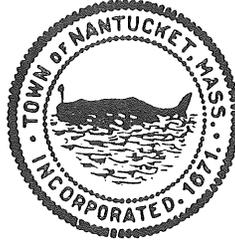


Town and County of Nantucket
Board of Selectmen • County Commissioners

James R. Kelly, Chairman
Rick Atherton
Robert R. DeCosta
Matt Fee
Dawn E. Hill Holdgate



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

*AGENDA FOR THE MEETING OF THE
BOARD OF SELECTMEN
JUNE 22, 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. Nantucket Lifeguard Program Certified by United States Lifesaving Association (USLA) as Certified Open Water Lifesaving Operation.
3. No Board of Selectmen Meeting Wednesday, June 29, 2016 (5th Wednesday); Summer Meeting Schedule Begins July 6, 2016.
4. Town Offices Closed Monday, July 4, 2016 in Observation of Independence Day.

*IV. PUBLIC COMMENT**

*V. NEW BUSINESS**

VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of October 22, 2014 at 6:00 PM.
2. Approval of Payroll Warrants for Week Ending June 19, 2016.
3. Approval of Treasury Warrants for June 22, 2016.
4. Approval of Pending Contracts for June 22, 2016 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VII. CONSENT ITEMS

1. Planning Office: Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Lot 7, Woodbine Street and Nobadeer Avenue as Shown on Land Court Plan No. 36593-D, Dated January 7, 2015, Prepared by Bracken Engineering, Inc. and Filed with Land Registration Office, Pursuant to Vote on Article 77 of 2010 Annual Town Meeting.

VIII. CITIZEN/DEPARTMENTAL REQUESTS

1. Town Manager: Recommendation Regarding Committee Appointments.
2. 2016 Annual Committee/Board/Commission Appointments.
3. Assessor: Request for Endorsement of Abatement Advisory Committee Appointments.
4. Town Manager Appointments: Advisory Committee of Non-Voting Taxpayers; Commission on Disability.
5. Request for Approval of Change of Manager of Annual All-Alcoholic Beverages Club License for Sidney and Robert Henderson Post 8608 VFW US, Inc. d/b/a VFW Post 8608 from Kelly O'Keefe, Manager to Dora Lee Nolan, Manager, for Premises Located at 22 Bunker Road.
6. Planning Office: Request for Board of Sewer Commissioners to Accept Grant of 20' Wide Sewer Easement from WJG Realty Company, LLC as Shown as Lots 3 and 4 on Plan Entitled "Easement Plan of Land in Nantucket, Massachusetts, Prepared For: Stop & Shop," Prepared by Vanasse Hangen Brustlin, Inc., Dated June 25, 2015, and to be Recorded with Nantucket County Registry of Deeds.
7. Planning Office: Request for Acceptance of Utility and Pedestrian Easement to Provide Extension of Utility Lines from Cachalot Lane to Rugged Road in the event that 10 Rugged Road (Map 67, Parcel 303) is Developed.
8. Planning Office: Request for Execution of Quitclaim Deed to Nantucket Commons Condominium Association for Town-owned Parcel Known as Parcel A, Dave Street as Shown on Plan of Land Entitled "Plan of Land, # 17 Dave Street in Nantucket, Massachusetts," Dated August 4, 2014, Prepared by Nantucket Surveyors, LLC and Recorded with Nantucket County Registry of Deeds as Plan No. 2014-73, Pursuant to Vote on Article 15 of 2012 Special Town Meeting.

IX. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Various Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted (Continued from May 25, 2016):

- a) Sesachacha Road between Northern Sideline of Beach Road and Southern Sideline of Proprietors Road, and Ocean Road between Northern Sideline of Beach Road and its Northern Terminus as Shown on Plan No. 2016-5, Recorded with Nantucket County Registry of Deeds and Authorized by Vote on Article 96 of 2014 Annual Town Meeting.
 - b) Proprietors Road (a.k.a. Chase Lane in Quidnet) as Shown as Parcels A, B and C on Plan No. 2015-88, Recorded with said Deeds and Authorized by Vote of Article 96 of 2014 Annual Town Meeting.
2. Public Hearing to Consider the Taking of Various Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted:
- a) Henry Street between Northerly Sideline of Hulbert Avenue and Nantucket Harbor Together with Public and Private Rights of Passage, for Public Ways, Open Space and/or General Municipal Purposes, as Authorized by Affirmative Vote of Article 5 of 2013 Special Town Meeting.
 - b) Washington Avenue between Western Sideline of North Cambridge Street and Eastern Sideline of M Street, Shown as Lots A - J (Inclusive) on Plan No. 2016-6, Recorded with Nantucket County Registry of Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.
 - c) Mequash Avenue between Easterly Sideline of Copeland Street and Westerly Sideline of Surfside Road; and, Copeland Street, School Street and Laurel Street between Mequash and Masaquet Avenues, Shown as Lots A - M (Inclusive) on Plan No. 2016-47, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 76 of 2010 Annual Town Meeting.
 - d) Eel Point Road, Shown as Lot A on Plan No. 2016-48, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.
 - e) Unnamed Ways between Eel Point Road and Madaket Harbor in Vicinity of Eel Point Road and East Eel Point Road Intersection, Shown as Lots A - E (Inclusive) on Plan No. 2016-52, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.
 - f) Portion of Unnamed Way between Western Portion of Sherburne Turnpike and its Western Terminus, Shown as Lots 8 and 9 on Plan No. 2016-40, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 96 of 2014 Annual Town Meeting.

- g) Triangular Portion of Prospect Street and Portion of Unnamed Way between Western Sideline of Prospect Street and Northern Sideline of Vesper Lane, Shown as Parcels 1-5 (Inclusive) on Plan No. 2016-49, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.
3. Public Hearing to Consider Application for New Entertainment License for Theatre Workshop of Nantucket, Inc., Jonathan Jensen, Manager, for Premises Located at Bennett Hall, 62 Centre Street.
4. Public Hearing to Consider Application for New Entertainment License for Nantucket Historical Association, Marjan Shirzad, Manager, for Premises Located at Whaling Museum, 13 Broad Street.
5. Public Hearing to Consider Application for New Entertainment License for White Heron Theatre Company, Michael Kopko, Manager, for Premises Located at 5 North Water Street.
6. Public Hearing to Consider Application for New Seasonal Wine/Malt Beverages Package Store License for 167Raw, Inc. d/b/a 167Raw, Jesse Sandole, Manager, for Premises Located at 167 Hummock Pond Road.
7. Public Hearing to Consider Adopting Fees Associated with General On Premises Liquor and Business Licenses.
8. Public Hearing to Consider Amending Chapter 200, Traffic Rules and Regulations to Allow Owners of Vehicles who Live Full-time Aboard a Vessel Moored on a Town-licensed Mooring to Park Overnight in the Municipal Parking lot at 37 Washington Street.

X. TOWN MANAGER'S REPORT

1. Fourth of July Preparation Plans (Public Safety).
2. Traffic Safety Work Group Recommendation: Curb Cut at 7 North Water Street Resulting in Elimination of One On-Street Parking Space.
3. Town Administration: Request for Approval of FY 2016 Year End Budget Transfers.

XI. SELECTMEN'S REPORTS/COMMENT

1. Committee Reports.

XII. ADJOURNMENT

** Identified on Agenda Protocol Sheet*

Board of Selectmen Agenda Protocol:

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

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

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

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN
June 22, 2016

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding
Professional Services	Town Admin/Board of Selectmen	SK Advisors	\$62,500	Financial analysis in connection with new facility for Our Island Home	Article 4 of 11/9/15 STM
Grant	Town Admin/Board of Selectmen	ReMain Nantucket	(\$65,000)	Additional grant for continuation of housing-related initiatives and services	ReMain Nantucket
Professional Services	Town Admin/Board of Selectmen	Tucker Holland	\$65,000	Continuation of housing-related initiatives and services - contract extension; contract amount increase; scope amendment	ReMain Nantucket Grant



BY HAND

June 17, 2016

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

RE: Additional Funding for Independent Housing Consultant to the Town

Dear Libby,

ReMain Nantucket is pleased to make the following offer of \$65,000 to the Town of Nantucket in order to help advance the creation of appropriate solutions to the housing crisis on the island, particularly in the areas of 1) rental and ownership options for year-round islanders, and 2) housing for seasonal Town and nonprofit employees.

BACKGROUND

The Town has not yet achieved, and seeks to achieve, the goal of ten percent affordable housing as defined under the affordable housing statute and regulations, respectively, G.L. c.40B, §§20-23 and 760 CMR 56.00. The Town, as of December 2014, has 121 Subsidized Housing Units ("SHU") as inventoried by the Department of Housing and Community Development ("DHCD") or 2.5% affordable housing based upon its total year round housing units of 4,896 per the 2010 Census.

This proposal is to provide additional funding for the full-time Independent Housing Consultant to continue to lend greater bandwidth to the Town and to aid in researching, developing and implementing solutions that address the joint goal of meeting the deep demand for housing at multiple price points and simultaneously working to ensure the aesthetics and environmental concerns of the Island are respected.

This grant-funded contract position would continue to report directly to the Town Manager with regular guidance from the Board of Selectmen. The Independent Housing Consultant would continue to work closely with the Town Planner and his staff, as well as with other housing-focused entities on the island (e.g., Housing Nantucket, Housing

Authority, and Affordable Housing Trust Fund) and private organizations interested in being a part of finding solutions to the crisis.

We assume that services will continue to be rendered by Tucker Holland and would be managed by your office based on the following scope. The funding provided should enable the consultant to provide services to the Town Administration at least through December 31, 2016, and beyond until funding is exhausted. As much as \$8500 of this amount may be allocated for expenses relating to his efforts.

SCOPE OF SERVICES

1. Continue to gather information from and about stakeholders and their ideas through surveys, interviews, phone calls, group meetings and workshops.
2. Continue collection of supply- and demand-side data.
3. Continue working with a spectrum of parties to identify and advance appropriate and feasible middle market year-round housing solutions.
4. Continue to work with the Town, developers, nonprofit organizations, and others as appropriate to affect the development of affordable units, which would maximize the Town's ability to utilize the Safe Harbor period with respect to 40Bs.
5. Continue to work with the Town and its elected officials to find consensus with respect to an appropriate housing development at 6 Fairgrounds Road, consistent with the will of the voters as expressed in the unanimous support of Article 99 at 2015 Annual Town Meeting; continue work with the Town Planner and others to issue an RFP for the consensus plan at 6 Fairgrounds Road.
6. Continue to work with the Town and nonprofit community to address seasonal housing requirements.
7. Continue to work with the Conservation Foundation, Land Bank and Land Council to identify private and public parcels suitable for workforce housing.
8. Continue to work with the Town to identify Town-owned parcels that may be suitable for workforce housing development or for swap.
9. Continue to work to build community consensus around short-, medium- and longer-term solutions; advocate through traditional and creative channels.
10. Continue to provide support to the Town Planner and others with respect to the update of the Housing Production Plan.

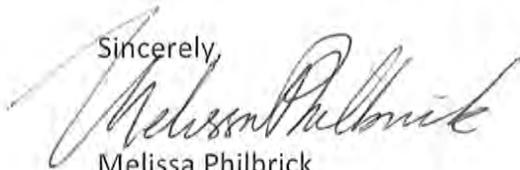
11. Work to Advance Article 82 (Home Rule Petition in support of a "housing bank" – now known as House Bill 4317) through the legislative process.

12. Explore future revenue opportunities in support of Workforce / Affordable Housing efforts.

DELIVERABLES

1. **Technical Services.** Provide at least 40 hours a week to advance the completion of the Scope of Services described above.
2. **Reporting.** Report at least monthly to Town Administration and/or the Board of Selectmen, as well as ReMain Nantucket as grant funder, regarding progress on each of the initiatives listed herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Philbrick". The signature is fluid and cursive, with a large initial "M".

Melissa Philbrick
Executive Director

REAL ESTATE SUMMARY
BOARD OF SELECTMEN
June 20, 2016 by Andrew Vorce, AICP

VII. CONSENT ITEMS

1. Planning Office: Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Lot 7, Woodbine Street and Nobadeer Avenue as Shown on Land Court Plan No. 36593-D, Dated January 7, 2015, Prepared by Bracken Engineering, Inc. and Filed with Land Registration Office, Pursuant to Vote on Article 77 of 2010 Annual Town Meeting.

This matter has been outstanding for some time because of Land Court review. All of the other non-Land Court properties on the plan have been conveyed with the same terms. The walking path easement at the property's eastern has been reserved by the Town. The paper street contains 6,400 square feet of land and would be merged with a conforming, minimum sized 20,000 square foot lot in the Residential-2 (R-2) zoning district allowing 800 square feet of potential additional ground cover but not enough land to divide the property, which is subject to restriction anyway.

#13 WEWEEDER AVENUE
MAP 80 PARCEL 27
N/T
TOWN OF NANTUCKET

#23 WOODBINE STREET
MAP 85 PARCEL 20
N/T
WILLIAM A. GARTLAND AND
ANGIE D. GARTLAND
Plan No. 2012-11 (LOT 1)
Plan No. 2012-81 (PARCEL 1)

WOODBINE STREET



I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON DECEMBER 22, 2014.
I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY.



Lot 7
Woodbine
+
Nobadeer

36593C
LAND COURT
OCT 09 2015
FILED
For New Lot 6 (only)

36593D
LAND COURT
OCT 09 2015
FILED
For New Lot 7 (only)

TRAVERSE CLOSURE
ANGULAR ERROR: 00' 00" 00"
LINEAR ERROR: 0.030'
DIRECTION OF ERROR: N 36° 36' 21" W
PRECISION: 1:70,814
EDM ACCURACY
±(2mm + 2ppm x D), m.a.e.

- NOTES:
- LOCUS: WOODBINE STREET
HOBADEER AVENUE
 - PLAN REF: LCC #17745-A (LOT 2-C)
LCC #36593-B (LOTS 1 and 4)
Plan No: 2010-28
Plan No: 2011-10
Plan No: 2011-53
Plan No: 2012-81
Plan No: 2013-14
Plan No: 2014-55

THE PLANNING BOARD DETERMINES THAT:
(a) LOTS 6, 7 & 8 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

ZONE: R-20
MINIMUM LOT SIZE: 20,000 s.f.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 10'
REAR/SIDE YARD SETBACK: 10'
GROUND COVER RATIO: 12.5%

PLAN OF LAND
IN
NANTUCKET, MASS.
BEING A SUBDIVISION OF:
PORTIONS OF UNCONSTRUCTED
"WOODBINE STREET"
SHOWN ON L.C. PLAN 36593-B
AND --
BEING A SUBDIVISION OF:
PORTIONS OF UNCONSTRUCTED
"WOODBINE STREET"
and "NOBADEER AVENUE"
SHOWN ON L.C. PLAN 17745-A
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: 1" = 30' JANUARY 7, 2015

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED.
[Signatures]
FILE NUMBER: 8325
DATE APPROVED: 1-10-11

WEWEEDER AVENUE

#14 PLUM STREET
MAP 80 PARCEL 22B
N/T
ALEX TERRY MANN
LCC #17745-1 (LOT 4E)

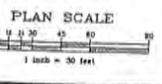
#12 PLUM STREET
MAP 80 PARCEL 32A
N/T
JENNIFER MANN HARLACHER AND
MARC A. HARLACHER
LCC #17745-1 (LOT 4A)

#10 PLUM STREET
MAP 80 PARCEL 31
N/T
ELIZABETH T. MANN AND
MICHAEL L. MANN
LCC #17745-1 (LOT 4D)

PARCEL 28" Plan No. 2014-53
PARCEL 29" Plan No. 2014-55

#18 NOBADEER AVENUE
MAP 87 PARCEL 16
N/T
SEANORIS NIP
LCC #17745-A (LOT 2-5)

#17 NONANTUM AVENUE
MAP 82 PARCEL 28
N/T
SCHWARTZ FAMILY ANCHORED TRUST
LCC #19087-C



PURCHASE AND SALE AGREEMENT

Agreement made this _____ day of _____, 2016.

1. PARTIES AND MAILING ADDRESSES

The Town of Nantucket, a municipal corporation acting by and through its Board of Selectmen having an address of 16 Broad Street, Nantucket, Massachusetts 02554, hereinafter called the SELLER, agrees to SELL and J. Pepper Frazier, II and Angel Conrad Frazier of 7 Plum Street, Nantucket, Massachusetts 02554 hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The premises is a certain parcel of land in Nantucket, Massachusetts shown as Lot 7, Woodbine Street and Nobadeer Avenue, containing 6,400 square feet, more or less, (the "Premises" or "Property") shown on Land Court Plan No. 36593-D, prepared by Bracken Engineering, Inc., dated January 7, 2015, and filed with Land Registration Office (the "Plan"). The Premises is considered a non-conforming lot pursuant to the Town of Nantucket Code.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Intentionally Omitted (Vacant Land).

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

(a) Any liens for municipal betterments assessed after the date of this agreement;

(b) Laws, by-laws, rules, and regulations, whether federal, state, or local, which affect the use of the Premises, including, but not limited to, rules and regulations of the Nantucket Conservation Commission, Nantucket Zoning By-Law, Nantucket Historic District Commission, Nantucket Building Department, Nantucket Planning Board and Nantucket Board of Health;

(c) Real estate taxes for the then-current fiscal year and future periods which are not due and payable at the time of delivery of the deed;

(d) Any fee which may be imposed upon the transaction which is the subject of

this agreement by the Nantucket Land Bank Commission, which the Buyer agrees to pay at the time of delivery of the deed;

(e) Any right, restrictions or easements and reservations of record, if any, so long as the same do not prohibit or materially interfere with the use of said premises for residential purposes;

(f) Any public rights existing below mean high water, if applicable;

(g) Said deed shall contain a reversion clause and a restriction set forth in Section 35 below to require the Premises to be used, and effectively merged with, the BUYER'S existing property known as 7 Plum Street, Nantucket, Massachusetts, which is shown as Town Assessor's Map 80 as Parcel 26 for residential purposes and permanently restricting any further division or subdivision of the Premises as combined with said existing property; and

(h) Said Premises is conveyed subject to an easement for a 4' wide walking path easement shown on said Plan.

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the BUYER shall deliver such plan with the deed in a form adequate for recording.

6. REGISTERED TITLE

In addition to the foregoing, if the title to the said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title to said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable BUYER to obtain such Certificate of Title.

7. PURCHASE PRICE

The agreed purchase price for said premises is Five Thousand One and 00/100 Dollars (\$5,001.00), of which

\$ 250.05	was paid with the Proposal
\$ 4,750.95	is to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s).
<hr/>	
\$ 5,001.00	Total

8. TIME FOR PERFORMANCE; DELIVERY OF DEED

Said deed is to be delivered to BUYER at the Nantucket County Registry of Deeds at 1:00 P.M. on the 23rd day of June, 2016, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

9. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises free of all tenants and occupants is to be delivered at the time of the delivery of the deed, said Premises to be then (a) in the same condition as they are now, and (b) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled to personally inspect the premises prior to the delivery of the deed in order to determine whether the condition of the premises complies with the terms of this clause.

10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days. In the event that such an extension occurs, BUYER agrees to close prior to expiration of the extension period and as soon as reasonably possible after SELLER is prepared to deliver the Premises in compliance with this Agreement. In no event shall SELLER be required to expend more than a total of \$1,000.00 to clear title to and deliver possession of the Premises.

11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.

13. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after delivery of said deed.

14. USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

15. INSURANCE

Intentionally Omitted (Vacant Land).

16. ADJUSTMENTS

A payment in lieu of taxes shall be paid in accordance with G.L. c. 44, § 63A as of the day of performance of this Agreement and the amount thereof shall be added to the purchase price payable by BUYER at the time of delivery of the deed.

17. ADJUSTMENT OF UNASSESSED AND UNABATED TAXES

Intentionally Omitted.

18. BROKER'S FEE

Intentionally Omitted.

19. BROKER'S WARRANTY

Intentionally Omitted.

20. DEPOSIT

All deposits made hereunder shall be held in escrow by Town Treasurer, as escrow agent in a non-interest bearing account subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, escrow agent shall retain all deposits made under this agreement pending instructions mutually given in writing by the SELLER and the BUYER, or by court order by a Court having competent jurisdiction.

All deposits made hereunder shall be placed in a non-interest-bearing account. The escrow agent hereunder shall not be liable for any loss suffered with respect to the escrow account or for any action or inaction taken by the escrow agent in good faith with respect to the account or deposit. The escrow agent may resign at any time by transferring the deposit to a successor escrow agent reasonably acceptable to SELLER and BUYER which successor agrees in writing to act as escrow agent. BUYER and SELLER jointly and severally agree to indemnify and hold the escrow agent harmless for any and all costs and expenses, including reasonable attorney's fees, incurred in connection with any such dispute.

21. BUYER’S DEFAULT; DAMAGES

If the BUYER shall fail to fulfill the BUYER’S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages which shall be the SELLER’S sole and exclusive remedy at law and in equity for a breach of this agreement.

22. RELEASE BY HUSBAND OR WIFE

Intentionally Omitted.

23. BROKER AS PARTY

Intentionally Omitted.

24. LIABILITY OF TRUSTEES, SHAREHOLDERS OR BENEFICIARIES

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER: NONE. SELLER and SELLER’S agents have made no warranties or representations, express or implied, and BUYER is purchasing the premises in it’s “AS IS” and without inspection.

26. MORTGAGE CONTINGENCY CLAUSE

None.

27. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER or their respective counsel. The Parties may rely upon facsimile copies of such written instruments. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

28. TITLE STANDARDS AND CONVEYANCING PRACTICES

Any matter relating to performance of this Agreement which is the subject of a title, practice or ethical standard of the Real Estate Bar Association of Massachusetts shall be governed by such standard to the extent applicable.

29. NOTICES

All notices, demands, consents and approvals required or permitted hereunder shall be deemed to have been duly given if in writing addressed to BUYER or SELLER at:

In the case of BUYER:

J. Pepper Frazier, II and
Angel Conrad Frazier
7 Plum Street
Nantucket, MA 02554

With a copy to:

Paul Jensen, Esq.
Cohen & Cohen Law, P.C.
34 Main Street
P.O. Box 786
Nantucket, MA 02554
(508) 228-0337
Facsimile: (508) 228- 0970

In the case of SELLER:

Town of Nantucket
Town and County Building
16 Broad Street
Nantucket, MA 02554

With a copy to:

Vicki S. Marsh, Esq.
Kopelman and Paige, P.C.
101 Arch Street, 12th Fl.
Boston, MA 02110
(617) 556-0007
Facsimile: (617) 654-1735

and shall be deemed delivered upon the earliest to occur of (a) receipt or refusal to accept delivery; or (b) upon delivery prior to 5:00 P.M. on any business day by telecopy evidenced by written or printed receipt confirmation, provided a copy of any such notice sent by telecopy is sent also by means of one of the above-described manners of delivery. BUYER and SELLER may change the address to which any notice is to be sent by giving reasonable notice to the other party of such new address in the manner specified.

30. NO BROKER WARRANTY

The parties warrant and represent each to the other that there is no broker involved with the transaction to which this agreement pertains. In the event of a breach of the foregoing representation, the breaching party shall indemnify and hold harmless the non-breaching party for all expenses, including attorney’s fees, which arise from such breach. The provisions of this section shall survive delivery of the deed hereunder.

31. SELLER’S CONTINGENCY

SELLER’S obligations hereunder shall be contingent upon SELLER complying prior to closing with the requirements of Massachusetts General Laws Chapter 30B concerning

public procurement of the premises and obtaining all necessary authority to sell the premises, including but not limited to a declaration that the premises constitutes surplus property and an appropriate Town Meeting vote.

32. VENUE

The parties hereto agree that all actions on this Agreement shall be brought in the Superior Court Department of the Trial Court, Commonwealth of Massachusetts, Nantucket Division, to the extent that said Court shall have jurisdiction of the subject matter in any such action.

33. EXTENSION AUTHORITY

By executing this Agreement, Buyer and Seller hereby grant to their respective attorneys the actual authority to bind them by facsimile for the limited purpose of allowing them to grant extensions, and Buyer and Seller shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge that either party has disclaimed the authority granted herein to bind them.

34. CLOSING DOCUMENTS

BUYER agrees to sign at closing all forms reasonably required by SELLER including without limitation a disclosure statement pursuant to G.L. c. 7C, sec. 38. BUYER agrees to pay the legal costs incurred for preparing a Quitclaim Deed for the Premises.

35. MERGER OF PREMISES

BUYER shall consolidate the Premises with the BUYER'S existing abutting lot as set forth in the terms of the Request for Proposals for the "Nantucket Yard Sale Program." This consolidation process includes but is not limited to: obtaining a special permit from the Zoning Board of Appeals to alter any premises which is a nonconforming lot pursuant to Town Code 139-33A(8) and, filing a new perimeter plan with the Nantucket Planning Board and Massachusetts Land Court, if applicable.

BUYER warrants that the Premises shall not be used as separate buildable lots or resold as a separate buildable lot and shall be used for residential uses only. Notwithstanding any provision herein to the contrary, BUYER shall accept the deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce such restrictions and covenants as follows:

"The Grantor's conveyance of the parcel(s) described herein is based in part on the Grantee's warranty and representation to the Grantor that such parcel(s) shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting property at 7 Plum Street and shown on Town Assessor's Map 80 as Parcel 26 previously acquired by Grantee pursuant to Deed filed as Document No. 134467 noted on Certificate of Title No. 23967 filed with Nantucket Registry District of the Land Court (collectively, the "Combined Premises"), and that no

part of the Combined Premises shall be hereafter divided, subdivided or conveyed, unless prior written permission is granted by the Town of Nantucket Board of Selectmen and such permission is filed with said Registry District of the Land Court.. Accordingly, the parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, prohibiting the division or subdivision of any portion of the Combined Premises, and prohibiting the use or conveyance of any portion of the Combined Premises apart from another portion of the Combined Premises, and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four months of the Date of the Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used or conveyed in a manner inconsistent with these restrictions unless a prior written release is granted by the Town of Nantucket Board of Selectmen and filed with said Registry District of the Land Court..”

These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be “other restrictions held by any governmental body” pursuant to G.L. c. 184, Section 26 such that the restrictions contained herein shall be enforceable for the full term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the grantee hereby appoints the grantor as its agent and attorney in fact to execute and record such notice and further agrees that the grantee shall execute and record such notice upon request. The representations, warranties and provisions of this Section 35 shall survive the delivery of this deed and any conveyance of the Premises, and BUYER shall accept a deed required to be delivered pursuant to this Agreement if such deed contains permanent restrictions, held by SELLER and running with the land, to enforce these covenants.

36. CONDITION OF PREMISES

BUYER acknowledges that prior to the date of this Agreement, BUYER entered the Premises for the purpose of surveying and inspecting the Premises, as necessary for BUYER's financing and purchasing of the Premises and BUYER agrees that BUYER and BUYER's agents fully and completely inspected the Premises, and that BUYER is wholly satisfied with the condition of the Premises. SELLER and SELLER's agents have made no warranties or representations with respect to the Premises, express or implied, on which BUYER has relied except as otherwise set forth in this Agreement. In the event that BUYER and/or BUYER's agents, contractors and employees access the Premises to make any further inspections, assessments, surveys, appraisals or other non-invasive examination of the surface of the Premises, then such access shall be solely at the BUYER's risk, and BUYER shall indemnify and save SELLER harmless from any and all claims, demands, suits or causes of action of any nature whatsoever arising from BUYER's and its agents', contractors' and employees' presence at and/or actions upon or about the Premises, including, without limitation, any claim for personal injury or

property damage made by any such person afforded access to the Premises pursuant hereto. BUYER will, and will cause its agents, employees, and contractors, to observe any posted rules and regulations on the Premises.

37. REPRESENTATION BY COUNSEL

BUYER and SELLER each acknowledge and agree that they have by counsel of their own choosing or have had an opportunity to be so represented by counsel, and both BUYER and SELLER have read and understand the terms of this Agreement.

38. ASSIGNMENT AND RECORDING OF AGREEMENT

BUYER shall not file this Agreement with any Registry of Deeds or recording office. BUYER shall not assign this Agreement to any party without SELLER's prior written consent, which consent SELLER may withhold for any or no reason. In the event BUYER so files or assigns this Agreement without SELLER's prior written consent, then SELLER may elect, upon written notice to BUYER, to terminate this Agreement and to retain any and all deposits.

39. SEVERABILITY

If this Agreement shall contain any term or provision which shall be invalid, then the remainder of the Agreement, as the case may be, shall not be affected thereby and shall remain valid and in full force and effect to the fullest extent permitted by law, provided such term or provision does not materially affect the obligations of either of the parties nor the essence of the Agreement.

Signature Page to follow

SELLER:
TOWN OF NANTUCKET
By its Board of Selectmen:

ESCROW AGENT:
TOWN TREASURER

BUYER:

By:

J. Pepper Frazier, II

By:

Angel Conrad Frazier

537375NANT 19712/0008

QUITCLAIM DEED

Lot 7, Woodbine Street and Nobadeer Avenue Nantucket, Massachusetts

The **TOWN OF NANTUCKET**, a Massachusetts municipal corporation having a principal place of business at 16 Broad Street, Nantucket, Nantucket County, Massachusetts acting by and through its Board of Selectmen (the "Grantor"), in consideration of Five Thousand One and 00/100 Dollars (\$5,001.00), the receipt of which is hereby acknowledged, pursuant to the authority of Article 77 voted upon at the 2010 Annual Town Meeting, a certified copy of which is attached hereto, grants to **J. Pepper Frazier, II and Angel Conrad Frazier**, married to each other as tenants by the entirety, of 7 Plum Street, Nantucket, Massachusetts 02554 (the "Grantee"), with QUITCLAIM COVENANTS, a certain lot of land in Nantucket, Massachusetts shown as Lot 7, Woodbine Street and Nobadeer Avenue, on Land Court Plan No. 36593-D prepared by Bracken Engineering, Inc., dated January 7, 2015, filed with Land Registration Office (the "Plan"). The premises hereby conveyed are a portion of Woodbine Street and Nobadeer Avenue in Nantucket, Massachusetts and contains approximately 6,400 square feet of vacant land (the "Parcel").

The Parcel is conveyed subject to a four foot (4') wide walking path easement over the Walking Path shown on said Plan (the "Walking Path Easement") reserved by the Grantor for the following purposes:

1. Public access only by foot or non-motorized transportation over the Walking Path, except for use of motorized wheelchairs or other mobility devices for the disabled or vehicles used in the construction, maintenance, repair, replacement or relocation of the Walking Path; and
2. The right to cut or trim trees, shrubbery or vegetation in order to construct and maintain the Walking Path and to re-surface the Walking Path with any materials in the Grantor's sole discretion.

The Grantor's conveyance of this Parcel is based in part on the Grantee's warranty and representation to the Grantor that such Parcel shall be used for residential purposes only and shall, for all intents and purposes, be combined with and considered as one parcel with the abutting lot at 7 Plum Street, in said Nantucket and shown on Town Assessor's Map 80 as Parcel 26 previously acquired by Grantee pursuant to Deed noted on Certificate of Title No. 23967 as Document No. 134467 filed with Nantucket Registry District of the Land Court (collectively with the Parcel, the "Combined Premises"), and that no part of such Parcel or the Combined Premises shall hereafter be used for non-residential purposes nor divided, subdivided or conveyed as a separate parcel or parcels, unless prior written permission is granted by the Town of Nantucket Board of Selectmen and such permission is filed with said Registry district of the Land Court. Accordingly, the Parcel hereby granted to the Grantee is conveyed subject to permanent restrictions hereby reserved to and held by the Grantor, forever restricting the Parcel

and Combined Premises to residential use as defined in Chapter 139 of the Town of Nantucket Code, prohibiting the division or subdivision of any portion of the Combined Premises and prohibiting the conveyance or use of any portion of the Combined Premises apart from another portion of the Combined Premises, and automatically effectuating a reversion of the Parcel to the Grantor, if within twenty-four (24) months of the date of this Deed, the Parcel has not been merged with the Grantee's existing property in accordance with the Town of Nantucket By-Laws and statutes. These restrictions shall run with the title to the Combined Premises, and no part of the Combined Premises shall be hereafter used, conveyed, divided or subdivided in a manner inconsistent with these restrictions unless prior written release is granted by the Town of Nantucket Board of Selectmen and filed with said Registry District of the Land Court.

By accepting and recording this Quitclaim Deed, the Grantee expressly agrees to the Grantor's reservation of, and otherwise grants to the Grantor, such restrictions on the use of the Combined Premises. These restrictions shall be enforceable for a term of 200 years from the date hereof, and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be "other restrictions held by any governmental body," pursuant to G.L. c. 184, §26, such that the restrictions contained herein shall be enforceable for the term of 200 years and not be limited in duration by any contrary rule or operation of law. Nevertheless, if recording of a notice is ever needed to extend the time period for enforceability of these restrictions, the Grantee hereby appoints the Grantor as its agent and attorney in fact to execute and record such notice and further agrees that the Grantee shall execute and record such notice upon request.

The undersigned certifies that there has been full compliance with the provisions of G. L. c. 44 §63A.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor's title, see Order of Taking dated September 22, 2010 filed with said Registry District of the Land Court as Document No. 131791 and Order of the Land Court dated June 2, 2016 filed with said Registry District of the Land Court as Document No. _____.

[Remainder of Page Intentionally Blank. Signatures Follow on Next Page.]

EXECUTED under seal this _____ day of _____, 2016.

TOWN OF NANTUCKET
BY ITS BOARD OF SELECTMEN

James R. Kelly

Dawn E. Hill Holdgate

Rick Atherton

Robert DeCosta

Matthew G. Fee

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this _____ day of _____, 2016, before me, the undersigned Notary Public, personally appeared James R. Kelly, Dawn E. Hill Holdgate, Rick Atherton, Robert DeCosta and Matthew G. Fee as Members of the Board of Selectmen of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free and deed of the Board of Selectmen of the Town of Nantucket.

Notary Public
My Commission Expires:

SETTLEMENT STATEMENT

Town of Nantucket ("Seller")
J. Pepper Frazier, II and Angel Conrad Frazier ("Buyer")
Lot 7, Woodbine Street and Nobadeer Avenue, Nantucket, MA (Property)
June 23, 2016 (Closing Date)

Purchase Price: \$ 5,001.00

Less:

Deposit \$ 250.05

Plus:

Payment in Lieu of Tax Adjustment
6/23-6/30/16 and \$ 19.20
7/1/16-6/30/17

Reimbursement of Town's Legal Fees \$ 1,500.00

Net Amount Due Seller: \$ 6,270.15

Checks:

Town of Nantucket \$ 6,270.15

BUYER:

**SELLER: TOWN OF NANTUCKET
BOARD OF SELECTMEN**

By: _____
J. Pepper Frazier, II

By: _____
Angel Conrad Frazier

Town of Nantucket

MEMO



TO: Board of Selectmen
FROM: C. Elizabeth Gibson *EG*
Town Manager
DATE: June 16, 2016
RE: Board/Committee/Commission Appointments

I recommend that pursuant to Section 4.3 (b) of the Town Charter (attached), that the Board delegate appointments of the following to the Town Manager:

Parks & Recreation Commission
Visitor Services Advisory Committee

These committees are advisory in nature, generally do not make reports directly to the Board of Selectmen but from time to time do interact with Town Administration.

From the desk of.....

C. Elizabeth Gibson
Town Manager
16 Broad Street
Nantucket, MA 02554
508-228-7255
lgibson@nantucket-ma.gov

NANTUCKET CODE

(9) shall negotiate and sign on behalf of the Town contracts and contract amendments for the Town and initiate contract terminations and enforcement actions, subject in each case to resolution of approval or disapproval of the Board of Selectmen, and including any Town employment (but not union) contracts, subject to the availability of funds;

(10) shall have the authority, subject to resolution of approval or disapproval of the Board of Selectmen, to prosecute, defend and compromise, all litigation to which the Town is party. In the event that a board, council, commission or committee of the Town is a party defendant to litigation and the Town a party plaintiff, that board may vote to be represented by special counsel funded from the same appropriation as Town Counsel would otherwise be;

(11) shall assure that all terms and conditions imposed in favor of the Town or its inhabitants in any statute, franchise or contract are faithfully kept and performed;

(12) may order any Town Administration department head to undertake tasks for any other Town Administration department, on a temporary basis if deemed necessary for proper and efficient administration;

(13) shall make recommendations to the Board of Selectmen of actions they might take for the improvement of the Town and for the welfare of its residents and Island visitors, also for provision of adequate working space and conditions of Town Administration and other Town agencies;

(14) shall approve warrants for payment before such warrants are submitted to the Board of Selectmen; and

(15) perform any other duties as may be required by this Charter, by Town bylaw or by majority vote of a quorum of the Board of Selectmen.

 Section 4.3 – Town Manager Appointments [Amended 4-11-2007 ATM by Art. 44, approved 5-21-2007]

The Town Manager:

(a) shall appoint the heads of all Town Administration departments (other than any elected heads), subject to resolution of disapproval pursuant to Section 3.4(a)(4) by the Board of Selectmen;

 (b) shall appoint members of Town boards, councils, commissions and committees, but only to the extent that the power of appointment of the Board of Selectmen under Section 3.4 of this Charter to make such appointments is delegated by the Board of Selectmen to the Town Manager and then subject to resolution of disapproval pursuant to Section 3.4(a)(4) by the Board of Selectmen;

(c) may, at the Manager's discretion and for cause, remove, suspend or otherwise discipline any appointee of the Manager, subject, however, to any grievance procedure as may be established by Town bylaw, rule or regulation or any applicable union contract provisions; and

(d) may, if the Board of Selectmen creates the office of Assistant Town Manager, appoint and, subject to the limitations set out in Section 4.3(c) above, remove, suspend or otherwise

NANTUCKET CODE

successor is elected. The Vice-Chair shall, during any temporary disability or absence of the Chair, serve as Acting Chair. The Chair shall:

- (a) execute, and cause the Town Clerk to affix Town seal to, all contracts, bonds or other instruments requiring the signature and seal of the Town and having been duly approved by the Board of Selectmen;
- (b) preside over all meetings of the Board of Selectmen with the right to vote on all questions, absent conflict of interest, and to propose the agenda prior to each such meeting;
- (c) report annually to the people of the Town on the work of the previous year; and
- (d) serve as representative of the Board of Selectmen at ceremonial and civic occasions.

Section 3.3 – Power to Acquire Real Estate for the Town

Subject to applicable administrative procedures pursuant to the laws of the Commonwealth or Town bylaw, the Board of Selectmen may, notwithstanding any law to the contrary, vote the following:

To acquire any real estate, including any partial interest therein, by purchase or acceptance of gift; such acquisition being without the necessity of any vote of Town Meeting, but subject to the restriction that any acquisition of real estate by eminent domain may only be effected if first authorized by vote of Town Meeting pursuant to the laws of the Commonwealth and subject also to the availability of any necessary funds appropriated for such acquisition.

The Board of Selectmen shall publish a public notice of such vote in a newspaper having general circulation within the Town. Any such acquisition shall be subject to veto by Town Meeting if a petition as set forth in Section 2.1(b) is filed with the Town Clerk within 30 days following the date such public notice is published.

Nothing in this Section of the Charter shall affect the acceptance of gifts pursuant to c. 44, Section 53(a) of the General Laws.

Section 3.4 – Selectmen Powers as to Appointments

(a) The Board of Selectmen may, at a public meeting, exercise the following powers:

(1) To appoint the Town Manager for the purposes set forth in Article IV. Such appointment shall be upon appropriate terms and conditions, including provision for annual performance reviews, in conformity with this Charter and the General Laws. By a majority vote of the full count of members then in office, the Board may remove the Town Manager; **[Amended 4-11-2007 ATM by Art. 44, approved 5-21-2007]**

(2) To appoint Town Counsel, and registrars of voters and other election officials (upon the recommendation of the Town Clerk), also other Town officers and employees to the extent so permitted to them by this Charter;

(3) To appoint and, for cause, upon written charges and after a public hearing if so requested, to remove members of the following Town boards, councils, commissions and committees: **[Amended 4-11-2007 ATM by Art. 51, approved 5-21-2007]**

Airport Commission, Conservation Commission, Commission on Disability, Council on Aging, Council for Human Services, Finance Committee, Parks and Recreation Commission,

CHARTERS

and Zoning Board of Appeals; and any other committee for which a Town bylaw makes the Board of Selectmen the appointing authority; also any advisory committee established by the Board of Selectmen and any committee acting for both the Town and the County.

Cause for removals shall be put forward in good faith, and not arbitrary, irrational, unreasonable or irrelevant to the duties of the office, on grounds of incapacity beyond temporary illness, chronic nonattendance or violation of the oath of office.

Nothing in this Section 3.4(a)(3) mandates the continued existence of any such board or the specific number of members appointed;

(4) To exercise the power to disapprove of appointments made by the Town Manager pursuant to Section 3.4(b) or 4.3 of this Charter. All appointments by the Town Manager to the position of Assistant Town Manager, of department head or of any other position pursuant to this Charter, are subject to a vote of disapproval by the Board of Selectmen; provided, however, that such appointments shall take effect unless the Board of Selectmen votes disapproval within a 15-day period following the day on which notice of the proposed appointment is filed with the Board Chair; **[Amended 4-11-2007 ATM by Art. 44, approved 5-21-2007]**

(5) To fill by appointment any elective position on a Town board, commission or council, vacant by reason of a member's resignation, death or incapacity beyond temporary illness, but only if the laws of the Commonwealth allow for appointments in such cases, the appointee to serve, any such laws notwithstanding, only until a successor is elected at the next annual Town election; and the successor so elected then to serve for the remainder, if any, of the member's unexpired term; and

(6) To appoint to the Planning Board three associate members to serve in zoning matters as alternates in lieu of any elected alternate, the terms of appointment being of such length and so arranged that the term of one associate member shall expire each year. Nothing in this Charter shall affect the election of the regular Planning Board members in accordance with the laws of the Commonwealth.

(b) Any vacancy occurring in an appointed position in Town offices, boards, councils, commissions or committees shall be filled by the Board of Selectmen, the Town Manager or other appointing authority, whichever is empowered to make the initial appointment to the position vacated, for the balance of the unexpired term. **[Amended 4-11-2007 ATM by Art. 44, approved 5-21-2007]**

Section 3.5 Further Powers of the Selectmen

The Board of Selectmen shall have the power:

- (a) to act in the capacity of the Board of County Commissioners;
- (b) to establish general Town priorities, goals and policies;
- (c) To establish as may be advisable or needed one or more advisory committees to conduct any inquiry or investigation or to make planning, policy or other recommendations; further, to establish and shall so establish as a permanent standing committee of the town a three member audit committee whose duties shall include appointment of an outside audit firm, review of the annual audit results and evaluation of the internal accounting procedures and controls. The audit committee shall be composed of three members each serving a term of one

Appointing Town Boards, Commissions and Committees
Considerations of Board of Selectmen
Endorsed by the Board of Selectmen April 26, 2006

Excerpt from *Handbook for Massachusetts Selectmen*:

- Seek a mix of skills
- Seek diversity
- Be clear about job requirements
- Look for persons who exhibit a cooperative spirit (*Boards function best when their members are willing to compromise. People with unshakable opinions can paralyze a board, making any progress impossible*)

Suggested questions for applicants/incumbents:

New applicant:

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- What experience, skills or insight would you bring to the committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Incumbent:

- What has been your level of attendance at committee/board/commission meetings?
- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
- Why do you want to continue serving on the committee/board/commission?

June 22, 2016 Board of Selectmen Committee Appointments:

Agricultural Commission

4 Seats Available; 2 Applicants

1 Seat Term Ends 2017
1 Seat Term Ends 2018
2 Seats Terms End 2019

Current Committee Members:

Richard Arnold	2016	– not seeking reappointment
VACANT	2016	
John Kuszpa	2017	
Campbell Sutton	2017	
VACANT	2017	
Tracey Pattenden	2018	
VACANT	2018	

Applicants:

Abby Wullschleger – new applicant
Joseph Bauer – new applicant

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.”

Airport Commission

1 Seat Available; 1 Applicant

1 Seat Term Ends 2019

Current Committee Members:

Jeanette Topham	2016	- applied
Arthur D. Gasbarro	2017	
Anthony Bouscaren	2017	
Daniel W. Drake	2018	
Andrea Planzer	2018	

Applicants:

Jeanette Topham - incumbent

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.”

Board of Health

1 Seat Available; 1 Applicant

1 Seat Term Ends 2019

Current Committee Members:

Malcolm W. MacNab, MD, PhD	2016	- applied
Rick Atherton (BOS rep)	2017	
Helene M. Weld, RN	2017	
Stephen J. Visco	2017	
James A. Cooper	2018	

Applicants:

Malcolm MacNab – incumbent

June 22, 2016 Board of Selectmen Committee Appointments:

Capital Program Committee

1 Seat Available; No Applicants

1 Seat Term Ends 2019

Current Committee Members:

Phil Stambaugh (At-large)	2016	– not seeking reappointment
Christy Kickham (At-large)	2017	
Richard J. Hussey (At-large)	2017	
Peter T. Kaizer (At-large)	2018	
Jim Kelly (BOS rep)	2017	
Peter McEachern (FinCom rep)	2016	
Nathaniel Lowell (NP&EDC rep)	2016	

Applicants:

None

Cemetery Commission

1 Seat Available; 1 Applicant

1 Seat Term Ends 2019

Current Committee Members:

Barbara A. White	2016	- applied
Allen Reinhard	2017	
Scott McIver	2017	
Lee W. Saperstein	2018	
Robert L. Gardner	2018	

Applicants:

Barbara White – incumbent

Conservation Commission

3 Seats Available; 4 Applicants

3 Seats Terms End 2019

Current Committee Members:

Andrew Bennett	2016	- applied
David LaFleur	2016	- applied
Benjamin Champoux	2016	- applied
Ernest Steinauer	2017	
Ashley Erisman	2017	
Ian Golding	2018	
Joseph Topham	2018	

Applicants:

Benjamin Champoux – incumbent
Joseph Bauer – new applicant
David LaFleur – incumbent
Andrew Bennett - incumbent

June 22, 2016 Board of Selectmen Committee Appointments:

Contract Review Subcommittee, Human Services

1 Seat Available; 1 Applicant

1 Seat Term Ends 2019

Current Committee Members:

Dorothy Hertz (At-large)	2016	- applied
Mary Wawro (At-large)	2017	
John W. Belash (At-large)	2018	
Augusto C. Ramos (CHS rep)	2016	
Joe Aguiar (CHS rep)	2016	
Stephen Maury (FinCom rep)	2016	
Bertyl Johnson (NP&EDC rep)	2016	

Applicants:

Dorothy Hertz - incumbent

Council for Human Services

5 Seats Available; 2 Applicants

1 Seat Term Ends 2017

1 Seat Term Ends 2018

3 Seats Terms End 2019

Current Committee Members:

Augusto C. Ramos	2016	- applied
John W. Belash	2016	- applied
Mary Wawro	2016	- no response
VACANT	2017	
Dorothy Hertz	2017	
Margaretta Andrews	2017	
Joe Aguiar	2018	
VACANT	2018	
Ella B. Finn	2018	

Applicants:

John Belash – incumbent
Augusto Ramos - incumbent

Council on Aging

3 Seats Available; 2 Applicants

3 Seats Terms End 2019

Current Committee Members:

Daryl Westbrook	2016	- not seeking reappointment
Ella B. Finn	2016	- applied
Glenora Kelly Smith	2016	- applied
Chuck Gifford	2017	
Randall C. Wight	2017	
Tom McGlenn	2017	
Joe Aguiar	2018	
Colleen McLaughlin	2018	
Charles A. Manghis	2018	

Applicants:

Glenora Kelly Smith – incumbent
Ella B. Finn - incumbent

June 22, 2016 Board of Selectmen Committee Appointments:

Cultural Council

4 Seats Available; 2 Applicants

1 Seat Term Ends 2017
3 Seats Terms End 2019

Current Committee Members:

Jordana Fleischut	2016	- applied
Justin Cerne	2016	- applied
VACANT	2016	
John Belash	2017	
VACANT	2017	
John McDermott	2018	
John R. Wagley	2018	

Applicants:

Justin Cerne – incumbent
Jordana Fleischut - incumbent

Finance Committee

4 Seats Available; 3 Applicants

1 Seat Term Ends 2018
3 Seats Terms End 2019

Current Committee Members:

Clifford J. Williams	2016	- applied
Craig Spery	2016	- no response
Stephen Maury	2016	- applied
John E. Tiffany	2017	
Matthew Mulcahy, DMD	2017	
Joseph T. Grause, Jr.	2017	
Peter A. McEachern	2018	
David Worth, Jr.	2018	
VACANT	2018	

Applicants:

Stephen Maury – incumbent
Clifford Williams – incumbent
Henry Sanford – new applicant

Historic District Commission Associate

1 Seat Available; No Applicants

1 Seat Term Ends 2019

Current Committee Members:

Matthew J. Kuhnert	2017	
Vallorie Oliver	2018	
VACANT	2019	

Applicants:

None

June 22, 2016 Board of Selectmen Committee Appointments:

Mosquito Control Commission

1 Seat Available; 1 Applicant

1 Seat Term Ends 2021

Current Committee Members:

Ashley Erisman	2016 - applied
Helene M. Weld, RN	2017
Timothy Lepore, MD	2018
Charles Stott	2019
Mark L. Palmer	2020

Applicants:

Ashley Erisman – incumbent

Nantucket Affordable Housing Trust

2 At-large Seats Available; 2 Applicants

1 Real Estate Agent/Broker Seat Available; 1 Applicant

2 At-large Seats Terms End 2018

1 Real Estate Seat Term Ends 2018

Current Committee Members:

Reema Sherry (At-large)	2016 - applied
Isaiah John Stover (At-large)	2016 – applying
Tucker Holland (At-large)	2017
Brian Sullivan (Real Estate)	2016 - applied
Jim Kelly (BOS rep)	2017
Linda F. Williams (Housing Authority rep)	2016
Kara Buzanoski (NP&EDC rep)	2016

Applicants:

Reema Sherry – incumbent
Brian Sullivan – incumbent
Isaiah Stover - incumbent

Nantucket Historical Commission

2 Seats Available; 2 Applicants

2 Seats Terms End 2019

Current Committee Members:

Deborah Timmermann	2016 - applied
Jascin N. Leonardo	2016 – not seeking reappointment
Michael May	2017
Kevin Kuester	2017
Ian Golding	2018
Diane Coombs	2018
Susan Handy	2018

Applicants:

Diane Holdgate – new applicant
Deborah Timmermann - incumbent

June 22, 2016 Board of Selectmen Committee Appointments:

Nantucket Historical Commission Alternate

1 Seat Available; 1 Applicant

1 Seat Term Ends 2019

Current Committee Members:

Diane Holdgate	2016	- applied
Philip Gallagher	2017	
Caroline Ellis	2018	

Applicants:

Diane Holdgate - incumbent

Parks and Recreation Commission

2 Seats Available; 3 Applicants

1 Seat Term Ends 2018

1 Seat Term Ends 2019

Current Committee Members:

VACANT	2016	
Jack Gardner	2017	
Keith Yankow	2017	
VACANT	2018	
F. Nash Strudwick	2018	

Applicants:

Maggie Borneman – new applicant
Cheryl Emery – new applicant
Campbell Sutton – new applicant

Planning Board Alternate

1 Seat Available; 2 Applicants

1 Seat Term Ends 2019

Current Committee Members:

Diane Coombs	2016	- applied
John F. Trudell III	2017	
Carl K. Borchert	2018	

Applicants:

David Callahan – new applicant
Diane Coombs - incumbent

June 22, 2016 Board of Selectmen Committee Appointments:

Real Estate Assessment Committee

5 Seats Available; 5 Applicants

2 Seats Terms End 2017
2 Seats Terms End 2018
1 Seat Term Ends 2019

Current committee Members:

John B. Brescher, Esq. (Real Estate)	6/30/2016	- verbally applied
Rhoda H. Weinman, Esq. (Real Estate)	6/30/2016	- verbally applied
Neil E. Marttila (Real Estate)	6/30/2016	- verbally applied
Lee W. Saperstein (At-large)	6/30/2016	- applied
Thomas Barada (At-large)	6/30/2016	- applied

Applicants:

Lee Saperstein – incumbent
Thomas Barada – incumbent
Rhoda Weinman – incumbent
John Brescher – incumbent
Neil Marttila - incumbent

Roads and Right of Way Committee

4 Seats Available; 3 Applicants

1 Seat Term Ends 2018
3 Seats Terms End 2019

Current Committee Members:

Allen Reinhard	2016	- applied
D. Anne Atherton	2016	- not seeking reappointment
David Fredericks	2016	- applied
Bert Ryder	2017	
Lee W. Saperstein	2017	
Nathaniel Lowell	2017	
John Stackpole	2018	
VACANT	2018	
Leslie W. Forbes	2018	

Applicants:

David Fredericks – incumbent
Allen Reinhard – incumbent
Stephen Welch – new applicant

June 22, 2016 Board of Selectmen Committee Appointments:

Scholarship Committee

2 Seats Available; 2 Applicants

2 Seats Terms End 2019

Current Committee Members:

Jeanne Miller	2016	- applied
Mark Voigt	2016	- applied
David Fronzuto	2017	
Erika Mooney	2017	
Charles A. Manghis	2018	
Leslie W. Forbes	2018	
Margaret (Magee) Detmer	2018	
Michael Cozort (Superintendent)		

Applicants:

Jeanne Miller – incumbent
Mark Voigt - incumbent

Town Government Study Committee

7 Seats Available; No Applicants

7 Seats Terms End 2017

Applicants:

None

Tree Advisory Committee

2 Seats Available; No Applicants

2 Seats Terms End 2019

Current Committee Members:

Michael Misurelli	2016	- no response
Sam Myers	2016	- no response
Paul C. Droz	2017	
Whitfield C. Bourne	2017	
Benjamin Champoux	2018	
Terry Pommert	2018	

Applicants:

None

Visitor Services Advisory Committee

3 Seats Available; 2 Applicants

3 Seats Terms End 2019

Current Committee Members:

Henry Sanford	2016	- no response
Diane Reis Flaherty	2016	- applied
Gene Mahon	2016	- applied
Michelle Langlois	2017	
Peter A. Morrison	2017	
Louise Swift	2018	
Sean Dew	2018	

Applicants:

Gene Mahon – incumbent
Diane Reis Flaherty – incumbent

June 22, 2016 Board of Selectmen Committee Appointments:

Zoning Board of Appeals

1 Seat Available; 1 Applicant

1 Seat Term Ends 2021

Current Committee Members:

Kerim Koseatac	2016	– applied
Susan McCarthy	2017	
Lisa Botticelli	2018	
Edward S. Toole	2019	
Michael O'Mara	2020	

Applicants:

Kerim Koseatac - incumbent

Zoning Board of Appeals Alternate

1 Seat Available; 1 Applicant

1 Seat Term Ends 2019

Current Committee Members:

James Mondani	2016	– applied
Mark Poor	2017	
Geoffrey Thayer	2018	

Applicants:

James Mondani - incumbent



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
 For Appointment by the Board of Selectmen

RECEIVED
 APR 28 2016
 NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Abby Wullschleger **Home Phone:** 774-236-9209

Mailing Address: 40 Polpis Rd. **Alternate Phone:** 508-228-2674

Email Address: abslosek@earthlink.net **Date Submitted:** 4/28/16

REQUESTING APPOINTMENT TO: Agricultural Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? *Yes, I'm hoping to take Patty Myers' empty seat.*
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? *yes*

As a member of a farming family on Nantucket I feel it is important for someone involved in commercial agriculture to be represented on the Ag Comm.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have grown up farming and been a partner with Moors End Farm for the past twenty years. When it comes to farming and agricultural issues facing the town I feel I have a wealth of knowledge and experience that can help the Ag comm. I would like to see this committee grow and be more active in the community

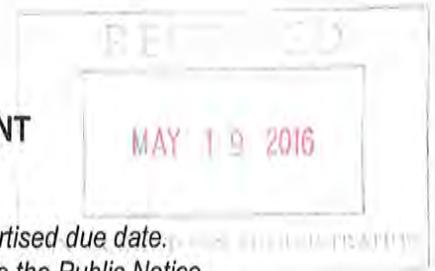
Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

*Rachael Freeman of the Land Bank is my sister-in-law
 Jeff Carlson from Natural Resources is my fiancé*



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Joseph Bauer Home Phone: 508 332 0481

Mailing Address: 8 Polpis Rd Nantucket Alternate Phone: _____

Email Address: JosephRBauer@gmail.com Date Submitted: May 18, 2016

REQUESTING APPOINTMENT TO: Ag Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? Yes
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I am interested due to my extensive agricultural background
I am used to serving on boards and make a priority to attend and participate.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Ag High school. Worked in field on numerous farms.
Currently involved in growing and aquaculture projects.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Founder + Owner - Nantucket Market

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No

Nantucket Board of Selectmen

16 Broad Street

Nantucket, MA 02554

Re: Agricultural Commission reappointment

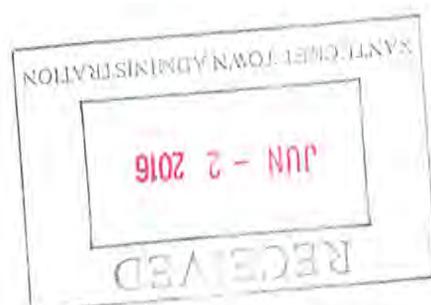
June 1, 2016, via email to Erika Mooney and Libby Gibson

I have decided not to reseek a seat on the Agricultural Commission.

The BoS as represented by chairperson DeCosta at the April 2016 town meeting; his comments about the Agricultural Commission and the Right to Farm By-Law (article 65) it submitted demeaned this commission and its work, and met with no rebuttle from other BoS members. No wonder this town is finding it difficult to find fill vacancies within its committees and commissions.

Sincerely,

Richard Arnold 8 Winn Street





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jeanette Topham Home Phone: 508-228-1792

Mailing Address: 29 Hammock Pond Road Work Phone: _____

Email Address: _____ Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Airport Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?



Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

1. I would say my level of attendance has been 90%--have been away for doctor's appointments.

I have enjoyed serving on the Airport Commission. I think we have a very committed commission who are very interested in having the Airport be the best that it can be and to be fiscally responsible. I have enjoyed working with them.

Mr. Rafter and the Commission have been actively looking at ways to have other airlines service Nantucket year round and summers. It does appear that we have a viable airline service which is actively vetting the process. We also have been exploring other avenues of revenue.

2. I would say that the years I have served on the Commission have given me experience. I go to meetings prepared, having read all the information presented to us. I am honest—approachable--residents feel comfortable coming to me with their questions and concerns.
3. I am on the Commission for Disability and my son, Joseph Topham is on the Conservation Commission.

For many years I have served on various boards which serve the Town and community.

I volunteer for the Senior Work Plan to reduce payment of taxes.

I will be unable to attend the May 25 meeting. If you have any questions/concerns please call me at home.



**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT**
For Re-Appointment by the Board of Selectmen

RECEIVED

MAY 9 2016

NANTUCKET TOWN ADMINISTRATION

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Malcolm W. MacNab **Home Phone:** 508 228-4796

Mailing Address: 13 North Water Street **Work Phone:** 973 978-5043

Email Address: mwmacnab@comcast.net **Date Submitted:** May 7, 2016

REQUESTING RE-APPOINTMENT TO: Board of Health

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I attended all meetings.

I believe the Board of Health has made significant progress in fulfilling our responsibility for disease prevention and control, environmental protection and promoting a healthy community. Clearly more needs to be done. Progress has been made in the area of environmental protection but more needs to be done in the areas of tick-borne disease, safe housing and opiate addiction. I would like to continue on the Board for at least another year. Two of the Board's most significant accomplishments during my tenure on the Board were the passage of new fertilizer regulations and new septic system and water protection regulations for the Hummock Pond and the Harbor district.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

The best reference to experience is the time as a member and Chair of the Board of Health; learning about the regulations, health and environmental law and the needs of the community. I am a physician-scientist with over 40 years of experience in clinical medicine and medical research. As a researcher I understand how to interpret and analyze conflicting data. I have been very successful in developing consensus and working in a team environment. As Chair of the Board of Health, I have attempted to be fair and listen to the concerns of the community.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Board of Directors Maria Mitchell Association, member St. Paul's Church, member Shellfish Association

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
No

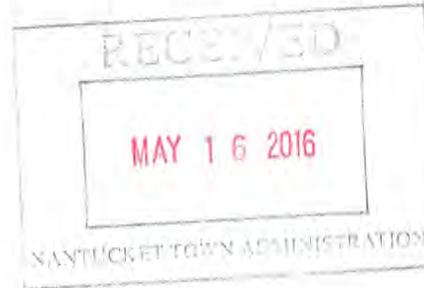
Endorsed by the Board of Selectmen April 26, 2006.



TOWN AND COUNTY OF NANTUCKET

16 Broad Street
Nantucket, Massachusetts 02554

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



April 26, 2016

Mr. Phil Stambaugh
151 Polpis Road
Nantucket, MA 02554

Dear Phil:

Our records indicate that your term expires June 30, 2016 for your seat on the Capital Program Committee. If you are interested in being considered for reappointment, please complete the enclosed "Committee Interest Form/Incumbent" and the "Statement of Commitment" form and return them to Town Administration in the enclosed envelope by **Friday, May 20, 2016**. If you chose not to apply for reappointment, please check the box at the bottom of this letter and return it in the enclosed envelope.

Please also note that a public hearing will be held on **Wednesday, May 25, 2016 at 6:00 pm** in the first floor Community Room at the Public Safety Facility at 4 Fairgrounds Road, Nantucket, MA to consider applications. All applicants should be present to answer questions concerning applications. Committee appointments are scheduled for June 22, 2016. If you have any questions or would like further information, please call (508) 228-7266. Thank you.

Sincerely,

Erika D. Mooney
Project Administrator

Enclosure

I do not intend to apply for reappointment.

Signature

*Dear Libby,
I have thoroughly enjoyed my six years on the Cap Com, the last few as Chairman. It has been my pleasure to work closely with the Town Administration and the individual departments. I count as progress the long range Capital Plan, presenting to the public the tax impact of the approved capital expenditures, and the implementation of the Capital Improvement Planning software. Despite the progress in getting some very large capital expenditures approved, I realize much work remains. Best Wishes and Thanks,*

Phil Stambaugh



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen

RECEIVED
 MAY 10 2016
 NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Barbara A White Home Phone: 508 228 3286

Mailing Address: P.O. Box 1251 Work Phone: 508-228-3286

Email Address: bw_cps22@yahoo.com Date Submitted: May 10, 2016

REQUESTING RE-APPOINTMENT TO: Cemetery Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have been relatively good at attendance. And, I have called in via conference calling to most meetings that I have not been able to attend.

I wish to remain on the Commission mostly due to my interest in Nantucket history and as a fellow of the N.H.A.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I helped document the African-American Burial ground with my 8th grade students years ago. Ours was the first on-line data base of a Nantucket Cemetery at the N.H.A.

I believe my contribution is regarding the importance of our historical cemeteries and my general interest.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? *I am a retired Nantucket public school teacher, as is my husband.*



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

RECEIVED
MAY 15 2016

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Benjamin Champaz Home Phone: 508-228-2315

Mailing Address: 8 Upper Tappanshaw 02554 Work Phone: 508-560-3368

Email Address: _____ Date Submitted: 5/13/2016

REQUESTING RE-APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

① I've Attended All But One Meeting During My Term

② I am just beginning to feel comfortable with the process, roles, regulations, as such I believe I can be better at the position if I ~~can~~ continue + familiar

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I believe I have an objective opinion and a fair disposition to the task.

My Education in Environmental Science, ARBORIST Credentials and training, and My Experience as a Landscape Contractor has helped ~~me~~ shaped my thought process and decision making

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

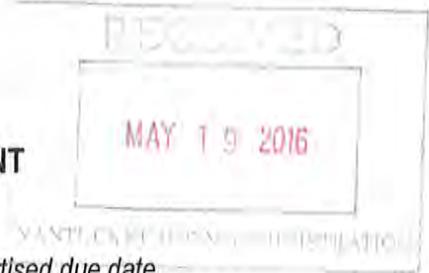
Tree Advisory Board, Fertilizer Advisory Board

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT**
For Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Joseph Bauer Home Phone: 508-332-0481

Mailing Address: 8 Polpis Rd Nantucket Alternate Phone: _____

Email Address: JosephR.Bauer@gmail.com Date Submitted: May 18, 2016

REQUESTING APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Not Nantucket's Conservation - Have sat on Bentam Lake Protective, in CT
" " Inland & Wetlands Commission, CT

Interest in protecting environment with balance of community needs & economy

Can commit and will make priority to attend and participate

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Years of board experience, Years of environmental protection experience
Hands on, Educated, Resourceful, Concerned.

Accomplish long term goals of preservation + restoration

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Owner - Nantucket Market

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: DAVID LAFLEUR

Home Phone: 508-228-6344

Mailing Address: 104 SURFSIDE RD.

Work Phone: 508-221-1239

Email Address: LAFLEURDAVID@YAHOO.COM Date Submitted: MAY 20, 2016

REQUESTING RE-APPOINTMENT TO: CONSERVATION COMMISSION

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

BECAUSE I ENJOY ^{THE} ABILITY TO SERVE THE COMMUNITY. HAVING SERVED A HALF TERM TO DATE I FEEL COMFORTABLE ABOUT REGULATIONS AND THE PROCESS OF WORKING ON THE COMMITTEE.

(VERY GOOD, MISSED ONLY 2 MEETINGS AWAY ON VACATION)

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

HAVING MORE 25 YEARS IN THE MARINE CONSTRUCTION INDUSTRY. I BRING EXPERIENCE WHERE MARINE APPLICATIONS ARE INVOLVED. HAVING ATTENDED MA. CON-COM SEMINAR THIS SPRING AT HOLY CROSS COLLEGE, HAS HELP ME BECOME A BETTER COMMITTEE MEMBER.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

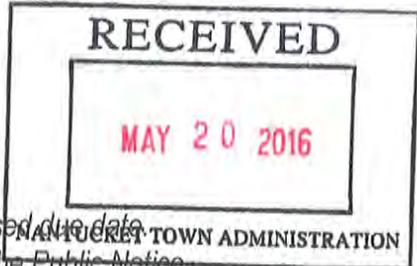
NONE

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO.



TOWN OF NANTUCKET
 COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Andrew Bennett Home Phone: 228 1454

Mailing Address: Box 1333 Nantucket, 02554 Work Phone: 680 4702

Email Address: CasCon@Comcast.net Date Submitted: May 19 2016

REQUESTING RE-APPOINTMENT TO: Conservation Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
 - Why do you want to continue serving on the committee/board/commission?
- I've missed 2 to 3 meetings a year
 - Environment Conservation is for most when it comes to maintaining the health of the island. I would like to preserve it for my children and future generations.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
 - How do you feel you have helped the committee/board/commission in its goal(s)/mission?
- my education in Geology / Geomorphology has given me an understanding of the fragility of the islands resources while at the same time my occupation as a builder makes me aware of the need to maintain healthy controlled growth.
 - I base my decisions on the regulations, even when it may conflict with my personal views, and what will have the least impact on the resource areas involved.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
NPEDC
Polpis Harbor advisory group
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Board of Selectmen

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Dorothy Hertz **Home Phone:** _____
Mailing Address: P.O. Box 1195 **Alternate Phone:** 508 221 3274
Email Address: hoss.75@live.com **Date Submitted:** _____

REQUESTING APPOINTMENT TO: CRC

Reasons for Committee Interest SEE ATTACHMENT

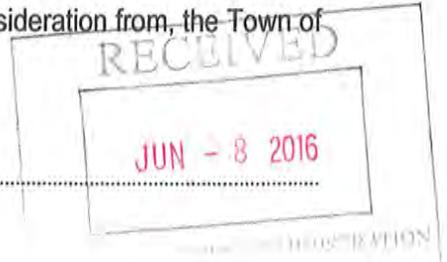
- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?



Dear Board Members,

I would like to be considered for the vacant seat for member at large for the CRC .

During the last two years I have served as not only a board member but as Chair, I have attended every meeting .I believe that the community of Nantucket on a whole benefits tremendously from all the non-profits who serve our extremely diverse community. There continues to be an ever changing picture of the towns needs in Human Services and believe it is essential that we understand and support the organizations that provide the key support needed.

As a parent and community member, I have experienced a wealth of learning steps in the significance of these programs to the overall health of our community .When obstacles can get in the way of everyday life, it's nice to know that these types of organizations are there to help .I would encourage more vital services as we all know they are needed.

While chair I have helped promote more open dialogue with the human service grant recipients meeting either personally or be phone with the organizations throughout the year. I helped develop a more user friendly grant application, encouraged site visits as part of the process, and developed a better communication with town administration. CRC meetings are respectful and productive. I believe that the most significant change has been the opened communication with the providers allowing us greater understanding of the programs and their impact on our community.

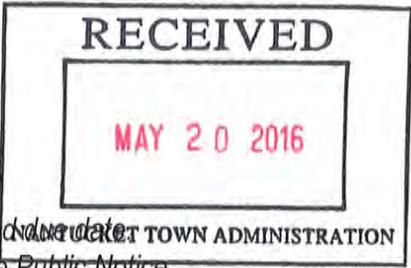
Thank you for your consideration.

Dorothy Hertz





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: JOHN BELASH Home Phone: 228-4003

Mailing Address: 6 FARMER ST Work Phone: _____

Email Address: john.belash@live.com Date Submitted: May 20, 2016

REQUESTING RE-APPOINTMENT TO: Human Services Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 60+%
- Why do you want to continue serving on the committee/board/commission?

I believe this body can play a meaningful role in identifying issues and, possible ways of addressing them, related to the Nantucket community

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
CONTRACT REVIEW committee
NANTUCKET CULTURAL committee
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

*Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Augie Ramos

Home Phone: 508 246 6291

Mailing Address: PO Box 1270/02554

Work Phone: _____

Email Address: _____

Date Submitted: 6/1/16

REQUESTING RE-APPOINTMENT TO: Council for Human Services

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? Fair
- Why do you want to continue serving on the committee/board/commission?

A lot of work to be done - hope to implement some priority items.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?



Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

N/A

Augie Ramos
06-01-16



TOWN AND COUNTY OF NANTUCKET

16 Broad Street
Nantucket, Massachusetts 02554

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



April 26, 2016

Ms. Daryl Westbrook
PO Box 262
Siasconset, MA 02564

Dear Daryl:

Our records indicate that your term expires June 30, 2016 for your seat on the Council on Aging. If you are interested in being considered for reappointment, please complete the enclosed "Committee Interest Form/Incumbent" and the "Statement of Commitment" form and return them to Town Administration in the enclosed envelope by **Friday, May 20, 2016**. If you chose not to apply for reappointment, please check the box at the bottom of this letter and return it in the enclosed envelope.

Please also note that a public hearing will be held on **Wednesday, May 25, 2016 at 6:00 pm** in the first floor Community Room at the Public Safety Facility at 4 Fairgrounds Road, Nantucket, MA to consider applications. All applicants should be present to answer questions concerning applications. Committee appointments are scheduled for June 22, 2016. If you have any questions or would like further information, please call (508) 228-7266. Thank you.

Sincerely,

Erika D. Mooney
Project Administrator

Enclosure

I do not intend to apply for reappointment.

Signature



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

RECEIVED

MAY - 6 2016

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Glenora Kelly Smith

Home Phone: 508-228-9238

Mailing Address: 12 Fulling Mill Rd

Work Phone: —

Email Address: gksnantucket@gmail.com

Date Submitted: 5/4/16

REQUESTING RE-APPOINTMENT TO: Council on Aging

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? every meeting
- Why do you want to continue serving on the committee/board/commission?
I also volunteer at our Island Home & care about elders
I attend the Salt Marsh luncheon the day of meeting
& ask those in attendance if they know of anyone or anything
It should propose at the meeting

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
Firstly - I am "tip-toeing" into 80 yrs of age myself!
I'm involved in many aspects of island life & a full*
time resident for over 25 yrs (family summered here for
3 generations)

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? no



**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT**
For Re-Appointment by the Board of Selectmen

RECEIVED
MAY 24 2016
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Ella B. Finn Home Phone: 508.332.9300

Mailing Address: P.O. Box 2993
Nantucket MA 02584 Work Phone: 508.901.5678

Email Address: ellabfinn@msn.com Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Council on Aging

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? *I attend all meetings*
- Why do you want to continue serving on the committee/board/commission?
I wish to continue to advocate for a sometimes vulnerable and overlooked demographic. My personal and professional experience afford me valuable insight and opportunity to effect change.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
Extensive work with elders in Nursing Management capacity both in facilities and in the community.
Boundless energy and enthusiasm, true and sincere respect for elders and a commitment to improving quality of life for them.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
Council on Human Services, Chair
Landmark House - Executive Director
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? *NO*



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: JUSTIN CERNE Home Phone: 917 806 8940

Mailing Address: 20 ATLANTIC AVE Work Phone: 508 228 9001

Email Address: JCERNE@MAC.COM Date Submitted: 4/30/16

REQUESTING RE-APPOINTMENT TO: NANTUCKET CULTURAL COUNCIL

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have attended all council meetings and participated in all discussions and activities.

Continuing my service on the NCC allows me to be a part of an important local agency that positively affects the culture and arts on the island of Nantucket.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

As the Artistic Director of Theatre Workshop of Nantucket I bring a unique view where live performance, not only in the theatrical arts but all performing arts are concerned. In that I help to continue the goals of keep culture alive on Nantucket.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

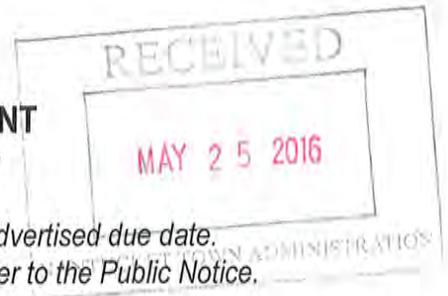
Theatre Workshop of Nantucket, Nantucket Cultural District Steering Committee

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Theatre Workshop of Nantucket does apply for NCC grants



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jordana Fleischut Home Phone: 508 332-9590

Mailing Address: 13A Amelia Drive Work Phone: 508 332-9590

Email Address: jordana.gale@comcast.net Date Submitted: 5/21/2016

REQUESTING RE-APPOINTMENT TO: Nantucket Cultural Council

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have not missed any meetings
 I enjoy helping culture and the arts grow
 in our community

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have a MA in Arts management and program development.
 I have a MA certificate in Project management
 I have over 30 plus years working in the arts and culture field. As chair I have helped obtain

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

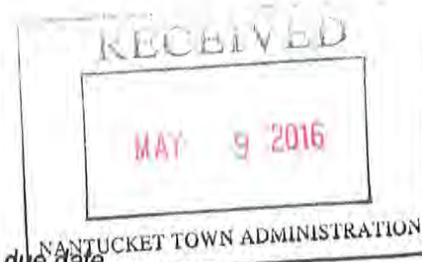
I work at the Nantucket Dreamland Foundation

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO, not at this time



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Stephen Maury **Home Phone:** 508-228-8601
Mailing Address: 54 Old South Road **Work Phone:** 508-228-8602
Email Address: stephen.maury@gmail.com **Date Submitted:** May 3, 2016

REQUESTING RE-APPOINTMENT TO: Finance Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

My attendance record has been good throughout my term and my availability will remain the same. Serving on the Committee is a privilege for which I am grateful. I look forward to employing during the next term the knowledge and experience I have gained during my first three years on the committee and its subcommittees.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

The Finance Committee is increasingly called upon to consider real estate matters such as the impacts of zoning bylaw changes. My experience as the owner of a real estate brokerage affords me insight into these and related issues.

I also bring to the Committee the perspective of a small business owner and, being 31 years old, I am a member of the generation perhaps hardest hit by the unavailability of economically accessible year round housing options. Both of these perspectives are important when considering issues likely to have long lasting impacts on our community.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I am not aware of any such conflicts.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Uncle, Chris Maury, and aunt, Moira Parsons, are both employed at Nantucket High School.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen

REC 13
 MAY 19 2016

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Clifford J Williams Home Phone: 508 360 5165

Mailing Address: 18 Williams St Work Phone: 508 360 5165

Email Address: CLIFFACK@yahoo.com Date Submitted: May 19, 2016

REQUESTING RE-APPOINTMENT TO: FinCom

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

- I was acting chairman for most of the meetings last Fall, for the special Town meeting. I also chaired all the meetings for the sewer articles this year.

- I feel we have come a long way since I first started getting involved with the FinCom, but still see major problems in different areas that need addressing.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I feel I bring years of experience working in the public and private sectors and working for the Federal Government while running a small business. I have been on different boards and gained the knowledge needed in the past six years to help run town government.

- I am not afraid to make decisions and motions that are not popular, but in the best interest of the town.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members. None at this time

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No



**TOWN OF NANTUCKET
FINANCE COMMITTEE INTEREST FORM**
For Appointment by the Board of Selectmen

RECEIVED
MAY 20 2016
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Henry Sanford

Home Phone: 508-332-0070

Mailing Address: S Catherine Lane

Alternate Phone: N/A

Email Address: edwardhenrysanford@gmail.com

Date Submitted: May 20, 2016

REQUESTING APPOINTMENT TO FINANCE COMMITTEE

(No member of the Finance Committee shall be a Town or County officer or directly interested in the expenditures of the Town's appropriations (Nantucket Code Chapter 11-1).

Reasons for Committee Interest

- Why are you interested in being on the Finance Committee? To play an active role in deciding policy priorities for our community. To learn more about the fiscal side of Nantucket's government. To take responsibility for decisions on policy that affect Nantucket's future.

Relevant Experience

- ① • What experience, skills or insight would you bring to the Finance Committee?
- ② • What would you hope to accomplish on the Finance Committee?
- ① Strong back ground in real estate, have served and volunteered on various non-profits. Strong speaking skills.
- ② To set forth a long term strategy for fiscal planning on island.

Ability to Participate

- Are you prepared to commit to the meeting schedule of the Finance Committee? Yes, full time year round
- Have you attended meetings of the Finance Committee and if so how many/how often?

NO

Potential Conflicts

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
Visitor Services Advisory, Housing Nantucket
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Ashley Erisman **Home Phone:** 508.265.2717

Mailing Address: PO Box 934 **Work Phone:** _____

Email Address: Ashley.erisman@gmail.com **Date Submitted:** 5/20/2016

REQUESTING RE-APPOINTMENT TO: _Mosquito Control Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have attended all of the Mosquito Control Commission meetings since the date I was officially appointed. I would like to continue to serve on the Commission for a couple of reasons. I was officially appointed to the Commission this winter, therefore I have only served for two meetings (the third is scheduled for next week). I would like the opportunity to serve for a full term in order to gain a better perspective on the Mosquito response measures being taken by the Town. As a member of the Conservation Commission I think it is important to have input on management plans that directly impact wetlands and wetland ecology. Mosquito treatment clearly fits under that category. I find the study of disease vectors very interesting, and Mosquitos have the potential to transmit a variety of diseases. I would also like to continue to serve to see how climate change might be impacting the spread of Mosquitos. I would like to continue my role on the Commission to help enable that better Mosquito education reach the public. In doing this I believe we can stop unnecessary panic about Mosquito borne diseases that are unlikely to reach Nantucket at this point in time. I would like to help educate the landscape community, so that ultimately less unregulated pesticide spraying is occurring. I believe if individuals were aware about the Town's Mosquito treatment plan they would be more likely to find the source of their Mosquitos rather than treating individually.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have a Master's in Environmental Studies from the University of Pennsylvania with a focus on water resource management. I also have over ten years experience working in the landscape/gardening field on Nantucket. I think my background gives me a perspective unlike other individuals currently on the committee. I have witnessed how private homeowners choose to treat for mosquitos, and I am aware of the environmental consequences associated with improper pest management. I think I bring a fresh perspective to the Commission. Unfortunately I have only been on the Commission a short time, so it is difficult to quantify how I have helped the mission so far. I have given ideas on how to expose the public to mosquito education, and I have tried to get a mosquito education assembly scheduled for science students at Nantucket High School.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

The Nantucket Conservation Commission

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Yes, I am currently working for Nantucket Public Schools.



TOWN OF NANTUCKET
 COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen

RECEIVED
 MAY - 6 2016

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: REEMA SHERY Home Phone: 508-221-0355

Mailing Address: 60 POCHICK AVE, NANTUCKET MA 02554 Work Phone:

Email Address: REEMA.SHERY@GMAIL.COM Date Submitted: 5-2-16

REQUESTING RE-APPOINTMENT TO: THE AFFORDABLE HOUSING TRUST FUND COMMITTEE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 100%
- Why do you want to continue serving on the committee/board/commission?
IT HAS TAKEN A YEAR JUST TO GET THINGS ROLLING WITH THIS COMMITTEE/FUND. WE ARE PUSHED TO BEGIN OPERATING AT A LEVEL TO TRULY CONTRIBUTE TO THE CURRENT HOUSING SHORTAGE FOR NANTUCKET'S WORKFORCE, AND I WOULD VERY MUCH LIKE TO CONTINUE TO BE A PART OF THIS EFFORT.

Relevant Experience

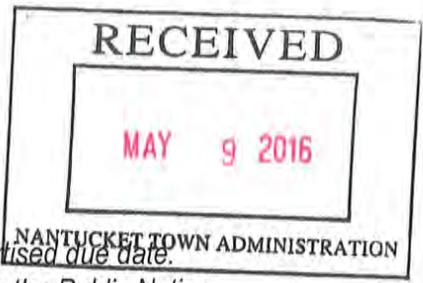
- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
MY EXPERIENCE AS A NEWSPAPER REPORTER + WRITER / PLANNING BOARD ADMINISTRATIVE SPECIALIST / PREPARER OF HDC + BUILDING PERMITS FOR PERMITS PLUS. 4R 'ROAD RESIDENT FOR 30 YRS / WRITING CONSULTANT TO NP+EDC ON TOWN MASTER PLAN + OPEN SPACE + REC PLAN / PLUS GRANT WRITER
I HAVE HELPED EXPLAIN + PUBLICIZE THE HOUSING CRISIS, FOUND POTENTIAL PROPERTY FOR AFFORDABLE HOUSING, ATTENDED RELATED MEETINGS + FORUMS, DRAFTED CORRESPONDENCE

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
I AM A MEMBER OF THE BEHAVIORAL HEALTH TASK FORCE - NO CONFLICT
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date. Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: BRIAN SULLIVAN

Home Phone: 508 414 1878

Mailing Address: PO Box 452

Work Phone:

Email Address:

Date Submitted: 5/3/2016

REQUESTING RE-APPOINTMENT TO: AFFORDABLE HOUSING TRUST FUND

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 95%
Why do you want to continue serving on the committee/board/commission? Because ground work that is being laid now will have positive impact in years to come and I want to participate.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

NONE

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

Erika Mooney

From: Isaiah Stover [isaiahstover@gmail.com]
Sent: Friday, May 27, 2016 1:17 PM
To: Erika Mooney
Subject: Re: AHTF

Hi Erika,

Thank you for reaching out to me. I plan on re-upping. I'll have the paperwork to you Tuesday morning.

Have a great Memorial Day weekend!

On May 27, 2016 1:10 PM, "Erika Mooney" <EMooney@nantucket-ma.gov> wrote:

Hi Isaiah:

Just checking in as I have not received a response from you about your seat on the AHTF. Do you plan to re-up or step down?

Erika

Erika D. Mooney

Project Administrator

Town of Nantucket

16 Broad Street

Nantucket MA 02554

508-228-7266

508-228-7272 Fax



TOWN AND COUNTY OF NANTUCKET

16 Broad Street
Nantucket, Massachusetts 02554

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

April 26, 2016

Ms. Jascin Leonardo
PO Box 350
Siasconset, MA 02564

Dear Jascin:

Our records indicate that your term expires June 30, 2016 for your seat on the Nantucket Historical Commission. If you are interested in being considered for reappointment, please complete the enclosed "Committee Interest Form/Incumbent" and the "Statement of Commitment" form and return them to Town Administration in the enclosed envelope by **Friday, May 27, 2016**. If you chose not to apply for reappointment, please check the box at the bottom of this letter and return it in the enclosed envelope.

Please also note that a public hearing will be held on **Wednesday, June 1, 2016 at 6:00 pm** in the first floor Community Room at the Public Safety Facility at 4 Fairgrounds Road, Nantucket, MA to consider applications. All applicants should be present to answer questions concerning applications. Committee appointments are scheduled for June 22, 2016. If you have any questions or would like further information, please call (508) 228-7266. Thank you.

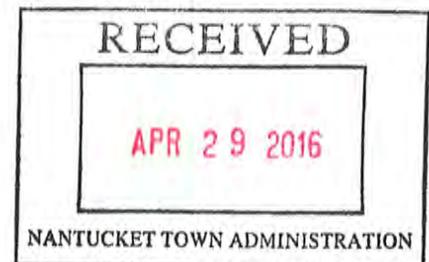
Sincerely,

Erika D. Mooney
Project Administrator

Enclosure

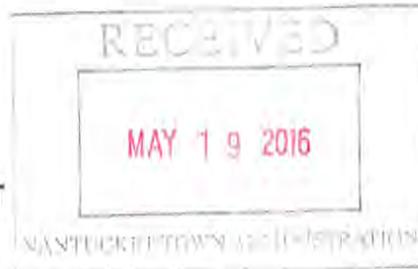
I do not intend to apply for reappointment.

Signature





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
 For Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Diane Holdgate Home Phone: 508-325-0293
 Mailing Address: 30 Friendship Ln Alternate Phone: _____
 Email Address: dwbm858@gmail.com Date Submitted: 5/18/16
 REQUESTING APPOINTMENT TO: Historic Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have served as an associate for 3 years
 I would like to be a full member
 I have already committed to the meeting schedule

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have served on the Commission for 3 years and understand what our mission is -
 I would like to try to get a CPC grant for the comm to accomplish some projects and other work pending

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

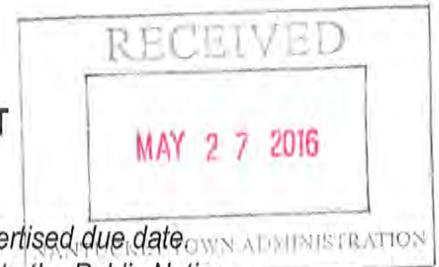
Mother - Planning Board, HDC, NHC

Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

2 nephews - DPW



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Deborah Timmermann Home Phone: 508-737-6921

Mailing Address: Po Box 2355, Nantucket 02584 Work Phone: 508-228-6640

Email Address: IslandhouseNantucket@comcast.net Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Nantucket Historical Comm.

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? all meetings
 - Why do you want to continue serving on the committee/board/commission? except 2 when out of town.
- I feel I would like to continue to work as have been doing, though I have asked the commission for someone else to step forward as chairman.

Relevant Experience

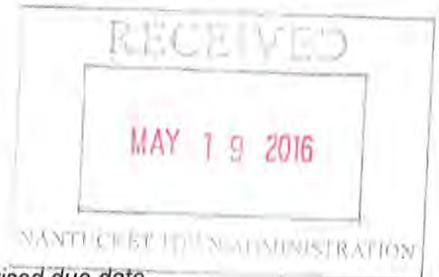
- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
 - How do you feel you have helped the committee/board/commission in its goal(s)/mission?
- I have led the group to better attendance & more involvement with our mission. My experience of a 40+ career in architectural design as well as a long interest in historical structures.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
N/A
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
N/A



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Diane Holdgate Home Phone: 508-325-0293
 Address: 30 Friendship Ln Work Phone: _____
 Email Address: dwbm858@gmail.com Date Submitted: 5/18/16
 REQUESTING RE-APPOINTMENT TO: Historic Commission Associate

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
 - Why do you want to continue serving on the committee/board/commission?
- I attend almost every meeting. I have missed 3 or 4 meetings since being appointed. I enjoy the work we are doing to preserve the island and want to continue to do so.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
 - How do you feel you have helped the committee/board/commission in its goal(s)/mission?
- I have knowledge from working for the town for 25 years and know how government works. I also have a working knowledge of architecture and historic buildings. I have been able to explain how to request grants from state and Federal Agencies and help the commission work better w/ a better understanding of government.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
- Moller - Planning, HDC, NHD

Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

2 Nephews - DPW



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Town Manager

Please return this form to the Town Administration offices by the advertised due date.

Name: Maggie Borneman Home Phone: —

Mailing Address: 6 Bayberry Lane Alternate Phone: (508) 221-6138 (cell)

Email Address: bornemanboatkeepinginc@gmail.com Date Submitted: 5/6/16

REQUESTING APPOINTMENT TO: Parks & Recreation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

1) No, but I have read the minutes.
 2) To best preserve and create Nantucket's parks and recreational areas, despite a housing boom in construction, for generations to come.
 3) Absolutely.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

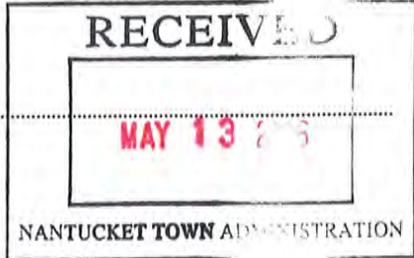
1) Long term generational resident; assistance in Madaket beach preservation in the past, various volunteer work over the years w/ MMA and other island volunteer work. Independent studies and contributions of phenology for past four years of Act to international/national organizations.
 2) Assist our island to best preserve and appropriately create our island's parks and recreational areas for the public.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen or the Town Manager, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

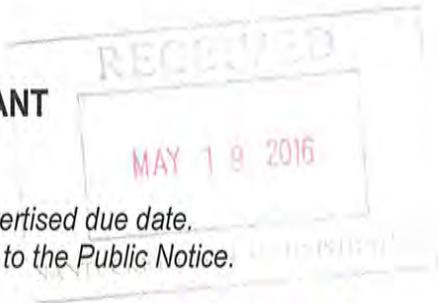
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? - No





TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT

For Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: CHERYL EMERY

Home Phone: 508 228-5058

Mailing Address: PO Box 99

Alternate Phone: 508-280-7745 *

Email Address: ~~_____~~ CherylEmery@hotmail.com

Date Submitted: _____

REQUESTING APPOINTMENT TO: Park + Recreation Commission

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? YES
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

I am interested in this commission as I feel Park and Recreation is a very important component in our community.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have lived on Nantucket for over 34 years in which I have seen a vast improvement to our Parks on Nantucket. I bring 30 years of business leadership in our community. my goal would be to make grounded decisions or recommendations on P+R related policies that continues to improve our Parks!

Potential Conflicts of Interest

NONE

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

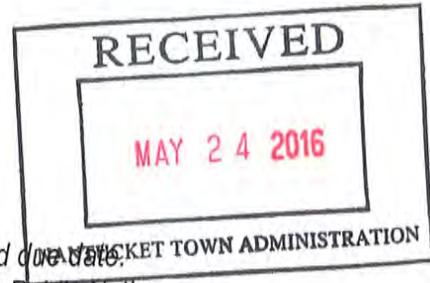
Sustainable NANTUCKET

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Campbell Sutton Home Phone: 508-228-3013

Mailing Address: 15 Appleton Rd Alternate Phone: _____

Email Address: ccoast2@gmail.com Date Submitted: _____

REQUESTING APPOINTMENT TO: Parks & Recreation

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? NO
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? YES

In response to Maria Zalda's "Letter to the Editor" they mother said, "you should become a member of the Parks & Rec Commission, you'd be good" - so here I am.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- 1) working with others in a transparent manner to get things done
- 2) a love of parks as public spaces
- 3) want to increase public participation in care & use of the parks & their facilities

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Agricultural Commission - 2nd term
Nantucket Island Fair Volunteer Organizer

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? NO



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
 For Appointment by the Board of Selectmen

RECEIVED
 MAY 16 2016

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: DAVID CALLAHAN **Home Phone:** 508-228-8895

Mailing Address: Box 861, Nantucket, MA 02554 **Alternate Phone:** 508-325-1881

Email Address: DAVID@JORDANRE.COM **Date Submitted:** 5/16/16

REQUESTING APPOINTMENT TO: ALTERNATIVE PLANNING BOARD

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission? YES
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission? yes

I AM INTERESTED BECAUSE I HAVE SOME KNOWLEDGE OF PLANNING FROM MY WORK EXPERIENCE. I WOULD LIKE TO INCREASE THIS KNOWLEDGE. I WOULD ALSO LIKE TO VOLUNTEER TO GIVE BACK TO THE TOWN THAT I LIVE IN.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I HAVE SERVED ON MANY BOARDS FROM BEING CHAIR OF A 2000+ MEMBER BOARD, EXECUTIVE OFFICER OF A 20,000 MEMBER BOARD, SERVED 6 yrs on Chamber Board, SMALL FRIED, NAREB, ELLIOTT PROFESSIONAL STANDARDS FOR 8 YEARS BOARD OF REATORS; WORK WITH OTHERS TO MOVE NANTUCKET FORWARD IN DEVELOPING ITS FUTURE IN PLANNING DEVELOPMENT. I KNOW HOW A BOARD FUNCTIONS AND LOOK FORWARD TO MAKING IT A POSITIVE EXPERIENCE FOR ALL THESE BEFORE, WE GET WHAT THEY WANT OR NOT. MAY THEY LEARN FROM THEIR EXPERIENCE.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

ABATEMENT ADVISORY COMMITTEE

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? yes - I am.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen

RECEIVED
 MAY 19 2016
 TOWN OF NANTUCKET

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: DIANE COOMBS Home Phone: 508-278-9554
 Address: 44 UNION ST cell
 Email Address: dwoodpatt@verizon.net WORK PHONE: 617-803-8582
 Date Submitted: 5/18/2016

REQUESTING RE-APPOINTMENT TO: planning board alternate

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meeting?
- Why do you want to continue serving on the committee/board/commission?

my level of attendance at the meeting has been good
 I have missed a few over the year due to being off island
 I want to continue because I have spent time and
 effort in learning all the ins and out of regulations, laws etc.
 I feel it is important to know how to do something if you
 want to try and change and improve the results of planning
 decisions.

Relevant Experience

- what have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have brought almost a year of experience, improved skills,
 good ideas, i.e. better communication with voters about zoning
 issues. Insight is harder to deal with because what you see
 happening, may be difficult to change due to state laws.
 I as an alternate do not have the ability to change things but
 I have worked to understand the goals and get across to people
 who ask me the mission of the planning board. This I feel is important

Potential Conflicts of Interest as the more residents know how the planning

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Board works, the more they understand.

Nantucket Historic Commission

Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Yes, my grandsons, Peter & Chris McCall
both work for the DPW. They live with me



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

RECEIVED
MAY 18 2016

*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Lee W. Saperstein **Home Phone:** 1-508-680-1337

Mailing Address: P. O. Box 1408, Nantucket 02554 **Work Phone:** Cell: 1-573-578-7750

Email Address: saperste@mst.edu **Date Submitted:** 18 May 2016

REQUESTING RE-APPOINTMENT TO: Real Estate Assessment Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Level of Attendance: 100 %

Reason: The Board of Selectmen suggested that the committee stay active. As a loyal citizen of Nantucket, I am complying. We have been active for only one year; I am willing to stay on for a full term.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Expertise: An understanding of deeds, maps, and surveys

Goal and Mission: I have provided liaison with the public access activities of the Committee on Roads and Right of Way.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

Roads and Right of Way; Cemetery Commission

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Thomas Barada Home Phone: 508 901 1626

Mailing Address: P.O. Box 1077 Work Phone: S/A

Email Address: BaradaServices@Comcast.net Date Submitted: 5/25/16

REQUESTING RE-APPOINTMENT TO: Real Estate Assessment Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?
- 100%

- Verify and allow proper uses of Surplus Paper Roads and the like. To Assure Proper Access to Island Lands

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

• Concern for Public Use of Land and gaining best return for Paper Roads Transferred or Sold.

• Yes by assisting in the pricing structure of the Matrix adopted by the BOS

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

None.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

My wife is a Selectmans Cousin.



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: David Fredericks Home Phone: 508-916 1576

Mailing Address: 4 White St. Work Phone: _____

Email Address: ackfredericks@yahoo.com Date Submitted: 5/3/14

REQUESTING RE-APPOINTMENT TO: Roads & Right of way

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 11/12 meetings
- Why do you want to continue serving on the committee/board/commission?
I have spent the last 4 years coming up to speed on many of the issues & believe I can be a positive member

Relevant Experience

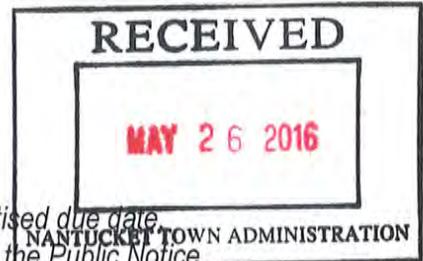
- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
I have a strong understanding of Issue Related to the Rights of various groups with FR Both public & private way given 35+ years of utility work

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members. Habitat for Humanity,
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? I perform \$5-10K/Annual Compensation for various part time Consulting agreements with various TOWN Dept.



TOWN OF NANTUCKET
 COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Allen Reinhard

Home Phone: 508-221-8128

Mailing Address: P.O. Box 46 Nantucket 02554

Work Phone: Same

Email Address: Allenreinhard@yahoo.com

Date Submitted: _____

REQUESTING RE-APPOINTMENT TO: Roads & Right of Way Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have never missed a meeting since appointment in 1997
 I believe my participation on this committee has been positive in furthering the mission of the Committee and would like to continue working on our outstanding projects.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have chaired the Committee since 2005 and have developed a Right of Way Improvement Plan, a program leading to the installation of 36 granite Public Way monuments, an easement to Founders Burial Ground, The Women's Monument at Founders, development of a greenway trail system, and other projects to advance the Committee's mission to improve Public Access throughout the island.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

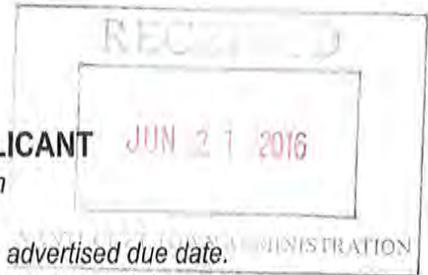
Land Bank Commission, Cemetery Commission, Wannacomet Water Commission, Shipwreck and Lifesaving Museum, Nantucket Greenwater Foundation

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/NEW APPLICANT
For Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Stephen Welch **Home Phone:** 508-228-1001

Mailing Address: P.O. Box 3777, Nantucket MA 02584 **Alternate Phone:** _____

Email Address: steph@welch-associates.com **Date Submitted:** 06/16/2016

REQUESTING APPOINTMENT TO: Roads & ROW Committee

Reasons for Committee Interest

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

- I have reviewed committee agendas from over the last year. I am attending the June 21st meeting. I have read "A HISTORY OF ROADS AND WAYS IN NANTUCKET COUNTY", prepared for Roads & ROW Committee in 2008.

- My interests are a) protection and enhancement of public access, and b) helping to ensure our roads and ways remain well-ordered and accessible.

- I am prepared to commit to the committee's meeting schedule.

Relevant Experience

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

- Nearly 30 years managing successful projects and committee involvement; long record rolling up my sleeves, setting goals and turning intention into reality, motivating others to help accomplish goals. A passionate sense of direction, no lack of perseverance, and many lessons learned; all help to form balanced problem-solving skills with an eye on the prize.

- Roads & ROW is involved with various initiatives I would like to contribute to. In general, I want to help ensure we maximize opportunities and benefits for public access. No agenda items otherwise.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

No TON involvement. Nantucket Hunting Association, Maddequet Admiralty Association

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

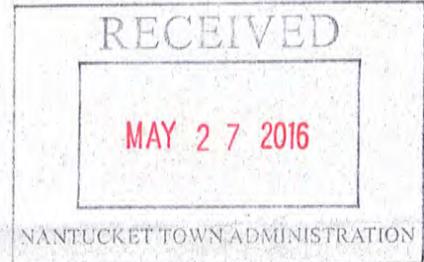
No, none.



TOWN AND COUNTY OF NANTUCKET

16 Broad Street
Nantucket, Massachusetts 02554

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



April 26, 2016

Ms. D. Anne Atherton
PO Box 3126
Nantucket, MA 02584

Dear D. Anne:

Our records indicate that your term expires June 30, 2016 for your seat on the Roads and Right of Way Committee. If you are interested in being considered for reappointment, please complete the enclosed "Committee Interest Form/Incumbent" and the "Statement of Commitment" form and return them to Town Administration in the enclosed envelope by **Friday, May 27, 2016**. If you chose not to apply for reappointment, please check the box at the bottom of this letter and return it in the enclosed envelope.

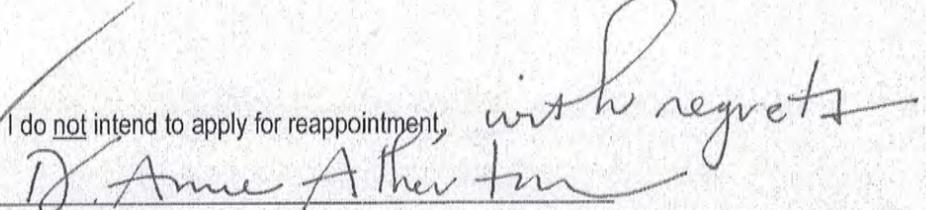
Please also note that a public hearing will be held on **Wednesday, June 1, 2016 at 6:00 pm** in the first floor Community Room at the Public Safety Facility at 4 Fairgrounds Road, Nantucket, MA to consider applications. All applicants should be present to answer questions concerning applications. Committee appointments are scheduled for June 22, 2016. If you have any questions or would like further information, please call (508) 228-7266. Thank you.

Sincerely,

Erika D. Mooney
Project Administrator

Enclosure

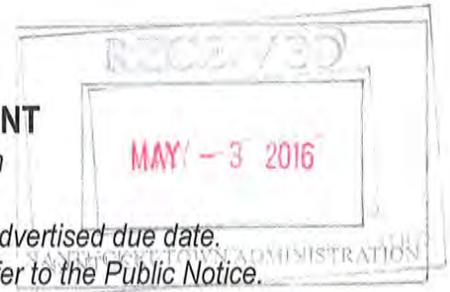
I do not intend to apply for reappointment,


Signature

wish regrets
Thank you, Erika.



**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT**
For Re-Appointment by the Board of Selectmen



*Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

Name: Jeannette Miller

Home Phone: 508-228-3328

Mailing Address: PO Box 2306, 02584

Work Phone: 508-332-9600

Email Address: jeannemiller@comcast.net

Date Submitted: 5/2/16

REQUESTING RE-APPOINTMENT TO: Scholarship Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I have attended all meetings of the Scholarship Committee over the past three years, my first term. I have been made chairperson by my fellow committee members and wish to continue working together.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I am the program director at the Community Foundation for Nantucket and administrate 10 scholarships in that position. I sit on the Nantucket Yacht Club Scholarship Committee. During my time on the Town Scholarship committee we have updated our application process.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

*Jeannette - Community Foundation for Nantucket, The Athenaeum
Bruce - Sherburne Comm.*

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen

RECEIVED

JUN - 7 2010

TOWN OF NANTUCKET ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: MARK VOIGT

Home Phone: (508) 901-5069

Mailing Address: 13 GRAY AVE

Work Phone: (508) 325-7587

Email Address: mvoigt@nantucket-ma.gov Date Submitted: 5/2/10

REQUESTING RE-APPOINTMENT TO: Scholarship Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? *50% - REGULAR
- Why do you want to continue serving on the committee/board/commission?
I ENJOY HELPING THE BOARD WITH THE APPLICATION PROCESS BY PROVIDING FEEDBACK REGARDING CURRENT HIGHER EDUCATION STUDENTS.

* MY SON IS A JUNIOR IN COLLEGE

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
I HAVE HELPED BY MAKING COPIES TO FURTHERING DISCUSSIONS ABOUT UPDATING APPLICATION PROCESS.
- CONTINUE TO LOOK FOR WAYS TO GATHER PERTINENT INFORMATION TO MAKE INFORMED DECISIONS

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
ADMIN. HDC, PRESIDENT-NANTUCKET LITTLE LEAGUE
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? YES, ME.



**TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT**
For Re-Appointment by the Board of Selectmen

RECEIVED
MAY 25 2016
NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: GENE MATON Home Phone: 508-228-1016

Mailing Address: POB 929, NANTUCKET Work Phone: 508-228-1016

Email Address: GENEMATON@comcast.net Date Submitted: 5/18/16

REQUESTING RE-APPOINTMENT TO: VISITOR SERVICES ADVISORY COMMITTEE

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? *PROBABLY 85%*
- Why do you want to continue serving on the committee/board/commission?
THERE'S SO MUCH WORK YET TO DO, ESPECIALLY WITH EXPANDED MISSION

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
PLEASE SEE ATTACHED RESUME
- I DEvised + PROMOTED A SOCIAL NETWORKING TACTIC TO RAISE MONEY FOR FIREWORKS WHEN THE TOWN HAD NO MONEY IN THE BUDGET. OUR GOAL WAS TO PAY FOR 1 YEAR + MY PLAN RAISED ENOUGH TO PAY FOR 2 YEARS.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.
*SEE RESUME WITH STARS **
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?
No

Gene Mahon
POB 929, Nantucket, MA 02554
508-228-1016
Updated May, 2016

MAHON ABOUT TOWN: May 2006 to present

Subscription based e-mail weekly newsletter with 9500 subscribers, focused on the arts and social scene and celebrating the best of Nantucket. Photo archive site of more than 50,000 photos of Nantucket people at arts, social, cultural and fundraising events.

NANTUCKET DIGITAL IMAGING, MANAGER & VP: December, 2002 to 2011

Digital printing (giclées), publishing and reproducing art, and printing signs and banners.

FREELANCE PHOTOGRAPHER: 1970 to present

Photographs published in Nantucket Inquirer and Mirror, N Magazine, Nantucket Independent, Boston Globe, Boston Herald, Boston Common, Cape Cod Life and more

NANTUCKET TELEVISION, Founder and Owner: 1998 to 2002

Wrote business plan, raised capital, launched local leased access television station on the air 16 hours a day in season, and 6 hours each evening in off season. Staff size varied from 2 to 6. Sold in April, 2002 to Tom Scott of Plum TV. Served as producer, Avid editor, videographer, and as transition consultant.

POCOMO PUBLISHING, PUBLISHER: 1985 to Present

The first Nantucket Restaurant Guide, as well as posters, prints, postcards, note cards, and reproductions of antique Nantucket art, including Nantucket's best selling poster ever, The Rainbow Fleet.

POCOMO PRODUCTIONS, Owner and producer: 1988 to Present

Live jazz, folk, reggae, and rock concerts, plays, dance parties, the Nantucket Bartender's Ball (in the 90s), the Nantucket AIDS Network New Year's Eve Ball, and the Saturday Market (Nantucket's first outdoor weekly market). This agency also booked entertainment for weddings and other events, representing hundreds of bands throughout New England.

POCOMO PRODUCTIONS VIDEOGRAPHY: Nantucket, MA: 1990 to 1998

Weddings, events, corporate, insurance, legal.

PHOTOGRAPHY TEACHER: 1974 - 1978

Nantucket Boys & Girls Club

BOULDER EXPRESS (underground newspaper in Boulder, Colorado) 1969-1970

Writer and photographer

THE CAMERA SHOP: Owner 1971 to 1996
NANTUCKET VIDEO: Owner 1986 to 1996
NANTUCKET PRINT AND POSTER GALLERY: Owner 1988 to 1996
NANTUCKET COPY CENTER: Owner 1986 to 1989
SEAVIEWS (island's first alternative card shop) 1987
NANTUCKET RESTAURANT GUIDE: Publisher 1977 to 1989
NANTUCKET SOUND (records and tapes): Owner 1975 to 1980
THE ROADHOUSE NIGHTCLUB: co-owner 1978 to 1980
QUINTESSENCE PHOTOGRAPHY GALLERY: Owner 1971 to 1975

NON – PROFIT BOARDS AND TOWN COMMITTEES

- Nantucket AIDS Network: 1997 – 2010
Nantucket Island Chamber of Commerce: 2007-2013 and 2015-2016 including Budget, Event and Marketing committees
- * Nantucket Arts Council: 1975-1977 as VP, and 2000 – 2014, serving as President, VP and currently Secretary
 - Nantucket Land Council: 1977-1981
 - Nantucket Behavioral Health: 2002 – 2010
 - The Opera House Cup Committee: 1977 - 2012
 - Cable Television Advisory Committee: 2002 – 2010
 - Nantucket Community Television, 2002 – 2016, serving as President until 2015
 - Friends of the Nantucket Film Festival: 2002 - 2006
 - Nantucket Arts Alliance: 2000 – 2002
 - Nantucket Visitors Services: 2002 – 2016, served as chair for 4 years
 - * Nantucket Film Festival Board of Advisors: 2009 - 2016
 - * Nantucket Comedy Festival Board of Directors: 2009 - 2016
 - Nantucket Music Festival Advisory Board: 2009 - 2010
 - Nantucket Music Festival II Advisory Board: 2014
 - * Nantucket Dreamland Advisory Board: 2013-2016
 - * Community Foundation for Nantucket Advisory Board: 2016

AWARDS:

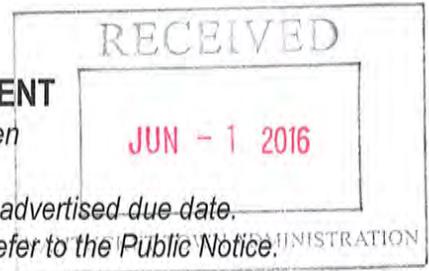
Nantucket Island Chamber of Commerce Achievement of Merit 2007
NEPA Award for Best Calendar of Events Section of the Nantucket Independent 2008

EDUCATION

B.A., Villanova University, 1968
Chaminade High School, 1964



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Diane Reis Flaherty

Home Phone: 508 221 5399

Mailing Address: 69 Miacomet Ave

Work Phone: 508 221 5399

Email Address: dianemariereis@verizon-net Date Submitted: 05/15/16

REQUESTING RE-APPOINTMENT TO: Visitor's Services Advisory Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

① Attending meetings of Visitors Services has always been a top priority for me, as confirmed by our records. Last year, I was fortunate enough to be voted chairman, and did not miss any meetings

② I am very excited about the changes that are happening now at this office and would like to be a part of the growth and changes

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Love of Nantucket and hospitality have always been my passions. During the six years I have been serving on the Visitor's Service Advisory Board, I have not lost sight of that focus. I have worked very hard to support this office; for example the Cultural District becoming a reality and our Ambassador Program, which I am very excited about

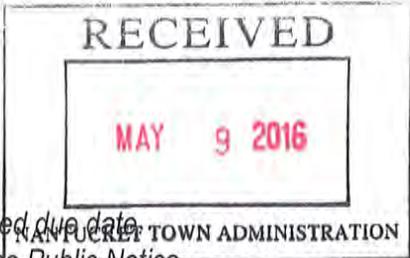
Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members. *Thank you for your consideration, Diane Flaherty*

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
 For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: KERIM M. KOSEATAC Home Phone: _____

Mailing Address: 2 CHESTER STREET Work Phone: (617) 970-8875

Email Address: KERIM.KOSEATAC@COMCAST.NET Date Submitted: MAY 9, 2016

REQUESTING RE-APPOINTMENT TO: ZBA (REGULAR SEAT) FOR 2016

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? *High level of ATTENDANCE*
- Why do you want to continue serving on the committee/board/commission?

I feel it's necessary for EVERYONE to contribute to their community. Historically, this has been my way of doing so. If given another opportunity by the BOS, I'd like to continue serving our island with an unbiased approach and an open-mind for all cases before the Zoning Board of Appeals.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

- 10 years experience as a full time regular Board member
- 3 years prior to that, served as an ALTERNATE.
- LEAST (if any) amount of conflicts where I had to RECUSE myself. (Previous ones were due to being an ALTERNATE).

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members. *None*

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? *No*



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT
For Re-Appointment by the Board of Selectmen

RECEIVED
MAY 27 2016
 NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: James Mondani Home Phone: 617-733-6420

Mailing Address: P.O. Box 892, Nantucket 02554 Work Phone: _____

Email Address: jmondani@hotmail.com Date Submitted: May

REQUESTING RE-APPOINTMENT TO: Zoning Board of Appeals - Alternate

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?
- I've missed one meeting since being appointed in November.
- I have only been on the board for 6 months and I'm finally becoming acclimated to the variety of cases before the board. Although I have only been involved for a short time I am excited to be ~~more~~ involved with the zoning issues facing our town during these times.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?
- My real estate law background, combined with my practical approach to issues, enables me to provide a valuable and unique perspective to the board.
- I have gained the necessary learning experience over that last six months which will allow me to effectively serve the board over the next three years.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members. None
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? No



Town of Nantucket
Assessors Office
37 Washington Street
Nantucket, Massachusetts 02554
Phone: 508-228-7200
Facsimile: 508-228-7210

TO: Erika Mooney

FROM: Debbie Dilworth, Assessor

DATE: June 15, 2016

PC: Brian Turbitt, Finance Director

RE: Abatement Advisory Committee
Annual Appointments

In accordance with the mission statement of the Abatement Advisory Committee, I have elected to re-appoint each of the following individuals for a 1 year term.

Judith A. Moran
Joseph J. McLaughlin
David Callahan

If there is any additional information you may require please let me know.

June 22, 2016 Town Manager Committee Appointments:

Advisory Committee of Non-Voting Taxpayers

1 Seat Term Ends 2017

2 Seats Terms End 2018

5 Seats Terms End 2019

2 Alternate Seats

Current Committee Members:

VACANT	2016
Louis Bassano	2016 - applied
Susan Matloff	2016
Anthony F. Walsh	2016
Donald Green	2016 - applied
Bill Sherman	2017
David Brown	2017
Robert Lucas Fischer	2017
Peter J. Kahn	2017
VACANT	2017
Howard Blitman	2018
Justin Strauss	2018
Peter E. Halle	2018
VACANT	2018
VACANT	2018
VACANT Alternate	
VACANT Alternate	

Applicants:

Louis Bassano – incumbent
Donald Green – incumbent
Gary A. Beller – new applicant

Commission on Disability **

2 Seats Terms End 2019

Current Committee Members:

VACANT	2016
Penny F. Snow	2016 - applied
Georgia Ann Snell	2017
Jeanette Topham	2017
Milton Rowland	2017
Karenlynn Williams	2018
Maribeth Maloney	2018

Applicants:

Penny Snow – incumbent
John Malloy – new applicant

***** A majority of said commission members shall consist of people with disabilities, one member shall be a member of the immediate family of a person with a disability and one member of said commission shall be either an elected or appointed official of that city or town.***

Dora Lee Nolan
49 Cato Lane
Nantucket, MA 02554

RECEIVED
JUN - 8 2016

BY: AC 12:00PM

June 8, 2016

BY: HAND DELIVERY

Anne McAndrew, Licensing Agent
Fairgrounds Road
Nantucket, Massachusetts 02554

**RE: *Change of Manager Application
Nantucket VFW***

Dear Anne:

Enclosed please find an *Application for a Change of Manager* with supporting documentation for the Sidney & Robert Henderson Post 8608 VFW US, INC. d/b/a VFW POST 8608. I would like to change the manager the liquor license from Kelly O'Keefe to Dora Lee Nolan. Further to this Application, enclosed please find the following:

1. Retail Transmittal Form
2. \$200.00 check made payable to the "Commonwealth of Massachusetts"
3. \$20.00 check made payable to the "Town of Nantucket"
4. Petition for a Change of Manager
5. Manger's Form
6. Personal Information
7. CORI Application
8. Corporate Vote of the VFW Post 8608.
9. TIPS Certification
10. A copy of my Birth Certificate

Please schedule this matter for the Board of Selectmen's meeting. Thank you for your help and please call me should you have any questions or concerns.

Sincerely,



Dora Lee Nolan



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

076200039

ABCC License Number

Nantucket

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 checked="" type="checkbox"/> Change of Manager | <input 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:

Annual All Alcohol Club 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:

Large function room of approximately 2800 sq. ft, Small Function Room of approximately 2200 sq. ft, kitchen with adjacent storage room, club area with tables, high tops and bar seats for members and guests on left side of building.

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

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:



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

MANAGER APPLICATION

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

1. LICENSEE INFORMATION:

Legal Name of Licensee: Business Name (dba):

Address:

City/Town: State: Zip Code:

ABCC License Number: (If existing licensee) Phone Number of Premise:

2. MANAGER INFORMATION:

A. Name: B. Cell Phone Number:

C. List the number of hours per week you will spend on the licensed premises:

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen: Yes No B. Date of Naturalization: C. Court of Naturalization:

(Submit proof of citizenship and/or naturalization such as U.S. Passport, Voter's Certificate, Birth Certificate or Naturalization Papers)

4. BACKGROUND INFORMATION:

A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages? Yes No

If yes, please describe:

B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled? Yes No

If yes, please describe:

C. Have you ever been the Manager of Record of a license that was issued by this Commission? Yes No

If yes, please describe:

D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):

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

Signature Date

**SIDNEY & ROBERT HENDERSON POST #8608,V.F.W. OF THE U.S., INC.
CORPORATE CERTIFICATE**

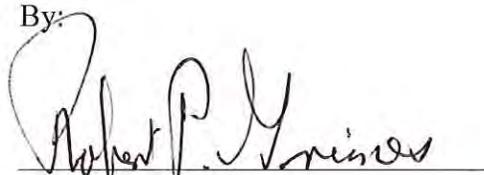
The undersigned being an authorized signatory of SIDNEY & ROBERT HENDERSON POST #8608,V.F.W. OF THE US, INC., organized under the laws of the Commonwealth of Massachusetts (The "Company") hereby certifies as follows:

1. That the undersigned is an Authorized Signatory of the Company;
2. That as of this date, the Company is in full force and effects and is authorized to transact business in the Commonwealth of Massachusetts;
3. That the undersigned has been directly and duly authorized by the Company to file this Change of Manager Petition appointing Dora Lee Nolan with the Alcohol Beverages Control Commission for the Commonwealth of Massachusetts (The "ABCC"),
4. That the undersigned has been directed and duly authorized by the Company to execute any and all documents and perform any and all acts to effectuate the foregoing, all upon such terms and provisions as the undersigned deems appropriate.

Executed under seal this 8 day of June, 2016

SIDNEY & ROBERT HENDERSON POST
#8608,V.F.W. OF THE U S, INC

By:



Authorized Signatory



eTIPS On Premise 2.0

SSN:

XXX-XX-XXXX

Issued:

4/14/2016

Expires:

4/14/2019

ID#:

4230731

D.O.B.:

XX/XX/XXXX

Doralee Nolan
VFW Post 8608
49 Cato Ln
Nantucket, MA 02554-2711

For service visit us online at www.gettips.com

LICENSE #: 076200039

LICENSE FEE: \$1,000.00

THE LICENSING BOARD *for the*
TOWN OF NANTUCKET, MASSACHUSETTS
HEREBY GRANTS AN
ANNUAL RETAIL CLUB LICENSE
TO EXPOSE, KEEP FOR SALE, AND TO SELL
ALL ALCOHOLIC BEVERAGES

TO BE CONSUMED ON THE PREMISES

BUSINESS: Sidney & Robert Henderson
Post 868 VFW US, Inc.

DBA: VFW Post 8608

PREMISES: 22 Bunker Road
Nantucket, MA 02554

MANAGER: Kelly O'Keefe

ON PREMISES DESCRIBED AS:

Large Function Room of approximately 2800 sq ft, Small Function Room of approximately 2200 sq ft, kitchen with adjacent storage room, club area with tables, high tops and bar seats for members and guests on left side of building.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the local provision that patrons shall not be served alcoholic beverages before 8:00AM Monday through Saturday and 11:00AM on Sunday. **No alcohol service is permitted after 1:00AM** and patrons must be off the license premises and said **premises must be closed by 1:30AM**. Any restrictions apply as are on file with the local licensing authority. In accordance with Article 40 ATM 2001, Chapter 86.1 Board of Health Regulations Prohibit Smoking in Certain Places within the Town of Nantucket.

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 Massachusetts General Laws, as amended and any rules or regulations made thereunder by the licensing authorities, including, but not limited to Chapter 250 of the Town of Nantucket Rules and Regulations Governing Alcoholic Beverages.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed his official signature on this 16th day of December 2015.



Robert De Costa
Chairman, Board of Selectmen

THIS LICENSE WILL EXPIRE DECEMBER 31, 2016

**Unless earlier suspended, cancelled, or revoked*

This License Shall Be Displayed On the Premises in a Conspicuous Place Where it May Be Easily Seen.

REAL ESTATE SUMMARY
BOARD OF SELECTMEN
June 20, 2016 by Andrew Vorce, AICP

VIII. CITIZEN/DEPARTMENTAL REQUESTS

6. Planning Office: Request for Board of Sewer Commissioners to Accept Grant of 20' Wide Sewer Easement from WJG Realty Company, LLC as Shown as Lots 3 and 4 on Plan Entitled "Easement Plan of Land in Nantucket, Massachusetts, Prepared For: Stop & Shop," Prepared by Vanasse Hangen Brustlin, Inc., Dated June 25, 2015, and to be Recorded with Nantucket County Registry of Deeds.

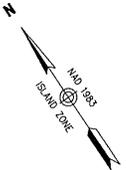
During permitting for the reconstructed grocery store, it became apparent that the sewer line was constructed outside of the limits of the existing easement at the northeast corner of the property. In addition an internal water line easement is shown on the plan. The Planning Board identified these issues and required the easements to be offered to the Town and County.

7. Planning Office: Request for Acceptance of Utility and Pedestrian Easement to Provide Extension of Utility Lines from Cachalot Lane to Rugged Road in the event that 10 Rugged Road (Map 67, Parcel 303) is Developed.

The Planning Board required that an easement for utilities and a pedestrian access (similar to nearby Seikinow Place) be offered to the Town. In the event that adjacent property is developed, sewer/water lines and access can be coordinated.

8. Planning Office: Request for Execution of Quitclaim Deed to Nantucket Commons Condominium Association for Town-owned Parcel Known as Parcel A, Dave Street as Shown on Plan of Land Entitled "Plan of Land, # 17 Dave Street in Nantucket, Massachusetts," Dated August 4, 2014, Prepared by Nantucket Surveyors, LLC and Recorded with Nantucket County Registry of Deeds as Plan No. 2014-73, Pursuant to Vote on Article 15 of 2012 Special Town Meeting.

This small parcel has been used by the "Commons" development for part of a parking space and as a lawn area. It is not necessary to the proposed neighborhood park concept on adjacent parcels.



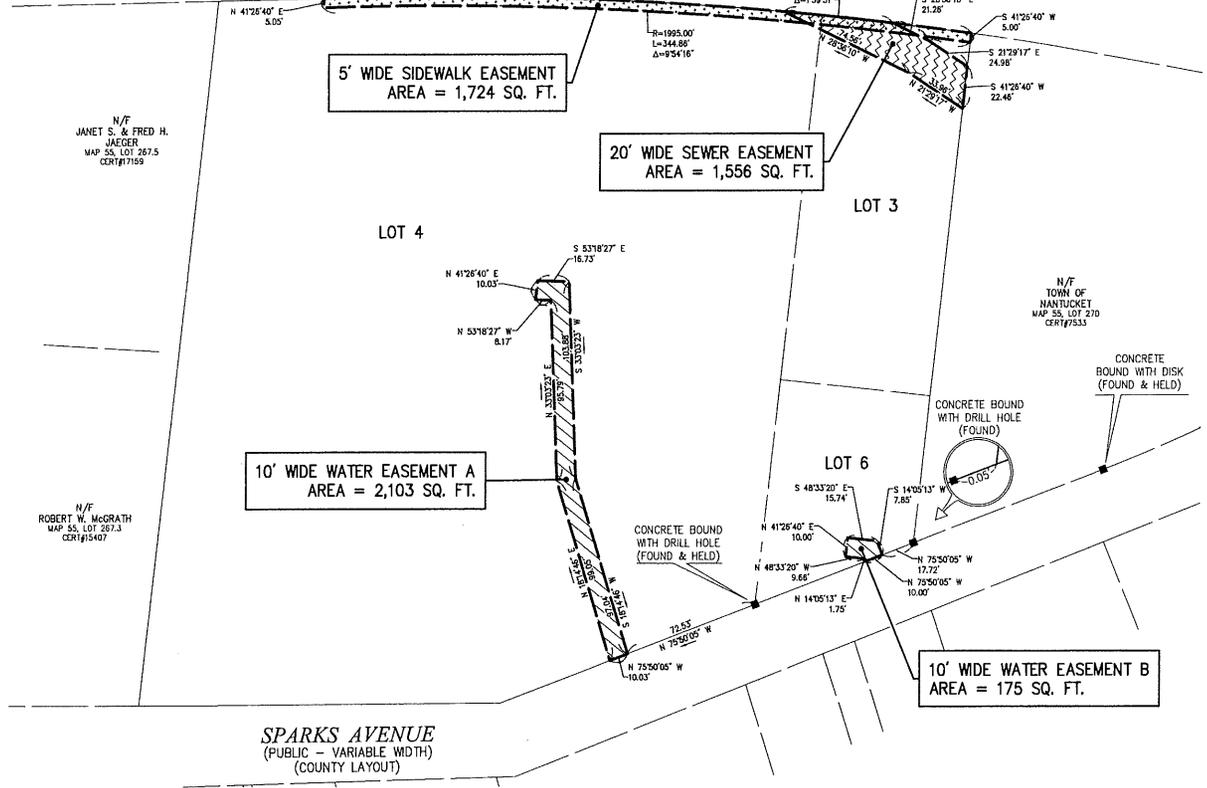
LOWER PLEASANT STREET
 (PUBLIC - VARIABLE WIDTH)
 (COUNTY LAYOUT)

5' WIDE SIDEWALK EASEMENT
 AREA = 1,724 SQ. FT.

20' WIDE SEWER EASEMENT
 AREA = 1,556 SQ. FT.

10' WIDE WATER EASEMENT A
 AREA = 2,103 SQ. FT.

10' WIDE WATER EASEMENT B
 AREA = 175 SQ. FT.



RESERVED FOR REGISTRY USE ONLY

N/F
 JANET S. & FRED H.
 JAEGER
 MAP 55, LOT 267.5
 CERT#17159

N/F
 TOWN OF
 NANTUCKET
 MAP 55, LOT 270
 CERT#17353

N/F
 ROBERT W. McGRATH
 MAP 55, LOT 267.3
 CERT#15407

Record Owner

LOTS 3 & 4
 WILLIAM J. BRUCE ET AL TRUSTEE
 WAS REALTY TRUST
 MAP 55, LOT 268
 CERTIFICATE NO. 19138

LOT 6
 MARC E SMITH ET AL TRUSTEE
 C/O STOP & SHOP SUPERMARKET
 MAP 55, LOT 269.2
 CERTIFICATE NO. 20262

Plan References

- "SUBDIVISION PLAN OF LAND IN NANTUCKET" DATED MAY 23, 1975 BY SHUGRIE AND HART INC. RECORDED WITH MASSACHUSETTS LAND COURT (MLC) AS PLAN 35560-B.
- "SUBDIVISION PLAN OF LAND IN NANTUCKET" DATED AUGUST 1, 1975 BY SHUGRIE AND HART INC. RECORDED WITH MASSACHUSETTS LAND COURT (MLC) AS PLAN 35560-C.
- "SUBDIVISION PLAN OF LAND IN NANTUCKET" DATED JANUARY 30, 1979 BY SHUGRIE AND HART INC. RECORDED WITH MASSACHUSETTS LAND COURT (MLC) AS PLAN 35560-D.

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JUNE 1999 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE TWO WATER EASEMENTS TO BE CONVEYED TO THE NANTUCKET WATER COMPANY AND A SIDEWALK EASEMENT AND SEWER EASEMENT TO BE CONVEYED TO THE TOWN OF NANTUCKET.
- 3) EXISTING EASEMENTS ARE NOT SHOWN FOR CLARITY.

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X)

June 23, 2015
 PROFESSIONAL LAND SURVEYOR

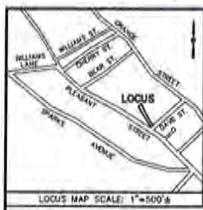


EASEMENT PLAN OF LAND
 IN
NANTUCKET
 MASSACHUSETTS

PREPARED FOR: STOP & SHOP
 PREPARED BY: Vanasse Hangen Brustlin, Inc.
 Transportation, Land Development &
 Environmental Services
 101 Walnut Street, P.O. Box 9151
 Watertown, MA 02471-9151
 (617) 924-1770
 SCALE: 1 INCH = 30 FEET DATE: JUNE 25, 2015

Parcel A, Dave St

2014 000000
 Bk Pg 0 Page 0
 Doc PLAN 08102014 11:51 AM



NOTES:

1. THE PLANNING BOARD DETERMINES THAT: PARCELS "A", "B", & "C" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLANS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
2. PARCELS "A", "B" AND "C" CONTAIN UNDEVELOPED AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.
3. THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25010C0080G, MAP EFFECTIVE: JUNE 9, 2014, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

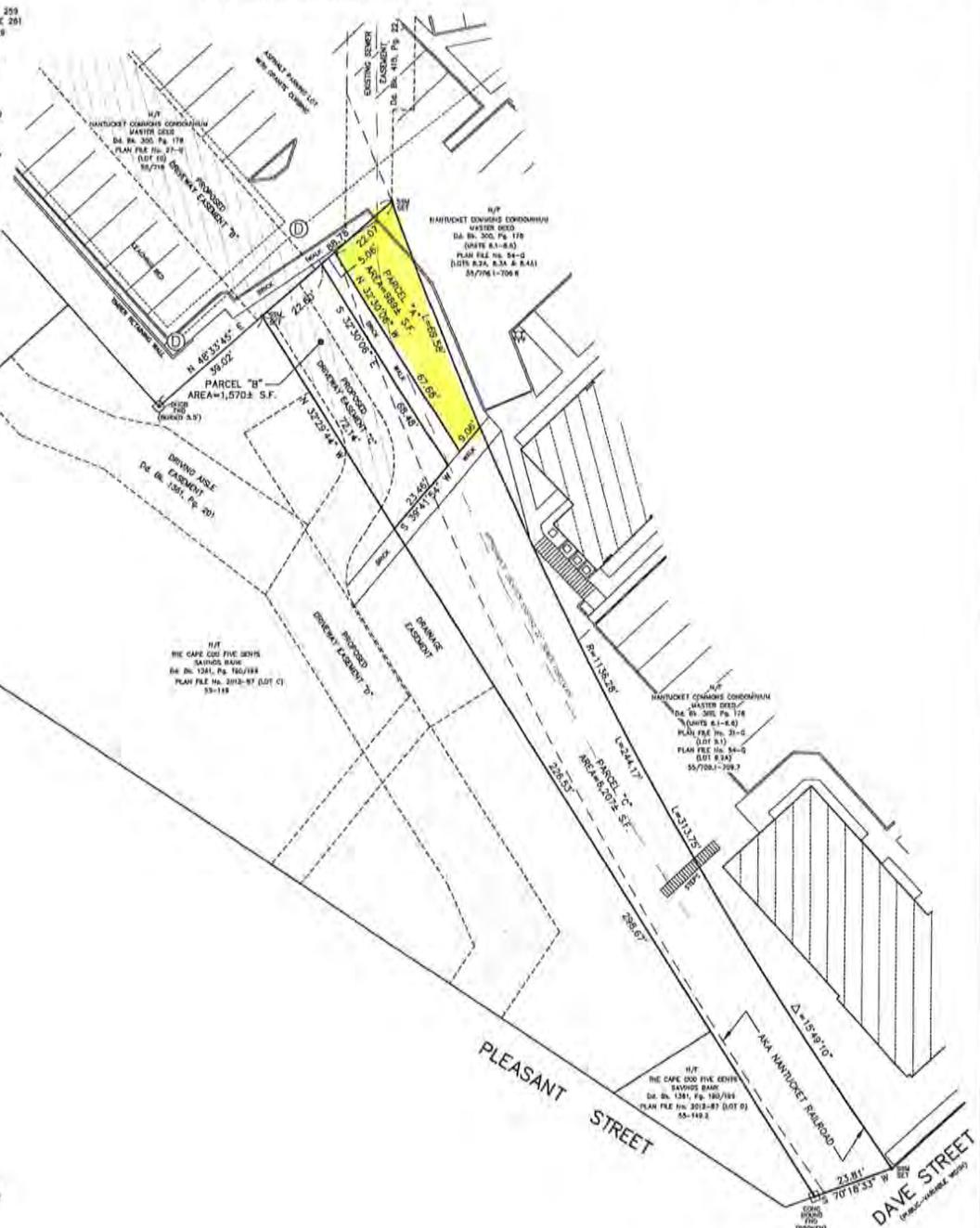


NANTUCKET REGISTRY OF DEEDS
 Date: 9/10/2014
 Time: 11:51 AM
 Plan BK: PG:
 Plan File: 2014-73
 Attest: *Yvonne H. Ferreira*
 Registrar
 Sheet 1 of 1
 RESERVED FOR REGISTRY USE ONLY

REFERENCES:
 OWNER: TOWN OF NANTUCKET
 DEED REFERENCE: DEED BOOK 104, PAGE 299
 DEED REFERENCE: DEED BOOK 1235, PAGE 291
 PLAN REFERENCE: PLAN FILE NO. 2010-29
 ASSESSORS REFERENCE: MAP:55 PARCEL:428

UNRECORDED REFERENCES:
 1. "PLAN OF LAND #17 DAVE STREET, NANTUCKET, MASSACHUSETTS", DATED: OCTOBER 22, 2012, PREPARED BY NANTUCKET SURVEYORS, LLC.
 2. EASEMENT PLAN OF LAND AT "THE NANTUCKET COMMONS" IN NANTUCKET, MASSACHUSETTS, DATED: FEBRUARY 13, 2014, REVISED JUNE 12, 2014, PREPARED BY NANTUCKET SURVEYORS, LLC. (PROPOSED EASEMENTS DEPICTED HEREON)

ZONING CLASSIFICATION: DISTRICT: BC (FWR)
 MINIMUM LOT SIZE = 5,000 S.F.
 MINIMUM FRONTAGE = 40'
 FRONT YARD SETBACK = 40'
 SIDE & REAR LINE SETBACK = 5'
 MAX. GROUND COVER RATIO = 30%



LEGEND:

- DHCB DRILL HOLE/CONCRETE BOUND
- DA, BK DEED BOOK
- FND FOUND
- MEAS. MEASURED
- N/F. NOW OR FORMERLY
- PL. BK. PLAN BOOK
- S.F. SQUARE FEET
- SM. STEEL SURVEYORS MARKER
- O-O- POST AND RAIL FENCE

PLAN OF LAND
 #17 DAVE STREET
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=10' DATE: AUGUST 04, 2014

PREPARED FOR:
 TOWN OF NANTUCKET
 NANTUCKET SURVEYORS, LLC
 5 WINDY WAY
 NANTUCKET, MA 02554
 (508) 228-0240



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

Paul J. Costa 9/1/14
 PROFESSIONAL LAND SURVEYOR / DATE



PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

Yvonne H. Ferreira
 TOWN REGISTRAR

Yvonne H. Ferreira
 TOWN REGISTRAR

TOWN REGISTRAR

DATE APPROVED: 8-11-14
 DATE SIGNED: 8-11-14
 FILE NO.: 7312

N-9941

GRANT OF SEWER EASEMENT

WJG REALTY COMPANY, LLC, a Massachusetts limited liability company, having a usual place of business at 1385 Hancock Street, Quincy, Massachusetts 02169 (the "Grantor"), as the owner of that certain parcel of land, together with the building and other improvements thereon, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 31 Sparks Avenue, being Lots 3 and 4 on Land Court Plan No. 35560-C ("Lot 3" and "Lot 4"), by virtue of Certificate of Title No. 19138 at the Nantucket Registry District of the Land Court, for consideration paid, the receipt and sufficiency of which are hereby acknowledged, grants to the TOWN OF NANTUCKET, a political subdivision of the Commonwealth of Massachusetts, acting by and through its Board of Sewer Commissioners, having a mailing address of 16 Broad Street, Nantucket, Massachusetts 02554 (the "Grantee"),

A permanent non-exclusive easement in gross, for sewer purposes as herein set forth, in, over, and across those portions of said Lots 3 and 4 shown as "20' WIDE SEWER EASEMENT, AREA = 1,556 SQ. FT." (the "Easement Area") on a plan entitled "Easement Plan of Land in Nantucket, Massachusetts, Prepared For: Stop & Shop," , prepared by Vanasse Hangen Brustlin, Inc., dated June 25, 2015, recorded with Nantucket County Registry of Deeds as Plan No. 2016-_____,.

In connection with the easement hereby granted, the Grantee shall have the right and obligation to maintain, relocate, repair, reconstruct, dig up, operate, patrol, inspect, replace, alter, change the location of (within the Easement Area), extend, or remove the existing force main in the Easement Area, including, but not limited to any attendant wires, pipes, cables, fittings, switches, anchors, manholes, hand holes, and other apparatus, equipment, and fixtures deemed necessary by the Grantee for such sewer force main. The Grantor hereby grants to the Grantee the perpetual right and easement, at any time and from time to time upon ten (10) days written notice (except in case of emergency), given to the Grantor or its successors and assigns at the address set forth in the most recent records of the Nantucket Assessor to enter upon and pass over the Easement Area by foot and motor vehicle, including heavy equipment, for

all purposes stated herein and uses incidental thereto and to cut, trim, and remove trees, brush, and overhanging branches to the extent that the Grantee may deem necessary to clear and keep clear and operate safely the said lines or pipes, together with the right to install temporary line(s) or pipe(s) wherever, in the judgment of the Grantee, it is required for the emergency maintenance of service; provided, however, that in all cases, except for emergency maintenance, the Grantee shall coordinate any such work with the Grantor to minimize to the extent possible any interference with the Grantor's use of its property, and further provided that the making of said repairs and improvements shall be completed and the temporary line(s) or pipe(s) removed as soon as practical.

Upon any disturbance of the surface of either Lot 3 or Lot 4 in the exercise of the rights granted under this Grant of Sewer Easement, the Grantee shall, as soon as reasonably practicable thereafter, restore the surface thereof to its condition immediately prior to such disturbance.

The Grantor agrees not to interfere with, or to grant any other easements, leases, or licenses to the Easement Area which will interfere with, the Grantee's easement in the Easement Area without the prior written permission of the Grantee. Any easement, leases, or license granted in violation of this provision shall be null and void.

It is agreed by and between the Grantor and the Grantee that said sewer force main, together with each and every part thereof, whether fixed to the realty or not, shall be and remain the property and responsibility of the Grantee and/or the Grantee's successors and/or assigns, as their interests may appear.

All rights and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective successors, assigns and legal representatives.

Executed and sealed as of _____, 2016.

WJG Realty Company LLC
By: The Stop & Shop Supermarket
Company LLC, a Delaware limited
liability company, its Manager
By:

Printed Name:
it's Manager

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ___ day of _____, 2016, before me, the undersigned notary public, personally appeared _____, as Manager of The Stop & Shop Supermarket Company LLC, as Manager of WJG Realty Company LLC (a) ___ personally known to me, or (b) ___ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of The Stop & Shop Supermarket Company LLC, as Manager of WJG Realty Company LLC.

Notary Public

Printed name:
My commission expires:

ACCEPTANCE OF EASEMENT BY BOARD OF SEWER COMMISSIONERS

We, as a majority of the Board of Selectmen for the Town of Nantucket acting as the Board of Sewer Commissioners, hereby accept and approve the foregoing Grant of Sewer Easement.

Dated: _____, 2016

James R. Kelly

Dawn E. Hill Holdgate

Rick Atherton

Robert DeCosta

Matthew G. Fee

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared James R. Kelly, Dawn E. Hill Holdgate, Rick Atherton, Robert DeCosta and Matthew G. Fee, being the members of the Town of Nantucket Board of Selectmen acting as the Board of Sewer Commissioners, personally known to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that (s)he signed it voluntarily for its stated purpose on behalf of Board of Sewer Commissioners of the Town of Nantucket.

Notary Public

Printed name:

My commission expires:

UTILITY AND PEDESTRIAN EASEMENT

I, KARSTEN L. REINEMO, TRUSTEE OF THE REINEMO NOMINEE TRUST u/d/t dated October 9, 2002 and registered with Nantucket Registry District of the Land Court as Document No. 99522, being the owner of 9 Cachalot Lane, Nantucket, Massachusetts 02554, being shown as Lot 4 on plan entitled "'Cachalots,' Definitive Plan of Land in Nantucket, MA, Owned by John & Judith Hallett and Lydia B. Graves, II, prepared for Pinelands Nominee Trust," prepared by Bracken Engineering, Inc., dated September 28, 2006 and recorded with Nantucket County Registry of Deeds as Plan No. 2007-46 (the "Plan"), by virtue of deed recorded t with said Deeds in Book 1478, Page 338 and SCOTT CARSON and ERIN CARSON being, the owners of 6 Cachalot Lane, Nantucket, Massachusetts 02554, being shown as Lot 3 on said Plan , by virtue of a deed recorded with said Deeds in Book 1501, Page 277, for valuable consideration received hereby grant with quitclaim covenants to the TOWN OF NANTUCKET, a Massachusetts municipal corporation, acting by and through its Board of Selectmen, having an address of Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554, pursuant to the Cachalot Subdivision Statement of Conditions of A Subdivision Approval dated June 12, 2007 recorded with said Deeds in Book 1096, Page 259 and the Decision of the Nantucket Planning Board dated November 27, 2006 attached thereto as "Exhibit A" the following permanent easements commencing upon the approval by the appropriate Town boards for the development of 10 Rugged Road, shown on said Plan and shown on Assessor's Map 67 as Parcel 303:

A twenty foot (20') wide perpetual, non-exclusive Utility and Pedestrian Easement (of which ten feet (10') is situated on Lot 3 and ten feet (10') is situated on Lot 4) in the manner and location shown on the Plan, (the "Easement Area"). Said pedestrian easement shall allow pedestrian access to and from Cachalot Lane over Lots 3 and 4 to land shown as Parcel 303 on Assessor's Map 67, known as 10 Rugged Road ("Parcel 303"). Said easement may provide pedestrian access from Ticcoma Way to Rugged Road. The surface of the Easement Area shall be mutually determined by the Grantors and the Town upon the development of the 10 Rugged Road.. Said utility easement shall permit the installation, use, maintenance, repair and/or replacement of underground utility lines within said Easement Area and to provide extension of the utility lines from Cachalot Lane to Rugged Road in the event that Parcel 303 is developed. Any work done pursuant to this grant of easement shall be performed in a good and workmanlike manner by licensed and insured contractors and in the event the surface of the ground is disturbed in the exercise of these easement rights Grantee agrees that the surface of the ground will be restored to its previous condition, as reasonably close as practicable, once the work is completed.

The Easement Area shall be designated by a fence, sign, constructed path or other means acceptable to the Grantee that indicates it is a public easement, which shall be installed and maintained by the Grantors.

In the exercise of the easement rights granted hereunder, the Grantee to the extent permitted by operation of law, shall defend, indemnify and hold harmless the Grantors from and against any claims, demands or causes of action arising out of its use by the Grantee and its public, of the Easement Area.

Both easements shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors and assigns.

Grantee has the right to transfer or assign its rights under this Easement.

I, KARSTEN L. REINEMO, hereby certify that as of this date, I am the only Trustee of THE REINEMO NOMINEE TRUST, and further certify (a) that said Trust has not been further amended, terminated or revoked and is in full force and effect; (b) that the Trustee executing and delivering this deed has been duly authorized by the direction of all beneficiaries of said Trust, to execute and deliver the same and that such instrument is valid, binding, effective and legally enforceable in accordance with said Trust instrument; (c) that no beneficiary, spouse or civil union partner of a beneficiary, former spouse or former civil union partner of a beneficiary resides in the property as their primary residence or is entitled to claim the benefit of an existing estate of homestead and (d) that no beneficiary of the Trust is a minor, incompetent to act, a corporation selling all or substantially all of its Massachusetts assets, a partnership, a trust, or a personal representative of an estate subject to estate tax liens.

Witness our hands and seals this ___ day of _____, 2016

KARSTEN L. REINEMO, TRUSTEE
AS AFORESAID

SCOTT CARSON

ERIN CARSON

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this ____ day of _____, 2016, before me, the undersigned notary public, personally appeared KARSTEN L. REINEMO, Trustee of the Reinemo Nominee Trust (a) personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Official Signature and Seal of Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this ____ day of _____, 2016, before me, the undersigned notary public, personally appeared SCOTT CARSON (a) personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Official Signature and Seal of Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On this ____ day of _____, 2016, before me, the undersigned notary public, personally appeared ERIN CARSON (a) personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Official Signature and Seal of Notary Public
My commission expires:

ACCEPTANCE OF EASEMENT BY TOWN OF NANTUCKET

The Town of Nantucket, acting by and through the undersigned, being a majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, hereby accepts the foregoing Grant of Utility and Pedestrian Easement from Karsten L. Reinemo, Trustee of the Reinemo Nominee Trust and Scott and Erin Carson.

EXECUTED under seal this _____ day of _____, 2016.

TOWN OF NANTUCKET,
BY ITS BOARD OF SELECTMEN

James R. Kelly

Dawn E. Hill Holdgate

Rick Atherton

Robert DeCosta

Matthew G. Fee

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this _____ day of _____, 2016, before me, the undersigned Notary Public, personally appeared James R. Kelly, Dawn E. Hill Holdgate, Rick Atherton, Robert DeCosta, and Matthew G. Fee as Members of the Board of Selectmen of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Board of Selectmen of the Town of Nantucket

Notary Public
My Commission Expires:

QUITCLAIM DEED

The TOWN OF NANTUCKET, a Massachusetts municipal corporation, acting by and through its Board of Selectmen, having an address of Nantucket Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554 (“Grantor”) for consideration of One Dollar (\$1.00), pursuant to the authority of Article 15 voted upon at the 2012 Special Town Meeting, a certified copy of which is attached hereto, hereby grants with quitclaim covenants to the NANTUCKET COMMONS CONDOMINIUM ASSOCIATION, an unincorporated association created pursuant to the Master Deed of the Nantucket Commons Condominium dated June 3, 1988 recorded with Nantucket County Registry of Deeds in Book 300, Page 178 , as amended, Having an address of Orange Street, Nantucket, Massachusetts (“Grantee”) a certain parcel of land off Dave Street, Nantucket, Massachusetts, more particularly described as follows:

A parcel of land shown as “Parcel A” containing 989 square feet, more or less, as shown on a plan of land entitled “Plan of Land, # 17 Dave Street in Nantucket, Massachusetts,” dated August 4, 2014 prepared by Nantucket Surveyors, LLC recorded with Nantucket County Registry of Deeds as Plan No. 2014-73.

Parcel A is conveyed subject to a sewer easement reserved by the Grantor approximately twenty feet in width over the length of the sewer force main shown on said Plan as the “approximate location of existing 20” sewer force main.” The purpose of the sewer easement is for the Grantor to operate, use, access, maintain, replace and repair as necessary the existing 20” sewer force main which is already constructed and in place.

For Grantor’s title see Deed recorded with said Deeds in Book 104, Page 259.

No deed stamps are due on this conveyance pursuant to G.L. c.64D, § 1.

Executed under seal this ____ day of _____, 2016.

TOWN OF NANTUCKET
BOARD OF SELECTMEN

James R. Kelly

Dawn E. Hill Holdgate

Rick Atherton

Robert DeCosta

Matthew G. Fee

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this ____ day of _____, 2016, before me, the undersigned Notary Public, personally appeared, James R. Kelly, Dawn E. Hill Holdgate, Rick Atherton, Robert DeCosta and Matthew G. Fee, members of the Town of Nantucket Board of Selectmen and proved to me through satisfactory evidence of identification, which were personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as members of the Town of Nantucket Board of Selectmen.

Notary Public
My Commission Expires:

Board of Selectmen – June 22, 2016
Town Administration Public Hearing Checklist

Summary:

Hearings 1-2 will be reviewed by the Director of Planning

Hearings 3-5 are each for new entertainment licenses

- Hearing 3 is in order

- Hearing 4 is in order; however, there may be an issue re: number of people allowed on the roof; there are comments from the NPD re: noise and alcohol

- Hearing 5 is in order; however, the premises is not complete so the application could be approved contingent upon all other necessary approvals

Hearing 6 is for a seasonal wine & malt pkg store license, there are some issues from NPD and zoning

Hearing 7 is for the adoption of certain license fees

Hearing 8 is regarding parking for “Live-a-Boards”; once the Board has determined the direction it would like to take on this, language can be prepared for adoption at the next meeting

Detail:

IX. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Various Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted (Continued from May 25, 2016):
 - a) Sesachacha Road between Northern Sideline of Beach Road and Southern Sideline of Proprietors Road, and Ocean Road between Northern Sideline of Beach Road and its Northern Terminus as Shown on Plan No. 2016-5, Recorded with Nantucket County Registry of Deeds and Authorized by Vote on Article 96 of 2014 Annual Town Meeting.
 - b) Proprietors Road (a.k.a. Chase Lane in Quidnet) as Shown as Parcels A, B and C on Plan No. 2015-88, Recorded with said Deeds and Authorized by Vote of Article 96 of 2014 Annual Town Meeting.
2. Public Hearing to Consider the Taking of Various Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted:
 - a) Henry Street between Northerly Sideline of Hulbert Avenue and Nantucket Harbor Together with Public and Private Rights of Passage, for Public Ways, Open Space and/or General Municipal Purposes, as Authorized by Affirmative Vote of Article 5 of 2013 Special Town Meeting.
 - b) Washington Avenue between Western Sideline of North Cambridge Street and Eastern Sideline of M Street, Shown as Lots A – J (Inclusive) on Plan No. 2016-6, Recorded with Nantucket County Registry of Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.
 - c) Mequash Avenue between Easterly Sideline of Copeland Street and Westerly Sideline of Surfside Road; and, Copeland Street, School Street and Laurel Street between Mequash and Masaquet Avenues, Shown as Lots A – M (Inclusive) on Plan No. 2016-47, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 76 of 2010 Annual Town Meeting.
 - d) Eel Point Road, Shown as Lot A on Plan No. 2016-48, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.

- e) Unnamed Ways between Eel Point Road and Madaket Harbor in Vicinity of Eel Point Road and East Eel Point Road Intersection, Shown as Lots A – E (Inclusive) on Plan No. 2016-52, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.
 - f) Portion of Unnamed Way between Western Portion of Sherburne Turnpike and its Western Terminus, Shown as Lots 8 and 9 on Plan No. 2016-40, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 96 of 2014 Annual Town Meeting.
 - g) Triangular Portion of Prospect Street and Portion of Unnamed Way between Western Sideline of Prospect Street and Northern Sideline of Vesper Lane, Shown as Parcels 1-5 (Inclusive) on Plan No. 2016-49, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.
3. Public Hearing to Consider Application for New Entertainment License for Theatre Workshop of Nantucket, Inc., Jonathan Jensen, Manager, for Premises Located at Bennett Hall, 62 Centre Street.
Staff Review: Documents in order, no issues, recommend approval.
4. Public Hearing to Consider Application for New Entertainment License for Nantucket Historical Association, Marjan Shirzad, Manager, for Premises Located at Whaling Museum, 13 Broad Street.
Staff Review: Documents in order, several issues by Police, Fire, Building
5. Public Hearing to Consider Application for New Entertainment License for White Heron Theatre Company, Michael Kopko, Manager, for Premises Located at 5 North Water Street.
Staff Review: Documents in order, premises not complete; recommend approval contingent upon compliance with all other necessary requirements.
6. Public Hearing to Consider Application for New Seasonal Wine/Malt Beverages Package Store License for 167Raw, Inc. d/b/a 167Raw, Jesse Sandole, Manager, for Premises Located at 167 Hummock Pond Road.
Staff Review: Documents in order, issues raised by Police, Zoning.
7. Public Hearing to Consider Adopting Fees Associated with General On Premises Liquor and Business Licenses.
Staff Review: Recommend approval.
8. Public Hearing to Consider Amending Chapter 200, Traffic Rules and Regulations to Allow Owners of Vehicles who Live Full-time Aboard a Vessel Moored on a Town-licensed Mooring to Park Overnight in the Municipal Parking lot at 37 Washington Street.
Staff Review: Brought up at May 25 BOS meeting under Public Comment; Board agreed to schedule a public hearing to consider changes; depending on direction of Board language changes can be prepared for approval at next meeting

REAL ESTATE SUMMARY
BOARD OF SELECTMEN
June 20, 2016 by Andrew Vorce, AICP

IX. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of Various Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted (Continued from May 25, 2016):

The following two matters were considered for further discussion. The primary question with any of these or the other takings is will the role of the Town be helpful to meet the public purpose of the takings. In all cases the Selectmen have the right to reserve easements or impose restrictions in the event the parcels are disposed of as allowed by Town Meeting.

- a) Sesachacha Road between Northern Sideline of Beach Road and Southern Sideline of Proprietors Road, and Ocean Road between Northern Sideline of Beach Road and its Northern Terminus as Shown on Plan No. 2016-5, Recorded with Nantucket County Registry of Deeds and Authorized by Vote on Article 96 of 2014 Annual Town Meeting.

Based on the need for ongoing neighborhood-scale planning, I recommend that three parcels at the northern edge of Sesachacaha Road be taken and the remaining parcels not be taken at this time. Taking of the three parcels will allow consolidation of open space owned by the Land Bank, consolidating beach parcels where the "road" is not necessary or feasible.

Different property owners appear to have conflicting visions for their properties and some are seeking restrictions and concessions that are beyond the scope of this article. Perhaps they can return once some level of cooperation develops.

- b) Proprietors Road (a.k.a. Chase Lane in Quidnet) as Shown as Parcels A, B and C on Plan No. 2015-88, Recorded with said Deeds and Authorized by Vote of Article 96 of 2014 Annual Town Meeting.

I have spoken to most of the affected parties and recommend proceeding to acquire the three parcels. The direct owners have valid concerns about privacy and impacts to their properties due to the closeness of the existing right-of-way and property owners to the west of this location have valid concerns about their current and future access. In this case I believe that all can be accommodated

with a cooperative effort to design small-scale, rural road standard access ways. The Town's participation can bring about this result which can be accomplished prior to disposing of the subject properties.

2. Public Hearing to Consider the Taking of Various Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted:

- a) Henry Street between Northerly Sideline of Hulbert Avenue and Nantucket Harbor Together with Public and Private Rights of Passage, for Public Ways, Open Space and/or General Municipal Purposes, as Authorized by Affirmative Vote of Article 5 of 2013 Special Town Meeting.

Access to Nantucket Harbor on this and four other ways in Brant Point was first voted in 1914 and has had many failed attempts through the years to finalize. Here the property consists of two parcels containing about 0.31 acres. Noteworthy is the fact that the vote under the companion Article 6 requires an access to the harbor and a One Big Beach easement as part of the overall plan for this land.

- b) Washington Avenue between Western Sideline of North Cambridge Street and Eastern Sideline of M Street, Shown as Lots A - J (Inclusive) on Plan No. 2016-6, Recorded with Nantucket County Registry of Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.

At 50 feet in width, this road was planned to be the main route into Madaket when it was shown on circa 1916 Land Court Plans. Access shifted to Madaket Road and some western sections were constructed and gaps were left in other locations. An effort to layout this and other Madaket Roads failed in 1946 due to improper procedure and only paved sections were made public in a legislative effort to correct faulty takings in 1975. There are 10 road lots totaling 0.67 acres; ranging in size from 1008 to 5424 square feet. All lots except one have frontage on surrounding streets although access to some via North Cambridge Street and from M Street are exempt from the taking to allow existing use.

- c) Mequash Avenue between Easterly Sideline of Copeland Street and Westerly Sideline of Surfside Road; and, Copeland Street, School Street and Laurel Street between Mequash and Masaquet Avenues, Shown as Lots A - M (Inclusive) on Plan No. 2016-47, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 76 of 2010 Annual Town Meeting.

Part of the 1889 Surfside Plan, the subject streets contain 1.91 acres, 11 lots containing between 2,000 and 24,000 square feet of land. They are unneeded for road purposes as properties have access on Gladlands, Surfside Road or Masaquet Avenue. There is a small discrepancy with the original description of the 2010 warrant article so Parcels B and M cannot be taken at this time (Town Meeting authority will need to be granted) and Parcel N will need to be re-advertised. The remaining parcels can be closed out at this time.

- d) Eel Point Road, Shown as Lot A on Plan No. 2016-48, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.

The route of Eel Point Road has been outside of this parcel since it was shown on plans from the 1930s. Eel Point remains private in this location due to faulty procedures and the fact that this section was not paved and therefore exempted from the 1975 corrective legislation. The subject parcel is only 4,486 square feet (0.10 acre) and it segregates ownership of a lot.

- e) Unnamed Ways between Eel Point Road and Madaket Harbor in Vicinity of Eel Point Road and East Eel Point Road Intersection, Shown as Lots A - E (Inclusive) on Plan No. 2016-52, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.

The paper road shows up on plans dating to the 1930s, leading to Madaket Harbor. A parcel now owned by the Land Bank is at the end of this way. There are 5 parcels totaling 0.89 acres. Establishing public access and One Big Beach easements are a consideration with this proposed acquisition.

- f) Portion of Unnamed Way between Western Portion of Sherburne Turnpike and its Western Terminus, Shown as Lots 8 and 9 on Plan No. 2016-40, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 96 of 2014 Annual Town Meeting.

The proposed way dates to plans from the 1920s and the way serves no purpose and has not been opened. A grass walking path exists in the way used by an abutter on Shady Lane and that route should be preserved.

- g) Triangular Portion of Prospect Street and Portion of Unnamed Way between Western Sideline of Prospect Street and Northern Sideline of Vesper Lane, Shown as Parcels 1-5 (Inclusive) on Plan No. 2016-49, Recorded with said Deeds, as Authorized by Affirmative Vote of Article 102 of 2015 Annual Town Meeting.

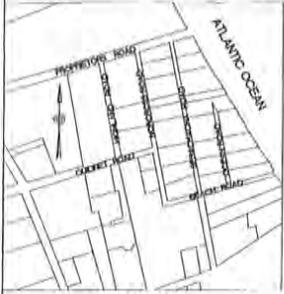
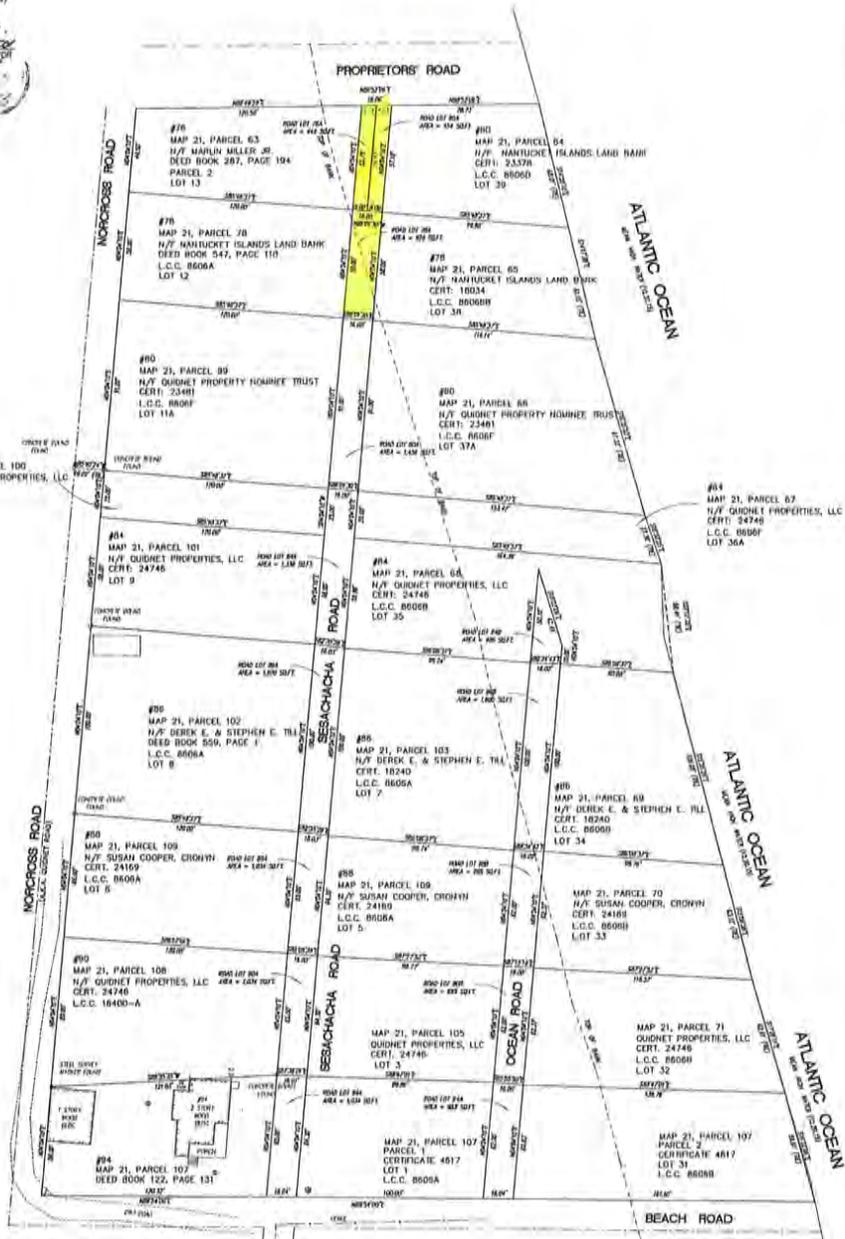
These ways surround the hospital property and are necessary to be incorporated into the final site plan, which has been provided. There are five parcels totaling about 0.67 acres.

Portion of Sesachacha

EDM ACCURACY ± (200 + 2 PPM)
 TRAVERSE PRECISION = 1/11
 LINEAR ERROR OF CLOSURE =
 DIRECTIONAL ERROR OF CLOSURE =
 DATE: 12/17/15
 PROFESSIONAL LAND SURVEYOR
 12151100

ZONING CLASSIFICATION R-10
 MINIMUM LOT SIZE = 20,000 SQ FT
 MINIMUM FRONTAGE = 75 FT
 FRONT YARD SETBACK = 30 FT
 REAR YARD SETBACK = 10 FT
 SIDE YARD SETBACK = 10 FT
 GROUND COVER RATIO = 13.5%

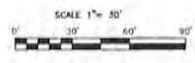
MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR
 J. MARC LINDNER
 No. 12151100
 12/17/15
 24746
 CHERRY STREET
 NANTUCKET, MA 02554



LOCUS MAP
 NOT TO SCALE

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN THE DATES DECEMBER 10, 2015 AND DECEMBER 27, 2015.

JOSEPH MARC LINDNER P.L.S. DATE:



THE PLANNING BOARD DETERMINES THAT, PART OF THE LAND SHOWN IS SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT. A NOTICE OF INTENT MAY BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE DETERMINATION OF CONFORMANCE TO ZONING.

ROADWAY ACQUISITION PLAN
 IN
 NANTUCKET MA.
 TAKING PLAN OF SESACHACHA ROAD AND OCEAN ROAD
 (NANTUCKET COUNTY)

SCALE 1 IN. = 30 FT
 DECEMBER 21, 2015

PREPARED FOR: TOWN OF NANTUCKET
 PREPARED BY: J. MARC LINDNER & ASSOCIATES
 P.O. BOX 880
 NANTUCKET, MA 02554
 (510) 945-7054

APPROVED:
 NANTUCKET BOARD OF SELECTMEN

[Handwritten signatures]

DATE:

NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE SUPERVISION CONTROL LAW
 NOT REQUIRED

[Handwritten signatures]

DATE: 11-11-15

Proprietors Road aka Chase Lane

Map No. 10300016 03/18/15
Doc PLAN 10300016 03/18/15

NANTUCKET REGISTRY
OF DEEDS
Dir. *H. G. BROWN*
Trust. *L. B. BROWN*
Plan No. *10300016*
Sheet *1 of 1*

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



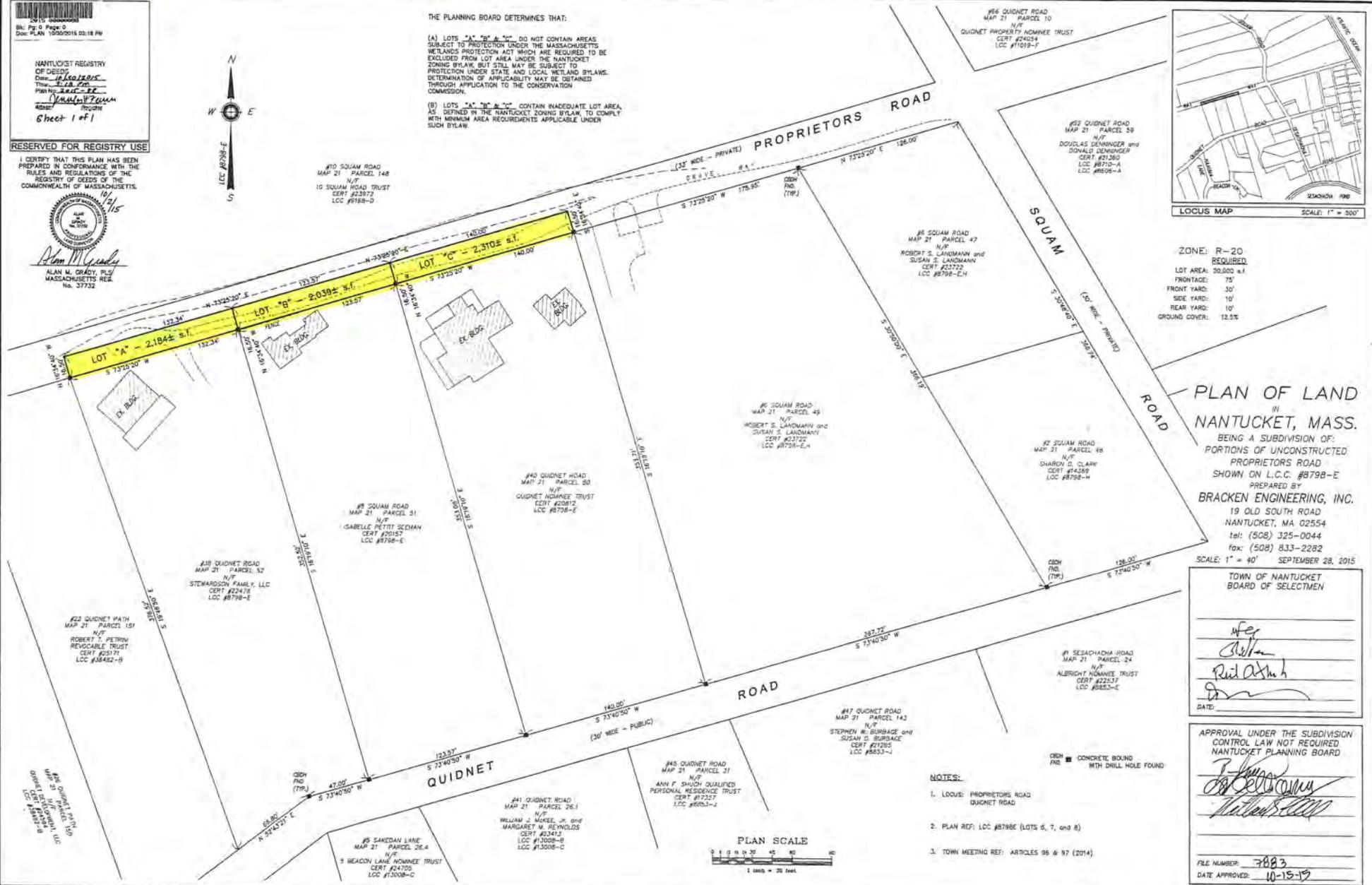
Alan M. Crady
ALAN M. CRADY, PLS.
MASSACHUSETTS REG.
No. 37732



THE PLANNING BOARD DETERMINES THAT:

(A) LOTS "A", "B" & "C" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(B) LOTS "A", "B" & "C" CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.



ZONE: R-20
REQUIRED
LOT AREA: 30,000 s.f.
FRONTAGE: 75'
FRONT YARD: 30'
SIDE YARD: 10'
REAR YARD: 10'
GROUND COVER: 12.5%

**PLAN OF LAND
IN
NANTUCKET, MASS.**

BEING A SUBDIVISION OF:
PORTIONS OF UNCONSTRUCTED
PROPRIETORS ROAD
SHOWN ON L.C.C. #8798-E
PREPARED BY
BRACKEN ENGINEERING, INC.

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: 1" = 40' SEPTEMBER 28, 2015
TOWN OF NANTUCKET
BOARD OF SELECTMEN

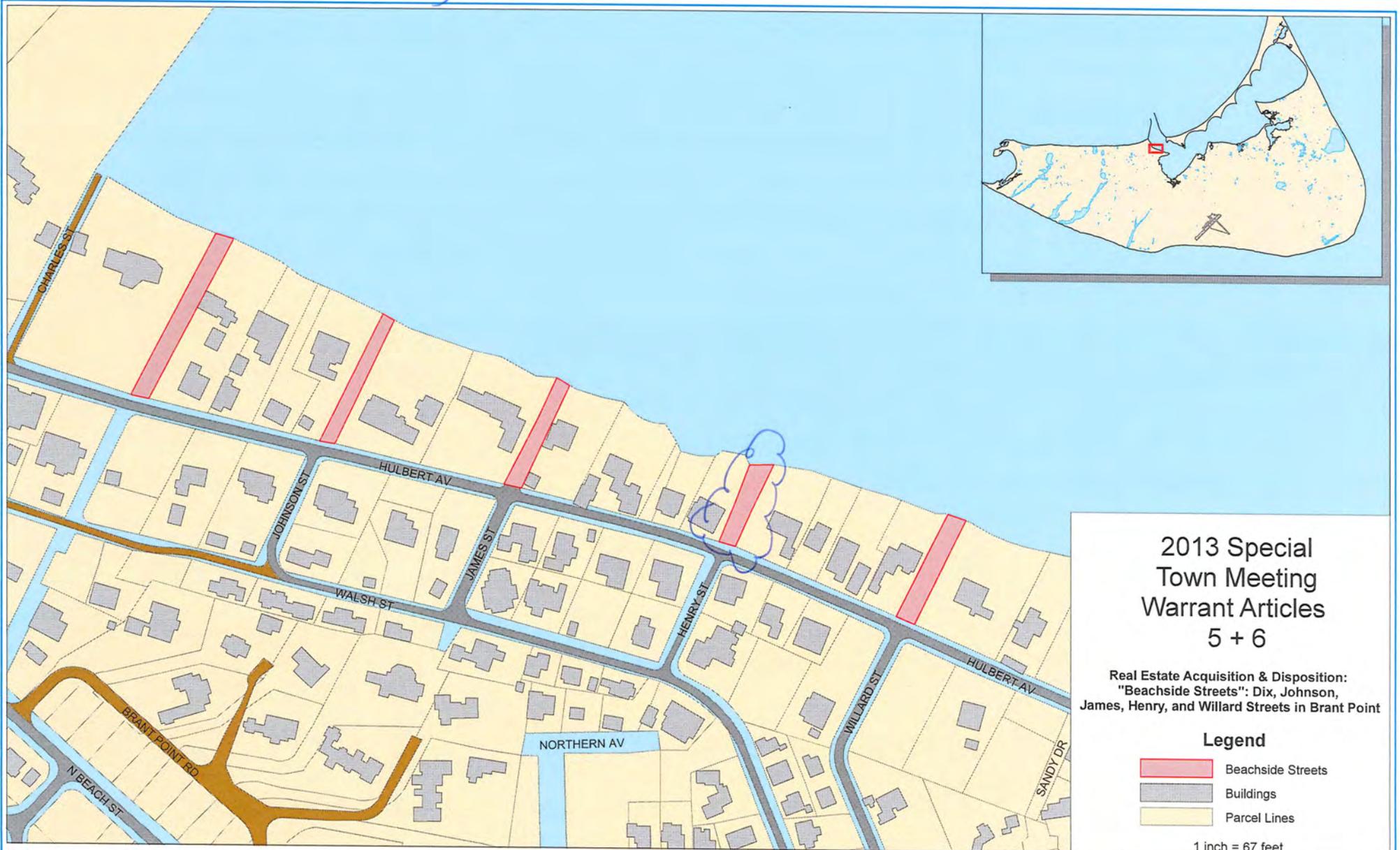
Refer
Richard
Richard
DATE:

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD
[Signature]
FILE NUMBER: **7883**
DATE APPROVED: **10-15-15**

- NOTES:**
1. LOCUS: PROPRIETORS ROAD
QUIDNET ROAD
 2. PLAN REF: LCC #8798 (LOTS 6, 7, and 8)
 3. TOWN MEETING REF: ARTICLES 98 & 97 (2014)

CONCRETE BOUND WITH DRILL HOLE FOUND

Henry St



2013 Special Town Meeting Warrant Articles 5 + 6

Real Estate Acquisition & Disposition:
"Beachside Streets": Dix, Johnson,
James, Henry, and Willard Streets in Brant Point

Legend

- Beachside Streets
- Buildings
- Parcel Lines

1 inch = 67 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (NGIS). The NGIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



Town of Nantucket - GIS Mapsheet



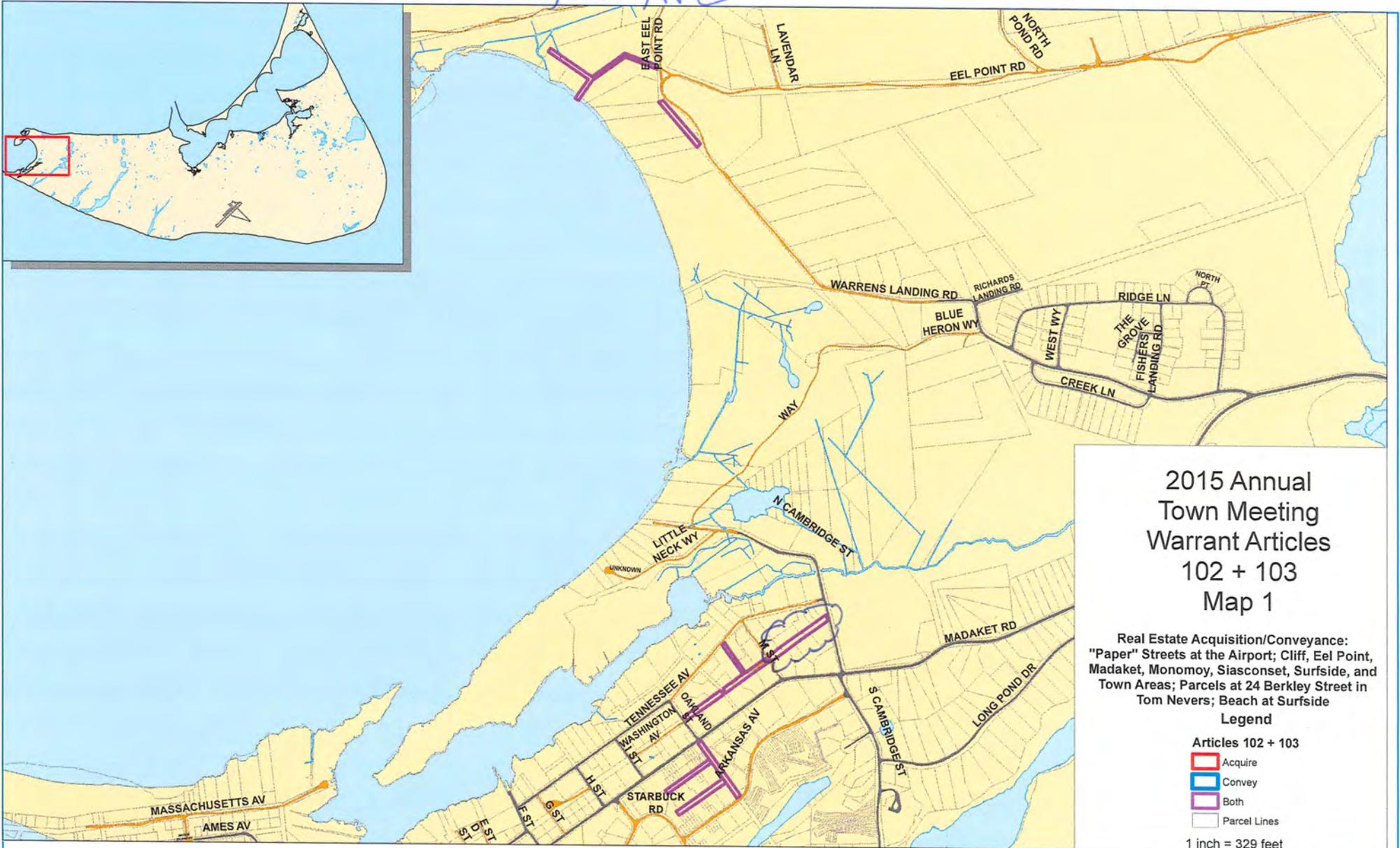
Nantucket governmental agencies will not necessarily approve application based solely on GIS data. Applicants for permits and licenses must request of the relevant agency for applicable requirements. The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

September, 2013

Washington Ave



2015 Annual Town Meeting Warrant Articles 102 + 103 Map 1

Real Estate Acquisition/Conveyance:
"Paper" Streets at the Airport; Cliff, Eel Point,
Madaket, Monomoy, Siasconset, Surfside, and
Town Areas; Parcels at 24 Berkley Street in
Tom Nevers; Beach at Surfside

Legend

Articles 102 + 103

Acquire

Convey

Both

Parcel Lines

1 inch = 329 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standards for Class I Map Accuracy for 1"=100' scale maps.

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Town of Nantucket - GIS Mapsheet



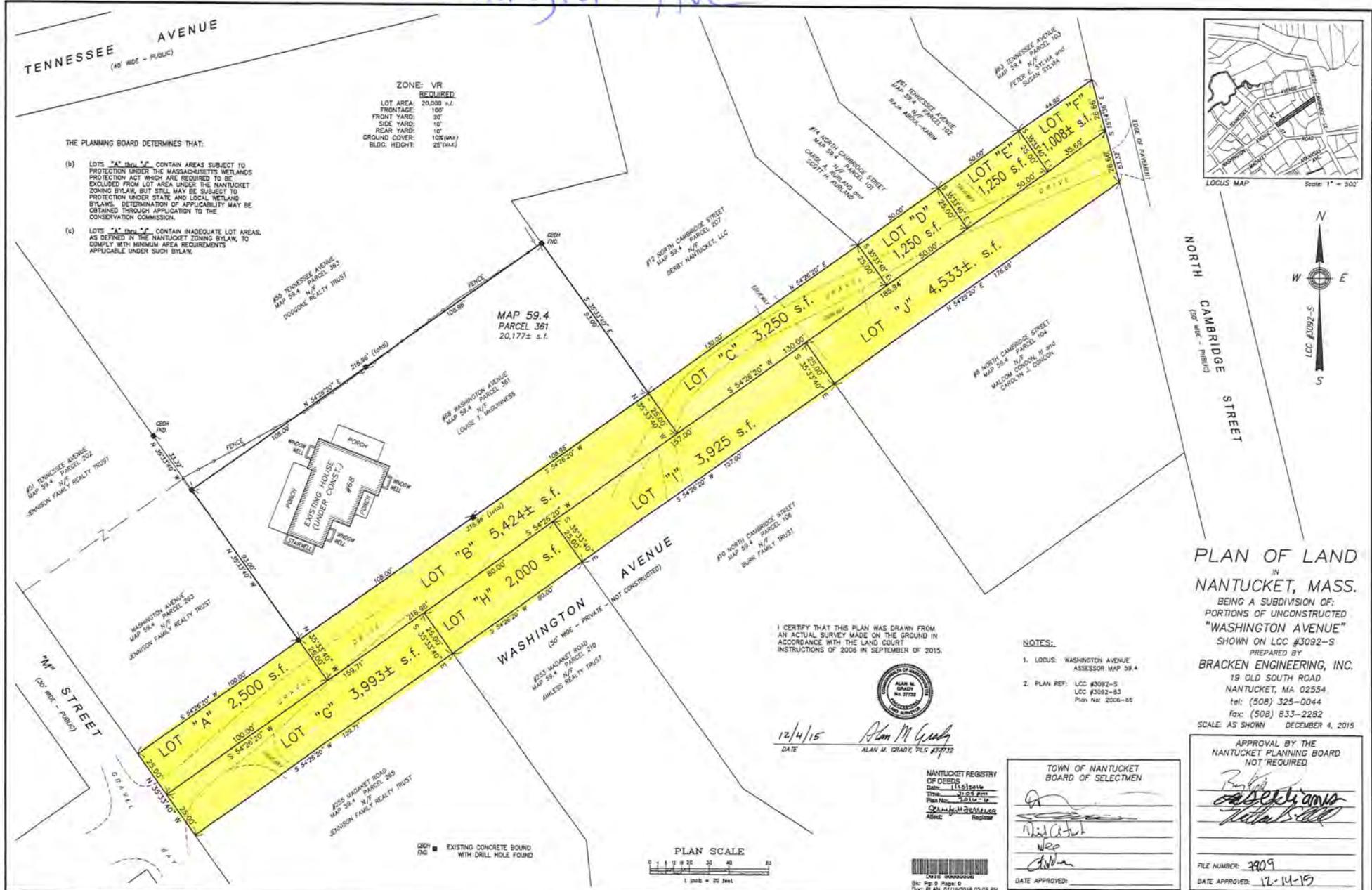
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Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

January, 2015

Washington Ave



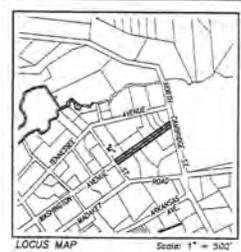
THE PLANNING BOARD DETERMINES THAT:

(b) LOTS "A" thru "C" CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(c) LOTS "A" thru "C" CONTAIN INADEQUATE LOT AREAS, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

ZONE: VR
REQUIRED

LOT AREA: 20,000 s.f.
FRONTAGE: 100'
FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 10'
GROUND COVER: 10% MAX
BLDG. HEIGHT: 22' MAX



PLAN OF LAND
IN
NANTUCKET, MASS.

BEING A SUBDIVISION OF:
PORTIONS OF UNCONSTRUCTED
"WASHINGTON AVENUE"
SHOWN ON LCC #3092-S

PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE AS SHOWN DECEMBER 4, 2015

- NOTES:**
1. LOCUS: WASHINGTON AVENUE ASSESSOR MAP 59.4
 2. PLAN REF: LCC #3092-S LCC #3093-S3 Plan No: 2006-86

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 IN SEPTEMBER OF 2015.



12/4/15
DATE
Alan M. Grady
ALAN M. GRADY, P.E. #8778

NANTUCKET REGISTRY OF DEEDS
Date: 11/16/2015
Time: 3:02 PM
Plan No.: 2015-11-16
Clerk: M. J. DeSilva
Assoc: Register

TOWN OF NANTUCKET BOARD OF SELECTMEN

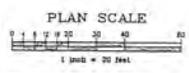
[Signature]
[Signature]
[Signature]

DATE APPROVED: _____

APPROVAL BY THE NANTUCKET PLANNING BOARD NOT REQUIRED

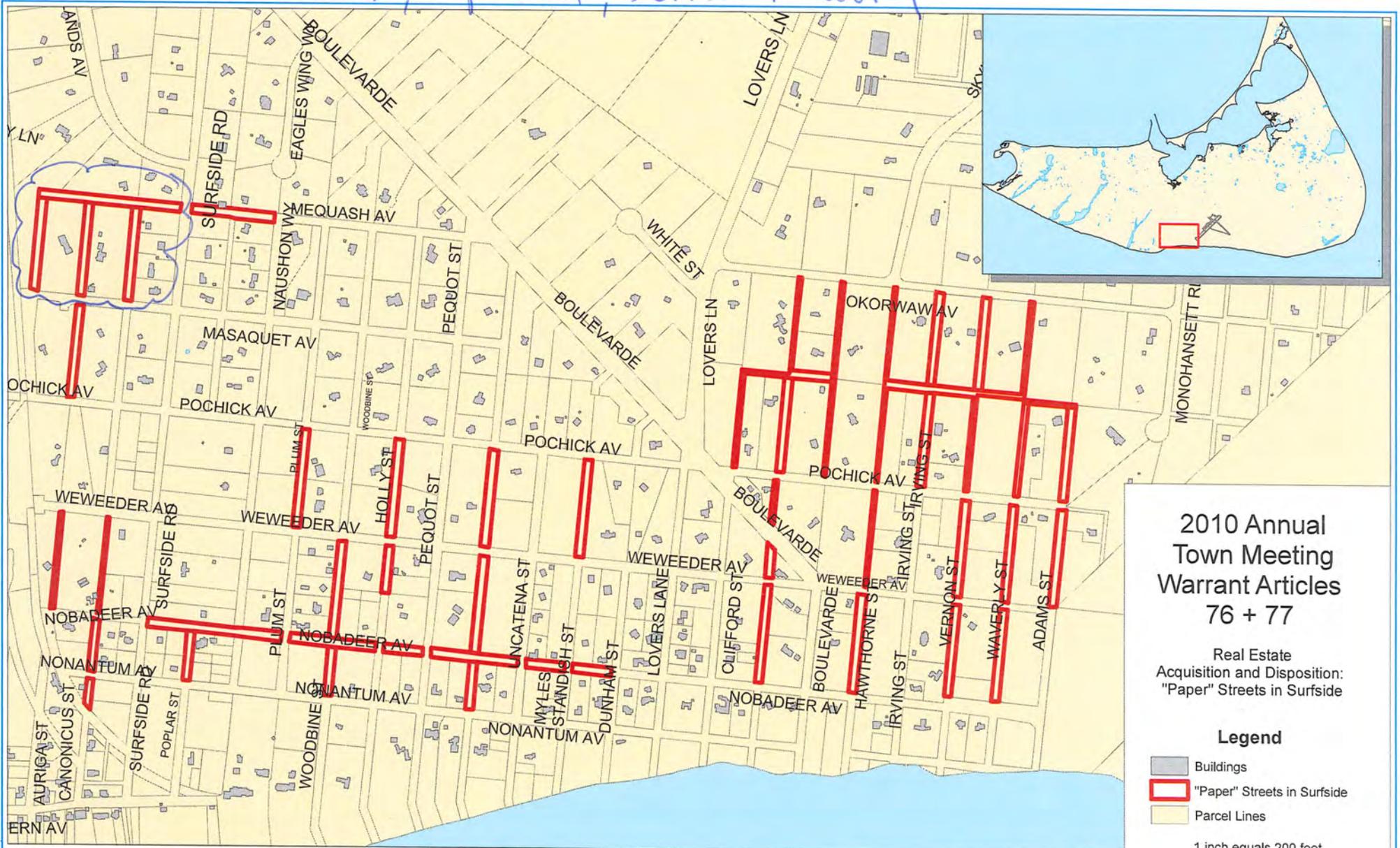
[Signature]
[Signature]

FILE NUMBER: 3909
DATE APPROVED: 12-14-15



2015 00000000
Bk: Pg: 0 Page: 0
Doc: PLAN 2/16/2016 03:03:19

mequash, copeland, school + laurel



2010 Annual Town Meeting Warrant Articles 76 + 77

Real Estate
Acquisition and Disposition:
"Paper" Streets in Surfside

Legend

-  Buildings
-  "Paper" Streets in Surfside
-  Parcel Lines

1 inch equals 200 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.

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The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2008.



Town of Nantucket - GIS Mapsheet



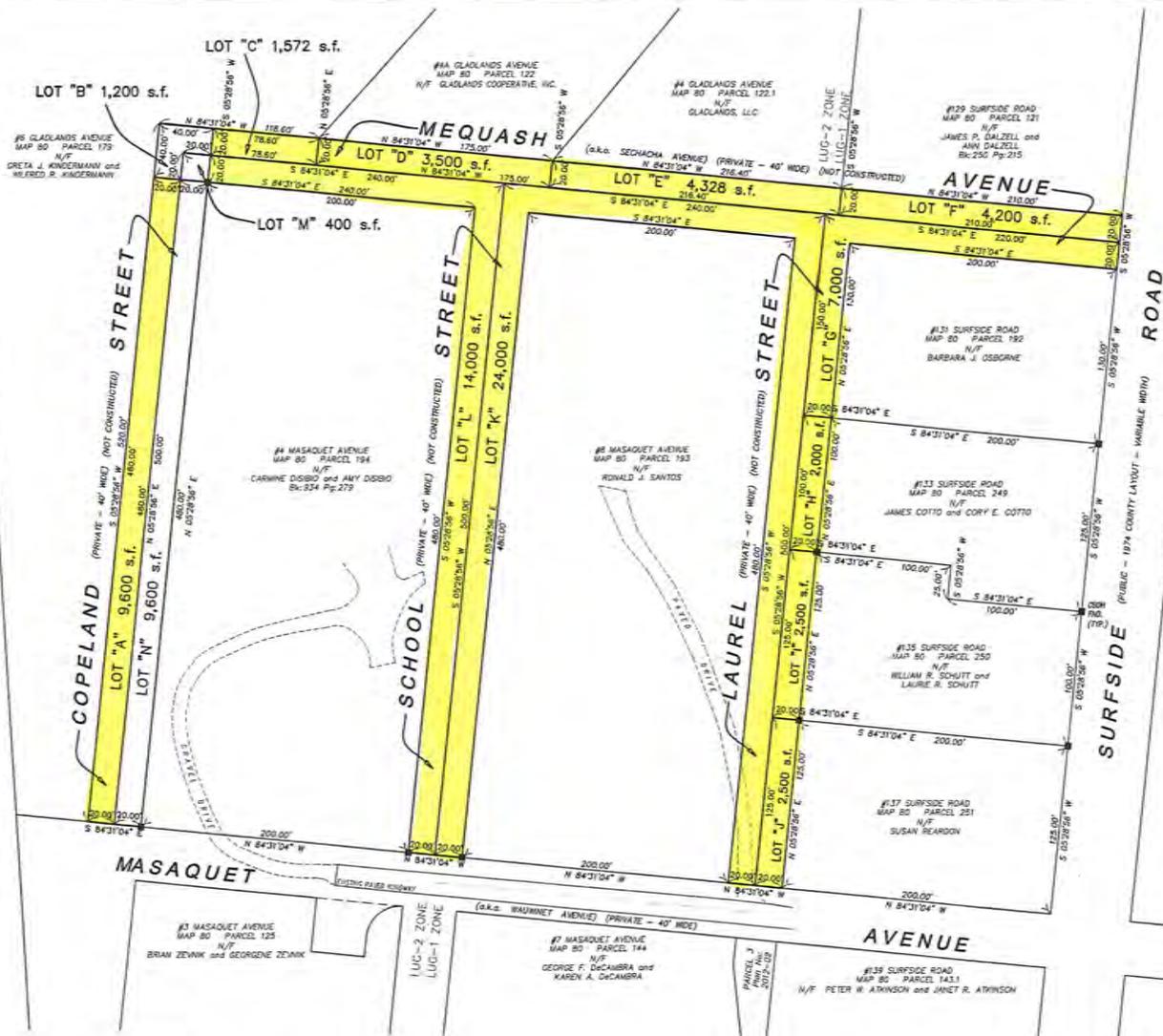
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Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

November 5, 2009

Mequash, Copeland, School & Laurel *



THE PLANNING BOARD DETERMINES THAT:

- (A) LOTS "A" thru "C" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
- (B) LOTS "A" thru "C" CONTAIN INADEQUATE LOT AREAS, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

ZONE: LUG-1	ZONE: LUG-2
REQUIRED	REQUIRED
LOT AREA: 40,000 s.f.	LOT AREA: 80,000 s.f.
FRONTAGE: 100'	FRONTAGE: 150'
FRONT YARD: 35'	FRONT YARD: 35'
SIDE/REAR YARD: 15'	SIDE/REAR YARD: 15'
GROUND COVER: 75 (MAX)	GROUND COVER: 45 (MAX)

- NOTES:**
- LOCUS: MEQUASH AVENUE, LAUREL STREET, SCHOOL STREET, COPELAND STREET (ON ASSESSORS MAP 80)
 - PLAN: Plan Bk: 2 Pg: 60, Plan Bk: 22 Pg: 33, Plan File: 11-A, Plan No: 2001-08, Plan No: 2002-45, Plan No: 2013-36
 - TOWN MEETING REFERENCE: ARTICLES 76 & 77 (2010)



5/16/2016
 Bk: Pg: Page 0
 Doc: PLAN 06/29/2018 02:01 PM

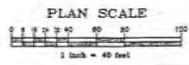
NANTUCKET REGISTRY OF DEEDS
 Date: 5/16/2016
 Plan No: 2016-117
 Standard Bylaws
 1st Edition
 Sheet 1 of 1

RESERVED FOR REGISTRY USE



ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 No. 3732

ROADWAY ACQUISITION PLAN
 IN
NANTUCKET, MASS.
 OF PORTIONS OF UNCONSTRUCTED
 "MEQUASH AVENUE"
 "LAUREL STREET"
 "SCHOOL STREET"
 "COPELAND STREET"
 PREPARED BY
 BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 SCALE: 1" = 40' APRIL 25, 2016



TOWN OF NANTUCKET BOARD OF SELECTMEN

[Signatures]

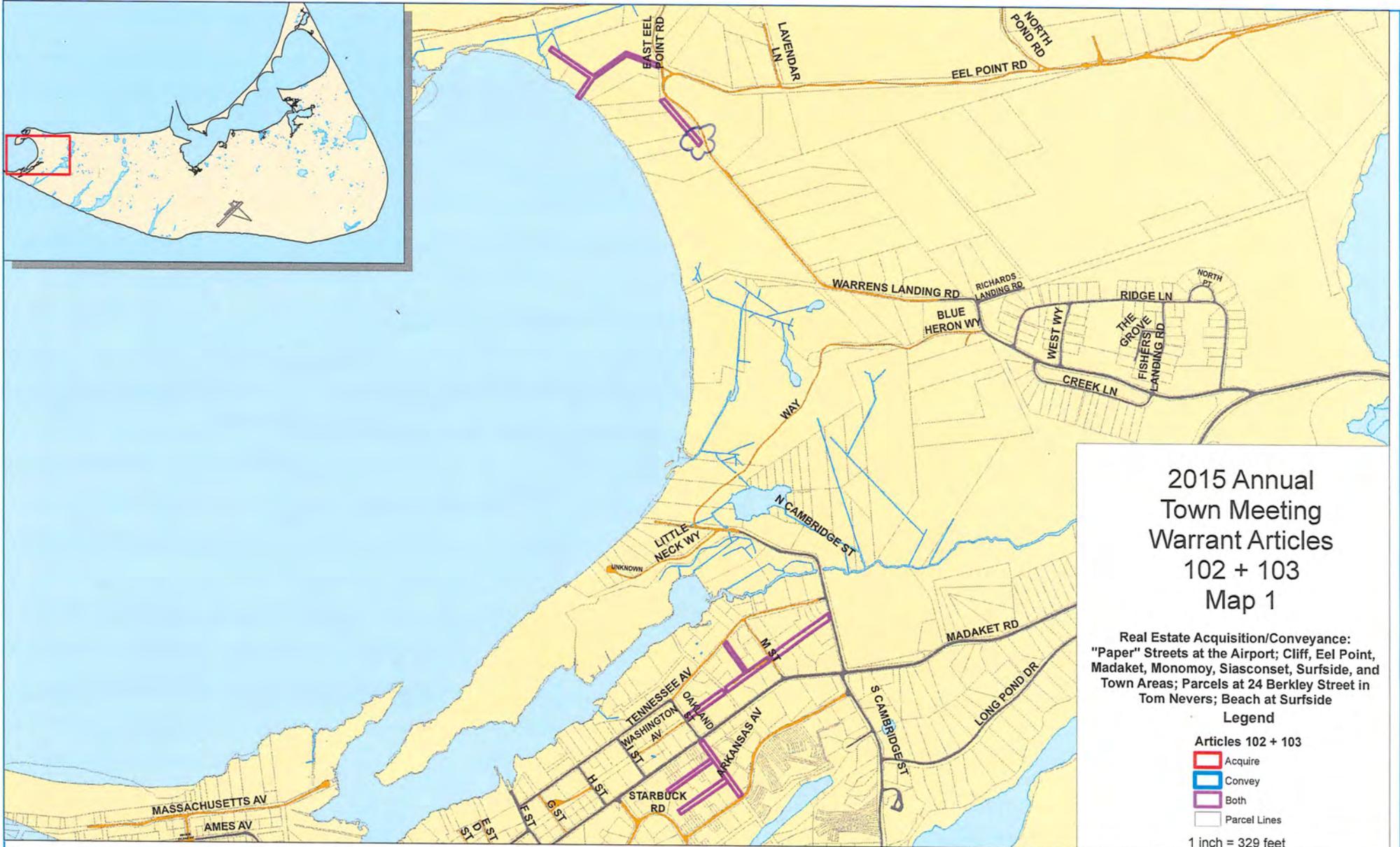
DATE APPROVED:

APPROVAL BY THE NANTUCKET PLANNING BOARD NOT REQUIRED

[Signatures]

FILE NUMBER: 7961
 DATE APPROVED: 5-9-16

Eel Point Rd - Lot A



2015 Annual Town Meeting Warrant Articles 102 + 103 Map 1

**Real Estate Acquisition/Conveyance:
"Paper" Streets at the Airport; Cliff, Eel Point,
Madaket, Monomoy, Siasconset, Surfside, and
Town Areas; Parcels at 24 Berkley Street in
Tom Nevers; Beach at Surfside**

Legend

- Articles 102 + 103
- Acquire
- Convey
- Both
- Parcel Lines

1 inch = 329 feet

Data Sources:
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Town of Nantucket - GIS Mapsheet



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Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

January, 2015

Eel Point Rd - lot A



CURRENT ZONING CLASSIFICATION:
 Limited Use General 2 (L.U.G.-2)
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 150 FT.
FRONT YARD SETBACK: 35 FT.
REAR YARD SETBACK: 15 FT.
GROUND COVER X: 4%

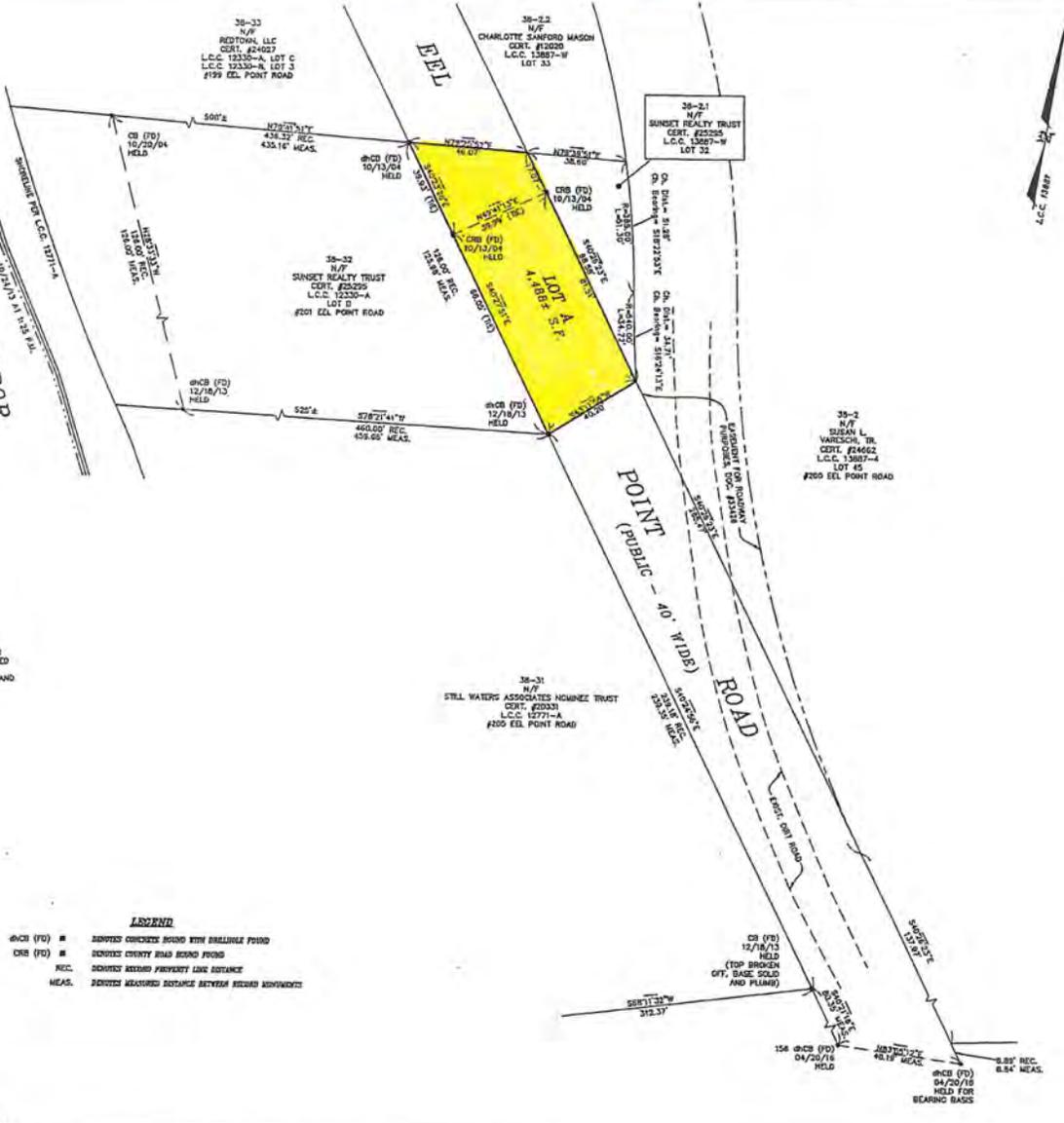
DEVELOPER INFORMATION:
 STEVEN L. CORNER, TRUSTEE
 SUNSET REALTY TRUST
 CERT. #25295
 L.C.C. 13887-W, LOT D
 ASSASSOR'S MAP 38, PARCEL 32 & 2.1
 #201 EEL POINT ROAD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NOTE:
 LOT A IS CONSIDERED UNDESIRABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT A IS TO BE CONVEYED TO AND COMBINED WITH LAND OF SUNSET REALTY TRUST, ASSASSOR'S MAP 38, PARCELS 32, and 2.1.

NOTE:
 PARCELS 1 & 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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.
 J. M. BLACKWELL
 PROFESSIONAL LAND SURVEYOR DATE: 5-13-16



LEGEND
 @CB (FD) # DENOTES CURB/CHUCKER BOUND WITH DASH/WHITE FOUND
 CHS (FD) # DENOTES CHERRY ROAD BOUND FOUND
 REC. DENOTES RECORDED PROPERTY LINE DISTANCE
 MEAS. DENOTES MEASURED DISTANCE BETWEEN RECORD MONUMENTS

NANTUCKET REGISTRY OF DEEDS
 Date: 5/12/2016
 Time: 4:01pm
 Plan No.: 2016-48
 SHEET 1 OF 1
 RESERVED FOR REGISTRY USE

REFERENCE 2015 ATM ARTICLES 102 & 103
TAKING AND DISPOSITION
 Plan of Land
 in
 Nantucket, MA
 Prepared for
SUNSET REALTY TRUST

Scale: 1" = 20' APRIL 27, 2016

BLACKWELL & ASSOCIATES, Inc.
 Professional Land Surveyors
 20 YEASBELL CIRCLE
 NANTUCKET, MASS. 02654
 (508) 228-3026



Nantucket Board of Selectmen

Being a majority—
 [Signatures]
 DATE SIGNED:

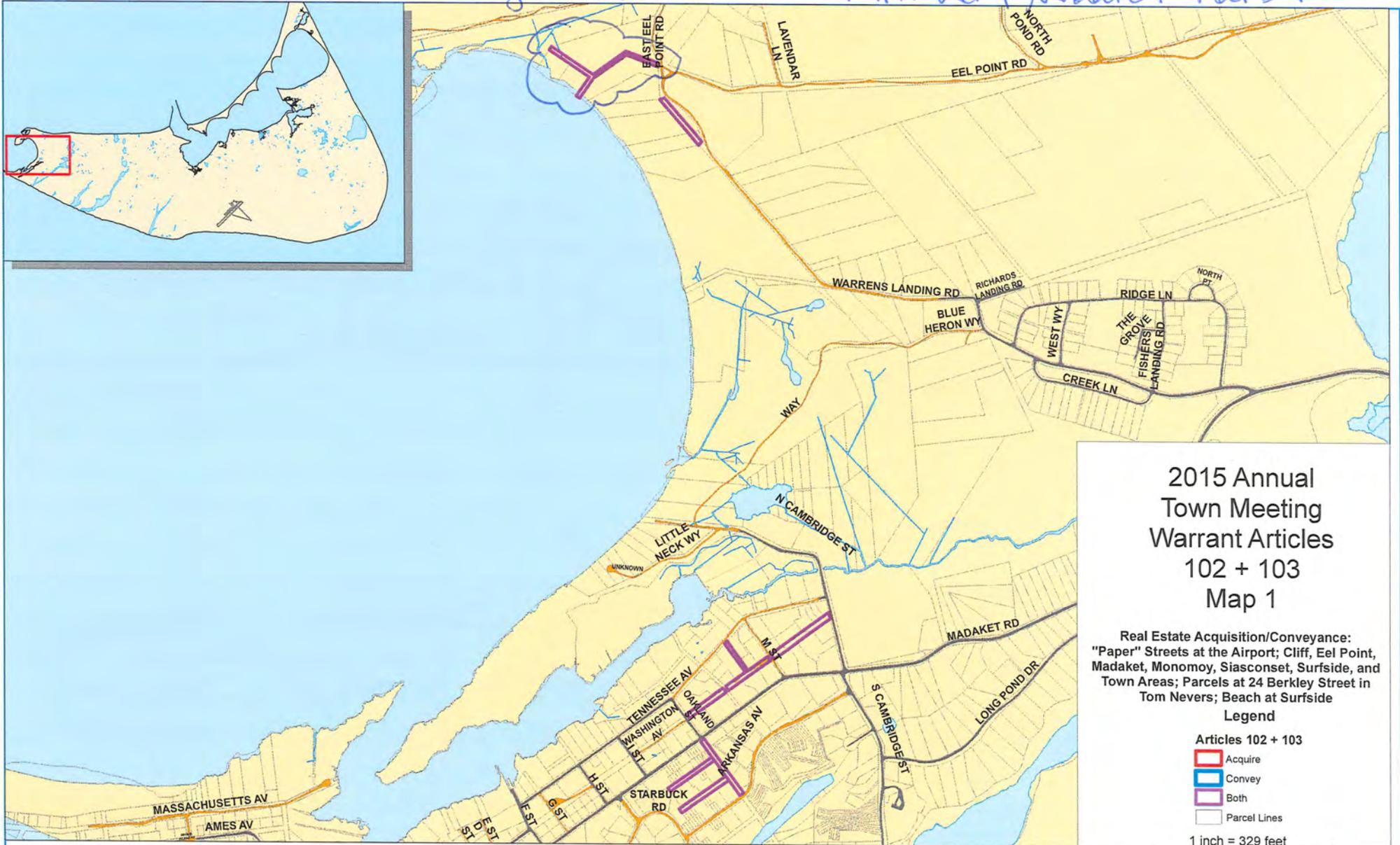
Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
 [Signatures]
 DATE SIGNED: 5-16 FILE # 7970

2016-48

B7948

unnamed ways between Eel Point Rd + Madaket Harbor



Data Sources:
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Town of Nantucket - GIS Mapsheet



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Please send identification of any errors and corresponding corrections to:

GIS Coordinator
 Town of Nantucket
 2 Fairgrounds Road
 Nantucket, MA 02554

January, 2015

Unnamed Ways between Eel Point Rd + Madaket Harbor



DATE: 02/01/2016
 BY: P. D. Page, P.
 DTD: PLAN 04/06/2016 02:06 PM

NANTUCKET REGISTRY OF DEEDS
 Date: 2/14/2016
 Title: PLAN
 Plan No.: 04/06/2016
 Volume: 43-20
 Page: 1 of 1

Sheet 1 of 1

LOUUS MAP SCALE: 1"=400'

ZONING CLASSIFICATION: DISTRICT-LUG-2

MINIMUM LOT SIZE = 80,000 S.F.
 MINIMUM FRONTAGE = 150'
 FRONT YARD SETBACK = 35'
 SIDE & REAR YARD SETBACK = 15'
 ALLOWABLE GROUND COVER RATIO = 4%

SURVEY INSTRUMENT: LIDCA TPS 1200 TOTAL STATION
 EDM ACCURACY: ±(1MM+1.5PPM)

TRaverse DATA:
 PRECISION OF TRAVERSE: 1 IN 222,066
 ERROR OF CLOSURE:
 LINEAR: 0.006
 BEARING: S 4077.30° W

- NOTES:
1. THE PLANNING BOARD DETERMINES THAT:
 LOT PARCELS "A" THRU "E" DO CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW.
 2. ALL MEASUREMENTS WERE MADE USING AN EDM, UNLESS OTHERWISE NOTED.

LEGEND:

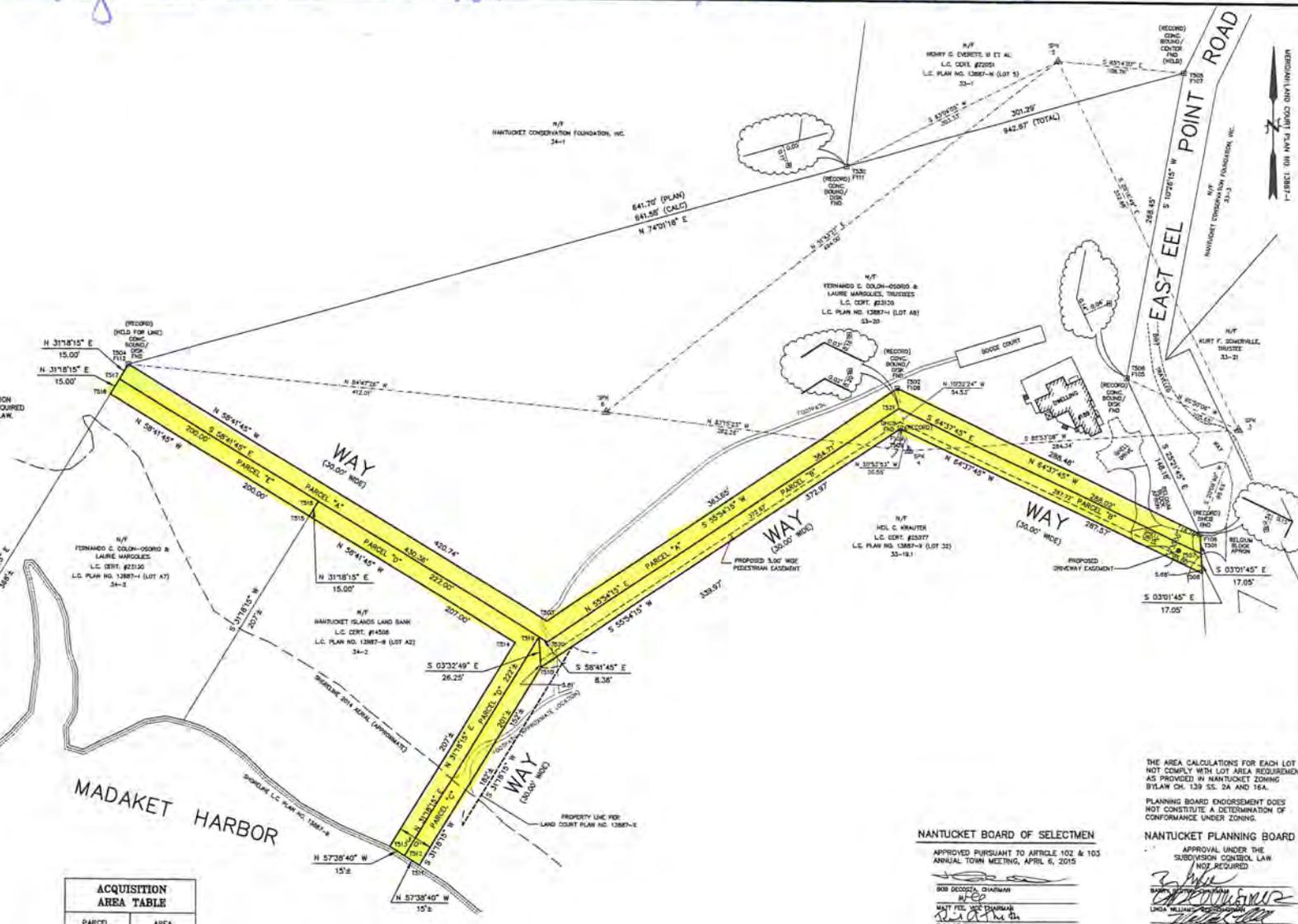
- CRB COUNTY ROAD BOUND
- CTR CENTER
- CHCB DRILL HOLE/CONCRETE BOUND
- N/F NOW OR FORMERLY
- 5077 THEORY POINT NUMBER
- 115F FIELD POINT NUMBER

BEING A SUBDIVISION OF PRIVATE WAYS
 ELIMINATED PURSUANT TO ARTICLE 102 & 103, ACT APRIL 6, 2015
 AS SHOWN ON L.C. PLAN #13897-1
 UNNAMED WAYS BETWEEN EEL POINT ROAD
 AND MADAKET HARBOR
PLAN OF LAND
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=40' DATE: FEBRUARY 1, 2016

PREPARED FOR:
 TOWN OF NANTUCKET
 NANTUCKET SURVEYORS, LLC
 5 WRIDY WAY
 NANTUCKET, MA 02554
 (508) 228-0240



ACQUISITION AREA TABLE	
PARCEL	AREA S.F.
PARCEL "A"	16,170±
PARCEL "B"	9,940±
PARCEL "C"	3,175±
PARCEL "D"	8,437±
PARCEL "E"	3,000±



I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2008 ON OR BETWEEN JANUARY 26, 2016 AND JANUARY 31, 2016.

Paul R. Page
 PROFESSIONAL LAND SURVEYOR

DATE: 2/1/16

NANTUCKET BOARD OF SELECTMEN

APPROVED PURSUANT TO ARTICLE 102 & 103 ANNUAL TOWN MEETING, APRIL 6, 2016

BOB DECOCCA, CHAIRMAN
 M/EP
 WALT FELT, VICE CHAIRMAN
 LINDA WELLS, CLERK
 PUS ATHERTON
 JIM R. WILLY
 CORAL GLENN
 DAWN C. HILL-RODRIGUEZ

DATE: _____

THE AREA CALCULATIONS FOR EACH LOT DO NOT COMPLY WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BY-LAW CH. 139 SS. 2A AND 16A.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

[Signature]
 BOB DECOCCA, CHAIRMAN
 WALT FELT, VICE CHAIRMAN
 LINDA WELLS, CLERK
 PUS ATHERTON
 JIM R. WILLY
 CORAL GLENN
 DAWN C. HILL-RODRIGUEZ

DATE APPROVED: 02-19-16
 DATE SIGNED: 02-19-16
 FILE NO.: 7430

Unnamed Way / Sherburne Turnpike



CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)
MINIMUM LOT SIZE 20,000 S.F.
MINIMUM FRONTAGE 75 FT.
FRONT YARD SETBACK 30 FT.
REAR SIDE SETBACK 10 FT.
GROUND COVER 5 12.5%

30-31.1
N/F
KIMBALL AVE, LLC
CERT. #20147
L.C.C. 9009-N, LOT 25
L.C.C. 9009-L, LOT 24

30-32.1
N/F
ORED REALTY TRUST
CERT. #12788
L.C.C. 9009-N, LOT 28
L.C.C. 9009-O, LOT 33

30-31
N/F
RICHARD M. SCAIFE
MASSACHUSETTS
REAL ESTATE TRUST
NUMBER ONE
CERT. #21199
L.C.C. 9009-M, LOT 26
L.C.C. 9009-N, LOT 27

30-32
N/F
AM RENOVEX OWNER TR
C. HARTY BLAKE, JR. TR.
CERT. #15778
L.C.C. 9009-O
LOT 31

30-33
N/F
MORRIS KIMBALL, LLC
CERT. #23786
L.C.C. 9009-H
LOT 15

30-172
N/F
KEVIN F. DALE, TRUSTEE
KIMBALL AVENUE NOMINEE TRUST
CERT. #24808
L.C.C. 9009-O, LOT 88
ASSESSOR'S MAP 30, PARCELS 110
#2 KIMBALL AVENUE

30-172
N/F
WILLIAM PIETRAGALLO, TRUSTEE
2013 FREEDOM TRUST
CERT. OF TITLE #24891
L.C.C. 10932-C, LOT 6
ASSESSOR'S MAP 30, PARCEL 172
#4 KIMBALL AVENUE

30-172.1
N/F
MARGARET DEARDEN MARSHALL, TRUSTEE
SHERBURNE REALTY TRUST
CERT. #21239
L.C.C. 10932-C
LOT 7

30-171
N/F
WALD FAMILY 2012
GST TRUST
DEED BK. 1363, PG. 102
PLAN BK. 23, PG. 41
LOT 3

30-171
N/F
MARYW. C. MOSES
DEED BK. 1110, PG. 245
PLAN BK. 23, PG. 41
LOT 4

30-172
N/F
WILLIAM PIETRAGALLO, TRUSTEE
2013 FREEDOM TRUST
CERT. OF TITLE #24891
L.C.C. 10932-C, LOT 6
ASSESSOR'S MAP 30, PARCEL 172
#4 KIMBALL AVENUE

30-172
N/F
KEVIN F. DALE, TRUSTEE
KIMBALL AVENUE NOMINEE TRUST
CERT. OF TITLE #24808
L.C.C. 9009-O, LOT 88
ASSESSOR'S MAP 30, PARCELS 110
#2 KIMBALL AVENUE

30-172
N/F
WILLIAM PIETRAGALLO, TRUSTEE
2013 FREEDOM TRUST
CERT. OF TITLE #24891
L.C.C. 10932-C, LOT 6
ASSESSOR'S MAP 30, PARCEL 172
#4 KIMBALL AVENUE

30-172
N/F
WILLIAM PIETRAGALLO, TRUSTEE
2013 FREEDOM TRUST
CERT. OF TITLE #24891
L.C.C. 10932-C, LOT 6
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#4 KIMBALL AVENUE

30-172
N/F
WILLIAM PIETRAGALLO, TRUSTEE
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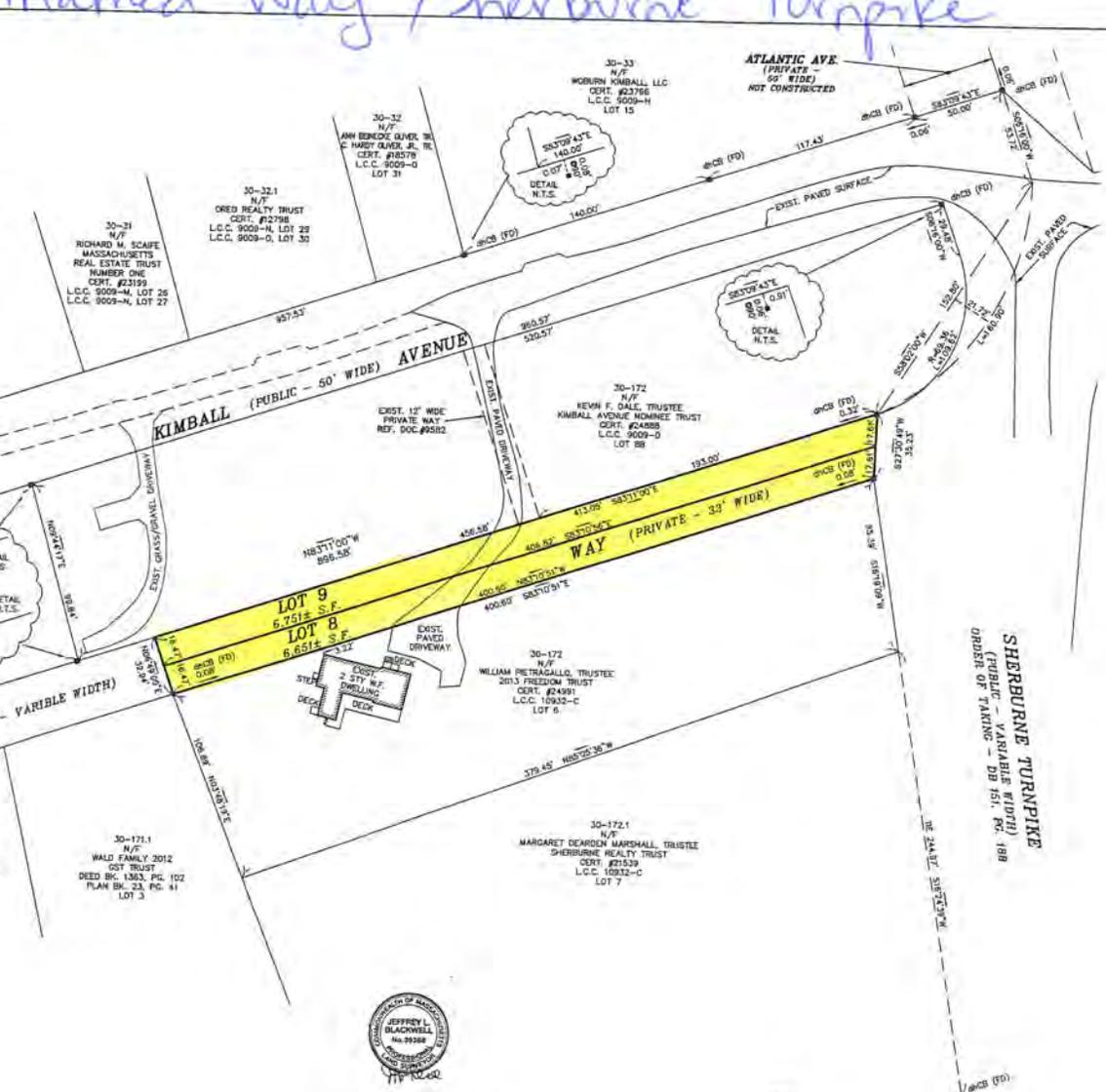
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2013 FREEDOM TRUST
CERT. OF TITLE #24891
L.C.C. 10932-C, LOT 6
ASSESSOR'S MAP 30, PARCEL 172
#4 KIMBALL AVENUE



OWNER INFORMATION
WILLIAM PIETRAGALLO, TRUSTEE
2013 FREEDOM TRUST
CERT. OF TITLE #24891
L.C.C. 10932-C, LOT 6
ASSESSOR'S MAP 30, PARCEL 172
#4 KIMBALL AVENUE
KEVIN F. DALE, TRUSTEE
KIMBALL AVENUE NOMINEE TRUST
CERT. OF TITLE #24808
L.C.C. 9009-O, LOT 88
ASSESSOR'S MAP 30, PARCELS 110
#2 KIMBALL AVENUE

NANTUCKET REGISTRY OF DEEDS
Date: May 16, 2016
Time: 3:04 pm
Plan No.: 2016-40
Attest: Cynthia H. Janice
Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

REFERENCE 2014 ATM ARTICLE 96
TAKING AND DISPOSITION
Plan of Land
in
Nantucket, MA
Prepared for
2013 FREEDOM TRUST
Scale: 1" = 30' MARCH 31, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
30 FEASIBILITY CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
1 inch = 30 feet

Nantucket Board of Selectmen
Being a majority:
[Signature]
[Signature]
[Signature]
[Signature]
DATE SIGNED: 4-27-16

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
[Signature]
[Signature]
DATE SIGNED: 4-11-16 FILE # 7956

LEGEND
- (FD) - denotes concrete paving with drainage forms

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.
[Signature] 4-11-16
PROFESSIONAL LAND SURVEYOR DATE

NOTE:
PARCELS 1, 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

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B8188

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF SESACHACHA ROAD

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 96 at its 2014 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Sesachacha Road described below (“Parcels”) is required for general municipal purposes and/or public access purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Roadway Acquisition Plan in Nantucket, MA, Taking Plan of Sesachacha Road and Ocean Road,” dated December 21, 2015, prepared by J. Marcklinger & Associates and recorded with the Nantucket Registry of Deeds as Plan No. 2016-5 (the “Plan”) and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Road Lot 76A	Sesachacha Road	449± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 21, Parcel 63	Marlin Miller, Jr.	Book 287, Page 194
<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Road Lot 78A	Sesachacha Road	928± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 21, Parcel 78	Nantucket Islands Land Bank	Book 547, Page 116

And

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 21, Parcel 65	Nantucket Islands Land Bank	Certificate of Title No. 18034

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Road Lot 80A	Sesachacha Road	454± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 21, Parcel 64	Nantucket Islands Land Bank	Certificate of Title No. 23378

Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

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COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF PROPRIETORS ROAD

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 96 at its 2014 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Proprietors Road described below (“Parcels”) is required for general municipal purposes, public access and/or open space purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Plan of Land in Nantucket, Mass. Being a Subdivision of Portions of Unconstructed Proprietors Road Shown on L.C.C. #8798-E,” dated September 28, 2015, prepared by Bracken Engineering, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2015-88 (the “Plan”) and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot A	Proprietors Road	2,184± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 21, Parcel 52	Stewardson Family, LLC	Certificate of Title No. 22478

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot B	Proprietors Road	2,039± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 21, Parcel 51	Isabelle Pettit Seeman	Certificate of Title No. 20157

<u>Parcel</u>	<u>Address/ Location</u>	<u>Area ±</u>
Lot C	Proprietors Road	2,310± s.f

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 21, Parcel 50	Gary W. Beck, Trustee of Quidnet Nominee Trust u/d/t dated July 29, 2003 filed as Document No. 103129 with Nantucket Registry District of the Land Court	Certificate of Title No. 20812

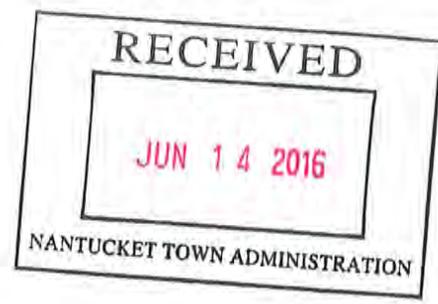
Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

1/7

To: The Board of Selectmen
Re: 6/21//16 Hearing on Partial Taking of Chase Lane
From: Stewardson Family LLC
Isabelle Petit Seeman
Quidnet Nominee Trust



Date: 6/13/16

I. Introduction

The above owners of three adjacent Quidnet properties, abutting a segment of Chase Lane, a Proprietor's Road, respectfully urge the Board of Selectmen to move forward with the taking of 3 segments of only the south half of a portion of Chase Lane adjacent to each of their respective properties. The segments would then be offered to the owners under the town "Garage Sale" program.

The lots A, B, and C are shown on Exhibit 1, Surveyor's Plan, and in context, Exhibit 2. The segments are 16 1/2' wide out of a total 33' width of Chase Lane and total only 395' out of all of Chase Lane.

It is not our intention to deny access to Chase Lane to anyone, as this plan would leave 16 1/2' of width for use by any abutter. One abutter to the west of the subject parcels requires property access from Squam Road via Chase Lane and is currently using part of the north half as an unimproved driveway. All other Chase Lane abutters (6) to the west have other access to their properties from Quidnet Road, but can also use and potentially "improve" Chase Lane.

The owners, in consultation with Andrew Vorce (Director of Planning) have been pursuing this plan for some time. The properties have been surveyed, the plan submitted to the 2014 Town Meeting which authorized the taking, and the plan/surveys submitted to town zoning, town legal and finally Land Court.

Due to their special circumstances and pre-existing conditions, the owners are extremely desirous of obtaining the parcels in question to assure that they can avoid a potentially egregious situation affecting their quiet enjoyment and safety as explained below:

II. Situation

(1) Potential "improvement of Chase Lane close to pre-existing homes presents safety and quiet enjoyment issues"

The enclosed pictures (Exhibits 3, 4, and 5) show the proximity of the existing houses to the south boundary of Chase Lane as marked by the white stake.

Two houses (A & B) are 5-6' from Chase Lane, because they were built in the 1950's and 1960's prior to current zoning rules.

The third house (C) built 13 years ago is conforming to current rules, but is still very close.

Since at the time these properties were built all properties to their west had access to Quidnet Road, the existence of a paper road seemed immaterial.

(2) Owners' Objective

The objective of the owners is to create a 16 1/2' buffer along a 395' portion of the south half of Chase Lane while preserving the north half (16 1/2') for access for all others.

This buffer is crucial to their situation. One can imagine the safety and quiet enjoyment issues involved if Chase Lane were "improved" on or near its south boundary in proximity to the existing homes. A child could literally step out of the door into the path of a vehicle to say nothing of the impact of delivery trucks etc. 6 feet from the property owners' doors and living areas.

(3) Private ownership of the 16 1/2' buffer is the only way to be assured of its continued existence and maintenance.

(4) The remaining north 16 1/2' width of this short 395' segment compares favorably to major through roads and access ways in the area:

- Quidnet Road itself, a two-lane yellow center line road connecting to Squam and Sesachacha Roads and thus serving over a hundred properties has a varying paved width of only 16 1/2' for much of its length.

- Squam Road, a 2 mile +/- long rural 12-15 foot wide sand road safely serves dozens of properties while preserving the historically unique rural character of Quidnet and Wauwinet.

- A recently permitted and constructed access road from Quidnet Road serves 4 newly divided lots (34 Quidnet Road) to the west and adjacent to our properties. It is over 500' long, 200' of which are in Chase Lane itself just to the west of our subject properties. It is a gravel road only 12' wide with two 2' shoulders for a total of 16'.

Thus, from a practical and safe use standpoint a 16 1/2' improved width in this short segment is more than adequate.

(5) Rural Road Guidelines

Limiting any "improvement" of this short section of Chase Lane to 16 1/2' width is consistent with the rural road initiative which recognizes and seeks to maintain the historically rural nature and context of such areas of Quidnet.

(6) Zoning Compliance

The purchase of 16 1/2' will bring the two pre-existing non-conforming properties into compliance with current set back requirements.

In summary, we hope the Board will recognize the vulnerable situation in which we find ourselves after a combined 140 years of peaceful existence in Quidnet, and provide us relief and peace of mind by allowing us to purchase the buffer we clearly need.

Thank you for your consideration,

Submitted on behalf of: Stewardson Family LLC
Isabelle Petit Seeman
Quidnet Nominee Trust (Gary Beck, Trustee)

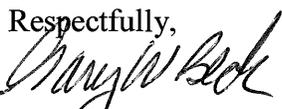
Respectfully,

Gary W. Beck

EXHIBIT 1

PLANNING BOARD
 100 State Street
 2nd Floor
 Nantucket, MA 02554
 Phone: 508-548-2222
 Fax: 508-548-2222
 www.nantucketplanningboard.com

MASSACHUSETTS REGISTER OF DEEDS
 100 State Street
 2nd Floor
 Nantucket, MA 02554
 Phone: 508-548-2222
 Fax: 508-548-2222
 www.mass.gov

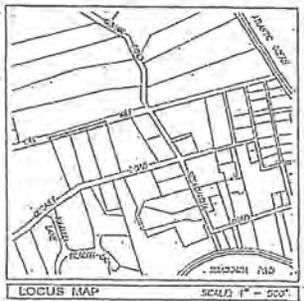
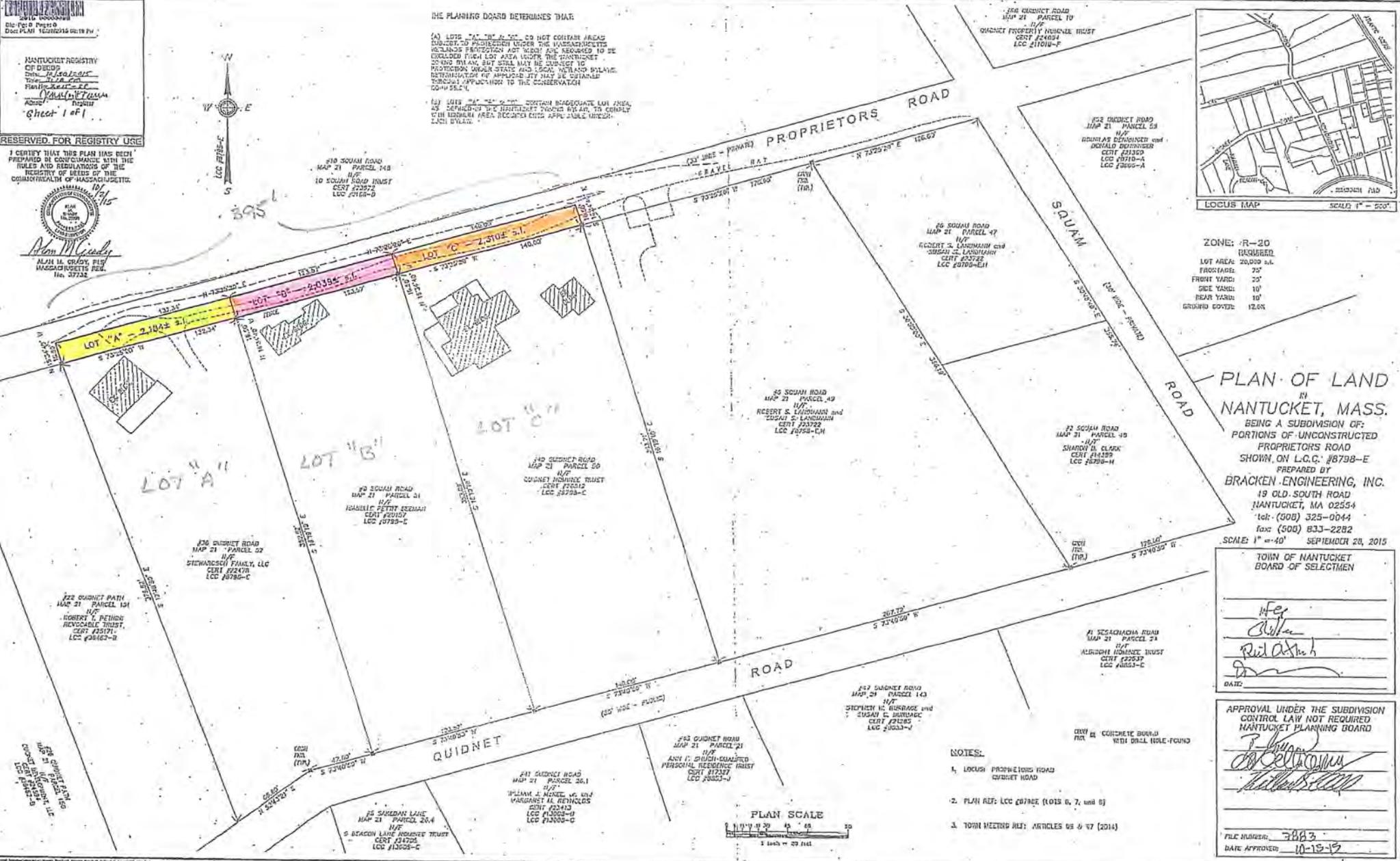
RESERVED FOR REGISTRY USE

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

ALAN W. CRADY, P.L.L.C.
 MASSACHUSETTS REG. No. 37732

THE PLANNING BOARD DETERMINES THAT:

- (A) LOTS "A", "B" & "C" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WILDLIFE PROTECTION ACT AND ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE STANDARDS OF THE PLANNING BOARD. LOT SHALL BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WILDLIFE POLICE REGULATIONS FOR WILDLIFE AND SHALL BE DEEMED TO HAVE AN AFFECTION TO THE CONSERVATION OF WILDLIFE.
- (B) LOTS "A", "B" & "C" CONTAIN INADEQUATE LOT AREA AS DETERMINED BY THE PLANNING BOARD AND TO COMPLY WITH WILDLIFE POLICE REGULATIONS, APPROXIMATELY 2,400 S.F.



ZONE: R-20
 REQUIRED
 LOT AREA: 20,000 s.f.
 FRONTAGE: 75'
 FRONT YARD: 25'
 SIDE YARD: 10'
 REAR YARD: 10'
 GRADING COVER: 12.0%

PLAN OF LAND
 IN
NANTUCKET, MASS.
 BEING A SUBDIVISION OF:
 PORTIONS OF UNCONSTRUCTED
 PROPRIETORS ROAD
 SHOWN ON L.C.C. #8798-E
 PREPARED BY
BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 Tel: (508) 325-0044
 Fax: (508) 833-2282

SCALE: 1" = 40' SEPTEMBER 28, 2015

TOWN OF NANTUCKET
 BOARD OF SELECTMEN

Heather...
Rick...

DATE: _____

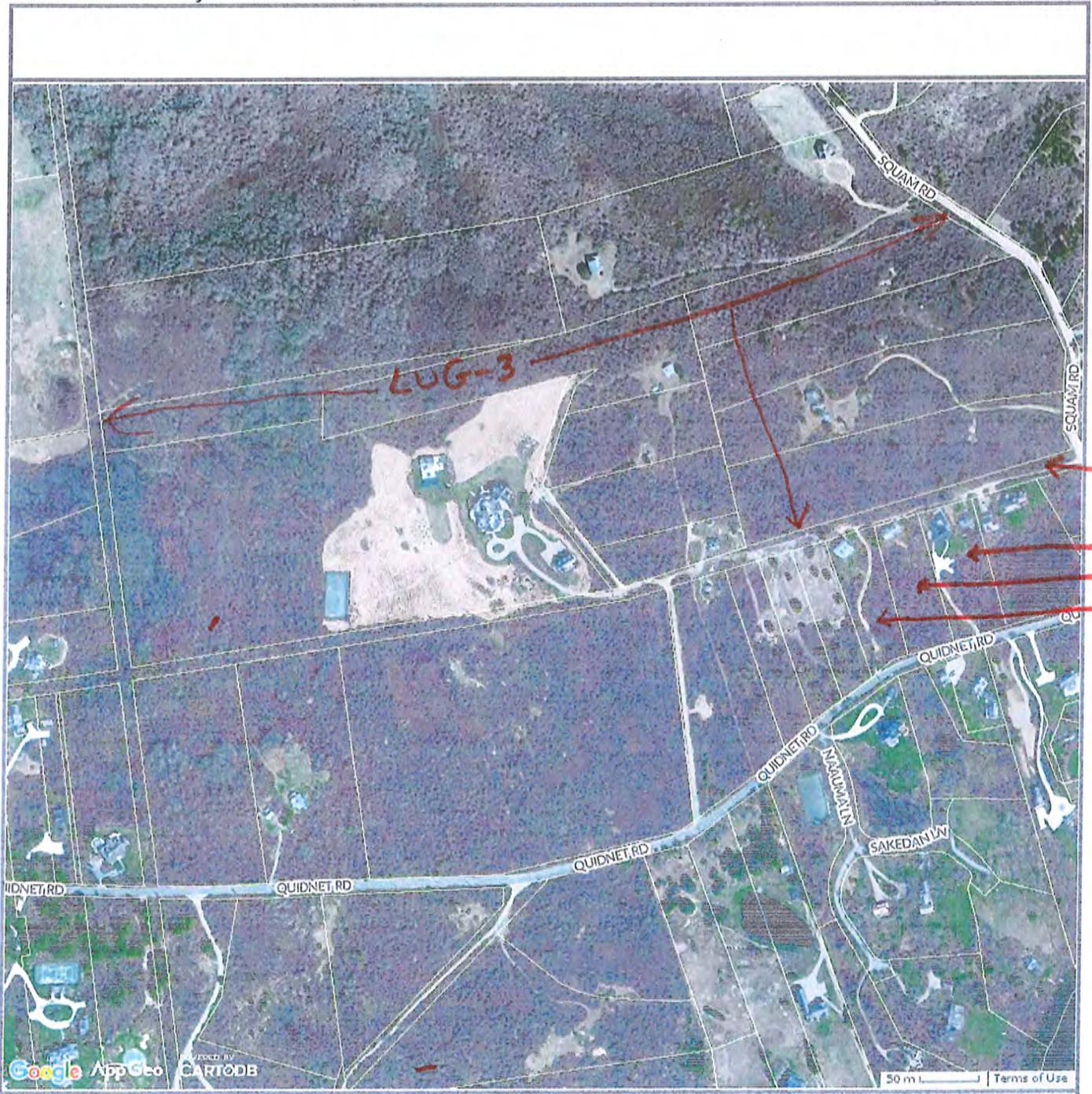
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 NANTUCKET PLANNING BOARD

[Signature]
[Signature]

FILE NUMBER: 7883
 DATE APPROVED: 10-15-15

- NOTES:**
1. LOCUS PROPRIETORS ROAD QUIDNET ROAD
 2. PLAN REF: LCC 6978E (LOTS 6, 7, and 8)
 3. TOWN MEETING REF: ARTICLES 45 & 47 (2014)

PLAN SCALE
 1" = 20'
 1 inch = 20 feet



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

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

Parcels updated December, 2014
Properties updated January, 2015

EXHIBIT 3
STEWARTSON FAMILY
LLC LOT "A"

WHITE STAKE IS SOUTHERN
BOUNDARY OF CHASE LN



EXHIBIT 4 ISABELLE SEEMAN LOT "B"
WHITE STAKE IS SOUTHERN BOUNDARY OF CHASE LN.

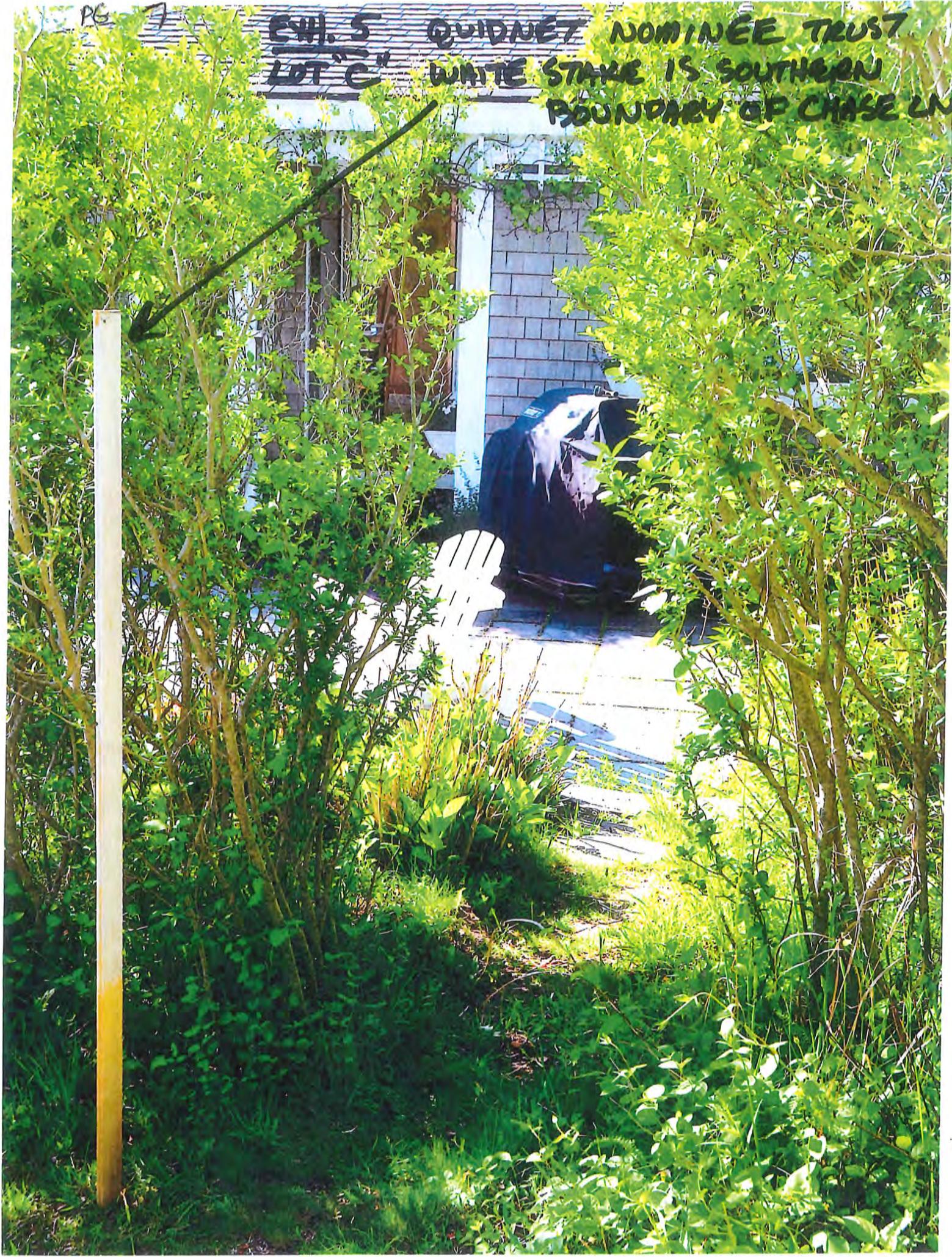


PG

7

EXH. 5
LOT "C"

QUIDNET NOMINEE TRUST
WHITE STAKE IS SOUTHERN
BOUNDARY OF CHASE LN



COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF HENRY STREET

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 5 at its 2013 Special Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Henry Street described below (“Parcels”) is required for public access purposes and general municipal purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Taking and Disposition Plan of Land in Nantucket, MA Prepared for Town of Nantucket,” dated June 7, 2016, prepared by Blackwell & Associates, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2016-____ (the “Plan”) and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot A	Henry Street	2,458± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 29, Parcel 15	Carter D. Cafritz, Trustee of Carter D. Cafritz Management Trust u/d/t dated November 18, 2009, For which a Trust Certificate Pursuant to M.G.L. c. 184, §35 filed as Document No. 137220 with Nantucket Registry District of the Land Court and Melissa Cafritz, Trustee of the Melissa Cafritz Management Trust u/d/t dated November 18, 2009, for which a Trust Certificate Pursuant to M.G.L. c. 184, §35 is filed as Document No. 137219	Certificate of Title No. 24266

with said Registry District of the Land Court; and James R. Beers and Thomas B. Wilner, Trustees of MBC Trust u/d/t dated January 9, 2011, for which a Certificate of Trustee under M.G.L. c. 184, §35 is filed as Document No. 139416 with said Registry District of the Land Court

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot B	Henry Street	2,450 ±s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 29, Parcel 16	David C. Wetherill, Trustee of Alice C. Wetherill Income Trust Agreement u/d/t dated November 23, 1987 and filed as Document No. 42394 with the Nantucket Registry District of the Land Court	Certificate of Title No. 13422

Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking, except for existing timber groin and existing timber bulkhead which are located with said Parcels shown on said Plan.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF WASHINGTON AVENUE

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 102 at its 2015 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Washington Avenue described below (“Parcels”) is required for general municipal purposes and/or public access purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Plan of Land in Nantucket, Mass. Being a Subdivision of Portions of Unconstructed ‘Washington Avenue’, Shown on LCC #3092-S,” dated December 4, 2015, prepared by Bracken Engineering, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2014-6 (the “Plan”) and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot A	Washington Avenue	2,500± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 263	Thomas R. Jennison and Edward D. Jennison, Trustees of Jennison Family Realty Trust u/d/t dated October 10, 1994, filed with Nantucket Registry District of the Land Court as Document No. 66180	Certificate of Title No. 16506

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot B	Washington Avenue	5,424± s.f

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 361	Louise T. McGuinness and Brian T. McGuinness	Certificate of Title No. 25163

<u>Parcel</u>	<u>Address/ Location</u>	<u>Area ±</u>
Lot C	Washington Avenue	3,250 ±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 207	Derby Nantucket, LLC	Certificate of Title No.25085

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot D	Washington Avenue	1,250± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 101	Carol A. Kurland and Scott H. Kurland	Certificate of Title No. 23684

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot E	Washington Avenue	1,250 ±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 102	Raja Abdul-Karim	Certificate of Title No. 23694

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot F	Washington Avenue	1,008± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 103	Peter E. Sylvia and Susan Sylvia	Certificate of Title No. 21671

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot G	Washington Avenue	3,993± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 265	Thomas R. Jennison and Edward D. Jennison, Trustees of the Jennison Family Realty Trust u/d/t dated October 10, 1994, filed with Nantucket Registry District of the Land Court as Document No. 66180	Certificate of Title No. 16506

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot H	Washington Avenue	2,000± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 210	Aimless Pursuit, LLC	Certificate of Title No. 25798

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot I	Washington Avenue	3,925± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 106	Whitney H. Burr and Leslie M. Burr, Trustees of Burr Family Trust, for which a Trustees' Certificate Pursuant to M.G.L. c. 184, §35 is filed with said Registry District of the Land Court as Document No. 148018	Certificate of Title No. 25626

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot J	Washington Avenue	4,533± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 59.4, Parcel 104	E. Malcolm Condon, III & Carolyn J. Condon	Certificate of Title No. 16938

Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking, excluding from this Taking rights over the existing gravel driveway for access purposes to "M" Street for the benefit of the above-named Owners..

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

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SYLVIE O'DONNELL
259 Madaket Rd.
Nantucket, MA 02554
508-228-4228

June 9, 2016

Nantucket Board of Selectmen

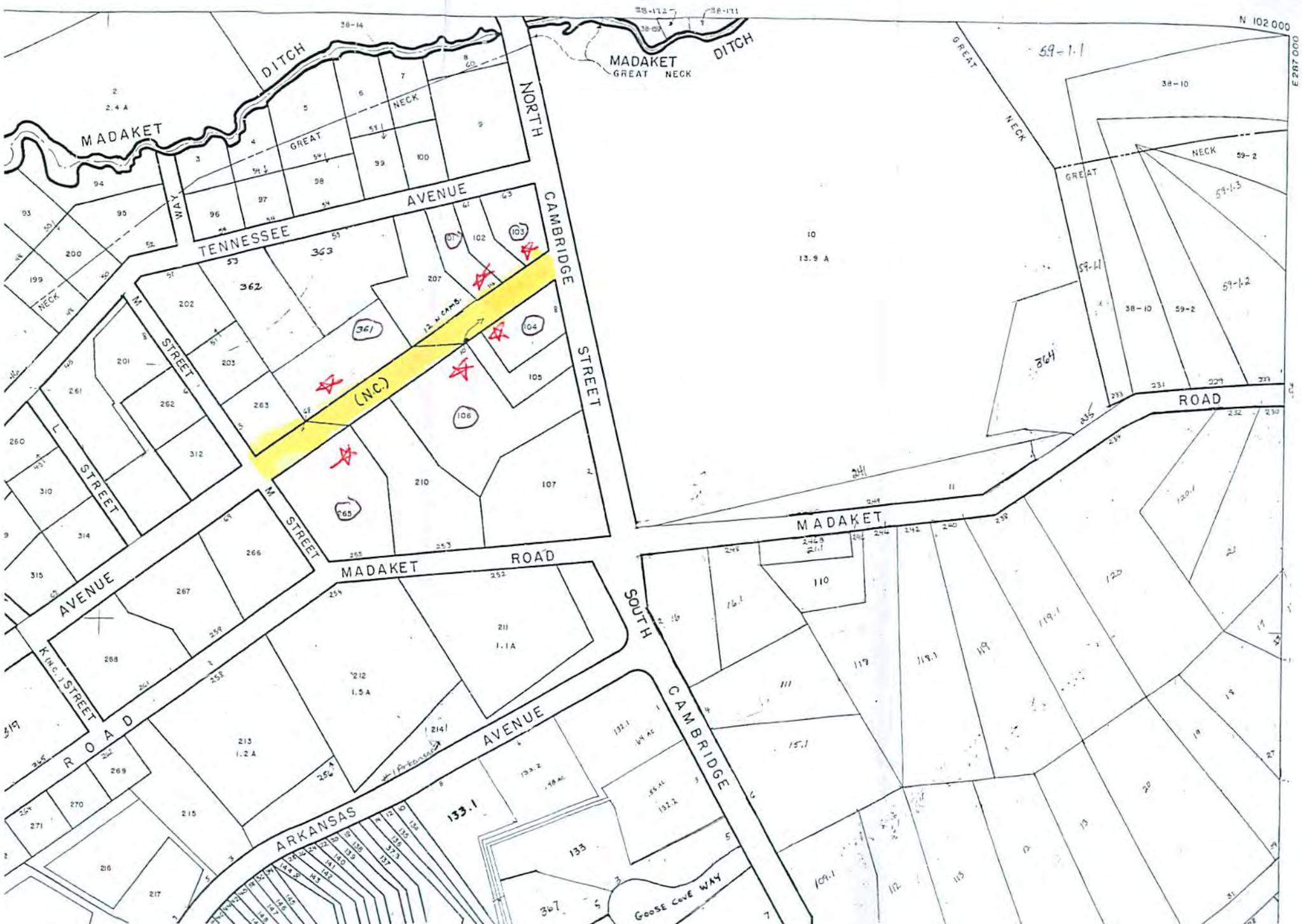
Re: Public Hearing scheduled for June 22

I don't believe any public interest would be served by a Town taking of Washington Ave. between N. Cambridge and M Streets. The road presently provides adequate access to abutters. I have indicated on the enclosed map the location of owners who currently use it.

In the unlikely event that anyone other than a neighbor would want to use M Street; Tennessee Ave. and Madaket Rd. make that easily possible.

Please reconsider what authority would justify your taking a road of no interest to the general public.

Sylvie O'Donnell



N 102 000

E 287 000

MADAKET
GREAT NECK

59-1.1

38-10

NECK

59-2

GREAT

59-1.3

59-1.2

38-10

ROAD

MADAKET

MADAKET

ROAD

SOUTH

CAMBRIDGE

AVENUE

ARKANSAS

GOOSE CREEK WAY

MADAKET

DITCH

DITCH

NORTH

CAMBRIDGE

STREET

TENNESSEE

AVENUE

STREET

STREET

AVENUE

KING STREET

ROAD

MADAKET

ROAD

SOUTH

CAMBRIDGE

AVENUE

ARKANSAS

GOOSE CREEK WAY

MADAKET

DITCH

DITCH

NORTH

CAMBRIDGE

STREET

TENNESSEE

AVENUE

STREET

STREET

AVENUE

KING STREET

ROAD

MADAKET

ROAD

SOUTH

CAMBRIDGE

AVENUE

ARKANSAS

GOOSE CREEK WAY

2.4 A

10
13.9 A

(N.C.)

361

104

108

265

211

212

213

133.1

367

38-10

NECK

59-2

GREAT

59-1.3

59-1.2

38-10

ROAD

MADAKET

MADAKET

ROAD

SOUTH

CAMBRIDGE

AVENUE

ARKANSAS

GOOSE CREEK WAY

MADAKET

DITCH

DITCH

NORTH

CAMBRIDGE

STREET

TENNESSEE

AVENUE

STREET

STREET

AVENUE

KING STREET

ROAD

MADAKET

ROAD

SOUTH

CAMBRIDGE

AVENUE

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NECK

59-2

GREAT

59-1.3

59-1.2

38-10

ROAD

MADAKET

MADAKET

ROAD

SOUTH

CAMBRIDGE

AVENUE

ARKANSAS

GOOSE CREEK WAY

This is a duplicate of what I mailed
to the Board for distribution by your office.

5.

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF MEQUASH AVENUE, LAUREL STREET,
SCHOOL STREET AND COPELAND STREET

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 76 at its 2010 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Mequash Avenue, Laurel Street, School Street and Copeland Street described below (“Parcels”) is required for general municipal purposes and/or public access purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Roadway Acquisition Plan in Nantucket, Mass. of Portions of Unconstructed ‘Mequash Avenue,’ ‘Laurel Street,’ ‘School Street’ and ‘Copeland Street,’” dated April 25, 2016, prepared by Bracken Engineering, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2016-47 (the “Plan”) and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot A	Copeland Street	9,600± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 179	Greta J. Kindermann and Wilfred R. Kindermann	Book 224, Page 212

<u>Parcel</u>	<u>Address/ Location</u>	<u>Area ±</u>
Lot C	Mequash Avenue	1,572 ±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 179	Greta J. Kindermann and Wilfred R. Kindermann	Book 224, Page 212

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot D	Mequash Avenue	3,500± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 122	Gladlands Cooperative, Inc.	Book 491, Page 254

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot E	Mequash Avenue	4,328 ±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 122.1	Gladlands Cooperative, Inc.	Book 491, Page 254

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot F	Mequash Avenue	4,200± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 121	James P. Dalzell and Ann Dalzell	Book 250, Page 215

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot G	Laurel Street	7,000± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 192	Barbara J. Osborne	Book 167, Page 296

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot H	Laurel Street	2,000± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 249	James Cotto and Corey E. Cotto	Book 1193, Page 230

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot I	Laurel Street	2,500± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 250	William R. Schutt and Laurie R. Schutt	Book 1221, Page 58

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot J	Laurel Street	2,500± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 251	Susan Reardon	Book 1321, Page 1

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot K	School Street	24,000± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 193	Ronald J. Santos	Book 363, Page 261

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot L	School Street and Mequash Avenue	14,000 ± s.f.

<u>Assessor</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 194	Carmine DiSibio and Amy DiSibio	Book 934, Page 279

Supposed Owners:

William J. Braun, Robert F. Mooney and John E. O'Brien,
Trustees of Surfside Realty Trust u/d/t dated May 25, 1979
Recorded with said Deeds in Book 172, Page 338

Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking,

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

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COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTION OF EEL POINT ROAD

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 102 at its 2015 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in that certain parcel of land comprising a portion of Eel Point Road described below (“Parcel”) is required for general municipal purposes and/or public access purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcel, those who hold easements and other rights to the Parcel, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcel, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Taking and Disposition Plan of Land in Nantucket, MA Prepared for Sunset Realty Trust” dated April 27, 2016, prepared by Blackwell & Associates, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2016-48 (the “Plan”) and consisting of the following Parcel described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot A	Eel Point Road	4,488± s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 38, Parcel 32	Robert Friedman, Trustee of Sunset Realty Trust u/d/t dated August 4, 2014, filed with Nantucket Registry District of the Land Court as Document No. 145350, as affected by Trustee Appointment filed as Document No. 149381, Trustee Resignation filed as Document No. 149382 and Trustee Acceptance filed as Document No. 149383 with said Registry District of Land Court	Certificate of Title No. 25295

And

Map 38,
Parcel 2.1

Any and all trees, vegetation, structures and improvements on the Parcel are included in this Order of Taking,

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcel are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of said Parcel taken hereby is not a true owner of said Parcel, then the award is made only to the true owner(s) of said Parcel.

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COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF UNNAMED WAYS BETWEEN
EEL POINT ROAD AND MADAKET HARBOR

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 102 at its 2015 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Unnamed Ways between Eel Point Road and Madaket Harbor described below (“Parcels”) is required for general municipal purposes and/or public access purposes or open space purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Plan of Land in Nantucket, Massachusetts, Being a Subdivision of Private Ways Eliminated Pursuant to Article 102 & 103, ATM April 6, 2015 as Shown on L.C. Plan #13887-I Unnamed Ways Between Eel Point Road and Madaket Harbor” dated February 1, 2016, prepared by Nantucket Surveyors, LLC and recorded with the Nantucket Registry of Deeds as Plan No. 2016-52 (the “Plan”) and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel A	Unnamed Way	16,170 ± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 33, Parcel 20	Fernando C. Colon Osorio and Laurie Margolies, Trustees of the Eel Point Road Nominee Trust u/d/t dated November 1, 2008 and Filed with Nantucket Registry District of the Land Court as Document No. 125747	Certificate of Title No. 23130

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel B	Unnamed Way	9,940 ± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 33, Parcel 19.1	Neil C. Krauter	Certificate of Title No. 25077
<u>Parcel</u>	<u>Address/ Location</u>	<u>Area ±</u>
Parcel C	Unnamed Way	3,175 ±s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 33, Parcel 19.1	Neil C. Krauter	Certificate of Title No. 25077
<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel D	Unnamed Way	6,437 ± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 34, Parcel 2	Nantucket Islands Land Bank	Certificate of Title No. 14508
<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel E	Unnamed Way	3,000 ±s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 34, Parcel 3	Fernando C. Colon Osorio and Laurie Margolies, Trustees of the Eel Point Road Nominee Trust u/d/t dated November 1, 2008 and filed with Nantucket Registry District of the Land Court as Document No. 125747	Certificate of Title No. 23130

Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking, excluding from this Taking any rights to driveway and access easements shown on Land Court Plan 13887-X.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

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COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTION OF UNNAMED WAY OFF SHERBURNE TURNPIKE

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts (“Town”), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 96 at its 2014 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portion of an Unnamed Way off Sherburne Turnpike described below (“Parcels”) is required for general municipal purposes and/or public access purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled “Taking and Disposition Plan of Land in Nantucket, MA Prepared for 2013 Freedom Trust” dated March 31, 2016, prepared by Blackwell & Associates, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2016-40 (the “Plan”) and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot 8	Unnamed Way	6,651 ± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 30, Parcel 172	William Pietragallo, II, Trustee of the 2013 Freedom Trust u/d/t dated June 18, 2013, filed with Nantucket Registry District of the Land Court as Document No. 141460	Certificate of Title No. 24991

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot 9	Unnamed Way	6,751 ± s.f

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 30, Parcel 172	Kevin F. Dale, as Trustee of Kimball Avenue Nominee Trust u/d/t dated July 19, 2013, filed with Nantucket Registry District of the Land Court as Document No. 142008	Certificate of Title No. 24888

Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking, excluding from this Taking the rights for access purposes over the existing paved driveway as shown on said Plan for the benefit of the property shown on Assessor's Map 30 as Parcel 172.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

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COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF UNNAMED WAYS OFF SOUTH PROSPECT
STREET AND VESPER LANE

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts ("Town"), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 102 at its 2015 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Unnamed Ways off South Prospect Street and Vesper Lane described below ("Parcels") is required for conveyance purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled "Taking and Disposition Plan of Land in Nantucket, MA Prepared for Nantucket Cottage Hospital," dated July 16, 2015, prepared by Blackwell & Associates, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2016-49 (the "Plan") and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 1	South Prospect Street	2,767± s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 55, Parcel 3	Nantucket Cottage Hospital, Inc.	Certificate of Title No. 3802
<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 2	Unnamed Way off South Prospect Street	11,917±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 55, Parcel 321	Town of Nantucket	Book 1538, Page 330 formerly Certificate of Title No. 4826

<u>Parcel</u>	<u>Address/ Location</u>	<u>Area ±</u>
Parcel 3	Unnamed Way off Vesper Lane	6,310 ±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 55, Parcel 3	Nantucket Cottage Hospital, Inc.	Certificate of Title No. 3802

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 4	Unnamed Way off Vesper Lane	2,907±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 55, Parcel 2	Inhabitants of the Town of Nantucket Historic Cemetary	

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 5	Unnamed Way off Vesper Lane	3,386±s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 55, Parcel 320	Nantucket Islands Land Bank	Book 1092, Page 42

Any and all trees, vegetation, structures and improvements on the Parcels are included in this Order of Taking,

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

The General Laws of Massachusetts

Search the Laws

PART I. ADMINISTRATION OF THE GOVERNMENT

TITLE XX. PUBLIC SAFETY AND GOOD ORDER

Go To:
Next Section
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Mass.gov

CHAPTER 140. LICENSES

THEATRICAL EXHIBITIONS, PUBLIC AMUSEMENTS, ETC.

Chapter 140: Section 181. Theatrical exhibitions, etc.; licenses; fees; applications; suspension or revocation; workers' compensation coverage

Section 181. The mayor or selectmen may, except as provided in section one hundred and five of chapter one hundred and forty-nine, grant and set the fee for, upon such terms and conditions as are described hereinafter, a license for theatrical exhibitions, public shows, public amusements and exhibitions of every description, to be held upon weekdays only, to which admission is obtained upon payment of money or upon the delivery of any valuable thing, or in which, after free admission, amusement is furnished upon a deposit of money in a coin controlled apparatus, but in no event shall any such fee be greater than one hundred dollars. Notwithstanding the limitations of this paragraph, a license granted to a movie theater, including any drive-in theater, for the exhibition of motion pictures shall permit such exhibition seven days per week. The fee for such license shall not exceed the total amounts paid by a licensee for licenses issued in 1997 under this section and section 4 of chapter 136 then in effect; provided, however, that the fee for such license shall not be greater than \$500.

The application for such a license shall be in writing and shall fully and specifically describe the conditions of the proposed exhibition, show, or amusement and the premises upon which the proposed exhibition, show, or amusement is to take place, to the extent that such conditions or premises would affect the public safety, health or order. Upon written request of the mayor or selectmen, the applicant shall in addition furnish reasonable information concerning the conditions of the premises and actions to be taken in order to prevent danger to the public safety, health, or order. Within thirty days following receipt of such application, the mayor or selectmen shall grant a license or shall order a hearing preceded by at least ten days written notice to the applicant. Within forty-five days next following the close of such hearing, the mayor or selectmen shall grant such license or shall deny such license upon a finding that issuance of such a license would lead to the creation of a nuisance or would endanger the public health, safety or order by:

if denying must use this criteria

- (a) unreasonably increasing pedestrian traffic in the area in which the premises are located or
- (b) increasing the incidence of disruptive conduct in the area in which the premises are located or
- (c) unreasonably increasing the level of noise in the area in which the premises are located.

Notice of such a denial shall be delivered to the applicant in writing and shall be accompanied by a statement of the reasons therefor. No application shall be denied if the anticipated harm is not significant or if the likelihood of its occurrence is remote. The mayor or selectmen may impose conditions upon a license but said conditions may only relate to compliance with applicable laws or ordinances, or to public safety, health or order, or to steps required to be taken to guard against creation of a nuisance or

to insure adequate safety and security for patrons or the affected public.

No applicant having been denied a license as aforesaid shall submit the same or a similar application within one year of said denial without including in said new application facts showing that the circumstances upon which the original denial was based have substantially changed.

The mayor or selectman may revoke or suspend a license granted pursuant to the provisions of this section upon finding, after a hearing preceded by ten days written notice to the licensee, that conditions exist which would have justified denial of the original application for such license provided, that the mayor or selectmen may petition the superior court department of the trial court to enjoin any violation of this section.

No license shall issue, however, for a traveling carnival, circus or other such traveling amusement which does not have its principal place of business within the commonwealth unless the licensee certifies that he has provided by insurance for the payment of compensation and the furnishing of other benefits under chapter one hundred and fifty-two to all persons to be employed by said licensee and that such insurance shall continue in full force and effect during the term of the license; and the licensee further certifies that he has obtained a policy of public liability insurance in the amount of at least twenty-five thousand dollars to pay any claims or judgments rendered against the licensee in favor of patrons or others to recover damages resulting from the negligence of the licensee. The amount of insurance of the policy hereinbefore required or in effect shall not limit or impair any right of recovery to which any plaintiff may be entitled in excess of such amount.

Memo

To: Board of Selectmen

From: Amy Baxter, Business License Inspector

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

Date: June 7, 2016

Re: Public Hearing 6-22-16: Theatre Workshop of Nantucket, Entertainment License

Please find the attached documents for your review:

1. Entertainment License Application for Theatre Workshop of Nantucket, Bennett Hall, 62 Centre Street
2. Department Comments from Police; Fire; Building



ENTERTAINMENT APPLICATION COMMENTS

THEATRE WORKSHOP OF NANTUCKET

APPLICATION	ENTERTAINMENT
PREMISES	Bennett Hall, 62 Centre Street
DBA	Theatre Workshop of Nantucket
ENT REQUESTED	Stage Plays; Sound effects; Instrumental & Vocal Music
HOURS	12:00 pm – 10:00 pm
OCCUPANCY	153; Seating 130
LIQUOR	Seasonal Liquor License Application denied. No plans for an appeal.
BACKGROUND	We requested Theatre Workshop apply for an Annual Entertainment License to bring them into compliance – they have never had a full or temporary Entertainment License.
BOS PUBLIC HEARING	Wednesday, June 22

Police Department:

The NPD does not have any issues with this application.

Fire Department:

There are no concerns over the use of this building – provided all life safety system are functional and inspections are up to date and on file. There is no record of an up to date occupancy inspection in our records for this property

Building Department:

I have no issues or concerns the COI is valid until 11/30/16.

TOWN AND COUNTY OF NANTUCKET
NEW ENTERTAINMENT LICENSE APPLICATION
APPLICATION FOR LIVE AND NON-LIVE ENTERTAINMENT LICENSE

Please complete this application, sign, date and return with all requested documents to
LICENSING OFFICE, 4 FAIRGROUNDS ROAD, NANTUCKET MA 02554
Office hours: Monday-Friday 8:00AM – 4:00PM
508-325-4137
amcandrew@police.nantucket-ma.gov

1. Describe specifically where on the premises you wish to have Entertainment (Indoors? Outdoors?)

Indoors and on stage at Bennett Hall

2. Telephone number for business establishment: _____

Please check below: Categories of Entertainment for which you are applying:

3. Instrumental Music Types of Instruments: Various depending on production
Total Number of Instruments? _____

4. Vocal Music Number of Vocalists? Depending on production

5. Disc Jockey Karaoke 6. Dancing by Patrons Describe Size/Location of
Dance Floor on premises: N/A

Hours of Dancing by Patrons: N/A

7. Exhibition or Trade Show Describe _____

8. Movie Theatre Number of Screens? One screen on stage if needed for production

9. Stage Plays Number of Stages? One main stage with levels added/stairs

10. Radio DMX CD Player i-Pod Other _____

11. Number of Widescreen TV's and Locations? _____

12. Floor Shows Describe Type/Hours (i.e.Comedian, etc.) _____

13. Will Entertainment be **AMPLIFIED** via speakers, sound system, other? Yes No

If YES, please explain details Actors may be amplified with microphones and

14. If athletic event(s) are to be held, please describe N/A

15. Will an Admission/Cover fee be charged? Yes No

If YES, describe types of Entertainment and \$ Amount of Cover Charge: Various ticket prices depending on production \$20 - \$50/person

15. Hours during which Entertainment will be offered (A.M. and P.M.)?

Monday	From <u>12:00 pm</u>	To <u>10:00 pm</u>
Tuesday	From <u>12:00 pm</u>	To <u>10:00 pm</u>
Wednesday	From <u>12:00 pm</u>	To <u>10:00 pm</u>
Thursday	From <u>12:00 pm</u>	To <u>10:00 pm</u>
Friday	From <u>12:00 pm</u>	To <u>10:00 pm</u>
Saturday	From <u>12:00 pm</u>	To <u>10:00 pm</u>
Sunday	From <u>12:00 pm</u>	To <u>10:00 pm</u>

16. Please list all other business licenses associated with the premises (Liquor, CV, Sunday Entertainment License from State, etc.):

N/A

LICENSE MANAGER OF RECORD

1. Proposed Manager of Record Jonathan Jensen Email: jjensen@theatreworkshop.com

2. Home Address 62 Centre Street, Nantucket, MA 02554

3. Telephone/Cell Phone [REDACTED] / [REDACTED] SSN [REDACTED]

4. Date of Birth [REDACTED] Place of Birth [REDACTED]

5. Mother's Maiden Name [REDACTED]

WITHIN THE PAST SEVEN (7) YEARS, HAS THE PROPOSED MANAGER BEEN CONVICTED OF A FELONY OR A VIOLATION OF A STATE OR FEDERAL NARCOTICS LAW?

Yes: (Please explain) [REDACTED]

No:

OPERATIONS

- 1) Proposed capacity of premises: 155 (130 seats)
- 2) Number of Restrooms 2 Number of Egresses 3 Entrances 5 Exits 5
- 3) Days/Hours of Operation for Liquor License? N/A
- 4) Days/Hours of Operation for CV License? N/A
- 5) a. Number of employees on premises during peak hours? 10+
- b. Number of employees on premises at any given time? 5
- c. Number of Managers or designated person in charge at any given time? 2

BUSINESS ORGANIZATION

Please check the applicable section:

1. The business for which this application is being filed is a:

Sole Proprietorship (Please state owner's name) _____
DBA _____

Partnership (List Partner names) _____
DBA _____

Corporation, LLC (If the applicant is a corporation, give the name and home address of each Officer, Director and Shareholder and the % of stock held by each person) _____
Theatre Workshop of Nantucket, Inc.
DBA Theatre Workshop of Nantucket

2. Employer EIN/FID: _____

3. If new ownership, please indicate previous d/b/a, owner and date you assumed ownership _____

4. Was there an approved transfer of an Alcoholic Beverages or CV license within the past 12 months?
 Y N If YES, when? _____

5. Do you have any financial or corporate relationship with the prior owner? No
If YES, please describe: _____

6. Does any person who holds direct or indirect interest in this premises hold direct or indirect
Interest in any other premises which has an Entertainment license in the Town of Nantucket?
No If YES, please describe: _____

7. Has any person who holds direct or indirect interest in the premises ever been denied an Entertainment license or had an Entertainment license suspended, revoked, or voluntarily surrendered an Entertainment license in any jurisdiction? **No** If **YES**, please attach an explanation on a separate page with dates and the name of the person with the aforementioned interest.
8. Has the applicant, or officer of the applicant: (If **YES**, please attach an explanation.
- a. Been convicted of a felony in the past seven (7) years? **No**
 - b. Held any interest in an Alcoholic Beverage or CV license which has been suspended or revoked or voluntarily surrendered? **No**
 - c. Have any knowledge of illegal activity by its principals which may effect this license or the licensed premises? **No**

STATEMENT OF APPLICANT

Under the pains and penalties of perjury, I affirm that the preceding answers are true to the best of my knowledge and belief, and that there are no other indirect interests in this license other than those indicated in this application.

Signature of Applicant: _____ Date: _____

Print Applicant's Full Name: Jonathan Jensen

Applicant's Relationship to Business Entiy: Executive Director

TOWN OF NANTUCKET BOARD OF SELECTMEN

Approved: YES NO Date: _____

Town Manager Signature: _____

Licensing Board Conditions/Restrictions/Comments: _____

Memo

To: Board of Selectmen

From: Amy Baxter, Business License Inspector

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

Date: June 15, 2016

Re: BOS Public Hearing 6-22-16: Whaling Museum Entertainment License

Please find the attached documents for your review:

1. Entertainment Application Checklist
2. Entertainment License Application for Whaling Museum, 13 Broad Street
3. Department Comments from Police; Fire; Building; Zoning



ENTERTAINMENT APPLICATION COMMENTS

WHALING MUSEUM

PREMISES	Whaling Museum, 13 Broad Street
DBA	Nantucket Historical Association
ENT REQUESTED	Special Events Entertainment; Instrumental and Vocal; Disc Jockey; Dancing (Main Hall and Rooftop); Movie Theatre Screen (Main Hall); Staged readings and theater; Amplification
HOURS	10:00 am – 12:00 am
OCCUPANCY	Requested up to 200 for events (Official number determined by Building/Fire); 2 Main Restrooms; 10 Egresses
LOCATION	Main Hall and roof top events throughout summer months
LIQUOR	No plan for requesting Liquor License at this time. Temporary Pouring Permits issued for special events. Approx. 15-20/year.
BACKGROUND	We requested that NHA file for an annual Entertainment License as they have been requesting 10-15 Temporary Entertainment Licenses a year for public events in addition to the private events year round. Many of the summer events are located on the rooftop with Live Music and Alcohol.
PUBLIC HEARING	Wednesday, June 22

Police Department:

In reviewing this application, the NPD does not have concerns about events held inside the premises. However, I think that any events held on the roof top should be restricted to no music or alcohol served after 10:00 PM. And, consideration should be given to only allowing non-electrified acoustic music on the roof top as sound carries farther from that part of the building.

Fire Department

There are no concerns over the use of the Main Hall. There are concerns over the use of the rooftop deck at the Whaling Museum in regards to means of egress and the number of people that are allowed to use the roof top deck at any one time. There needs to be an established number of people that are allowed onto the roof top deck and we should also see a floor plan layout indicating exit routes.

Building Department:

The COI for the building expired April 30, 2016 and they are in the process of correcting the deficiencies found during the inspection. When the COI is issued I will have no issued or concerns, the building is fully sprinklered and alarmed with sufficient exits for the expected number of occupants.



June 16, 2016

RE: Entertainment License Application

Dear Board of Selectman,

The Nantucket Historical Association (NHA) kindly requests an Entertainment License for 2016 in order to host a wide range of community events and special programs throughout the year at the Whaling Museum. Certain programs feature entertainment inside the great hall, and others take place on our rooftop observation deck. As our application explains, these programs feature classical concerts with instruments like the piano, violin, cello, etc., singers of various and numbers depending on the program, usually 1 or 2 at a time as well as a guest D.J. Not all our programs are amplified. Depending on the program, certain performers appreciate having a microphone and amplification via the museum-wide A/V system which is mainly used in the main hall the rooftop. Other times, performers ask to play acoustically.

The array of programs described above and within the application have been created around the NHA's mission and provide a vital source of awareness and revenue that enable the association to do its important work.

We thank you for your consideration.

Sincerely,

Johanna C. Richard
Associate Director



NANTUCKET HISTORICAL ASSOCIATION

P.O. BOX 1016, NANTUCKET, MA 02554-1016 / TEL. 508-228-1894 / FAX 508-228-5618 / www.nha.org

TOWN AND COUNTY OF NANTUCKET
NEW ENTERTAINMENT LICENSE APPLICATION
APPLICATION FOR LIVE AND NON-LIVE ENTERTAINMENT LICENSE

Please complete this application, sign, date and return with all requested documents to

LICENSING OFFICE, 4 FAIRGROUNDS ROAD, NANTUCKET MA 02554

Office hours: Monday-Friday 8:00AM – 4:00PM

508-325-4137

amcandrew@police.nantucket-ma.gov

1. Describe specifically where on the premises you wish to have Entertainment (Indoors? Outdoors?)

The NHA holds a wide range of community events and special programs throughout the year at the

Whaling Museum inside the great hall, and others take place on our rooftop observation deck.

2. Telephone number for business establishment: 508-228-1894

Please check below: Categories of Entertainment for which you are applying:

3. Instrumental Music Types of Instruments: Classical concerts w/ instruments like the piano, violin, cello
Total Number of Instruments? The number depends on the event, but may average 3 or 4.
4. Vocal Music Number of Vocalists? We feature singers of various and numbers, usually 1 or 2
5. Disc Jockey Karaoke 6. Dancing by Patrons Describe Size/Location of
Dance Floor on premises: Main hall(appx. dance floor 1000 s.ft) rooftop observation deck(appx. 800 sq.ft)
Hours of Dancing by Patrons: Depends on program - appx. 2.
7. Exhibition or Trade Show Describe _____
8. Movie Theatre Number of Screens? We have one main screen in the main hall of the museum.
9. Stage Plays Number of Stages? Staged readings & theatrical offerings in the main hall of the museum
10. Radio DMX CD Player i-Pod Other Museum-wide A/V system as background
11. Number of Widescreen TV's and Locations ? n/a
12. Floor Shows Describe Type/Hours (i.e.Comedian, etc.) n/a

13. Will Entertainment be **AMPLIFIED** via speakers, sound system, other? Yes No

If YES, please explain details Certain performers have a microphone and amplification via A/V system

which is mainly used in the main hall and occasionally the rooftop.

14. If athletic event(s) are to be held, please describe n/a

15. Will an Admission/Cover fee be charged? Yes No

If YES, describe types of Entertainment and \$ Amount of Cover Charge: Depends on the program.

The fees vary from being FREE to ranging from \$10 - \$100 /ticket.

15. Hours during which Entertainment will be offered (A.M. and P.M.)?

Monday	From	<u>Each program</u>	To	_____
Tuesday	From	_____	To	_____
Wednesday	From	_____	To	_____
Thursday	From	_____	To	_____
Friday	From	_____	To	_____
Saturday	From	_____	To	_____
Sunday	From	_____	To	_____

16. Please list all other business licenses associated with the premises (Liquor, CV, Sunday Entertainment License from State, etc.):

n/a

LICENSE MANAGER OF RECORD

1. Proposed Manager of Record Johanna Richard Email: jrichard@nha.org

2. Home Address [REDACTED]

3. Telephone/Cell Phone [REDACTED] / [REDACTED] SSN [REDACTED]

4. Date of Birth [REDACTED] Place of Birth [REDACTED]

5. Mother's Maiden Name [REDACTED]

WITHIN THE PAST SEVEN (7) YEARS, HAS THE PROPOSED MANAGER BEEN CONVICTED OF A FELONY OR A VIOLATION OF A STATE OR FEDERAL NARCOTICS LAW?

Yes: (Please explain) _____

No:

OPERATIONS

- 1) Proposed capacity of premises: Depending on the program, 1 - 200
- 2) Number of Restrooms 2 main bathroom Number of Egresses At least 10
- 3) Days/Hours of Operation for Liquor License? n/a
- 4) Days/Hours of Operation for CV License? n/a
- 5) a. Number of employees on premises during peak hours? 30+
- b. Number of employees on premises at any given time? 10+
- c. Number of Managers or designated person in charge at any given time? Minimum of 3

BUSINESS ORGANIZATION

Please check the applicable section:

1. The business for which this application is being filed is a:

Sole Proprietorship (Please state owner's name) _____

DBA _____

Partnership (List Partner names) _____

DBA _____

Corporation, LLC (If the applicant is a corporation, give the name and home address of each Officer, Director and Shareholder and the % of stock held by each person) _____

DBA _____

2. Employer EIN/FID: 046-003451

3. If new ownership, please indicate previous d/b/a, owner and date you assumed ownership _____
n/a

4. Was there an approved transfer of an Alcoholic Beverages or CV license within the past 12 months?

Y N If YES, when? n/a

5. Do you have any financial or corporate relationship with the prior owner? No

If YES, please describe: _____

6. Does any person who holds direct or indirect interest in this premises hold direct or indirect interest in any other premises which has an Entertainment license in the Town of Nantucket?

No If YES, please describe: _____

7. Has any person who holds direct or indirect interest in the premises ever been denied an Entertainment license or had an Entertainment license suspended, revoked, or voluntarily surrendered an Entertainment license in any jurisdiction? No If YES, please attach an explanation on a separate page with dates and the name of the person with the aforementioned interest.
8. Has the applicant, or officer of the applicant: (If YES, please attach an explanation.)
- a. Been convicted of a felony in the past seven (7) years? No
 - b. Held any interest in an Alcoholic Beverage or CV license which has been suspended or revoked or voluntarily surrendered? No
 - c. Have any knowledge of illegal activity by its principals which may effect this license or the licensed premises? No

STATEMENT OF APPLICANT

Under the pains and penalties of perjury, I affirm that the preceding answers are true to the best of my knowledge and belief, and that there are no other indirect interests in this license other than those indicated in this application.

Signature of Applicant: _____ Date: 06/02/16

Print Applicant's Full Name: Johanna Richard

Applicant's Relationship to Business Entiy: NHA Associate Director

TOWN OF NANTUCKET BOARD OF SELECTMEN

Approved: YES NO Date: _____

Town Manager Signature: _____

Licensing Board Conditions/Restrictions/Comments: _____



Memo

To: Board of Selectmen

From: Amy Baxter, Business License Inspector

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

Date: June 15, 2016

Re: BOS Public Hearing 6-22-16: White Heron Theatre Entertainment License

Please find the attached documents for your review:

1. Entertainment Application Checklist
2. Entertainment License Application for White Heron Theatre, 5 North Water Street
3. Department Comments from Police; Fire; Building; Zoning
4. 2015 Entertainment License for 5 North Water Street



ENTERTAINMENT APPLICATION COMMENTS

WHITE HERON THEATRE COMPANY

APPLICATION	ENTERTAINMENT (attached)
PREMISES	5 North Water Street
DBA	White Heron Theatre
ENT REQUESTED	Stage Plays; Sound effects; Instrumental & Vocal Music;
HOURS	10:00 am – 1:00 am
OCCUPANCY	157 Seat Theater; 5 Restrooms; 8 Egresses
LIQUOR	No plan for requesting Liquor License at this time.
BACKGROUND	New Theater currently under construction, planning full summer season of live theater performances and performance and educational programming year-round.
BOS PUBLIC HEARING	Wednesday, June 22

Police Department:

The NPD has no concerns with this application.

Fire Department

The Fire Department has no concerns at this time but would ask that the license be held and not awarded until such time as the building is completed and all inspections on the property are completed and the building has been issued a Certificate of Occupancy.

Building Department:

The building is still under construction with completion scheduled for the beginning of July. When the CO is issued, I will have no issues or concerns as the building is built as a theater with all the building, fire and life safety items addressed.

Zoning:

No objections to this application.

White Heron Theatre Company
5 North Water St.
Nantucket, MA 02554

June 8, 2016

RE: White Heron Theatre Company

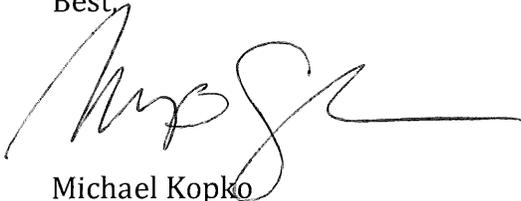
Board of Selectmen
Town of Nantucket
16 Broad St.
Nantucket, MA 02554

Dear Board of Selectmen,

Attached please find our application for an entertainment license for our theater. We are proposing a full season of live theater performances during the summer, as well as performance and educational programming year-round.

If you have any questions, please don't hesitate to contact me.

Best,

A handwritten signature in black ink, appearing to read 'Michael Kopko', with a long horizontal flourish extending to the right.

Michael Kopko
Executive Director
michael@whiteherontheatre.org
508.228.2156

TOWN AND COUNTY OF NANTUCKET
NEW ENTERTAINMENT LICENSE APPLICATION
APPLICATION FOR LIVE AND NON-LIVE ENTERTAINMENT LICENSE
Please complete this application, sign, date and return with all requested documents to
LICENSING OFFICE, 4 FAIRGROUNDS ROAD, NANTUCKET MA 02554
Office hours: Monday-Friday 8:00AM – 4:00PM
508-325-4137
amcandrew@police.nantucket-ma.gov

1. Describe specifically where on the premises you wish to have Entertainment (Indoors? Outdoors?)

Premises is a 157-seat Theatre. Indoors.

2. Telephone number for business establishment: 508-228-2156

Please check below: Categories of Entertainment for which you are applying:

3. Instrumental Music Types of Instruments: as needed for musical performances
Total Number of Instruments? as needed

4. Vocal Music Number of Vocalists? as needed for musical performances

5. Disc Jockey Karaoke 6. Dancing by Patrons Describe Size/Location of

Dance Floor on premises: _____

Hours of Dancing by Patrons: _____

7. Exhibition or Trade Show Describe _____

8. Movie Theatre Number of Screens? _____

9. Stage Plays Number of Stages? ONE

10. Radio DMX CD Player i-Pod Other pre-recorded music & sound effects

11. Number of Widescreen TV's and Locations? one in lobby

12. Floor Shows Describe Type/Hours (i.e. Comedian, etc.) _____

various

13. Will Entertainment be **AMPLIFIED** via speakers, sound system, other? Yes No

If YES, please explain details generally performers are
not amplified

14. If athletic event(s) are to be held, please describe _____

15. Will an Admission/Cover fee be charged? Yes No

If YES, describe types of Entertainment and \$ Amount of Cover Charge: _____

live performances, ticket prices vary

15. Hours during which Entertainment will be offered (A.M. and P.M.)?

Monday	From	<u>10 AM</u>	To	<u>11 AM</u>
Tuesday	From	<u>"</u>	To	<u>"</u>
Wednesday	From	<u>"</u>	To	<u>"</u>
Thursday	From	<u>"</u>	To	<u>"</u>
Friday	From	<u>"</u>	To	<u>"</u>
Saturday	From	<u>"</u>	To	<u>"</u>
Sunday	From	<u>"</u>	To	<u>"</u>

16. Please list all other business licenses associated with the premises (Liquor, CV, Sunday Entertainment License from State, etc.):

Sunday entertainment

LICENSE MANAGER OF RECORD

1. Proposed Manager of Record Michael Kepko Email: michael@whiteheartbooks.org

2. Home Address 5 N. Wabey St., Nashbet MA 02551

3. Telephone/Cell Phone [REDACTED] / [REDACTED] SSN [REDACTED]

4. Date of Birth [REDACTED] Place of Birth [REDACTED]

5. Mother's Maiden Name [REDACTED]

WITHIN THE PAST SEVEN (7) YEARS, HAS THE PROPOSED MANAGER BEEN CONVICTED OF A FELONY OR A VIOLATION OF A STATE OR FEDERAL NARCOTICS LAW?

Yes: (Please explain) _____

No:

OPERATIONS

- 1) Proposed capacity of premises: 157
- 2) Number of Restrooms 5 Number of Egresses 8
- 3) Days/Hours of Operation for Liquor License? N/A
- 4) Days/Hours of Operation for CV License? N/A
- 5) a. Number of employees on premises during peak hours? 10
- b. Number of employees on premises at any given time? 4
- c. Number of Managers or designated person in charge at any given time? 1

BUSINESS ORGANIZATION

Please check the applicable section:

1. The business for which this application is being filed is a:

Sole Proprietorship (Please state owner's name) _____
DBA _____

Partnership (List Partner names) _____
DBA _____

Corporation, LLC (If the applicant is a corporation, give the name and home address of each Officer, Director and Shareholder and the % of stock held by each person) _____
White Heron Pub & Brewery Company - 501(c)3 non-profit
DBA See attached

2. Employer EIN/FID: 52-2436415

3. If new ownership, please indicate previous d/b/a, owner and date you assumed ownership _____

4. Was there an approved transfer of an Alcoholic Beverages or CV license within the past 12 months?

Y N If YES, when? _____

5. Do you have any financial or corporate relationship with the prior owner? **Select**
If YES, please describe: _____

6. Does any person who holds direct or indirect interest in this premises hold direct or indirect interest in any other premises which has an Entertainment license in the Town of Nantucket?

Select If YES, please describe: ND

- 7. Has any person who holds direct or indirect interest in the premises ever been denied an Entertainment license or had an Entertainment license suspended, revoked, or voluntarily surrendered an Entertainment license in any jurisdiction? **Select** If YES, please attach an explanation on a separate page with dates and the name of the person with the aforementioned interest.
- 8. Has the applicant, or officer of the applicant: (If YES, please attach an explanation.
 - a. Been convicted of a felony in the past seven (7) years? **Select**
 - b. Held any interest in an Alcoholic Beverage or CV license which has been suspended or revoked or voluntarily surrendered? **Select**
 - c. Have any knowledge of illegal activity by its principals which may effect this license or the licensed premises? **Select**

(
NO
(

STATEMENT OF APPLICANT

Under the pains and penalties of perjury, I affirm that the preceding answers are true to the best of my knowledge and belief, and that there are no other indirect interests in this license other than those indicated in this application.

Signature of Applicant: *[Signature]* Date: 6-6-16

Print Applicant's Full Name: Michael Kopko

Applicant's Relationship to Business Entiy: Executive Director

TOWN OF NANTUCKET BOARD OF SELECTMEN

Approved: YES NO Date: _____

Town Manager Signature: _____

Licensing Board Conditions/Restrictions/Comments: _____



Board of Selectmen Liquor License Public Hearing Process

Liquor License Public Hearing Process

1. The chairman opens the public hearing and may outline the procedure to be followed.
2. The applicant reviews their pending application.
3. Public comment is taken.
 - If applicable, read into record any written objections received from school, church or hospital located within 500 feet.
4. The chairman invites questions from the Board and closes the public hearing.
5. The Board makes a decision to approve or deny.
6. Pursuant to MGL c. 138, §23 and Ballarin v. Licensing Board of Boston, denials must be based on reasonable grounds; ABCC and courts prefer findings based on:
 - the appropriateness of a liquor license at a particular location
 - the number of existing dispensaries in Town
 - the views of the inhabitants of the locality in which a license is sought
 - traffic, noise, size (typically applies to a new location)
 - the sort of operation that carries the license
 - the reputation of the applicant
7. A written decision is required to be sent to the applicant. No need for reasons if the application is simply approved, but if there is a denial or conditions are imposed, the reasoning for this is required to be in the decision. Therefore, the Board should vote on basis for denial or conditions as well [concerns with traffic, another licensee located adjacent to property, limiting hours, etc.].

Memo

To: Board of Selectmen

From: Amy Baxter, Business License Inspector

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

Date: June 14, 2016

Re:

Public Hearing 6-22-16: 167Raw Liquor License application

Please find the attached documents for your review:

1. Form 43 for signature
2. Seasonal Package Store (Beer/Malt Beverages) Liquor License Application for 167Raw
3. Department Comments from Police; Fire; Building; Zoning



LIQUOR APPLICATION COMMENTS

167RAW

APPLICATION	LIQUOR (attached)
PREMISES	167 Hummock Pond Road
DBA	167Raw
LICENSE TYPE	SEASONAL – PACKAGE STORE – WINE & MALT WITH CORDIALS/LIQUERS PERMIT (attached)
MANAGER	Jesse Sandole
DESCRIPTION OF PREMISES	(Floor Plan attached) First Floor Licensed Premises (400 sq ft) 3 rooms; retail store; office; storage room; 3 entrances; 2 exits
PUBLIC HEARING	Wednesday, June 22

Police Department:

It is not clear from any of the information provided in this application what the actual plans are for the premises. It is currently a fish market with extremely limited space in the retail area for any type of display shelves or coolers. Is the applicant planning on continuing with the fish market and selling package liquor as an added product for their customers or are they discontinuing the fish market and going to be a seasonal package liquor store? In the past, when establishments that were dual use such as the Trading Post, Current Vintage and Bartlett's Farm applied for package liquor licenses they were required to clearly identify on their floor plans the area within the retail area(s) that would be used for the display and storage of alcoholic beverages and provide a specific square footage of space that would be dedicated to it. I don't see that with this application. Absent this information, I am unable to recommend that this application be approved.

Fire Department

The Fire Department has no concerns over this license

Building Department:

The building has never had a COI and therefore has not been evaluated for code compliance. I will have to reserve my comments until after we have done an inspection. If they are approved, we will contact them to apply for a COI.

Zoning:

My concern from a zoning perspective is that the lot is already taxed with regards to the current uses – retail fish sales and take-out food (via a food truck) -- and I am concerned about the ability of the 12,597-square foot lot to physically support the traffic that may be generated by the addition of alcohol sales. While it is likely that most alcohol sales would accompany purchase of take-out food and/or fish, I expect at least some clientele will stop expressly to purchase alcohol for a day at the beach. The sale of individual alcoholic beverages, as opposed to six packs, cases, or the like, would likely mitigate that concern.

APPLICATION FOR RETAIL ALCOHOLIC BEVERAGE LICENSE

City/Town

Nantucket, Mass

1. LICENSEE INFORMATION:

A. Legal Name/Entity of Applicant:(Corporation, LLC or Individual) 167Raw Inc.

B. Business Name (if different): 167Raw

C. Manager of Record: Jesse Sandole

D. ABCC License Number (for existing licenses only):

E. Address of Licensed Premises: 167 Hummock Pond Rd

City/Town: Nantucket

State: MA

Zip: 02554

F. Business Phone: (508)228-2871

G. Cell Phone: (508)221-0776

H. Email: jesse@167raw.com

I. Website: www.167raw.com

J. Mailing address (If different from E.): 174 Meeting St Suite 200

City/Town: Charleston

State: SC

Zip: 29401

2. TRANSACTION:

- New License New Officer/Director Transfer of Stock Issuance of Stock Pledge of Stock
 Transfer of License New Stockholder Management/Operating Agreement Pledge of License

The following transactions must be processed as new licenses:

- Seasonal to Annual (6) Day to (7)-Day License Wine & Malt to All Alcohol

IMPORTANT ATTACHMENTS (1): The applicant must attach a vote of the entity authorizing all requested transactions, including the appointment of a Manager of Record or principal representative.

3. TYPE OF LICENSE:

- \$12 Restaurant \$12 Hotel \$12 Club \$12 Veterans Club \$12 Continuing Care Retirement Community
 \$12 General On-Premises \$12 Tavern (No Sundays) \$15 Package Store

4. LICENSE CATEGORY:

- All Alcoholic Beverages Wines & Malt Beverages Wines Malt
 Wine & Malt Beverages with Cordials/Liqueurs Permit

5. LICENSE CLASS:

- Annual Seasonal

6. Contact Person concerning this application (attorney if applicable)

NAME:

ADDRESS:

CITY/TOWN: STATE ZIP CODE

CONTACT PHONE NUMBER: FAX NUMBER:

EMAIL:

7. Description of Premises:

Please provide a complete description of the premises to be licensed. The description should include the location of all entrances and exits.

-2 story building
-1 bedroom 1 bath apartment on the 2nd floor for private use
-1st floor to be licensed , contains 3 rooms, retail store, office, storage room. 3 entrances, 2 exits

total square ft=400

IMPORTANT ATTACHMENTS: The applicant must attach a floor plan with dimensions and square footage for each floor & room.

Occupancy Number: Seating Capacity:

8. Occupancy of Premises:

By what right does the applicant have possession and/or legal occupancy of the premises?

IMPORTANT ATTACHMENTS: The applicant must submit a copy of the final lease or documents evidencing a legal right to occupy the premises.

Other:

Landlord is a(n): Other

Name Phone:

Address: City/Town: State Zip

Initial Lease Term: Beginning Date Ending Date

Renewal Term: Options/Extensions at Years Each

Rent: per year Rent: per month

Do the terms of the lease or other arrangement require payments to the Landlord based on a percentage of the alcohol sales?
Yes No

IMPORTANT ATTACHMENTS: If yes, the Landlord is deemed a person or entity with a financial or beneficial interest in this license. Each individual with an ownership interest in the Landlord must be disclosed in §10 and must submit a completed [Personal Information Form](#) attached to this application. Entity formation documents for the Landlord entity must accompany the application to confirm the individuals disclosed.

9. Licensee Structure:

The Applicant is a(n): Other:

If the applicant is a Corporation or LLC, complete the following:

State of Incorporation/Organization: Date of Incorporation/Organization:

Is the Corporation publicly traded? Yes No

10. Interests in this License:

List all individuals involved in the entity (e.g. corporate stockholders, directors, officers and LLC members and managers) and any person or entity with a direct or indirect, beneficial or financial interest in this license (e.g. landlord with a percentage rent based on alcohol sales).

IMPORTANT ATTACHMENTS: All individuals or entities listed below are required to complete a [Personal Information Form](#).

Name	Title	Stock or % Owned	Other Beneficial Interest
Jesse Sandole	Owner	100	

*If additional space is needed, please use last page.

11. Existing Interests in Other Licenses:

Does any individual listed in §10 have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list said interest below:

Name	License Type	Licensee Name & Address
	<input type="text" value="Please Select"/>	

*If additional space is needed, please use last page.

12. PREVIOUSLY HELD INTERESTS IN OTHER LICENSES:

Has any individual listed in §10 who has a direct or indirect beneficial interest in this license ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list said interest below:

Name	Licensee Name & Address	Date	Reason Terminated
			Please Select
			Please Select
			Please Select

13. DISCLOSURE OF LICENSE DISCIPLINARY ACTION:

Have any of the disclosed licenses to sell alcoholic beverages listed in §11 and/or §12 ever been suspended, revoked or cancelled? Yes No If yes, list said interest below:

Date	License	Reason of Suspension, Revocation or Cancellation

14. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR A (§15) PACKAGE STORE LICENSE ONLY :

A.) For Individual(s):

1. Are you a U.S. Citizen? Yes No
2. Are you a Massachusetts Residents? Yes No

B.) For Corporation(s) and LLC(s) :

1. Are all Directors/LLC Managers U.S. Citizens? Yes No
2. Are a majority of Directors/LLC Managers Massachusetts Residents? Yes No
3. Is the License Manager a U.S. Citizen? Yes No

C.) For Individual(s), Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Individual(s), Shareholders, Members, Directors, LLC Managers and Officers involved at least twenty-one (21) years old? Yes No

15. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR (§12) RESTAURANT, HOTEL, CLUB, GENERAL ON PREMISE, TAVERN, VETERANS CLUB LICENSE ONLY:

A.) For Individual(s):

1. Are you a U.S. Citizen? Yes No

B.) For Corporation(s) and LLC(s) :

1. Are a majority of Directors/LLC Managers **NOT** U.S. Citizen(s)? Yes No
2. Is the License Manager or Principal Representative a U.S. Citizen? Yes No

C.) For Individual(s), Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Individual(s), Shareholders, Members, Directors, LLC Managers and Officers involved at least twenty-one (21) years old? Yes No

16. COSTS ASSOCIATED WITH LICENSE TRANSACTION:

A. Purchase Price for Real Property:

B. Purchase Price for Business Assets:

C. Costs of Renovations/Construction:

D. Initial Start-Up Costs:

E. Purchase Price for Inventory:

F. Other: (Specify)

G: TOTAL COST

H. TOTAL CASH

I. TOTAL AMOUNT FINANCED

IMPORTANT ATTACHMENTS (5): Any individual, LLC, corporate entity, etc. providing funds of \$50,000 or greater towards this transaction, must provide proof of the source of said funds. Proof may consist of three consecutive months of bank statements with a minimum balance of the amount described, a letter from your financial institution stating there are sufficient funds to cover the amount described, loan documentation, or other documentation.

The amounts listed in subsections (H) and (I) must total the amount reflected in (G).

17. PROVIDE A DETAILED EXPLANATION OF THE FORM(S) AND SOURCE(S) OF FUNDING FOR THE COSTS IDENTIFIED ABOVE (INCLUDE LOANS, MORTGAGES, LINES OF CREDIT, NOTES, PERSONAL FUNDS, GIFTS):

N/A

*If additional space is needed, please use last page.

18. LIST EACH LENDER AND LOAN AMOUNT(S) FROM WHICH "TOTAL AMOUNT FINANCED" NOTED IN SUB-SECTIONS 16(I) WILL DERIVE:

A.

Name	Dollar Amount	Type of Financing
N/A		
N/A		
N/A		

*If additional space is needed, please use last page.

B. Does any individual or entity listed in §17 or §18 as a source of financing have a direct or indirect, beneficial or financial interest in this license or any other license(s) granted under Chapter 138? Yes No

If yes, please describe:

19. PLEDGE: (i.e. COLLATERAL FOR A LOAN)

A.) Is the applicant seeking approval to pledge the license? Yes No

1. If yes, to whom:

2. Amount of Loan: 3. Interest Rate: 4. Length of Note:

5. Terms of Loan :

B.) If a corporation, is the applicant seeking approval to pledge any of the corporate stock? Yes No

1. If yes, to whom:

2. Number of Shares:

C.) Is the applicant pledging the inventory? Yes No

If yes, to whom:

IMPORTANT ATTACHMENTS (6): If you are applying for a pledge, submit the pledge agreement, the promissory note and a vote of the Corporation/LLC approving the pledge.

20. CONSTRUCTION OF PREMISES:

Are the premises being remodeled, redecorated or constructed in any way? If YES, please provide a description of the work being performed on the premises: Yes No

21. ANTICIPATED OPENING DATE:

**IF ALL OF THE INFORMATION AND
ATTACHMENTS ARE NOT COMPLETE
THE APPLICATION WILL BE
RETURNED**

APPLICANT'S STATEMENT

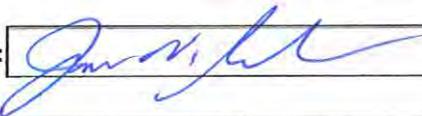
I, Jesse Sandole the: sole proprietor; partner; corporate principal; LLC/LLP member
Authorized Signatory

of 167Raw Inc., hereby submit this application for Seasonal Beer & Wine License
Name of the Entity/Corporation Transaction(s) you are applying for

(hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statement and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature: 

Date: 05/31/16

Title: Owner/Operator



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

MANAGER APPLICATION

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

1. LICENSEE INFORMATION:

Legal Name of Licensee: Business Name (dba):

Address:

City/Town: State: Zip Code:

ABCC License Number: (If existing licensee) Phone Number of Premise:

2. MANAGER INFORMATION:

A. Name: B. Cell Phone Number:

C. List the number of hours per week you will spend on the licensed premises:

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen: Yes No B. Date of Naturalization: C. Court of Naturalization:

(Submit proof of citizenship and/or naturalization such as US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers)

4. BACKGROUND INFORMATION:

A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages? Yes No

If yes, please describe:

B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled? Yes No

If yes, please describe:

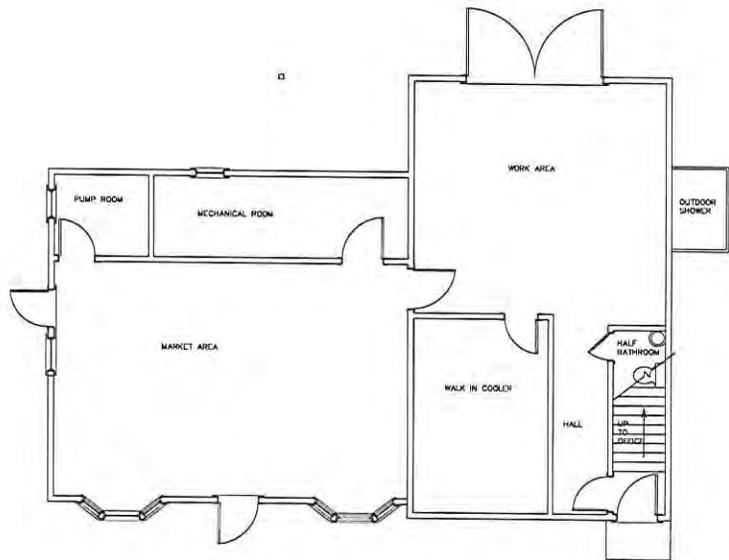
C. Have you ever been the Manager of Record of a license that was issued by this Commission? Yes No

If yes, please describe:

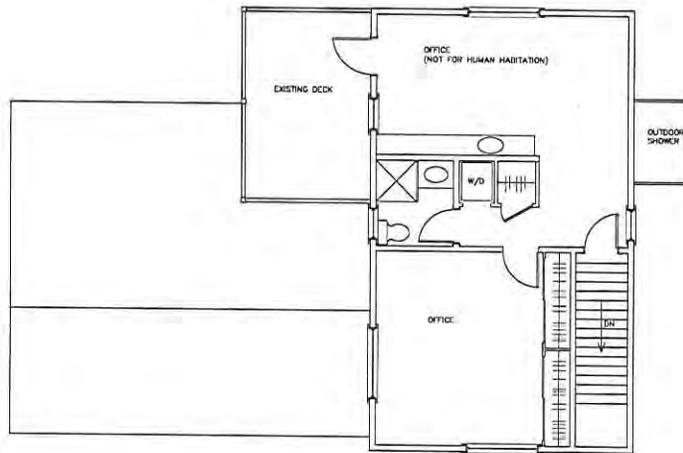
D. List your employment for the past ten years (Dates, Position, Employer, Address and Telephone):

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

Signature Date



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITIONS AND ALTERATIONS FOR:
EAST COAST SEAFOOD
167 HUMMOCK POND RD
MAP: 65 PARCEL: 36

FIRST AND SECOND
PLANS
HOC: XXXXXXX
BIDDING:
BLOG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/G: mpj copyright nag 2011
1/20/11

PUBLIC HEARING

Please be advised that the Board of Selectmen will hold a public hearing on Wednesday, June 22, 2016 at 6:00 PM to consider adopting the following fees associated with Liquor and Business Licenses:

Annual General-On-Premises All Alcohol License:	\$2,750.00
Annual General-On-Premises Wine and Malt License:	\$1,500.00
Seasonal General-On-Premises All Alcohol License:	\$2,900.00
Seasonal General-On-Premises Wine and Malt License:	\$1,600.00
Business License Fee:	\$200

Questions may be directed to Amy Baxter, Business License Inspector, at abaxter@police.nantucket-ma.gov. The hearing will be held in the first floor Community Room of the Public Safety Facility, 4 Fairgrounds Road, Nantucket, MA 02554.

G24

BOARD OF SELECTMEN

CHAPTER 200
TRAFFIC RULES AND REGULATIONS
TOWN OF NANTUCKET

Adopted September 10, 2008

Amended August 18, 2010; May 21, 2014; October 22, 2014;
December 17, 2014; February 17, 2016; March 16, 2016

200.16 PARKING PERMITS

200.16.1 The Police Department shall issue, upon submission of a proper application, submission of appropriate fees, satisfactory demonstration of qualification and after having made a determination of eligibility, the following permits:

200.16.1.1 Residential Parking Permit: Where Stopping, Standing or Parking is not otherwise prohibited within the Residential Parking Permit District, up to two (2) permits shall be issued to owners of Vehicles who own or rent dwellings which front on streets included in the Resident Parking Permits District or Core District, provided that a fee of \$50 for applications submitted between January 1 and May 31 or \$100 for applications submitted between June 1 and December 31 has been paid to the Town; the applicant shows satisfactory proof that he or she lives on a Public Way in one of the districts during the period between June 1 and September 30 of the year for which he is seeking a permit by using a tax bill, executed lease with a term greater than 90 days or other acceptable documentation as proof; and a valid registration card for the Vehicle to be permitted is shown. Applicants who require additional permits may be issued a permit, upon completion of an application as follows: For additional permits purchased between January 1 and January 31 by a resident of the Town who is shown as a resident of the Town upon the street where such additional permits are requested as determined by the Official Street List maintained by the Nantucket Town Clerk, the fee or any such additional permit shall be \$50.00; for additional permits by persons who do not appear on the Official Street List of the Town, and such additional permits are purchased between January 1 and May 31, the fee for each additional permit shall be \$250.00; for any additional permit purchased between June 1 and December 31, the fee shall be \$500.00 for each permit. [Fee established by the Board of Selectmen March 16, 2016, effective April 1, 2016.] Vehicles which are owned by a corporate entity may be issued one (1) Residential Parking Permit when the vehicle being registered is owned by a corporate entity rather than the applicant. Corporate vehicle owners are not eligible for any additional parking permits under this section. Denial of permits for corporate vehicles can be appealed to the Board of Selectmen. [Fee established by the Board of Selectmen on December 17, 2014, effective January 1, 2015.] Owners of Vehicles who live full-time aboard a vessel moored on a Town licensed mooring shall be eligible for a Residential Parking Permit under this section. Provided that a fee of \$75 has been paid to the Town; the applicant shows satisfactory proof that he or she

Nantucket Parking Districts

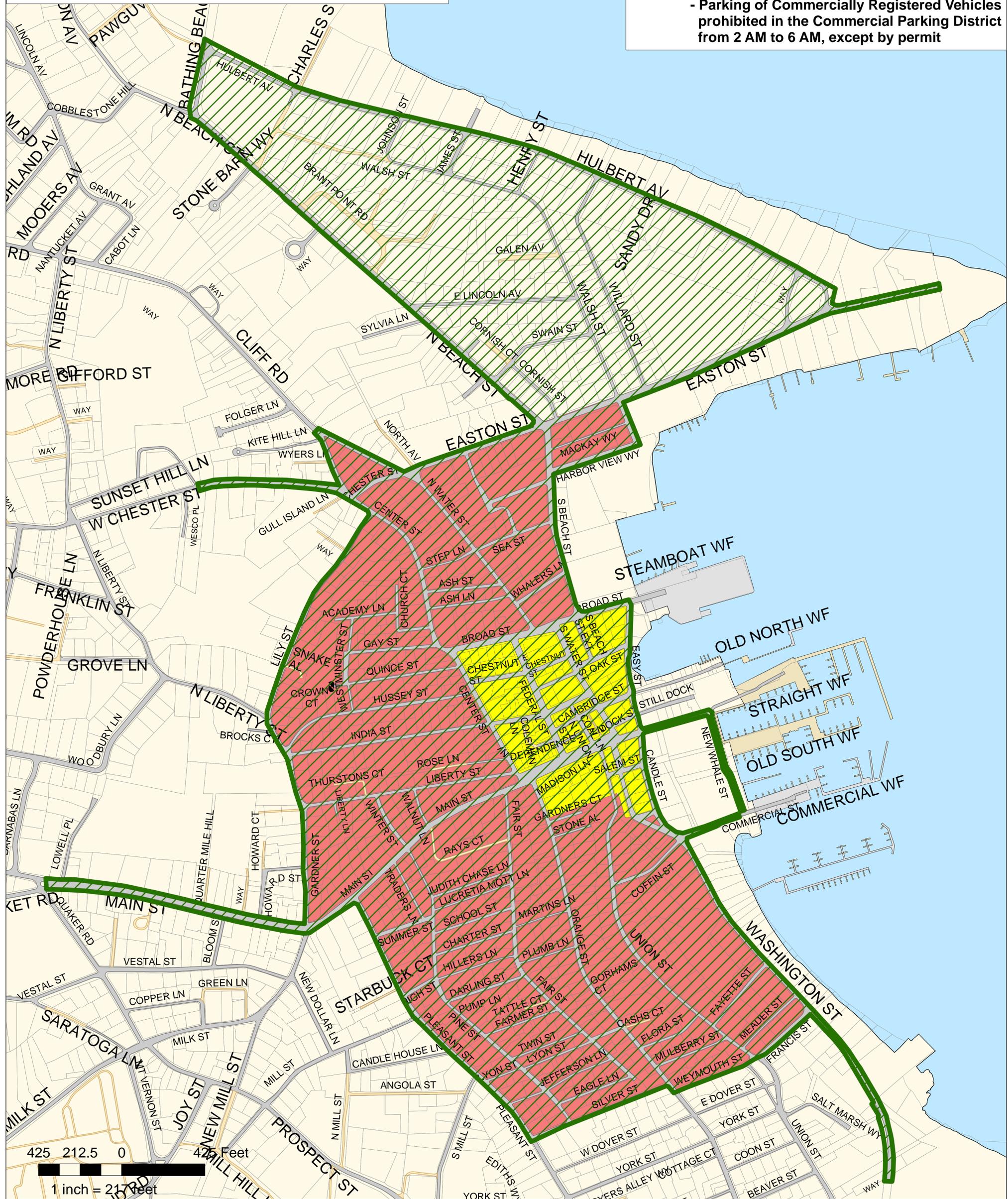
Adopted May 21, 2014

Legend

Parking Enforcement

Time Period

- Core - Year Round
 - Residential - June 1 to Sept 30
 - Commercial Parking District - Year Round
- Parking of Commercially Registered Vehicles prohibited in the Commercial Parking District from 2 AM to 6 AM, except by permit



Data Sources:
 The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.
 The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2006.
 Please send identification of any errors and corresponding corrections to:
 GIS Coordinator
 Town of Nantucket
 2 Fairgrounds Rd
 Nantucket, MA 02554

Town of Nantucket GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.
 The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

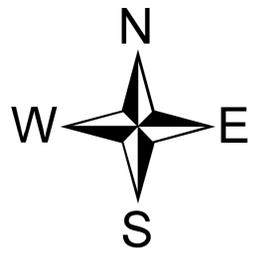
The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



6/14/2011



Parking Enforcement



- Legend**
- Type
- Bathroom
 - Officer Checkpoint
 - Dumpster
 - Parking Restrictions

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06/12/2013

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Madequecham



- Legend**
- Type
- Bathroom
 - Officer Checkpoint
 - Dumpster
 - Parking Restrictions

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 GIS Coordinator
 Town of Nantucket
 2 Fairgrounds Rd
 Nantucket, MA 02554



Dionis



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06/15/2016

Town of Nantucket - GIS Mapsheet

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- Legend**
- Type
- Bathroom
 - Officer Checkpoint
 - Dumpster
 - Parking Restrictions

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06/12/2013

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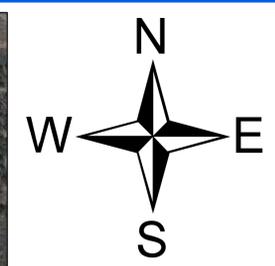
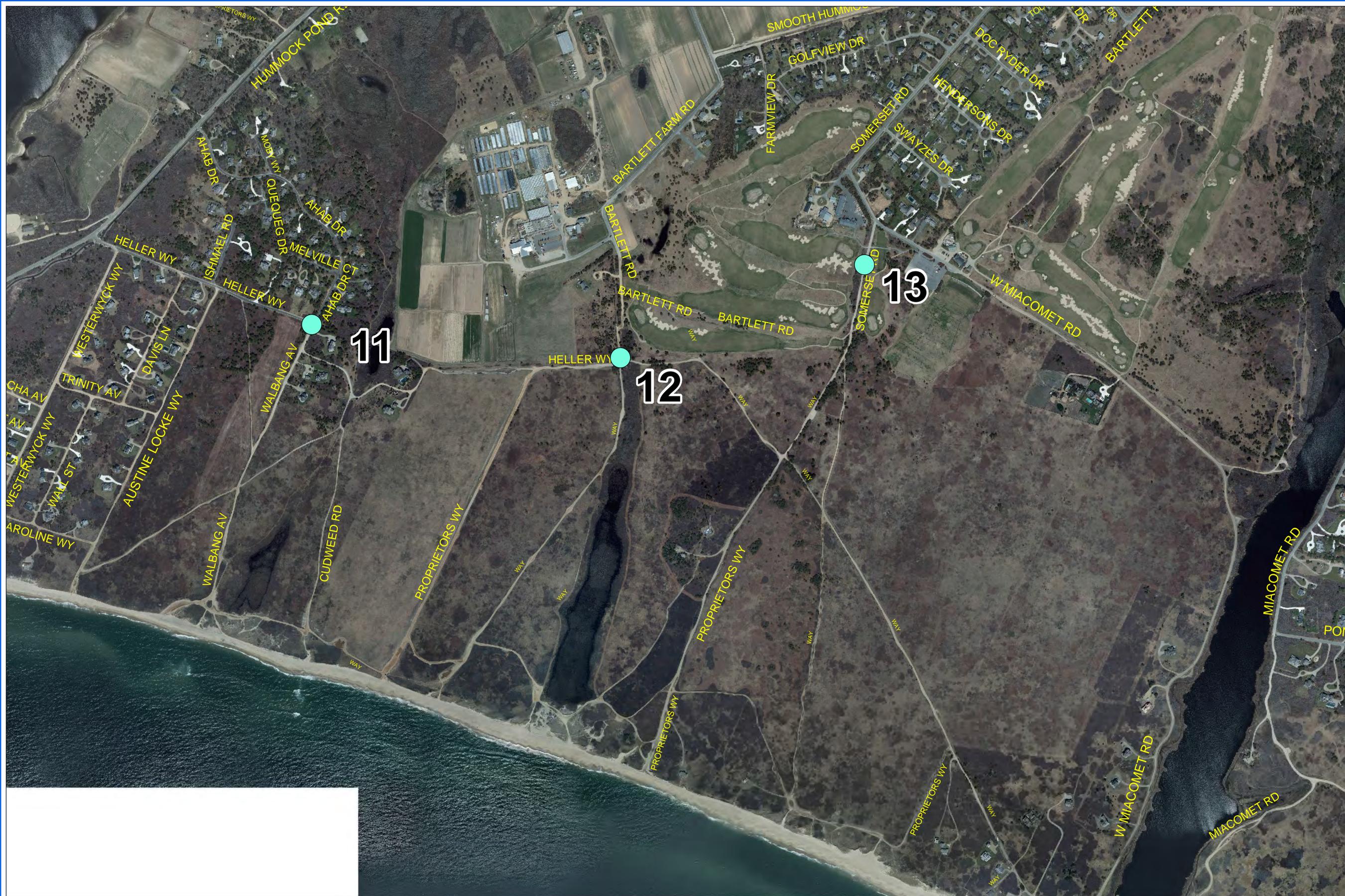
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Cisco



Legend

Type

- Bathroom
- Officer Checkpoint
- Dumpster
- Parking Restrictions

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 2 Fairgrounds Rd
 Nantucket, MA 02554



The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

06/15/2016

Town of Nantucket - GIS Mapsheet

Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

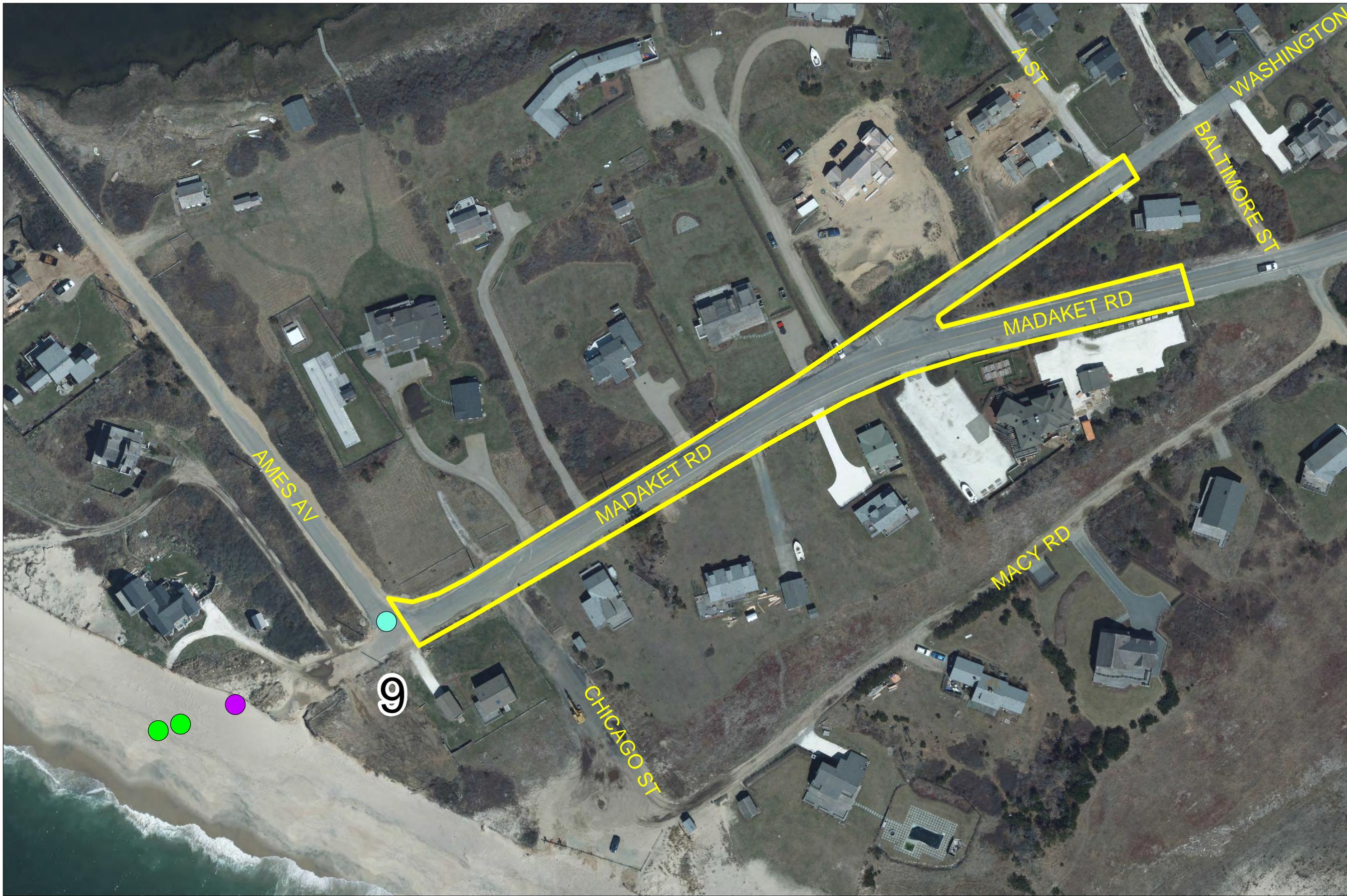
The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2011.



Ladies



Legend

Type	Symbol
Bathroom	Green Circle
Officer Checkpoint	Cyan Circle
Dumpster	Purple Circle
Parking Restrictions	Yellow Outline

Please send identification of any errors and corresponding corrections to:
 GIS Coordinator
 Town of Nantucket
 2 Fairgrounds Rd
 Nantucket, MA 02554



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06/12/2013

Town of Nantucket - GIS Mapsheet

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The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2011.



Madaket



- Legend**
- Type**
- Bathroom
 - Officer Checkpoint
 - Dumpster
 - Parking Restrictions

Please send identification of any errors and corresponding corrections to:
 GIS Coordinator
 Town of Nantucket
 2 Fairgrounds Rd
 Nantucket, MA 02554



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06/15/2015

Town of Nantucket - GIS Mapsheet

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The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2011.



Smith's Point



MEMO

TO: Town Manager

FROM: Traffic Safety Work Group

DATE: June 16, 2016

RE: Recommendations Requiring Board of Selectmen Action

At its May 17, 2016 meeting, Traffic Safety reviewed a curb cut request for 7 North Water Street which would result in the elimination of one on-street parking space. Traffic Safety voted unanimously to recommend approval of the curb cut, as presented.

In addition, the driveway application was reviewed by the HDC at its May 24, 2016 meeting and was approved unanimously. The Planning Board also reviewed this matter at its June 13, 2016 meeting, and approved the driveway unanimously.



TRAFFIC SAFETY WORK GROUP

Public Safety Facility Community Room
4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

~ Minutes ~ Tuesday, May 17, 2016

Called to order at 10:30 a.m.

Staff in attendance: Town Minute Taker Terry Norton; Ray Silvia, Department of Public Works (DPW)
Attending Members: Transportation Planner Mike Burns (chairman); Jack Gardner (vice chairman); Arthur Gasbarro; Robert Bates, Fire Department; Sgt. Kevin Marshall, Nantucket Police Department; Commission on Disability Chair Milton Rowland; Richard Moore, DPW
Members Absent: None

I. PUBLIC COMMENT

None

II. OFFICIAL BUSINESS

1. 7 North Water – Request to remove on street parking space for new driveway.
 - Documentation Letter, curb cut application, surveyor site map, photos
 - Presentation **Paul Santos**, Nantucket Surveyors – Request for a recommendation to selectmen about a request by 7 North Water Street LLC for removal of a street parking space southerly of the old parking area. Signed off by DPW. Application has been made to the Planning Board for special permit for the parking space. Will need Historic District Commission approval for the parking space. The layout is designed with the position of the telephone pole in mind.
 - Discussion **Bates** – Asked if there are any underground in the year.
Santos – All on back side of the telephone pole.
Marshall – Asked about the original driveway.
Santos – The prior owner chose to pass on maintaining the driveway; the new owner wants to have 2-space off-street parking. This property will be used as a single-family home.
Rowland – Asked that the south curb be made wider; that might preclude removal of the on-street parking.
Bates – Removal of that parking space would benefit the FD by providing more turning clearance.
 - Action **Motion to Recommend Approval.** (made by: Gardner) (seconded by: Gasbarro) Carried unanimously

Application for Curb Cut/Driveway Access Permit

Date: 6/17/16

Property Owner: 7 North Water Street LLC

Tel.: 917-676-4714

Address: 11 Denise Court, Lincroft, NJ 07738

On-Island Agent: Paul J. Santos, PLS NSLLC

Tel.: 508-228-0240

Address: 5 Windy Way Nantucket, MA

Location of Proposed Work: 7 North Water Street Map & Parcel: 42.4.2-87

Proposed Improvements: Proposed Driveway

Plot plan showing proposed improvements must be attached. Site must be marked prior to inspection. No permit will be issued unless complete plans showing driveway location and drainage control are attached.

If curb cut will eliminate a legal parking space, approval from the Board of Selectman is required.

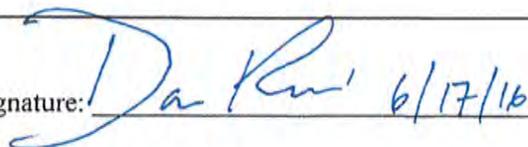
Parking Space Eliminated: Yes B.O.S. Approved: _____

All proposed work must comply with Chapter 139 (Zoning Bylaw), Section 139-20.1, Curb Cut and Driveway Access, of the Code of the Town of Nantucket.

Drainage improvements associated with the installation of the driveway on the subject property are the sole responsibility of the property owner.

This permit will be subject to the following conditions. All conditions must be met before certificate of occupancy is issued.

1. Any required pipe and/or appurtenances shall be installed at the owner's expense.
2. Stormwater run-off shall be prevented from discharging onto the public right-of-way.
3. Where applicable, an apron shall be installed by the property owner as per Ch. 139-20.1 B(2)(d).
4. Any granite or stone curbing removed shall be returned to the Department of Public Works garage.
5. Additional Conditions *if any*): _____

Applicant Signature:  6/17/16

Approved by DPW: _____

Issue Date: _____
Expiration Date: _____

Application for Curb Cut/Driveway Access Permit

Date: 3/21/16

Property Owner: 7 North Water Street Realty Trust Tel.: _____

Address: P.O. Box 1436 Nantucket, MA 02554

On-Island Agent: Paul J. Santos, PLS NSLLC Tel.: 508-228-0240

Address: 5 Windy Way Nantucket, MA

Location of Proposed Work: 7 North Water Street Map & Parcel: 42.4.2-87

Proposed Improvements: Proposed Driveway

Plot plan showing proposed improvements must be attached. Site must be marked prior to inspection. No permit will be issued unless complete plans showing driveway location and drainage control are attached.

Hourly car will eliminate a legal parking space approval from the Board of Selectmen is required

*Parking Space Eliminated No * (see conditions) B.O.S. Approved*

All proposed work must comply with Chapter 139 (Zoning Bylaw), Section 139-20.1, Curb Cut and Driveway Access, of the Code of the Town of Nantucket.

Drainage improvements associated with the installation of the driveway on the subject property are the sole responsibility of the property owner.

This permit will be subject to the following conditions. All conditions must be met before certificate of occupancy is issued.

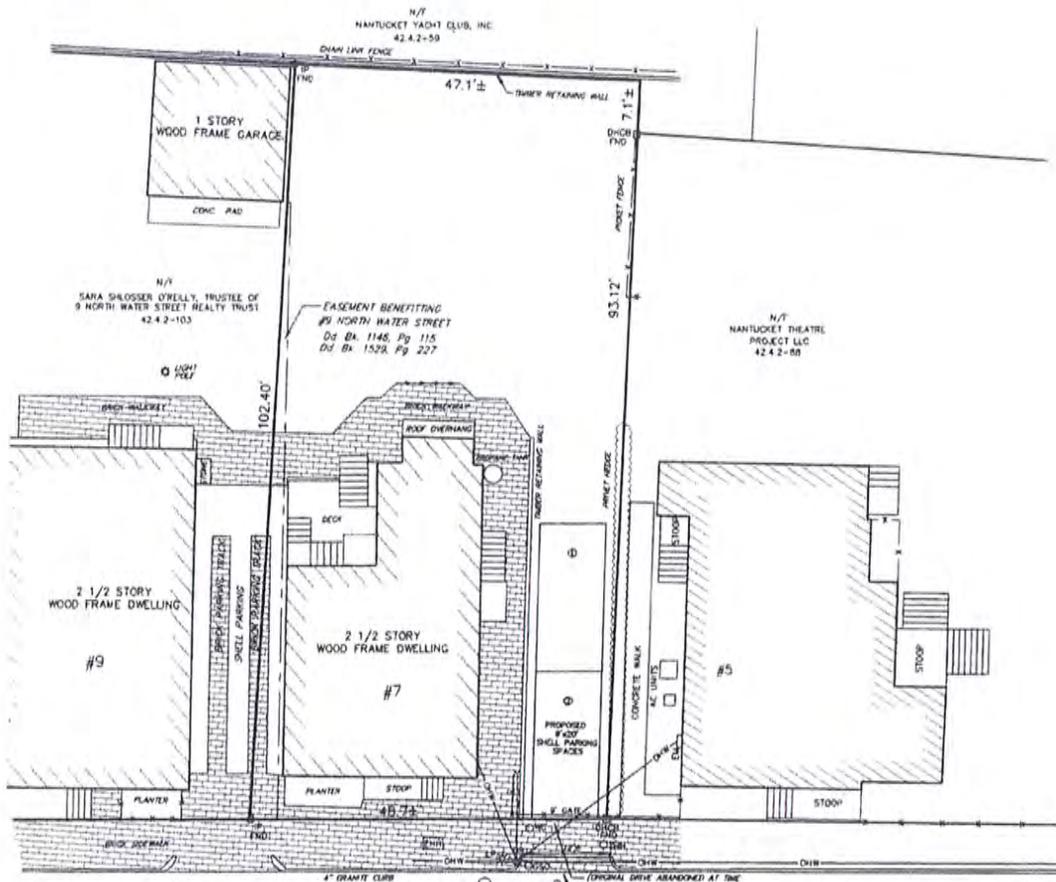
1. Any required pipe and/or appurtenances shall be installed at the owner's expense.
2. Stormwater run-off shall be prevented from discharging onto the public right-of-way.
3. Where applicable, an apron shall be installed by the property owner as per Ch. 139-20.1 B(2)(d).
4. Any granite or stone curbing removed shall be returned to the Department of Public Works garage.
- * 5. Additional Conditions if any): *CURRENT AND/OR ANY FUTURE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE 2 CURVED GRANITE CURB PIECES AT THE DRIVEWAY ENTRANCE AND ANY FUTURE REQUEST FOR REMOVAL OF ON STREET PARKING TO BENEFIT DRIVEWAY ACCESS/EGRESS MUST BE DONE WITH THE SUPPORT OF THE TRAFFIC SAFETY COMMITTEE AND THE APPROVAL OF THE BOARD OF SELECTMEN.*

Applicant Signature: *[Signature]*

Issue Date: 3/22/2016

Approved by DPW: *[Signature]*

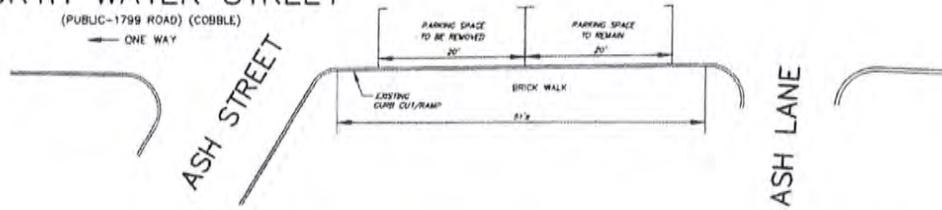
Expiration Date: 3/22/2017



NORTH WATER STREET

(PUBLIC-1799 ROAD) (COBBLE)

← ONE WAY



CURRENT ZONING: ROH
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50'
 FRONTYARD SETBACK: 0'
 SIDE AND REAR SETBACK: 5'
 ALLOWABLE G.C.R.: 50%

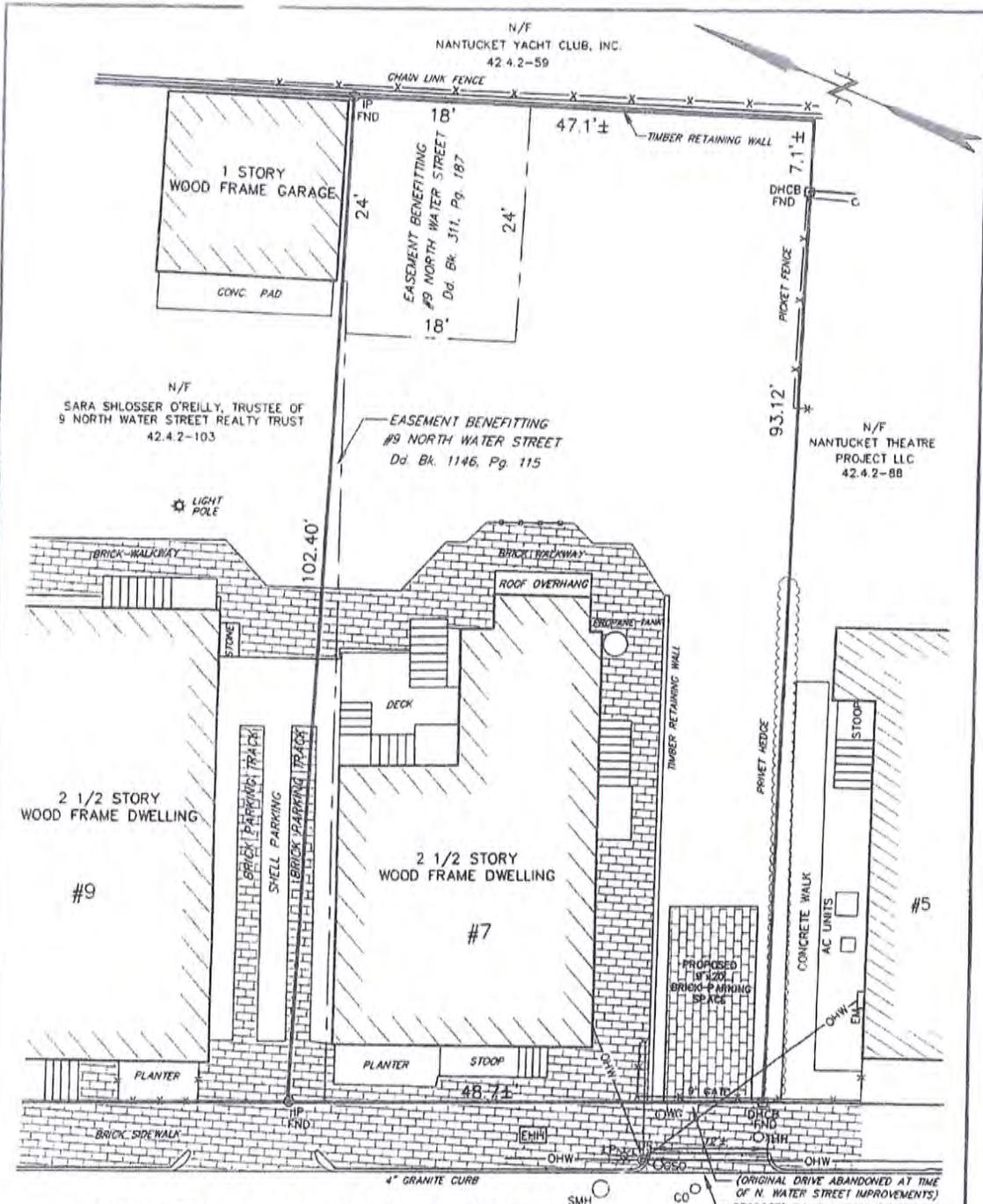
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
 N.B. 273/48



John J. Sato
 4/15/16

CURB CUT/ DRIVEWAY ACCESS
 PERMIT PLOT PLAN
 #7 NORTH WATER STREET
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=10' DATE: 3/18/16
 REVISED 4/15/16
 DEED REFERENCE: Dd.Bk. 1529, Pg. 232
 PLAN REFERENCE: PL. NO. 2016-23
 ASSESSOR'S REFERENCE:
 MAP: 42.4.2 PARCEL: 87
 PREPARED FOR:
 7 NORTH WATER ST LLC
 NANTUCKET SURVEYORS LLC
 5 WINDY WAY
 NANTUCKET, MA. 02554

N-10748



NORTH WATER STREET

(PUBLIC-1799 ROAD) (COBBLE)

← ONE WAY

CURRENT ZONING: ROH
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50'
 FRONTYARD SETBACK: 0'
 SIDE AND REAR SETBACK: 5'
 ALLOWABLE G.C.R.: 50%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY

N.B. 273/48

ASH STREET

Handwritten signature and date: 3/18/16

CURB CUT/ DRIVEWAY ACCESS
 PERMIT PLOT PLAN
 #7 NORTH WATER STREET

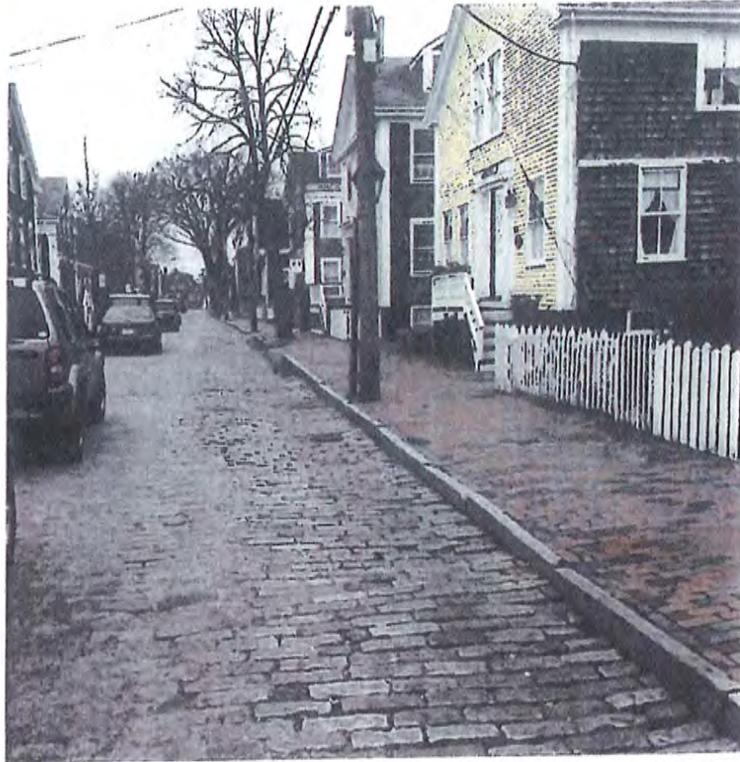
IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=10' DATE: 3/18/16
 DEED REFERENCE: Dd.Bk. 311, Pg. 179
 PLAN REFERENCE: NONE

ASSESSOR'S REFERENCE:
 MAP: 42.4.2 PARCEL: 87

PREPARED FOR:
 SARA SHLOSSER O'REILLY, TRUSTEE OF
 7 NORTH WATER STREET REALTY TRUST
 NANTUCKET SURVEYORS LLC
 5 WINDY WAY
 NANTUCKET, MA. 02554

N-10741

**7 North Water Street
Curb Cut/ Driveway Access Permit**



North Water Street



North Water Street



#27-16 Seven North Later LLC
7 North Water Street
Map 42.4.2 Parcel 87
Special Permit for new driveway



2016 MAY 13 PM 3:19



Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MTH

MAY 13 2016 PM 2:06

Nantucket Planning Board

Application for a Special Permit

Date: 5/10/2016

File #: 27-16

Name of development: _____

Owner(s) name(s): 7 NORTH WATER ST LLC

Mailing address: 11 DENISE COURT, LINCROFT, NJ 07738

Phone number: 917-676-4714 Fax number: _____ E-mail: _____

Applicant's name: (SAME)

Mailing address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: NA NTUCKET SURVEYORS

Mailing address: 5 WINDY WAY, NANTUCKET, MA 02554

Phone number: 508-228-0240 Fax number: _____ E-mail: _____

Location of lot(s):

Street address 7 NORTH WATER STREET

Tax Assessors Map 42.4.2 Parcel 87

Nantucket Registry of Deed: Plan Book 1529 and Page 232 OR
Plan File # 2016-23 OR Land Court Plan # _____ at Certificate # _____

Size of parcel: 4700 SF sq. ft. Zoning District: ROH

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-20.1(B)(2)(b)	DRIVE WAY ACCESS

Specify all associated Zoning Code relief sought:

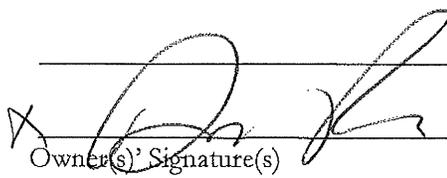
Section	Description
	<p>Applicant is seeking special permit relief in order to construct a driveway access within 25 ft. of the intersection between North Water Street and Ash Street. There had been a stacked 2-car driveway, visible on the 1975 Town aerial, but it was closed off prior to 1998, when the road was resurfaced. The Inn was recently sold and is being converted to a private residence and is now in need of off-street parking.</p> <p><small>Only the zoning relief expressly requested above will be considered as part of this application.</small></p>

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (j) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: \$ 250.00

Engineering Inspection Escrow Deposit due: \$ N/A

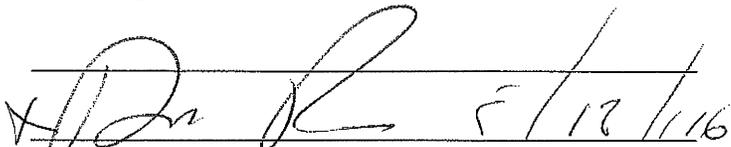
I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.



Owner(s)' Signature(s)

Applicant's Signature

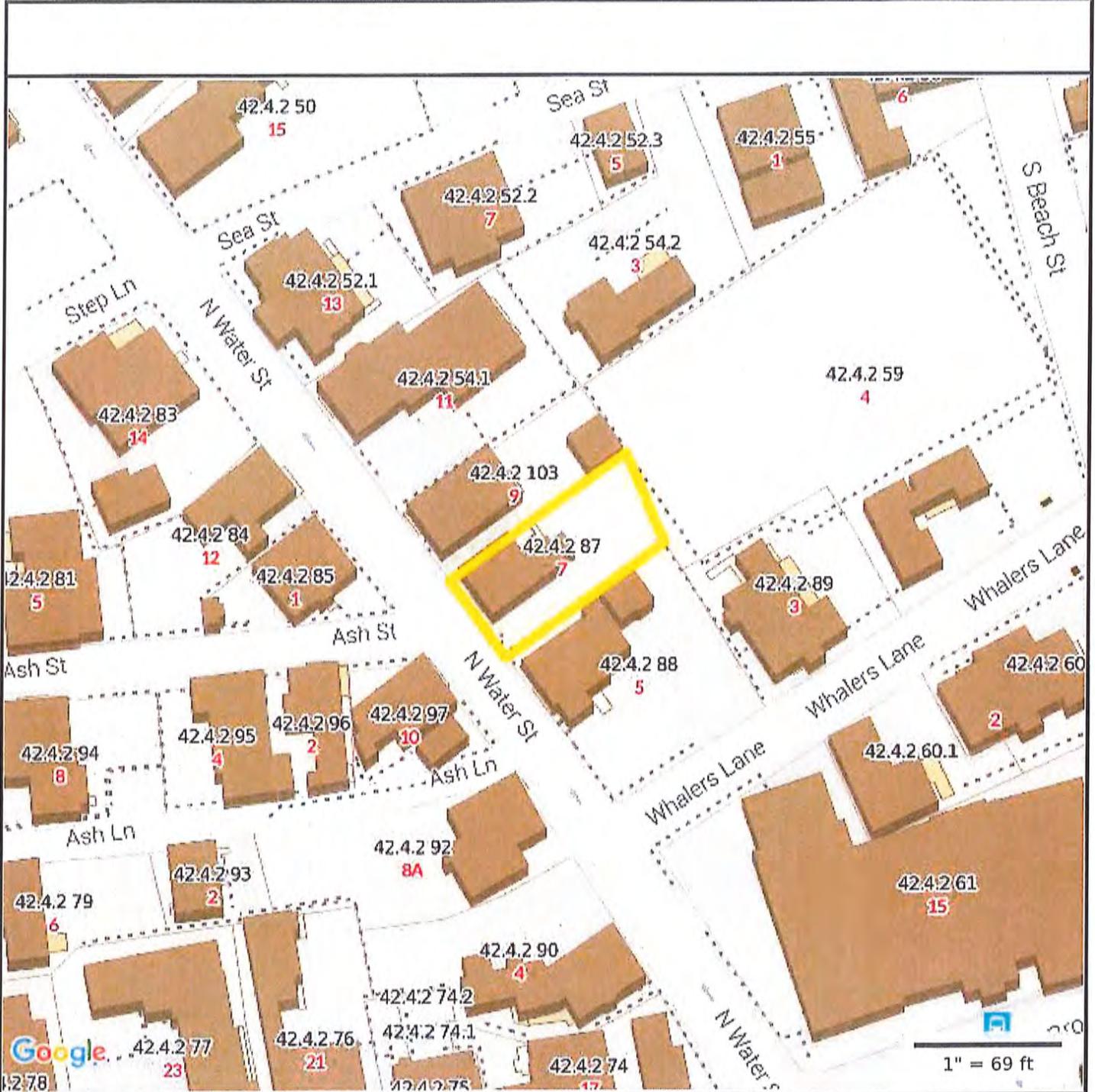
I/we 7 NORTH WATER ST LLC, the undersigned, hereby authorize
ROBERT SARKISIAN to act as agent(s) on my/our behalf and to
make any necessary revisions on this filed application as they may be requested by the Board to meet its governing
rules and guidelines.



Owner(s)' signature(s)

Check List:

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.74 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
 - 1" x 2 5/8" size, typed labels, are preferred
 - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)



Property Information

Property ID 42.4.2 87
Location 7 N WATER ST
Owner OREILLY SARA S TR

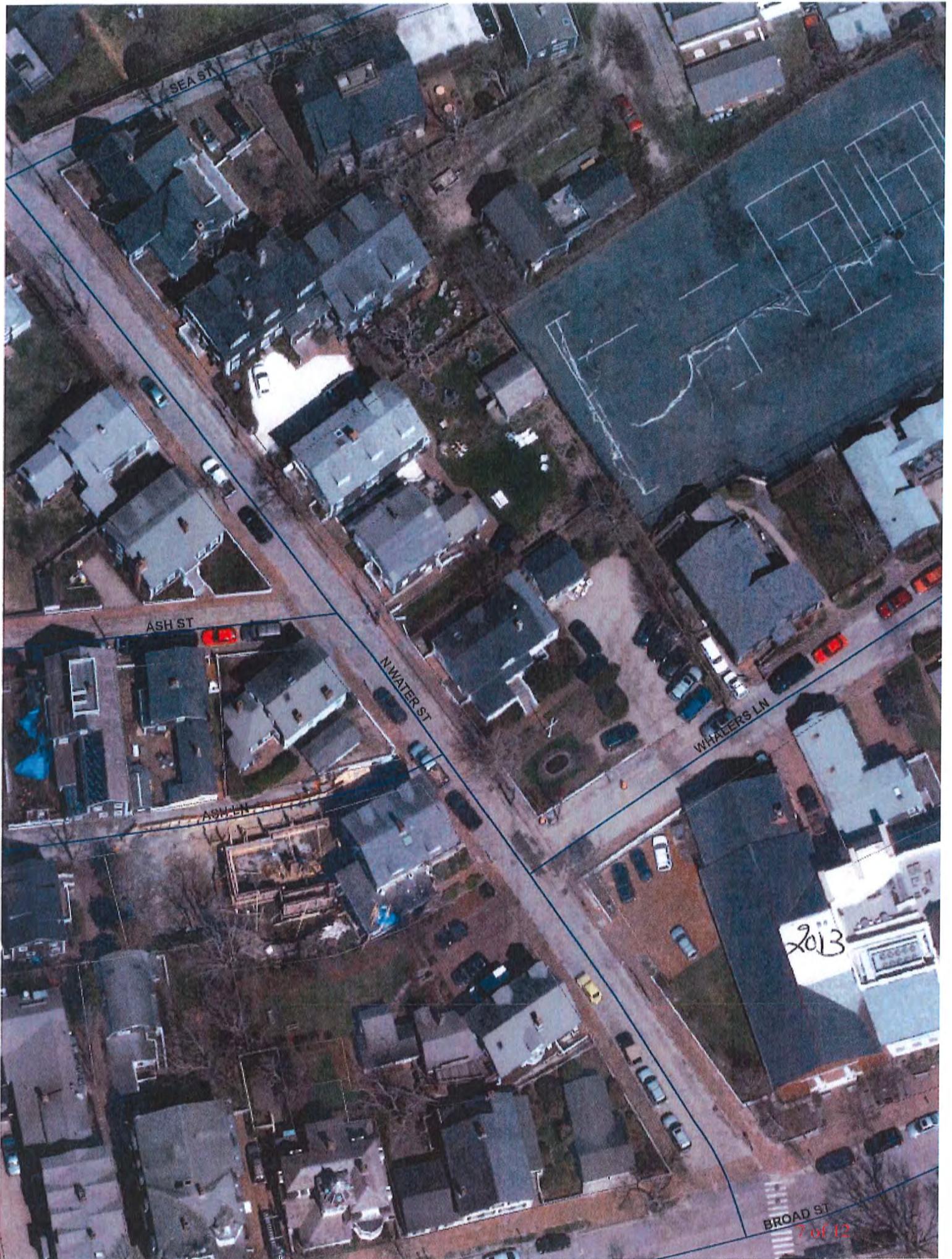


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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

Parcels updated December, 2014
 Properties updated January, 2015





SEA ST

ASH ST

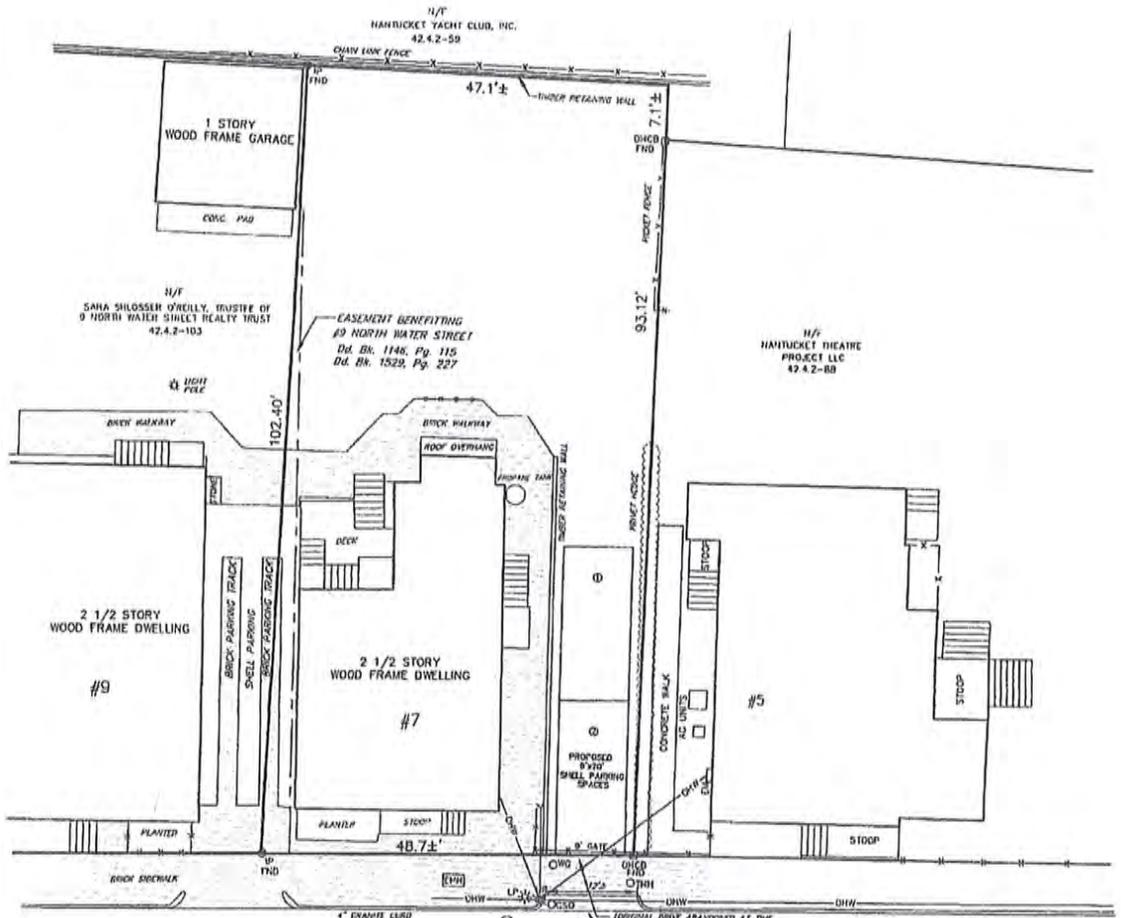
N WATER ST

WHALERS LN

BROAD ST

7 of 12

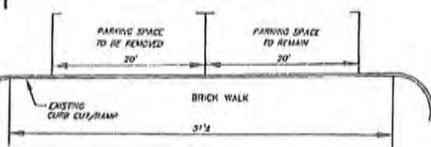
2013



NORTH WATER STREET
(PUBLIC-1799 ROAD) (COBBLE)
← ONE WAY

ASH STREET

ASH LANE



CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 0'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 50%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
N.B. 273/46

Paul D. Bates
4/15/16

CURB CUT/ DRIVEWAY ACCESS
PERMIT PLOT PLAN
#7 NORTH WATER STREET
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: 3/18/16
REVISED 4/15/16
DEED REFERENCE: Dd.Bk. 1529, Pg. 232
PLAN REFERENCE: PL. NO. 2016-23
ASSESSOR'S REFERENCE:
MAP: 42.4.2 PARRCEL: 87
PREPARED FOR:
7 NORTH WATER ST LLC
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10748

DRIVEWAYS ON NORTH WATER STREET:

WHALING MUSEUM	Large multi-car brick
4 North Water Street	Large multi-car brick
8 North Water Street	Double wide 2-car brick on side on Ash Lane
9 North Water Street	2 car deep shell/grass parking
1 Ash Street	Double wide 2-car gravel/shell (fronts N. Water, access Ash Street)
11 North Water Street	Shell multi-car
12 North Water Street	Brick single car
13 North Water Street	3-car wide brick off of Sea Street
7 Sea Street	Large multi-car shell
14 North Water Street	Brick 3-car deep off of Step Lane
3 Step Lane (Veranda House)	Single car cobblestone off Step Lane
20 North Water Street	Brick and cobblestone single car
22 North Water Street	Double wide 2-car asphalt
23 North Water Street	Brick single car
24 North Water Street	Brick/gravel single car
26/28 North Water Street	Shell/brick apron single car
2 Chester Street	Brick/cobblestone single car

Several driveways on Centre, Ash, Sea Streets and Ash Lane and surrounding area are a mixture of shell, brick, cobblestone and some gravel.



N/T
NANTUCKET YACHT CLUB, INC.
42.A.2-59

CHAIN LINK FENCE



47.1'±

TIMBER RETAINING WALL

7.1'±

DHCB FND

7.1'±

PRIVATE FENCE

93.12'

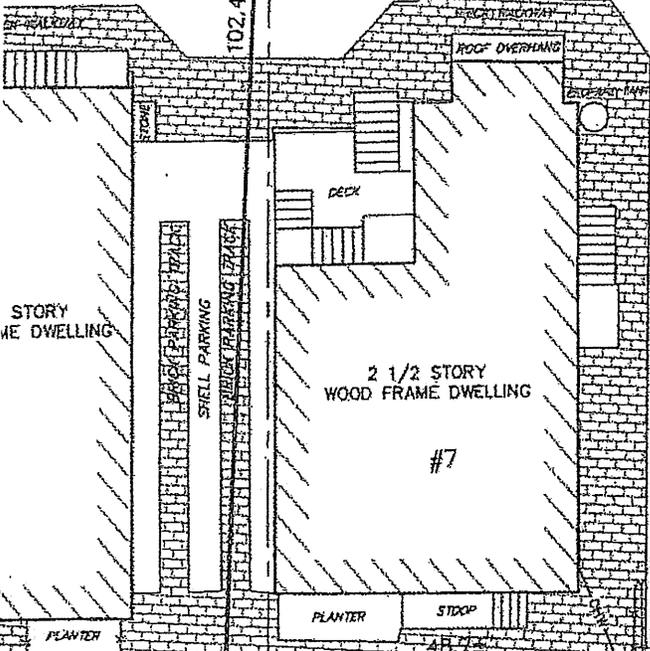
N/T
LOSSER O'REILLY, TRUSTEE OF
WATER STREET REALTY TRUST
42.4.2-103

EASEMENT BENEFITTING
#9 NORTH WATER STREET
Dd. Bk. 1146, Pg. 115
Dd. Bk. 1529, Pg. 227

N/T
NANTUCKET THEATRE
PROJECT LLC
42.4.2-88

LIGHT POLE

102.40'



1 STORY WOOD DWELLING

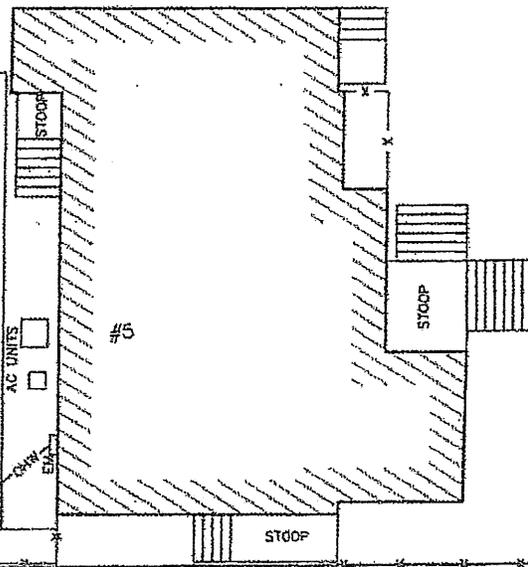
2 1/2 STORY WOOD FRAME DWELLING

#7

SMH
STREET

PROPOSED SHELL PARKING SPACES

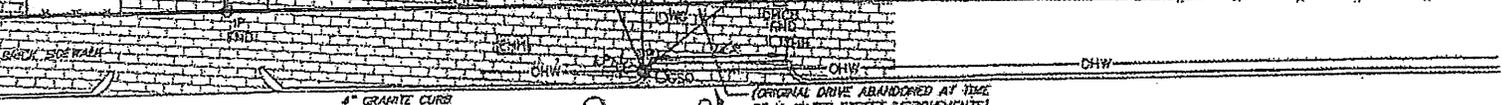
6' GATE



#5

STOOP

STOOP



4" GRANITE CURB

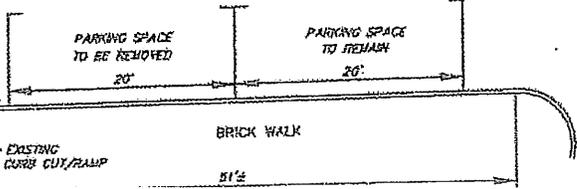
SMH

(ORIGINAL DRIVE ABANDONED AT TIME OF N/WATER STREET IMPROVEMENTS)
PROPOSED RAMP & CURB (2" RADIUS)

NORTH WATER STREET

(PUBLIC-1799 ROAD) (COBBLE)

ONE WAY



PARKING SPACE TO BE REMOVED
20'

PARKING SPACE TO REMAIN
20'

EXISTING CURB CUT/RAMP

BRICK WALK

51/2"

ANE 0 of 2



7 North Water Street

Remove existing portion of white Gate and Fence to accommodate two 9' x 20' tandem (stacked) parking spaces.
The driveway will be white shell.



Rear view of 7 North Water Street

Driveway will go to the left of the brick walk way

The existing white gate will be removed

2016 Year End Budget Transfers

Authorized under Chapter 44 Section 33B. Allows

budgetary transfers from May 1 through July 15, 2015, if approved by the BOS & Finance Committee. Amount transferred from any budget may not exceed 3% of the original budget amount or \$5,000, whichever is greater.

FROM:	TOTAL ORIGINAL BUDGET	3% of ORIGINAL BUDGET	BUDGET DECREASE	TO:	BUDGET INCREASE
Group Insurance	\$ 10,989,000	\$ 329,670	\$ 50,000	Legal Services, Expense	\$ 50,000
Group Insurance	\$ 10,989,000	\$ 329,670	\$ 5,000	Human Resources, Expense	\$ 5,000
Group Insurance	\$ 10,989,000	\$ 329,670	\$ 3,000	Health Dept., Expense	\$ 3,000
<u>TOTAL GENERAL FUND:</u>			\$ 58,000		\$ 58,000

Approved by Board of Selectmen on _____

Approved by Finance Committee on _____