



TOWN AND COUNTY OF NANTUCKET

16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

***AGENDA FOR THE MEETING OF THE
BOARD OF SELECTMEN
APRIL 27, 2016 - 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS***

I. CALL TO ORDER

II. BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Board of Selectmen Meeting is Being Video/Audio Recorded.
2. 2016 Committee/Board/Commission Vacancies.

IV. PUBLIC COMMENT*

V. NEW BUSINESS*

VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Payroll Warrants for Week Ending April 24, 2016.
2. Approval of Treasury Warrants for April 27, 2016.
3. Approval of Pending Contracts for April 27, 2016 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VII. CITIZEN/DEPARTMENTAL REQUESTS

1. Land Use Specialist: Overview of "Keeping History Above Water" Conference April 10-13, 2016 Providence, RI.
2. Next Level Watersports LLC: Request for License for Kiteboard Business Pursuant to Provisions of Town Code Chapter 137.

VIII. PUBLIC HEARINGS

1. Public Hearing to Consider Application for New Dealer in Junk, Old Metals and Second Hand Articles License for James Robinson, Inc. at 2 South Beach Street (continued from 20 April 2016).
2. Public Hearing to Consider Application for Alteration of Premises for Seasonal All-Alcoholic Beverages Restaurant License for Fish in the Spread LLC d/b/a Slip 14, Jonas Baker, Manager, for Premises Located at 14 Old South Wharf (continued from 20 April 2016).
3. Public Hearing to Consider Application for Public Assembly Permit for 2016 Firecracker 5K Event - Saturday, July 2, 2016.
4. Public Hearing to Consider Application for New Mobile Food Unit License for Enjoy Kitchen Catering, LLC.

IX. TOWN MANAGER'S REPORT

1. FY 2016 Second and Third Quarter Budget Reports: Our Island Home Enterprise Fund; Sewer Enterprise Fund; Solid Waste Enterprise Fund.
2. Update Regarding Housing Project at 6 Fairgrounds Road (formerly known as 2-4 Fairgrounds).
3. Review of 2016 Annual Town Meeting Follow-up Actions.
4. Review of Fall 2016 Special Town Meeting.

X. SELECTMEN'S REPORTS/COMMENT

1. Report from Real Estate Assessment Committee.
2. Preparatory Discussion Regarding Board of Selectmen Strategic Planning Process.
3. Committee Reports.

XI. ADJOURNMENT

** Identified on Agenda Protocol Sheet*

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN
April 27, 2016

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding
Amendment #1 to Construction Contract	Natural Resources	Maron Construction	\$47,476	Change orders required for Shellfish Hatchery construction project	Art. 3/2015 STM and Art. 30/2016 ATM
Professional Service Agreement	Finance	Scappini & Pina, P.C.	\$25,000	Review of financial policies for Town	Commonwealth of Mass (per Community Compact Agreement)
Service Agreement	Marine	Glyn's Marine	Not to exceed \$34,999 over one year	Repairs and refit of work boat/back up pump-out boat	Waterways Improvement Fund

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.*

Committee Appointments 2016 Timeline
As of 3/2/2016

April 20 – Board of Selectmen review list of openings.

April 21 - Notify members of committees whose terms are expiring.

April 28; May 5, 12 and 19 – Advertise committee openings in newspaper and on Town’s website; put on BOS agenda as announcement starting late-April.

May 20 – Deadline for submitting applications for committee openings that will be heard on May 25 to Town Administration office. This includes applications for:

- Agricultural Commission;
- Airport Commission;
- Board of Health;
- Capital Program Committee;
- Cemetery Commission;
- Conservation Commission;
- Contract Review Committee, Human Services;
- Council for Human Services;
- Council on Aging;
- Cultural Council;
- Finance Committee;
- Mosquito Control Commission;
- Nantucket Affordable Housing Trust Fund.

May 25 – Public hearing for above listed committee applicants.

May 27 – Deadline for submitting applications for committee openings that will be heard June 1 to Town Administration office. This includes applications for:

- Nantucket Historical Commission;
- Nantucket Historical Commission Alternates;
- Parks and Recreation Commission;
- Planning Board Alternates;
- Roads and Right-of-Way Committee;
- Scholarship Committee;
- Shellfish Management Plan Implementation Committee;
- Steamship Authority Port Council;
- Town Government Study Committee;
- Tree Advisory Committee;
- Visitor Services Advisory Committee;
- Zoning Board of Appeals; and
- Zoning Board of Appeals Alternate.

June 1 – Public hearing for above listed committee applicants.

June 22 – Appoint new committee members.

2016 Committee Openings Information

As of 4/14/2016

Committee	# seats open	Term Expiration	Notes
Agricultural Commission	1	2017	vacant
Agricultural Commission	2	2019	1 vacant
Airport Commission	1	2019	
Board of Health	1	2019	
Capital Program Committee	1	2019	
Cemetery Commission	1	2019	
Conservation Commission	3	2019	
Contract Review Committee, Human Services	1	2019	
Council for Human Services	1	2017	vacant
Council for Human Services	1	2018	vacant
Council for Human Services	3	2019	
Council on Aging	3	2019	
Cultural Council	1	2017	vacant
Cultural Council	3	2019	1 vacant
Finance Committee	1	2018	vacant
Finance Committee	3	2019	
Historic District Commission Associate	1	2019	
Mosquito Control Commission	1	2021	5-year term
Nantucket Affordable Housing Trust	2	2018	2-year term; at-large
Nantucket Affordable Housing Trust	1	2018	2-year term; real estate agent/broker
Nantucket Historical Commission	2	2019	
Nantucket Historical Commission Alternate	1	2019	
Parks and Recreation Commission	1	2018	vacant
Parks and Recreation Commission	1	2019	
Planning Board Alternate	1	2019	
Roads and Right of Way Committee	3	2019	
Scholarship Committee	2	2019	
Town Government Study Committee	7	2017	
Tree Advisory Committee	2	2019	
Visitor Services Advisory Committee	3	2019	
Zoning Board of Appeals	1	2021	5-year term
Zoning Board of Appeals Alternate	1	2019	

2016 Committee Openings Information - appointments by Town Manager

As of 3/2/2016

Committee	# seats open	Term Expiration	Notes
ACNVT	1	2017	vacant
ACNVT	2	2018	2 vacant
ACNVT	5	2019	1 vacant
ACNVT	2		alternate seats
Commission on Disability	2	2019	1 vacant

2016 Committee Openings Information - appointments by Assessor

Committee	# seats open	Term Expiration	Notes
Abatement Advisory Committee	3	2017	

NOTICE OF COMMITTEE OPENINGS AND PUBLIC HEARINGS

The Board of Selectmen is accepting applications for annual committee appointments. Interested individuals may obtain a "Committee Interest Form" from the Town Administration office in Town Hall, 16 Broad Street, Nantucket, MA 02554 or on the Town of Nantucket's website at <http://www.nantucket-ma.gov/138/Boards-Commissions>. Information on the responsibilities of the various committees may be obtained from the Town's website or from the Town Administration office. All appointments will be made by the Board of Selectmen at its June 22, 2016 meeting.

Applications for the following committee vacancies must be submitted by **4:00 PM on Friday, May 20, 2016**, for a public hearing on **Wednesday, May 25, 2016**. The public hearing will be held at 6:00 PM in the first floor Community Room of the Public Safety Facility at 4 Fairgrounds Road. Applicants should be present at the public hearing to answer questions.

Agricultural Commission #	1 Seat	Term Ends 2017
Agricultural Commission #	2 Seats	Terms End 2019
Airport Commission **	1 Seat	Term Ends 2019
Board of Health	1 Seat	Term Ends 2019
Capital Program Committee	1 Seat	Term Ends 2019
Cemetery Commission	1 Seat	Term Ends 2019
Conservation Commission	3 Seats	Terms End 2019
Contract Review Committee, Human Services	1 Seat	Term Ends 2019
Council for Human Services	1 Seat	Term Ends 2017
Council for Human Services	1 Seat	Term Ends 2018
Council for Human Services	3 Seats	Terms End 2019
Council on Aging	3 Seats	Terms End 2019
Cultural Council	1 Seat	Term Ends 2017
Cultural Council	3 Seats	Terms End 2019
Finance Committee	1 Seat	Term Ends 2018
Finance Committee	3 Seats	Terms End 2019
Historic District Commission Associate	1 Seat	Term Ends 2019
Mosquito Control Commission	1 Seat	Term Ends 2021

Pursuant to Article 99 passed by 2008 Annual Town Meeting, the Agricultural Commission must be comprised of "four members whose prime source of income is derived from farming or agricultural-based enterprises in Nantucket and another three who are interested in farming."

** Pursuant to MGL Chapter 90, Section 51E, "Of the members appointed [to the Airport Commission] at least one shall be a person having experience in aeronautics."

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Nantucket Affordable Housing Trust, at-large	2 Seats	Terms End 2018
Nantucket Affordable Housing Trust, Real estate agent/broker	1 Seat	Term Ends 2018
Nantucket Historical Commission	2 Seats	Terms End 2019
Nantucket Historical Commission Alternate	1 Seat	Term Ends 2019
Parks and Recreation Commission	1 Seat	Term Ends 2018
Parks and Recreation Commission	1 Seat	Term Ends 2019
Planning Board Alternate	1 Seat	Term Ends 2019
Roads and Right of Way Committee	3 Seats	Terms End 2019
Scholarship Committee	2 Seats	Terms End 2019
Town Government Study Committee	7 Seats	Terms End 2017
Tree Advisory Committee	2 Seats	Terms End 2019
Visitor Services Advisory Committee	3 Seats	Terms End 2019
Zoning Board of Appeals	1 Seat	Term Ends 2021
Zoning Board of Appeals Alternate	1 Seat	Term Ends 2019

THE CONFERENCE MAY BE OVER

....But the conversation is just starting

14 APR 7 LESSONS FROM OUR CLOSING ROUNDTABLE

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We wrapped up day 3 of Keeping History Above Water with a closing roundtable, appropriately entitled, "What Have We Learned and Where Do We Go from Here?"

[Cornelia Dean](#), veteran science writer/editor for the *New York Times* (1997-2003) and writer-in-residence at Brown University, served as session chair and moderator for a candid, often challenging discussion.

The panelists were:

[Adam Markham](#), Deputy Director of Climate and Energy for the [Union of Concerned Scientists](#)

[John Englander](#), oceanographer, consultant, author, and sea level rise expert

[Grover Fugate](#), Executive Director of the [RI Coastal Resources Management Council](#)

[Jim Lindberg](#), Senior Director of the [National Trust for Historic Preservation's Preservation Green Lab](#)

[Victoria Herrmann](#), US Director for the [Arctic Institute](#).

So what *did* we learn and where *do* we go from here? These are arguably the most important questions for keeping the productive conversations of the last three days going. What follows is an attempt to capture the substance and spirit of the answers, offered by both panelists and audience, during this wide ranging summary discussion.

1. Water is apolitical.

"The ocean doesn't care what the laws are, it's going to rise anyway," said Englander. This was a theme that was echoed throughout this roundtable, and indeed throughout the entire conference. ("Unfortunately the Law of Thermal Expansion is one we can't filibuster," said Sen. Sheldon Whitehouse during his opening remarks. "Ice melts at 32 degrees. It doesn't care whether you are Republican or Democrat," added Lisa Craig, Chief of Historic Preservation for the City of Annapolis, in a later session.) It's a poignant one, and not just in terms of political intransigence on climate change issues. Even where there is leadership and political will, large institutions are not agile enough for political

processes alone to solve these problems. As Englander reminded us, "The
KEEPING HISTORY ABOVE WATER
 Final Roundtable: How to Stop sea level rise."

ABOUT NEWS PROGRAM SPEAKERS RESOURCES

2. It takes a village to raise a village..

The need for community engagement was another theme that was repeated throughout the conference. Queen Quet, Chiefess of the Gullah/Geechee Nation of South Carolina, dedicated an entire workshop to the topic, warning of a "tyranny of experts" that can develop when top-down approaches don't leave room for community input. Victoria Herrmann expressed similar sentiments in the closing panel. While we have high level conversations about future threats, she noted that many indigenous communities are already dealing with them – and that we can learn a lot from their experiences if we only stop and listen. "We need to be more inclusive," she emphasized. "We can apply their approaches within their own communities to new and emerging geographies."

3. ...But we need to think bigger than villages.

While bottom-up community engagement should be a priority, there was also wide agreement that current efforts are too fragmented to approach the problem at scale. "In the US land is run at a local level by people and commissions who are the least resourced to deal with these issues," Grover Fugate lamented. Cornelia Dean recalled a conversation with a coastal geologist who told her, "We are attempting to regulate the coast one parcel at a time, which does not have good long-term odds for success." Fugate attributed this to a lack of large-scale institutional leadership. "We have major issues and no major governing body that has any kind of grip on the challenges ahead. It's a collision driven by an economic engine that does not want to know what's around the bend."

4. If you want urgency, speed up the clock.

Conversations around climate change, sea level rise, and historic and cultural preservation tend to look at long timelines. While that may suffice in high level policy discussions, it does little to get the general public engaged with any sense of urgency. "We need shorter time frames so that people can relate to it," said Grover Fugate. Englander and Dean noted that framing sea level rise in terms of the life of a mortgage has often helped them convey the urgency of the threat. As if to punctuate that point, Markham added, "We had time to prepare one mortgage ago."

5. Learn from the Dutch.

In the 1980s, the Dutch built a series a flood protection barriers meant to withstand sea level rise that was unthinkable at the time – and they're already wishing they had built them higher. "The Dutch have been reclaiming land from the ocean for 1,000 years," John Englander pointed out. "We don't have that culture here." The nature of the threat is such that even our substantive conversations aren't grappling with its full magnitude. As Grover Fugate succinctly illustrated, "Some structures are designed to withstand a storm, but the shoreline is no longer there." He explained that our approach to flood insurance, for example, is based not on future projections, but past events. "That's like trying to drive down Route 95 with your rear view mirror."

6. We're going to have to make hard choices.

"We had time to prepare 30 years ago when we said this *might* happen. Now we're here," Markham stated. "We're not ready for something that is already happening. We're already having to make choices." Those choices may require sacrifice. "Some buildings are not savable in their current locations," Englander admitted. "They need to be moved, raised, or allowed to fall into ocean." Herrmann added, "We need a national conversation about relocation and adaptation framework."

7. But it's not too late and hope is not lost.

One of the reasons we convened Keeping History Above Water was not only to bring together many voices and ideas, but to give them momentum beyond our four-day event. "Focusing on solutions and strategies has been a positive turn in the conversation that has happened here at the conference," noted Jim Lindberg. "Out in the world, the more we can talk about action and things we can work on together, the better." Perhaps Grover Fugate best summed up the

2016 CONFERENCE PROGRAM

APRIL 10 - 13 | NEWPORT, RI

An International, Multi-disciplinary Conference
on Saving Historic Structures & Neighborhoods
In the Face of Rising Tides

KEEPING HISTORY

ABOVE WATER



DAY 2
APRIL 11

DETAILS // POSTCARDS FROM THE EDGE

8:00-8:45am **CONTINENTAL BREAKFAST & REGISTRATION**
Marriott Ballroom Foyer (Level 3)-
Check in; pick up your registration packet

8:45-9:00am **WELCOMING REMARKS**
@SenWhitehouse US Senator Sheldon Whitehouse (D-RI)

9:15-10am **KEYNOTE ADDRESS**
@CoastalResilCtr *Introduction | Pam Rubinoff, Senior Coastal Manager, URI Coastal Resources Center*

@AdamCMarkham Keynote | Adam Markham, Deputy
@UCSUSA Director, Climate & Energy Program,
Union of Concerned Scientists
Cultural Heritage & Historic Places in a Rapidly Changing Climate

10-10:30am **COFFEE BREAK**
Ballroom Foyer

10:30am-12pm **PANEL #1: US CASE STUDIES**
Session Chair: Pieter Roos, Executive Director, NRF

@GalvHistory **Galveston: A History of Incredibly Violent Storms, Savvy Adaptations, and Unintended Consequences**
Matthew Pelz, Center for Coastal Heritage Director,
Galveston Historical Foundation

@HPAnnapolis **Weather It Together: Partnering to Protect a National Treasure**
Lisa Craig, Chief of Historic Preservation, City of Annapolis

Planning for Action: Sea Level Rise & A Historic Barrier Island Community
Adrienne Burke, Community Development Director,
Fernandina Beach, FL

12:00-1:30pm **LUNCH**
Use your lunch hour to explore Newport, visit the 74 Bridge Street case study property, participate in a brown-bag workshop, view student and emerging professional poster displays. Boxed lunches for advanced registrants available in the Atrium, Level 2.

12:00-1:30pm **Poster Displays | Student and Emerging Professionals**
(Marriott Atrium)

12:00-3pm **74 Bridge Street | Open Hours**

12:15-1:15pm **WORKSHOP**
@LaurenHCarson Lauren Carson, RI Representative, House District 75,
Report from the RI House Special Study Commission on the Economic Impact of Sea Rise and Flooding in Rhode Island (Marriott Ballroom)

1:30pm **POSTCARDS FROM THE EDGE: MINI-KEYNOTE**

@SalveUnivCHP *Introduction | Robert Russell, Professor, Cultural and Historic Preservation, Salve Regina University*

@CoastArch **Keynote | Tom Dawson, Scotland's Coastal Heritage at Risk Project: A citizen science approach to national heritage**

2:00-3:30pm **PANEL #2: GLOBAL & HISTORICAL PRECEDENTS**

Session chair: Frank G. Matero, Professor of Architecture, University of Pennsylvania

@mdbstedenbouw

Well-designed Water Protection Measures as Future Cultural Heritage
Matthijs de Boer, City-planner-architect, Rotterdam

A Study of the Role of People in Saving the Historical Coastal City of Bushehr, Iran
Khosro Movahed, Professor of Architecture and Regional Planning, Shiraz Branch, Islamic Azad University, Iran

Troubled Waters: The role of practice-led research in understanding and documenting heritage loss
@saraPjones Sara Penrhyn Jones, Bath Spa University

Venice: They're Fixing the Flooding, So Why Isn't Venice Saved?

@asomerscocks Anna Somers Cocks, Founding Editor and CEO, The Art Newspaper; former chair of Venice in Peril

3:30pm **COFFEE BREAK**

Marriott Ballroom

POSTCARDS FROM THE EDGE

FULL SCHEDULE MONDAY // 4/11

4-5:30 pm **PANEL #3: INFORMING ACTION**

Session chair: Stephen White, Dean of the School of Architecture, Art, and Historic Preservation, Roger Williams University

The Sea Doesn't Preserve Unimpaired: The US National Park Service Program & Vision for Cultural Heritage and Climate Change
@ClimateNPS Marcy Rockman, Climate Change Adaptation Coordinator, National Park Service

@wbarchitects David Waggonner, President, Waggonner and Ball Architects

Resilient Preservation: In the Face of Climate Change

@SavingPlaces Jeana Wiser, Resilient Communities Manager, National Trust for Historic Preservation

Local Impacts, Global Solutions: Tapping Into the International Climate Change and Heritage Community of Practice

@AndrewSPotts Andrew Potts, Executive Director, US/ICOMOS

**DAY 3
APRIL 12**

DETAILS // ROLLING UP OUR SLEEVES

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Marriott Ballroom Foyer (Level 3) Check in on-site; or pick up your registration packet.

8:45-9:00am **WELCOMING REMARKS**
#NewportRI Jeanne-Marie Napolitano, Mayor, City of Newport

9-10:00am **KEYNOTE ADDRESS**
Introduction | Margot Nishimura, Deputy Director, NRF

@rowemw **Keynote | Mary Rowe, Civic & Social Organization Leader**
Community Resilience & Preserving the Built Environment

10-10:30am **COFFEE BREAK**
Ballroom Foyer

10:30am-12pm **PANEL #4: STRUCTURAL ADAPTATIONS**
@SavingPlaces *Session chair: Ashley Wilson, Graham Gund Architect, Historic Sites, National Trust for Historic Preservation*

Silent and Unseen: Historic Water Infrastructure and Global Climate Change

Meisha Hunter Burkett, Senior Preservationist, LII Saltzman Architects (New York, NY)

Ain't No Foundation High Enough: The Conundrum of Elevation

@rcga_goodwin Lindsay S. Hannah, Project Manager, and Architectural Historian;
Kate Kuranda, Senior Vice President, R. Christopher Goodwin & Associates, Inc. (New Orleans, LA)

Making Decisions in the Context of Climate Change

@ClimateNPS Janet Cakir, Climate Change Adaptation and Socioeconomics Coordinator, National Park Service

Amphibious Architecture: Where Flood Risk Reduction Meets Climate Change Adaptation

@BuoyantFndProj Elizabeth English, Associate Professor of Architecture, University of Waterloo

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We Culcha and de Sea: Lessons of Community Engagement from the Sea Islands' Indigenous Gullah/Geechee (Marriott Ballroom)

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12:00-3:00pm **74 Bridge Street** | Open Hours

1:30-3:00pm **PANEL #5: STRUCTURAL ADAPTATIONS**

@UrbanLandInst *Session Chair: Dennis Carlberg, Sustainability Director,*
@sustainableBU *Boston University; co-chair, Sustainability Council at the*
Urban Land Institute

**74 Bridge St.: A case study of resiliency measures for
an 18th-c. Newport house & neighborhood** | Lisa Howe,
Director, BCA New England (MA)

@unionstudioarch **Stephanie Zurek, Associate, Union Studio (RI)**

**A Quarter Low: Tidewater Resiliency Design Challenge
- Collaboration between Hampton and Old Dominion
Universities** | Mason Andrews, Associate Professor,
Architecture, Hampton University (Hampton, VA)

@_HamptonU

**Imagining the Future Historic in the Landscape Architecture
Studio**, Suzanne Mathew | Assistant Professor, Landscape
Architecture, Rhode Island School of Design (Providence, RI)

@RISDARCH

3:30pm **COFFEE BREAK**
Ballroom Foyer

3:30-4:45pm **PANEL #6: ADMINISTRATIVE TACTICS**

*Session Chair: Edward Sanderson, Executive Director
& State Historic Preservation Officer for Rhode Island*

@EFCUMD **Innovation in Resiliency Financing** | Dan Nees,
Environment Finance Center, University of Maryland
@MarylandDNR **Joanne Throwe** | Deputy Secretary, Maryland
Department of Natural Resources

@NHCulture

**Heritage and Climate Change: On challenges of
communicating within and outside of the state on
efforts to mitigate and manage climate change effects
on historic resources** | Mary Kate Ryan, State Survey
Coordinator, New Hampshire Department of Heritage

ROLLING UP OUR SLEEVES

FULL SCHEDULE // TUESDAY 4/12

**Protecting Life, Property, and Place: Integrating
Hazard Mitigation and Historic Preservation
Planning** | Jeremy Young, Project Manager,
Disaster Planning for Historic Properties Initiative
Pennsylvania State Historic Preservation Office

@PHMC

5:00-6pm **CLOSING ROUNDTABLE: WHAT HAVE WE LEARNED
& WHERE DO WE GO FROM HERE?**

@ErosionGirl *Session Chair: Cornelia Dean, veteran science
writer and science editor (1997-2003), The
New York Times; teaching fellow and writer-in-
residence, Brown University*

@AdamCMarkham **Adam Markham** | Deputy Director of Climate and
@UCSUSA Energy, Union of Concerned Scientists

@johnenglander **John Englander** | Oceanographer, consultant,
author and sea level rise expert

@RI_CRMC **Grover Fugate** | Executive Director of the RI
Coastal Resources Management Council

@PresGreenLab **James Lindberg**, Senior Director, Preservation
@SavingPlaces Green Lab, National Trust for Historic Preservation

1:30pm **POSTCARDS FROM THE EDGE: MINI-KEYNOTE**

@SalveUnivCHP *Introduction | Robert Russell, Professor, Cultural and Historic Preservation, Salve Regina University*

@CoastArch **Keynote | Tom Dawson, Scotland's Coastal Heritage at Risk Project: A citizen science approach to national heritage**

2:00-3:30pm **PANEL #2: GLOBAL & HISTORICAL PRECEDENTS**

Session chair: Frank G. Matero, Professor of Architecture, University of Pennsylvania

@mdbstedenbouw

Well-designed Water Protection Measures as Future Cultural Heritage
Matthijs de Boer, City-planner-architect, Rotterdam

A Study of the Role of People in Saving the Historical Coastal City of Bushehr, Iran
Khosro Movahed, Professor of Architecture and Regional Planning, Shiraz Branch, Islamic Azad University, Iran

Troubled Waters: The role of practice-led research in understanding and documenting heritage loss
@saraPjones Sara Penrhyn Jones, Bath Spa University

Venice: They're Fixing the Flooding, So Why Isn't Venice Saved?

@asomerscocks Anna Somers Cocks, Founding Editor and CEO, The Art Newspaper; former chair of Venice in Peril

3:30pm **COFFEE BREAK**

Marriott Ballroom

POSTCARDS FROM THE EDGE

FULL SCHEDULE MONDAY // 4/11

4-5:30 pm **PANEL #3: INFORMING ACTION**

Session chair: Stephen White, Dean of the School of Architecture, Art, and Historic Preservation, Roger Williams University

The Sea Doesn't Preserve Unimpaired: The US National Park Service Program & Vision for Cultural Heritage and Climate Change
@ClimateNPS Marcy Rockman, Climate Change Adaptation Coordinator, National Park Service

@wbarchitects David Waggonner, President, Waggonner and Ball Architects

Resilient Preservation: In the Face of Climate Change

@SavingPlaces Jeana Wiser, Resilient Communities Manager, National Trust for Historic Preservation

Local Impacts, Global Solutions: Tapping Into the International Climate Change and Heritage Community of Practice

@AndrewSPotts Andrew Potts, Executive Director, US/ICOMOS

**DAY 3
APRIL 12**

DETAILS // ROLLING UP OUR SLEEVES

8:00-9:00am **CONTINENTAL BREAKFAST & REGISTRATION**
Marriott Ballroom Foyer (Level 3) Check in on-site; or pick up your registration packet.

8:45-9:00am **WELCOMING REMARKS**
#NewportRI Jeanne-Marie Napolitano, Mayor, City of Newport

9-10:00am **KEYNOTE ADDRESS**
Introduction | Margot Nishimura, Deputy Director, NRF

@rowemw **Keynote | Mary Rowe, Civic & Social Organization Leader**
Community Resilience & Preserving the Built Environment

10-10:30am **COFFEE BREAK**
Ballroom Foyer

10:30am-12pm **PANEL #4: STRUCTURAL ADAPTATIONS**
@SavingPlaces *Session chair: Ashley Wilson, Graham Gund Architect, Historic Sites, National Trust for Historic Preservation*

Silent and Unseen: Historic Water Infrastructure and Global Climate Change

Meisha Hunter Burkett, Senior Preservationist, LII Saltzman Architects (New York, NY)

Ain't No Foundation High Enough: The Conundrum of Elevation

@rcga_goodwin Lindsay S. Hannah, Project Manager, and Architectural Historian;
Kate Kuranda, Senior Vice President, R. Christopher Goodwin & Associates, Inc. (New Orleans, LA)

Making Decisions in the Context of Climate Change

@ClimateNPS Janet Cakir, Climate Change Adaptation and Socioeconomics Coordinator, National Park Service

Amphibious Architecture: Where Flood Risk Reduction Meets Climate Change Adaptation

@BuoyantFndProj Elizabeth English, Associate Professor of Architecture, University of Waterloo

12:00-1:30pm **LUNCH**

Use the your lunch hour to explore Newport, visit the 74 Bridge Street case study property, or participate in the brown-bag workshop. Boxed lunches for advanced registrants available in the Atrium, Level 2.

12:15-1:15pm **WORKSHOP**

@GullahGeechee Queen Quet, Chiefess of the Gullah/Geechee Nation
We Culcha and de Sea: Lessons of Community Engagement from the Sea Islands' Indigenous Gullah/Geechee (Marriott Ballroom)

DAY 2
APRIL 11

DETAILS // POSTCARDS FROM THE EDGE

8:00-8:45am **CONTINENTAL BREAKFAST & REGISTRATION**
Marriott Ballroom Foyer (Level 3)-
Check in; pick up your registration packet

8:45-9:00am **WELCOMING REMARKS**
@SenWhitehouse US Senator Sheldon Whitehouse (D-RI)

9:15-10am **KEYNOTE ADDRESS**
@CoastalResilCtr *Introduction | Pam Rubinoff, Senior Coastal Manager, URI Coastal Resources Center*

@AdamCMarkham Keynote | Adam Markham, Deputy Director, Climate & Energy Program, Union of Concerned Scientists
@UCSUSA **Cultural Heritage & Historic Places in a Rapidly Changing Climate**

10-10:30am **COFFEE BREAK**
Ballroom Foyer

10:30am-12pm **PANEL #1: US CASE STUDIES**
Session Chair: Pieter Roos, Executive Director, NRF

@GalvHistory **Galveston: A History of Incredibly Violent Storms, Savvy Adaptations, and Unintended Consequences**
Matthew Pelz, Center for Coastal Heritage Director, Galveston Historical Foundation

@HPAnnapolis **Weather It Together: Partnering to Protect a National Treasure**
Lisa Craig, Chief of Historic Preservation, City of Annapolis

Planning for Action: Sea Level Rise & A Historic Barrier Island Community
Adrienne Burke, Community Development Director, Fernandina Beach, FL

12:00-1:30pm **LUNCH**
Use your lunch hour to explore Newport, visit the 74 Bridge Street case study property, participate in a brown-bag workshop, view student and emerging professional poster displays. Boxed lunches for advanced registrants available in the Atrium, Level 2.

12:00-1:30pm **Poster Displays | Student and Emerging Professionals** (Marriott Atrium)

12:00-3pm **74 Bridge Street | Open Hours**

12:15-1:15pm **WORKSHOP**
@LaurenHCarson Lauren Carson, RI Representative, House District 75, Report from the RI House Special Study Commission on the Economic Impact of Sea Rise and Flooding in Rhode Island (Marriott Ballroom)

1:30pm **POSTCARDS FROM THE EDGE: MINI-KEYNOTE**

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@CoastArch **Keynote | Tom Dawson, Scotland's Coastal Heritage at Risk Project: A citizen science approach to national heritage**

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@asomerscocks Anna Somers Cocks, Founding Editor and CEO, The Art Newspaper; former chair of Venice in Peril

3:30pm **COFFEE BREAK**

Marriott Ballroom

POSTCARDS FROM THE EDGE

FULL SCHEDULE MONDAY // 4/11

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Local Impacts, Global Solutions: Tapping Into the International Climate Change and Heritage Community of Practice

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**DAY 3
APRIL 12**

DETAILS // ROLLING UP OUR SLEEVES

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Community Resilience & Preserving the Built Environment

10-10:30am **COFFEE BREAK**
Ballroom Foyer

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@GullahGeechee Queen Quet, Chiefess of the Gullah/Geechee Nation
We Culcha and de Sea: Lessons of Community Engagement from the Sea Islands' Indigenous Gullah/Geechee (Marriott Ballroom)

12:00-3:00pm **74 Bridge Street** | Open Hours

1:30-3:00pm **PANEL #5: STRUCTURAL ADAPTATIONS**

@UrbanLandInst *Session Chair: Dennis Carlberg, Sustainability Director,*
@sustainableBU *Boston University; co-chair, Sustainability Council at the*
Urban Land Institute

**74 Bridge St.: A case study of resiliency measures for
an 18th-c. Newport house & neighborhood** | Lisa Howe,
Director, BCA New England (MA)

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@_HamptonU

**Imagining the Future Historic in the Landscape Architecture
Studio**, Suzanne Mathew | Assistant Professor, Landscape
Architecture, Rhode Island School of Design (Providence, RI)

@RISDARCH

3:30pm **COFFEE BREAK**
Ballroom Foyer

3:30-4:45pm **PANEL #6: ADMINISTRATIVE TACTICS**

*Session Chair: Edward Sanderson, Executive Director
& State Historic Preservation Officer for Rhode Island*

@EFCUMD **Innovation in Resiliency Financing** | Dan Nees,
Environment Finance Center, University of Maryland
@MarylandDNR **Joanne Throwe** | Deputy Secretary, Maryland
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@NHCulture

**Heritage and Climate Change: On challenges of
communicating within and outside of the state on
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on historic resources** | Mary Kate Ryan, State Survey
Coordinator, New Hampshire Department of Heritage

ROLLING UP OUR SLEEVES

FULL SCHEDULE // TUESDAY 4/12

**Protecting Life, Property, and Place: Integrating
Hazard Mitigation and Historic Preservation
Planning** | Jeremy Young, Project Manager,
Disaster Planning for Historic Properties Initiative
Pennsylvania State Historic Preservation Office

@PHMC

5:00-6pm **CLOSING ROUNDTABLE: WHAT HAVE WE LEARNED
& WHERE DO WE GO FROM HERE?**

@ErosionGirl *Session Chair: Cornelia Dean, veteran science
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New York Times; teaching fellow and writer-in-
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@RI_CRMC **Grover Fugate** | Executive Director of the RI
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@PresGreenLab **James Lindberg**, Senior Director, Preservation
@SavingPlaces Green Lab, National Trust for Historic Preservation

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@_HamptonU

**Imagining the Future Historic in the Landscape Architecture
Studio**, Suzanne Mathew | Assistant Professor, Landscape
Architecture, Rhode Island School of Design (Providence, RI)

@RISDARCH

3:30pm **COFFEE BREAK**
Ballroom Foyer

3:30-4:45pm **PANEL #6: ADMINISTRATIVE TACTICS**

*Session Chair: Edward Sanderson, Executive Director
& State Historic Preservation Officer for Rhode Island*

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ROLLING UP OUR SLEEVES

FULL SCHEDULE // TUESDAY 4/12

**Protecting Life, Property, and Place: Integrating
Hazard Mitigation and Historic Preservation
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@RI_CRMC **Grover Fugate** | Executive Director of the RI
Coastal Resources Management Council

@PresGreenLab **James Lindberg**, Senior Director, Preservation
@SavingPlaces Green Lab, National Trust for Historic Preservation

**DAY 4
APRIL 13**

DETAILS // WORKSHOPS & SEMINARS

8:00-9:00am **MORNING COFFEE & REGISTRATION**
Marriott Ballroom Foyer

9:00am-12pm **WEATHER IT TOGETHER: A COMMUNITY-BASED
ACTION PLAN FOR CLIMATE CHANGE**
WEATHERLY
ROOM

@HPAnnapolis

Lisa Craig, Chief of Historic Preservation,
City of Annapolis
Karen Brown, Project Manager, City of Annapolis
Michael Dowling, Project Architect

@johnenglander

John Englander & Don Bain,
International Sea Level Rise Institute

@AnnapolisOEM

David Mandell, Deputy Director, Office of
Emergency Management, City of Annapolis
Shawn Wampler, GIS Manager, City of Annapolis
Ross Arnett, Alderman, Ward Eight,
Annapolis City Council
Joe Budge, Alderman Ward One,
Annapolis City Council

@MdHistTrust

Nell Ziehl, Chief of Pres. Planning, Education
& Outreach, Maryland Historical Trust



9:00-10:25am
**COURAGEOUS
ROOM**

@NatParkService

@FEMA

@NPCA

@ClimateNPS

NAVIGATING UNCHARTED WATERS: DISASTER PLANNING FOR HISTORIC PROPERTIES

Jennifer Wellock, Architectural Historian, National
Park Service

Amanda Ciampolillo, Regional Environmental
Officer, FEMA Region III Mitigation Division

Jenifer Eggleston, Grants Management Specialist,
National Park Service, State, Tribal, and Local Plans
& Grants

Marcy Rockman, Climate Change Adaptation
Coordinator, National Park Service

9:00am-12pm
74 BRIDGE
STREET

DEVELOPING A CASE STUDY OF MITIGATION MEASURES FOR THE CHRISTOPHER TOWNSEND HOUSE

Mohamad Farzan, NewPort Architecture, LLC
Lori Ferriss, Building Conservation Associates, Inc.
Lisa Howe, Building Conservation Associates, Inc.
Douglas Kallfelz, Union Studio Architecture and
Community Design
Stephanie Zurek, Union Studio Architecture and
Community Design

@unionstudioarch

@unionstudioarch

@NPTRestoration

*The 74 Bridge Street Project is a case study
of resiliency measures for preservation plan-
ning with a focus on the ca. 1725 Christopher
Townsend House, owned by the NRF and lo-
cated in Newport's historic Point Neighborhood,
a National Landmark District.*

9-10:25am
FREEDOM
ROOM
@maringov

THE GAME OF FLOODS: PRESERVATION EDITION

Alex Westhoff, Planner, Marin County Community
Development Agency

9-10:25am
BRISTOL
2nd floor
(not on map)

INNOVATION IN RESILIENCE FINANCING

Dan Nees, Environment Finance Center, University of
Maryland

@EFCUMD
@MarylandDNR

Joanne Throwe, Deputy Secretary,
Maryland Department of
Natural Resources

10:35am-12pm
BRISTOL
2nd floor
(not on map)

FLOOD HAZARD MITIGATION TOOLKIT

Roderick Scott, Certified Floodplain
Manager, L & R Resources LLC
Louisette Scott, Director of the Department
of Planning and Development for
the City of Mandeville, LA

10:35am-12pm
COURAGEOUS
ROOM

SITE SPECIFIC INUNDATION THREAT ASSESSMENT AND CLIMATE CHANGE ADAPTATION

@ClimateNPS

Amanda Babson, National Park Service,
Northeast Coastal Climate Adaptation
Coordinator

@NPSParkCLP

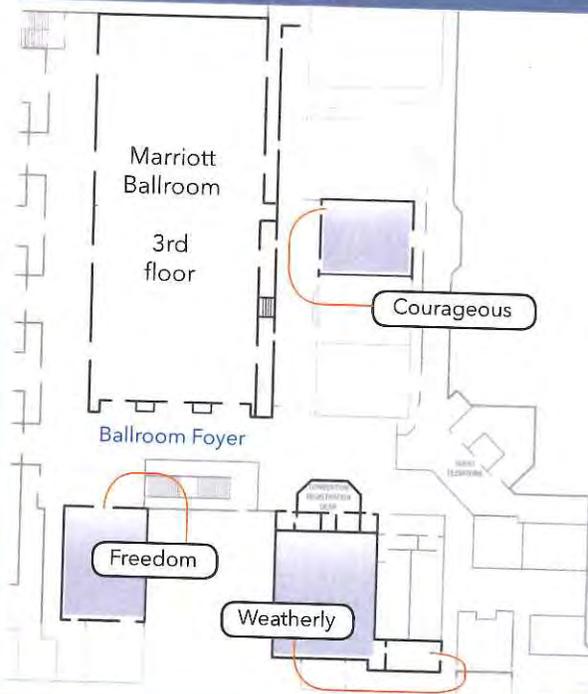
Marilou Ehrler, Chief of Cultural Resources
at Gateway National Recreation Area,
National Park Service

@NatlParkService

Nigel Shaw, Northeast Region GIS
Coordinator, National Park Service

WORKSHOPS & SEMINARS

FULL SCHEDULE // WEDNESDAY 4/13



KEYNOTE SPEAKER BIOS LEADERS IN PRESERVATION & CLIMATE CHANGE

ADAM MARKHAM



**Deputy Director of
Climate and Energy,
Union of Concerned
Scientists**

@UCSUSA

Adam Markham is
Deputy Director

of the Climate & Energy Program at the
Union of Concerned Scientists (UCS). In 2014 he co-

authored the UCS report "Landmarks at Risk," which detailed how climate change is already impacting important and iconic historic and archaeological sites in the United States. Before joining UCS, Markham was President of Clean Air-Cool Planet, a non-profit organization he co-founded to promote innovative local solutions to climate change in the Northeast. Previously he directed World Wildlife Fund's international climate campaign. A native of Britain, Markham earned a bachelor's degree in zoology from the University of Wales at Swansea.

TOM DAWSON



**Scottish Coastal Archaeology
and the Problem of Erosion**
@CoastArch

Tom Dawson is a Research
Fellow at the University of
St. Andrews, Scotland. His
research focuses on the

archaeological and historical heritage of the coast
and threats posed by climate change. He also
works closely with the government agency Historic

Director of the SCAPE Trust (Scottish
Coastal Archaeology and the Problem
of Erosion), and manages Scotland's
Coastal Heritage at Risk Project. He
is also a Trustee of the Society of
Antiquaries of Scotland, and was on the
Royal Commission on the Ancient and
Historical Monuments of Scotland until its
dissolution in October 2015.

MARY W. ROWE



**Civic & Social
Organization Leader**

@rowemw

Mary W. Rowe is an
urbanist and civic
entrepreneur in New
York City, working

with government, business, and civil
society organizations to strengthen
the economic, social, cultural, and
environmental resilience of cities. She
recently completed five years of work
with the Municipal Art Society of NY, one
of North America's oldest civic institutions
focused on the built environment. She
did extensive community engagement
work in New York City after Superstorm
Sandy, and helped form the New Orleans
Institute for Resilience and Innovation
after Hurricane Katrina. Mary is also a
frequent contributor to the international,
interdisciplinary web platform. The

SENATOR SHELDON WHITEHOUSE



**United States
Senator, Rhode
Island**

@SenWhitehouse

A graduate of
Yale and Univer-
sity of Virginia Law

School, Sheldon served as RI Director of
Business Regulation before President Bill
Clinton nominated him to be Rhode Is-
land's United States Attorney in 1994. He
was elected RI Attorney General in 1998,
and to the US Senate in 2006, where he
and Rep. Henry Waxman formed a bi-
cameral Task Force on Climate Change.
As a member of the Senate Environment
and Public Works Committee, Sheldon
has championed environmental causes.
He founded the Senate Oceans Caucus
to promote creative, bipartisan policy
solutions that protect our oceans
and coasts

REDUCING FLOOD RISK & FLOOD INSURANCE POLICY RATES FOR OUR OLDER HISTORIC BUILDINGS



The view from rear door of 74 Bridge Street—the Marriott in the background—October 28, 2012

Public workshop, **FREE**
5-7pm, Wednesday, April 13
74 Bridge St., Newport, RI

Do you want to protect your property and need an idea of where to start? Building owners must be the ones to initiate and complete flood mitigation projects on their buildings, yet there is very little information out there for the owners of older historic buildings built before flood mapping.

Two of our conference presenters, Roderick Scott, Certified Floodplain Manager, L & R Resources; and Louise Scott, Director of the Department of Planning and Development for the City of Mandeville, LA are offering a free public workshop intended to give property owners a toe-hold in the world of flood risk management

This award-winning program will review flood risk, flood maps, the all-important Elevation Certificate, and the National Flood Insurance Program (NFIP). Examples of the two primary approaches to flood mitigation - dry flood-proofing and elevation - will be presented and evaluated. Crucially, this workshop will also address paying for these projects and the funding sources available.

BUILDING & PRESERVING SOUTH COUNTY: THE 31ST ANNUAL RI STATEWIDE HISTORIC PRESERVATION CONFERENCE



Discover South County's social, economic, & cultural history expressed by the built environment

Saturday, April 30, 8:15am-6pm
Wickford Middle School, 250 Tower Hill Rd, North Kingstown, RI

The 2016 statewide preservation conference, presented by the R.I. Historical Preservation & Heritage Commission, considers the distinctive

PUBLIC PROGRAMMING OPEN TO THE COMMUNITY & CONTINUING THE CONVERSATION

and culture in South County, RI. As part of the programming, which includes 12 workshops, 3 walking tours, 3 boat tours, and 7 bus tours of historic places in Exeter and North Kingstown, NRF Executive Director Pieter Roos will take part in a panel reporting on the *Keeping History Above Water* conference. This session will be followed by a walking tour for an on-the-ground exploration of how storm events and sea level rise impact historic resources on Wickford's waterfront.

2-3:15pm | Keeping History Above Water:
A Report from Newport

Teresa Crean, AICP, Coastal Community Planner, Coastal Resources Center/ R.I. Sea Grant at URI
Lisa Howe, Director, BCA New England
Pieter Roos, RIHPHC Commissioner and Executive Director, Newport Restoration Foundation
Douglas Kallfelz, AIA, Principal, Union Studio

The panel will recap and share fresh insights from Keeping History Above Water.

For more information, visit:
www.preservation.ri.gov/conference

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SLOCUM, GORDON & CO. LLP

THE POINT ASSOCIATION OF NEWPORT

SALVE REGINA UNIVERSITY

ADDITIONAL FUNDING FROM

City of Newport

Felicia Fund, Inc.

National Park Service

RI Historic Preservation and Heritage
Commission

The National Trust for Historic Preservation
van Beuren Charitable Foundation

IN KIND SUPPORT

IO Labs

Steve MacAusland

Newport Hospitality Inc.

Newport Tent

Newport Historical Society

Preservation Society of Newport County

WITH SPECIAL THANKS TO

Doris Duke Charitable Foundation

Memo

To: Board of Selectmen

From: Amy Baxter, Business License Inspector

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

Date: April 20, 2016

Re: Kiteboarding License Application: Next Level Watersports

Attached is the Executive Summary and Business Plan for Next Level Watersports, LLC. They are applying for a Town of Nantucket Business License for a kiteboarding business to operate and coach kiteboarding on the waters of Nantucket Harbor for the Summer 2016 Season. The base of operations will be out of the Harborview Nantucket at 24 Washington Street. They also request to access the harbor from the Town Pier and Children's Beach Ramp (on a limited basis). The Business License Fee for 2016 is \$300.

The final business and operation plan is a result of several meetings and review by Town Administration, Chief Pittman, Harbormaster Sheila Lucey and Emergency Manager Dave Fronzuto. The proposal has also been shared with Peter Brace, Harbor and Shellfish Advisory Board.

Please find the attached documents for your review:

1. Executive Summary.
2. Business Plan.

Next Level Watersports LLC
Executive Summary Page

Synopsis:

- Next Level Watersports LLC (NLW) is a professional, fully insured kiteboarding school looking to obtain permitting to operate and coach kiteboarding on the waters of Nantucket Harbor for the Summer 2016 Season and beyond

Base of Operations:

- NLW has formed a partnership with the Harborview Nantucket to obtain a harborfront water access point that does not require use of public land/facilities
- NLW will utilize and market the Harborview as its home base of operations and to pickup/dropoff clients

Coaching Watercraft:

- Coaching will be done off 13 Foot Boston Whalers – These boats were selected based on advice from Bill Pittman and Sheila Lucey and are approved to operate within Nantucket Harbor
- All boats will be fully insured and boats/operators will be in accordance with all Coast Guard/Police regulations at all times

Use of Public Space:

- NLW aims to keep its use of public space as limited as possible: Children's boat ramp will be used in the morning/evenings to launch/land boats. Children's/Town Pier will be utilized to transfer students during the day in a limited capacity only for client convenience
- Boats will not be tied to public piers unattended, trailers/boats will be stored at a private residence when not in the water, boats will be kept at the Harborview/within the coaching area when in the water

Coaching Protocols:

- All coaching will be done in the public waters within Nantucket Harbor with the goal of staying away from beachgoers and other watercraft. Students will be transported from the downtown area at the Harborview Nantucket to the coaching area at the eastern end of Nantucket Harbor to find an area that is free of traffic.
- After review by Dave Franzuto, NLW has implemented numerous safety measures to be in accordance with town code and safety protocols. Special consideration has been given to conservation closure zones, required safety equipment, and safe wind directions in which to provide coaching. Refer to the 'Safety & Operational Protocols' section within the 'Operational Logistics – Kiteboard Instruction' section of the permit application for further detail

Local Permitting & Approvals Sought:

- In accordance with the Town of Nantucket Code, Chapter 137-20, Section A, NLW seeks permitting authorized by the Nantucket Board of Selectmen to provide kiteboard instruction within the waters of Nantucket
- In accordance with the Town of Nantucket Code, Chapter 137-2, Section(s) A & B, NLW seeks a contract and permitting authorized by the Nantucket Board of Selectmen and Harbor Master to utilize the Town Pier to transfer students during the day

Next Level Watersports LLC

Nantucket

Company Co-Founders: Jon Beery and Jake Hoefler

“KITING IS SAFE, FUN AND EASY. LET US SHOW YOU HOW.”

KITEBOARDING INSTRUCTION PERMIT APPLICATION

This document is a proposal to obtain the licensing required to operate a business providing kiteboarding instruction on Nantucket Island. It contains an overview of the management and operational guidelines for kiteboarding instruction to be offered by Next Level Watersports and provides information to obtain permit approvals.

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Overview

Company Mission Statement

Next Level Watersports is dedicated to promoting the safe enjoyment and successful integration of the sport of kiteboarding on the Island of Nantucket through providing premium, thorough and safe kiteboarding instruction and offering itself as a resource for the Community.

Company Overview

Next Level Watersports LLC (“NLW”) is a company founded by two professional, college-educated, athletes and entrepreneurs. Both are experienced kiteboarding instructors at the top kiteboarding school in America located in Cape Hatteras, North Carolina. They live to share their passion with others and are building a company around it.

The founders of NLW will learn from their experience in Cape Hatteras to bring a tried and proven business model to their kiteboarding school on the Island of Nantucket. The goals of NLW are:

- **Emphasis on Quality:** NLW will define itself by offering premium instruction from coaches who carry themselves professionally, are strong communicators, and can build sustained relationships with their clients that builds trust and drives repeat business
- **Focus on Safety:** kiteboarding is a sport that is safe, fun, and easy. NLW’s priority is to teach people the base of knowledge they need to think critically and practice the sport safely
- **Provide a Fun and Luxurious Experience:** in addition to providing instruction, NLW seeks to work with local hotels to provide top-notch accommodations so our clients and their families can learn to kite in luxury when they visit Nantucket
- **Build a Mutually Beneficial Partnership:** NLW aims to offer itself as a valuable addition to the local hotels by providing new service offerings that add to the client experience; including Nantucket in NLW marketing; and boosting client volume throughout the shoulder and peak seasons

In short, NLW aims to be the best kiteboarding school on Nantucket. NLW’s goal is to grow kiteboarding related tourism on Nantucket by offering an unwavering commitment to quality, safety, fun, and the promotion of the sport.

Nantucket Market Overview

Nantucket is a dream kiteboarding destination. The Island offers consistent breeze on the ocean and thermal winds on Nantucket Harbor that allow for year round enjoyment, especially during the shoulder and summer seasons. There are flat, shallow waters at Bass Point perfect for learning. There are miles of shorefront on the north and south shores for wave and advanced riding. The Island offers a variety of conditions that are beautiful for beginner to advanced riders - As a result the sport of kiteboarding is growing on the Island with more kites in the air, growing events like Nantucket Race Week, and peaked interest in the sport from observers. This growth has led to increased demand for kiteboard instruction on the Island.

Currently, there is only one kiteboarding school on Nantucket providing professional instruction that operates at capacity throughout the peak season. After discussion with Island residents and New England residents who vacation on Nantucket but leave the area and travel to the Outer Banks for kiteboard instruction, there is a need for more access to instruction on the Island.

Document Objective

NLW aims to offer premium kiteboard instruction during the 2016 Summer Season within the waters of Nantucket. In order to operate, the Company seeks to be fully compliant with all local, state and federal laws & regulations; fully insured; and have all required licenses and permits to operate within the Island of Nantucket. The purpose of this document is to provide all information required by the Town of Nantucket to obtain approval for NLW to operate for the 2016 Season and beyond.

Next Level Watersports – The Company

The Founders

NLW is founded and operated by Jon Beery & Jake Hoefler (The “Founders”):

Jon Beery was raised in Connecticut and grew up vacationing on Nantucket, Block Island and throughout New England. After graduating Magna Cum Laude from the University of Connecticut, he worked for four years in Boston within the professional services industry as an auditor and consultant and is a Certified Public Accountant. He grew up sailing and boating on Long Island Sound and raced competitively across North America. He was a captain of his high school and college sailing teams and was an assistant coach of the Darien High School Sailing Team. Jon has been coaching sailboat racing on dinghies and big boats for the last 13 years across New England. Last October he decided to marry his passion for kiteboarding with his acquired professional skills. Jon joined Real Watersports, the largest kiteboarding retailer and instruction company in the US, as a kiteboarding coach and process consultant. Within just one year, he rose through their ranks to become a top ranked instructor, received their “Coach of the Month” designation for outstanding service, and worked on consulting projects that grew and streamlined the business. Please refer to Exhibit 1 attached for Jon’s resume.

Jake grew up in New England and has been kiteboarding for 13 years across the East Coast. He attended Brooks School in Massachusetts and was a D1 Student Athlete playing hockey at Northeastern University. After graduating school he has spent the past two seasons working at Real Watersports learning the art of coaching kiteboarding. He is recognized as one of their leading instructors and is routinely assigned to premier clients because of his communication and coaching abilities. Beyond working at Real, Jake has spent time coaching kiteboarding at the Ritz Carlton Reserve in Dorado, Puerto Rico and has diversified his coaching background working in premium destinations. Jake is an entrepreneur who has started his own business. He has a demonstrated ability to lead, run a business and build meaningful relationships with his clients. Please refer to Exhibit 1 attached for Jake’s resume.

Operational Structure

Federal & State Registration

NLW will be Massachusetts registered Limited Liability Company with a Federal Employer Identification Number registered at the local, state and federal levels. The Company will pay local, state and federal taxes in accordance with all laws and regulations and will complete W-2s and all required withholdings on payments to employees.

Business Location

NLW seeks to pair with a local hotel in downtown Nantucket that has waterfront space. The purpose of this pairing will be to provide: a location from which to market its services; a meeting point for NLW employees & customers to execute waivers and check in/out before/after lessons; a location to store boats during the day; and a site to pick up/drop off students before/after lessons. NLW will also utilize this hotel partnership to offer ‘Stay and Play’ packages where clients can obtain housing and setup kiteboarding lessons all in one location through NLW.

Management & Staffing

NLW aims to hire local employees to work for the Company. The Founders of NLW will be in charge of the daily management of the Company and its operations with assistance from a full-time staff member working at our hotel location. Each day the Founders will run a morning safety meeting with all staff prior to the open of business to discuss impending weather, daily logistics, and ensure all employees are informed and on the same page throughout the day. Each staff member will be formally trained on the operation of our systems, safety protocols, class

expectations, and will have all licenses and certifications (First Aid + CPR) required by our insurance and local policies. All staff will have cell phones in waterproof cases at all times in order to facilitate communication between our desk staff and staff on the water and about. The full-time desk staff will be responsible for scheduling lessons, coordinating daily operations, monitoring weather, crisis management and ensuring the organized, successful completion of lessons on a daily basis.

Business Marketing & Brand Awareness

It is the goal of NLW to build awareness of Nantucket as a premier kiteboarding destination to drive new traffic to the Island, particularly during the shoulder Spring/Fall Seasons when the wind is strongest. NLW will approach hotels and publications on Nantucket to add kiteboarding as an activity on their “Activities on Nantucket” listings. NLW will pursue relationships with sailing publications and newspapers to have articles published about NLW, kiteboarding, and the broader Island of Nantucket. NLW will take advantage of the consistent flow of foot traffic through the downtown to obtain and schedule walk-in lessons. NLW will build a presence on Trip Advisor & Yelp, advertise online, and in print media. Lastly, the Company will have a website, Facebook, and Instagram page full of organic content featuring its customers, its location and the Island of Nantucket.

Business Market Analysis

There is a robust market for kiteboarding on Nantucket that continues to grow each year. The advancement of equipment technology has transformed the sport making it safe, accessible, and family friendly. This equipment allows users to learn more easily, go out in a broader range of conditions and removes much of the intimidation of trying to learn how to kiteboard. As a result the sport is growing: The Nantucket Race Week Kite Race held for the first time this year was a resounding success with over 38 registrants from across New England; Martha’s Vineyard hosted the North American Speed Sailing Invitational which drew sailors from all over the world; Year-to-year there are more kites in the sky on Nantucket and whole families are getting into the sport.

Currently, Kitetucket is the only permitted source of kiteboarding instruction on the Island. They have been ambassadors for the sport, have helped bring new events to the Island, and have promoted the safe practice of the sport – Just as NLW intends to do. With the consistent increase in demand for kiteboard instruction, Kitetucket operates at full capacity throughout peak season to the point where they have to turn away potential customers and cannot satisfy demand. Residents of Nantucket and clients of the Founders who live in New England and leave to the Outer Banks for kiteboarding instruction have repeatedly expressed to the Founders their desire for more local, professional instruction. Hence NLW sees an opportunity within a market that is big enough for the two Companies to co-exist and thrive. Beyond this existing demand, NLW intends to grow the market by actively marketing their services across New England.

Service Offerings

NLW will provide two core service offerings - Kiteboarding instruction and eventually Kids Skillz Camps. During the early phases of the Company during the 2016 Season, NLW will focus on offering its core competency, kiteboarding instruction. As the Company builds its reputation and establishes a fluid infrastructure, they will begin offering Kidz Skills Camps.

Kiteboarding Instruction

NLW offers kiteboarding instruction for beginner to advanced riders conducted utilizing watercraft support throughout each lesson. Lessons will be completed in three-hour blocks and successful completion will be dependent on safe wind and weather conditions. Beginners will be taught the skills required to be able to evaluate and identify safe conditions, select appropriate

equipment based on the conditions, retrieve and return to their boards, “self rescue” & troubleshoot situations, and launch & land safely. The goal is to teach the skills needed to go out safely, come back safely with their gear and bodies intact. Advanced riders will be able to learn new skills such as riding a hydrofoil, wave riding, bigger jumping and unhooked riding. The core focus of kiteboard instruction is to teach people to practice the sport respectfully and safely while also having fun. Please refer to the ‘Operational Logistics – Kiteboarding Instruction’ section later within this document for further details.

Kids Skillz Camp

NLW offers Camps for kids too small to kite (<70 lbs.) and kids who want to learn new water skills or might not be interested in kiting. The purpose of this camp is to offer an all day experience beyond just babysitting that allows kids to learn new important water skills while being outside learning the waters and beaches of Nantucket. The camps will allow parents to drop their kids off in the morning, hopefully while they learn to kite, and pick them up after a fun filled day. Our instructors will teach kids how to fly a trainer kite (A smaller version of a real kite made to learn the basics), learn to paddleboard and sail within Nantucket Harbor, tour beaches, learn the basics of surfing, and tour the various historical sites available on Nantucket. The goal of these camps is to provide an educational experience that fosters a love of watersports and the broader Island while allowing their parents to step away and have a day doing what they want to do. *Please Note – At this time NLW seeks to focus on its core competency and offer kiteboard instruction. The company will expand its service offerings once it has the capacity to do so and still offer premium services.*

Benefits for the Community

NLW aims to be a valuable addition to the Community by protecting the environment, fostering the safe enjoyment of the sport of kiteboarding, adding to the economy on Nantucket, and giving back to the community.

Environment

There are many different stakeholders that utilize beaches and public waters within the Community. There are concerns from the Nantucket Conservation Foundation to ensure that wildlife can forage, reproduce safely, and there is no pollution. There are oyster farmers and fishermen who utilize the waterways within Nantucket to make a living. There are tourists that utilize the beaches and waterways for public enjoyment that must be able to use these areas safely and without obstruction. Each of these stakeholders has a right to use the area and the sport of kiteboarding must fit into the community as a whole. This has presented problems in the past and NLW intends to be a part of a vibrant future.

NLW will design its operations around respecting the needs of each of these stakeholders. The riding map and area in which the Company would like to teach is based off the Nantucket Conservation Foundation map and takes into account environmental closures. The Company will operate environmentally friendly watercraft that are fuel-efficient and allow its coaches to stick with students to prevent them from entering closure areas. The Company will launch kites off their watercraft and operate off beaches only accessible by water to prevent overlapping with beach goers or affecting their enjoyment of the waterfront. Most of all, NLW will make riding information available to the public so people know where they can and cannot ride to respect the environment.

Safety

Kiteboarding is a sport that can be dangerous if it is not respected and practiced properly. Through their continued presence on the water, NLW staff will be able to monitor riding areas and inform people if they are in an improper location that puts themselves or others in peril

(Launching on a crowded or closed beach, Kiting in an area with strong current or hazards, etc.). The Company will operate under the “Good Samaritan” principal to assist kiteboarders in distress and calm the situation if necessary. NLW will create riding maps detailing the safe areas to kite including key information such as launch/land areas, information about ocean currents, and sources of wind turbulence all the way to the best places to park and to eat. Most importantly, NLW staff will provide thorough instruction to users so they learn safe habits such as the appropriate wind speeds to learn to kite in, never launching in offshore wind conditions, avoiding wavey conditions and being aware of boat traffic. The goal is to be an ambassador for the sport on the Island to help everyone to enjoy kiteboarding safely.

Local Economy and Employment

NLW will actively market its location on Nantucket in print and online media with the goal of generating new kiting related tourism volume. Since the windiest/waviest seasons are the Spring and Fall seasons, the Company is hoping to drive this volume during the shoulder seasons when tourism ordinarily dies off.

Consistent with the ACKTown Downtown Nantucket A Path Forward 2013 Report, NLW hopes to attract and keep its customers downtown. NLW will pair with local restaurants and bars to provide packages that motivate our customers to stay and eat downtown after their lessons are over. NLW will utilize its partnership with local hotels to create the ‘Stay and Play’ package where clients would be able to obtain premium lodging and learn to kite all in one location. NLW will target companies & charities to bring new events to Nantucket where the Company offers kiteboard instruction. Conservatively, assuming twenty new kiteboarding related vacations are booked to the Island, NLW estimates over 50k of economic benefit to the downtown area between lodging, food and other ancillary needs during its first year.

Beyond driving new tourist volume, NLW hopes to become a local educator and employer. The Company is seeking top-notch reliable instructors to coach kiteboarding lessons, run Kids Skillz Camps and operate our desk. The Company will seek to hire local talent who already has housing on, and a deep knowledge of, the Island. Since the sport of kiteboarding has an international presence it can allow employees the ability to travel the world while earning a livelihood. A benefit both Founders have been able to enjoy. NLW intends to provide standardized training for employees that teaches them how to operate in a premium market and provide premium instruction. By working for NLW, employees will gain a valuable skill set that can make them marketable around the world. The Company will also generate over 20k of new income for its employees on the Island in its first year.

Giving Back to the Community

In its role as an ambassador for the sport of kiteboarding on Nantucket NLW seeks to facilitate communication between the kiteboarding community and broader Nantucket community as well as provide educational experiences for residents. To provide education, NLW aims to create annual events for the local middle and high schools. The Company will hold events to teach kids the basics of flying a trainer kite, spotting safe wind conditions, and navigating safely around kiteboarders on water and on land. These events have the dual benefit of attracting kids within the community to an active, healthy sport as well as serving as a recruiting base for our next round of premium kiteboard instructors. To act as a facilitator, NLW intends to be actively involved within the kiteboarding community in order to voice potential concerns to the town as well as communicate and work to enforce potential concerns from the town to other kiteboarders on the Island.

Operational Logistics – Kiteboard Instruction

Compliance With Laws & Regulations

NLW will be compliant with all local, state and federal laws and regulations and aims to operate harmoniously within the community and waterways of Nantucket.

Local Permitting & Approvals

- In accordance with the Town of Nantucket Code, Chapter 137-20, Section A, NLW seeks permitting authorized by the Nantucket Board of Selectmen to provide kiteboard instruction within the waters of Nantucket
- In accordance with the Town of Nantucket Code, Chapter 137-2, Section(s) A & B, NLW seeks a contract and permitting authorized by the Nantucket Board of Selectmen and Harbor Master to utilize the Town Pier to transfer students during the day

Insurance & Liability Coverage

- NLW will maintain a full insurance policy that satisfies all minimum insurance requirements of the town (Minimum \$1 million liability coverage). Please refer to Exhibit 2 for the sample policy quote obtained by NLW for the Summer 2016 Season

Cooperation with Police, Harbor Patrol, US Coast Guard & Environmental Police

- NLW seeks to maintain a proactive relationship with all local authorities through open communication, operating as an ambassador on the water, and respecting all laws, regulations, and requests of town authorities
- Any operators of watercraft will have all licenses required by insurance and authorities
- All watercraft will be registered and carry all USCG required equipment
- Any operators or passengers on watercraft will wear a USCG approved life jacket at all times

Coaching Watercraft Logistics

NLW will operate watercraft that are environmentally friendly, unobtrusive to the public waterways of Nantucket and allow its instructors to stay in a safe vicinity to their students.

Coaching Method

The most efficient, effective, and safe way to coach kiteboarding is for a coach to stick with their student at all times on the water. NLW coaches will utilize motorboats to ensure they stay within earshot of their clients at all times. Only NLW coaches are permitted to operate these watercraft and will be trained in:

- Basic mechanics on each boat
- Docking/beaching/anchoring of watercraft
- Maneuvering and throttle control
- Safe positioning of boat relative to kiter
- Rigging/launching/landing from watercraft
- Crisis management.

All coaches must complete formal training and demonstrate competency on the boats prior to being permitted to operate watercraft. All coaches will carry waterproof phones on watercraft to enable communication between instructors, desk staff and authorities if necessary.



Coaching Watercraft

- NLW will use Boston Whaler Sport 130s (13ft) equipped with 40HP Mercury 4-Stroke Engines & two removable 5 gallon fuel tanks
- Motor Boats are clearly labeled with NLW branding, will be located in the immediate vicinity of students kiteboarding to make it apparent they are involved with kiteboard instruction and are not pleasure craft
- Motorboats will be equipped with all USCG required equipment including fire extinguisher, visual distress signals, first aid kits, and lifejackets for all passengers

Motor Boat Storage, Launching & Refueling Logistics

- Motor Boats will be stored on a trailer at a private residence and launched from that trailer on a daily basis for lessons
- For coaching completed on Nantucket Harbor, boats will be launched 1 hr prior to the start of lessons from Children's Boat Ramp around 7:30 AM each morning
- One driver will immediately remove the vehicle along with trailer from the boat ramp and bring it back to the private residence. A second operator will transport the watercraft to the hotel waterfront where they will be beached for a period while instructors meet & greet with students
- During each day in-between lessons, or if no lessons are going out, boats will be beached on the hotel waterfront beach or anchored immediately off shore in front of the hotel
- At the end of each day, one operator will pick up the trailer from the private residence while a second operator transports the boats back to Children's Boat Ramp. The boats will then be hauled from the water and returned to the private residence
- Motorboats will be fueled while on the trailer at a local gas station prior to being launched each day. During normal use the motorboats can operate for a full day without being refueled. If mid-day refueling is necessary, Instructors will utilize the town fuel dock

On-Land Client Handling Logistics

Pre-Lesson Communication

- Students will receive email confirmation informing them of lesson policies (Arrival time, meeting point, required equipment, lesson overview, etc.) and an electronic copy of the release of liability waiver for them to execute 24 hrs prior to the lesson start
- Students will be informed of best places to park & available public transport to eliminate parking & crowd control issues downtown – Consistent with the Town of Nantucket Parking/Enforcement Plan
- In addition to email, NLW staff will call the student to reiterate the above points and ensure clear communication

Pre-Lesson Start

- Students will be asked to arrive a full half-hour prior to the start of their lesson. Upon arrival desk staff will ensure students have completed all required waivers and are properly equipped for the lesson (Booties, Wetsuit, Sunscreen, etc.)
- Instructors will meet & greet with student, discuss goals for the day, review pertinent weather information, provide overview of lesson plan, and fit student with life jacket
- Student will walk with instructor and board the coaching motorboat

Post-Lesson Completion

- After being transported back from the coaching area, student will be returned to the hotel waterfront
- Students will sign-out evidencing that they have returned safely and have completed the lesson
- Students will debrief on-land with instructor to discuss milestones achieved during the lesson, difficulties experienced and next steps needed to move forward

Kiteboard Instruction Logistics

Gear Storage

- All equipment (Kites, Control Bars, Boards, Pumps, Lifejackets) for the day will be selected each morning based on forecast weather conditions and student weights
- Equipment will be stored on coach boats throughout each day so no on-land storage is required

Logistics

- Lessons are booked in three hour morning & afternoon blocks with lessons beginning at 8:30 AM & 1 PM. If there is demand, NLW will operate evening lessons from 4:30 PM to 7:30 PM
- Lessons are booked in 3 hours blocks as a private or semi-private lesson (Maximum 2 to 1 student to instructor ratio)

Lesson Types

- **Beginner:** Learn the basics of kiteboarding safely and efficiently. No prior experience necessary
- **Intermediate:** Learn extended rides on a board, going upwind, transitions
- **Advanced lessons:** Learn jumping, riding strapless, foilboard or have a professional riding partner escort you on a session to tune you up
- **Kite Caddy Tours:** Guided full-service kite tours for experienced riders. Client arrives and NLW handles all logistics to provide an incredible session on the water

Commute to/from Coaching Area

- The coaching area is located on the easternmost end of Nantucket Harbor past fifth point. When all equipment and students are on coach boats, they will be transported to the coaching area. Refer to Exhibit 3 for proposed coaching area and commute plan
- Students will be transported to/from the coaching area during each lesson with a commute time of roughly 30 minutes depending on wind/weather
- Instructors will idle while in the downtown channel zone and plane once out in Nantucket Harbor outside of the channel taking care to respect all rules of the road

Lesson Completion

- NLW will keep students away from land at all times while riding by utilizing a 200 yard buffer zone between the kiter and the shore with the goal of keeping our students away

from hard objects and crowded beaches. Instructors are responsible for launching/landing kites and removing the kites from students in any situation that puts the student in peril while they are still learning kite control

- Gear will be setup on watercraft away from the beach or below the high tide line at all times – Initial kite flying will be done in waist deep water and, when the student has appropriate control, will move to deep water
- Staff will be trained to teach through verbal instruction methods, completing live demonstrations for students and utilizing diagrams and visual aids to suit all learning styles
- Instructors will be responsible for assisting their students through the full learning progression from initial kite control to sustained board rides. Refer to Exhibit 3 for detailed sample syllabus, sample daily lesson schedule and coach boat commute diagram.

Safety & Operational Protocols

The safety of students, instructors and the public is the primary concern of NLW. In order to promulgate a culture of safety the Company will implement various controls.

Crisis Planning

- Disaster plans will be established for all daily operations and services provided containing:
 - Communication protocol between instructors & desk staff in case of emergency
 - Communication protocol between instructors, desk staff, and authorities (Police, Fire, USCG, Etc.) in case of emergency
 - Protocol for transporting casualties to pickup points or communicating current location in case transport is not possible
- Staff will hold boating, First Aid & CPR certifications as required by our insurance policy and town regulations
- Plans will be reviewed by the Police & Fire Departments and Harbor Master to ensure its feasibility and smooth execution

Staff Training

- Staff will be thoroughly trained and must demonstrate competency prior to providing any client facing services. Staff will be trained to:
 - Operate watercraft safely, demonstrate knowledge of the waterways of Nantucket, and know the rules of the road
 - Demonstrate a clear knowledge of disaster plan protocols and follow these plans in case of emergency
 - Demonstrate a deep knowledge of course syllabuses and provide fluid, thorough instruction to our clients
 - Show they are competent with handling kiting equipment and can handle situations that arise while coaching
 - Communicate with, and handle, clients in a “White Glove” manner by carrying themselves professionally, consistent with the premium services NLW intends to provide
- An employee manual will be maintained onsite and provided to all staff when hired. Employees must sign off acknowledgement of the principles within the employee manual when they are hired
- Staff will be monitored and evaluated continuously for adherence to Company policies through daily debriefs and reviewing feedback from clients

Daily Protocols

- Each day a safety meeting will be held prior to the arrival of students. The meeting will be run by the Founders and cover:
 - Wind & weather conditions expected for the day
 - Discussion over logistics for the day – What lessons are going out, skill level of students, timing and planned logistics of providing those lessons
 - General collaborative discussion over coaching best practices amongst staff – Pain points experienced with students, how to communicate better, different methods of teaching skills, general advice
 - Review of feedback from clients & performance from prior day
- All staff will be required to have a phone in a waterproof case with them at all times to facilitate communication in case of emergency or need for support
- All staff on the water in boats will be required to have a waterproof VHF radio to be able to communicate with the Harbormaster and Coast Guard
- All instructors will monitor weather (weatherunderground.com) and wind (ikitesurf.com) conditions continuously and communicate approaching weather or issues to each other on the water
- All coaching vessels and equipment will be inspected on daily basis to ensure it is ready and safe to be put in service for the day
- Students & instructors will wear lifejackets as required by USCG regulations

On-Water Riding & Coaching Protocols – Per Recommendation of Dave Franzuto

- No kite boarding will occur within 400 feet of the beach in a direct onshore wind
- No kiteboarding will occur a minimum of 200 yards from closure zones due to endangered species. NLW will consult the Nantucket Conservation Foundation or other related organization to identify these closure zones as they shift seasonally.
- All students and instructors will be equipped with, and utilize, a properly inspected and functioning safety leash at all times to prevent runaway kites
- NLW will conduct a thorough assessment of the waters within Instruction Zone #1 identified in Exhibit 3 to identify potential hazards such as shallows, rocks, oyster cages, etc. prior to offering any services. NLW staff will be trained and must demonstrate knowledge of these hazards in order to ensure both coaches and students steer clear and know well in advance of where they can and cannot ride or operate watercraft

Contact Information

Next Level Watersports LLC
24 Washington Street
Nantucket, MA 02554

Jake Hoefler –

- Phone: 603-489-9846
- Email: Jacobhoefler@ymail.com

Jon Beery –

- Phone: 203-856-8132
- Email: jon.beery@gmail.com

Exhibit 1 – Jon Beery & Jake Hoefler Resumes

Jacob Michael Hoefler

17 Liberty Trail
Newton, NJ 07860

jacobhoefler@gmail.com
(603) 489-9846

-
- Objective** Seeking to open a premium kiteboarding school on the Island of Nantucket for the Summer 2016 Season
- Education** **Northeastern University** - Boston, MA December 2014
B.A. Environmental Studies
Minor: Business Administration
- Licenses** CPR Certified
- Relevant Experience** **Goodwinds Watersports** - Dorado, Puerto Rico December 2015 – Present
Kiteboarding Instructor
- Provide kiteboarding and surf lessons to a wide demographic of clients aged 12 - 60 years old
 - Build strong interpersonal relationships with clients as evidenced by consistently booking repeat lessons, receiving positive feedback to my employer, and exceeding sales goals
 - Perform daily maintenance of watercraft & kiteboarding equipment and am responsible for completing property closure activities to wrap-up each day
- Real Watersports** - Waves, North Carolina March 2014 – November 2015
Kiteboarding Instructor
- Provided 971 hours of private lessons, semi-private lessons, kiteboarding camps, surf camps, kids camps and PWC tours at the top kiteboarding lesson center in the world
 - Recognized as a leading instructor who is consistently trusted to work with high profile clients due to my ability to form lasting, meaningful relationships and provide premium instruction
 - Demonstrated ability to break down the concepts behind kiteboarding in an organized, regimented manner to get my students riding quickly and to practice the sport safely
 - Assisted with the development, launch and implementation of a new foil boarding camp
 - Created original photo and video content that was used for marketing on social media platforms
- Covanta Energy** - Morristown, NJ May 2013 – August 2013
Operations Engineering Intern
- Participated in the design of Programmable Logic Control (PLC) wiring plans
 - Assisted with the installation of new process PLC systems in energy for waste (EfW) power plant control rooms
 - Coordinated combustion airflow testing and installation of infrared thermometers on boilers to monitor and measure performance related parameters
 - Compiled data on greenhouse gas emissions and results of airflow testing to assist with larger company initiative to measure environmental impacts
 - Completed hands-on fieldwork installing test equipment and associated data collection systems on EfW power plant systems to monitor performance and troubleshoot deficiencies
- Hoffzaz - Boston, MA** - Boston, Massachusetts December 2011 – Present
Owner, Entrepreneur
- Hoffzaz provides unique accessories and apparel to the hockey world. Products include: skate lace wristbands, dog collars, dog leashes, hats, t-shirts, and jackets all designed with the skate lace theme
 - Developed and built the business from concept to start up to successful execution
 - Manage all aspects of the business including product creation, establishing manufacturing, generating sales, shipping products, delivering customer service and maintaining books & records
 - Create marketing strategies to grow the business through advertising, social media and product demonstrations
 - Have sold over 21,000 units through new and repeat business
- Activities** Played Division 1 Ice Hockey (Sept. 2010-Apr. 2013) at Northeastern, Team Rider for Best Kiteboarding
- Interests** Kiteboarding, Surfing, Ice Hockey, Golf, Travel, Film

Jonathan Stocktill Beery

905 Osprey Court
New Bern, NC 28560

jon.beery@gmail.com
(203) 856-8132

Objective	Seeking to open a premium kiteboarding school on the Island of Nantucket for the Summer 2016 Season	
Education	University of Connecticut - Storrs, Connecticut Bachelor of Science in Business, Magna Cum Laude Major in Accounting	May 2010
Skills	Language - Fluent in conversational Spanish	
Licenses	Certified Public Accountant, CPR Certified, US Sailing Level 2 Coach	
Relevant Experience	Real Watersports – Waves, North Carolina Process Consultant & Kiteboarding Instructor	November 2014 – Present
	<ul style="list-style-type: none">Review accounting and purchasing operations to identify and implement process improvementsBuilt management reporting tools to accurately view profitability and sales volumes across product linesDelivered \$25K in annual cost savings by replacing manual, error-prone processes for entering inventory into the accounting system. To do so, built forms that auto-populate required data allowing products to be bulk uploaded to Netsuite and flow accurately onto the websiteFirst instructor to achieve Level 3 (of 4) in one year of employment; developed and executed training methodology for hydrofoil instruction; recipient of the October 2015 “Coach of the Month” award	
	PricewaterhouseCoopers, LLP - Boston, Massachusetts Senior Consultant	August 2010 – October 2014
	<ul style="list-style-type: none">While in the Finance Consulting Practice, advised manufacturing and technology clients on ways to improve the operating effectiveness of their FP&A and financial reporting organizationsEnabled General Motor’s Financial Planning & Analysis Group to cut the reporting timeline for generating monthly forecasting reports used by GM’s CEO and executive management by two-thirdsAssisted in the successful implementation of a new accounting system for a global medical device manufacturing client. Built process for verifying the accurate submission of financial data from 96 subsidiary entities across the world to generate consolidated financial reportingConducted audits within the Financial Services Industry for registered investment companies, non-registered mutual funds and internal control audits under SSAE 16Demonstrated ability to lead teams; work collaboratively with clients & co-workers; manage multiple tasks & deadlines; find efficiencies; and work independently	
	Boston Sailing Center - Boston, Massachusetts Racing Coach, Volunteer	June 2010 – October 2014
	<ul style="list-style-type: none">Coached beginner to advanced adult learn-to-sail courses on keelboats within Boston Harbor. Rose through ranks and was promoted to teach racing classes onlyRecognized as a top instructor who is skilled at breaking down the physics and complexities of sailing for students	
	Yard Maintenance Business - Darien, Connecticut Entrepreneur	Years 2000-2005
	<ul style="list-style-type: none">Started, organized and operated own successful yard maintenance business from 7th grade through the end of high schoolSaved income for college expenses; doubled those savings with investments in the stock market	
Community Service	Social Entrepreneur Corps - Antigua, Guatemala Intern, Volunteer and Not-for-Profit Representative	Summer 2008
	<ul style="list-style-type: none">Worked in a team implementing micro-consignment ventures for rural poorTrained individuals and organizations in basic business principles to start supplementary income business selling socially beneficial productsLearned about international development models applied all over the world	
Activities	University of Connecticut Sailing Team - Captain Darien High School Sailing Team – Assistant Coach	Fall 2008- Spring 2010 Spring 2008
Interests	Avid sailor, racing dinghies to big boats inshore and offshore; raced nationally and internationally, competed in New England Intercollegiate Sailing Association, Snowboarding, Surfing, Kiteboarding, Golf and Lacrosse	

Exhibit 2 – 2016 Insurance Coverage Quote



8722 South Harrison St., Sandy, UT 84070
 P.O. Box 4439, Sandy, UT 84091
 Phone: 877-678-7342 - Fax: 877-452-6910
 Website: www.eibdirect.com
 E-mail: quotes@eibdirect.com

3/2/2016

Jacob Hoefler

24 Washington St.
 Nantucket, MA 02554

Re: Jacob Hoefler

Below please find an Indication Quote. In order to accommodate the Insurer's underwriting parameters and/or the Insured's premium preference, the Quote may contain coverage options or be based upon factors such as lower Limits of Liability or a higher Self-Insured Retention or Deductible than what was stated as preferred on the Application. Accordingly, please read the Quote carefully.

INDICATION QUOTE

This is an Indication Quote only. The prices listed below are subject to review and change after receipt of any requested additional information. Be aware that the Insurer is not obligated to bind any risk based on the following information. Policy forms are manuscript policies and differ substantially from ISO forms. This Indication Quote expires after 30 days

Quote Number: MH160395-1

Customer Number: E16-70395

Underwriter: Mike Hayman

Direct Phone No.: (801) 304-5519

E-Mail: mikeh@primeis.com

Note: Please review the following coverage(s) as presented. Coverage may differ from the coverage requested on the application/ submission. Any changes must be submitted to the underwriter in writing for approval and pricing. *Please note that the new quoted coverage is not an extension of the previous Coverage Contract as the quoted coverage is for a new contract with a new coverage period. However, we are offering you the option to purchase retroactive coverage, for an additional premium, and subject to potential additional underwriting. Retroactive coverage provides continuous uninterrupted coverage for claims made against you during the new coverage period but which result from an accident that happened before the new coverage period. If you have questions regarding retroactive coverage, please contact us or your broker.*

Description of Risk(s): Amusement & Recreational Operations

Description of Coverage: Commercial Liability Excluding Products and Completed Operations

Premium:	\$2,153.00	
Policy/Inspection Fee:	\$350.00	
State Taxes:	\$86.12	Total Due: \$2,589.12
SLSC:	\$0.00	Minimum Earned: 40%
<hr/>		
Total:	\$2,589.12	

To Bind Coverage: Payment must be received before coverage can be bound. Review and comply with all the conditions below and complete and return all requirements on the coverage request form.

Conditions:

Commercial Liability - Only scheduled operations are covered on the policy.

Commercial Liability - Only scheduled owned equipment is covered on the policy.

RMD - Subject to completion of an RMD (Risk Management Direct) discussion by the insured within thirty-days of binding coverage. Toll Free 877-585-2851.

RMD - Subject to an acceptable Liability Release or Waiver Form that has been reviewed and approved by RMD - Risk Management Direct

RMD - Subject to an acceptable Parental Permission Statement, Liability Release or Waiver Form that has been reviewed and approved by RMD - Risk Management Direct

Auditable Exposures - All or part of the Commercial Liability premium is a minimum and deposit amount based upon estimated premium bases provided by the Named Insured.

Auditable Exposures - All estimated premium bases are subject to a final audit to determine the earned premium for the coverage period at the time of expiration, renewal or cancellation.

Excludes hull coverage. It can be added for an additional premium.

Higher Limits - Higher Liability Limits are available on this account either through the company or through the placement of excess liability through a reinsurance company.

Higher Limits - If Higher Liability Limits are required by the insured, please contact underwriting for a formal quote.

Higher limits and/or optional quote limits may need further approval and pricing is subject to change.



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 E-mail: quotes@eibdirect.com

Commercial Liability

\$50,000 Per Person
 \$100,000 Per Accident

\$2,500 SIR_BI
 \$2,500 SIR_PD

Products: Include Exclude
 Completed Ops: Include Exclude
 Form Type: Claims Made Occurrence

\$300,000 Aggregate

Limitations: The Policy provides coverage for only those activities and operations otherwise covered under the Policy as listed below and for which a specific coverage charge has been paid.

Classification and Description of activities and operations	Code No.	Basis of Coverage Charge
Boats	10119	Number of Units: 2
Training & Instruction - Kiteboarding - Per Guest	49300	Annual Guest Days
Training & Instruction - Wakeboarding - Per Guest	999999	Annual Guest Days

Loc No.	Address
1	24 Washington St. Nantucket, MA 02554

Optional Limits: Limits and charges for non liability coverage would remain the same (Premium does not include fees or taxes).

- Option # 2** Per Person : 100,000 / Per Accident: 300,000 / Aggregate: 1,000,000 Premium: \$3,101.
Other: / Other: / Other:
- Option # 3** Per Person : 250,000 / Per Accident: 500,000 / Aggregate: 1,000,000 Premium: \$3,983.
Other: / Other: / Other:
- Option # 4** Per Person : 500,000 / Per Accident: 1,000,000 / Aggregate: 2,000,000 Premium: \$6,783.
Other: / Other: / Other:
- Option # 5** Per Person : 1,000,000 / Per Accident: 1,000,000 / Aggregate: 2,000,000 Premium: \$14,211.
Other: / Other: / Other:

Other Coverages Available: (Additional underwriting required and an increase in premium, if accepted)

Limited Terrorism Coverage - see Claims Warranty form.
 Retroactive Coverage - see Claims Warranty form.

AFFIDAVIT BY ASSURED

Please Sign and Return this Form

I/We Jacob Hoefler of Jacob Hoefler do hereby state that in March, 2016, I/We directed EIB International, LLC. my/our Insurance Broker to obtain insurance against certain risks as described herein. My/Our Insurance Broker informed us that the required insurance could not be obtained from, or would not be written by, companies licensed or admitted to transact business in the Commonwealth of Massachusetts.

I/We, the Assured, was/were informed that the type and amount of insurance shown below could be obtained from certain insurers not admitted to transact business in the Commonwealth. I/We was/were further informed:

- A. The surplus lines insurer with whom the insurance was placed is not licensed in this state and is not subject to Massachusetts regulations.**
- B. In the event of the insolvency of the surplus lines insurer, losses will not be paid by the state insurance guaranty fund.**

Signature by Assured _____
 Print Name _____
 Date: _____

Greenlight Premium Financing Options

(Monthly Payments as low as: \$543.95)

Please Sign and
Return this Form

Quote Date: 3/2/2016

Company Name: Jacob Hoefler

Customer Number: E16-70395

Total Premium Due (includes taxes and fees): \$2,589.12

**If you want to finance, INITIAL the option containing the finance terms of your choice.
Choose ONLY ONE option otherwise 100% of the Total Premium is due.**

	<u>25% Down *</u> <small>*Auto Draft Monthly Payments are Required</small>	<u>30% Down</u>	<u>40% Down</u>
<u>3 Monthly Payments</u>	Initial Here	Initial Here	Initial Here
Monthly Payments	3 @ \$676.60	3 @ \$632.38	3 @ \$543.95
Down Payment	25% or \$647.28	30% or \$776.74	40% or \$1,035.65
Interest Rate	14.75%	14.75%	14.75%
Finance Charge	\$87.96	\$84.77	\$78.37
Final APR**	26.98 %	27.85 %	30.02 %
Amount Financed	\$1,941.84	\$1,812.38	\$1,553.47
Total of Payments	\$2,029.80	\$1,897.15	\$1,631.84
<u>5 Monthly Payments</u>	<u>Option Not Available</u>	<u>Option Not Available</u>	<u>Option Not Available</u>
Monthly Payments			
Down Payment			
Interest Rate Finance Charge Final APR** Amount Financed Total of Payments			
<u>7 Monthly Payments</u>	<u>Option Not Available</u>	<u>Option Not Available</u>	<u>Option Not Available</u>
Monthly Payments			
Down Payment			
Interest Rate Finance Charge Final APR** Amount Financed Total of Payments			
<u>9 Monthly Payments</u>	<u>Option Not Available</u>	<u>Option Not Available</u>	<u>Option Not Available</u>
Monthly Payments			
Down Payment			
Interest Rate Finance Charge Final APR** Amount Financed Total of Payments			

Check this box if you would like to setup your Monthly Payments to be Auto Drafted (This option is for 30 & 40% down, all 25% down payments will automatically be setup up for auto drafts).

After initialing an option listed above, sign the agreement on the next page and attach a check for the Down Payment Amount shown in your selected option above.

***Note: All 25% Down Payment options require an automatic draft from your bank account monthly.**

****Note:** Final APR is based on the Annual Percentage Rate plus Fees for the duration of the number of monthly payments selected.
This is not a loan document and is not binding on any premium finance company to accept any loan for the undersigned.
The first payment is due in 30 days after the coverage effective date.

Greenlight Premium Financing Request (Continued)

Please Sign and Return this Form

Yes, I want to finance according to the option selected on the previous page (Please sign and see down payment methods below)
(Note: All 25% Down Payment options require an automatic draft from your bank account monthly.)

The undersigned insured/member requests that, EIB International, LLC. (EIB) a Utah corporation, arrange the financing for its premium in monthly installments and hereby irrevocably appoints (EIB) a limited power of attorney to complete and execute a premium financing agreement on its behalf.

The undersigned shall have the right to, without charge, rescind by paying to (EIB) the net amount financed on the financing agreement executed on its behalf by (EIB) within 10 days after (EIB) or the actual premium finance company mails to the undersigned a true copy of the actual premium financing agreement being executed by (EIB) as attorney-in fact for the undersigned. Failure to rescind shall be deemed a ratification and affirmation of the actions of the attorney-in-fact in the execution of a premium financing.

Security Interest: Borrower gives the PFC a security interest in and assigns to the PFC as security for any amount due under this Agreement, including interest, late or cancellation charges, any and all unearned premiums and dividends which may be payable under the insurance policies listed in the Schedule of Policies, loss payments which reduce the unearned premiums, and any interest arising under a state guarantee fund relating to these items.

No, I do not want to finance. I am paying 100% of the Total Premium listed on my quote. (See payment methods below)

Authorization to Set Up Financing

I, the Insured, have read and authorize (EIB) to set up financing according to my selection on the previous page.

Signature

Date

Print Name and Title

PAY BY WIRE, PHONE, FAX, OR MAIL Payment Method

BANK WIRE	CHECK VIA OVERNIGHT OR EXPRESS MAIL	CHECK BY FAX CREDIT CARD BY PHONE
Account Name: Evolution Insurance Brokers, LC Bank Name: Bank of American Fork Telephone: 801-428-0532 Routing No.: Account No.:	EIB 8722 South Harrison St, Sandy, UT 84070	FAX: 1-877 452 6910 E-MAIL: ar@primeis.com PHONE: 1-877-257-5590

CHECK DISCLOSURE:

Checks received may be processed electronically. (EIB), through its bank, has the ability to provide EFT (Electronic Fund Transfer) checks for processing rather than submitting a paper copy of the check to the bank. Funds transfer in the same manner if transacted electronically or by submitting a paper copy of the check to the bank, except funds transfer the day the information is received with electronic processing rather than within a few business days as with a paper check. Electronically processed transactions appear on your bank statement in the same manner as paper checks.

CHECK BY FAX METHOD:

To use this method, please complete the requested information below and fax to the Association. PLEASE PRINT CLEARLY- OR - You may attach a voided check to this form or fax a voided check instead. EITHER WAY, WE WILL ELECTRONICALLY DRAFT YOUR ACCOUNT. IF YOU CHOOSE THIS METHOD OF PAYMENT PLEASE DO NOT MAIL THE ORIGINAL CHECK TO US.

Attach Check here or Enter Check Information:

Bank Name and Address: _____

Bank Routing No.(usually 9 digits): _____ **Account No.:** _____

Amount of Check: \$ _____ **Check No.:** _____

Authorized By: _____ **Date** _____

Signature of authorization: _____ **Date** _____

IF FINANCING Attach an additional check if you would like to use a different account for your Auto Draft Monthly Payments.

SERVICE FEE: (EIB) reserves the right to collect directly from your account a processing fee of \$25 for any incomplete transaction due to insufficient funds in your account (i.e. a "bounced check")."

This is not a loan document and is not binding on any premium finance company to accept any loan for the undersigned. The first payment is due in 30 days after the coverage effective date.

PERSONAL GUARANTEE

PAP-99-35

Coverage provided under the Policy is contingent on the following;

I hereby agree that I will be personally responsible for any unpaid premiums and/or Self Insured Retentions ("SIRs") payable under the Policy. I acknowledge and agree that my obligation to pay such amounts will not be diminished or otherwise altered by a change in ownership or management of the insured entity, or by bankruptcy, dissolution, insolvency or any other change with respect to the Company. All such amounts shall be paid within fifteen (15) calendar days of written notice provided to me by the Insurer. In the event such amounts are not paid within that time, I acknowledge and agree that I will be responsible for all collection costs, including reasonable attorney fees.

PRINT NAME: _____,

SIGNATURE: _____, DATED _____

JOB TITLE/CAPACITY OF SIGNOR: _____



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 Phone: 877-678-7342 - Fax: 877-452-6910
 Website: www.eibdirect.com
 E-mail: rmd@primeis.com

Please Sign and
Return this Form

RISK MANAGEMENT DIRECT

The assessment, management, and loss cost containment of insured risks are long-standing objectives at Prime. Prime's risk management department fosters a mutually beneficial relationship with Prime's insured by taking a partnership approach to the management of each insured's account.

RMD begins this partnership with an initial contact with the insured to:

- Welcome the insured to the company.
- Review policy terms, limits, and conditions
- Establish a direct point of contact for risk management related concerns.

One of the applicant's contact requirements in the policy is to complete a Risk Management Call with Risk Management Direct to review certain important aspects of our partnership approach within 30 days of the policy being bound. The applicants contact should be the one that handles the day to day operations, insurance, hiring, safety, and maintenance for the company. The call must be completed with the applicant's contact person.

Please fill out the information below.

**Required*

*Applicant/Office Contact Name(s): _____

*Contact Phone Number(s): _____

Contact Fax Number(s): _____

Contact Email address(s): _____

*Best Time to Contact

- *Time of Day: Anytime Morning Afternoon Evening
 Day of Week: Any Day Mon Tues Wed Thurs Fri

***By signing below, I understand that one of the requirements of binding the policy is to have the applicant's contact complete a Risk Management Call with Risk Management Direct within 30 days of policy being bound to keep policy coverage in effect.**

If you don't receive a phone call within 14 days of the policy being bound, please contact one of our team members at 1-877-585-2851. We are available Monday through Friday, 7:00 AM - 5:00 PM Mountain Standard Time.

 *Applicant's Signature/Date

 Print Applicant's Name

RMD-001 06DEC2013



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 E-mail: quotes@eibdirect.com

Please Sign and
Return this Form

COVERAGE REQUEST FORM

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE CONTAINING FALSE INFORMATION OR CONCEALS, FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY MATERIAL FACT THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME.

Applicant: Jacob Hoefler Producer: Evolution Insurance Brokers, LC.
 Quote #: MH160395-1 Amount Due: \$2,589.12 Requested Bind Date: 03/02/2016

Coverage will not be bound until the following documents are received:

- A valid Indication Quote with all requirements reviewed and complied with.
- A completed and signed Coverage Request Form.
- A completed and signed Claims Warranty.
- Amount due to bind policy, in full, unless financed through Greenlight Premium Finance, in which case attach the payment terms. Finance agreement must be completed and signed by the Insured.
- All check by fax or electronic checks presented to bind or add coverage will be processed via electronic funds transfer ("EFT") and must be on an account which authorizes this type of transaction.
- If attached, a fully completed and signed affidavit.
- A completed and signed Application, Claims History and Incident Disclosure History form.

Special Conditions to Bind:

The Applicant also acknowledges and agrees that the Policy may be issued with special instructions or at an increased premium.

By signing below the Applicant acknowledges that municipal, state, federal or other law may require higher or otherwise different limits of liability coverage than have been offered. The Applicant further accepts responsibility for obtaining additional insurance or self-insuring to fulfill the requirements of the law.

THIS INSURANCE CONTRACT IS REGISTERED AND DELIVERED AS A SURPLUS LINES POLICY UNDER THE SURPLUS LINE LAWS IN THE STATE WHERE THE NAMED INSURED IS LOCATED. THE INSURANCE IS NOT ISSUED BY AN INSURANCE COMPANY REGULATED BY THE STATE WHERE THE INSURANCE IS I

(YOU MUST MAKE A SELECTION BELOW)

Do you require certificates or proof of insurance? Yes No If yes, please provide list.
 Do you require filings? Yes No If yes, complete filing section on indication quote.

TO BIND SEND ABOVE DOCUMENTS TO: 8722 S. Harrison St
 Sandy, UT 84070
 Phone: Phone: 877-678-7342
 Fax: Fax: 877-452-6910
 E-mail: policyservices@eibdirect.com

We appreciate your business and are available to answer any questions. If we can be of any help, please contact your underwriter or the customer care department at the number or email addresses provided above.

Thank you,

Applicant's Signature/Date

Print Applicant's Name

UDA-F-004-22MAR2012

CLAIMS WARRANTY AND COVERAGE STATEMENT

Please Sign and
Return this Form

PAP-99-07

Coverage provided under the Policy/Certificate is contingent on the following warranty, requirements, and acknowledgements as evidenced by the Applicant's signature.

WARRANTY STATEMENT

The "Applicant" is the party to be named as the "Insured"/"Assured" in any insuring contract if issued. By signing this statement, the Applicant for insurance hereby represents and warrants that the information provided in the Application, together with all supplemental information and documents provided in conjunction with the Application, is true, correct, inclusive of all relevant and material information necessary for the Insurer/Underwriter to accurately and completely assess the Application, and is not misleading in any way. The Applicant further represents that the Applicant understands and agrees as follows: (i) the Insurer/Underwriter can and will rely upon the Application and supplemental information provided by the Applicant, and any other relevant information, to assess the Applicant's request for insurance coverage and to quote and potentially bind, price, and provide coverage; (ii) all supplemental information and documents provided in conjunction with the Application are warranties that may become a part of any coverage contract that may be issued; (iii) the submission of an Application or the payment of any premium does not obligate the Insurer/Underwriter to quote, bind, or provide insurance coverage; and (iv) in the event the Applicant has or does provide any false, misleading, or incomplete information in conjunction with the Application, any coverage provided will be deemed void from initial issuance. The Applicant hereby authorizes the Insurer/Underwriter and its agents to gather any additional information the Insurer/Underwriter deems necessary to process the Application for quoting, binding, pricing, and providing insurance coverage including, but not limited to, gathering information from federal, state, and industry regulatory authorities, insurers, creditors, customers, financial institutions, and credit reporting agencies.

FUTURE CLAIM INCIDENT/REPORTING REQUIREMENT

As an express condition precedent to coverage under this Policy, you must give us immediate written notice no later than 72 hours after any incident, event, occurrence, loss, or Accident which might give rise to a Claim covered by this Policy. Written notice must be given to: Claims Direct Access, P.O. Box 4439, Sandy, Utah 84091-4439, U.S.A. Phone: (877) 585-2849 or (801) 304-5530; Fax: (877) 452-6909 or (801) 304-5536.

ACKNOWLEDGEMENT OF RESTRICTIVE SURPLUS LINES COVERAGES

The Policy/Certificate to be issued differs significantly from policies offered by other insurance companies. It is a manuscript policy with very strict reporting requirements. The "warranty-prior claims" forms are a part of the Policy/Certificate and constitute warranties. Coverage is provided only for otherwise covered Claims: (1) Which are first made by or against an Insured/Assured during the Policy Period; (2) Which result from an Accident occurring during the Policy Period; and (3) For which written notice is given to the Insurer/Underwriter during the Policy Period.

NOTE: If this Quote is being provided by Evolution Insurance Brokers ("EIB") for insurance placed with Prime Insurance Company ("Prime"), you are hereby informed that EIB is acting as a surplus lines broker for and on behalf of Prime. Certain agreements are in place between EIB and Prime that affect the types and nature of insurance offered through EIB. These agreements include Rick J. Lindsey serving as an officer of both EIB and Prime. You are further informed that nothing herein is meant to indicate that EIB is acting as an agent or broker on your behalf. All insurance decisions must be made independently by you and you are free to seek professional advice regarding such decisions..

In addition, coverage is strictly limited to those activities and operations and at those locations listed, described, and defined in the Policy/Certificate. Unless otherwise specifically stated in the Policy, the Policy is subject to Utah law and any coverage disputes shall be determined only by a court in the State of Utah. Various other provisions of this Policy/Certificate restrict and limit the coverage provided. Please read the Policy/Certificate and all Endorsements carefully to determine your rights and duties and what is and is not covered.

Claim Expenses reduce the available Limits of Liability stated on the Declarations. In the event of any Claim, the total amount of any premium charged shall be 100% earned and not subject to short-rate or pro rata adjustment.

The Applicant expressly understands, acknowledges, and agrees that (i) any and all policy fees are fully earned at inception; accordingly, no refund of any policy fees will be made regardless of whether the Policy is cancelled by the covered party or the Insurer/Underwriter for any reason, (ii) the Applicant agrees to pay a service fee for any Endorsements made to the Policy after initial binding unless additional premium is associated with such Endorsement. An additional fee may be assessed if a notice of cancellation is processed, (iii) The Insurer/Underwriter may process checks electronically, and a \$25 charge may be assessed for any check or electronic transaction returned for insufficient funds, (iv) the Applicant agrees to pay additional premium equal to 25% of the total premium due for the Policy if the Applicant fails to comply with any premium audit request made by the Insurer/Underwriter at any time, and (v) if any portion of the premium is financed through Greenlight Premium Finance Company, the Insurer/Underwriter may add, at any time, any additional premium, audit premium, endorsement fees, cancellation or other fees related to prior or current coverage to the amount financed by the Applicant.

Please check the corresponding box to accept or reject the following coverages, if accepted additional premium will apply.

Accepted Rejected **(YOU MUST MAKE A SELECTION)**

Limited Terrorism Coverage (ADDITIONAL PREMIUM required if accepted).

Retroactive Coverage for renewal coverage only (SEE QUOTE - ADDITIONAL PREMIUM required if accepted).

All other terms and conditions of this Policy/Certificate remain unchanged.

Applicant's Signature/Date

Signature of Broker/Agent of Applicant/Date

Print Applicant's Name

Print Broker/Agent Name

PAP-99-07 15MAY2014

Information:

Applicant Name:		Quote Number:
Claimants Name:	Age:	Sex:
Date Claim was made or Suit Brought:		Date Claim was made or Suit brought:
Insurance Carrier to Whom Claim/Circumstance Reported:		

Claim/Incident Status: For all Paid and Reserve amounts, include both Indemnity and Expense dollars

Dismissed:		Defense Verdict:	
Plaintiff Verdict:	Total Paid: \$	Paid on Your Behalf: \$	
Settlement:	Total Paid: \$	Paid on Your Behalf: \$	
Open:			
Settlement Demand:	Settlement Offer: \$	Loss Reserve: \$	

Detailed description of Claim/Incident:

What steps have you taken to reduce the chance of this type of claim/incident in the future? _____

By signing this document, the undersigned Applicant or Applicant's Agent hereby warrants to the Insurer that to the best of the Applicant's knowledge all of the information provided herein is complete, truthful, and accurate. The Applicant further understands and agrees that any insurance policy or certificate issued by the Insurer may, at the Insurer's discretion, be rescinded and voided (null and void from the beginning) in the event that the Applicant provides any incomplete, false, or misleading information of any kind on this document or on any other document relating to this insurance.

Applicant's/Insured's Name: _____

Applicant's/Insured's Signature: _____ Date: _____

Signature of Applicant's Broker or Agent: _____ Date: _____

Printed Name of Applicant's Broker or Agent: _____

UDA-F-004-22MAR2012

Exhibit 3 – Kiteboard Instruction Details

Sample Daily Kiteboard Coaching Schedule:

7:30 AM – Boat Launch & Daily Meeting

- Launch boats at Children’s Boat Ramp, transport to hotel waterfront
- Coaches meet and assess daily weather, tide, and wind conditions; Establish teaching location for the day; Discuss lesson logistics
- Complete daily tasks to prepare the Hotel waterfront for business that day prior to client arrival

8:30 AM – Client Meet & Greet at Hotel

- Verify clients have completed all liability waivers and have appropriate equipment
- Understand client’s prior experience, ability level and goals for lesson
- Discuss wind & weather conditions with client and the logistics for the lesson

8:45 AM – On-Water Coaching

- Transport client and gear from downtown to Instruction Zone on Figure 1 below
- Provide on-water coaching, demonstrations within Instruction Zone
- Break down gear and transport client from Instruction Zone to downtown

11:45 AM – Lesson Wrap-Up

- Lesson debrief to discuss milestones achieved, challenges encountered, & next steps
- Sign-out to verify lesson completion & safe arrival back to shore

12:00 PM-12:45 PM – *Lunch/Break/Prep for next lesson*

1:00 PM – Client Meet & Greet at Hotel

- Verify clients have completed all liability waivers and have appropriate equipment
- Understand client’s prior experience, ability level and goals for lesson
- Discuss wind & weather conditions with client and the logistics for the lesson

1:15 PM – On-Water Coaching

- Transport client and gear from downtown to Instruction Zone on Figure 1
- Provide on-water coaching, demonstrations within Instruction Zone
- Break down gear and transport client from Instruction Zone to downtown

4:15 PM – Lesson Wrap-Up

- Lesson debrief to discuss milestones achieved, challenges encountered, & next steps
- Sign-out to verify lesson completion & safe arrival back to shore

4:30 PM – Daily Wrap-Up

- Discuss results of lessons for the day, prepare for any additional lessons/services to be provided that day
- Complete daily tasks to close down the Hotel waterfront for the day
- Transport boats back to Children’s boat ramp and pull out of the water



The Commonwealth of Massachusetts
Town of Nantucket

APPLICATION FOR A LICENSE TO BE A DEALER IN OR KEEPER OF A
SHOP FOR THE PURCHASE, SALE OR BARTER IN

JUNK, OLD METALS AND SECOND HAND ARTICLES

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

Please complete the following:-

NAME: Jean Boening
ADDRESS: 245 E 93 St, NY, NY 10128
BUSINESS NAME: James Robinson, Inc
BUSINESS ADDRESS: 2 So. Beach St, Nantucket

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

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

Ground floor space on corner of So Beach Street - store front
having entrance with Owen Mor & Michael Gaillard

Sign your name in full [Signature]

Approved: Zoning Enforcement Officer [Signature] Date 3/28/14

Approved: Board of Selectmen Date

Approved: Town Clerk Date



2016 DEPARTMENTAL COMMENT ON NEW JUNK DEALERS LICENSE
FOR BOS PUBLIC HEARINGS

TYPE: NEW JUNK DEALERS LICENSE (Fine Art, Antiques, Jewelry, Porcelain, etc.)
APPLICANT: JAMES ROBINSON, INC.
SITE ADDRESS: 2 SOUTH BEACH STREET (1ST FLOOR)
HEARING DATE: APRIL 20, 2016

NPD: The applicant for this license has not submitted fingerprints for the required fingerprint-based background check. We would ask since it has already been advertised that the applicant be notified that they must submit fingerprint cards to the NPD ASAP and the approval by the BOS be made contingent on the results of the civil fingerprint check.

NFD: The Fire Department has no objections or concerns.

James Robinson

INC.

480 Park Avenue at 58th Street

New York, N. Y. 10022

212 752-6166

info@jrobinson.com

March 23, 2016

To the Board of Selectmen

I am the owner of James Robinson, Inc, an antique store in New York City. We are a fifth generation family owned and operated business that was established in 1912. We specialize in antique and contemporary jewelry, antique silver, antique glass and porcelain, as well as handmade sterling silver flatware and hollow-ware. We are recognized as one of the top in our fields worldwide.

I have signed a lease for the vacant shop at 2 So Beach Street, sharing an entrance with Oren Mor and Michael Gaillard.

We plan to carry a selection of our jewelry, 19th, 20th & 21st century, in mostly gold and platinum set with various gemstones. Our jewelry inventory consists of pieces of extraordinary quality while still being wearable. We also plan to carry our handmade sterling silver flatware and a few sterling objects. Our flatware is completely handmade at our workshops in England, which we can trace back to the 16th century. There is none other comparable in the world.

Our hours during high season will be from 10am to 10pm.

As a business, we have always discussed opening a second shop for the summer season and I can't imagine a more perfect place for James Robinson.

Thank you

Joan Boening

PUBLIC HEARING

Please be advised that a Public Hearing will be held on Wednesday, April 20, 2016 at 6:00PM to hear the application for a new license for a Dealer in Junk, Old Metals and Second Hand Articles for James Robinson, Inc., 480 Park Avenue, New York, NY 10022. The company plans to open a new shop at 2 South Beach Street for the Summer Season offering antique and contemporary jewelry, antique silver, glass, porcelain, handmade sterling flatware and hollow-ware. The Public Hearing will take place at the Public Safety Facility, 4 Fairgrounds Road, 1st Floor Community Room, Nantucket MA 02554.

D15**BOARD OF SELECTMEN**



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

For Reconsideration

FORM 43
MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

<input type="text" value="076200138"/>	<input type="text" value="Nantucket"/>	<input type="text" value="April 20, 2016"/>
ABCC License Number	City/Town	Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change Corporate Name |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Seasonal to Annual |
| <input type="checkbox"/> Change of Manager | <input checked="" type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock | <input type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Wine & Malt to All Alcohol | |

Name of Licensee EIN of Licensee

D/B/A Manager

ADDRESS: CITY/TOWN: STATE: ZIP CODE:

Seasonal All Alcohol Restaurant Granted under Special Legislation? Yes No

Annual or Seasonal Category: (All Alcohol; Wine & Malt; Wine, Malt & Cordials; Wine; Malt) Type: (Restaurant, Club, Package Store, General On Premises, Etc.)

If Yes, Chapter Year

Complete Description of Licensed Premises:

Bistro style restaurant with indoor seating and Patio seating under an awning. There are 3 entrances also acting as exits on 1st floor. 2nd floor storage as well as prep kitchen, three restrooms, occupancy # is 70.

This Alteration of Premises: Open the wall connecting # 14 and #15 Old South Wharf, Interior wall, was pre-existing interior door approved 4/16/1991. See Floor Plan enclosed.

Application Filed: Date & Time Advertised: Date & Attach Publication Abutters Notified: Yes No

Licensee Contact Person for Transaction Phone:

ADDRESS: CITY/TOWN: STATE: ZIP CODE:

Remarks:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
 Ralph Sacramone
 Executive Director



ABCC Remarks:



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

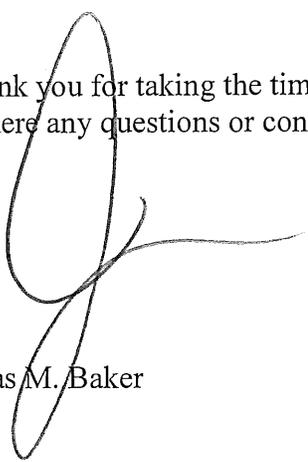
January 25, 2016

Fish in the Spread, LLC
DBA / Slip 14
9 Pine Grove Road
Nantucket, MA 02554

To the Board of Selectmen,

I am in the process of filing for an Alteration of Premises with the State of Massachusetts. It will be adding the space located at 15 Old South Wharf that is directly connected to my current location, 14 Old South Wharf. I am looking to expand my storage space, pantry and give the dining room area a more spacious feel. I am asking for your approval on the alteration of premises. The property that I am looking to move into was previously connected to my current location and operated as the "The Morning Glory Cafe". I have held the all-alcoholic license at Slip 14 Restaurant for the past ten years and have previously held the all-alcoholic license at Bluefin Restaurant without incident for five years.

Thank you for taking the time to review my application.
If there are any questions or concerns please feel free to contact me personally.



Jonas M. Baker

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

PETITION FOR CHANGE OF LICENSE

76200138

ABCC License Number

NANTUCKET

City/Town

The licensee **FISH IN THE SPREAD LLC** respectfully petitions the Licensing Authorities to approve the following transactions:

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

Change of Manager

Last-Approved Manager:

Requested New Manager:

Pledge of License /Stock

Loan Principal Amount: \$

Interest Rate:

Payment Term:

Lender:

Change of Corporate Name/DBA

Last-Approved Corporate Name/DBA:

Requested New Corporate Name/DBA:

Change of License Type

Last-Approved License Type:

Requested New License Type:

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

Description of Alteration:

OPEN WALL CONNECTING 14 AND 15 OLD SOUTH WHARF INTERIOR WALL, WAS PRE-EXISTING INTERIOR DOOR APPROVED 4/16/1991. SEE FLOOR PLAN.

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

Last-Approved Location:

Requested New Location:

Signature of Licensee

Date Signed

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

Financial Information:

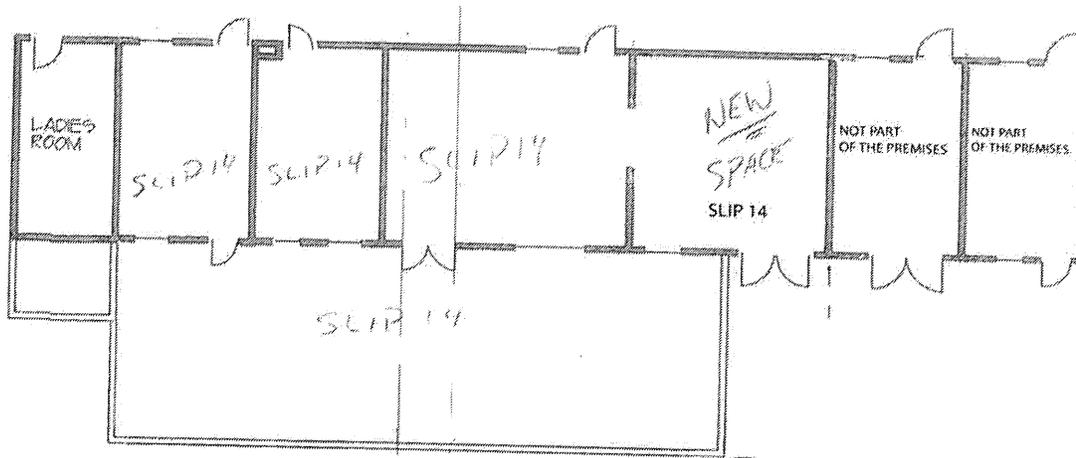
Costs Associated with License

1. Real Property:	\$	<input type="text"/>
2. Business Purchase:	\$	<input type="text" value="0"/>
3. Renovations/Construction:	\$	<input type="text" value="4,000"/>
4. Start up/Operating Capital:	\$	<input type="text" value="0"/>
5. Inventory:	\$	<input type="text" value="0"/>
6. Goodwill:	\$	<input type="text" value="0"/>
7. Furniture:	\$	<input type="text" value="3,000"/>
8. TOTAL COST:	\$	<input type="text" value="7,000"/>
9. TOTAL CASH:	\$	<input type="text" value="7,000"/>
10. TOTAL FINANCED:	\$	<input type="text" value="0"/>

The amounts in items 9 and 10 must total the amount reflected in item 8. **IMPORTANT:** Submit any and all records, documents and affidavits including loan agreements that explain the sources of money for this transaction.

EXHIBIT A

Plan of Premises for 14 and 15 Old South Wharf, Nantucket



* Not to scale

Property Information
Property ID 4224 2
Location
Owner NIR RETAIL LLC
C/O NEW ENGLAND DEVELOPE

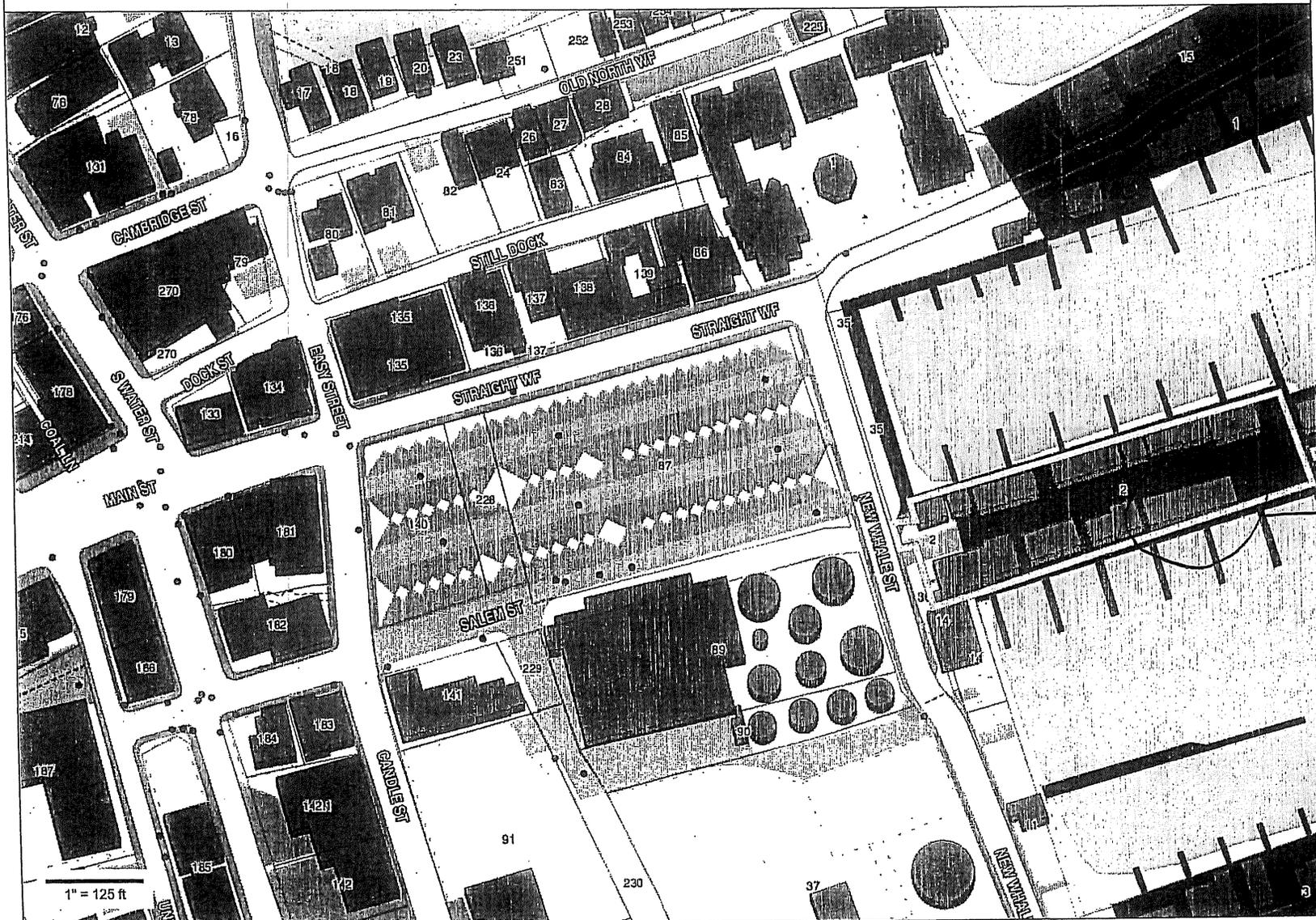


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated January 1, 2011

14+15
OLD SOUTH WHARF



CORPORATE VOTE FORM

Date: January 25, 2016

At a meeting of the Board of Directors of Fish In The Spread, LLC, held at 9 Pine Grove Road, Nantucket, MA 02554, On January 25, 2016 it was duly voted that the Corporation apply to the Licensing Board for the Town of Nantucket and the State of Massachusetts for an Alteration of Premises for the Business located at 14 Old South Wharf, Known As and DBA, Slip 14 Restaurant.

The Directors:

"VOTED: To authorize Jonas M. Baker, 100 % Share Holder and member of the Corporation, to sign the application submitted in the name of Fish In The Spread, LLC, and to execute in the Corporations behalf, any necessary papers and do all things required to have the application granted."

"Voted: To appoint Jonas M. Baker of Fish In The Spread, LLC as its manager or principal representative, and herby grant him with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

"Voted: That a copy of this vote duly certified by the Clerk of the Corporation and delivered to the manager appointed, or principal representative, shall constitute the written authority required by G.L.c.138 26."

It is herby certified that all the Directors of Fish In The Spread, LLC, a Corporation duly organized under the laws of the Commonwealth of Massachusetts, are citizens of the United States and a Majority are residents of the Commonwealth of Massachusetts.

This Corporation has not been dissolved.

A true copy attest,


Corporation Clerk's Signature

2016 DEPARTMENTAL COMMENT ON NEW LIQUOR LICENSE
FOR BOS PUBLIC HEARINGS

TYPE: ALTERATION OF PREMISES

APPLICANT: FISH IN THE SPREAD LLC d/b/a Slip 14

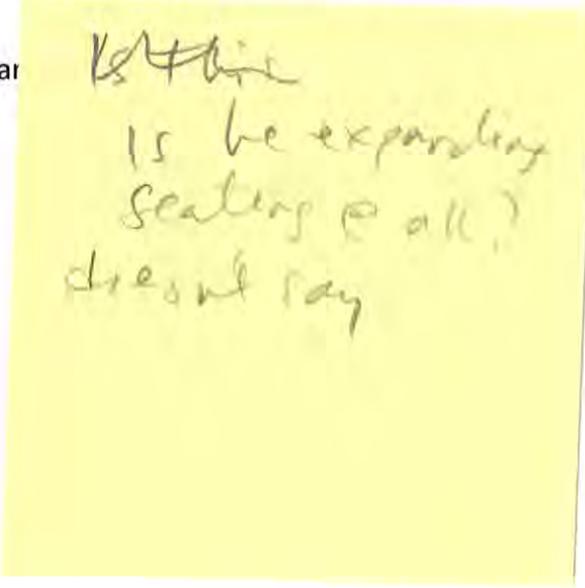
SITE ADDRESS: 14 OLD SOUTH WHARF

HEARING DATE: APRIL 20, 2016

NPD: The NPD does not have any concerns about this application. I am not one hundred percent sure what exactly he is doing however. It seems as if he is expanding the dining room which would alter his building capacity but I didn't see that information anywhere. W. Pittman

BUILDING: This work requires a building permit and I am not aware of one being applied for or issued by the Building Department. I do not recommend approval until the work is properly permitted. S. Butler

HEALTH: We have received a "Plan Review" at Owner toward approval.



Is this
is he expanding
seating @ all?
doesn't say

**LICENSE
ALCOHOLIC BEVERAGES**

76200138

THE LICENSING BOARD OF
THE TOWN OF NANTUCKET, MASSACHUSETTS,
HEREBY GRANTS A SEASONAL 2015

RESTAURANT

License to Expose, Keep for Sale, and to Sell

ALL ALCOHOLIC BEVERAGES

To Be Drunk on the Premises

**Fish In The Spread LLC dba
Slip 14**

Jonas M. Baker, Manager

**Described Premises: Bistro Style Restaurant with Indoor Seating
And Patio Seating Under An Awning. There are 3 Entrances also acting as
Exits on the First Floor. Second Floor storage as well as Prep Kitchen,
Three Restrooms. Occupancy is 70.**

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended and any rules or regulations made thereunder by the licensing authorities. This license is effective **April 1, 2015 through January 15, 2016**, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned has hereunto affixed his official signature this 18th day of March 2015.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the provision that patrons shall not be served after 1:00AM and that the patrons must be off the license premises and said premises must be closed by 1:30AM. In accordance with Article 40 ATM 2001 Chapter 86.1 Board of Health Regulations, Prohibition of Smoking in Certain Places within the Town of Nantucket applies.

**This License Shall Be Displayed
on the Premises in a Conspicuous
Place Where it May Be Easily Read.**

License Fee: \$2,900.00

Board of Selectmen



Rick Atherton, Chairman

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: \$200.00

(CHECK MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL)

CHECK NUMBER 3420

IF USED EPAY, CONFIRMATION NUMBER:

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY): 76200138

LICENSEE NAME: FISH IN THE SPREAD LLC d/b/a SLIP 14

ADDRESS: 9 PINE GROVE ROAD

CITY/TOWN: NANTUCKET STATE MA ZIP CODE 02554

TRANSACTION TYPE (Please check all relevant transactions):

- New License
- New Officer/Director
- Pledge of License
- Change Corporate Name
- Transfer of License
- Change of Location
- Pledge of Stock
- Seasonal to Annual
- Change of Manager
- Alteration of Licensed Premises
- Transfer of Stock
- Change of License Type
- Cordials/Liqueurs Permit
- New Stockholder
- Issuance of Stock
- Other
- 6-Day to 7-Day License
- Management/Operating Agreement
- Wine & Malt to All Alcohol

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
P. O. BOX 3396
BOSTON, MA 02241-3396

NOTICE OF LEASE

DATE: March 14, 2016

Notice is hereby given of the following described Indenture of Lease (the "Lease"):

PARTIES TO LEASE:

Landlord: NIR RETAIL LLC, a Delaware limited liability company

Mailing Address:
c/o New England Development
75 Park Plaza, Boston, Massachusetts 02116

Tenant: FISH IN THE SPREAD, LLC, a Massachusetts limited liability company

Mailing Address:
9 Pine Grove Road, Nantucket MA 02554

DATE OF LEASE: February 24, 2016

COMMENCEMENT DATE: February 1, 2016

EXPIRATION DATE: December 31, 2020

PREMISES

The premises demised by the Lease (the "Premises") consists of approximately 2,000 square feet (including 750 square feet on the second floor) in the buildings commonly known as 14 and 15 Old South Wharf, located in the Town of Nantucket, Commonwealth of Massachusetts as shown on the attached Exhibit A.

TERM

The lease stipulates an original term continuing until the Expiration Date, unless said term shall be earlier terminated, or extended, as provided in the Lease. The term of the Lease commenced, and the rent thereunder commenced to accrue, on the Commencement Date.

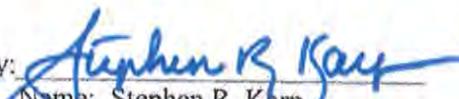
LEASE INCORPORATED

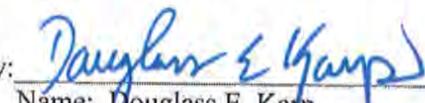
The rental for the Premises and all other terms and conditions are set forth in the Lease, and this Notice of Lease is executed pursuant and subject to all the covenants, conditions and terms set forth in the Lease, which is incorporated herein and made a part hereof by reference, to the same extent as if all of the terms, covenants and conditions thereof were set forth in full herein and nothing herein is intended to vary the terms and conditions set forth in the Lease. A full and complete copy of the Lease is on file at the offices of Goulston & Storrs, P.C., 400 Atlantic Avenue, Boston, Massachusetts 02110-3333.

WITNESS the execution hereof, under seal, as of the date above written, in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.

NIR RETAIL LLC, a Delaware limited liability company

By: NED Manager LLC, its Manager

By: 
Name: Stephen R. Karp
Title: Manager

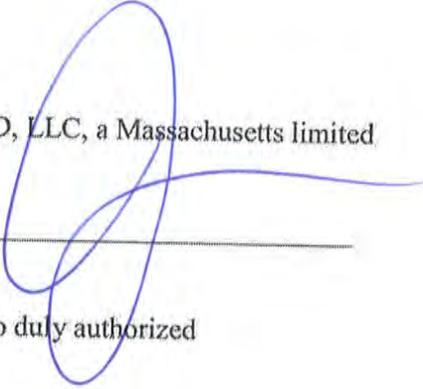
By: 
Name: Douglass E. Karp
Title: Manager

[LANDLORD]

[Signatures Continued on Next Page]

FISH IN THE SPREAD, LLC, a Massachusetts limited liability company

By:



Name:

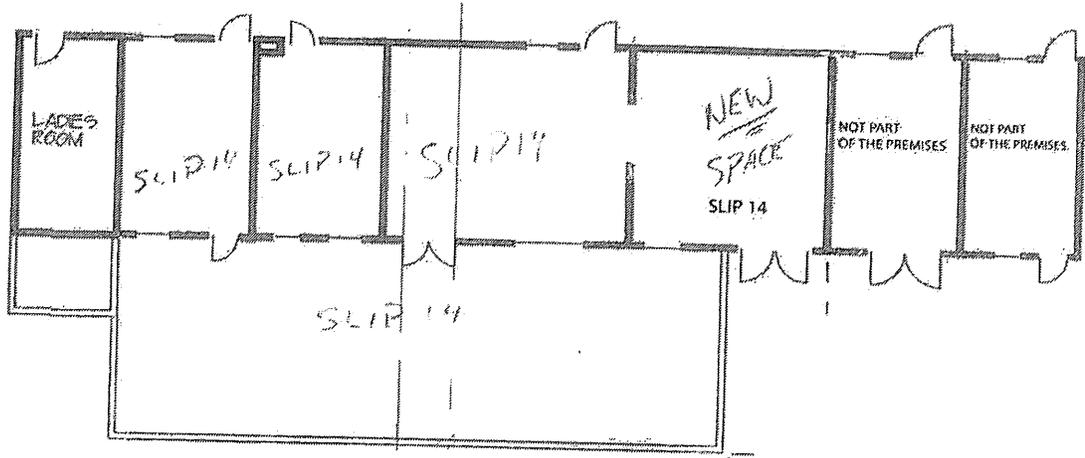
Title:

Hereunto duly authorized

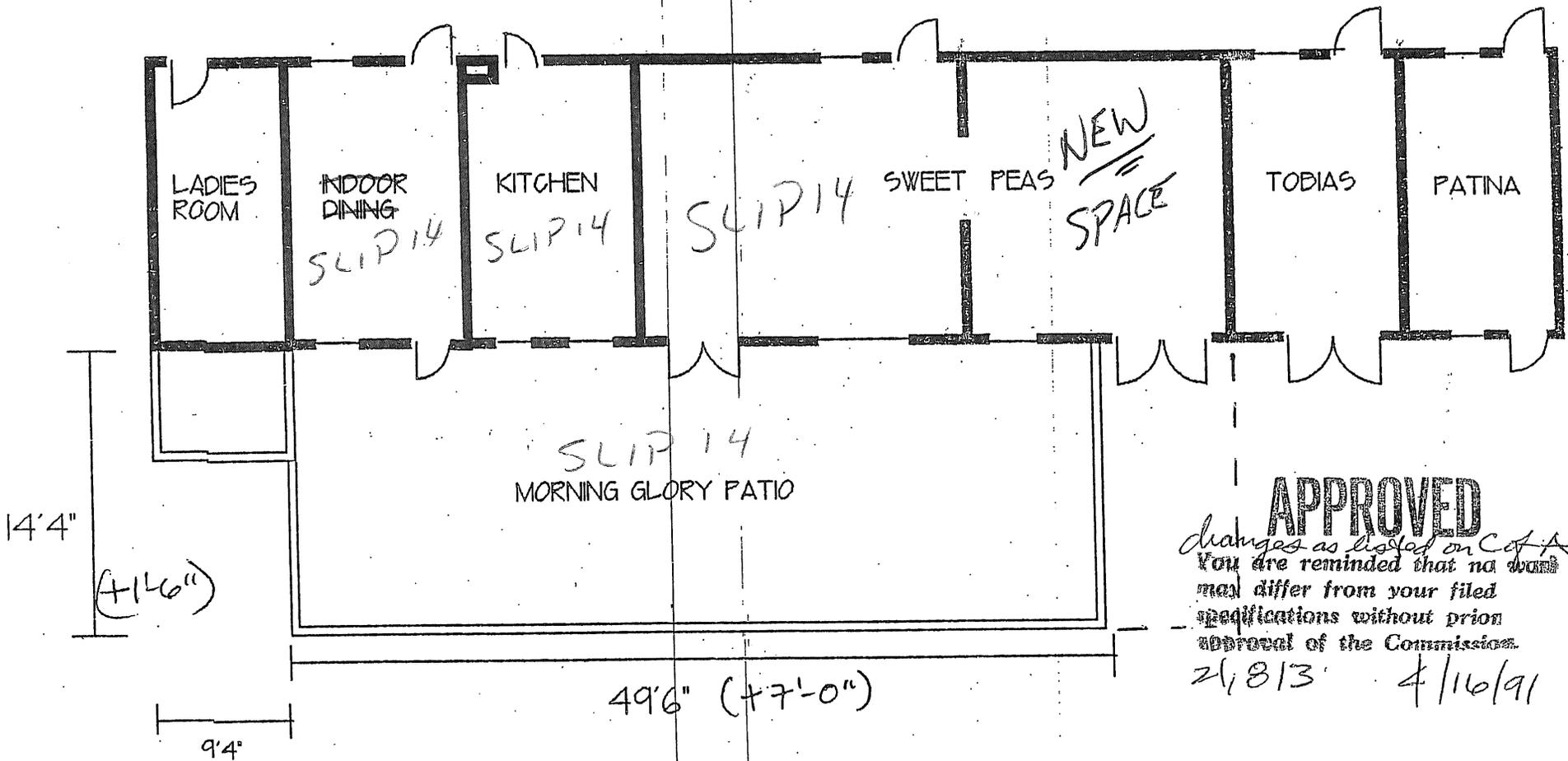
[TENANT]

EXHIBIT A

Plan of Premises for 14 and 15 Old South Wharf, Nantucket



* Not to scale



MORNING GLORY CAFE
 OLD SOUTH WHARF
PROPOSED PATIO EXTENSION

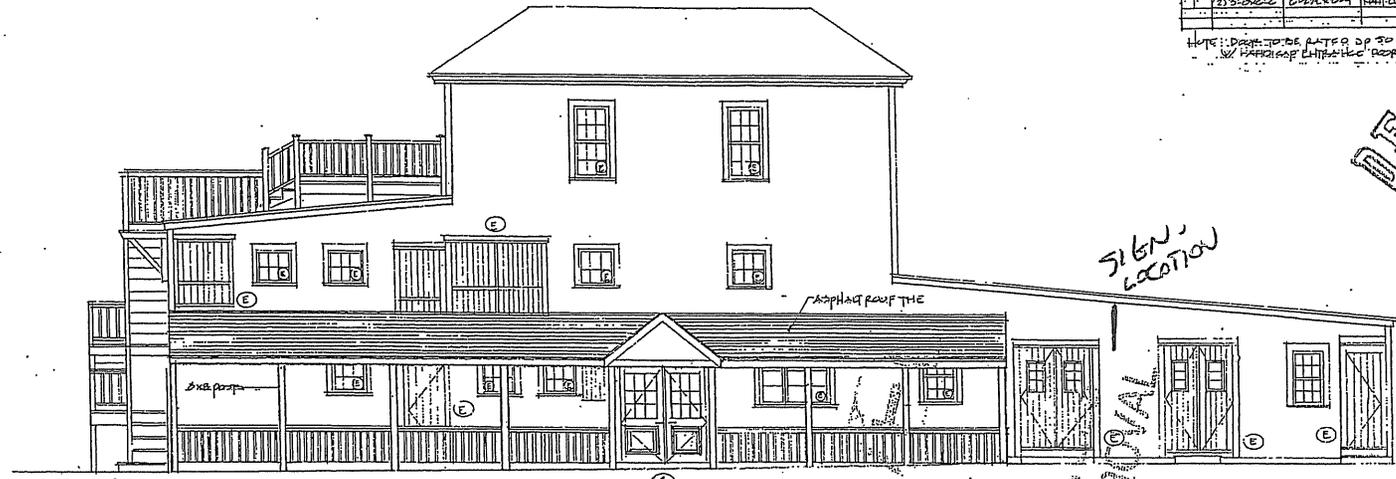
APPROVED
changes as listed on C of A.
 You are reminded that no work
 may differ from your filed
 specifications without prior
 approval of the Commission.
 21813 4/16/91

APR 16 1991

DOOR SCHEDULE			
NO	TYPE	NO	TYPE
1	DOOR	1	DOOR
2	DOOR	2	DOOR
3	DOOR	3	DOOR
4	DOOR	4	DOOR

NOTE: DOOR TO BE ADDED TO 3D OR 3D-5
 W/ WOODEN LATHING ROOF THROUGHS

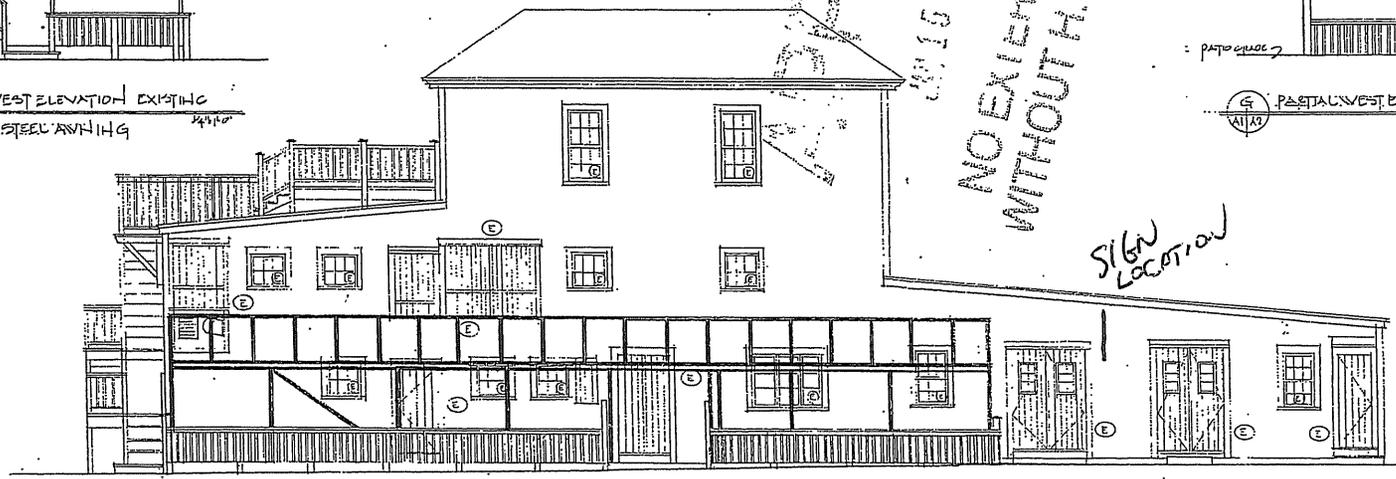
BY: *[Signature]*
 JAN 22 2013



F: PROPOSED NEW ROOF STRUCTURE
 SLIP 14

E: PARTIAL WEST ELEVATION EXISTING
 EXISTING STEEL AWNING
 SLIP 14

G: PARTIAL WEST ELEVATION PROPOSED ROOF
 SLIP 14



D: EXISTING CONDITIONS NORTH ELEVATION EXISTING STEEL AWNING
 SLIP 14

APPROVED
 01/15/13 5:07
 NO EXTENSION CORNERS
 WITHOUT H.D.C. APPROVAL

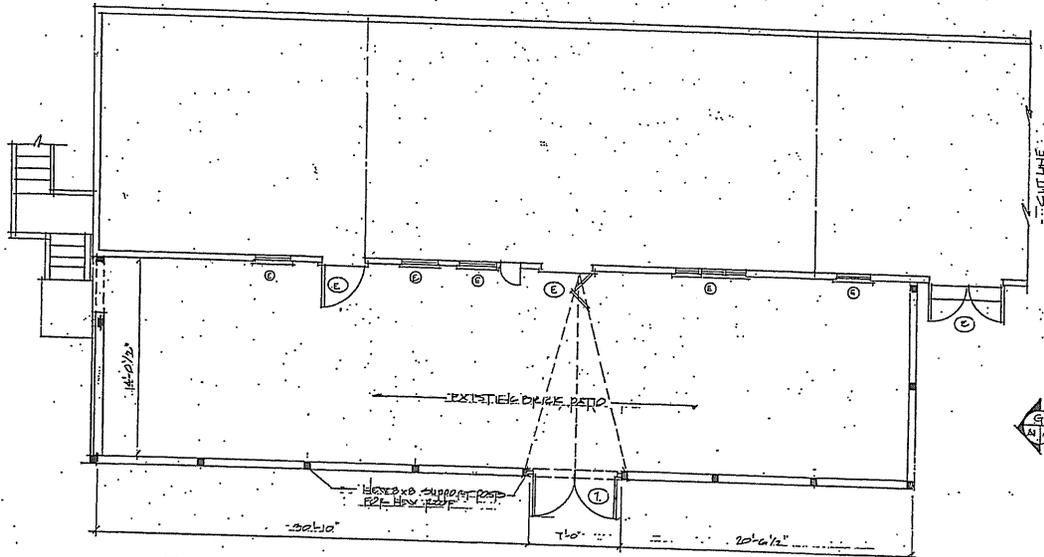
NANTUCKET ARCHITECTURE GROUP
 ARCHITECTS-DESIGNERS-HISTORIC PRESERVATION-LANDSCAPE
 POST OFFICE BOX 1914
 NANTUCKET - MASSACHUSETTS-02554
 TELEPHONE 508/222-5631 FAX 508-4284

NANTUCKET ISLAND/REYOKU
 14 OLD SOUTH WHARF
 NANTUCKET, MA 02554
 MAP: 42.2.4 PARCEL 2

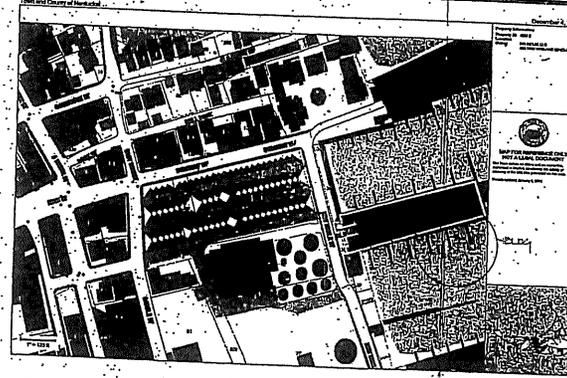
EXTERIOR ELEVATIONS

NO.	DATE
1	10/13
2	12/12
3	12/12
4	12/12
5	12/12
6	12/12
7	12/12
8	12/12
9	12/12
10	12/12
11	12/12
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16	12/12
17	12/12
18	12/12
19	12/12
20	12/12



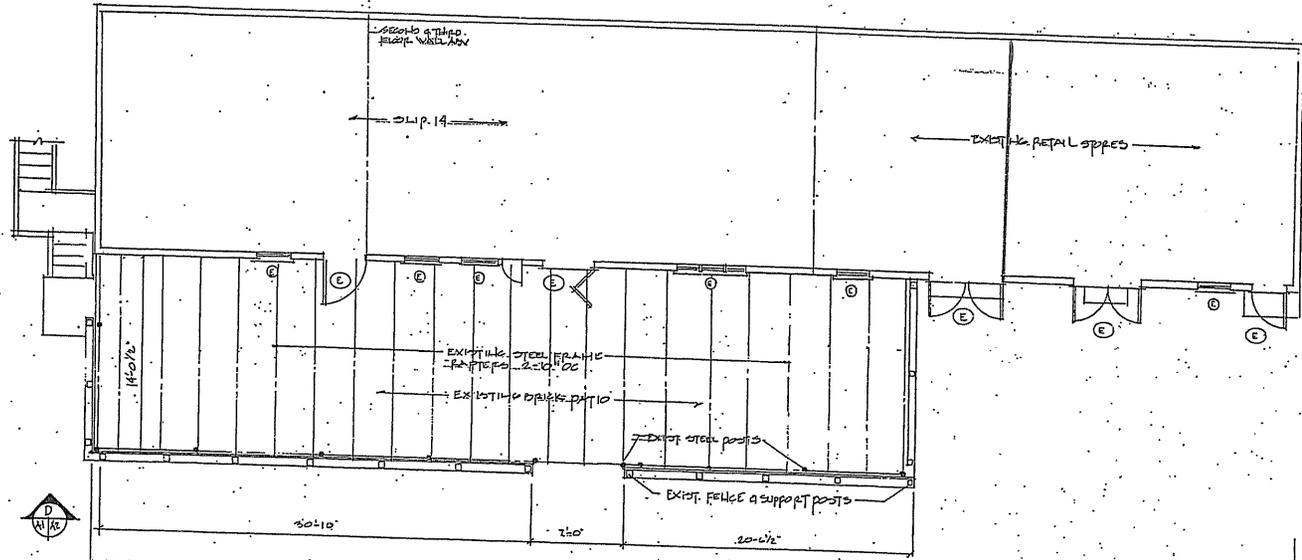


PROPOSED FIRST FLOOR PATIO ROOF PLAN



LOCAL SITE PLAN

NANTUCKET ISLAND RESORT
 14 OLD SOUTH WHARF
 NANTUCKET, MA 02554
 BUILDING NUMBER 9
 /LIP 14 RESTAURANT



EXISTING CONDITIONS FIRST FLOOR PATIO PLAN

Code	Description	Area	Value
Construction Detail	Includes #8		
RTCC	Steel Deck		
Code	Aspen/ced		
Company	#		
Roof Structure	Building		
Roofing	W/1 Deposition		
Roofing	Deck/Steel		
AC Type	None		
Total	Bedrock 00		
Value	Floor Area 2200		
Frame Type	WOOD FRAME		
Building	Valuation		
Map	Ave 2775 sqm/ft		
Building	Value: 484,520		
Year	Built: 1970		
Depreciation	25%		
Extra Features	Code	Description	Value
Code	None	Building Features	None
Code	None	Outbuildings	None
Code	None	Code	None
Code	None	Description	None
Code	None	No Outbuildings	None
Code	None	Building Sketch	None
Code	None	Subarea Summary	
Code	Description	Area	Value
APR	Apartment	540	1510
DAL	Flat/Other	80	0
FDH	Porch, Deck, Finished	800	900
PUS	Upper Deck, Finished	800	900
PTD	Patio	800	0
STP	Shop	800	0

APPROVED
 NANTUCKET BUILDING DEPT.
 Date: 1-10-15
 By: [Signature]

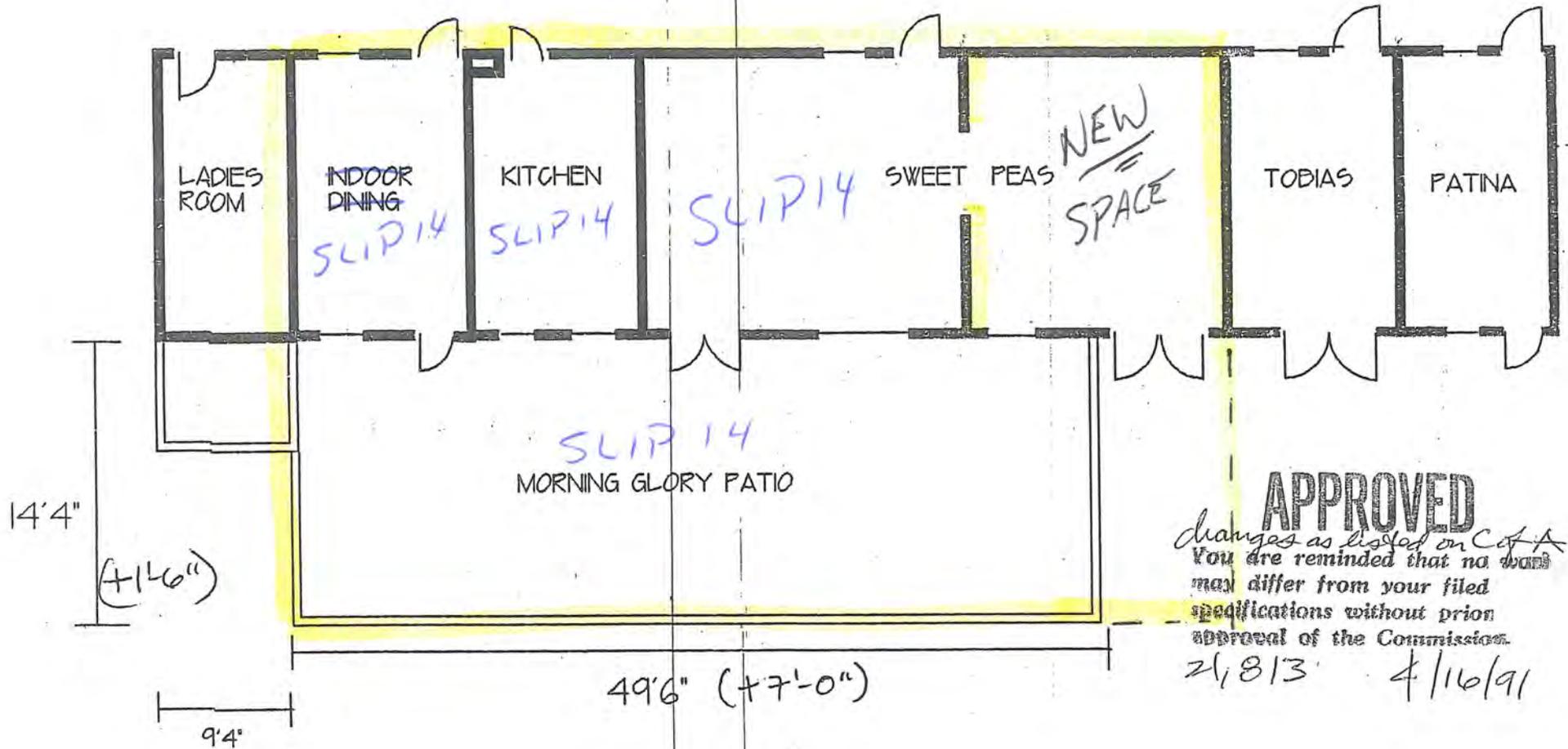
FILE COPY

DATE: JAN 11 2015
 BY: [Signature]
 NANTUCKET ARCHITECTURE GROUP
 ARCHITECTS-DESIGNERS-HISTORIC PRESERVATION-LANDSCAPE
 POST OFFICE BOX 1814
 NANTUCKET - MASSACHUSETTS-02554
 TELEPHONE 508-228-5631 FAX 508-228-4204

NANTUCKET ISLAND RESORT
 14 OLD SOUTH WHARF
 NANTUCKET, MA 02554
 MAP: 42.2.4 PARCEL: 2

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1-10-15
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	

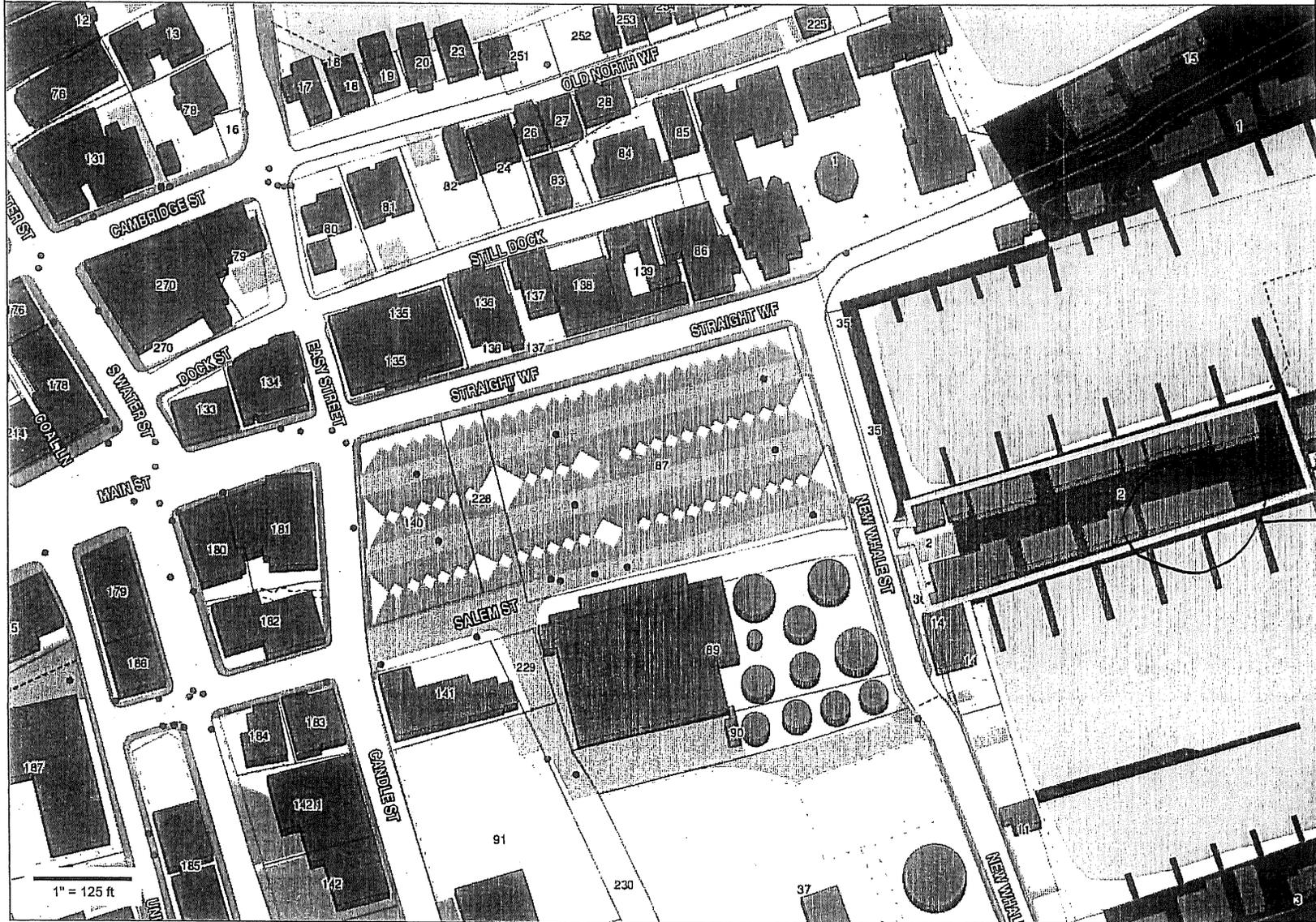




APPROVED
 changes as listed on C of A.
 You are reminded that no work
 may differ from your filed
 specifications without prior
 approval of the Commission.
 21,813 4/16/91

MORNING GLORY CAFE
 OLD SOUTH WHARF
 PROPOSED PATIO EXTENSION

APR 16 1991



Property Information
 Property ID 4224 2
 Location
 Owner NIR RETAIL LLC
 C/O NEW ENGLAND DEVELOPME

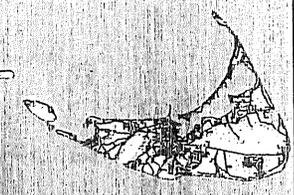


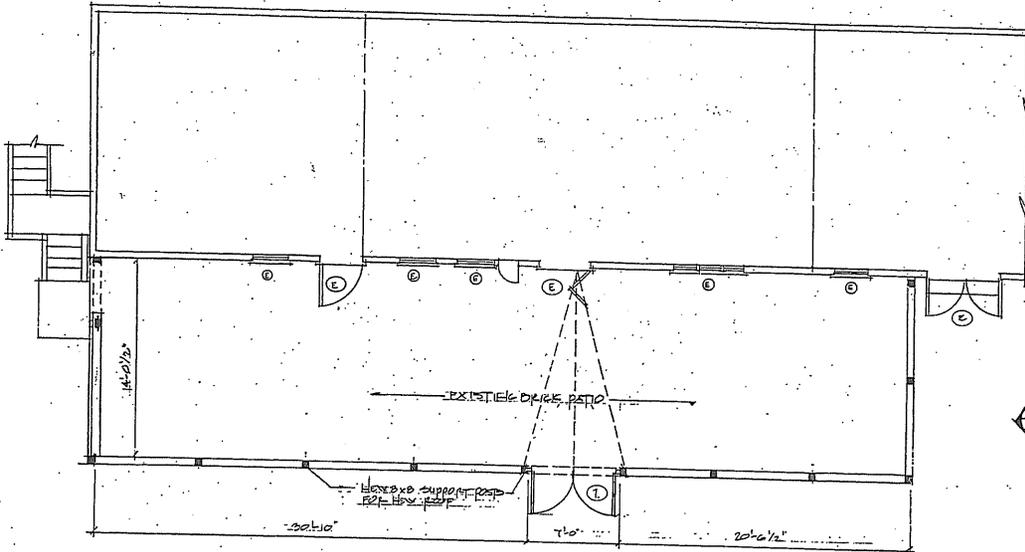
MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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

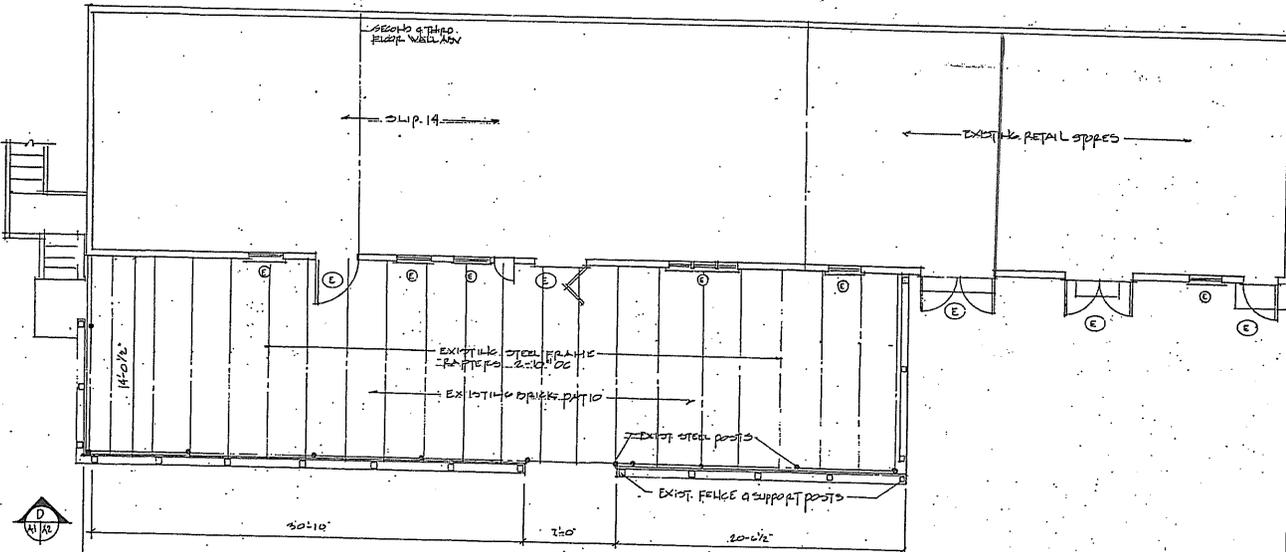
Parcels updated January 1, 2011

→ 14415
 OLD SOUTH WHARF

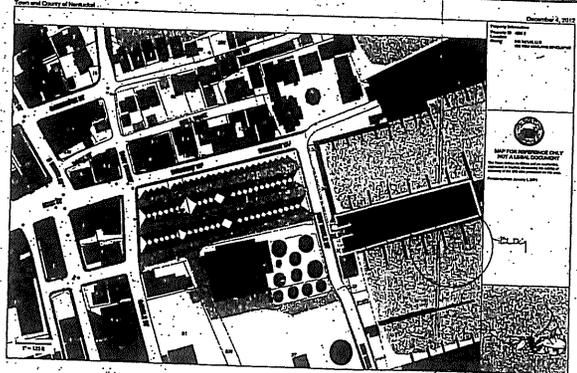




PROPOSED FIRST FLOOR PATIO ROOF PLAN



EXISTING CONDITIONS FIRST FLOOR PATIO PLAN



LOCUS / SITE PLAN

NANTUCKET ISLAND REFORMATORY
14 OLD SOUTH WHARF
NANTUCKET, MA 02554

BUILDING NUMBER 9

SLIP 14 RESTAURANT

Construction Detail

Building # 9
STYLE Name
Deck Average 120
Occupancy #
Roof Structure Gable/Flat
Roof Cover Asphalt/Gravel
Heating Fuel Coal/Wood
AC Type None
Total Rooms 20
1st Floor Size 3380
Frame Type WOOD FRAME

MOORE, Commercial
Rpt/Act: 3
Owner/Title 1 Wood Group
Roof Cover Asphalt/Gravel
Heating Fuel 1 Propane/Wood
Heating Type None
Use: RETAIL
Total Baths 1
Nearest Water

Pridding Valuation

Living Area 2270 Square Feet
Building Value \$4,400

Year Bld: 1970

Depreciation: 25%

Extra Features

Code Description Value
None Building Features None

Outbuildings

Code Description Value
No Outbuildings None

Building Sketch

None

Subarea Summary

Code	Description	Area	Living Area
APT	Apartment	640	640
BAS	Basement	1530	1530
F1P	First Floor	80	0
F2P	Second Floor	800	800
F3P	Third Floor	504	0
STP	Steps	894	0

APPROVED
NANTUCKET BUILDING DEPT.
Date 8/21/13
By SRJ

FILE COPY

RECEIVED
AUG 17 2013

NANTUCKET ARCHITECTURE GROUP
ARCHITECTS/HISTORIC PRESERVATION/LANDSCAPE
POST OFFICE BOX 1814
NANTUCKET - MASSACHUSETTS 02554
TELEPHONE 508-228-5631 FAX 325-4234

NANTUCKET ISLAND REFORMATORY
14 OLD SOUTH WHARF
NANTUCKET, MA 02554
MAP: 42.2.4 PARCEL 2

FIRST FLOOR
PLANS
LOCUS PLAN

HDC
ISSUED:
DATE: 8/21/13
REVISIONS: 1-10-13
REVISIONS:
REVISIONS:
PROJECT 2013.03.01



#5.00

RECEIVED
BOARD OF ASSESSORS

JAN 21 2016

TOWN OF NANTUCKET

TOWN OF
NANTUCKET, MA

LIQUOR LICENSE

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... NIR RESORTS

MAILING ADDRESS.....

PROPERTY LOCATION... 14+50LD SOUTH WHARF

ASSESSORS MAP/PARCEL... 42.2.4 / pr. 2

SUBMITTED BY... JONAS M BAKER

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land whose property directly touches the proposed property and churches and schools within 500 feet of the property, all as they appear on the most recent applicable tax list.

Jan. 22, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

**TTERS LISTING
NTUCKET, MA**

	<u>Address</u>	<u>City</u>	<u>ST Zip</u>	<u>Parcel Location</u>
EPT	40 SYLVAN RD	WALTHAM	MA 02451-2286	12 NEW WHALE ST
VELOP-ACCTING DEP	75 PARK PLAZA	BOSTON	MA 02116	11 NEW WHALE ST
VELOP-ACCTING DEP	75 PARK PLAZA	BOSTON	MA 02116	1 NEW WHALE ST
VELOP-ACCTING DEP	75 PARK PLAZA	BOSTON	MA 02116	NEW WHALE ST

Via Email

March 29, 2016

The Inquirer and Mirror

Attn: **Mary Sharpe**

PO Box 1198

Nantucket MA 02554

Dear Mary:

Please run the following legal notice in the **APRIL 7 and APRIL 14, 2016** issues of the newspaper and send proof when ready to amcandrew@police.nantucket-ma.gov. I will mail **Fish In The Spread LLC check # 3421** in the amount of **\$266.90** with a copy of this notice. Thank You,

Anne McAndrew

T: 508-325-4137

PUBLIC HEARING

Please be advised that a Public Hearing will be held on Wednesday, April 20, 2016 at 6:00PM to hear an application for an Alteration of Premises for Fish in The Spread LLC d/b/a Slip 14, Jonas Baker, Manager for the premises located at 14 Old South Wharf, Nantucket MA 02554. The applicant is applying to open the adjoining wall to #15 Old South Wharf to gain increased storage and pantry space for the restaurant. The hearing will take place at the Public Safety Facility, 4 Fairgrounds Road, 1st Floor Community Room, Nantucket MA 02554.
BOARD of SELECTMEN

ABUTTER NOTICE - PUBLIC HEARING

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D23**BOARD OF SELECTMEN**

Memo

To: Board of Selectmen

From: Amy Baxter, Business License Inspector

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

Date: April 20, 2016

Re: Firecracker 5k Public Assembly Permit

At the request of the Board of Selectmen, the Firecracker 5K Public Assembly Permit will be reviewed at a Public Hearing at the Wednesday, April 27 BOS meeting. The race has been held for 25 years and traditionally begins and ends at the Nantucket Health Club on the 4th of July, beginning at 8 am. In 2015, the size of the race reached close to 1000 participants. Due to the increased size and impact of parking, closed streets, etc. on surrounding businesses and residents, the organizers were asked to move up the start time and consider implementing an alternative route to avoid the rotary and Old South Road. Also, the race date was moved to Saturday, July 2 in order to spread out the activities surrounding the 4th of July weekend. A suggested start time of at least 7am and an alternative route has been proposed for your review. The race organizers would prefer to stay with the traditional course with a start time of 7am.

Please find the attached documents for your review:

1. Traditional Firecracker 5K Race Map.
2. Proposed Alternate Route Map.
3. Race Plan Summary from Race Director Bob Laundry.

April 4, 2016

26TH FIRECRACKER 5K RUN & WALK

Date: Saturday, July 2, 2016

TRADITIONAL ROUTE

For 25 years the Firecracker 5K has proceeded from Nantucket Health Club through the rotary to Monomoy and back. When the race is on the fourth of July traffic impact is significantly less than normal days. Regardless of which day the race is held the following additional steps should help to minimize the impact on vehicle traffic:

Start the race earlier at 7AM. For 3 days prior to the race employ an electronic billboard similar to the one used by the Triathlon to notify the public of the day and time of the event. The billboard could be located on Town bike path strip near the rotary. Additional steps that could be taken to notify the public of possible traffic delays include announcements in the Inquirer & Mirror and on Facebook.

ALTERNATE ROUTE (map attached)

Race would proceed from Young's way to Ticcoma Way to Fairgrounds Road to Parker Lane to Hooper Farm Road to Surfside Drive to Miacomet Road to a turnaround cone and retrace the route back to the start. An electronic billboard could be used to notify the public of the day and time of the event with additional steps to notify the public of possible traffic delays with announcements in the Inquirer & Mirror and Facebook.

SAFETY, MEDICAL & EMERGENCY PLAN

Police detail in numbers as required by the Police Department to manage traffic and participants along the course. EMT ambulance to be deployed as recommended by the Nantucket Fire Department. As in the past experienced volunteers to assist runners positioned along the route. Aid station at the 1M and 2M marks and the start/finish. On course communication is provided by the mobile motorcycle officers.

Robert Laundry, Race Director

Original Race Course

Firecracker 5K

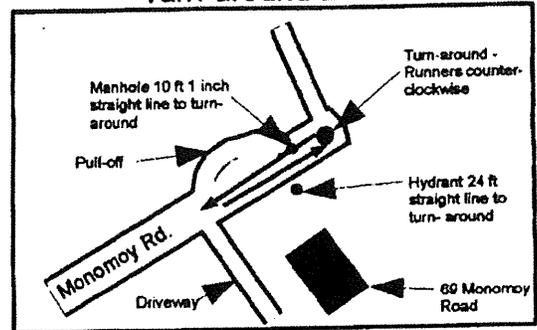
Nantucket, Massachusetts



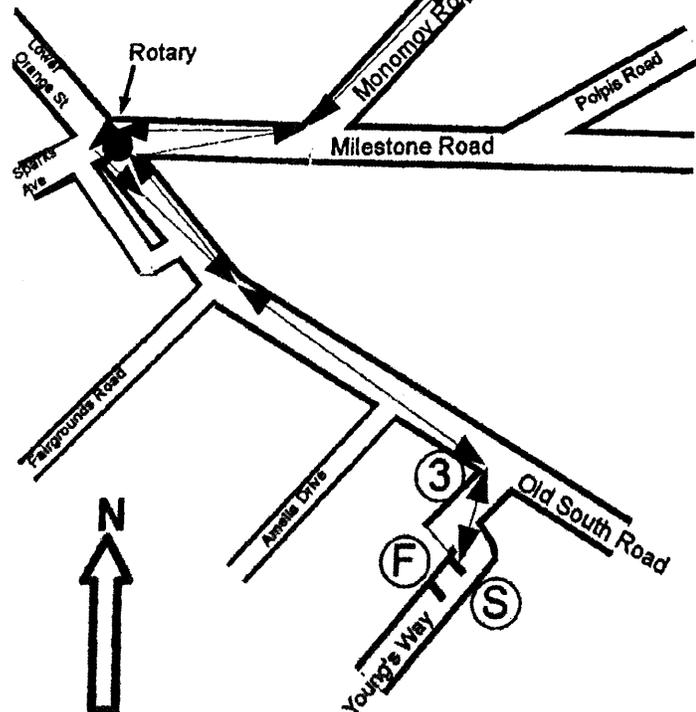
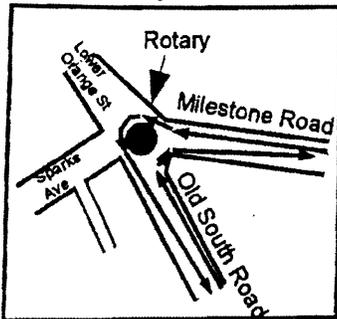
USATF Certification #MA11042JK
 Effective 12/1/2011 - 12/31/2021
 Drop 0.1 m/Km, Separation 1.2%

Measured 8 October 2011
 By Bob Kennedy
 508-577-4105
 osprey02554@yahoo.com

Turn-around Details



Rotary Details



Start and Finish and all mile markers are marked with white paint and P-K nails

Start: On north side of Young's Way (see Start details on map) 4 ft. northeast of fire hydrant on south side of street and northeast of Nantucket Health Club (10 Young's Way).

Finish: On north side of Young's Way (see Finish details on map) 100 ft. southwest of manhole cover on Young's Way at southwestern property line of Nantucket Health Club, and 45 ft. 3 inches from Verizon Telecommunication box on south side of Young's Way.

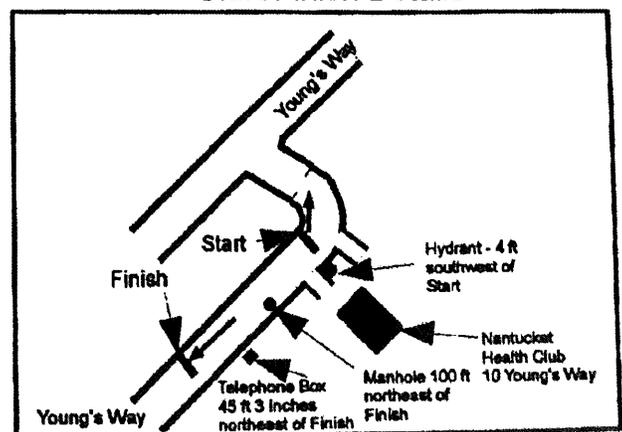
Mile 1: On east side of Monomoy Rd., opposite south edge of driveway for 31 Monomoy Rd. on west side of road, and 87 ft. 1 inch northeast of storm drain on east side of Monomoy Rd.

Turn-around: In center of Monomoy Rd. where it turns sharply north, 24 ft. straight line distance northeast of fire hydrant in front of 69 Monomoy Rd., and 10 ft. 1 inch straight line distance east of manhole cover on Monomoy Road.

Mile 2: On West side of Monomoy Rd. 1 ft. south of utility meter for 32 Monomoy Rd., 3 ft. north of utility pole (10NG17) on east side of Monomoy Rd. in front of 31 Monomoy Rd.

Mile 3: On north side of Young's Way about 138 ft southwest of manhole at junction of Old South Rd and Young's Way, and about 126 ft. southwest of utility pole (175-16) at southeast corner of Old South Road and Young's Way.

Start/Finish Details



July 2, 2016

Proposed Alternative Route

2016 Firecracker 5K



Libby Gibson

From: Pittman, William (pd520) [wpittman@police.nantucket-ma.gov]
Sent: Wednesday, April 20, 2016 3:20 PM
To: Libby Gibson
Cc: Gregg Tivnan; Amy Baxter
Subject: RE: 4/27 BOS

Libby,

Just FYI, this plan does not address any of the concerns nor any of our suggestions on how to go about planning a successful road race of this magnitude. I am especially concerned about the amount of parking required for this event. I asked them to present a plan that including addressing the parking and providing adequate notice to the general public and abutters about the race. I suggested using the Triathlon plan as a guide. They refused and said they were only going to submit a short and sweat plan. This is it. Last year we got slammed with complaints about people parking all over Amelia Drive in the parking lots of the various businesses as well as in some folks yards for that matter. By insisting on the race starting and stopping on Young's Way, there is no way that those problems can be addressed.

THE NPD STRONGLY OPPOSES THIS (FOR PROFIT) EVENT BEING HELD ON THE JULY 4th WEEKEND for these reasons.

William J. Pittman
Chief of Police

Nantucket Police Department
4 Fairgrounds Road
Nantucket, MA 02554
Tel: (508) 228-1212

TOWN OF NANTUCKET
OUR ISLAND HOME - ENTERPRISE FUND

	Actual FY2016	Actual FY2015	BUDGET FY2016
REVENUE	\$3,343,562	\$3,830,506	\$3,594,912
EXPENSES	\$3,950,589	\$3,725,942	\$7,482,779
NET EARNINGS	\$(607,027)	\$104,564	\$(3,887,867)
Transfer from Retained Earnings	\$-	\$-	\$1,540,916
NET EARNINGS	\$(607,027)	\$104,564	\$(2,346,951)
Retained Earnings			
NET SOURCES/USES:			
Article #13 - GF Subsidy	\$2,295,000	\$1,133,799	\$2,295,000
FY2015 Encumbrance Carryforwards	\$-	\$-	\$51,951
FinCom GF Reserve Fund Transfer	\$-	\$-	\$-
Surplus(Deficit)	\$1,687,973	\$1,238,363	\$(0)

Certified Retained Earnings as of July 1, 2015	\$1,649,432
Plus Current Surplus(Less Current Deficit) as of 12/31/2015	\$1,687,973
Plus Unused Portion of Retained Earnings for FY2015	\$-
Less Proposed Use of Retained Earnings for FY2017 Budget (ATM2016)	\$(1,649,432)
Projected Balance as of 12/31/2015*	\$1,687,973

*Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.



FY2016 Our Island Home Enterprise Budget Update

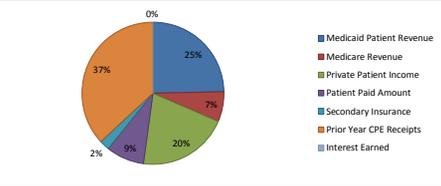
Operating Revenue and Expenditures As of December 31, 2015

REVENUE	FY2016 Budget w/Carryforward	FY2016 Actual (As of 012/31/15)	FY2015 LY Actual (As of 012/31/14)	\$ Variance to Budget
Medicaid Patient Revenue	\$1,604,900	\$824,460	\$814,527	\$(780,440)
Medicare Revenue	\$159,080	\$228,459	\$369,090	\$69,379
Private Patient Income	\$1,319,865	\$690,603	\$647,020	\$(629,262)
Patient Paid Amount	\$501,800	\$289,807	\$235,435	\$(211,993)
Secondary Insurance	\$9,267	\$77,126	\$74,291	\$67,859
Prior Year CPE Receipts	\$-	\$1,233,107	\$-	\$1,233,107
Interest Earned	\$-	\$-	\$1,690,143	\$-
Total Revenue*	\$3,594,912	\$3,343,562	\$3,830,506	\$(251,351)
OPERATING EXPENDITURES WITHOUT DEBT	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget
Payroll - Salary	\$4,229,250	\$2,514,103	\$2,056,078	\$(1,715,147)
Medicare P/R Tax Expense	\$56,400	\$19,294	\$29,768	\$(37,106)
Medical Insurance	\$1,041,700	\$386,930	\$475,695	\$(654,770)
Barnstable County Retirement	\$683,616	\$460,851	\$669,674	\$(222,765)
Contractual Obligations	\$85,400	\$-	\$6,313	\$(85,400)
Utilities	\$220,090	\$70,172	\$70,875	\$(149,918)
Repairs & Maintenance	\$55,005	\$18,101	\$16,550	\$(36,904)
Food	\$151,250	\$73,919	\$70,417	\$(77,331)
Professional Services	\$595,647	\$232,721	\$206,457	\$(362,927)
Medical Supplies	\$101,650	\$55,044	\$37,015	\$(46,606)
General Insurance	\$81,200	\$34,044	\$47,933	\$(46,530)
Other Supplies	\$74,617	\$26,791	\$29,010	\$(47,826)
Indirect Costs	\$92,300	\$46,150	\$-	\$(46,150)
Other	\$14,655	\$11,843	\$10,156	\$(2,812)
Transfer to Capital	\$-	\$-	\$-	\$-
Total Expenditures excluding debt	\$7,482,779	\$3,950,589	\$3,725,942	\$(3,532,191)
Surplus (Deficit) of Revenue Over Expenditures Excluding Debt	\$(3,887,867)	\$(607,027)	\$104,564	\$3,280,840
DEBT SERVICE	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget
Principal	\$-	\$-	\$-	\$-
Interest	\$-	\$-	\$-	\$-
Issuance Costs	\$-	\$-	\$-	\$-
BAN Costs, Principal, Interest	\$-	\$-	\$-	\$-
Other	\$-	\$-	\$-	\$-
Total Debt Service	\$-	\$-	\$-	\$-
Total - Surplus (Deficit) of Revenue over All Operating Expenditures*	\$(3,887,867)	\$(607,027)	\$104,564	\$3,280,840
OTHER FINANCING SOURCES	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget
General Fund Subsidy	\$2,295,000	\$2,295,000	\$1,133,799	\$-
Voited Use of Certified Retained Earnings	\$1,540,916	\$-	\$-	\$(1,540,916)
FY2015 Encumbrance Carryforward	\$51,951	\$-	\$-	\$-
Total Other Financing Source	\$3,887,867	\$2,295,000	\$1,133,799	\$(1,592,867)
Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures*	\$(0)	\$1,687,973	\$1,238,363	\$1,687,973
BENCHMARKS				
% of Debt to Operating Expense Policy	\$0	\$0	\$0	
% of Actual Debt to Operating Expense	\$-	\$-	\$-	
Certified Retained Earnings	\$1,649,432			
% of Certified Retained Earnings Used for Operations	93%			
% of Certified Retained Earnings Used for One Time or Capital Expenditures	\$-			

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be retained earnings can only be appropriated at an annual and/or special town meeting.

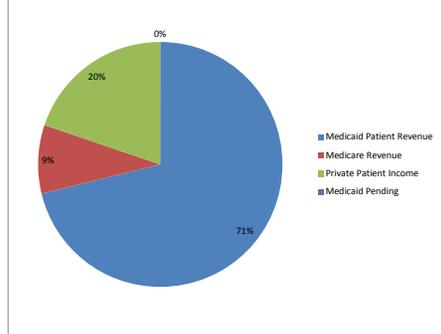
STATISTICS		
\$ Variance to LY	% to Budget	% to LY
\$9,933	51%	1%
\$(140,631)	144%	-38%
\$43,583	52%	7%
\$54,372	58%	23%
\$2,835	832%	4%
\$1,233,107	100%	100%
\$(1,690,143)	100%	0%
\$(486,945)	93%	-13%

Actual Revenue % Breakdown As of December 31, 2015



\$ Variance to LY	% to Budget	% to LY
\$458,024	59%	22%
\$(10,474)	34%	-35%
\$(88,766)	37%	-19%
\$(208,823)	67%	-31%
\$(6,313)	0%	0%
\$(703)	32%	-1%
\$1,551	33%	9%
\$3,502	49%	5%
\$26,264	39%	13%
\$18,030	54%	49%
\$(13,263)	43%	-28%
\$(2,219)	36%	-8%
\$46,150	50%	0%
\$1,687	81%	17%
\$-	0%	0%
\$224,647	53%	6%
\$(711,591)	16%	-681%

Actual Census % As of December 31, 2015



\$ Variance to LY	% to Budget	% to LY
\$-	0%	0%
\$-	0%	0%
\$-	0%	0%
\$-	0%	0%
\$-	0%	0%
\$-	0%	0%
\$(711,591)	16%	-681%

Financial Highlights As of December 31, 2015

NOTES:

Current Cost Per Day: \$531/day (based on 2014 calendar yr cost report)
 Average Medicaid Reimb: \$ 195.33
 Private Patient Reimbursement: \$440.00
 Average Medicare A Reimbursement: \$487.36

Average Occupancy Rate: 95%

Gift Funds utilized within 1st quarter:
 General: Art Therapy Program: \$971.15

Other Gift Funds:
 Kuckowski, Salt Water fish tank maintenance: \$1,895.00

TOWN OF NANTUCKET
OUR ISLAND HOME - ENTERPRISE FUND

	Actual FY2016	Actual FY2015	BUDGET FY2016
REVENUE	\$ 4,427,816	\$ 4,776,884	\$ 3,594,912
EXPENSES	\$ 5,749,350	\$ 5,301,516	\$ 7,482,779
NET EARNINGS	\$ (1,321,534)	\$ (524,633)	\$ (3,887,867)
Transfer from Retained Earnings	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,540,916</u>
NET EARNINGS	\$ (1,321,534)	\$ (524,633)	\$ (2,346,951)
Retained Earnings			
NET SOURCES/USES:			
Article #13 - GF Subsidy	\$ 2,295,000	\$ 1,700,699	\$ 2,295,000
FY2015 Encumbrance Carryforwards	\$ -	\$ -	\$ 51,951
FinCom GF Reserve Fund Transfer	\$ -	\$ -	\$ -
Surplus(Deficit)	<u>\$ 973,466</u>	<u>\$ 1,176,066</u>	<u>\$ (0)</u>

Certified Retained Earnings as of July 1, 2015	\$ 1,649,432
Plus Current Surplus(Less Current Deficit) as of 3/31/16	\$ 973,466
Plus Unused Portion of Retained Earnings for FY2015	\$ -
Less Proposed Use of Retained Earnings for FY2017 Budget (ATM2016)	<u>\$ (1,649,432)</u>
Projected Balance as of 03/31/2016*	<u>\$ 973,466</u>

**Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.*

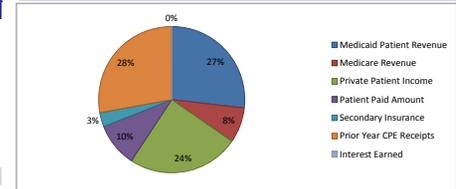


FY2016 Our Island Home Enterprise Budget Update

Operating Revenue and Expenditures As of March 31, 2016

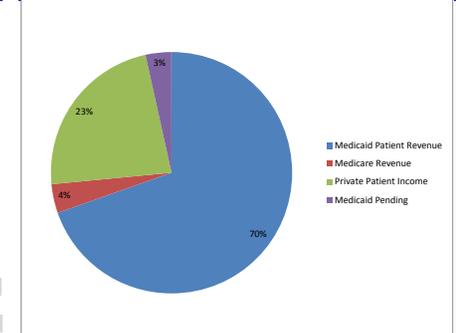
REVENUE	FY2016		FY2016		FY2015		STATISTICS	
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Medicaid Patient Revenue	\$ 1,604,900	\$ 1,187,913	\$ 1,170,225	\$ (416,987)	\$ 17,688	74%	2%	
Medicare Revenue	\$ 159,080	\$ 345,941	\$ 504,325	\$ 186,861	\$ (158,384)	217%	-31%	
Private Patient Income	\$ 1,319,865	\$ 1,090,969	\$ 895,935	\$ (228,896)	\$ 195,034	83%	22%	
Patient Paid Amount	\$ 501,800	\$ 430,203	\$ 420,006	\$ (71,597)	\$ 10,198	86%	2%	
Secondary Insurance	\$ 9,267	\$ 139,683	\$ 96,249	\$ 130,416	\$ 43,434	1507%	45%	
Prior Year CPE Receipts	\$ -	\$ 1,233,107	\$ 1,690,143	\$ 1,233,107	\$ (457,036)	100%	-27%	
Interest Earned	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Total Revenue*	\$ 3,594,912	\$ 4,427,816	\$ 4,776,884	\$ 832,904	\$ (349,067)	123%	-7%	

Actual Revenue % Breakdown As of March 31, 2016



OPERATING EXPENDITURES WITHOUT DEBT	FY2016		FY2016		FY2015		STATISTICS	
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Payroll - Salary	\$ 4,229,250	\$ 3,674,458	\$ 3,054,303	\$ (554,791)	\$ 620,155	87%	20%	
Medicare P/R Tax Expense	\$ 56,400	\$ 29,333	\$ 43,517	\$ (27,067)	\$ (14,184)	52%	-33%	
Medical Insurance	\$ 1,041,700	\$ 596,660	\$ 724,069	\$ (445,040)	\$ (127,409)	57%	-18%	
Barnstable County Retirement	\$ 683,616	\$ 479,193	\$ 669,674	\$ (204,423)	\$ (190,481)	70%	-28%	
Contractual Obligations	\$ 85,400	\$ -	\$ 6,313	\$ (85,400)	\$ (6,313)	0%	-100%	
Utilities	\$ 220,090	\$ 104,787	\$ 116,239	\$ (115,303)	\$ (11,452)	48%	-10%	
Repairs & Maintenance	\$ 55,005	\$ 27,374	\$ 23,452	\$ (27,631)	\$ 3,922	50%	17%	
Food	\$ 151,250	\$ 111,168	\$ 107,459	\$ (40,082)	\$ 3,710	73%	3%	
Professional Services	\$ 595,647	\$ 372,963	\$ 358,230	\$ (222,685)	\$ 14,733	63%	4%	
Medical Supplies	\$ 101,650	\$ 86,490	\$ 61,398	\$ (15,160)	\$ 25,092	85%	41%	
General Insurance	\$ 81,200	\$ 159,989	\$ 82,371	\$ 78,789	\$ 77,618	197%	94%	
Other Supplies	\$ 74,617	\$ 37,108	\$ 40,170	\$ (37,509)	\$ (3,062)	50%	-8%	
Indirect Costs	\$ 92,300	\$ 46,150	\$ -	\$ (46,150)	\$ 46,150	50%	100%	
Other	\$ 14,655	\$ 23,678	\$ 14,322	\$ 9,023	\$ 9,356	162%	65%	
Transfer to Capital	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Total Expenditures excluding debt	\$ 7,482,779	\$ 5,749,350	\$ 5,301,516	\$ (1,733,429)	\$ 447,834	77%	8%	
Surplus (Deficit) of Revenue Over Expenditures Excluding Debt	\$ (3,887,867)	\$ (1,321,534)	\$ (524,633)	\$ 2,566,333	\$ (796,901)	34%	152%	

Actual Census % As of March 31, 2016



DEBT SERVICE	FY2016		FY2016		FY2015		STATISTICS	
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 01/23/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Issuance Costs	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
BAN Costs, Principal, Interest	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Total - Surplus (Deficit) of Revenue Over all Operating Expenditures*	\$ (3,887,867)	\$ (1,321,534)	\$ (524,633)	\$ 2,566,333	\$ (796,901)	34%	152%	

Financial Highlights As of March 31, 2016

NOTES:

Current Cost Per Day: \$531/day (based on 2014 calendar yr cost report)
 Average Medicaid Reimb: \$ 197.81
 Private Patient Reimbursement: \$440.00
 Average Medicare A Reimbursement: \$452.53

Average Occupancy Rate: 90.3%

Gift Funds utilized within 1st quarter:
 General: Art Therapy Class: \$720.00

Other Gift Funds:
 Kuckowski, Salt Water fish tank maintenance: \$2,085.99

OTHER FINANCING SOURCES	FY2016		FY2016		FY2015		STATISTICS	
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
General Fund Subsidy	\$ 2,295,000	\$ 2,295,000	\$ 1,700,699	\$ -	\$ 594,302	100%	35%	
Voted Use of Certified Retained Earnings	\$ 1,540,916	\$ -	\$ -	\$ (1,540,916)	\$ -	0%	0%	
FY2015 Encumbrance Carryforward	\$ 51,951	\$ -	\$ -	\$ -	\$ -	0%	0%	
Total Other Financing Source	\$ 3,887,867	\$ 2,295,000	\$ 1,700,699	\$ (1,592,867)	\$ 594,302	59%	35%	
Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures*	\$ (0)	\$ 973,466	\$ 1,176,066	\$ 973,466	\$ (202,600)	0%	0%	

BENCHMARKS

% of Debt to Operating Expense Policy	\$ 0	\$ 0	\$ 0
% of Actual Debt to Operating Expense	\$ -	\$ -	\$ -
Certified Retained Earnings	\$ 1,649,432		
% of Certified Retained Earnings Used for Operations	93%		
% of Certified Retained Earnings Used for One Time or Capital Expenditures	-		

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.

TOWN OF NANTUCKET
SEWER - ENTERPRISE FUND

	Actual FY2016	Actual FY2015	BUDGET FY2016
REVENUE	\$ 4,594,233	\$ 4,344,359	\$ 6,475,875
EXPENSES	\$ 4,132,012	\$ 4,343,644	\$ 6,907,829
NET EARNINGS	\$ 462,221	\$ 715	\$ (431,954)
Transfer from Retained Earnings	\$ -	\$ -	\$ 317,229
NET EARNINGS	\$ 462,221	\$ 715	\$ (114,725)
Retained Earnings			
NET SOURCES/USES:			
Article #- GF Subsidy	\$ -	\$ -	\$ -
FY2014 Encumbrance Carryforwards	\$ -	\$ -	\$ 114,724
FinCom GF Reserve Fund Transfer	\$ -	\$ -	\$ -
Surplus(Deficit)	\$ 462,221	\$ 715	\$ (0)

Certified Retained Earnings as of July 1, 2015	\$ 3,872,311
Plus Current Surplus(Less Current Deficit) as of 012/31/2015	\$ 462,221
Less Proposed Use of Retained Earnings for FY2017 Budget (ATM2016)	\$ (506,155)
Projected Balance as of 012/31/2015*	\$ 3,828,377

*Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.

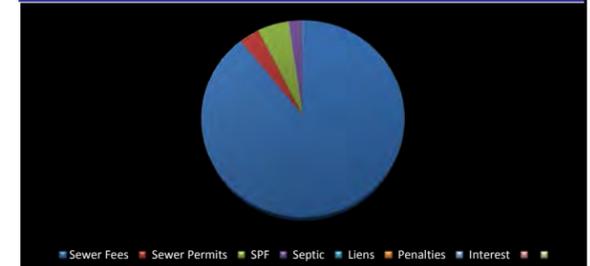


FY2016 Sewer Enterprise Fund Budget Update

Operating Revenue and Expenditures As of December 31, 2015

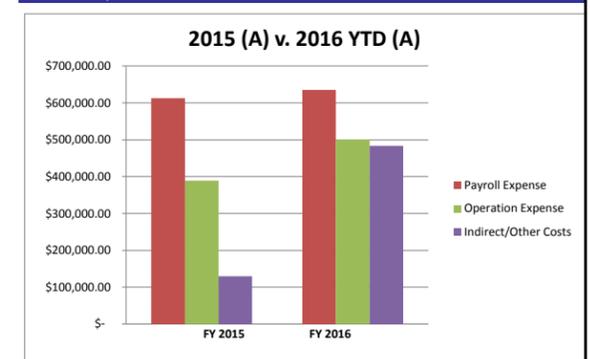
REVENUE	FY2016 Budget w/Carryforward	FY2016 Actual (As of 012/31/15)	FY2015 LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Sewer Fee Income	\$ 5,753,905	\$ 4,098,328	\$ 3,816,116	\$ (1,655,577)	\$ 282,213	71%	7%
Sewer Permits	\$ 193,750	\$ 150,883	\$ 112,163	\$ (42,867)	\$ 38,720	78%	35%
Sewer Privilege Fees & Interest	\$ 345,090	\$ 238,073	\$ 298,075	\$ (107,017)	\$ (60,003)	69%	-20%
Septic Disposal Fees	\$ 173,305	\$ 102,409	\$ 123,419	\$ (70,896)	\$ (21,010)	100%	-17%
Sewer Liens Collected	\$ 3,675	\$ 1,536	\$ 1,187	\$ (2,139)	\$ 349	42%	0%
Penalties Collected	\$ -	\$ 514	\$ 2,721	\$ 514	\$ (2,207)	100%	-81%
Interest on Investments	\$ 6,150	\$ -	\$ -	\$ (6,150)	\$ -	0%	0%
Other	\$ -	\$ 2,491	\$ (9,322)	\$ 2,491	\$ 11,813	100%	-100%
Total Revenue*	\$ 6,475,875	\$ 4,594,233	\$ 4,344,359	\$ (1,881,642)	\$ 249,874	71%	6%

Actual Revenue Breakdown As of December 31, 2015



OPERATING EXPENDITURES WITHOUT DEBT	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Payroll - Salary	\$ 875,410	\$ 391,979	\$ 400,265	\$ (483,431)	\$ (8,285)	45%	-2%
Medicare P/R Tax Expense	\$ 12,600	\$ 5,690	\$ 5,787	\$ (6,910)	\$ (97)	45%	-2%
Medical Insurance	\$ 214,900	\$ 98,230	\$ 82,084	\$ (116,670)	\$ 16,146	46%	20%
Barnstable County Retirement	\$ 138,955	\$ 139,004	\$ 124,806	\$ 49	\$ 14,198	100%	11%
Utilities	\$ 547,968	\$ 268,967	\$ 223,299	\$ (279,001)	\$ 45,668	49%	20%
Repairs & Maintenance	\$ 171,594	\$ 35,516	\$ 57,346	\$ (136,078)	\$ (21,830)	21%	-38%
Professional Services	\$ 260,475	\$ 124,567	\$ 34,044	\$ (135,908)	\$ 90,522	48%	266%
Sewer Supplies & Chemicals	\$ 121,750	\$ 71,597	\$ 74,036	\$ (50,153)	\$ (2,439)	59%	-3%
General Insurance	\$ 128,850	\$ -	\$ -	\$ (128,850)	\$ -	0%	0%
Other Supplies	\$ 13,300	\$ 4,484	\$ 1,367	\$ (8,816)	\$ 3,116	34%	228%
Indirect Costs	\$ 82,000	\$ 41,000	\$ -	\$ (41,000)	\$ 41,000	50%	0%
Other	\$ 388,895	\$ 437,806	\$ 128,319	\$ 48,912	\$ 309,487	113%	241%
Total Expenditures Excluding Debt	\$ 2,956,697	\$ 1,618,840	\$ 1,131,353	\$ (1,337,857)	\$ 487,487	55%	43%

Actual Comparison to Last Year As of December 31, 2015



Surplus (Deficit) of Revenue Over Expenditures Excluding Debt \$3,519,178 \$2,975,393 \$3,213,006 \$ (543,785) \$ (237,613) 85% -7%

DEBT SERVICE	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Principal	\$ 2,604,750	\$ 2,007,786	\$ 2,553,398	\$ (596,964)	\$ (545,612)	77%	-21%
Interest	\$ 1,282,382	\$ 475,217	\$ 619,749	\$ (807,165)	\$ (144,532)	37%	-23%
Issuance Costs	\$ 4,000	\$ -	\$ -	\$ (4,000)	\$ -	0%	0%
BAN Costs, Principal, Interest	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
MWPAT Admin Fee	\$ 60,000	\$ 30,169	\$ 39,144	\$ (29,831)	\$ (8,975)	50%	-23%
Total Debt Service	\$3,951,132	\$2,513,172	\$3,212,291	\$ (1,437,960)	\$ (699,119)	64%	-22%

Financial Highlights As of December 31, 2015

Revenues up 6% from last year.
Expenditures up 43% from last year.
Debt 61% of budget.

Total - Surplus (Deficit) of Revenue Over All Operating Expenditures* -\$431,954 \$462,221 \$715 \$ 894,175 \$ 461,506 -107% 64591%

OTHER FINANCING SOURCES	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
General Fund Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
General Fund Free Cash Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Voted Use of Certified Retained Earnings	\$ 317,229	\$ -	\$ -	\$ -	\$ -	0%	0%
2015 Encumbrance Carryforward	\$ 114,724	\$ -	\$ -	\$ -	\$ -	0%	0%
Total Other Financing Source	\$431,953	\$0	\$0	\$0	\$0	0%	0%

Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures* \$ (0) \$ 462,221 \$ 715 \$ 462,221 \$ 461,506 100% 64591%

BENCHMARKS

% of Debt to Operating Expense Policy	12%	12%	12%
% of Actual Debt to Operating Expense	57%	61%	74%
Certified Retained Earnings	\$ 3,872,311		
Certified Retained Earnings portion attributed to Privilege Fees	N/A		
% of Certified Retained Earnings Used for Operations	8.2%		
% of Certified Retained Earnings Used for One Time or Capital Expenditures	0.0%		

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.

**TOWN OF NANTUCKET
SEWER - ENTERPRISE FUND**

	Actual FY2016	Actual FY2015	BUDGET FY2016
REVENUE	\$ 5,740,539	\$ 5,467,261	\$ 6,475,875
EXPENSES	\$ 5,679,862	\$ 4,510,979	\$ 6,907,829
NET EARNINGS	\$ 60,677	\$ 956,282	\$ (431,954)
Transfer from Retained Earnings	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 317,229</u>
NET EARNINGS	\$ 60,677	\$ 956,282	\$ (114,725)
Retained Earnings			
NET SOURCES/USES:			
Article #- GF Subsidy	\$ -	\$ -	-
FY2014 Encumbrance Carryforwards	\$ -	\$ -	\$ 114,724
FinCom GF Reserve Fund Transfer	\$ -	\$ -	-
Surplus(Deficit)	<u>\$ 60,677</u>	<u>\$ 956,282</u>	<u>\$ (0)</u>
Certified Retained Earnings as of July 1, 2015	\$ 3,872,311		
Plus Current Surplus(Less Current Deficit) as of 03/31/16	\$ 60,677		
Less Proposed Use of Retained Earnings for FY2017 Budget (ATM2016)	<u>\$ (506,155)</u>		
Projected Balance as of 03/31/2016*	\$ 3,426,833		

*Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.

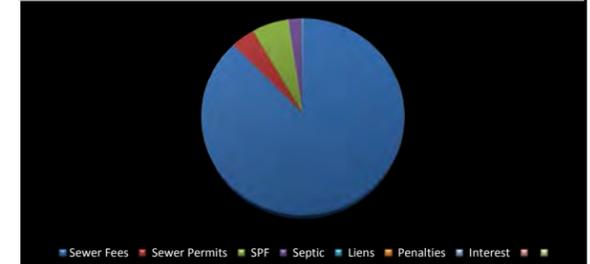


FY2016 Sewer Enterprise Fund Budget Update

Operating Revenue and Expenditures As of March 31, 2016

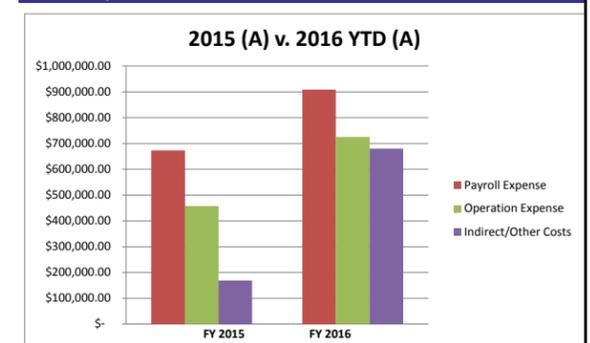
REVENUE	FY2016		FY2015		STATISTICS			
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Sewer Fee Income	\$ 5,753,905	\$ 5,032,623	\$ 4,787,638	\$ (721,282)	\$ 244,985	87%	5%	
Sewer Permits	\$ 193,750	\$ 222,260	\$ 178,050	\$ 28,510	\$ 44,210	115%	25%	
Sewer Privilege Fees & Interest	\$ 345,090	\$ 349,772	\$ 366,250	\$ 4,682	\$ (16,478)	101%	-4%	
Septic Disposal Fees	\$ 173,305	\$ 119,093	\$ 135,919	\$ (54,212)	\$ (16,826)	100%	-12%	
Sewer Liens Collected	\$ 3,675	\$ 8,469	\$ 7,704	\$ 4,794	\$ 765	230%	0%	
Penalties Collected	\$ -	\$ 632	\$ 3,022	\$ 632	\$ (2,390)	100%	-79%	
Interest on Investments	\$ 6,150	\$ -	\$ -	\$ (6,150)	\$ -	0%	0%	
Other	\$ -	\$ 7,691	\$ (11,322)	\$ 7,691	\$ 19,013	100%	-100%	
Total Revenue*	\$ 6,475,875	\$ 5,740,539	\$ 5,467,261	\$ (735,336)	\$ 273,278	89%	5%	

Actual Revenue Breakdown As of March 31, 2016



OPERATING EXPENDITURES WITHOUT DEBT	FY2016		FY2015		STATISTICS			
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Payroll - Salary	\$ 875,410	\$ 605,006	\$ 439,465	\$ (270,404)	\$ 165,542	69%	38%	
Medicare P/R Tax Expense	\$ 12,600	\$ 8,779	\$ 6,355	\$ (3,821)	\$ 2,424	70%	38%	
Medical Insurance	\$ 214,900	\$ 155,662	\$ 102,253	\$ (59,238)	\$ 53,409	72%	52%	
Barnstable County Retirement	\$ 138,955	\$ 139,004	\$ 124,806	\$ 49	\$ 14,198	100%	11%	
Utilities	\$ 547,968	\$ 380,219	\$ 251,850	\$ (167,749)	\$ 128,369	69%	51%	
Repairs & Maintenance	\$ 171,594	\$ 85,991	\$ 69,370	\$ (85,603)	\$ 16,620	50%	24%	
Professional Services	\$ 260,475	\$ 167,657	\$ 61,758	\$ (92,818)	\$ 105,899	64%	171%	
Sewer Supplies & Chemicals	\$ 121,750	\$ 91,026	\$ 74,036	\$ (30,724)	\$ 16,990	75%	23%	
General Insurance	\$ 128,850	\$ 126,496	\$ 38,956	\$ (2,354)	\$ 87,540	98%	225%	
Other Supplies	\$ 13,300	\$ 5,128	\$ 1,367	\$ (8,172)	\$ 3,760	39%	275%	
Indirect Costs	\$ 82,000	\$ 41,000	\$ -	\$ (41,000)	\$ 41,000	50%	100%	
Other	\$ 388,895	\$ 507,064	\$ 128,470	\$ 118,169	\$ 378,594	130%	295%	
Total Expenditures Excluding Debt	\$ 2,956,697	\$ 2,313,032	\$ 1,298,687	\$ (643,665)	\$ 1,014,345	78%	78%	

Actual Comparison to Last Year As of March 31, 2016



Surplus (Deficit) of Revenue Over Expenditures Excluding Debt: \$3,519,178 (Budget) vs \$3,427,507 (Actual) vs \$4,168,574 (LY Actual) vs \$(91,672) (Variance to Budget) vs \$(741,067) (Variance to LY) vs 97% (to Budget) vs -18% (to LY)

DEBT SERVICE	FY2016		FY2015		STATISTICS			
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Principal	\$ 2,604,750	\$ 2,353,209	\$ 2,553,398	\$ (251,541)	\$ (200,189)	90%	-8%	
Interest	\$ 1,282,382	\$ 954,774	\$ 619,749	\$ (327,608)	\$ 335,025	74%	54%	
Issuance Costs	\$ 4,000	\$ -	\$ -	\$ (4,000)	\$ -	0%	0%	
BAN Costs, Principal, Interest	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
MWPAT Admin Fee	\$ 60,000	\$ 58,847	\$ 39,144	\$ (1,153)	\$ 19,702	98%	50%	
Total Debt Service	\$3,951,132	\$3,366,829	\$3,212,291	\$ (584,303)	\$ 154,538	85%	5%	

Financial Highlights As of March 31, 2016

Revenues up 5% from last year.
Expenditures up 78% from last year.
Debt 59% of budget.

Total - Surplus (Deficit) of Revenue Over All Operating Expenditures*: -\$431,954 (Budget) vs \$60,677 (Actual) vs \$956,282 (LY Actual) vs 492,631 (Variance to Budget) vs \$(895,605) (Variance to LY) vs -14% (to Budget) vs -94% (to LY)

OTHER FINANCING SOURCES	FY2016		FY2015		STATISTICS			
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
General Fund Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
General Fund Free Cash Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Voted Use of Certified Retained Earnings	\$ 317,229	\$ -	\$ -	\$ -	\$ -	0%	0%	
2015 Encumbrance Carryforward	\$ 114,724	\$ -	\$ -	\$ -	\$ -	0%	0%	
Total Other Financing Source	\$431,953	\$0	\$0	\$0	\$0	0%	0%	

Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures*: \$(0) (Budget) vs \$60,677 (Actual) vs \$956,282 (LY Actual) vs 60,677 (Variance to Budget) vs \$(895,605) (Variance to LY) vs 100% (to Budget) vs -94% (to LY)

BENCHMARKS

% of Debt to Operating Expense Policy	12%	12%	12%
% of Actual Debt to Operating Expense	57%	59%	71%
Certified Retained Earnings	\$ 3,872,311		
Certified Retained Earnings portion attributed to Privilege Fees	N/A		
% of Certified Retained Earnings Used for Operations	8.2%		
% of Certified Retained Earnings Used for One Time or Capital Expenditures	0.0%		

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.

TOWN OF NANTUCKET
SOLID WASTE - ENTERPRISE FUND

	Actual FY2016	Actual FY2015	BUDGET FY2016
REVENUE	\$ 2,086,137	\$ 1,744,857	\$ 3,426,487
EXPENSES	\$ 5,613,820	\$ 3,949,742	\$ 8,239,275
NET EARNINGS	\$ (3,527,683)	\$ (2,204,885)	\$ (4,812,788)
Transfer from Retained Earnings	\$ -	\$ -	\$ -
NET EARNINGS	\$ (3,527,683)	\$ (2,204,885)	\$ (4,812,788)
Retained Earnings			
NET SOURCES/USES:			
General Fund Subsidy- Operations	\$ 1,587,300	\$ 775,465	\$ 4,810,000
2015 ATM - Article 13 -General Fund Operating Override Subsidy	\$ 3,222,700	\$ 1,574,429	\$ -
FY2015 Encumbrance Carryforwards	\$ -	\$ -	\$ 2,788
FinCom GF Reserve Fund Transfer			
Surplus(Deficit)	\$ 1,282,317	\$ 145,008	\$ -

Certified Retained Earnings as of July 1, 2015	\$ 2,245,252
Plus Current Surplus(Less Current Deficit) as of 12/31/15	\$ 1,282,317
Less Proposed Use of Retained Earnings for FY2017 Budget (ATM2016)	\$ (812,683)
Projected Balance as of 12/31/15*	\$ 2,714,886

*Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.



FY2016 Solid Waste Enterprise Fund Budget Update

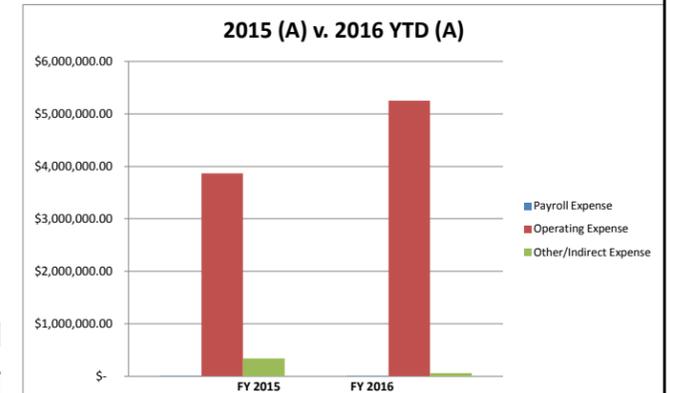
Operating Revenue and Expenditures As of December 31, 2015

REVENUE	FY2016 Budget w/Carryforward	FY2016 Actual (As of 012/31/15)	FY2015 LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Landfill Fee Income \$	540,300	318,153	463,935	(222,147)	(145,783)	59%	-31%
Tipping Fees \$	2,886,187	1,767,985	1,280,921	(1,118,202)	487,063	61%	38%
Miscellaneous Revenues \$	-	-	1,780	-	(1,780)	100%	100%
Total Revenue*	\$ 3,426,487	\$ 2,086,137	\$ 1,744,857	\$ (1,340,350)	\$ 341,281	60.9%	19.6%
OPERATING EXPENDITURES WITHOUT DEBT							
	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Payroll - Salary \$	27,375	9,446	9,667	(17,929)	(220)	35%	-2%
Medicare P/R Tax Expense \$	400	137	140	(263)	(3)	34%	-2%
Medical Insurance \$	-	-	-	-	-	0%	0%
Barnstable County Retirement \$	-	-	-	-	-	0%	0%
Utilities \$	327,929	146,412	123,256	(181,517)	23,157	45%	19%
Repair & Maintenance \$	8,500	-	428,901	(8,500)	(428,901)	0%	-100%
Professional Services - Collection & Disposal \$	5,679,440	3,660,878	2,660,287	(2,018,562)	1,000,591	64%	38%
Professional Services - Recycle / MRF \$	500,000	627,390	428,901	127,390	198,488	125%	46%
Freight \$	975,000	818,264	228,408	(156,736)	589,856	84%	258%
General Insurance \$	-	-	-	-	-	0%	0%
Indirect Costs \$	115,000	57,500	-	(57,500)	57,500	50%	0%
Other \$	548,600	280,253	61,817	(268,347)	218,435	51%	353%
Total Expenditures Excluding Debt	\$ 8,182,244	\$ 5,600,280	\$ 3,941,377	\$ (2,581,964)	\$ 1,658,903	68%	42%
Surplus (Deficit) of Revenue Over Expenditures Excluding Debt	\$ (4,755,757)	\$ (3,514,142)	\$ (2,196,520)	\$ 1,241,615	\$ 1,934,838	74%	60%
DEBT SERVICE							
	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Principal \$	40,000	5,000	-	(35,000)	5,000	13%	100%
Interest \$	17,031	8,541	8,366	(8,490)	175	50%	2%
Issuance Costs \$	-	-	-	-	-	0%	0%
BAN Costs, Principal, Interest \$	-	-	-	-	-	0%	0%
Other \$	-	-	-	-	-	0%	0%
Total Debt Service	\$ 57,031	\$ 13,541	\$ 8,366	\$ (43,490)	\$ 5,175	24%	62%
Total - Surplus (Deficit) of Revenue Over All Operating Expenditures*	\$ (4,812,788)	\$ (3,527,683)	\$ (2,204,885)	\$ 1,285,105	\$ 5,175	73%	60%
OTHER FINANCING SOURCES							
	Budget w/Carryforward	Actual (As of 012/31/15)	LY Actual (As of 012/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
General Fund Operating Override 1999 and 2006 \$	-	3,222,700	1,574,429	3,222,700	1,648,271	0%	105%
General Fund Subsidy - Operations \$	4,810,000	1,587,300	775,465	(3,222,700)	811,835	33%	105%
Voted Use of Certified Retained Earnings \$	-	-	-	-	-	0%	0%
Budget to Recap Adjustment \$	-	-	-	-	-	0%	0%
FY2015 Encumbrance Carryforwards \$	2,788	-	-	(2,788)	-	0%	0%
Total Other Financing Source	\$ 4,812,788	\$ 4,810,000	\$ 2,349,894	\$ -	\$ 2,460,107	100%	105%
Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures*	\$ -	\$ 1,282,317	\$ 145,008	\$ 1,285,105	\$ 1,137,309	100%	784%

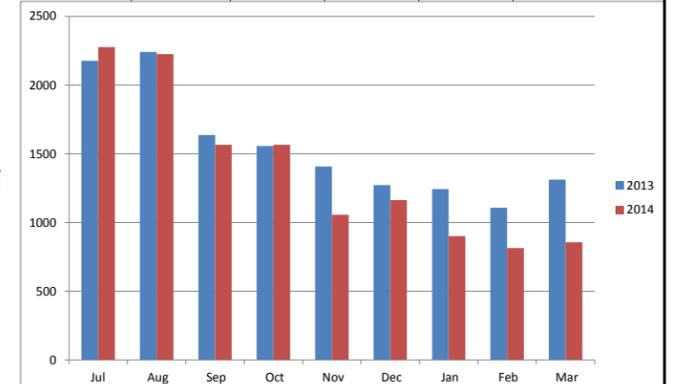
Actual Revenue Breakdown As of December 31, 2015



Actual Comparison to Last Year As of December 31, 2015



C&D/MSW Tons - Actual Comparison to Last Year As of December 31, 2015



Financial Highlights As of December 31, 2015

Revenues up 19.6% from last year.

Budget total = operating expense + mining (all GF Subsidy)

Mining continues for the 6th year with 120,000 cubic yards mined.

BENCHMARKS

% of Debt to Operating Expense Policy	12%	12%	12%
% of Actual Debt to Operating Expense	1%	0%	0%
Certified Retained Earnings \$	2,245,252	-	-
% of Certified Retained Earnings Used for Operations	0.0%	0.0%	0.0%
% of Certified Retained Earnings Used for One Time or Capital Expenditures	0.0%	0.0%	0.0%

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.

**TOWN OF NANTUCKET
SOLID WASTE - ENTERPRISE FUND**

	Actual FY2016	Actual FY2015	BUDGET FY2016
REVENUE	\$ 2,812,227	\$ 2,700,228	\$ 3,426,487
EXPENSES	\$ 7,700,211	\$ 5,842,700	\$ 8,239,275
NET EARNINGS	\$ (4,887,984)	\$ (3,142,472)	\$ (4,812,788)
Transfer from Retained Earnings	\$ -	\$ -	\$ -
NET EARNINGS	\$ (4,887,984)	\$ (3,142,472)	\$ (4,812,788)
Retained Earnings			
NET SOURCES/USES:			
General Fund Subsidy- Operations	\$ 1,587,300	\$ 1,163,197	\$ 4,810,000
2015 ATM - Article 13 -General Fund Operating Override Subsidy	\$ 3,222,700	\$ 2,361,643	\$ -
FY2015 Encumbrance Carryforwards	\$ -	\$ -	\$ 2,788
FinCom GF Reserve Fund Transfer			
Surplus(Deficit)	<u>\$ (77,984)</u>	<u>\$ 382,368</u>	<u>\$ -</u>

Certified Retained Earnings as of July 1, 2015	\$ 2,245,252
Plus Current Surplus(Less Current Deficit) as of 03/31/2016	\$ (77,984)
Less Proposed Use of Retained Earnings for FY2017 Budget (ATM2016)	<u>\$ (812,683)</u>
Projected Balance as of 03/31/2016*	\$ 1,354,585

**Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.*

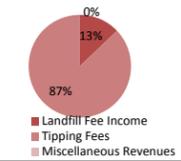


FY2016 Solid Waste Enterprise Fund Budget Update

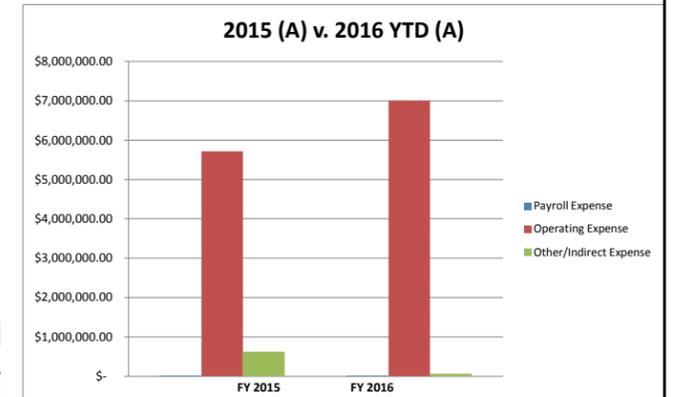
Operating Revenue and Expenditures As of March 31, 2016

REVENUE	FY2016 Budget w/Carryforward	FY2016 Actual (As of 03/31/16)	FY2015 LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Landfill Fee Income	\$ 540,300	\$ 362,976	\$ 498,075	\$ (177,324)	\$ (135,100)	67%	-27%
Tipping Fees	\$ 2,886,187	\$ 2,449,252	\$ 2,202,153	\$ (436,935)	\$ 247,099	85%	11%
Miscellaneous Revenues	\$ -	\$ -	\$ 1,780	\$ -	\$ (1,780)	0%	-100%
Total Revenue*	\$ 3,426,487	\$ 2,812,227	\$ 2,700,228	\$ (614,260)	\$ 111,999	82.1%	4.1%
OPERATING EXPENDITURES WITHOUT DEBT							
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Payroll - Salary	\$ 27,375	\$ 14,712	\$ 14,096	\$ (12,663)	\$ 616	54%	4%
Medicare P/R Tax Expense	\$ 400	\$ 213	\$ 205	\$ (187)	\$ 9	53%	4%
Medical Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Barnstable County Retirement	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Utilities	\$ 327,929	\$ 236,011	\$ 238,338	\$ (91,918)	\$ (2,327)	72%	-1%
Repair & Maintenance	\$ 8,500	\$ -	\$ 191	\$ (8,500)	\$ (191)	0%	-100%
Professional Services - Collection & Disposal	\$ 5,679,440	\$ 5,175,997	\$ 4,544,432	\$ (503,443)	\$ 631,565	91%	14%
Professional Services - Recycle / MRF	\$ 500,000	\$ 692,937	\$ 428,901	\$ 192,937	\$ 264,036	139%	100%
Freight	\$ 975,000	\$ 900,000	\$ 502,990	\$ (75,000)	\$ 397,010	92%	79%
General Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Indirect Costs	\$ 115,000	\$ 57,500	\$ -	\$ (57,500)	\$ 57,500	50%	100%
Other	\$ 548,600	\$ 566,460	\$ 61,817	\$ 17,860	\$ 504,642	103%	816%
Total Expenditures Excluding Debt	\$ 8,182,244	\$ 7,643,830	\$ 5,790,969	\$ (538,414)	\$ 1,852,861	93%	32%
Surplus (Deficit) of Revenue Over Expenditures Excluding Debt	\$ (4,755,757)	\$ (4,831,603)	\$ (3,090,741)	\$ (75,846)	\$ 2,415,003	102%	56%
DEBT SERVICE							
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Principal	\$ 40,000	\$ 40,000	\$ 35,000	\$ -	\$ 5,000	100%	0%
Interest	\$ 17,031	\$ 16,381	\$ 16,731	\$ (650)	\$ (350)	96%	-2%
Issuance Costs	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
BAN Costs, Principal, Interest	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Other	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Total Debt Service	\$ 57,031	\$ 56,381	\$ 51,731	\$ (650)	\$ 4,650	99%	9%
Total - Surplus (Deficit) of Revenue Over All Operating Expenditures*	\$ (4,812,788)	\$ (4,887,984)	\$ (3,142,472)	\$ (75,196)	\$ 4,650	102%	56%
OTHER FINANCING SOURCES							
	Budget w/Carryforward	Actual (As of 03/31/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
General Fund Operating Override 1999 and 2006	\$ -	\$ 3,222,700	\$ 2,361,643	\$ 3,222,700.00	\$ 861,057	100%	36%
General Fund Subsidy - Operations	\$ 4,810,000	\$ 1,587,300	\$ 1,163,197	\$ (3,222,700)	\$ 424,103	33%	36%
Voted Use of Certified Retained Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Budget to Recap Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
FY2015 Encumbrance Carryforwards	\$ 2,788	\$ -	\$ -	\$ (2,788)	\$ -	0%	0%
Total Other Financing Source	\$ 4,812,788	\$ 4,810,000	\$ 3,524,840	\$ -	\$ 1,285,160	100%	36%
Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures*	\$ -	\$ (77,984)	\$ 382,368	\$ (75,196)	\$ (460,352)	100%	-120%

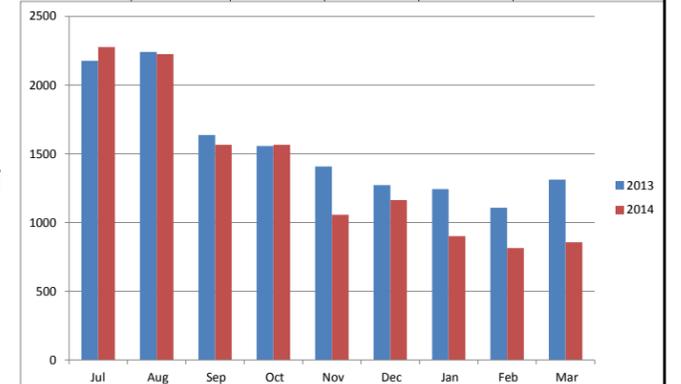
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6 Fairgrounds Road Workforce Housing RFP Update

to

Board of Selectmen

April 27th, 2016

Andrew Vorce

Director of Planning

Leslie Snell

Deputy Director of Planning

Tucker Holland

Independent Housing Consultant

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Goal at 6 Fairgrounds

- Execute the will of the voters
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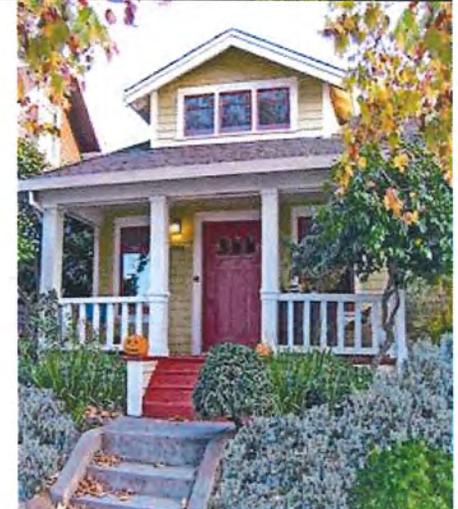
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Source: 2015 ATM Warrant

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- Reviewed BOS Commonalities
 - BOS universally in favor of seeing rental workforce and affordable housing developed at 6FG site
 - Town employee preference when filling units
 - Intention to provide short-term horizon (e.g., 3-5 years)
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Concepts



4/27/16

BOS - 6FG RFP Update

Activities February 17th – Now

- ATM
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 - Article 39 – 6FG to CN Zoning
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Draft Survey Results

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- 212 responses
 - 23 representing Town Departments
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- 1,863 year-round employees
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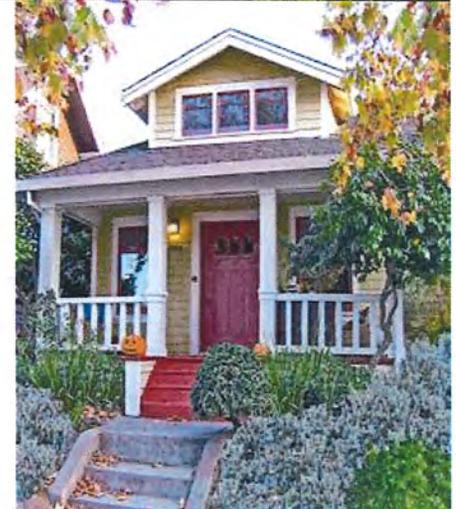
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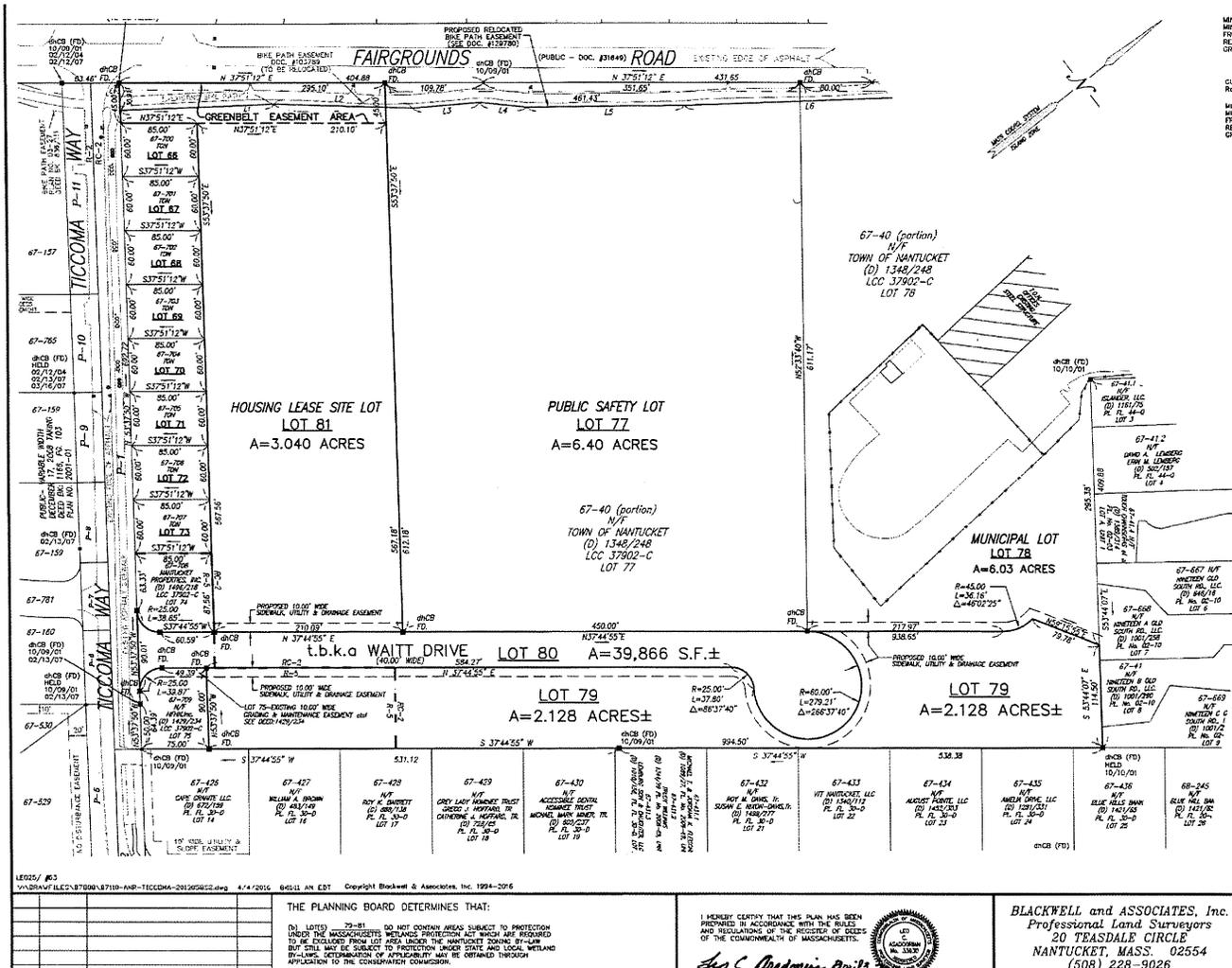
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- 49% would be interested in cost-sharing , including management expense, for their seasonal employee housing

Site w/ Road Lot



MINIMUM LOT SIZE 5000 S.F.
 MINIMUM FRONTAGE 20 FT.
 FRONT YARD SETBACK 10 FT.
 REAR/SIDE SETBACK 5 FT./10 FT. SIDE
 GROUND COVER 5 40 %

CURRENT ZONING CLASSIFICATION:
 Residential Commercial (RC-3)

MINIMUM LOT SIZE: 5000 S.F.
 MINIMUM FRONTAGE: 40 FT.
 FRONT YARD SETBACK: 10 FT.
 REAR/SIDE SETBACK: 5 FT.
 GROUND COVER 5: 50%

Date: _____
 Title: _____
 Plan No.: _____

APPROVED REGISTER

SHEET 1 OF 1
 RESERVED FOR REGISTRY USE

VICINITY MAP SCALE: 1" = 1000'

LEGEND

CHCB ■ EXISTING CONCRETE DRIVE WITH SHALLOW FORDS
 FND ■

OWNER INFORMATION

TOWN OF NANTUCKET
 DEED BK. 1348, PG. 248; L.C. PLAN 37902-C**
 OFF TICCOMA WAY
 ASSESSORS MAP 67, PARCEL 40 (PORTION)

** LAND WAS WITHDRAWN FROM REGISTRATION
 REF. D05/138356, DATED: 9-20-2012.

Nantucket Planning Board

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

DATE SIGNED: _____

FILE NO.: _____

BEING A DIVISION OF LOT 76 ON LAND COURT PLAN 37902-C
 NOW ARE SHOWN AS LOTS 79, 80, & 81

**DIVISION
 PLAN of LAND
 in NANTUCKET, MA.**

prepared for
 TOWN OF NANTUCKET
 1"=50' APRIL 3, 2016

GRAPHIC SCALE

LE025/ 863
 W:\DRAWING\FILED\87000\87100-ANP-TICCOMA-20160502.dwg 4/4/2016 @4:11 AM EDT Copyright Blackwell & Associates, Inc. 1994-2016

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS 79-81 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE ANTI-CORROSIONS WELFARE PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MUST BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WELFARE BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH REFERENCE TO THE CONSENTED COMMERCIAL.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BLACKWELL AND ASSOCIATES, Inc.
 Professional Land Surveyors
 20 TRASDALE CIRCLE
 NANTUCKET, MASS. 02554
 (508) 228-9026

Timeline & Key Dates

- May 25th County Commissioner Hearing
 - Road layout
 - No objections, June 1st paperwork filing
 - Objection would require 2nd hearing (June)
- Subdivision plan
 - File for June 13th Planning Board Meeting
 - Blackwell and Associates preparing
- Housing Production Plan Review
 - Draft available by May 1st
 - Planning Board hearing and adoption
 - June 13th
 - BOS hearing and adoption
 - June 22nd
- 6FG Housing RFP workgroup
 - 2 members of BOS (MF, DH-H) Town Manager, Town Planner & IHC
 - Continuing consultation with Heidi Bauer
 - Design package
 - Density: 106 units upward limit

Additional Actions / Considerations

- Wannacomet Water Company
 - To provide materials at no cost
 - Installation estimate
- Road clearing
 - Land Bank (option)
- DPW
 - Sewer cost
- Financing options
 - Build and hold bidder(s)
 - One-stop or partnered
 - Consortium of Town, Businesses and Nonprofits

2016 Annual Town Meeting Follow-up for Review at May 6, 2015 BOS Meeting

As of 04/22/16

<i>Article #</i>	<i>Title</i>	<i>Vote</i>	<i>Follow-up</i>
1	Receipt of Financial Reports	Y	None needed; Town Report out
2	Appropriation: Unpaid Bills	Y	Bills been processed
3	Appropriation: Prior Year Articles	Y	Finance making appropriate adjustments
4	Revolving Accounts	Y	Finance setting up FY 17 accounts
5	Appropriation: Reserve Fund	Y	Finance handling
6	FY 16 GF Budget Transfers	Y	Finance handling with appropriate depts
7	FY 17 Personnel Comp Plans	Y	Finance & HR coordinating with appropriate depts
8	FY 17 GF Operating Budget	Y	Finance handling
9	FY 17 H & H Services Approp	Y	Finance setting up FY 17 accounts, Human Services preparing contracts
10	GF Capital	Y	Procurement meeting to be scheduled by Town Admin; borrowing to be coordinated by Finance
11	FY 17 EF Operating Budgets	Y	Finance handling
12	EF Capital	Y	Procurement meeting to be scheduled by Town Admin; borrowing to be coordinated by Finance
13	FY 16 EF Budget Transfers	Y	Finance handling with appropriate depts
14	Appropriation: Airport GA Bldg	Y	Finance handling with Airport
15	Appropriation: School	Y	Finance handling with School; need to determine ballot question timing
16	Acceptance of MGL Sewer Betterments	Y	Town Clerk coord with General Code to include in Code Book; Town Admin ensure Finance Dept knowledge
17	Acceptance of MGL Sewer Betterment Deferral	Y	Town Clerk coord with General Code to include in Code Book; Town Admin ensure Finance Dept knowledge
18	Appropriation: Sewer Project	Y	Finance handling borrowing; Town Admin coord next steps with public outreach; DPW handle project implementation details
19	Bylaw: Sewer District Map Changes	Y	Town Clerk send to AG, coord with General Code; GIS update maps
20	Appropriation: WWIF	Y	Finance handling with appropriate depts
21	FY 17 AP Aviation Fuel Revolver	Y	Finance handling with Airport
22	Appropriation: Ambulance RF	Y	Finance handling with Fire
23	Appropriation: County Assess	Y	Finance handling

24	Finalizing FY 17 County Budget	N/A	None needed
25	Rescind Unused Borrowing Auth	Y	Finance handling
26	Appropriation: Ferry Embark Fee	Y	Finance handling
27	Appropriation: OPEB Trust Fund	Y	Finance handling
28	Approp: CBA/Laborer's	Y	Finance/HR handling
29	FY 17 CPC Budget Transfers/Beaugrand	Y	Finance handling
30	FY 17 CPC Projects/Beaugrand	Y	Finance setting up accounts; CPC preparing grant agreements (?)
31	Appropriation: Sconset Fire Station/Eldridge	N	N/A
32	Appropriation: Cost Reimbursement/Williams	N	N/A
33	Zoning: Coastal Erosion Liability Waiver	N	N/A
34	Zoning: Map Change RC to CMI	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
35	Zoning: Map Change RC-2 to CMI	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
36	Zoning: Map Change Commercial Mid-Island	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
37	Zoning: Map Change RC-2 to CTEC & R-5	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
38	Zoning: Map Change RC-2 & CTEC to R-10 or R-20	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
39	Zoning: Map Change RC-2 to CN & R-5	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
40	Zoning: Map Change R-1 to ROH	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
41	Zoning: Map Change R-20 to VR	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
42	Zoning: VR/Swimming Pool	N	N/A
43	Zoning: Map Change R-20 to R-40 or LUG-1	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
44	Zoning: Map Change SR-20 to SR-5	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff

45	Zoning: Map Change CDT, ROH, R-1, R-20 LUG-2 to R-40	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
46	Zoning: Map Change R-20, VR, LUG-1, LUG-2 to LUG-3	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
47	Zoning: Map Change VTEC to VR, VTEC to LUG-3, LUG-3 to VTEC	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
48	Zoning: Map Change LUG-2 to R-40/Lydon	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
49	Zoning: Map Change LUG-2 to LUG-3/Santos	N	N/A
50	Zoning: Map Change LUG-2 to LUG-1/Kennie	Y	Town Clerk send to AG, coord with General Code; GIS update maps; PLUS education of applicable staff
51	Zoning: Tertiary Dwelling	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
52	Zoning: Tiny House District/Stover	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
53	Zoning: Tiny House Village/Stover	N	N/A
54	Zoning: Secondary Lots	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
55	Zoning: Secondary Lots/Fredericks	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
56	Zoning: Secondary Lots/Collier	N	N/A
57	Zoning: MCD	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
58	Zoning: Adult Use	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
59	Zoning: Abandoned Vehicles	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
60	Zoning: Misc Technical	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
61	Bylaw Amend: Obsolete Building	Y	Town Clerk send to AG, coord with General Code; PLUS education of applicable staff
62	Bylaw Amend: Solid Waste Disp	Y	Town Clerk send to AG, coord with General Code; Town Admin review

			enforcement with applicable staff
63	Bylaw Amend: Town Property	N	N/A
64	Bylaw Amend: Personal Watercraft	N	N/A
65	Bylaw: Right to Farm	Y	Town Clerk send to AG, coord with General Code; Town Admin review implementation with applicable staff
66	Bylaw: Town Sewer District	Y	Town Clerk send to AG, coord with General Code; Town Admin education of applicable staff; GIS update maps
67	Bylaw: Town Sewer District/Dawson	Y	Town Clerk send to AG, coord with General Code; Town Admin education of applicable staff; GIS update maps
68	Bylaw: Town Sewer District/Dimock	Y	Town Clerk send to AG, coord with General Code; Town Admin education of applicable staff; GIS update maps
69	Bylaw: Mgt of Coastal Props/Stover	N	N/A
70	Bylaw: Nuisance Animals/Gale	Y	Town Clerk send to AG, coord with General Code; Town Admin education of applicable staff
71	Bylaw: Dog Licenses/Stover	Y	Town Clerk send to AG, coord with General Code; Town Clerk implement
72	MGL Accept: Dog Licenses/Stover	Y	Town Clerk coord with General Code; Town Clerk implement
73	MGL Accept: Abandoned MV	Y	Town Clerk coord with General Code; NPD implement
74	HRP: Charter re Warrant Publication	Y	Town Admin forward to Legislative Reps
75	HRP: Water Co Merger	Y	Town Admin forward to Legislative Reps
76	HRP: AP Fuel Revolver	Y	Town Admin forward to Legislative Reps
77	HRP: CPC Membership	Y	Town Admin forward to Legislative Reps
78	HRP: Increase Res Exemption	Y	Town Admin forward to Legislative Reps
79	HRP: Conveyance of Land County to Town	Y	Town Admin forward to Legislative Reps
80	HRP: Conveyances to Land Bank, MCLT	Y	Town Admin forward to Legislative Reps
81	HRP: Conveyance from Land Bank to Town	Y	Town Admin forward to Legislative Reps
82	HRP: Community Housing	Y	Town Admin forward to Legislative Reps (1/2%)
83	HRP: Retired Police	Y	Town Admin forward to Legislative Reps
84	HRP: Land Bank Act Amend	Y	Town Admin forward to Legislative Reps
85	Town Charter Amend/Grause	N	N/A

86	Town Charter Amend/DeCosta	N	N/A
87	Real Estate: Airport Property	Y	Determine costs, timeline, confirm BOS agreement to proceed
88	Real Estate: Tom Nevers	Y	Determine costs, timeline, confirm BOS agreement to proceed
89	Real Estate: 42 Nobadeer Ave	Y	Determine costs, timeline, confirm BOS agreement to proceed
90	Lease of Town Land for Energy Projects	Y	Determine costs, timeline, confirm BOS agreement to proceed
91	PILOT Agreements for Energy	Y	Bring to BOS if and when ready
92	Net Metering Credit Purchase Agreements	Y	Bring to BOS if and when ready
93	Long-term Lease: Airport/Delta	Y	Airport follow-up
94	Long-term Lease: Sun Island Rd	Y	Airport follow-up
95	Real Estate: Woodbine/Brescher	Y	Need BOS direction as to proceeding, prioritizing; need to develop cost estimates
96	Real Estate: Woodbine/Brescher	Y	Need BOS direction as to proceeding, prioritizing; need to develop cost estimates
97	Real Estate: Poplar/Brescher	N	N/A
98	Real Estate: Poplar/Brescher	N	N/A
99	Real Estate: Sparks Ave/Stover	N	N/A
100	Real Estate: Wanoma Way/Reade	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates
101	Real Estate: Wanoma Way/Reade	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates
102	Real Estate: Saccacha Ave/Reade	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates
103	Real Estate: Saccacha Ave/Reade	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates
104	Municipal Aggregation	Y	Underway
105	Appropriation: Capital Proj Stab Fund	Y	Finance handling
106	Stabilization Fund	N/A	N/A
107	Free Cash	Y	Finance handling

Improvements/Items to Consider for Next Town Meeting:

Any input from BOS?

Fall 2016 STM

Potential dates

Monday, October 3

- before Columbus Day
- too soon?

Tues, October 11

- after Columbus Day – too close to after?

Wed, October 12*

- **better than right after Columbus Day?**
- **have to sacrifice BOS meeting**

Mon, October 17

- after Columbus Day

Mon, October 24

- well after Columbus Day
- getting too close to November election?

***recommended**

Potential articles & what is needed

1. Sewer Project: Madaket/Warren's Landing/Somerset (2 -3 articles = appropriation; sewer district amendment)
 - public outreach
 - meetings over the summer with neighborhood groups/associations
 - further development of project details, scope
 - updated project costs
 - application/document/plan prep for DEP
2. Our Island Home
 - need a decision from BOS on location (additional action may be required depending on location)
 - public outreach
 - conceptual plans and staffing/operational requirements
 - Determination of Need from DPH
 - site preparation (archeological study; other?)
3. Municipal building
 - reconsider location? Based on 2016 ATM vote on Article 63?
 - development of alternatives, costs, feasibility

What's come up

- Fire Station property real estate "clean up"

Other

- will need a Special Election OR put on November ballot (if on November ballot, need to notify state/Town Clerk by **Aug 1**)
- Citizen petition possibilities
- need to do timeline



April 13, 2016

Board of Selectmen
Town and County Building
Nantucket, MA 02554

Re: Real Estate Assessment Committee

Dear Board of Selectmen,

As you know, the Real Estate Assessment Committee was established by the Board of Selectmen on October 21, 2015 with a term ending June 30, 2016. It became apparent to us at one of our first meetings that our major charge and challenge was to come with an appropriate process for pricing the yard sale parcels. We spent our first couple of meetings exchanging thoughts and ideas about pricing, and determined that it would be helpful to ask Debbie Dilworth to come to our meeting to have her explain to us the particulars of how she assesses specific neighborhoods, and factors such as waterfront properties and properties with water views. After considerable discussion, our Committee came up with the following pricing recommendation:

One (\$1.00) Dollar per square foot with a neighborhood factor and a waterfront/water view factor as follows:

Yard sale price = One (\$1.00) Dollar per square footage of the lot times (X) the neighborhood factor as determined by the Assessor (list of factors attached) where the baseline is 1, and cannot be less than 1, times (X) the special assessment, if applicable, for waterfront or water view lots (map attached).

We believe this is a fair and equitable way to calculate the pricing for these lots. If you have any questions or concerns, we would be happy to discuss this with you. It should be noted that it has been the Committee's position that if the price had been previously committed to a prospective Buyer, prior to the formation of our Committee, we have honored that price. Thus, the new valuation formula is being implemented for those properties that have not yet been put out to bid or advertised.

We were advised that the backlog on the yard sale lots no longer exists, and we wondered whether our Committee will still be serving a useful purpose. It would be

helpful for us to know whether the Board feels there is a need for this Committee to continue to exist. We look forward to a response from you.

Sincerely,



Rhoda H. Weinman, Chair
Real Estate Assessment Committee

RHW/bms

Enclosures: 2

CC: Libby Gibson
Andrew Vorce
REAC Members

Neighborhoods

Code	Description	Multiplier
200	MIACOMET PK	0.03
225	ESTHERS	0.60
235	GRT PT COATUE	0.17
250	CODFISH PK	1.20
300	site index 3	0.40
350	site index 3	0.40
360	TOM NEVERS	0.42
370	site index 3	0.42
380	DAFF/EVERGREEN	0.35
390	TRISTRAMS	0.30
400	site index 4	0.38
430	NAUSH/WITHER	0.55
450	site index 4	0.48
460	FISHERS LDG	0.68
475	site index 4	0.80
480	NASHAQUISSET	0.90
500	TUCKERNUCK	0.45
525		0.55
550	site index 5	1.00
625	site index 6	1.00
650	site index 6	1.00
700	site index 7	1.00
750	site index 7	1.10
775	site index 7	1.60
800	sitindex 8	1.60
850	site index 8	1.70
950	site index 9	2.40
975	site index 9	2.40
980	site index 9	3.40
985	RES	3.80
990	site index 9	5.00

Condition Factors**Waterfront**

Excellent	4.00
Very Good	3.50
Good	3.00

Waterview

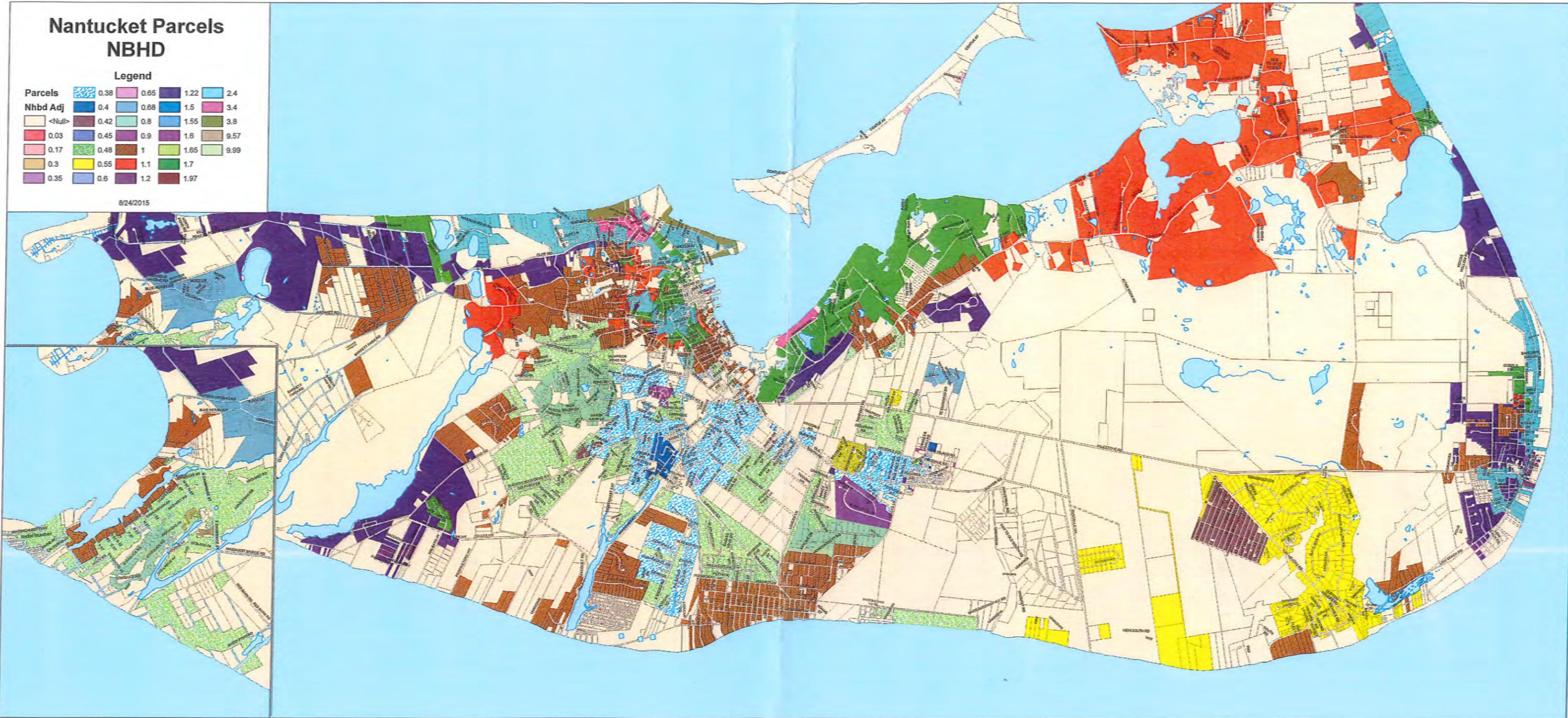
Excellent	3.50
Very Good	3.00
Good	2.50
Above Average	2.00
Average	1.50-1.75
Slight	1.25

Nantucket Parcels NBHD

Legend

Parcels	0.38	0.65	1.22	2.4
Nhbd Adj	0.4	0.68	1.5	3.4
<Null>	0.42	0.8	1.55	3.8
0.03	0.45	0.9	1.6	9.57
0.17	0.48	1	1.65	9.99
0.3	0.55	1.1	1.7	
0.35	0.6	1.2	1.97	

8/24/2015



**Real Estate Assessment Committee
Established by BOS on October 21, 2015**

Appointed by and reports to: Board of Selectmen

Membership:

- 3 local residents with professional real estate-related experience (i.e. real estate agent, real estate attorney, appraiser, surveyor)
- 2 local residents

Other staff assistance:
Director of Planning

Term ends: June 30, 2016

Board will evaluate the Committee at that time and determine a term going forward

Charge:

This committee will:

Review various real estate matters referred to it by the Board of Selectmen, including but not limited to:

- the taking by eminent domain of any real estate (excluding routine easements for Town projects such as bike paths, roads)

- the review of any "Yard Sale" transactions, including the setting of minimum bids, the appraisal value(s), and any sales of Town property to private parties

- the review of real dispositions proposed for, or submitted for, town meeting consideration (including Town and citizen-sponsored warrant articles) as requested by the Board

- a review of how the Town issues Request for Proposals (RFPs) for property dispositions, as related to pricing.

The committee's review will result in a written evaluation to the Board, which includes "pros and cons" of the transaction.

The Real Estate Assessment Committee is a public body and Open Meeting and Conflict of Interest Laws apply.

Coordination and Strategic Responsibilities

Apart from legal responsibilities, the board of selectmen can and should be the group in town that sets policy and strategic direction, coordinates the activities of other boards, and hears appeals and resolves problems that have not been settled at lower levels. If there is a professional administrator, the selectmen should work through him or her. In smaller towns, the selectmen should work through department heads. Sometimes, boards of selectmen misunderstand this broad policy role. They may overstep their bounds by getting involved in the daily operations of a department; or fail to set sound written policies or do long-range planning; or be too quick to try to solve problems that should be handled by the administrator, another board or town employees. There is more than enough for selectmen to do without getting bogged down in matters that are better delegated to someone else. The board's time is best spent by concentrating on making the whole of town government work.

Some suggestions for reaching this goal include the following:

- Ask each town official to develop an action agenda for the year that can be shared in a group forum.
- Hold regular meetings of all town officials, so that everyone can keep current on what others are doing.
- Bring together town officials, department heads, and citizen groups for organized discussions when major problems arise.
- Invite the town's state senator and representative to meet with the board and town organizations every few months for give-and-take discussions.

Leadership Responsibilities

An effective selectman has the ability to take the patchwork of laws and bylaws that comprise the board's authority and turn it into an action agenda that can be summed up in a single word: leadership. Leadership is the most important—yet least understood—role of a selectman. It involves both personal leadership and, perhaps more important, leadership by the board as a team.

Leadership may be best understood by describing what good leaders do. Effective leaders take up-front, visible roles. They make decisions based on facts, data and logic, even when these decisions are unpopular. They lead by example, not by words, power or manipulation. They look for the root cause of problems. And they recognize the difference between the right to take action and the wisdom, on occasion, not to.