

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

*AGENDA FOR THE MEETING OF THE
BOARD OF SELECTMEN
MARCH 2, 2016 - 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS
AMENDED FEBRUARY 29, 2016*

- I. CALL TO ORDER*
- II. BOARD ACCEPTANCE OF AGENDA*
- III. ANNOUNCEMENTS*
 1. The Board of Selectmen Meeting is Being Video/Audio Recorded.
 2. Voter Registration Deadline for 2016 Annual Town Meeting is Friday, March 11 at 8:00 PM.
 3. 2016 Annual Town Meeting Starts Saturday, April 2, 2016 at 9:00 AM at Nantucket High School Auditorium, 10 Surfside Road; Annual Town Election is Tuesday, April 12, 2016 - Polls Open from 7:00 AM to 8:00 PM at Nantucket High School.
- IV. PUBLIC COMMENT**
- V. NEW BUSINESS**
- VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS*
 1. Approval of Payroll Warrant for Week Ending February 28, 2016.
 2. Approval of Treasury Warrants for March 2, 2016.
 3. Approval of Pending Contracts for March 2, 2016 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VII. CONSENT ITEMS

1. Gift Acceptances: Human Services (Saltmarsh Senior Center); Natural Resources Department.

VIII. CITIZEN/DEPARTMENTAL REQUESTS

1. Housing Nantucket: Request for Waiver of Sewer Connection and Sewer Privilege Fees for Two "Community Housing Units" at 18 Ticcoma Way.

IX. PUBLIC HEARINGS

1. Public Hearing to Consider Petition for National Grid/Nantucket Electric Company Plan # 19192656 to Install New Handhole 25.1 and 1-4" Conduit from Pole 25 331' Along North Side of Easton Street then 25' South Across Easton Street to New Handhole.

X. TOWN MANAGER'S REPORT

1. Department of Public Works: Roads Update (Pavement Management Study Update; Spring/Fall Road Paving Review; Review of Other Current Road-related Projects).
2. Update Regarding Proposed New Municipal Building.
3. Update Regarding Certain Recommendations of the 2014 Coastal Management Plan.

XI. SELECTMEN'S REPORTS/COMMENT

1. Review of Human Services Contract Review Committee Recommendations for FY 2017.
2. Discussion Regarding Board of Selectmen Recommendation to Fund Sewer Project (Article 18) on 2016 Annual Town Meeting Warrant.
3. Discussion Regarding Funding for Nantucket Affordable Housing Trust Fund.
4. Committee Reports.

XII. ADJOURNMENT

** Identified on Agenda Protocol Sheet.*

Board of Selectmen Agenda Protocol:

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

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

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

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN
March 2, 2016

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding
TABLED FROM FEBRUARY 17, 2016; FEBRUARY 24, 2016					
Construction Agreement	DPW/Town Admin	Maron Construction	\$795,800	Construction of Children's Beach bath house addition	Art. 10/2013 ATM and Art. 10/2015 ATM

CONSENT AGENDA ITEMS FOR 03/02/16 SELECTMEN'S MEETING

1. Gift Acceptances

Recommend the acceptance of the following gifts to Town agencies:

-- Human Services: \$25 from Nancy Sevrens for Saltmarsh Senior Center

-- Natural Resources Dept: \$336 from Table No. 1, LLC for Shellfish Propagation Facility

Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors

Town Administration will ensure that letters of thanks are sent.



MEMO

Date: February 23, 2016

TO: Rick Atherton

FROM: Laura Stewart, Saltmarsh Senior Center, Program Coordinator

RE: Request for acceptance of gift

I am writing to request acceptance of the following gift donation:

From Nancy Sevens: \$25.00 to the Saltmarsh Senior Center

Thank you,

Laura Stewart

from the desk of.....

Laura Stewart
Program Coordinator,
Senior Services
81 Washington Street
Nantucket, MA 02554
508-228-4490

phone: 508-228-4490
fax: 508-325-5366
e-mail: lstewart@nantucket-ma.gov

TOWN OF NANTUCKET NATURAL RESOURCES DEPARTMENT

2 BATHING BEACH ROAD
NANTUCKET, MA 02554

(508) 228-7230



Board of Selectmen
16 Broad Street
Nantucket, MA 02554

Dear Board Members,

On behalf of the Natural Resources Department we are requesting that the Board of Selectmen accept a gift of \$336.00 from Table No. 1, LLC on February 23rd, 2016. This donation will be used in the Shellfish Propagation facility

We will be in attendance at the upcoming meeting of the Board to answer any questions that you have in regards to this gift and program. Thank you for your attention to this matter.

Sincerely,

Jeff Carlson,
Town of Nantucket
Natural Resources Coordinator



75 Old South Rd. • P.O. Box 3149 • Nantucket, MA 02584 • Tel: 508.228.4422 • Fax: 508.228.4915 • www.housingnantucket.org

Board of Selectmen
Town of Nantucket
16 Broad Street
Nantucket, MA 02554

February 24, 2016

RE: Request to Waive Sewer Connection Fees at 18 Ticcoma Way

Dear Chairman DeCosta and Members of Board of Selectmen:

Housing Nantucket is excited to bring five affordable rental housing units online in the next few months, and we plan to bring an additional two units online in the next 18 months. We respectfully request the Selectmen waive the sewer connection fees for two community housing units at 18 Ticcoma Way.

The structures will require two privilege and connection fees amounting to \$16,644. Will you please grant a waiver for these fees?

Our construction projects operate on lean budgets and are created primarily through Community Preservation Act funding. Because our non-profit is dedicated to creating affordable housing solely on Nantucket, we rely heavily on collaborative community effort. The Selectmen play an instrumental leadership role in our projects, and we ask for your continued support.

Housing Nantucket envisions a Nantucket community where all residents have access to safe, cost-appropriate housing that meets their needs. The rental housing at 18 Ticcoma Way brings us closer to this vision, and your help is greatly appreciated.

Thank you.

Sincerely,

Paul Wolf, President



Housing Nantucket Sewer Fee Waivers

18 Ticcoma Way

Sewer Connections

\$2,000 x 2 connections = \$4,000

Sewer Privilege Fee

\$6,322.15 x 2 connections = \$12,644.30

For a total of \$16,644.30

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

TYPE: UTILITY PETITION: Order for Manhole and Duct Locations

APPLICANT: NATIONAL GRID: Plan #19192656

SITE ADDRESS: **EASTON STREET**

HEARING DATE: March 2, 2016

Description of Work: National Grid proposes to install new hand hole #25-1 and 1-4" conduit from P#25 331' along the north side of Easton Street then 25' south and across Easton Street to new hand hole as shown on attached sketch.

NPD: No concerns with this utility petition. Chief Pittman

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

DPW: My suggestion is that National Grid contact Jeff Carlson and the Natural Resources Department regarding vegetation that they plan to disrupt on the north side of the road. Also, there has to be proper care taken when constructing the crossing at the end of the road and the equipment that will be used and placed in that area because it is susceptible to erosion due to its location and that is perhaps something else that they should have to discuss with Natural Resources and receive their blessing before the project is approved. Silvio Genao

Jeff Carlson response: The work within Conservation Commission jurisdiction is covered both by the Order of Conditions for the hatchery renovation project and under maintenance of an existing utility. No further permitting is required from our department. This being said, efforts should be made to preserve/restore as much of the disturbed vegetation as possible as part of this project. I would be happy to answer any further questions.

ZONING: No concerns. E. Antonietti

WATER: Wannacomet Water has no objections to this petition. Robert Gardner

D. FREDERICKS: The contractor should stay along the edge of the road within the town ROW and take care to remove existing vegetation with the goal of replanting once work is complete. The road crossing will occur at the end of the paved portion of the road and the contractor will need to back fill this portion of the trench with proper fill give vehicle access to the beach area.

ORDER FOR MANHOLE AND DUCT LOCATIONS

January 19, 2016

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

Notice having been given and public hearing held, as provided by law,

IT IS HEREBY ORDERED:

that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition of said Company dated the **19th day of January, 2016**

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

NANTUCKET ELECTRIC COMPANY

Plan No. **19192656** Dated: **11/24/2015**

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

Easton Street

National Grid proposes to install new Handhole #25-1 and 1-4" conduit from P#25 331' along north side of Easton St then 25' south and across Easton St. to new Handhole as shown on sketch.

Also, there shall be a reservation of one (1) underground conduit for the fire, police, telephone, internet and telegraph signal wires belonging to and used by the municipality for any municipal purpose.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Nantucket, Massachusetts

held on the 2ND day of MARCH 2016

Clerk of Selectmen

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

Book: _____ Page: _____

Attest: _____
Town Clerk



I hereby certify that on MARCH 2, 2016, at 6 o'clock, P. M.,
at 4 FAIRBANKS ROAD a public hearing was held on the petition of

NANTUCKET ELECTRIC COMPANY

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

Selectmen of the Town of

Nantucket, Massachusetts



CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the _____ day of _____ 2016 and recorded with the records of location orders of said Town, Book _____, Page _____.

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

Attest: _____
Town Clerk

Pole & UG Petition/Permit Request Form

City
Town of Nantucket WR # 19192656
(circle one)

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

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

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

Beginning at a point approximately 260 feet East of the centerline
(distance) (compass heading)

of the intersection of Hulbert Ave
(street name)

and continuing approximately 331 feet in a Easterly direction.
(distance) (compass heading)

Install underground facilities:

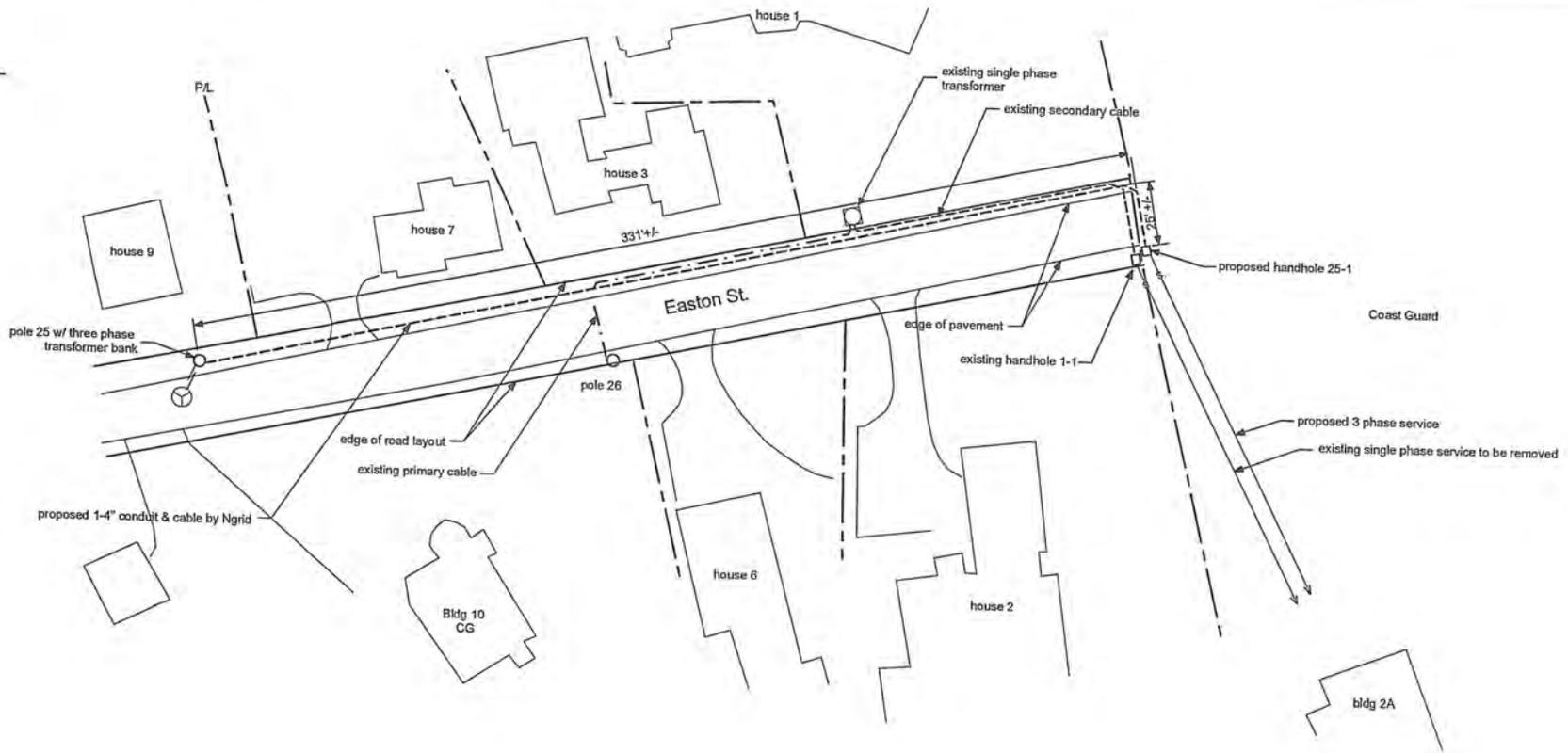
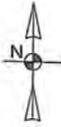
Street(s) Easton St

Description of Work:

Install new handhole #25-1 and 1 - 4" conduit from pole 25 331' along the North side of Easton St then 25' South and across Easton St to the new handhole as shown on sketch.

ENGINEER S.Breton

DATE 11-24-15



Legend

- pole
 - handhole
 - transformer bank
 - transformer pad
 - primary cable
 - secondary conduit and cable
-

nationalgrid	
petition sketch 2A Easton St Nantucket	
Scale: NONE Date: 01/14/18 Drawn By: S. Nantuck	Active Drawing Number 19192656



Town of Nantucket Department of Public Works

ASSET MANAGEMENT PROGRAM OVERVIEW AND SUMMARY OF FINDINGS



January, 2016

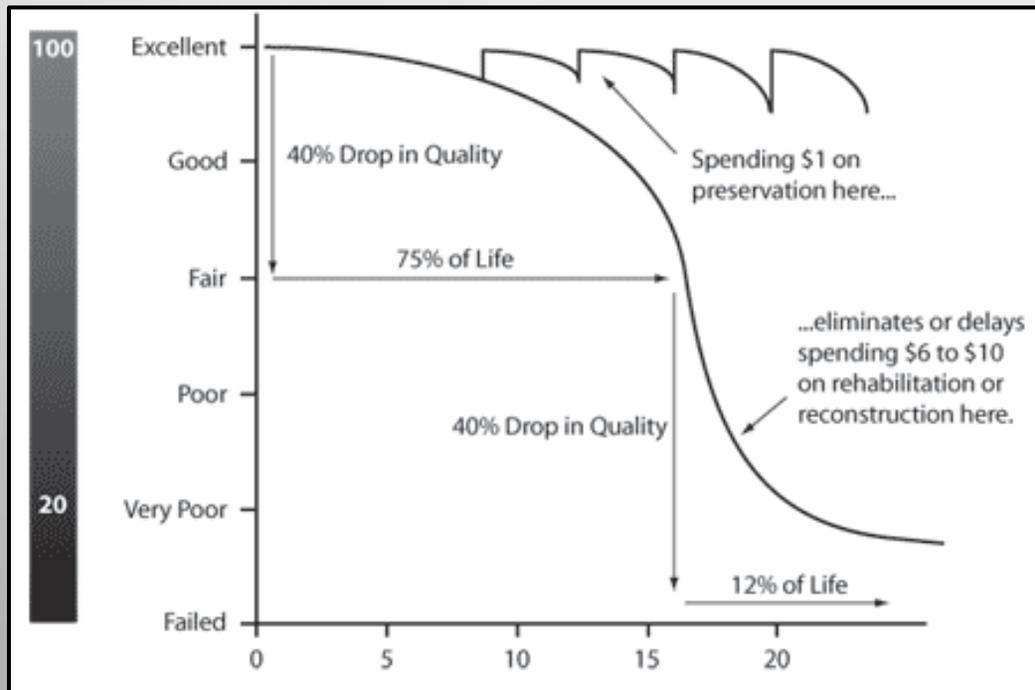
Pavement Management



- The practice of planning for pavement maintenance and rehabilitation with the goal of maximizing the value and life of a pavement network
- *The right repair at the right time!*



Pavement Management



Source: Federal Highway Administration

- Asset Management & Forecasting Tool
- It is more cost effective to keep good roads in good condition



Pavement Management



Maintenance

- *Crack Seal*
- *Fog Seal*
- *Pothole Patching*

Surface Treatment

- *Chip Seal*
- *Microsurfacing*
- *Asphalt Overlay*

Structural Repair

- *Mill and Overlay*
- *Reclamation*
- *Reconstruction*



Scope of Work

Roadway Inventory & GIS Mapping

Field Inspection Program

Existing Conditions Summary

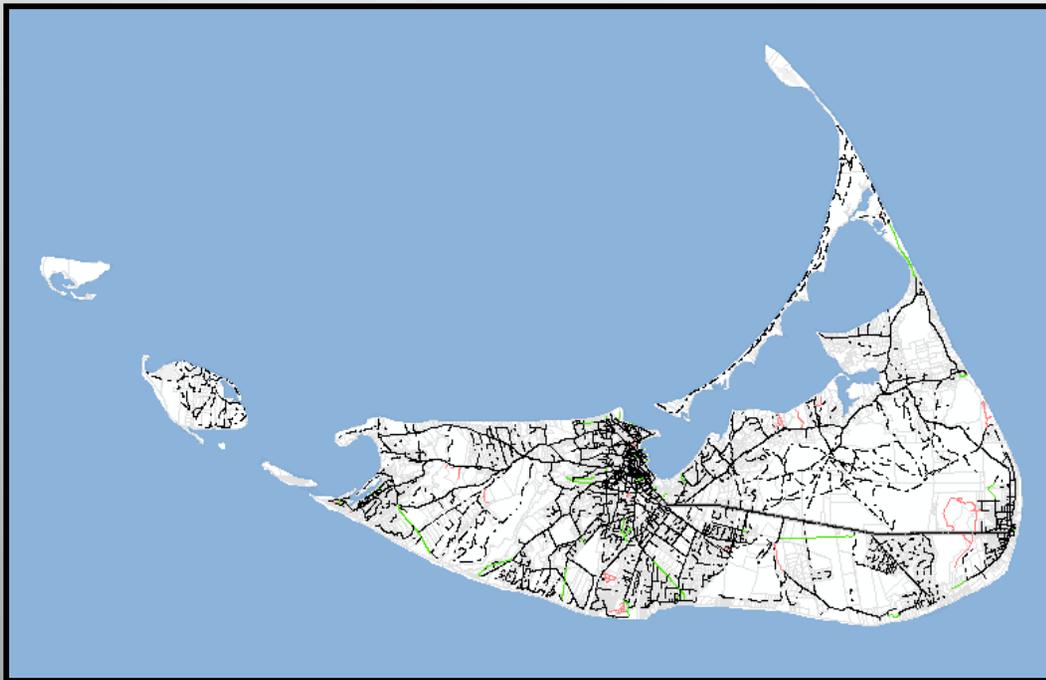
Capital Improvement Planning

System Maintenance



Roadway Inventory and GIS

Nantucket Roadway Profile



Type	Miles
Town – Accepted	122.2*
Town – Unaccepted	10.36
State	6.62
Private	7.08
Total Inspected	148.25

*FY 2016 Ch. 90 Acceptance Road Miles - 123



System Interface (PeopleGIS)

“Complete Streets” Module

The screenshot displays the PeopleGIS 'Complete Streets' module interface. The top navigation bar includes tabs for MAPSONLINE, STREETS, SIGN POSTS, RAMPS, and REPORTS AND SETTINGS. A left sidebar contains a 'Layers' panel with the following sections:

- Ramps**: A single pink square icon.
- Signs by Category**: A list of sign types with corresponding colored circles:
 - Regulatory Sign (Red)
 - Warning Sign (Yellow)
 - School Sign (Green)
 - Guide Sign (Blue)
 - Street Name Sign (Purple)
 - Marker Sign (Orange)
 - Unlisted Sign (Grey)
 - No Sign (None)
- Stop**: A red octagon icon with 'STOP' text.
- Yield**: A red inverted triangle icon.
- Speed Limit**: A white rectangular sign with a black border and the number '15'.
- No Parking**: A red circle with a diagonal slash and a 'P' symbol.
- Replaced and Removed Street Signs**: A list of sign types with corresponding colored triangles:
 - Replaced Sign (Green)
 - Removed Sign (Red)
- Base Maps**: A list of map styles:
 - OpenStreetMap (Selected)
 - Town Base Map
 - 2014 Microsoft

The main map area shows an aerial view of a town with various streets labeled (e.g., CHESTNUT ST, MAIN ST, COMMERCIAL ST). Numerous red octagonal 'STOP' signs are overlaid on the map, indicating their locations. A 'Map Info' button is visible in the bottom right corner. The URL at the bottom of the interface is: <http://www.mapsonline.net/nantucketma/cs.php?ssid=925865b066f24905c85fd38390000253#tabs-0>



Road Surface Rating

Pavement Inspection Form

Location		Status		RSR	
GIS ID:	514	Owner:	Town	RSR:	65
Street Search:	ATLANTIC AVENUE	Acceptance Status:	Accepted	Refresh RSR	
Segment Name:	ATLANTIC AVE	DOT Owner:	Town	Historic RSR	
From Street:	PLEASANT ST	DOT Acceptance Status:	Accepted		
To Street:	SPARKS AVE	Inspection Area:	2		

Roadway Inspection		Other Data		Striping Data	
Inspector:	BETA	Utility Cuts:	No	Centerline:	No
Inspection Date:	10/15/2015	Existing Crack Seal:	No	Edgeline Odd:	No
Pavement Material:	BC	Delamination:	No	Edgeline Even:	No
Length Feet:	913.45	Longitudinal Joint:	No	No Parking Striping:	No
Length Miles:	0.17				
Width:	21.00				

Distress Data		Curb Data		Sidewalk Data		
	Severity	Extent (%)				
Linear Cracking:	Moderate	30	Odd Curb Type:	Granite	Exists Odd Side:	Yes
Alligator Cracking:	Moderate	20	Even Curb Type:	Concrete	Exists Even Side:	Yes
Potholes:	Low	10	Avg. Reveal:	6	Material Odd Side:	Mix
Edge Cracking:	None	0			Material Even Side:	Asphalt
Patching:	Moderate	30				
Roughness:	Moderate	30				
Drainage:	None	0				
Rutting:	None	0				

Notes	
0	

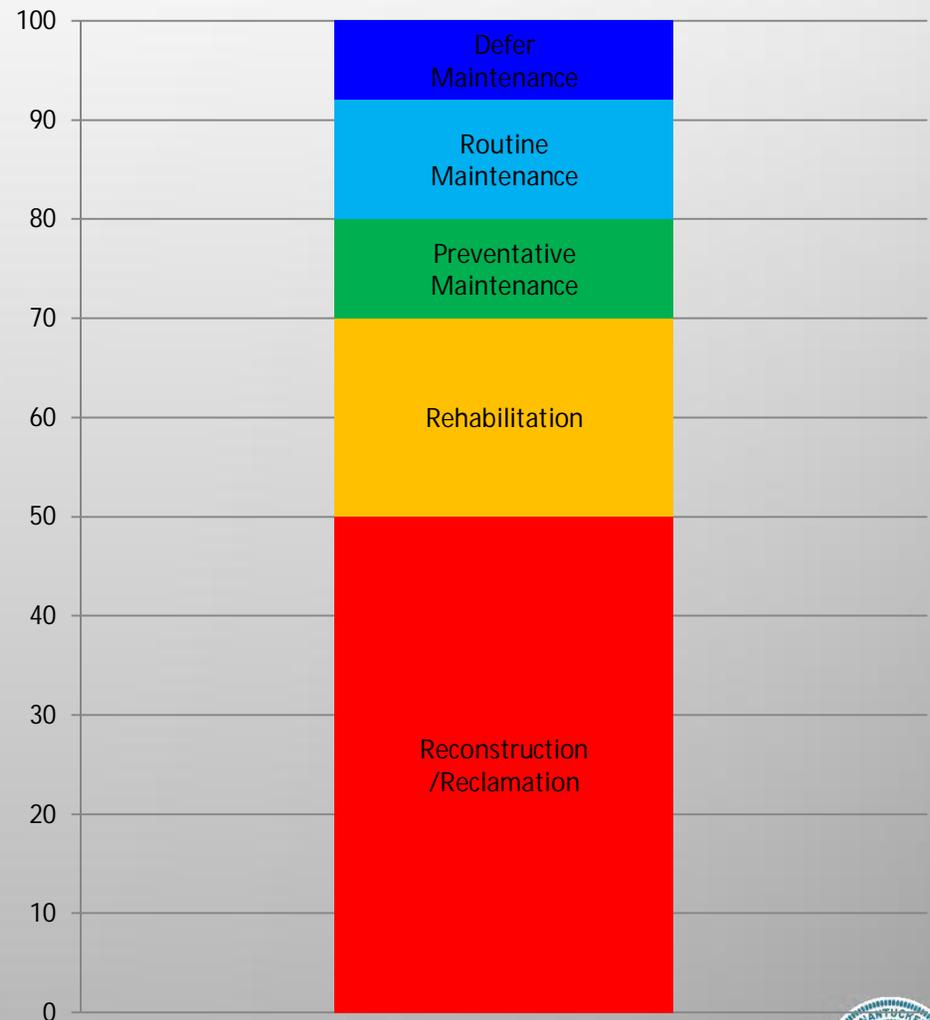
- Calculate Road Surface Rating (RSR) based on existing distresses
- Ratings are 0 to 100 (Worst to Best)
- Line striping and curb information identified



Maintenance & Repair Methods

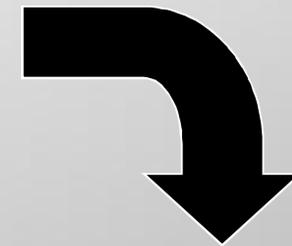
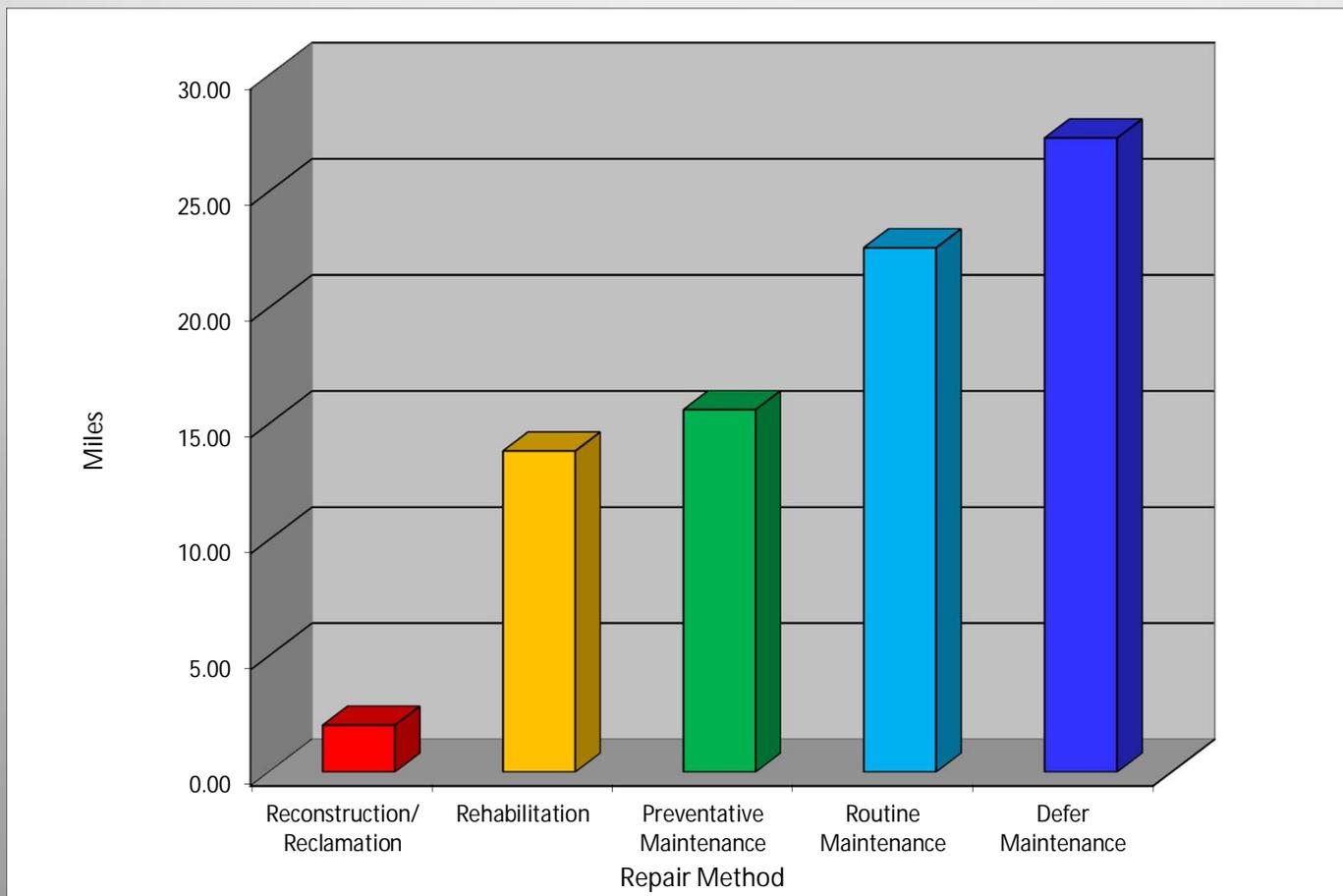
- Defer Maintenance - \$0 SY
- Routine Maintenance - \$2.50 SY
 - Crack Sealing
 - Patching
- Preventative Maintenance - \$12.00 SY
- Rehabilitation - \$24.00 SY
- Reclamation - \$50.00 SY
- Reconstruction - \$75.00 SY

* Please note that unit prices reflect curb to curb improvements only



Existing Conditions Summary

General Rating by Mile (Town Accepted Roadways)*



Approx. 81.31
Road Miles
RSR = 84.52

*Town Accepted Paved Roadways Only



Field Inspection Program

Representative Conditions



Milk St - 02

RSR = 49



Cliff Rd - 09

RSR = 76



Field Inspection Program

Representative Conditions



Washington St- 02

RSR = 89



Swift Rock Rd - 01

RSR = 100



Existing Conditions Summary

Breakdown by Repair Method (Town Accepted)*

Repair Method	Length (Miles)	Est. Cost	% By Repair
Reconstruction	0.15	\$109,643	0.18
Reclamation	1.87	\$1,125,075	2.30
Rehabilitation	13.83	\$3,940,377	16.97
Preventative Maintenance	15.61	\$2,150,359	19.20
Routine Maintenance	22.58	\$678,919	27.77
Defer Maintenance	27.31	\$0	33.58
TOTAL:	81.34	\$8,004,373	100.00



Network RSR = 84.28

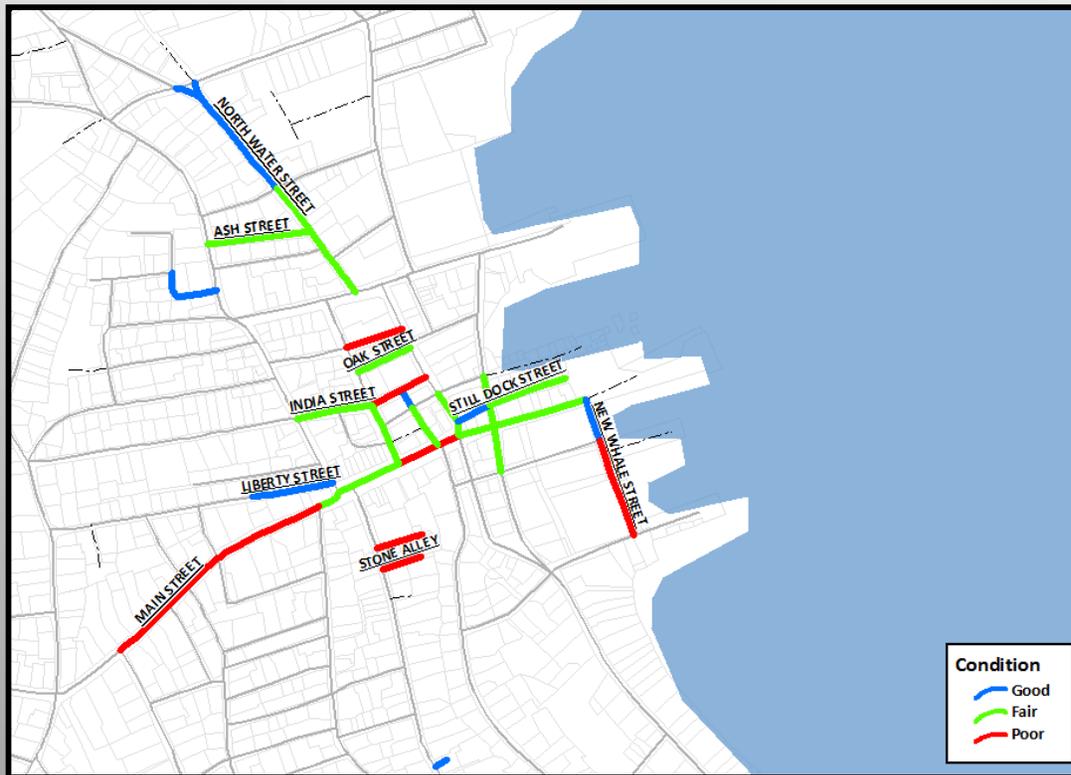
Backlog = Approx. \$8 Million

*Curb to Curb Improvements Only
Does Not Include Drainage, Sidewalks, Ramps



Unique to Nantucket

Nantucket Cobblestone Roads

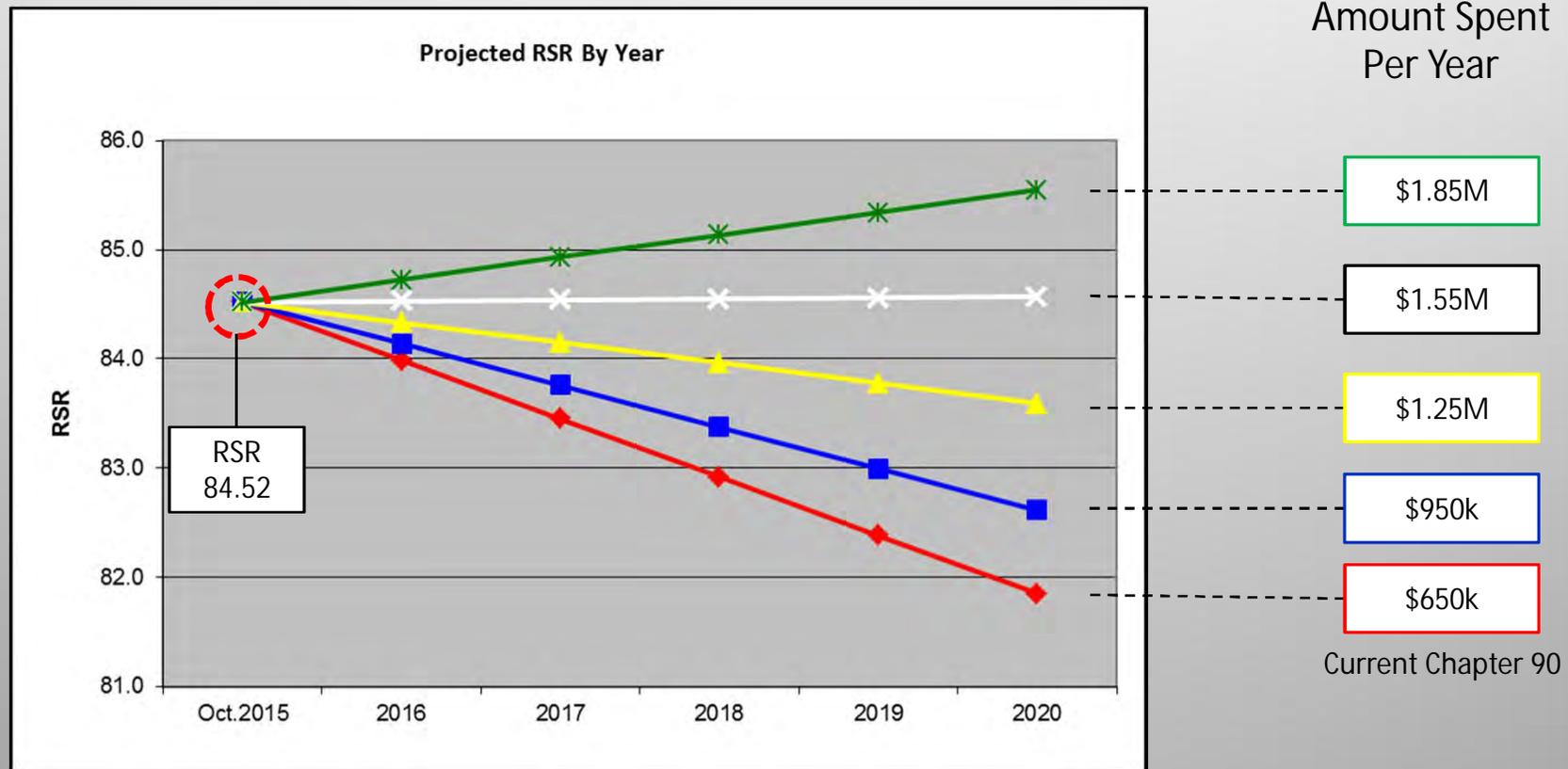


- Approximately 1.5 miles of Cobblestone Roadways
- Approximate Maintenance Cost \$250 SY



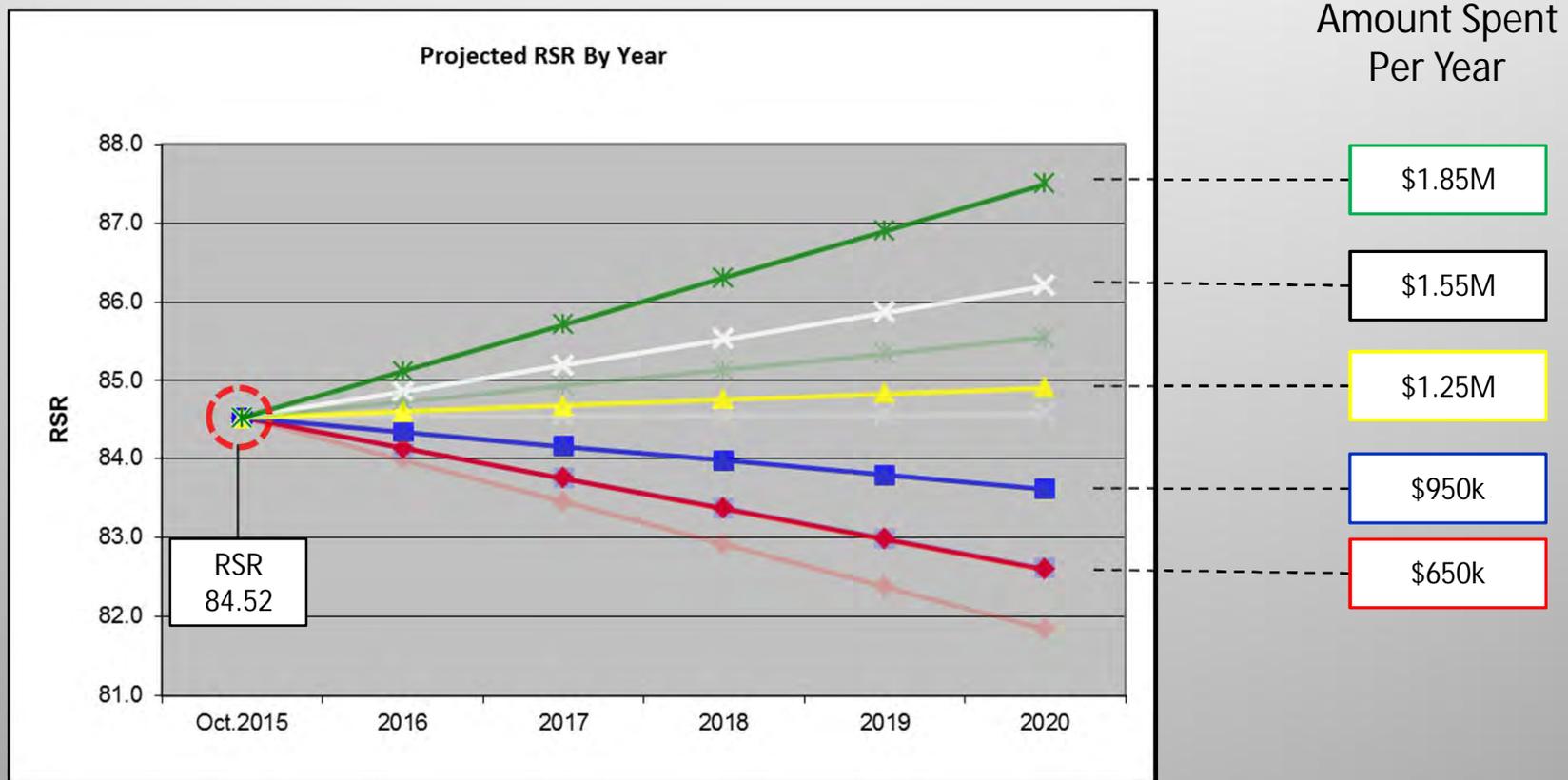
CIP Development

RSR Forecast (5 Years) Current Approach



CIP Development

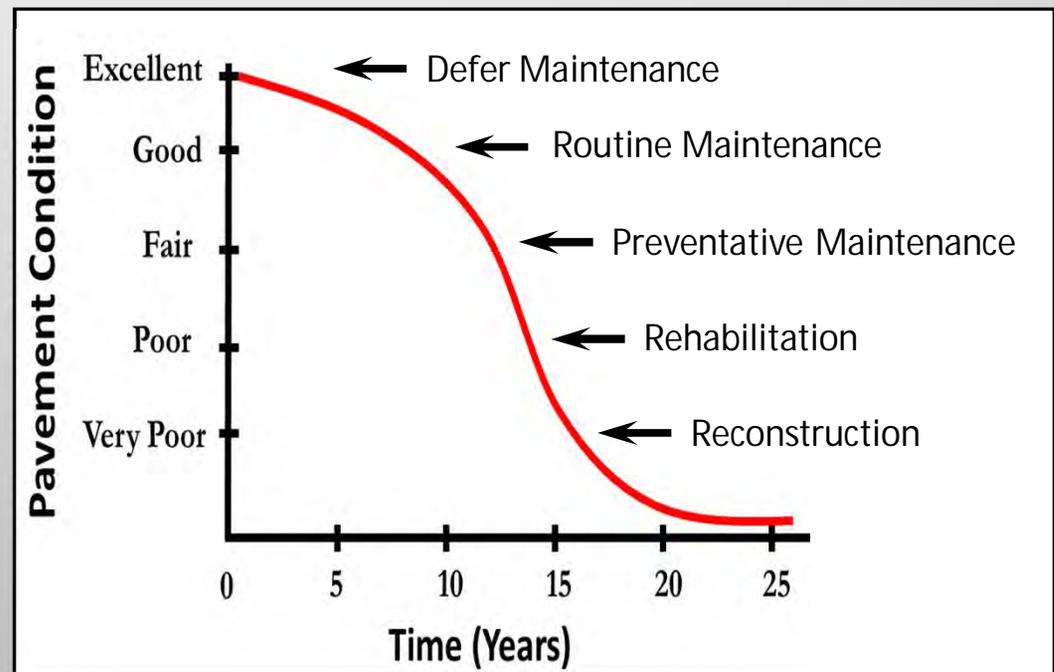
RSR Forecast (5 Years) Optimized Approach



CIP Development

Repair Methods and Forecasting

- Budget Requirements
- Refine Repair Methods
Unit Costs
- Prioritization Strategies
- Utility Coordination
- Deterioration Rates



CIP Development

Cost Benefit Value – Top 10 Roadways

Street Name	Avg. RSR	Length (Miles)	Est. Cost*	Repair Type
SANKATY ROAD	70.30	1.21	\$152,834.27	Preventative Maintenance
ATLANTIC AVENUE	64.51	0.17	\$51,152.96	Rehabilitation
CLIFF ROAD	73.87	2.17	\$302,036.23	Preventative Maintenance
HUMMOCK POND ROAD	72.99	3.13	\$528,586.17	Preventative Maintenance
TOM NEVERS ROAD	71.97	2.11	\$356,693.27	Preventative Maintenance
MILK STREET	65.71	0.71	\$210,823.53	Rehabilitation
GRAY AVENUE	26.51	0.29	\$189,995.51	Reclamation
MOOERS LANE	31.46	0.08	\$23,522.80	Reclamation
JEFFERSON LANE	71.41	0.11	\$8,589.10	Preventative Maintenance
NORTH CAMBRIDGE STREET	79.72	0.35	\$44,501.19	Preventative Maintenance
TOTAL:	N/A	10.33	\$1,868,735.03	N/A

*Curb to Curb Improvements Only
Does Not Include Drainage, Sidewalks, Ramps



Sign Inventory Program

MUTCD Requirements as set forth by Federal Highway:

- All communities must establish a sign inventory and maintenance program to address new minimum retroreflectivity requirements by June 13, 2014



Sign Inventory Program

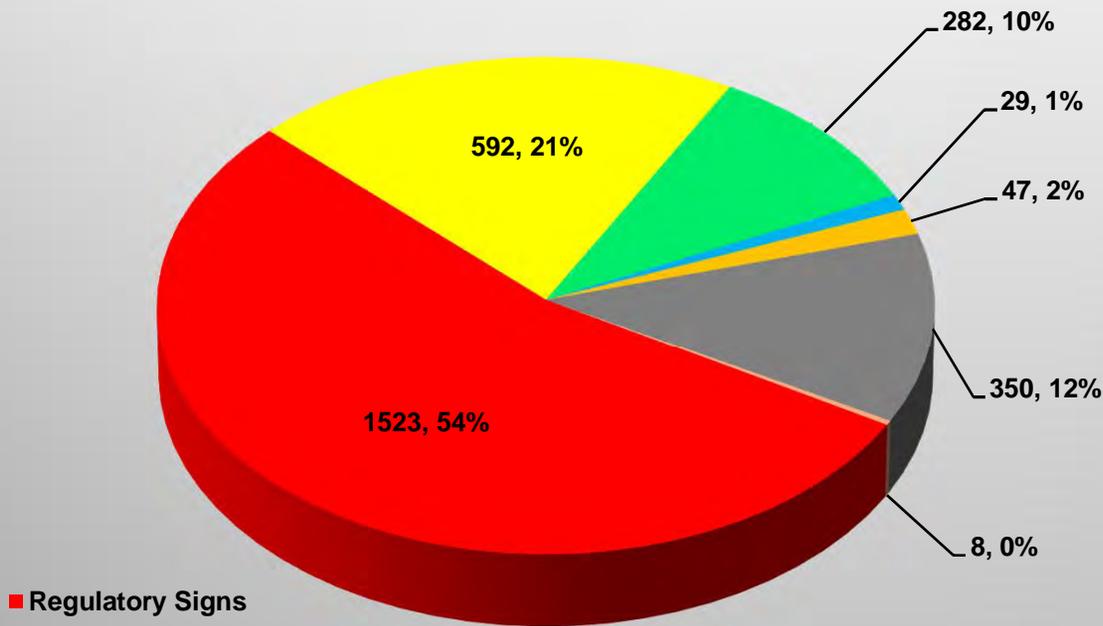
Field Data Collection Methodology:

- GIS-Based Approach
- Tablet Field Laptop
- Inventory Attributes
 - Sign Type
 - Sign Size
 - Sign Material
 - Sign Condition
 - Post Type and Condition
 - Retroreflectivity Program
 - Stop Line Presence



Sign Inventory Program

Sign Type Analysis:



- Regulatory Signs
- Street Name Sign
- Warning Signs
- School Signs
- Guide Signs
- Unlisted Signs
- No Sign

Top 3 Sign Quantities

- No Parking - 603
- Street Name - 592
- Stop - 219

Total Number of Signs Collected = 2,831



System Maintenance

- Update data as improvements are completed
- Monitor and update actual costs
- Re-assess assets periodically
- Incorporate additional assets (Trees, utilities)
- Monitor revised priorities within CIP





Town of Nantucket Department of Public Works

PAVEMENT MANAGEMENT PROGRAM OVERVIEW AND SUMMARY OF FINDINGS

Thank You

January, 2016



FISCAL
YEAR
2017



ROADS AND SIDEWALKS

**Board of Selectmen
March 2, 2016**

Presentation to the Board of Selectmen of the FY2016 projects that have been completed so far, the ones that will be completed in the Spring and the proposed project for the Fiscal Year 2017.

TOWN OF NANTUCKET DPW

FY2016 Accomplishments

Completed Fall Projects

Town Funded

- Gray Avenue: Drainage Repairs on 3 locations along the road.
- Meader Street: Resurfaced From Washington Street to Union Street.
- First Way: Built temporary walkway From Hooper Farm Road to Cow Pond Lane.
- Twin Street: Resurfaced From Pine Street to Fair Street.
- Various berms, aprons and patches installed at the following locations:

- | | | |
|---------------------------|---------------------|------------------------------|
| 1. Coffin Street, Sconset | 1. Franklin Street | 1. Cliff Road |
| 2. Gray Avenue | 2. Polpis Road | 2. York Street |
| 3. Macy Lane | 3. West Sankaty Rd. | 3. Prospect Street |
| 4. North Mill Street | 4. Park Lane | 4. Orange Street |
| 5. Bartlett Road | 5. Low Beach Road | 5. South Shore Rd. Bike Path |
| | | 6. Boulevarde |

State (Chapter 90) Funded

- Lower India Street: Cobblestone Repairs
- Intersection of Straight Wharf and Easy Street



FY2016 Remaining Projects

Upcoming Spring Projects

Town Funded

- Completion of design for Reconstruction of Boulevarde and start of the first construction season. This will be a 2 season minimum (Spring and Fall) project.
- Completion of the Reconstruction of Gray Avenue.
- Completion of Hummock Pond Road Bike Path Extension (Milk Street).
- Widening and improvements to the Bartlett Road Path



State (Chapter 90) Funded

- Installation of Guardrails in four locations:
 1. Polpis Road – Life Saving Museum
 2. Polpis Road – Sesachacha Pond
 3. Sunset Hill Lane
 4. Madaket Road (near Sandford Farm on westbound lane).



FY2017 Proposed Projects

Spring and Fall Projects

Town Funded

- Roads on the list are prioritized and based on many factors including Road Condition based on Field Observations and our Pavement Management Survey, plans for upgrades or completion of underground utility repairs, coordination with completion of other nearby projects, amount of traffic and complaints logged in our Work Order System, etc.
- Completion of the second season of construction of Boulevardre project.
- Cobblestone Repairs to Upper Main Street and New Whale Street.
- Repairs to Downtown Brick Sidewalks as outlined in Pedestrian Improvements section of the 2016 Nantucket Regional Transportation Plan. Areas to be repaired include sections of :

1. Broad Street	5. Straight Wharf
2. Easy Street	6. New Whale Street
3. S. Water St.	7. Candle Street
4. Main Street	8. Washington Street
- Design for the reconstruction of First Way and its sewer infrastructure.
- Repairs and Resurfacing of the following roads.



Lincoln Circle Area:

- Lincoln Avenue
- Sect. of Indian Ave.
- Grant Avenue
- Highland Avenue

Milk Street Area:

- Milk Street (sect.)
- Mount Vernon St.

Others

- Mooers Ave.
- Silver Street (Sect.)
- Whalers Lane

FY2017 Proposed Projects

Spring and Fall Projects

Chapter 90 (State) Funded

- Continuation of Guardrail installation and repairs at various locations (like Surfside Road at Fairgrounds Road).
- Supplementary funds for Repairs to Cobblestone roads at various locations (like Cobblestone Hill, North Water Street, etc.).
- Funding for repairs and installation of Drainage at various locations (Surfside Road at various intersections, Somerset Lane at Raceway Drive, Coffin Street in Sconset, Polpis Road, Wauwinet Road, etc.).





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TOWN BUILDING STUDY

AUGUST 2015

OCT 2015

JAN 2016

MARCH 2016

SITE ASSESSMENT

PROGRAM DEVELOPMENT

SCHEMATIC PLANS

PROGRAMMING

ADJACENCY DIAGRAMS

SITE CONCEPT

REFINEMENT

USER SURVEYS

CONCEPT PLANS

BUDGET PROJECTIONS

**FACILITIES
CONDITION
ASSESSMENT**



ADMINISTRATIVE FUNCTIONS DISPERSED

ALL BUILDINGS NEED INVESTMENT

NOT ALL INVESTMENT WILL MAKE A POSITIVE RETURN

37 WASHINGTON -

0 - 10 YEARS: \$410,000 0 - 20 YEARS: \$460,000

2 BATHING BEACH ROAD -

0 - 10 YEARS: \$100,000 0 - 20 YEARS: \$160,000

PLUS BUILDING -

0 - 10 YEARS: \$1,000,000 0 - 20 YEARS: \$1,700,000

TOWN BUILDING -

0 - 10 YEARS: \$1,900,000 0 - 20 YEARS: \$5,600,000

TOTALS: 0 - 10 YEARS: \$3,410,000 0 - 20 YEARS: \$7,900,000

FACILITIES
CONDITION
ASSESSMENT



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**FACILITIES
CONDITION
ASSESSMENT**



**FACILITIES-RELATED IMPEDIMENTS TO
EFFECTIVE TOWN ADMINISTRATION**



LOCATION:

FIVE BUILDINGS

1/2 MILE TO 37 WASHINGTON ST.

1.6 MILES TO PLUS

4 MILES TO DPW

SERVICE:

CUSTOMER CONVENIENCE

PUBLIC PERCEPTION

CIVIC REPUTATION

ECONOMICS:

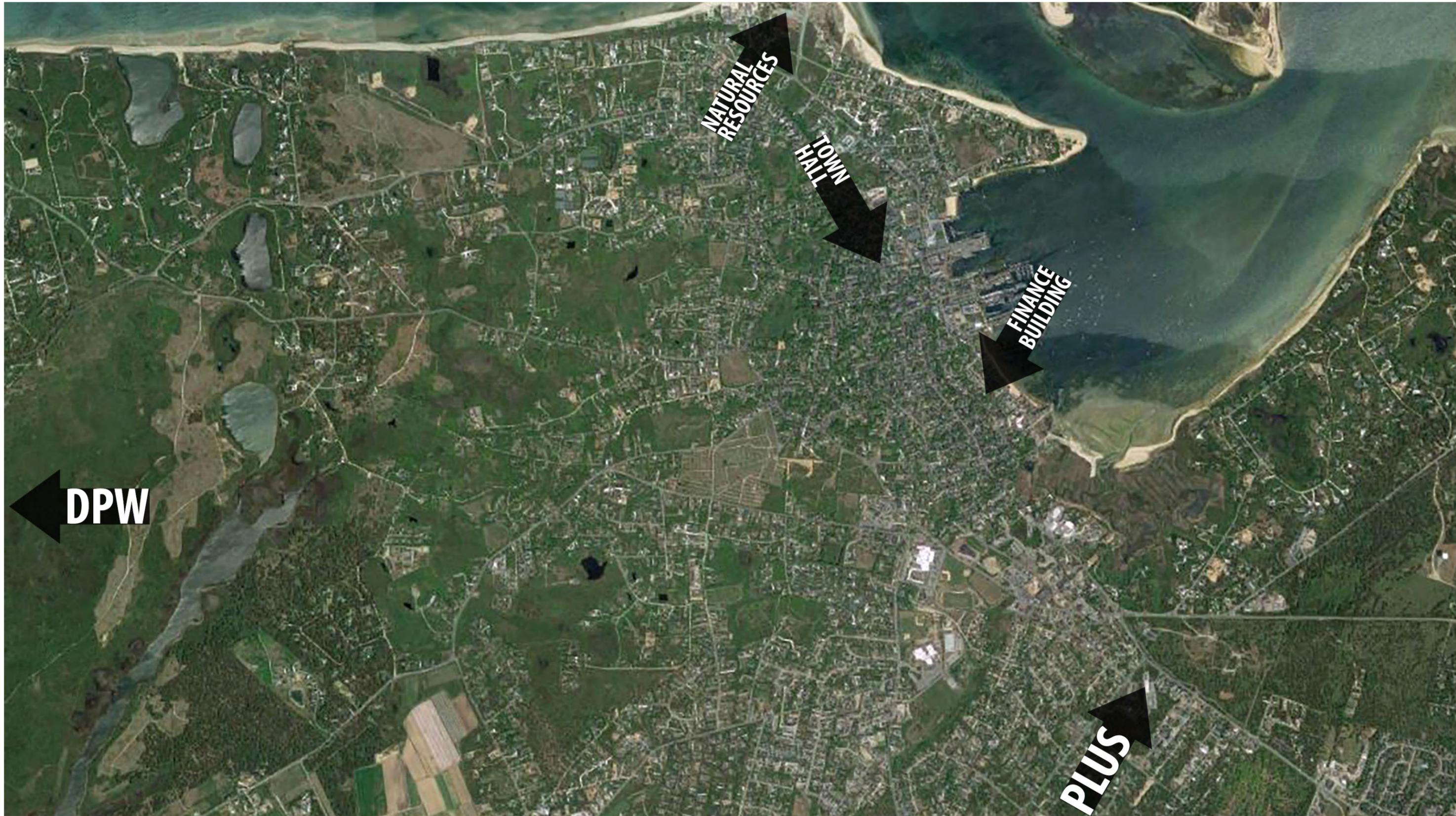
MAINTENANCE COSTS

OPERATING COSTS

NO ROOM FOR GROWTH

SPACE NEEDS





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CURRENT BUILDING USAGE

CURRENT ARRANGEMENT ~ 15,050 NSF OF TOWN SPACE

TOWN ADMINISTRATION: 16 BROAD STREET

~ 5,000 NSF OF TOWN ADMINISTRATIVE SPACE

PLUS: 2 FAIRGROUNDS ROAD

~ 4,500 NSF OF ADMINISTRATIVE SPACE

DPW ADMINISTRATION: 188 MADAKET ROAD

~ 600 NSF OF ADMINISTRATIVE SPACE

NATURAL RESOURCES: 2 BATHING BEACH ROAD

~ 700 NSF OF ADMINISTRATIVE SPACE

FINANCE DEPARTMENT: 37 WASHINGTON STREET

~ 4,250 NSF OF ADMINISTRATIVE SPACE



LLB	Town Office Building <i>Nantucket, MA</i>	
	Department: Finance	Room FD-1
PROGRAM DATA SHEET	ROOM / SPACE:	Finance Director's Office
DESIGN DEVELOPMENT		
Quantity / Floor Area / Configuration:	1 @ 250 square feet	
Function / Activities:	Administrative, small meetings	
Floor Location:	Second Floor	
Adjacency Relationships:		
Ceiling Height:	10' - 0"	
Finishes: Floor:	Wood	
Base:	Wood	
Walls:	GWB - Painted, Exterior wall wood wainscot with storage	
Ceiling:	GWB painted	
Doors / Frames:	Wood, six panel, metal frame	
Hardware:	Privacy lockset, dead bolt	
Lighting:	Ceiling mount recessed LED, task lighting on desk	
Equipment / Furnishings:	(1) - 30" x 72" executive desk with return (1) - Executive Chair (1) - Computer (1) - Printer stand (1) - Trash Can (1) - Recycling Can (2) - 2 Drawer VF Cabinet (1) - 60" conference table (4) - side chairs	
Millwork	Exterior walls with wood bookcases & shelving	
HVAC Requirements	Ducted overhead heating, ventilation & A/C Operable windows with screens and horiz. Blinds	
Technology Requirements	Connect to server (1) - Telephone / intercom Video Conferencing Computer, printer Sound attenuation between this room and others is crucial	
Special Features / Remarks		
Signed:	Date:	

	Department: Finance	Room FD-1
PROGRAM DATA SHEET	ROOM / SPACE:	Finance Director's Office
DESIGN DEVELOPMENT		
Quantity / Floor Area / Configuration:	1 @ 250 square feet	
Function / Activities:	Administrative, small meetings	
Floor Location:	Second Floor	
Adjacency Relationships:		
Ceiling Height:	10' - 0"	
Finishes: Floor:	Wood	
Base:	Wood	
Walls:	GWB - Painted, Exterior wall wood wainscot with storage	
Ceiling:	GWB painted	
Doors / Frames:	Wood, six panel, metal frame	
Hardware:	Privacy lockset, dead bolt	
Lighting:	Ceiling mount recessed LED, task lighting on desk	
Equipment / Furnishings:	(1) - 30" x 72" executive desk with return (1) - Executive Chair (1) - Computer (1) - Printer stand (1) - Trash Can (1) - Recycling Can (2) - 2 Drawer VF Cabinet (1) - 60" conference table (4) - side chairs	



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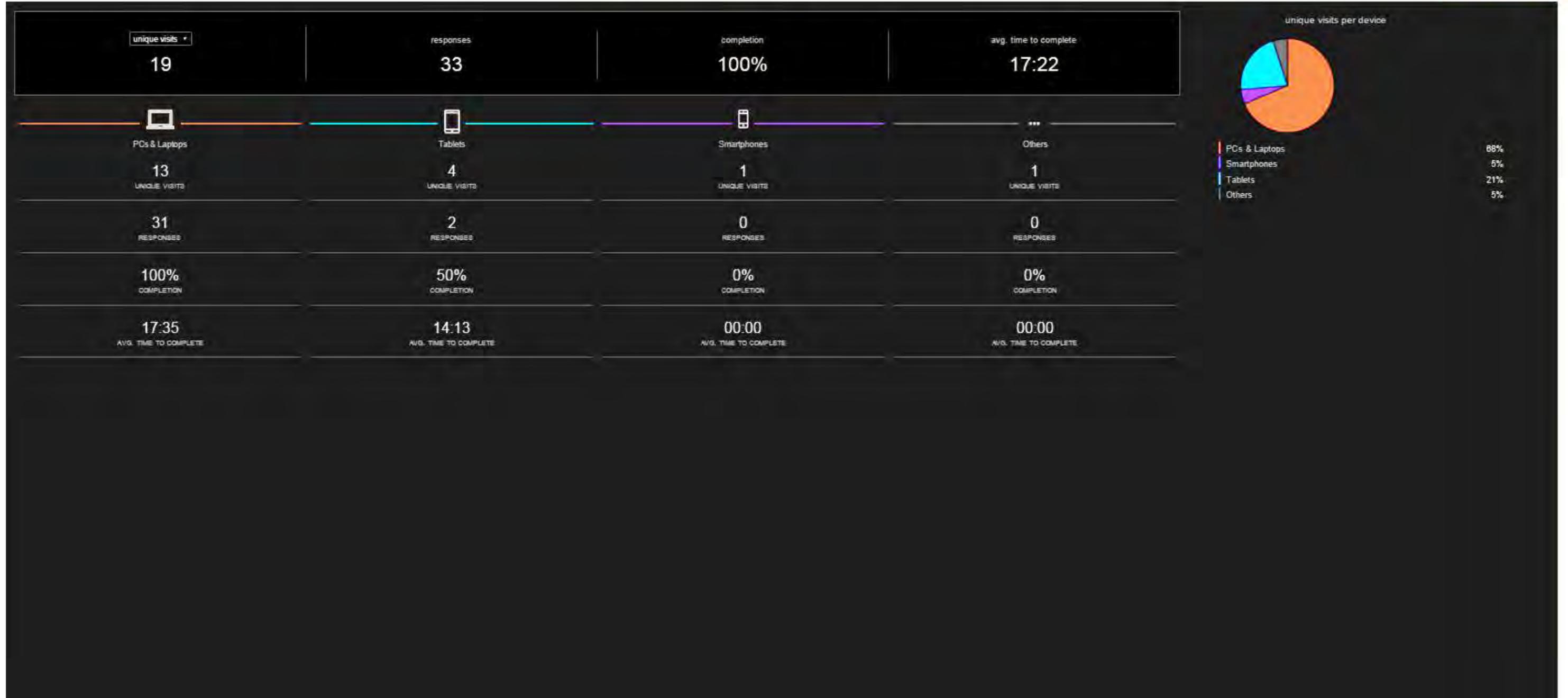
MARCH

APRIL

Typeform

Upgrade Help ?

View my typeform

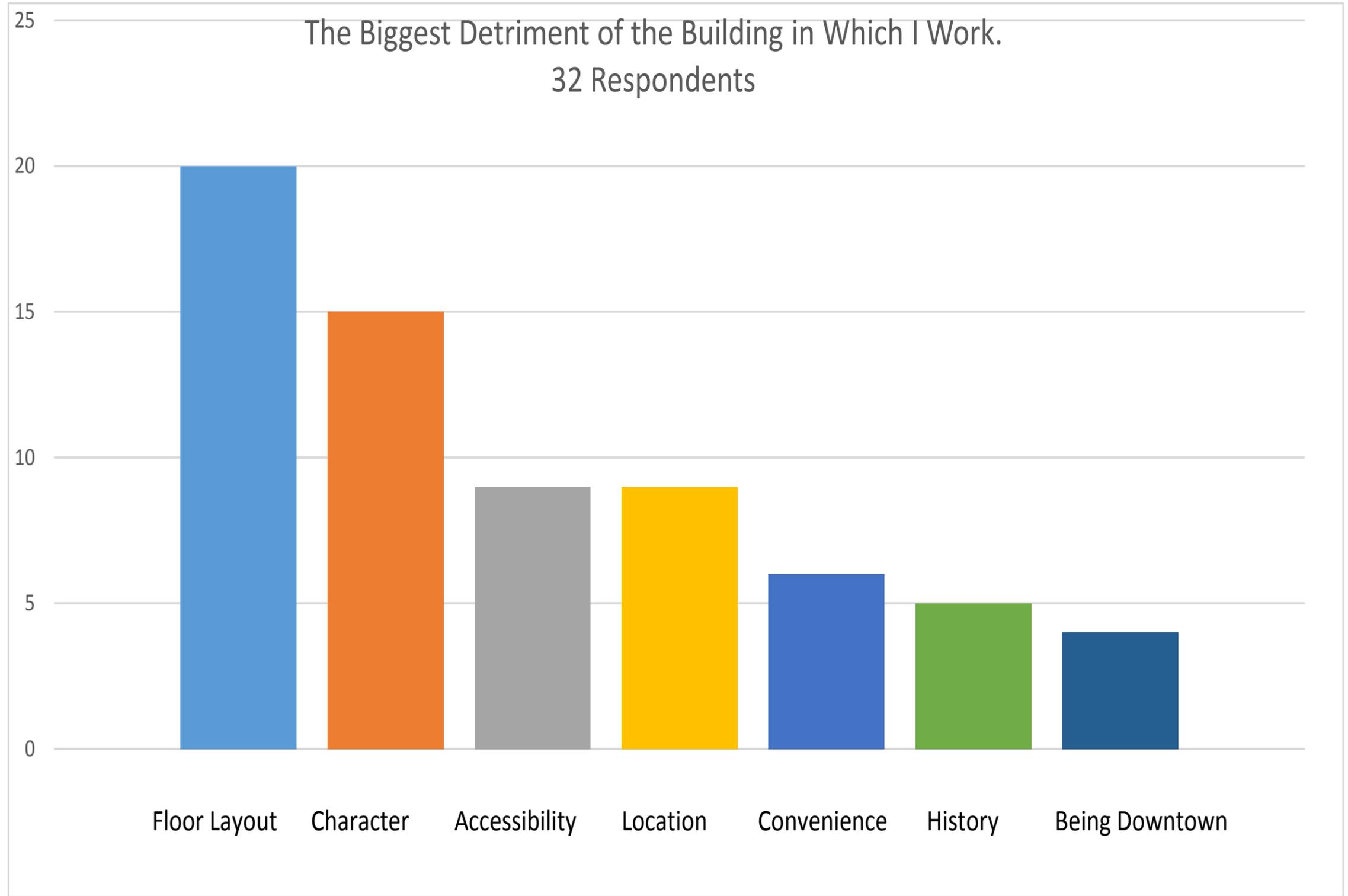


STAFF SURVEY

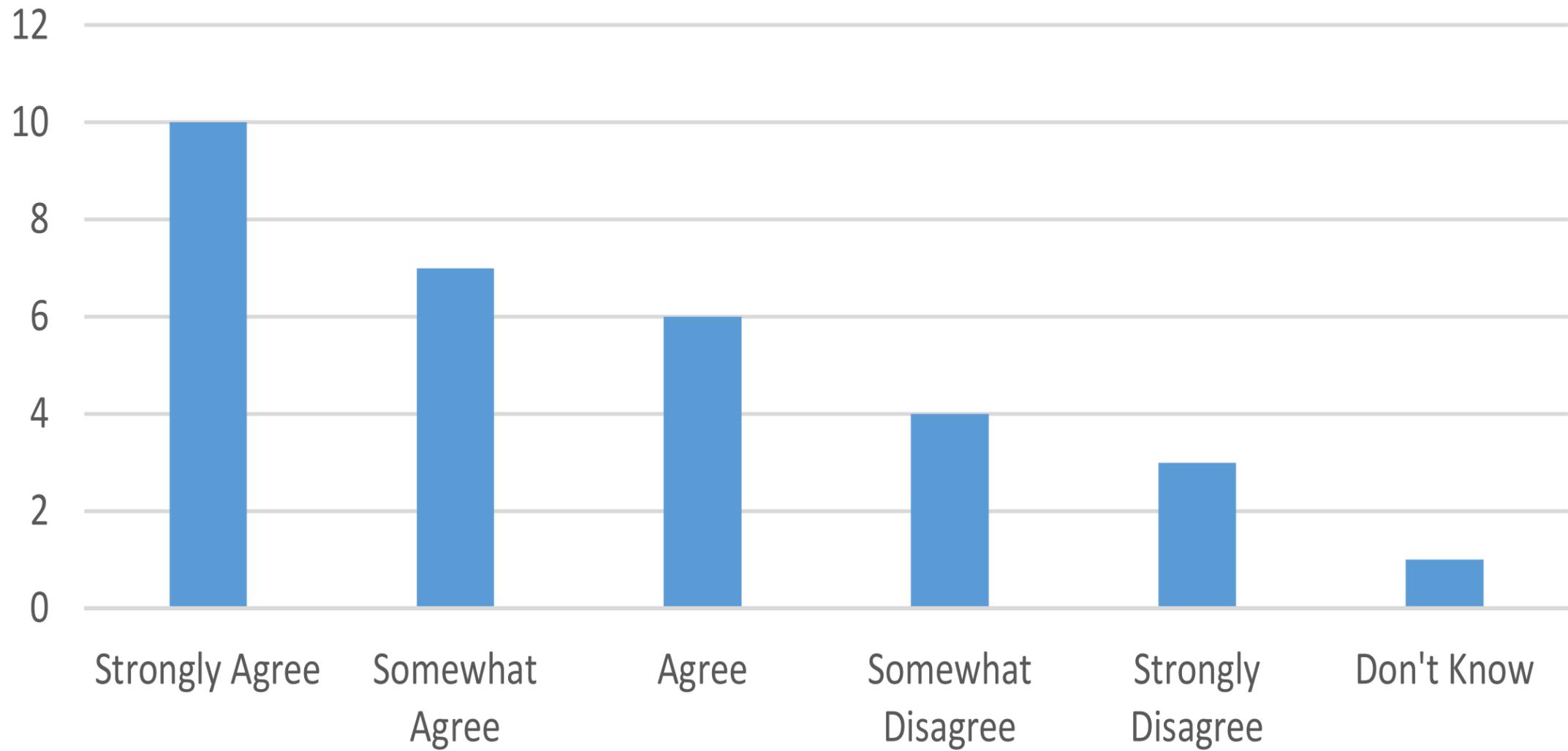
LLB ARCHITECTS

NANTUCKET TOWN HALL
CONCEPT STUDY



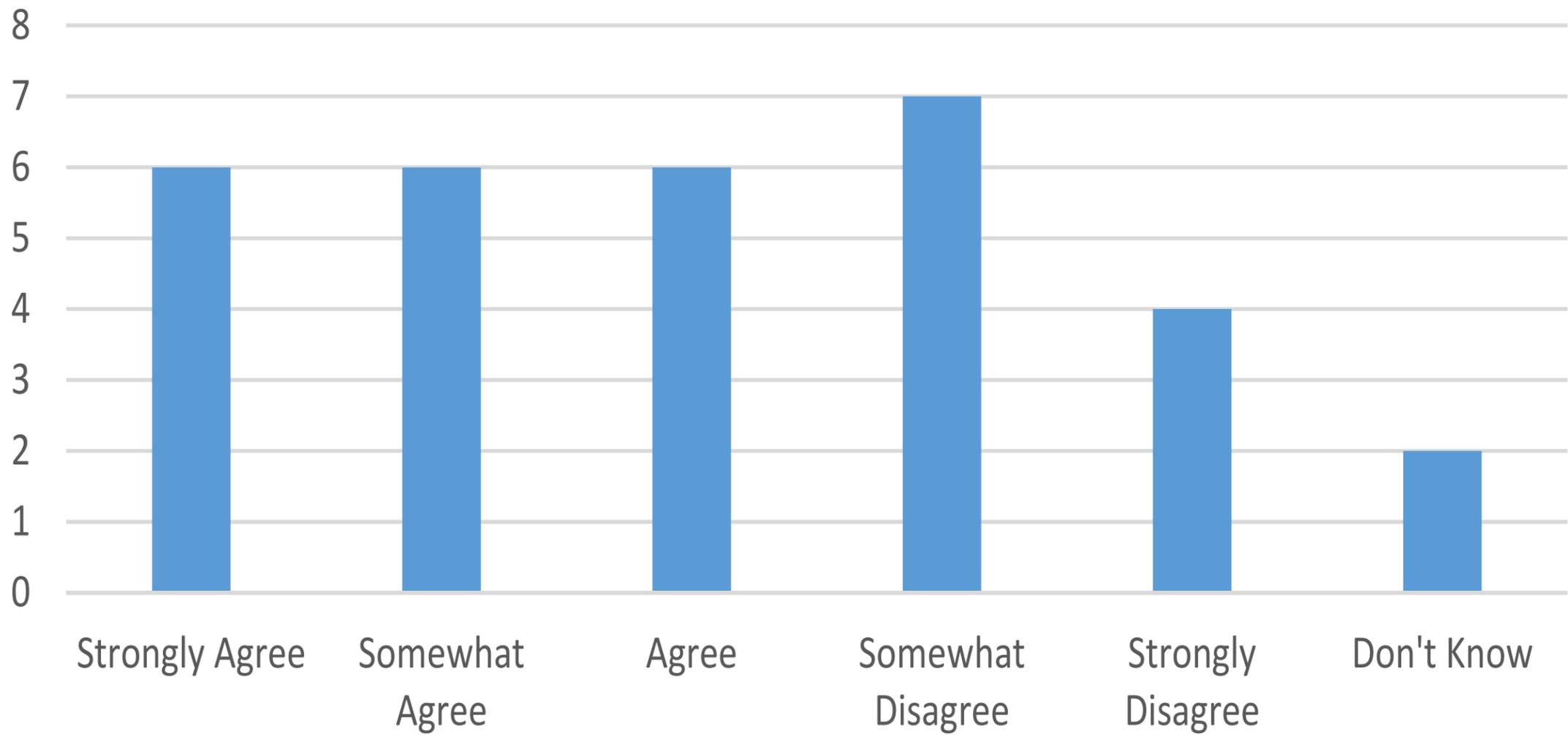


The Town Building is Symbolic to Residents - 31 responses

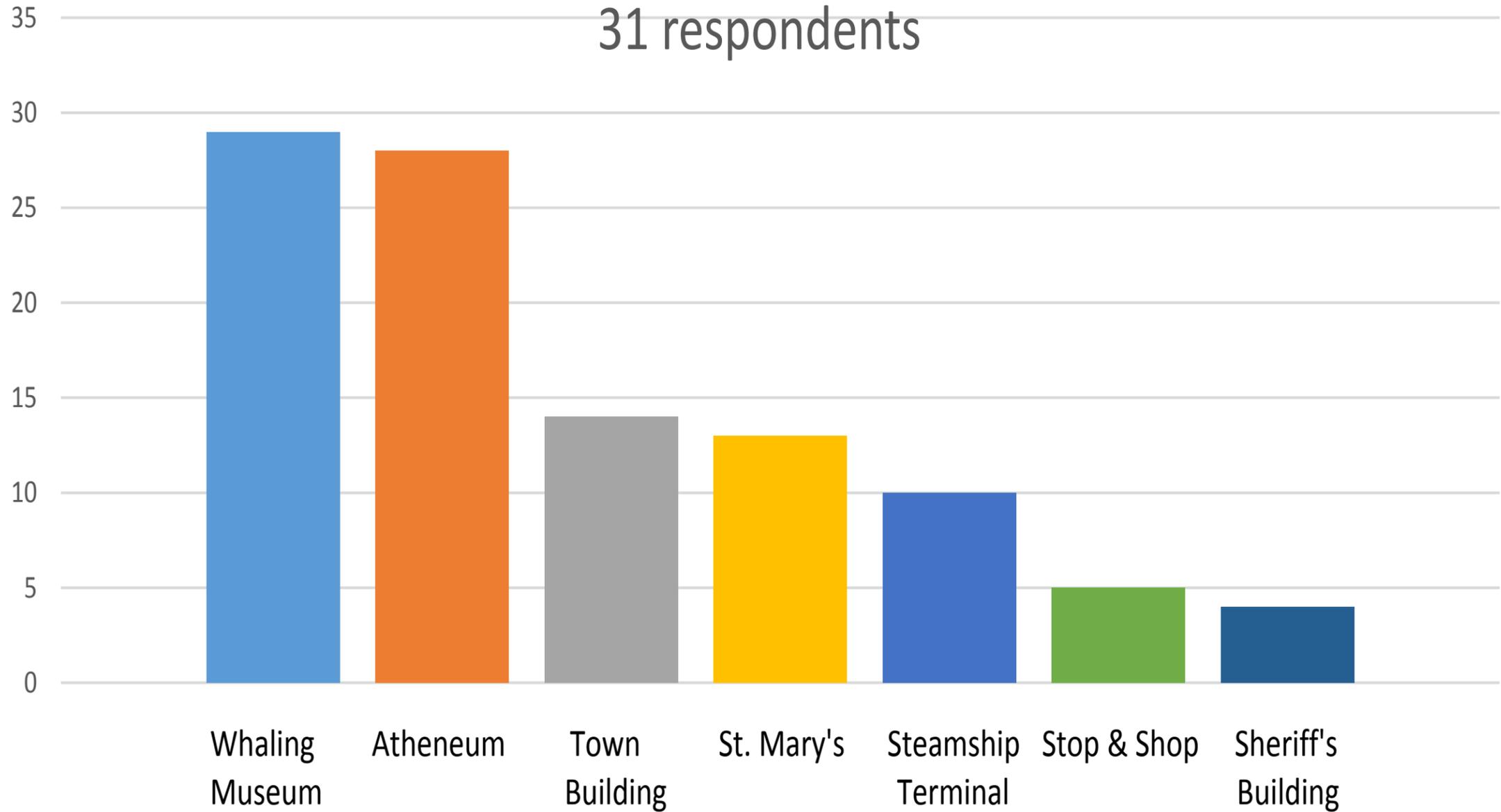


The Town Building is Symbolic to Visitors

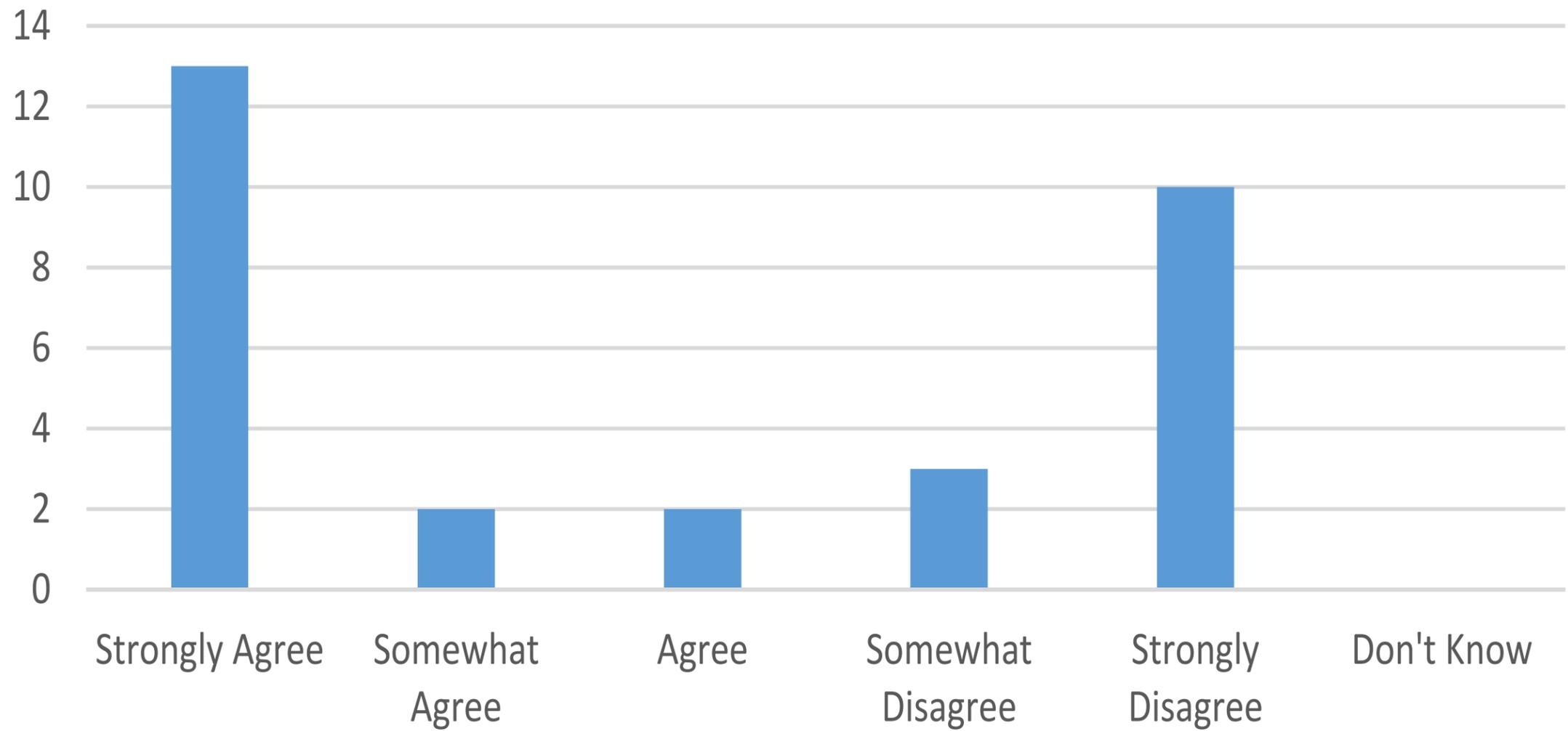
- 31 responses



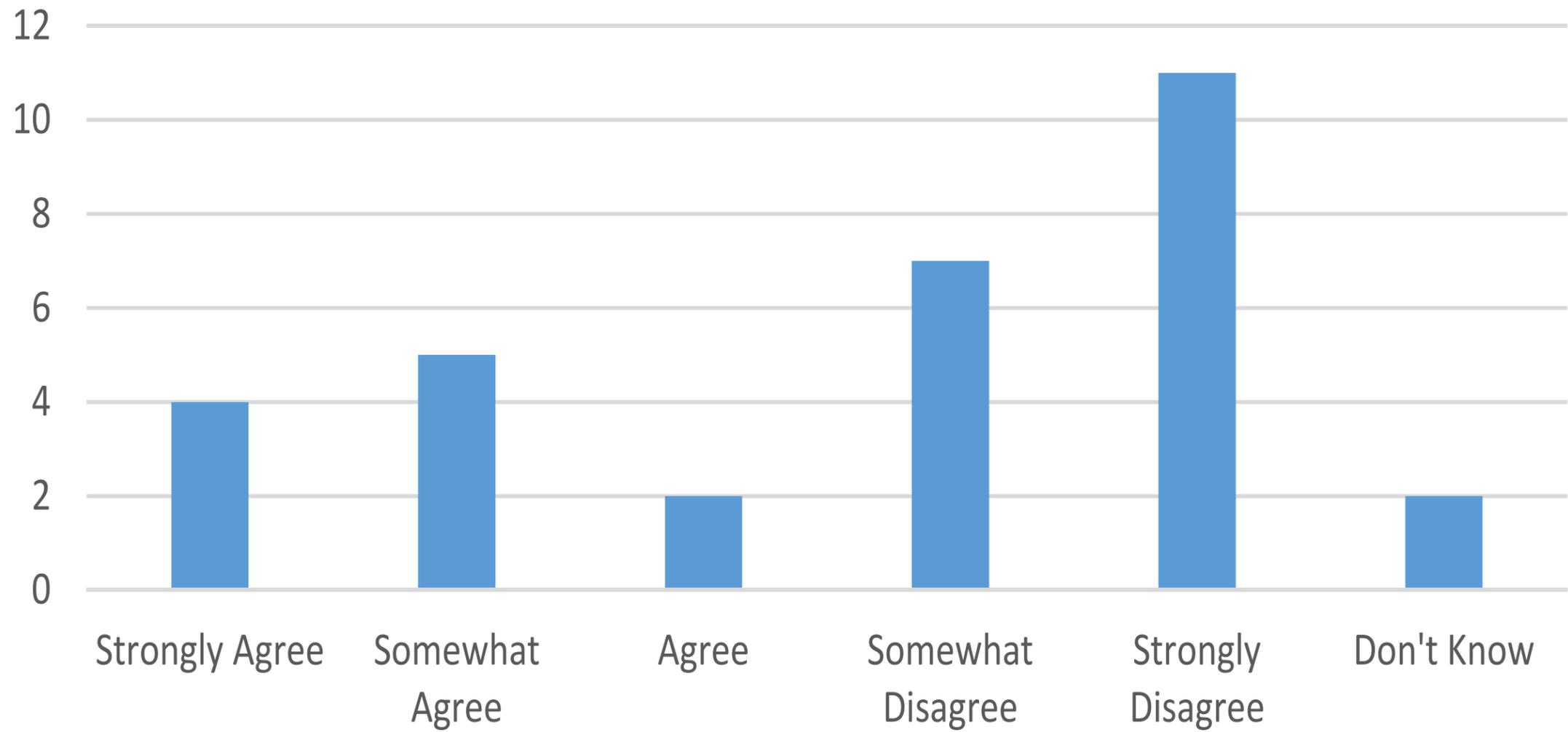
The Three Most Significant Downtown Buildings - 31 respondents



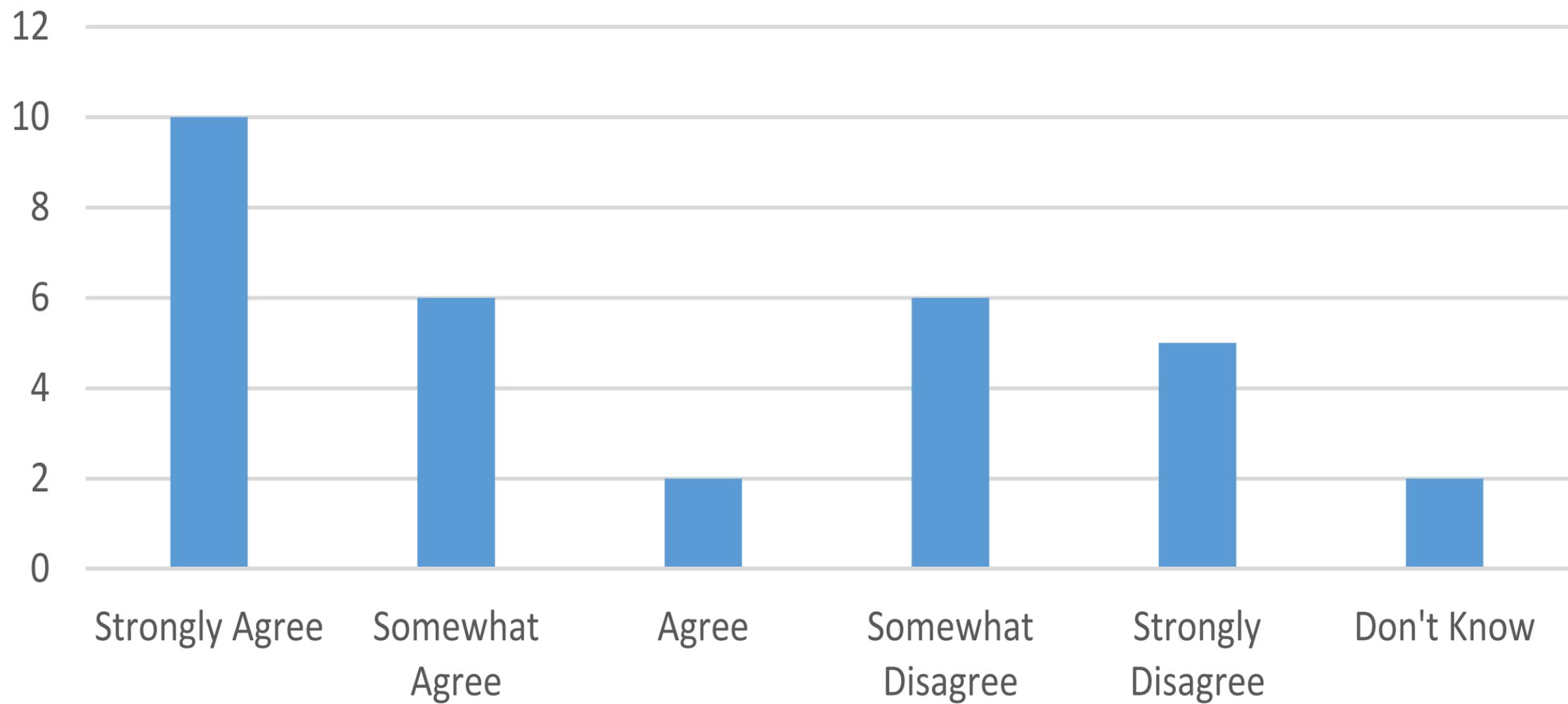
Town Building Could Move w/o Impact - 31 responses



Town Building Could Move Elsewhere But Stay Downtown - 31 responses

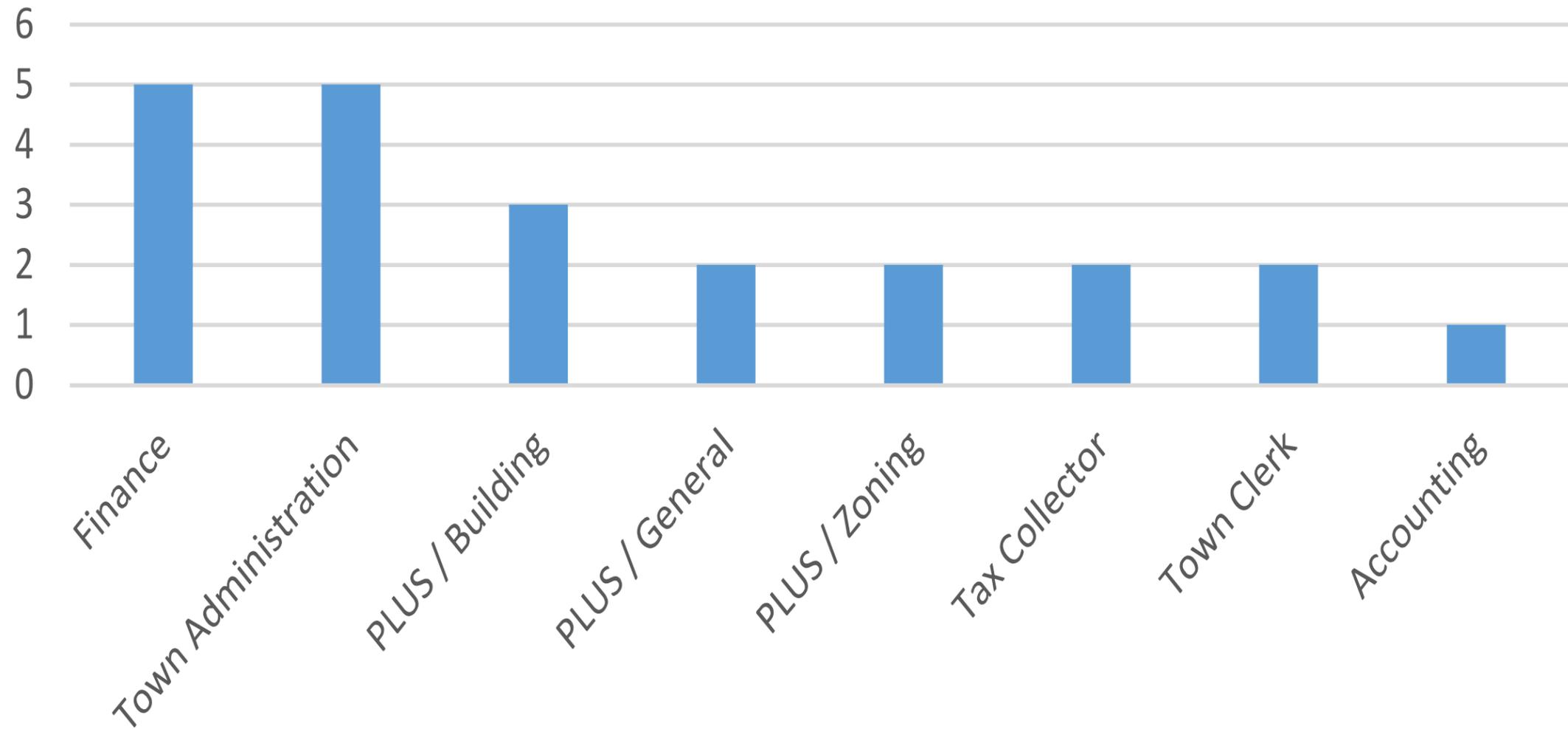


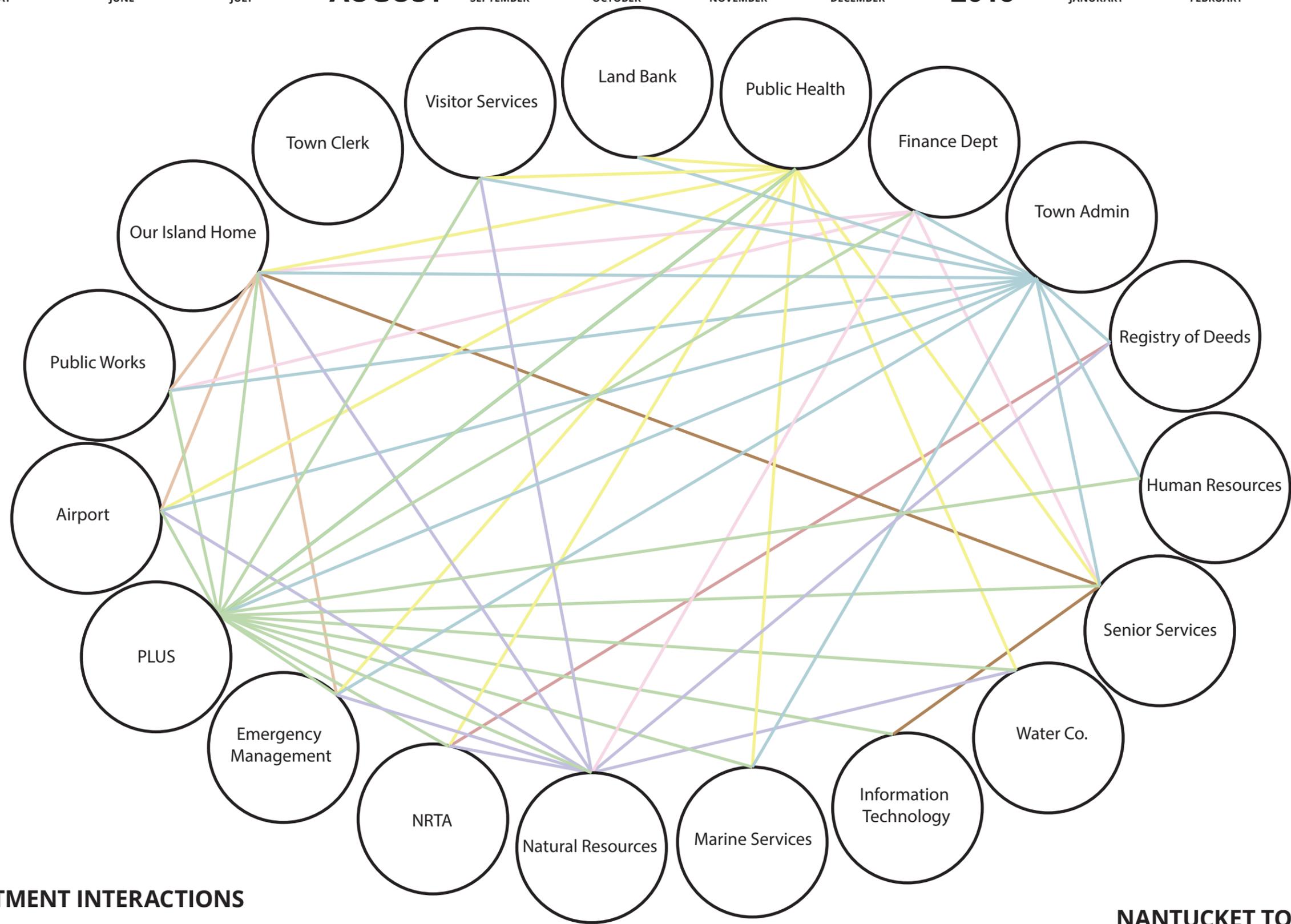
Town Building Could Move Out w/o Impacting Downtown - 31 responses



Distribution of Respondents

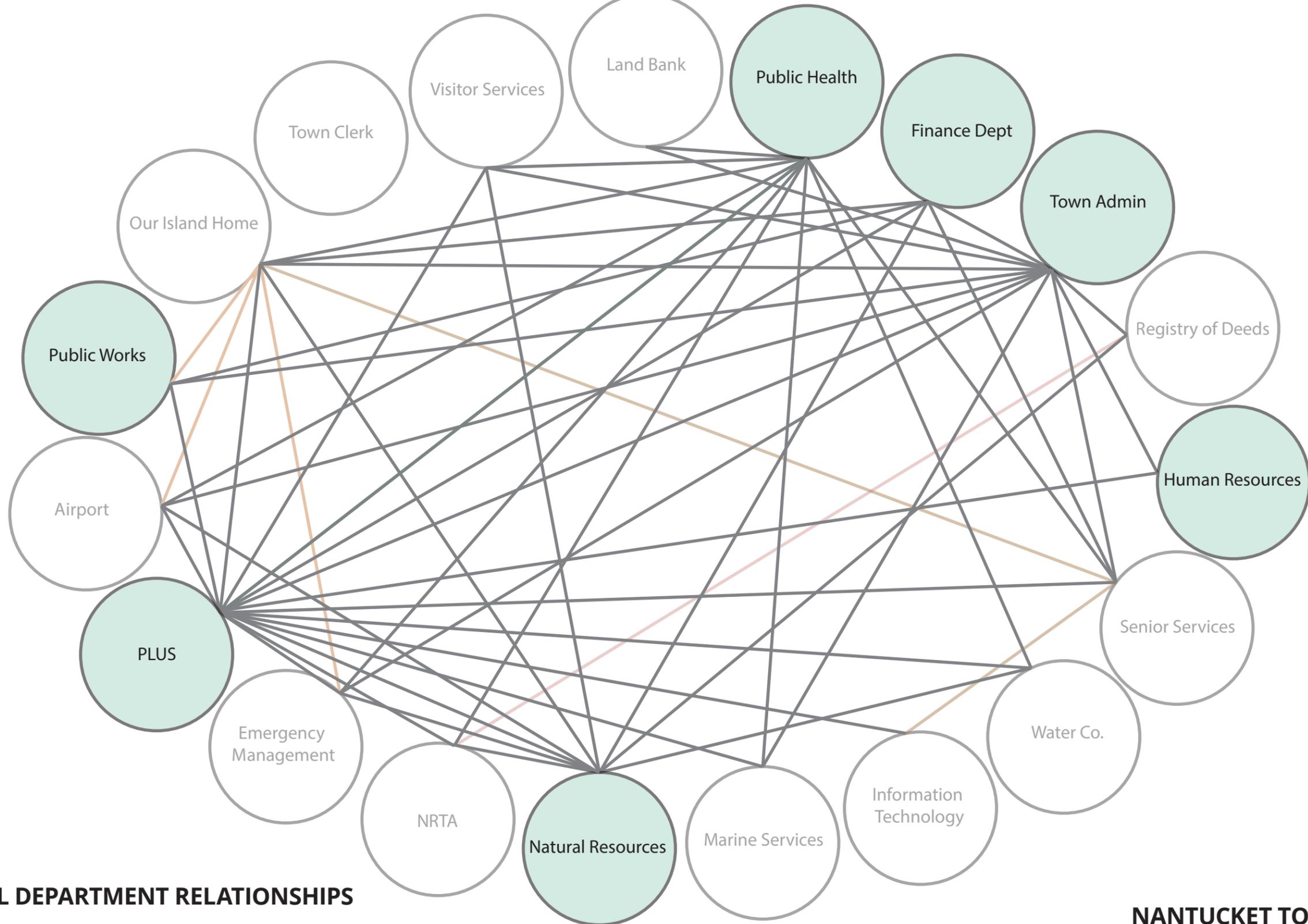
- 32 respondents





PRIMARY DEPARTMENT INTERACTIONS





NEW TOWN HALL DEPARTMENT RELATIONSHIPS





**New Town Administrative Building
Nantucket, MA**

PROGRAM SUMMARY

With: Water Co., NCTV, Fast Ferry, DPW, and Natural Resources

PROGRAM SUMMARY

Town Administration	1,576 sf
Finance	2,177 sf
Tax Collector	519 sf
Assessor	825 sf
Human Resources	884 sf
Public Health	1,000 sf
Natural Resources	422 sf
P.L.U.S.	3,741 sf
Public Works	649 sf
Support	4,223 sf
Meeting	1,842 sf
Lobbies	3,079 sf
NCTV	2,245 sf
Public Space	1,567 sf
Water Co.	4,385 sf

NET FLOOR AREA 29,134 sf

Net to Gross Ratio 1.23

GROSS FLOOR AREA 35,835 sf

PROGRAM SUMMARY

Without: Water Co., NCTV, Fast Ferry, DPW, or Natural Resources

PROGRAM SUMMARY

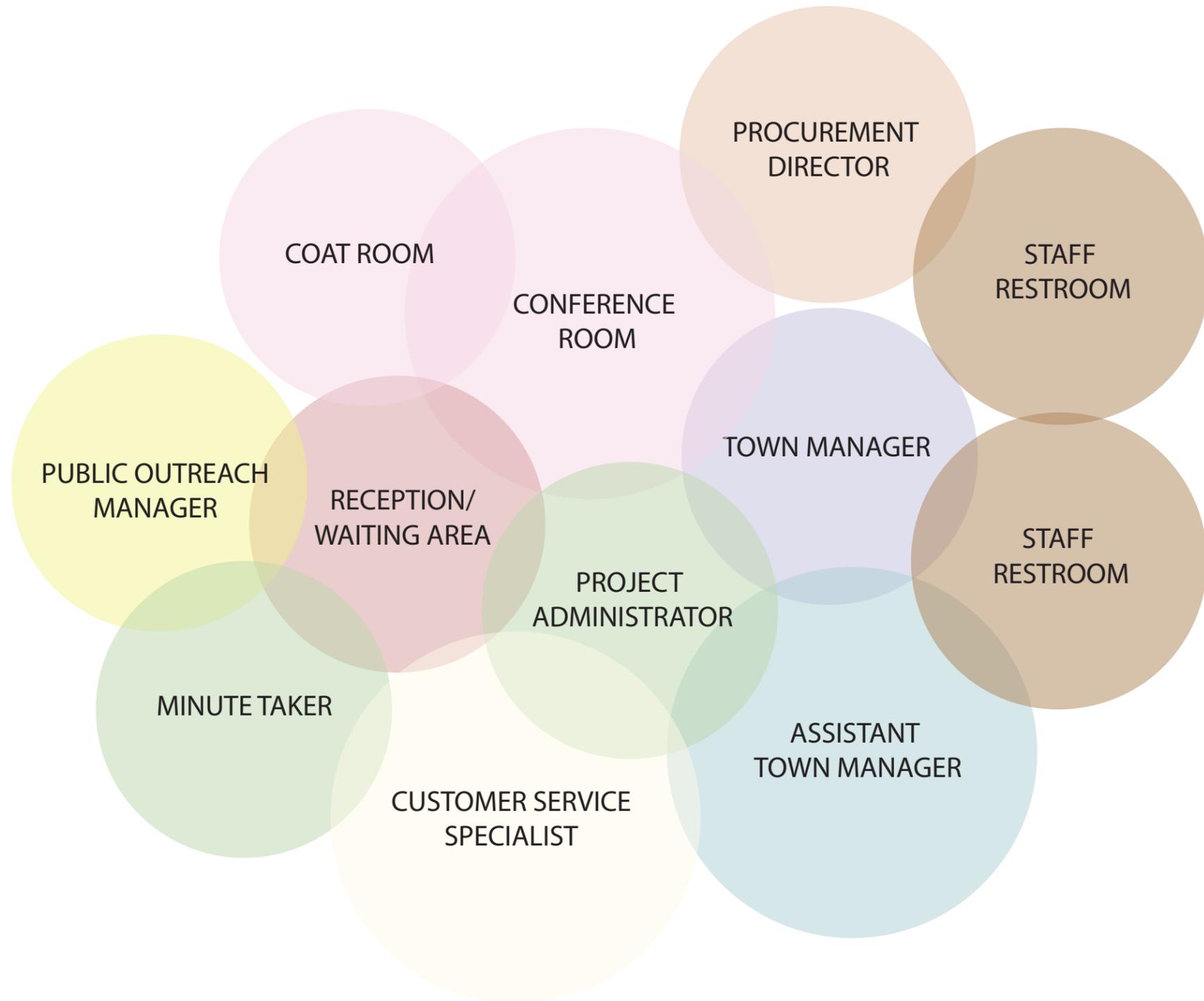
Town Administration	1,336 sf
Finance	1,793 sf
Tax Collector	460 sf
Assessor	735 sf
Human Resources	805 sf
Public Health	839 sf
Natural Resources	
P.L.U.S.	3,339 sf
Public Works	
Support	3,902 sf
Meeting	1,730 sf
Lobbies	2,924 sf
NCTV	
Public Space	
Water Co.	

NET FLOOR AREA 17,863 sf

Net to Gross Ratio 1.23

GROSS FLOOR AREA 21,971 sf





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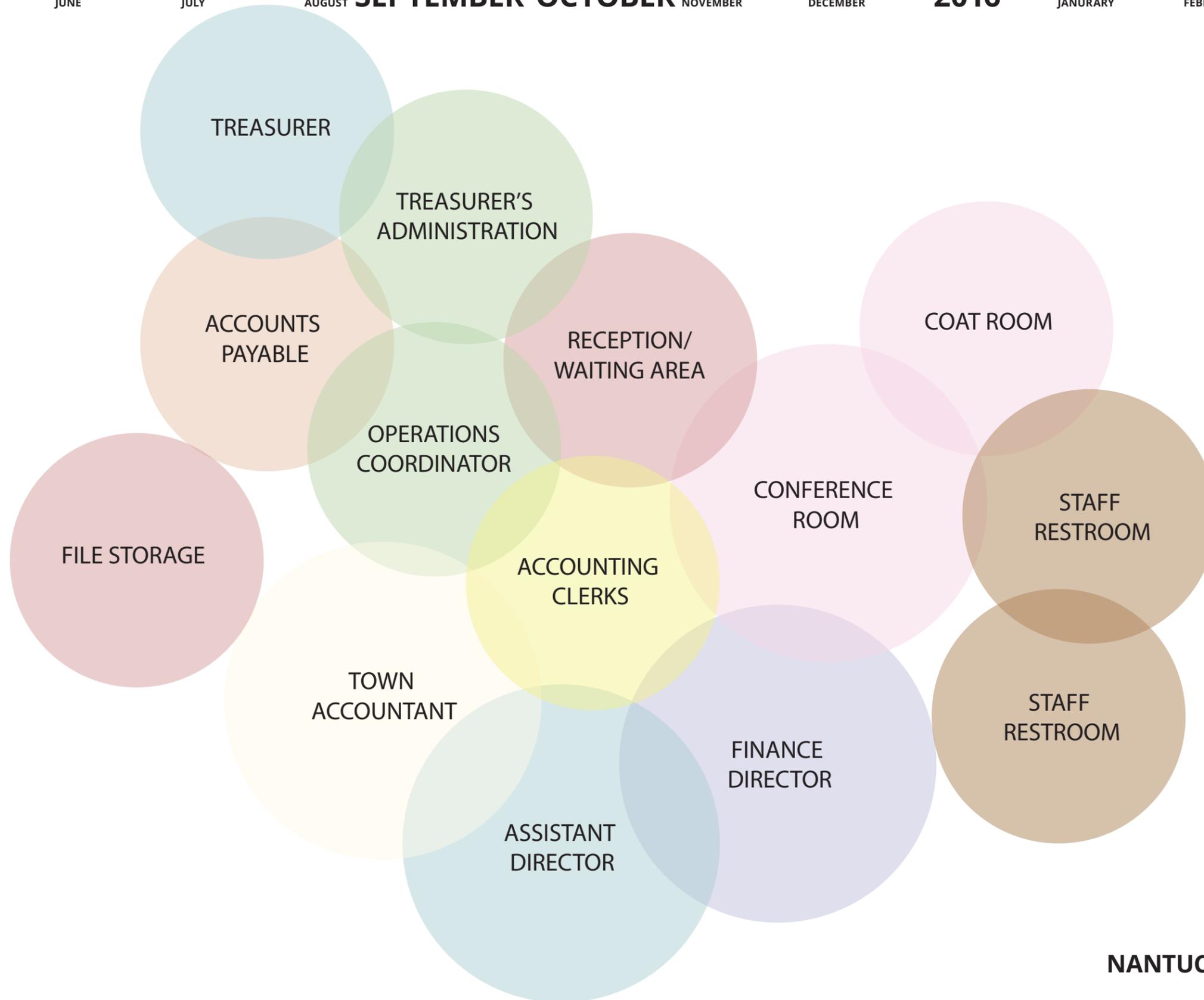
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FINANCE

LLB ARCHITECTS

NANTUCKET TOWN HALL
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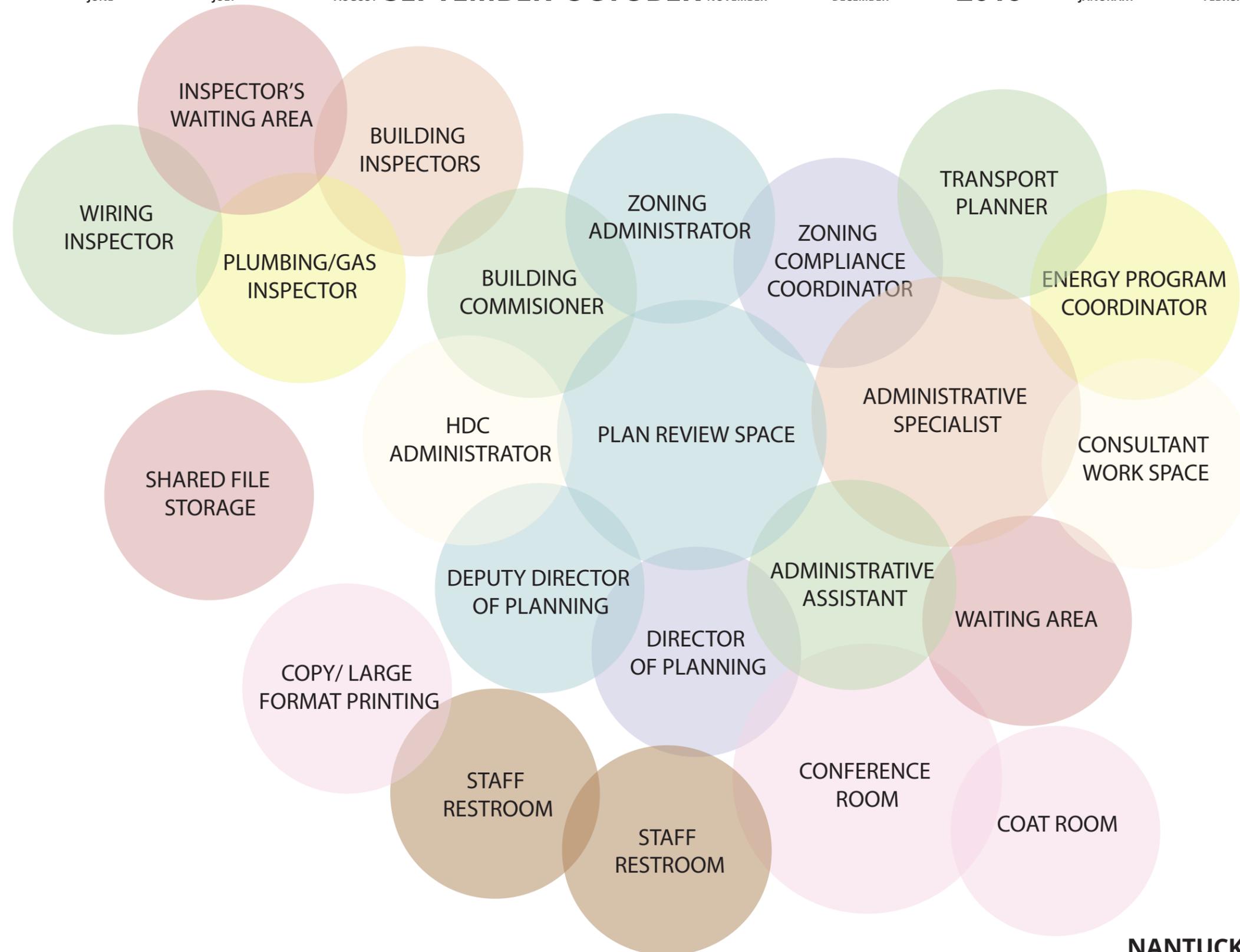
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PLUS

LLB ARCHITECTS

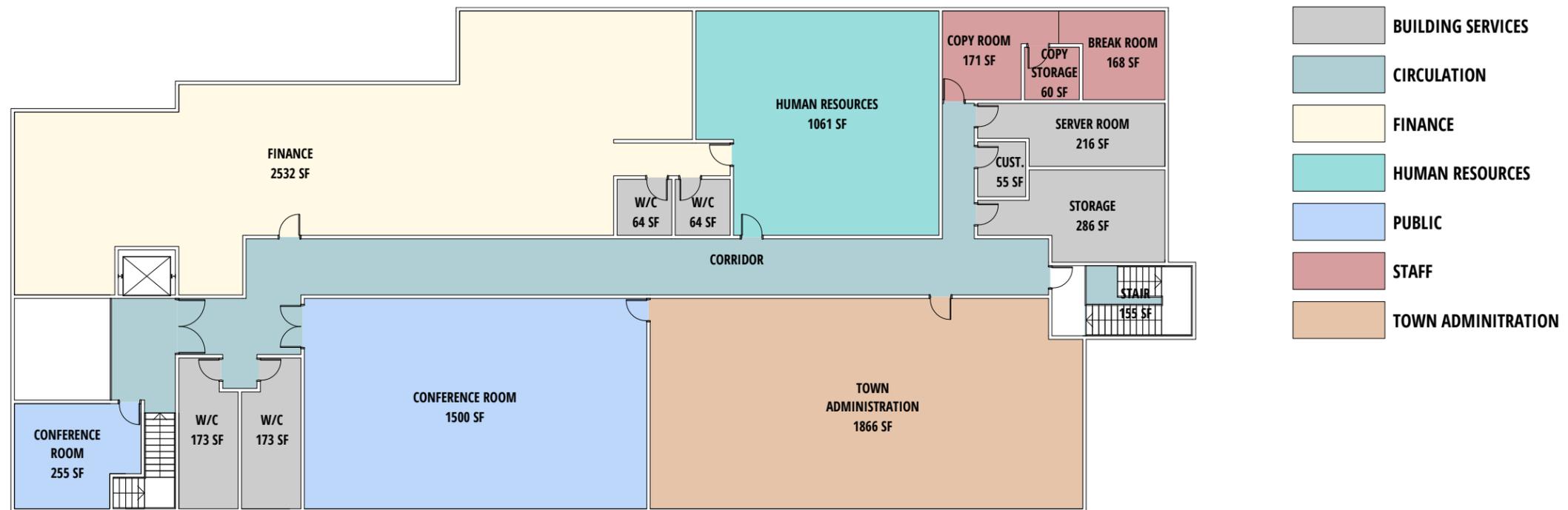
NANTUCKET TOWN HALL
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RECTANGLE CONCEPT: 1ST FLOOR





RECTANGLE CONCEPT: 2ND FLOOR



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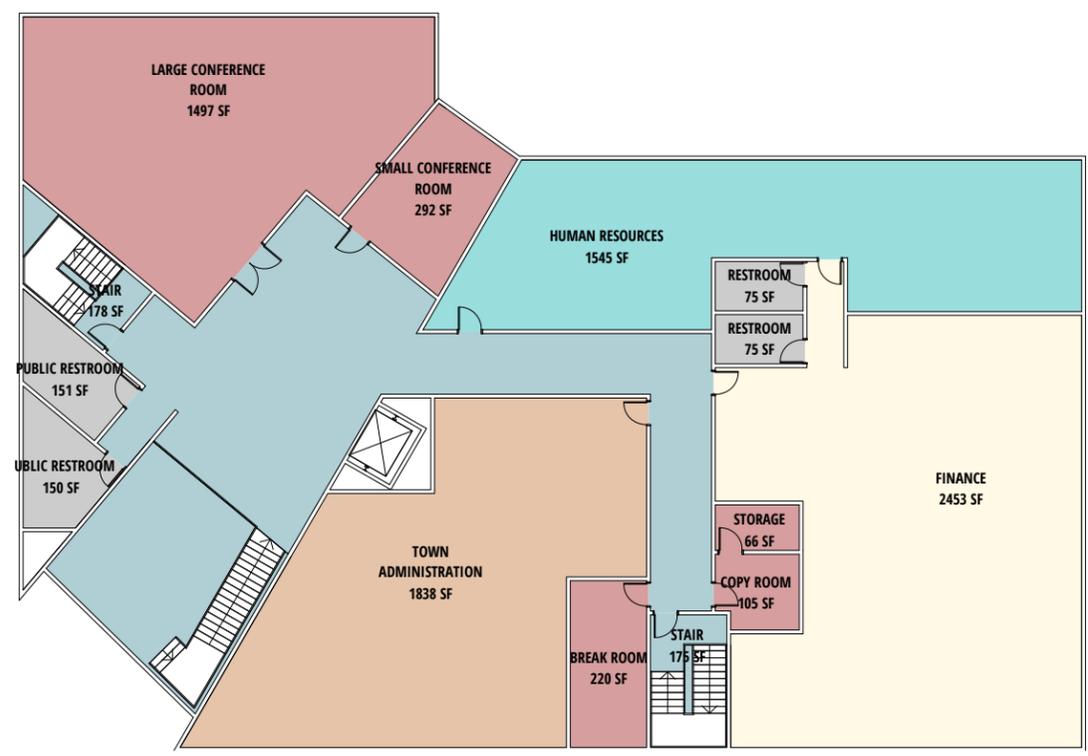


- ASSESSOR
- BUILDING SERVICES
- CIRCULATION
- NATURAL RESOURCES
- NCTV
- PLUS
- PUBLIC
- PUBLIC HEALTH
- PUBLIC WORKS
- STAFF
- TAX COLLECTOR

L CONCEPT: 1ST FLOOR



- BUILDING SERVICES
- CIRCULATION
- FINANCE
- HUMAN RESOURCES
- STAFF
- TOWN ADMINISTRATION



L CONCEPT: 2ND FLOOR







2 FAIRGROUNDS

LLB ARCHITECTS

**NANTUCKET TOWN HALL
CONCEPT STUDY**



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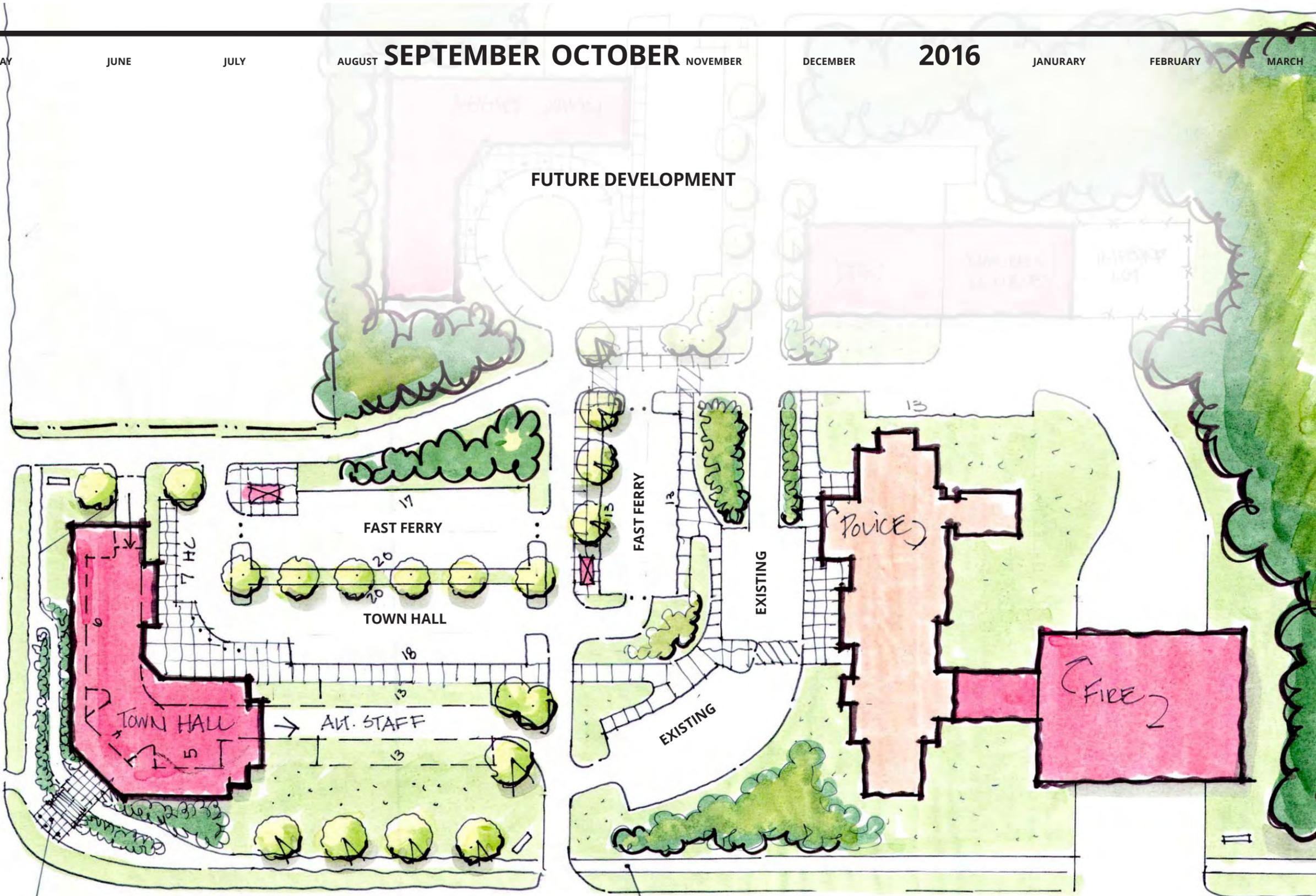
JANUARY

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OLD SOUTH ROAD



FAIRGROUNDS ROAD

2 FAIRGROUNDS SITE CONCEPT





WATER COMPANY

LLB ARCHITECTS

**NANTUCKET TOWN HALL
CONCEPT STUDY**



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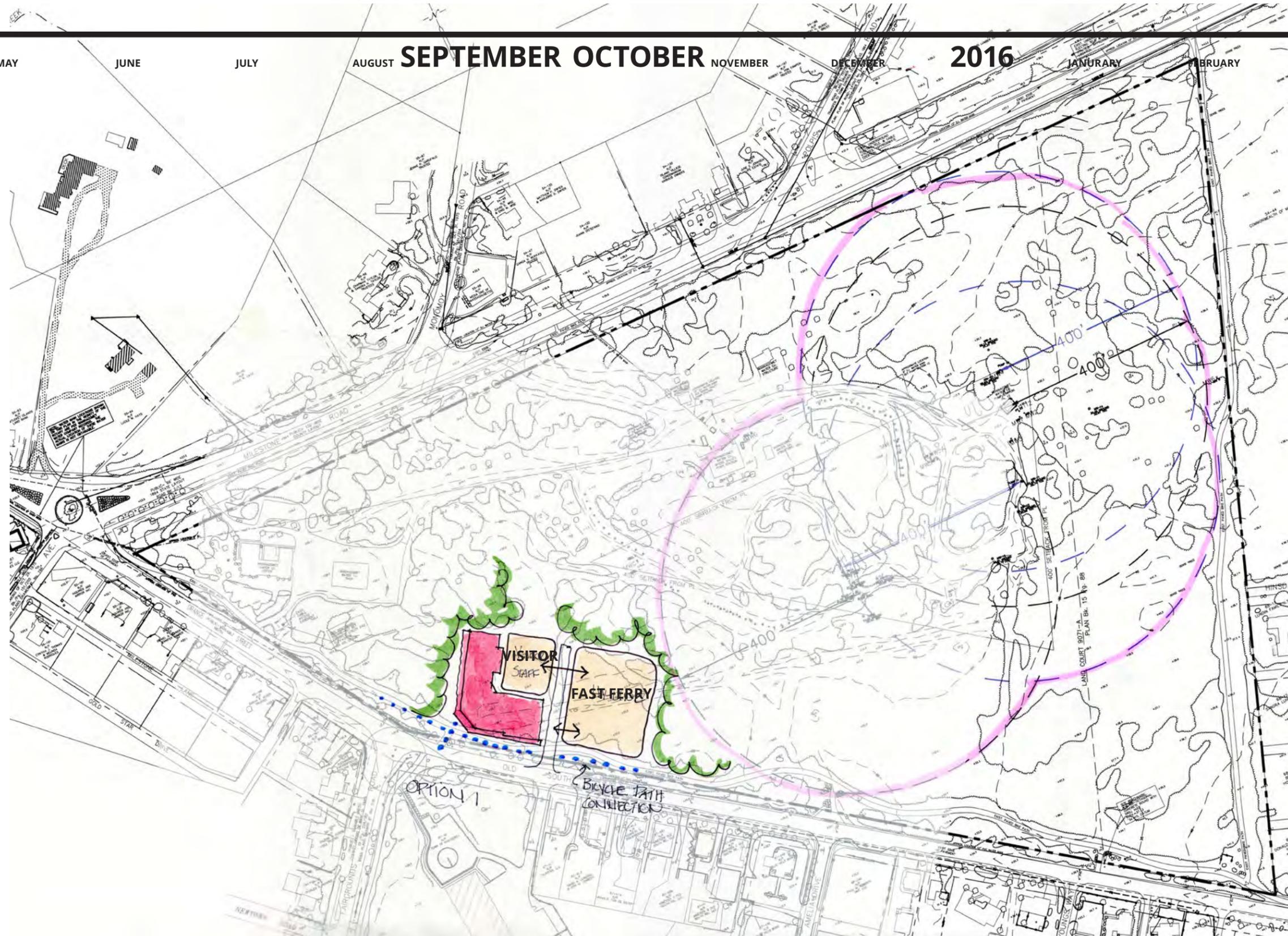
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WATER COMPANY SITE CONCEPT 1



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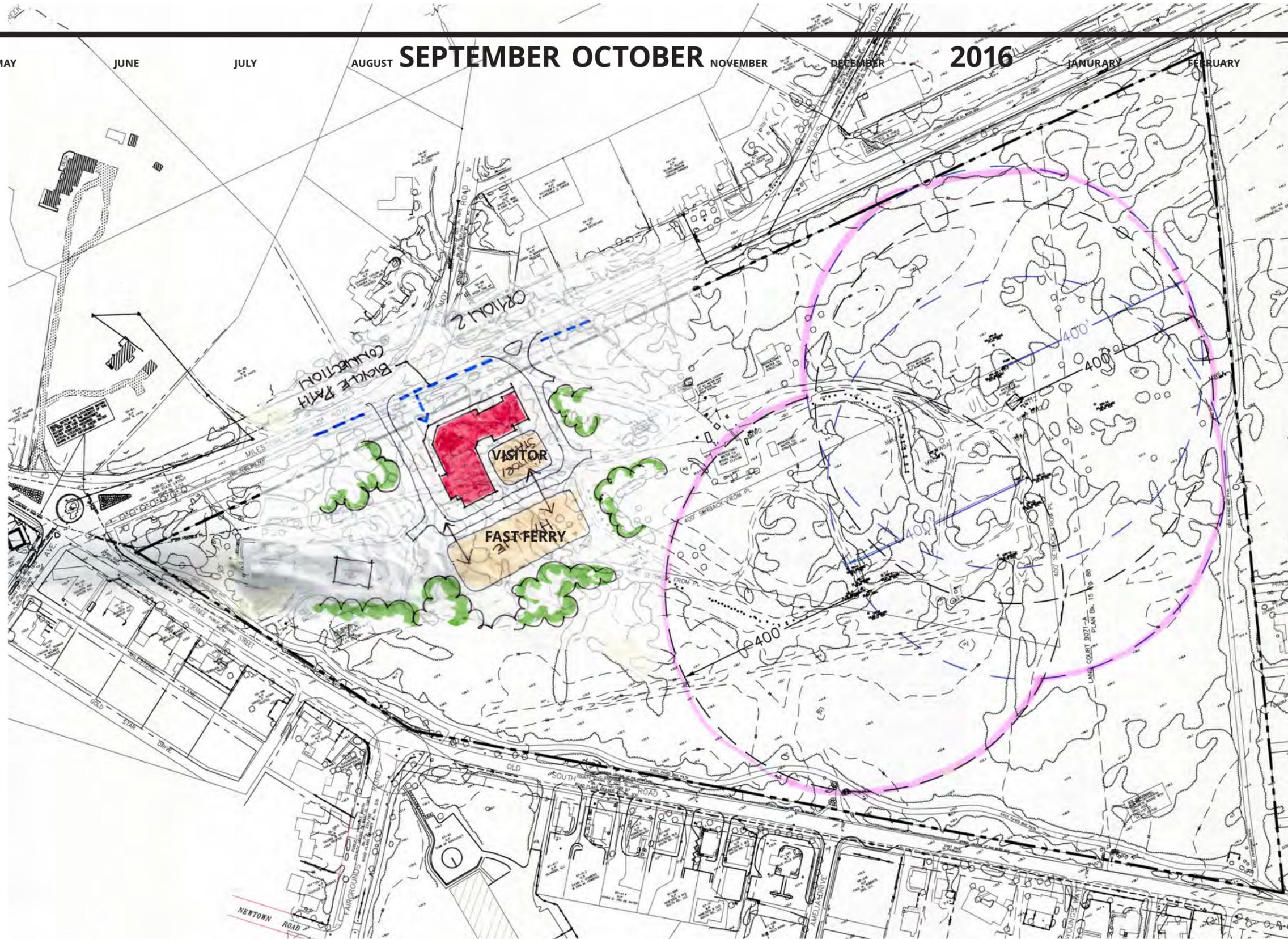
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WATER COMPANY SITE CONCEPT 2



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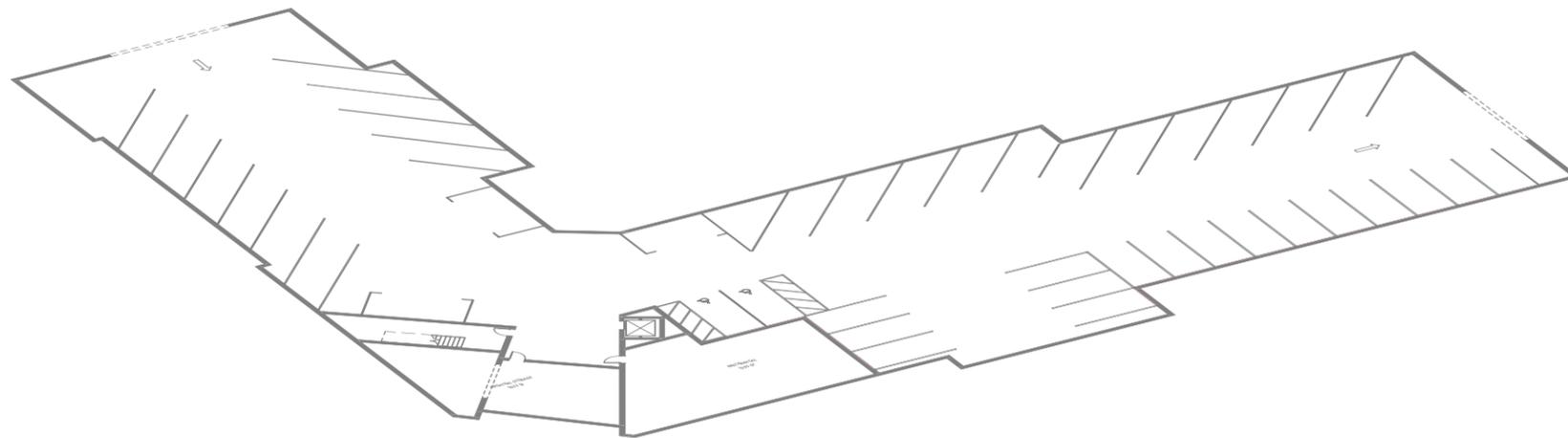
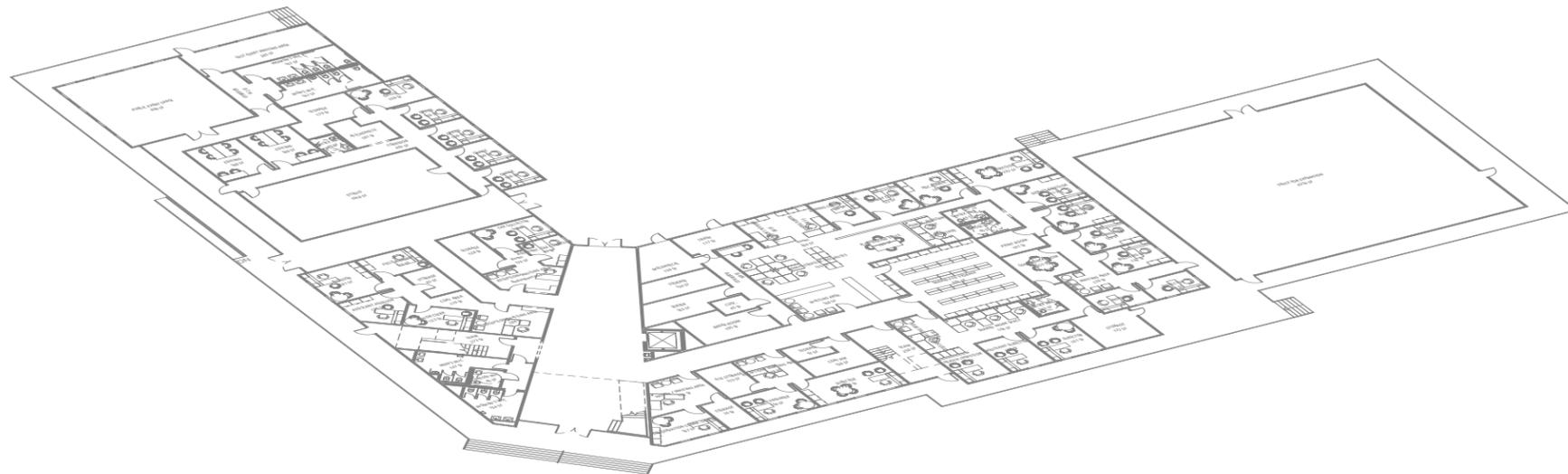
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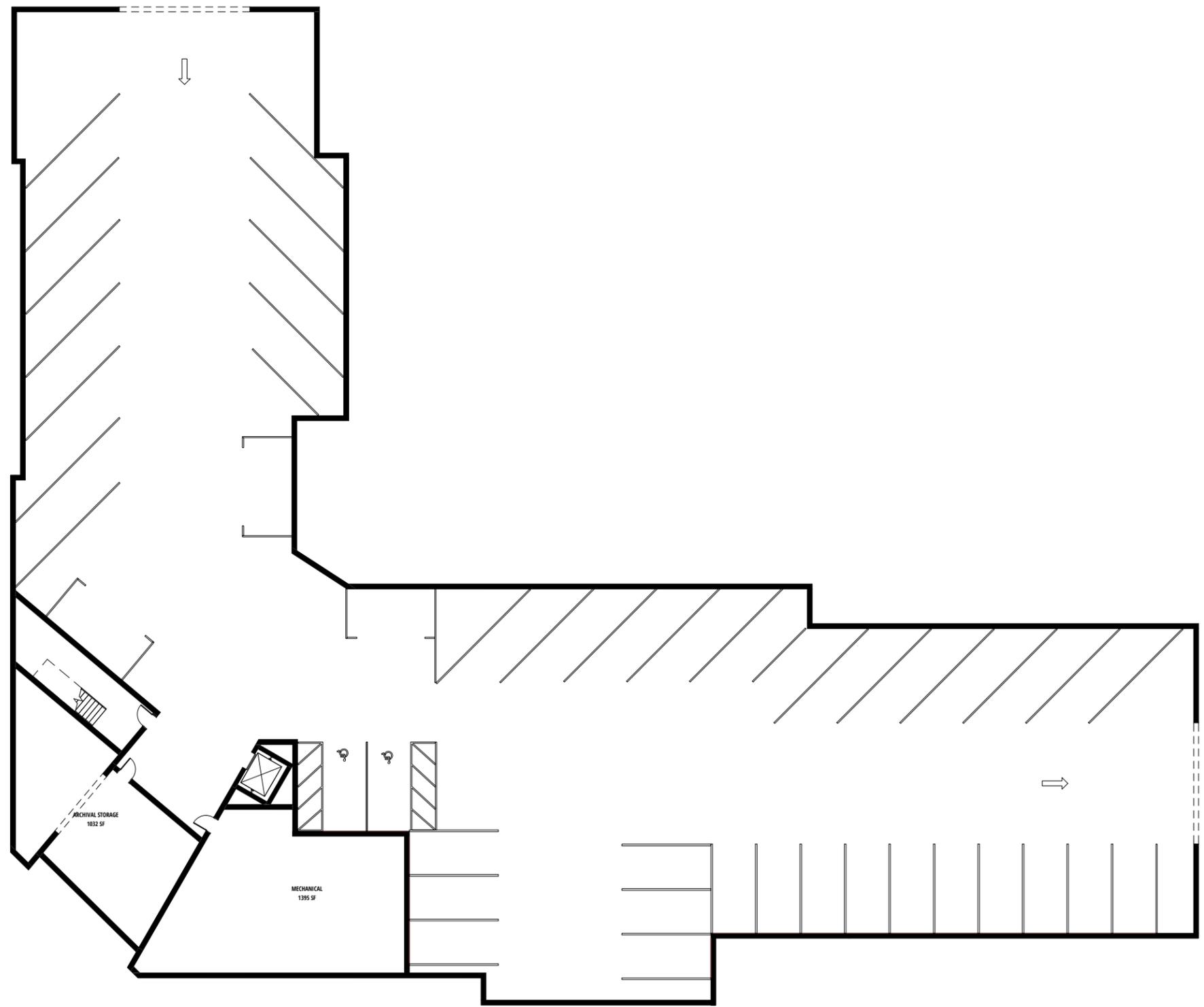
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OPTION 1: WATER CO, NCTV, & PUBLIC SPACE





OPTION 1: BASEMENT FLOOR



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OPTION 1: FIRST FLOOR



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OPTION 1: SECOND FLOOR



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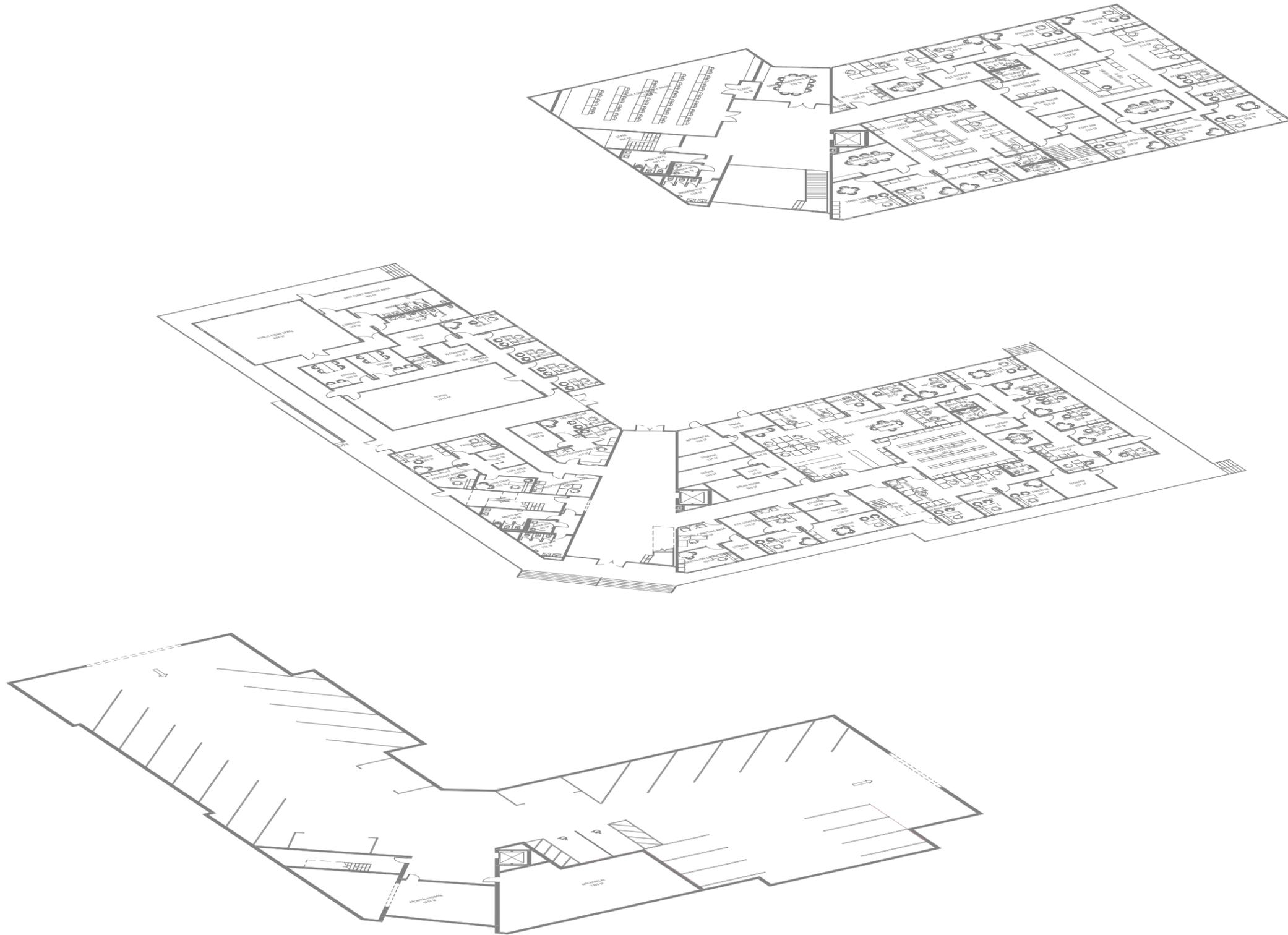
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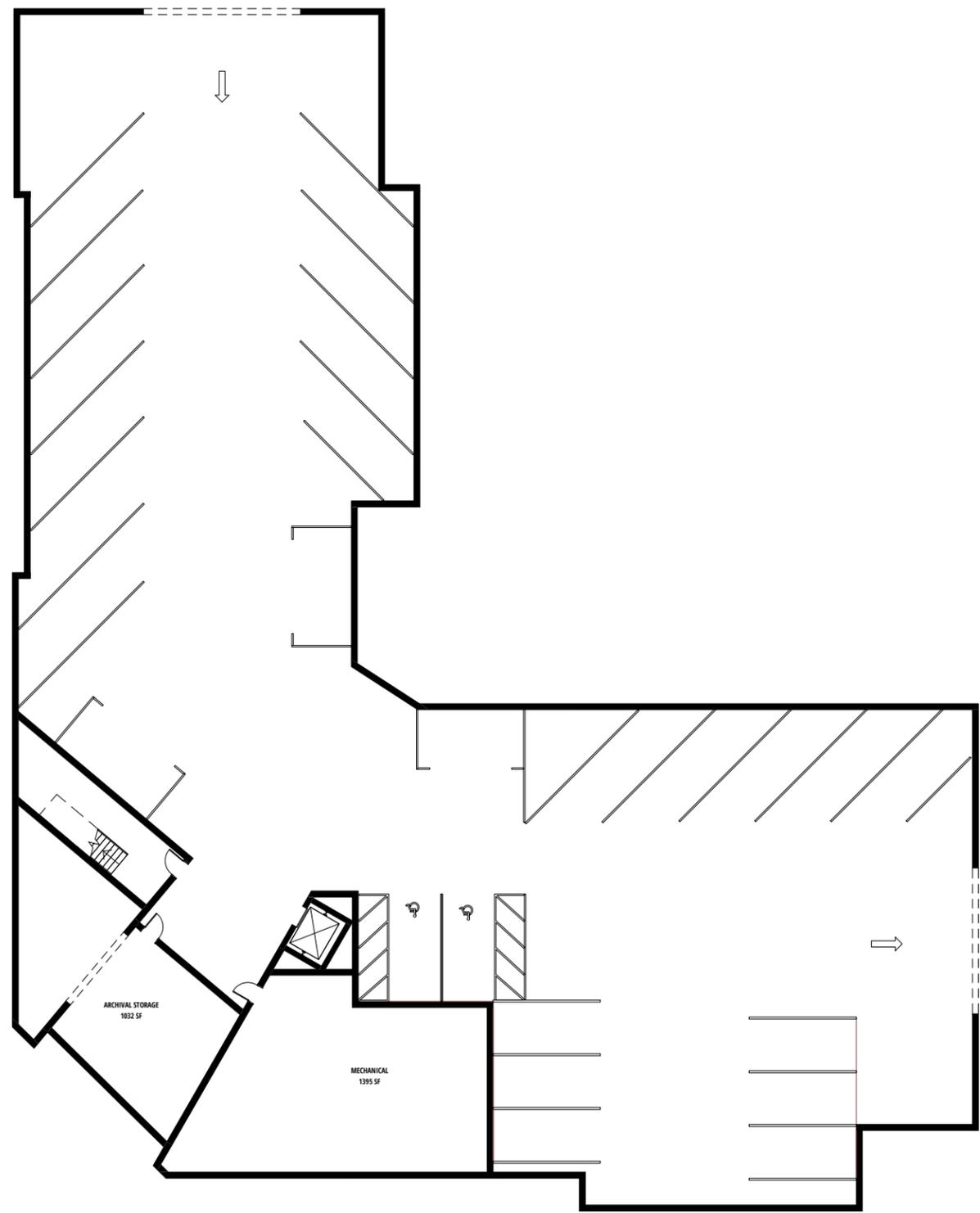
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OPTION 2: NCTV & PUBLIC SPACE





OPTION 2: BASEMENT FLOOR



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OPTION 2: FIRST FLOOR



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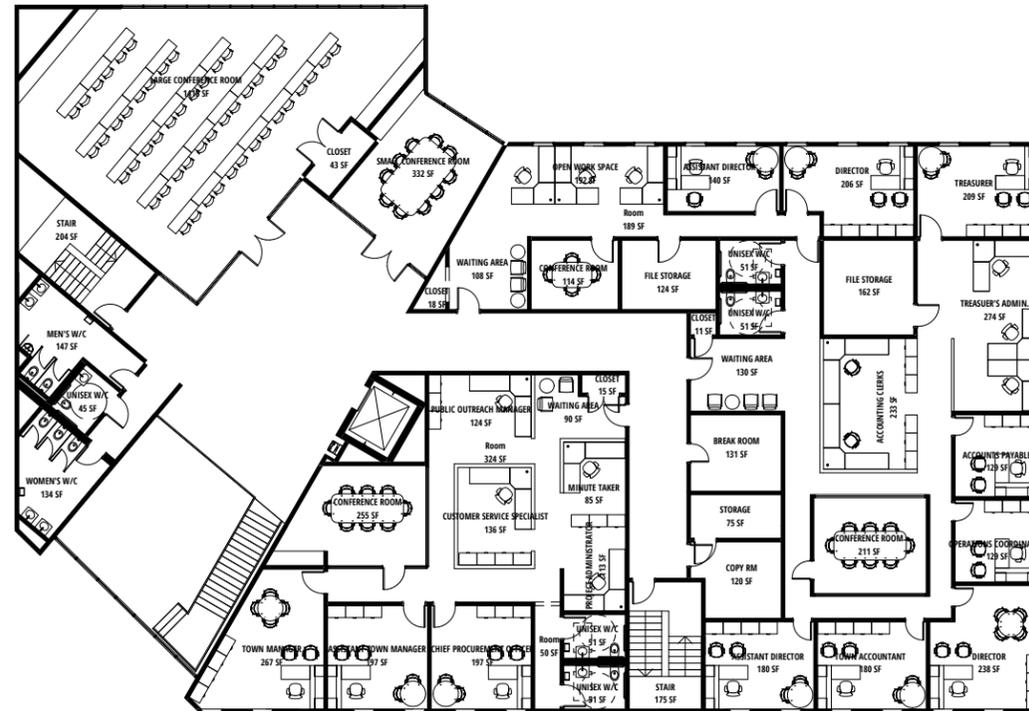
2016

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OPTION 2: SECOND FLOOR



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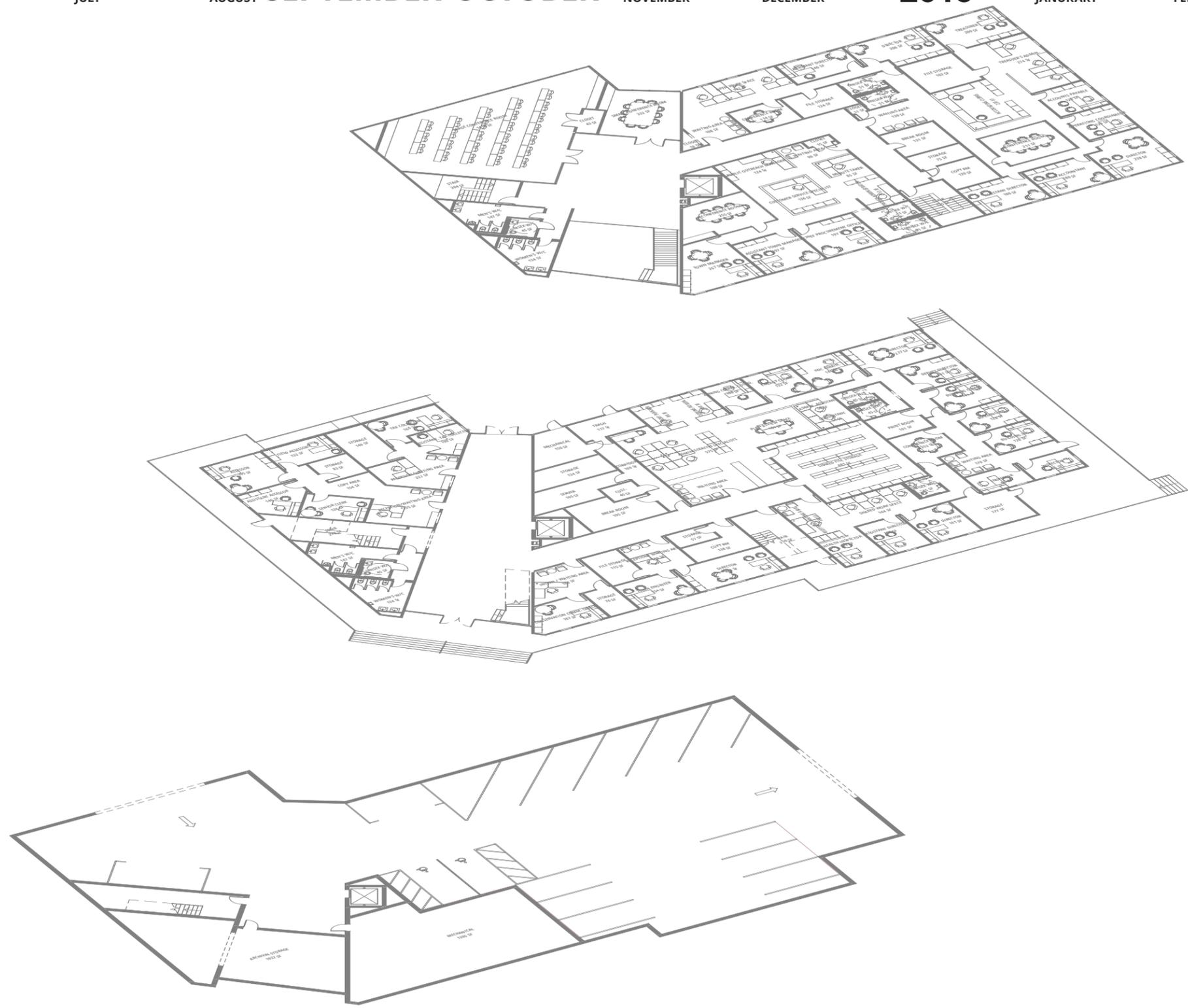
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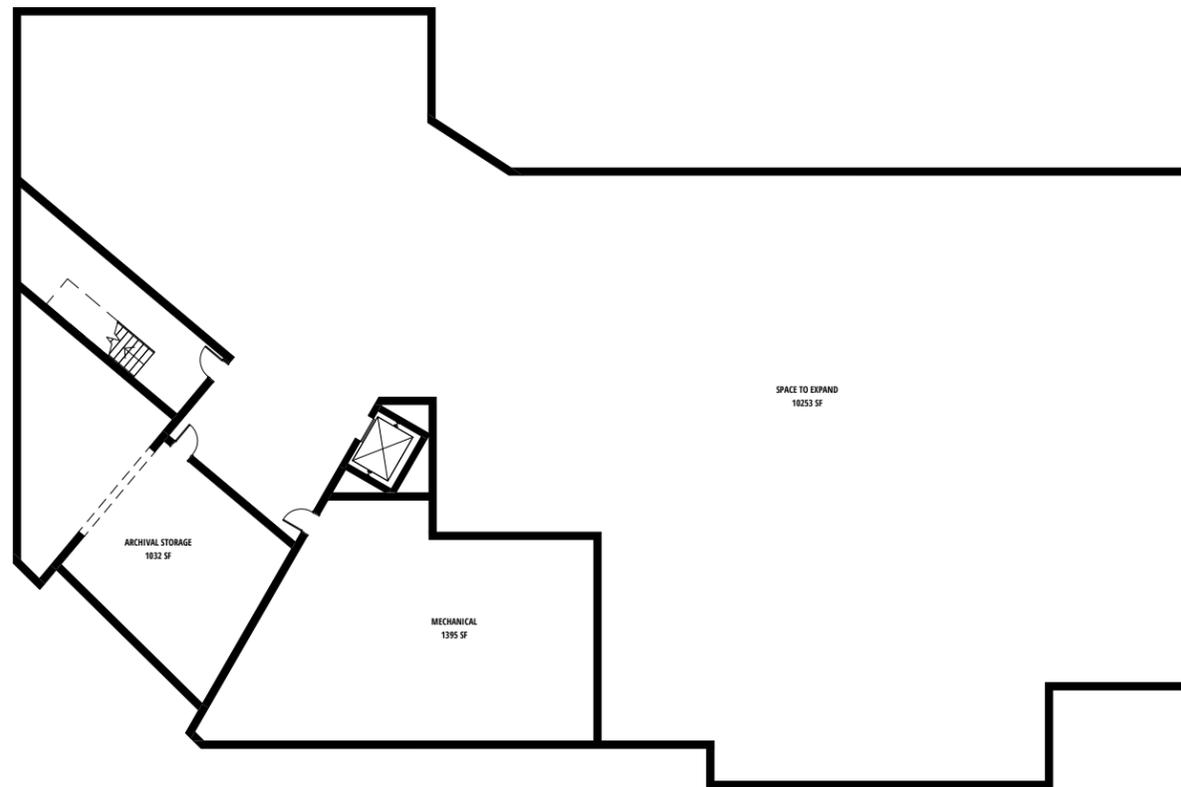


OPTION 3

LLB ARCHITECTS

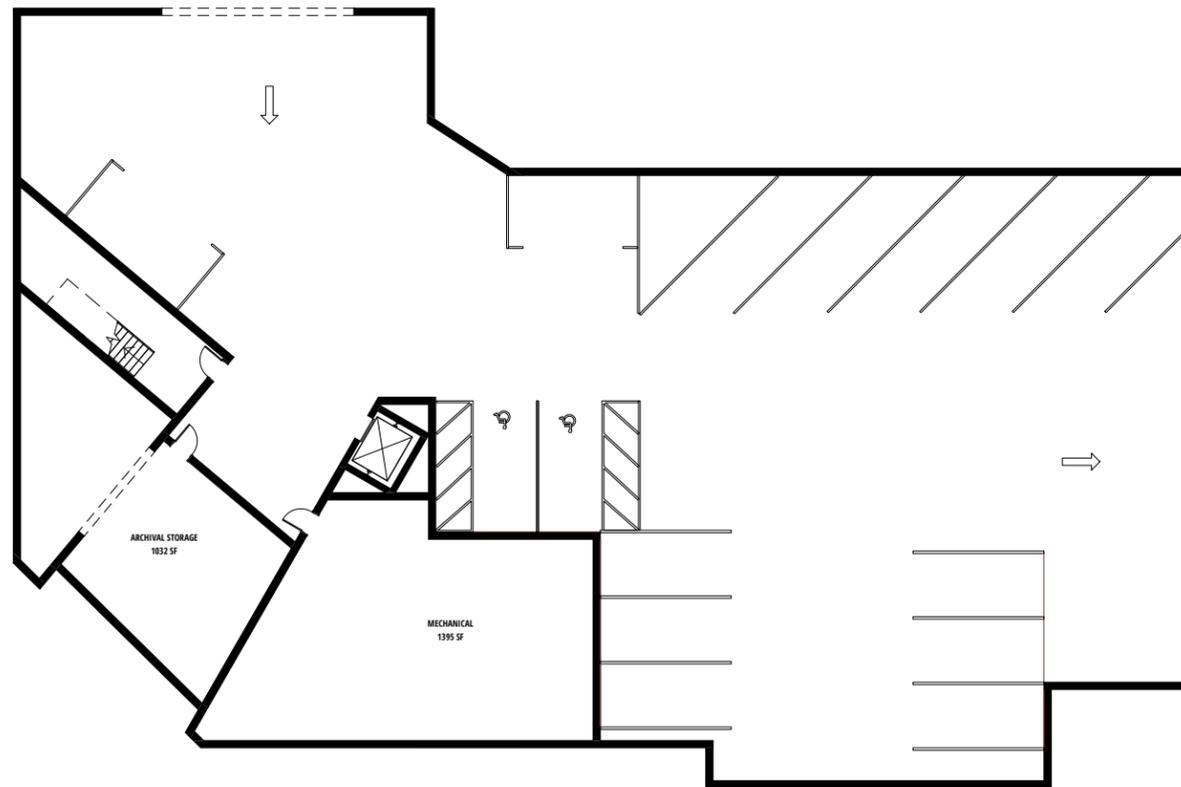
NANTUCKET TOWN HALL
CONCEPT STUDY





OPTION 3: BASEMENT FLOOR WITHOUT PARKING





OPTION 3: BASEMENT FLOOR WITH PARKING



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OPTION 3: FIRST FLOOR



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OPTION 3: SECOND FLOOR





Building with Water CO, NCTV, fast ferry, DPW, Natural Resources

Construction

Site work	4 Acre	\$	400,000	\$	1,600,000
Building Demolition	1 Unit	\$	65,000	\$	65,000
Hazardous Materials Remediation	1 SF	\$	50,000	\$	50,000
Renovation	0 SF	\$	350	\$	-
New Construction	35835 SF	\$	375	\$	13,438,125
Construction Sub-total				\$	15,153,125
General Conditions		9.5%		\$	1,439,547
Construction Contingency		10%		\$	1,659,267
Bonds & Insurance		3%		\$	547,558
Overhead and Profit		5%		\$	939,975
Construction Total				\$	19,739,472

Furniture & Technology

FF&E	12000 SF	\$	20	\$	240,000
FF&E contingency		10%		\$	24,000
FF&E Total				\$	264,000

TS&E	12000 SF	\$	15	\$	180,000
TS&E contingency		10%		\$	18,000
TS&E Total				\$	198,000

Construction Escalation	2.5 Year	4.50%	\$	2,272,666
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Owner's Costs

Design Professional Fees	12%	\$	2,424,177
Legal / Administrative Fees	0.5%	\$	110,818
OPM Fees	3%	\$	664,909
Design Contingency	15%	\$	3,030,221
Owner's contingency	10%	\$	2,020,147
Total Soft Costs		\$	8,250,272

Total Project Budget \$ 30,724,410

Construction cost per square foot	\$	551
Project cost per square foot	\$	857

Building without Water Co., NCTV, fast ferry, DPW, Natural Resources

Construction

Site work	4 Acre	\$	400,000	\$	1,600,000
Building Demolition	1 Unit	\$	65,000	\$	65,000
Hazardous Materials Remediation	1 SF	\$	50,000	\$	50,000
Renovation	0 SF	\$	350	\$	-
New Construction	21971 SF	\$	375	\$	8,239,125
Construction Sub-total				\$	9,954,125
General Conditions		9.5%		\$	945,642
Construction Contingency		10%		\$	1,089,977
Bonds & Insurance		3%		\$	359,692
Overhead and Profit		5%		\$	617,472
Construction Total				\$	12,966,908

Furniture & Technology

FF&E	13440 SF	\$	20	\$	268,800
FF&E contingency		10%		\$	26,880
FF&E Total				\$	295,680

TS&E	13440 SF	\$	15	\$	201,600
TS&E contingency		10%		\$	20,160
TS&E Total				\$	221,760

Construction Escalation	2.5 Year	4.50%	\$	1,516,989
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Owner's Costs

Design Professional Fees	12%	\$	1,618,122
Legal / Administrative Fees	0.5%	\$	66,313
OPM Fees	3%	\$	437,551
Design Contingency	15%	\$	2,022,652
Owner's contingency	10%	\$	1,348,435
Total Soft Costs		\$	5,493,072

Total Project Budget \$ 20,494,409

Construction cost per square foot	\$	590
Project cost per square foot	\$	933





2015 APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER 2016 JANUARY FEBRUARY MARCH APRIL



POTENTIAL SCHEDULES



NANTUCKET, MA
COASTAL MANAGEMENT
PLAN



Town of Nantucket
2014

Massachusetts Avenue

- ▶ Install Jersey barriers at the intersection of Ames Street and Madaket Road, back barriers with sand
- ▶ Provide one pedestrian access, delineated by snow fence
- ▶ Provide beach nourishment and plant native, salt tolerant vegetation to stabilize bank slope
- ▶ Remove pavement back to the intersection and slope drainage away from the eroding bank, redirecting runoff into the vegetative swale west of the road layout
- ▶ Continuous monitoring, post storm, photo record
- ▶ Appropriate Signage



Madaket Road

- ▶ Install Jersey barriers at the intersection of Ames Street and Madaket Road, back barriers with sand
- ▶ Provide one pedestrian access, delineated by snow fence
- ▶ Provide beach nourishment and plant native, salt tolerant vegetation to stabilize bank slope
- ▶ Remove pavement back to the intersection and slope drainage away from the eroding bank, redirecting runoff into the vegetative swale west of the road layout
- ▶ Continuous monitoring, post storm, photo record
- ▶ Appropriate Signage



Hummock Pond Road

- ▶ Relocate Jersey barriers 100' east of the bank, back barriers with sand
- ▶ Provide one pedestrian access, delineated by snow fence to the beach
- ▶ Provide beach nourishment and plant native, salt tolerant vegetation to stabilize bank slope
- ▶ Remove pavement back to the barriers, slope drainage away from the eroding bank, redirecting runoff into the vegetative swale east-west of the road layout
- ▶ Continuous monitoring, post storm, photo record
- ▶ Appropriate Signage



**TOWN OF NANTUCKET
CONTRACT REVIEW COMMITTEE**

February 9th, 2016

**REPORT AND RECOMMENDATIONS:
FY 2017 HUMAN SERVICES GRANT AGREEMENTS
(PER CODE OF NANTUCKET CHAPTER 12)**

This presents the independent report and recommendations of the Contract Review Committee [CRC] regarding the placement on the Town Warrant of Proposed Awards of Town Human Services Grant Agreements for FY 2017. This report is submitted to the Finance Committee and the Board of Selectmen as required by Chapter 12 Section 6 of the Code of the Town of Nantucket.

In support of our recommendations, the CRC also forwards our Analysis and Rationale for Recommendations for each proposal [Attachment A], A Safe Place service statistics FY16 7-12-2015 [Attachment B] Data chart from A Safe Place on services provided 7-12-2015[Attachment C].Health Impartives email containing visit Chart 2015[Attachment D] Massachusetts School and District Profiles Enrollment Data [Attachment E] Inquirer & Mirror [Attachment D] Business Insider July 15 2015[Attachment E] United States Census Bureau [Attachment F] Nantucket Cottage Hospital Quartley report FY2016 to the town of Nantucket July-September October-December

SUMMARY

The Town Manager has identified an increase in the Human Services Budget from \$350,000 for FY2016 to \$400,000 for FY2017. The CRC supports this increase and again applauds Town Management for its continued support of such vital services to the Island community. Accordingly, the CRC is recommending allocations among the proposals received within that budget target. The CRC continues to believe that the economy, increasing human services needs, public health and safety concerns and changing demographics justify the increase in the sum that the Town has budgeted for this purpose.

Accordingly, in addition to the recommendations for funding within the target budget, the CRC has support documentation for the need of the new budget.

The CRC has done their due diligence, and deliberated carefully in crafting these recommendations. We recognize that the Town has no legal obligation to provide human services such as these, and that if it does a public purpose must be identified and served.

In an effort to have a more in depth understanding of each the Human Service Provider's programs and allocations of the Town's Human Service Grant to the recipients, The CRC requested additional information pertaining to the following services areas: Increase in services provided to individuals, had the providers expanded their services, was there an increase in the number of individuals seeking services, and was the provider collaborating effectively with other Human Services Providers? In addition, operating budgets were requested from each grant applicant.

After reviewing each grant proposal for FY17 the CRC met with the individual Human Service providers for a presentation which included a review of FY16 and their Budget as well as program or services for FY17. The CRC board members then paired up to do on site interviews after grant presentations. After on site visits and presentations some providers were asked to return for a follow up. In some instances we referred to the Town's Chief Financial officer to help in better understanding of the grant applicant's finances. The CRC spent numerous hours to have as much information and knowledge in regards to the Island's Human Service needs.

The United States Census for 2014 shows the Island population to be 10,856 with an increase of 6.431% in the Island community over 2013 with no availability of the 2015 census. The Town of Nantucket Census earmarks the population at 12,892 an increase of 3.268 % over last year. Comparably, there is a discrepancy of 18.75% between the U.S. Census and The Town of Nantucket's census. Nantucket has a registered voter population of 8,764; registered birth certificates for The Town of Nantucket show that only 34% of the children born on the Island are born to parents who are both American citizens; less the 1/3 of the children being born on Nantucket are born to parents that are American citizens. Markedly, enrollment of children under the age of 18 in licensed and accredited educational institutions and programs has increased 5.62% from 1991 to 2103. Demographically, over the last year, the public school has seen a significant change in the school population. In 2014 the schools demographic was 61% Caucasian, 21% Hispanic, 15% African American, 3% Eastern European; in 2015-2016 the numbers are as follows: 58.1% Caucasian (-4.75%) 26.1% Hispanic (24.28%) 10.6 % African American (-29.9%) Eastern European 3.3% (9.9%), Asian 1.7%. The Nantucket Cottage Hospital Health Care Advocacy program (Social Services Department) performs 520 service hours per quarter, the MSW (Master Social Worker) shows that 31% of his hours are for community based services while the ASW (assistance social worker) logs 21% of their hours for community service. More astounding is that the HCA (Health Care Advocates) account for 80% of their hours as community based. The demographics of individuals being seen are: 65% Spanish, 10% Eastern European, with the other 25% falling into the demographics of African American, Asian, Caucasian and other. The number of community individuals seeking services quarterly is 2,467 just under 2/3 are non-citizens. Health Impartives has seen a 17% increase in clients (32% fit in the 100% federal poverty guideline), the client demographics are: 24% African American, 54% Hispanic, 4% Portuguese, 16% non-English speaking proficient. If we were to use the Massachusetts Town clerks adage formulation, for every registered voter there is a non registered voter, Nantucket's registered voter population is 8764. Using this formulation, that would earmark the population at 17528; if we then added the 2103 of documented children under 18 in licensed and accredited educational institutions and programs, there would be a population total of 19,63. Taking into consideration that these are the only documented population verifiers. When reviewing the available information it could be estimated that Nantucket does not have a year-round population of 10,856 or 12,892, but perhaps a more accurate figure would be close to 20,000. If we were to take the estimated population using the adage analysis of 17,528 and the US census number of 10,856 there is a 61% difference in the Island population.

The impact of the population and the change in the Islands demographics continues to strain all aspects of the Island services whether public or private, as well as increased issues related to such a diverse and unaccounted for population. A Safe Place has seen an increase in services provided by an astounding 71.42% in just 6 months compared to the last reporting year total. It is estimated, using unverifiable figures, that there is an increase of 33.33% in the use of Heroin and opiates affecting our island Community, especially our young adults. Mental health, and affordable health care, continue to be of significance in our Community. The continued care of our growing elderly population, and lack of affordable housing should make us concerned as to who will care for our Island community. Because of the inability to access State and Federal Human Services support agencies for walk in help, social service providers are called upon to provide the needed advocacy. Taking into consideration the island population and diverse demographics, it is evident, by the sheer number alone, that the Human Service providers continue to serve more needs of the Island community.

In FY2015 the Town of Nantucket allocated \$317,880 in the Human Services Grant monies. In FY2016 the Human Service Grant monies increased by 10.10 % going from \$317,880 to \$350,000. In FY 2017, the requested Human Service Grants funds increased from \$350,000 to \$400,000 which is a 14.28% increase. The difference in allocated funds for Human Service in the last two years will increase by 25.83% if the FY2017 request is granted. The increase in Human Service Grant monies by Town Management is reconized as a signifigant effort on theTown of Nantucket .

In reviewing each proposal, we have determined that 1) a public purpose is served by the services; 2) the provider has demonstrated that the proposal is cost-effective; and 3) the services meet a specific need level which was identified by the Council for Human Services in its "Back To Basics" 2010 Report to the Board of Selectmen on Human Services Contracting. [Attachment H].

REQUEST

We respectfully request that the Board of Selectmen adopt the funding recommendations set forth below and that the Finance Committee issue a positive recommendation on these allocations within Article 9 of the Town Warrant.

CRC FY 2017 Article 9 Funding Recommendations

	Agency	FY 2015 Award	FY 2016 Award	FY 2017 request	FY 2017 CRC Recommendations
1	A Safe Place	\$50,000	\$50,000	\$50,000	\$50,000
2	ASAP	\$4,000	\$6,750	\$16,750	\$16,750
3	Elder Services of Cape Cod	\$13,000	\$13,000	\$16,000	\$16,000
4	Health Impartives	\$11,000	\$24,960	\$24,960	\$24,960
5	Family & Childrens	\$100,000	\$100,000	\$120,000	*\$100,000
6	MVCS	\$12,000	\$12,000	\$12,000	\$12,000
7	Legal Services	\$4,000	\$4,120	\$4,250	\$4,250
8	Rental Assistance Program	\$30,000	\$25,000	\$38,000	\$25,000
9	Emergency Food Pantry	\$35,000	\$35,000	\$40,000	\$35,000
10	NCH Social Services	\$35,880	\$52,170	\$65,380	\$65,380
11	MY Nantucket			\$20,000	\$20,000
	Totals	\$317,880	\$350,000	\$427,055	\$369,340

Contract Monitoring

In 2013 the CRC started to conduct site visits and interviews with providers who were performing services in order to have a more hands on method for reviewing and assessing the performance of providers.

Although the Human Services Director had provided such oversight and reported to the Council for Human Services and the CRC in the past, the CRC believed that first hand observations and contact would enhance the ability of the CRC to understand the work provided under the town's Grant Agreements and to more accurately report to the Board of Selectmen and the Finance Committee regarding the public purpose served as well as the cost effectiveness of the programs observed.

After discussion and analysis, the CRC established the following methodology: Two members were assigned to a provider and were asked to visit with and interview the principals of the agencies assigned. Thereafter, the factual details and results of the visits and interviews were reviewed and discussed at an open meeting of the CRC.

All members reported that they had learned much from the experience. Written narratives were submitted in some cases and in other cases reports of the CRC members were provided orally at the open meeting.

For FY2017 the CRC has made recommendations for added provisions to some contracts to help better monitor the services providers.

*CRC recommends \$100,000 to Family & Children's Services, \$50,000 of which would be used for individual mental health and substance abuse therapy for uninsured clients with the additional \$50,000 restricted, to go towards a management audit. Any remaining funds, after the audit, would go back into therapy.

The CRC recognizes the significant efforts made by FCSN over the last two years to strengthen their financial stability. The CRC also recognizes the role FCSN has, along with the other 25 private Island Clinicians, in Mental Health and Substance abuse treatment in our Community. It is with this understanding and appreciation of the impact both of these diseases have had in our community that The CRC has made this recommendation.

The FCSN financial stability, not only now but five to ten years from now, is vital to the FCSN existence.

The CRC reached these recommendations after countless hours of meetings which involved FCSN, the accounting firm Conley and Wood and, Brian Turbitt, Nantucket Director of Municipal Finance.

The CRC stands behind this recommendation unanimously.

Town of Nantucket
Sewer Project Impacts
February 10, 2016

	Nantucket Harbor - Shimmo	PLUS Parcels	Totals
Estimated Cost of Project	27,829,162.00	13,098,206.00	40,927,368.00
Estimated number of connections	212.00	190.00	402.00
Estimated Number of Potential Connections	130.00	88.00	218.00
Allocate Betterment % equally	y		
Allocate tax rate % equally	y		
Allocation % to Betterment	60%		
Allocation % to Tax Rate	40%		
Total Betterment	16,697,497.20	7,858,923.60	24,556,420.80
Total to Tax Rate	11,131,664.80	5,239,282.40	16,370,947.20
Total to Sewer Rate			
Estimated Betterment Cost (Uniform Unit Method)	48,823.09	28,269.51	
Estimated Annual Betterment Impact	\$1,730.15	\$1,001.79	
State Revolving Fund Eligible	y	y	
Interest Rate			
Interest on Non SRF Eligible portion	3.50%	3.50%	
Amortization of debt # of years	30.00	30.00	
Betterment Years	30.00	30.00	
Tax Impact per \$100,000 of Value			
Residential	1.99	0.94	2.93
Open Space	1.91	0.90	2.80
Commercial	3.51	1.65	5.16
Industrial	3.51	1.65	5.16
Personal	3.51	1.65	5.16
Tax Bill Impact			
Average Residential Value	\$1,784,378	35.49	16.71
Average Residential Value - Year Round	\$1,144,544	22.77	10.72
		16.71	52.20
		10.72	33.48



Nantucket Affordable Housing Trust Fund

2 Fairgrounds Road, Nantucket, MA 02554

February 29, 2016

Chairman Robert DeCosta
Board of Selectmen
16 Broad Street
Nantucket, MA 02554

Re: Funding Request for the Affordable Housing Trust Fund

Dear Chairman DeCosta,

I am writing on behalf of the Affordable Housing Trust Fund, which voted unanimously at its duly noticed February 19, 2016 meeting, formally requesting that the Board of Selectmen recommend an allocation of \$1 million from the Town's real estate account or other appropriate funding source, as the Town Administration and Finance Departments so determine, to be included within the budget to be voted on at the 2016 Annual Town Meeting ("ATM"). Such funding would be used to further the goals and objectives of the Affordable Housing Trust Fund ("AHTF") in the creation of affordable housing initiatives. The AHTF has the unique ability to act quickly and with flexibility to various housing opportunities that would support the creation of affordable housing.

The AHTF was reconstituted last fall per a vote of the 2015 Annual Town Meeting and now have an active, strong and committed membership that will be very effective. However, the AHTF has been impacted by the lack of sufficient funding to continue with our mission.

In just the past 5 months, we have:

- Engaged a consultant and underwrote the expense for the development of an updated Housing Production Plan for the Town and have been meeting with the consultants in the process;
- Affected the sale of property at 2 Bartlett Road (at 23% ROI); and,
- Re-deployed a portion of the proceeds towards the creation of a secondary covenant lot on Fairgrounds Road.

Just prior to that project, the AHTF enabled the transfer of the 7 Surfside Road property to Housing Nantucket to support the development of up to four (4) workforce and affordable units on the site.

As the Board of Selectmen consider this request, please note that it is proscribed in our act that "Any expenditure by the Trust to any one party in a cumulative amount exceeding \$100,000 or donations to any charitable organization by the Trust shall also be approved by Board of Selectmen prior to finalizing the transaction."

On behalf of the AHTF, I want to thank the Board of Selectmen for supporting and contributing to the development of affordable housing by supporting Article 82 in this year's Annual Town Warrant which has

the potential to establish an ongoing, reliable revenue source to aid in addressing Nantucket's unique affordable/workforce housing needs.

The AHTF is hopeful the article will have strong support at this year's ATM. It is understood that this home rule petition establishing the 1% tax on the seller of property here on proceeds over \$2 million may take time to pass through the state legislature. Therefore, the request for funding through the town itself will serve to provide operating capital for the AHTF in the meantime. This request is critical to be in a position to take advantage of good opportunities that emerge in the near future.

Should you have any further questions or concerns please do not hesitate to contact Andrew Vorce or myself. Thank you for your consideration of this request.

Sincerely,



Linda Williams, Chairwoman
Affordable Housing Trust Fund

CC; Finance Committee
Libby Gibson, Town Manager
Andrew Vorce, Director of Planning
Tucker Holland, Independent Housing Specialist