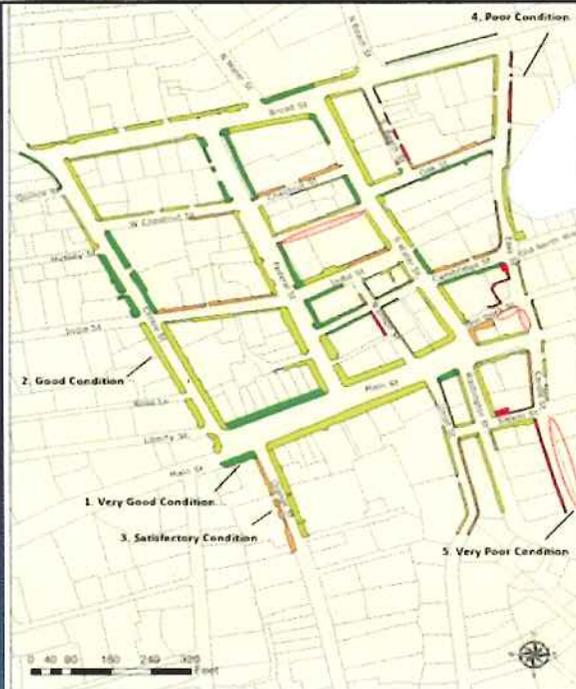


Sidewalk Ratings



Average Rating
2.21

Sidewalk Rating Map



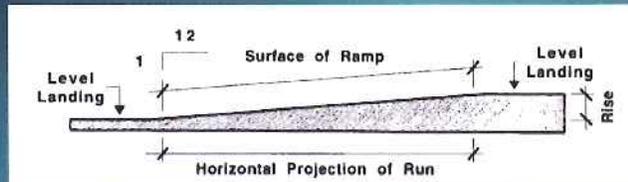
Crosswalk and Curb Ramp Findings

37 Intersections:
 Required: 125 Crosswalks and 250 Curb Ramps
 Found: 67 Crosswalks and 167 Curb Ramps

ADA

- Curb ramp maximum slope of 8.33%
 - 56%
- Curb ramp minimum width of 36"
 - 99%
- Crosswalk minimum width of 72"
 - 48%

Detectable Warning Panels?



(Architectural Access Board: 521CMR, 2006)

Detectable Warning Panel Survey



Wheelchair Experiment

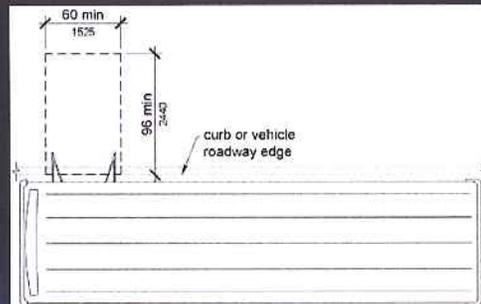


Bus Stop Findings

144 Bus Stops

ADA

- Boarding area minimum size of 60" X 96"
 - 57%
- Slope of boarding area must be equal to that of the adjacent road
 - 65%
- Must be connected by accessible routes
 - 58%
- Each stop must be marked
 - 97%

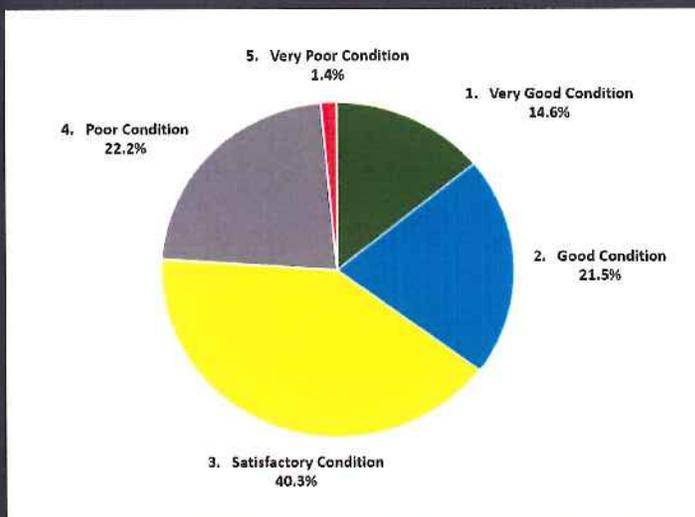


United States Department of Justice, 2015



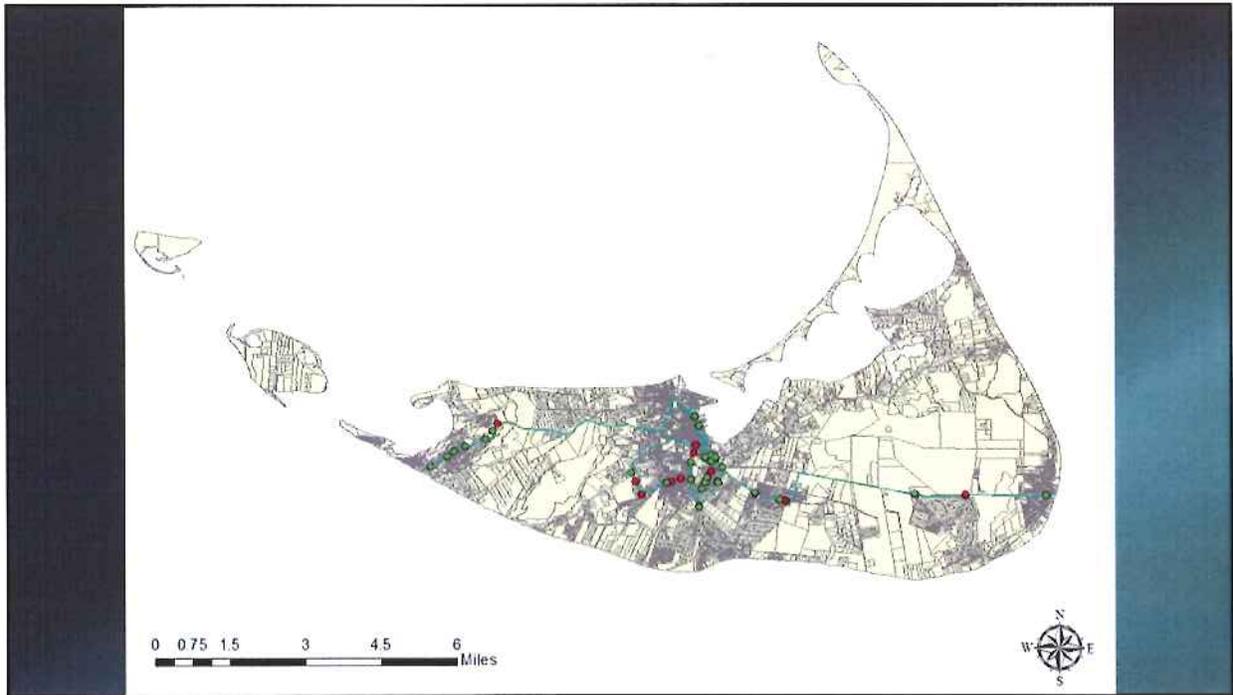
(NRTA, 2015)

Bus Stop Ratings



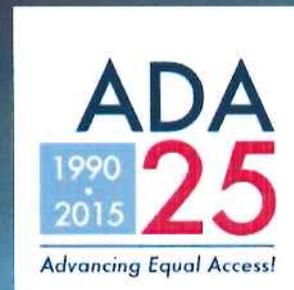
Average Rating
2.67





Conclusion

- Majority of sidewalks and bus stops are in reasonable condition
- Many still do not meet ADA compliance



(United States Department of Justice, 2015)

Short Term

- NPO and NRTA develop guides regarding current accessible buildings and routes
- Update the Nantucket Island Guide

Long Term

- Develop design, construction, and maintenance guidelines.
- Create a strategic plan to lay out priorities, a budget, and milestones for adding/upgrading sidewalks and bus stops.

Summary

- Many sidewalks and bus stops of Nantucket fail to meet state and federal accessibility guidelines.
- Provide recommendations to the Nantucket Planning Office to improve the accessibility of the sidewalks and bus stops while still preserving its aesthetic character.
- No set guidelines for the design and construction of sidewalks.

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

C. Elizabeth Gibson
Town & County Manager

January 7, 2016

Mr. Andrew Vorce
Director of Planning
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Dear Andrew:

Congratulations on your professional success in receiving the Professional Planner Award from the American Planning Association - Massachusetts Chapter! You are a true credit to the Town of Nantucket!

Warm regards,

A handwritten signature in black ink, appearing to read "Bob DeCosta", with a long horizontal flourish extending to the right.

Bob DeCosta
Chairman

END OF

PACKET