

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
NOVEMBER 9, 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. Easy Street Bulkhead Reconstruction Project Ongoing; Easy Street Closed through End of December.
 3. Veteran's Day Observance Ceremony to be Held Friday, November 11, 2016 at 10:30 AM at Federal Street Memorial Adjacent to Town Building (in Case of Inclement Weather, Ceremony will Take Place at American Legion Hall).
 4. Town Clerk: Voter Registration Deadline for December 6, 2016 Special Town Election is Wednesday, November 16, 2016 at 8:00 PM.
 5. 2017 Annual Town Meeting Warrant is Open for Citizen Warrant Article Submittals through November 21, 2016 at 4:00 PM.
- IV. APPROVAL OF PENDING CONTRACTS**
 1. Approval of Pending Contracts for November 9, 2016.
- V. CITIZEN/DEPARTMENTAL REQUESTS**
 1. Nantucket Cottage Hospital: Request for Reduced Building Permit Fee for New Hospital Facility.
- VI. SELECTMEN'S REPORTS/COMMENT**
 1. Discussion Regarding Future Development/Potential Plans for Harbor Place (f/k/a Wilkes Square Area).
- VI. ADJOURNMENT**

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
November 9, 2016

| Type of Agreement/Description | Department | With | Amount | Other Information | Source of Funding |
|--|-----------------------|--|---|--|------------------------------------|
| Professional Services Agreement | Solid Waste | Weston & Sampson | \$60,000 | To provide OPM (Owner's Project Manager) services during construction of new lined landfill | Solid Waste Enterprise Fund Budget |
| Amendment to Professional Services Agreement | Sewer Enterprise Fund | Weston & Sampson | Add \$467,000 to current amount of \$2,125,500 for total of 2,592,500 | Amendment #1 to original contract for design engineering services for Nantucket Harbor Shimmo/Plus parcels sewer extension project; additional work includes downstream analysis, borings & Vesper Lane sewer extension design and construction services | Article 18/2016 ATM |
| Professional Services Agreement | DPW | Dobbert Heating & Air Conditioning, Inc. | \$2,600 | Replacement of water heaters at Visitors Services (25 Federal St) and Finance Dept. (37 Washington St) | Public Buildings Budget |

Easy Street Bulkhead Construction October 17 to December 30

No parking to allow for two-way traffic

No parking on the south side to allow for truck traffic

No parking to allow trucks room to turn

No parking to allow for truck traffic

No parking to allow for two-way traffic to SSA

Easy Street Bulkhead Construction Area
No Vehicle or Pedestrian Access

Traffic Reversed
No parking on the north side of the street

Legend

-  Signs
-  Closed To All Traffic
-  No Parking
-  Traffic Reversed
-  Parcels

1 inch = 91 feet
0 85 0 170 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 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, 2014.
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 on 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.

Town of Nantucket



OFFICE OF THE
**TOWN & COUNTY
CLERK**
16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216

FAX (508) 325-5313

Home: (508) 228-7841

Email: cstover@nantucket-ma.gov
townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>



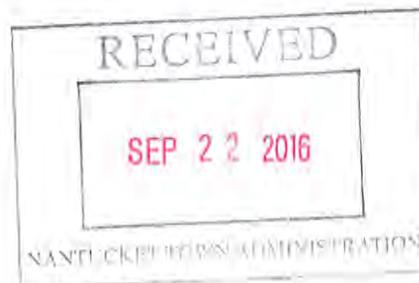
September 22, 2016

Dear Mr. Kelly:

Would you please place the following announcement on the agenda for the Selectmen's meetings of November 2nd, 9th and 16th:

The Voter Registration deadline for the December 6, 2016 Special Town Election will be Wednesday November 16th at 8 PM. Please use the Federal Street entrance after 4 PM.

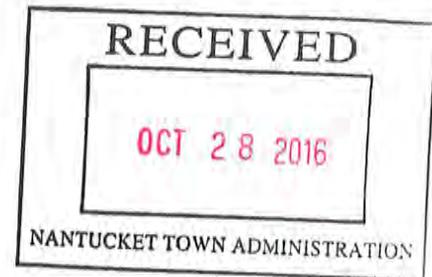
Many thanks for your kind assistance and support.



October 27, 2016

VIA OVERNIGHT DELIVERY

Board of Selectmen
16 Broad Street
Nantucket, MA 02554
Attn: C. Elizabeth Gibson, Town Manager



Re: Building Permit Fee; Waiver Request for Nantucket Cottage Hospital

Dear Ms. Gibson:

As you know, Nantucket Cottage Hospital (the "Hospital") desires to construct a new hospital facility at the current Hospital site (the "New Facility"). The Hospital is the only hospital on Nantucket and the New Facility is necessary for the Hospital to continue to provide quality healthcare services on the Island. One of the many challenges facing the Hospital is accommodating the need to construct a new hospital while maintaining the vital services at the existing hospital.

The Hospital intends to file the Application for Building Permit for the New Facility in the near term. The Hospital understands that other agencies and non-profit entities have received building permit fee waivers in recognition of the financial constraints facing such entities and the overall benefits to the community. The Hospital, as a non-profit public service entity that is funding the New Facility from private donations, respectfully requests that the Board of Selectmen accept \$20,000.00 in lieu of the building permit fee that would otherwise have been due¹.

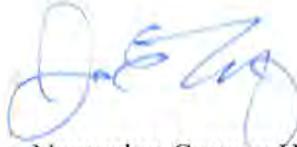
The Hospital acknowledges that the Town of Nantucket will incur plan review expenses but believes the proposed sum will be sufficient to cover such costs. To the extent additional consultant fees are required, please advise.

The Hospital appreciates the support and thoughtfulness which the Board of Selectmen and other boards, agencies and staff have exhibited throughout the development process.

¹ The Building Permit fee could range, depending on the analysis of what constitutes "new construction" from approximately \$43,000 to \$106,500.

Please contact me with any questions concerning the above or if the Board of Selectmen would like additional information. We appreciate your accommodation. Thank you.

Sincerely,



Nantucket Cottage Hospital
By its attorney,
John E. Twohig

HARBOR PLACE

Transportation Solutions and a New Waterfront Vision

November 09, 2016

DRAFT 11/04/16

INTRODUCTION

- WHO WE ARE

- A public-private partnership of:
 - Town of Nantucket
 - National Grid
 - New England Development
 - Winthrop Management
 - ReMain Nantucket

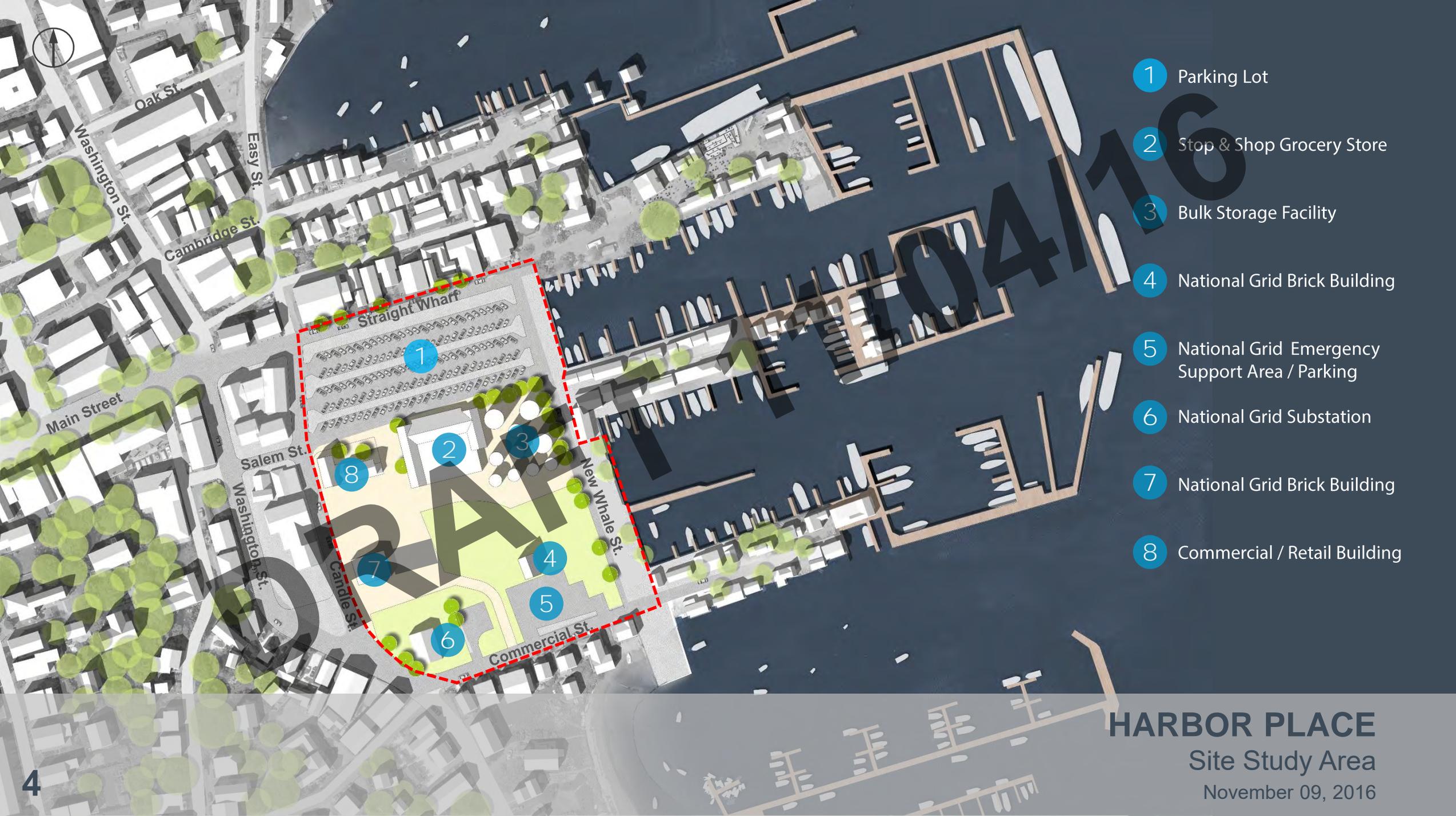
- WHAT WE WANT TO DISCUSS

- Existing Site Conditions
- Planning Considerations
- A New Vision for the Nantucket Waterfront at Straight Wharf, Old South Wharf, and Commercial Wharf

DRAFT 11/04/16

“A ONCE IN A LIFETIME COMMUNITY OPPORTUNITY”

- Working with Town and multiple collaborative site owners in a public-private partnership
- Expiring Tank Farm lease creates a unique time, allowing all parties to come together
- Incorporating the vision of Wilkes Square and other Town studies
- Opportunity for Workforce Housing component
- Activating the waterfront & connecting the downtown to the **water's edge**
- Creating a Town-owned and managed transportation system, including an intermodal facility to accommodate bus, taxi, ferry, personal vehicle, and NRTA circulation



- 1 Parking Lot
- 2 Stop & Shop Grocery Store
- 3 Bulk Storage Facility
- 4 National Grid Brick Building
- 5 National Grid Emergency Support Area / Parking
- 6 National Grid Substation
- 7 National Grid Brick Building
- 8 Commercial / Retail Building

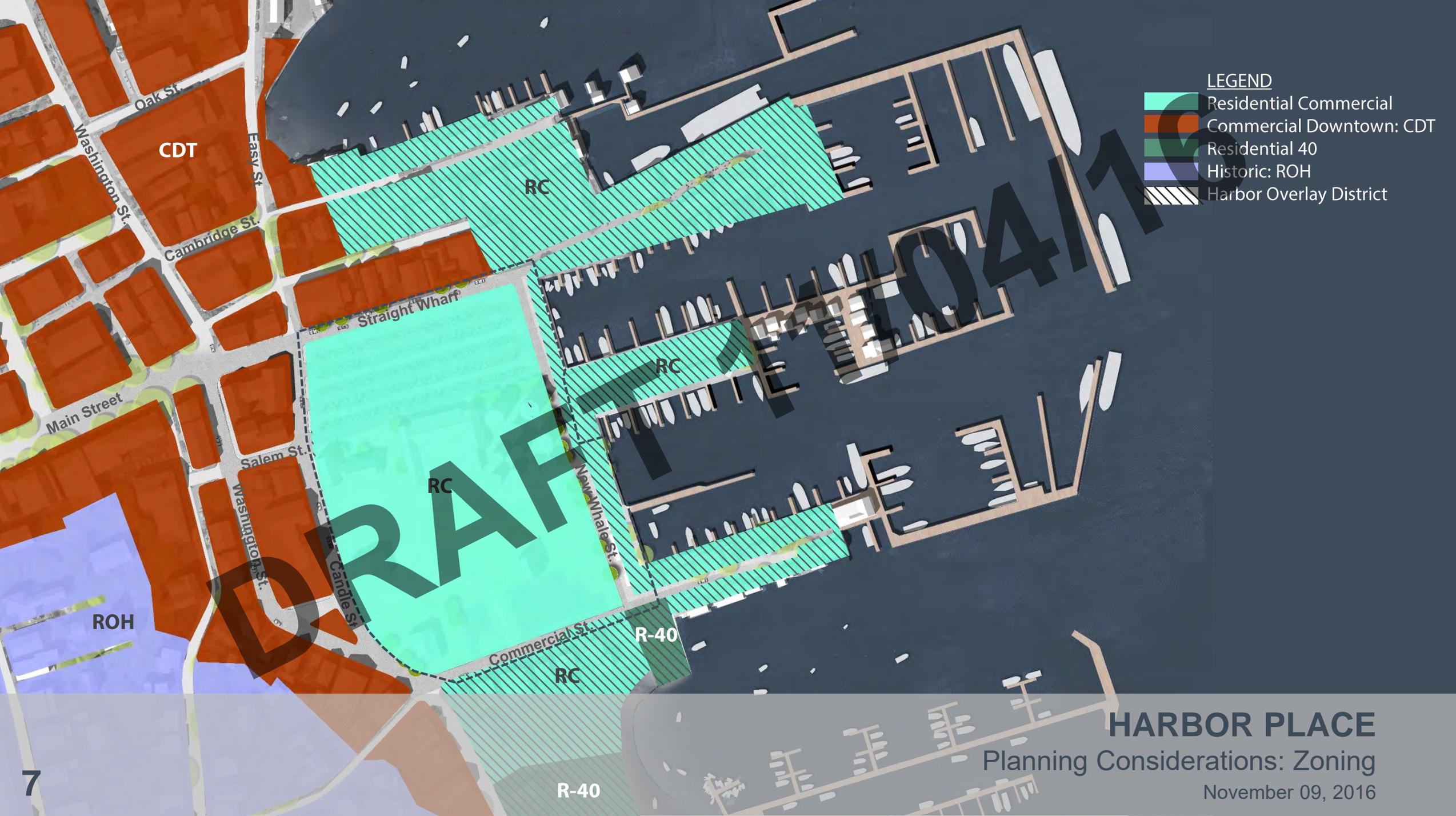
HARBOR PLACE
 Site Study Area
 November 09, 2016

PLANNING CONSIDERATIONS

- Transportation:
 - Intermodal System
 - Expanded Street Network
 - Streetscape and Pedestrian Improvements
 - Pedestrian/Bicycle Access
 - Core District Access
- Zoning:
 - Density, Setbacks, Height Restrictions
 - Need to achieve a mix of uses to allow retail, commercial, and residential on-site
 - Need a consistent approach to uses on site
 - Create opportunity for multi-family housing
- Flood Plains:
 - First floors must be elevated 3-**4'** **above existing** grade
 - Need to address sea level rise and flood protection
- Chapter 91:
 - Ensures public access to, and use of waterfront
- Environmental:
 - 21E Remediation on existing conditions
- Public Hearings:
 - Provide opportunities for public input and feedback throughout process
- Boards & Commissions:
 - Working with the Town to achieve the vision
 - Planning Board
 - Conservation Commission
 - Historic District Commission
 - Board of Selectmen
 - Other Town Boards and Commission

TRANSPORTATION

- Alleviate Congestion in Area of Taxi Drop-Off and Pick-Up
- Improve Bus and Shuttle Parking
- Minimize Blocking in the Parking Lot, Including Entrances & Exits
- Relieve Congestion on Roads
- Increase Quantity of Seasonal Parking
- Make Sidewalks more Accessible
- Improve Bicycle Routes
- Address Impact from Larger Ferries
- Improve Pedestrian Safety

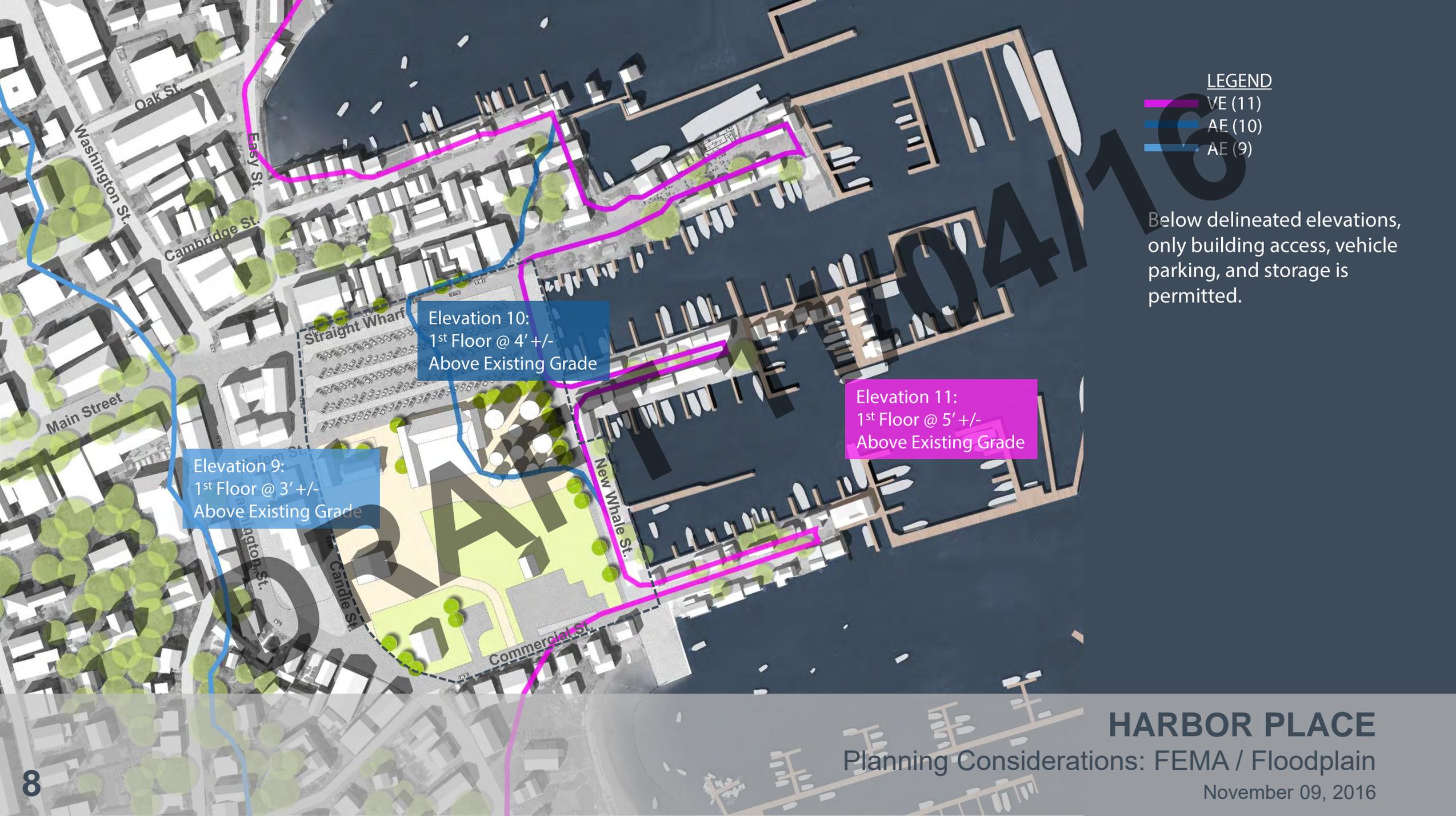


- LEGEND**
- Residential Commercial
 - Commercial Downtown: CDT
 - Residential 40
 - Historic: ROH
 - Harbor Overlay District

HARBOR PLACE

Planning Considerations: Zoning

November 09, 2016



LEGEND

- VE (11)
- AE (10)
- AE (9)

Below delineated elevations, only building access, vehicle parking, and storage is permitted.

Elevation 9:
1st Floor @ 3' +/-
Above Existing Grade

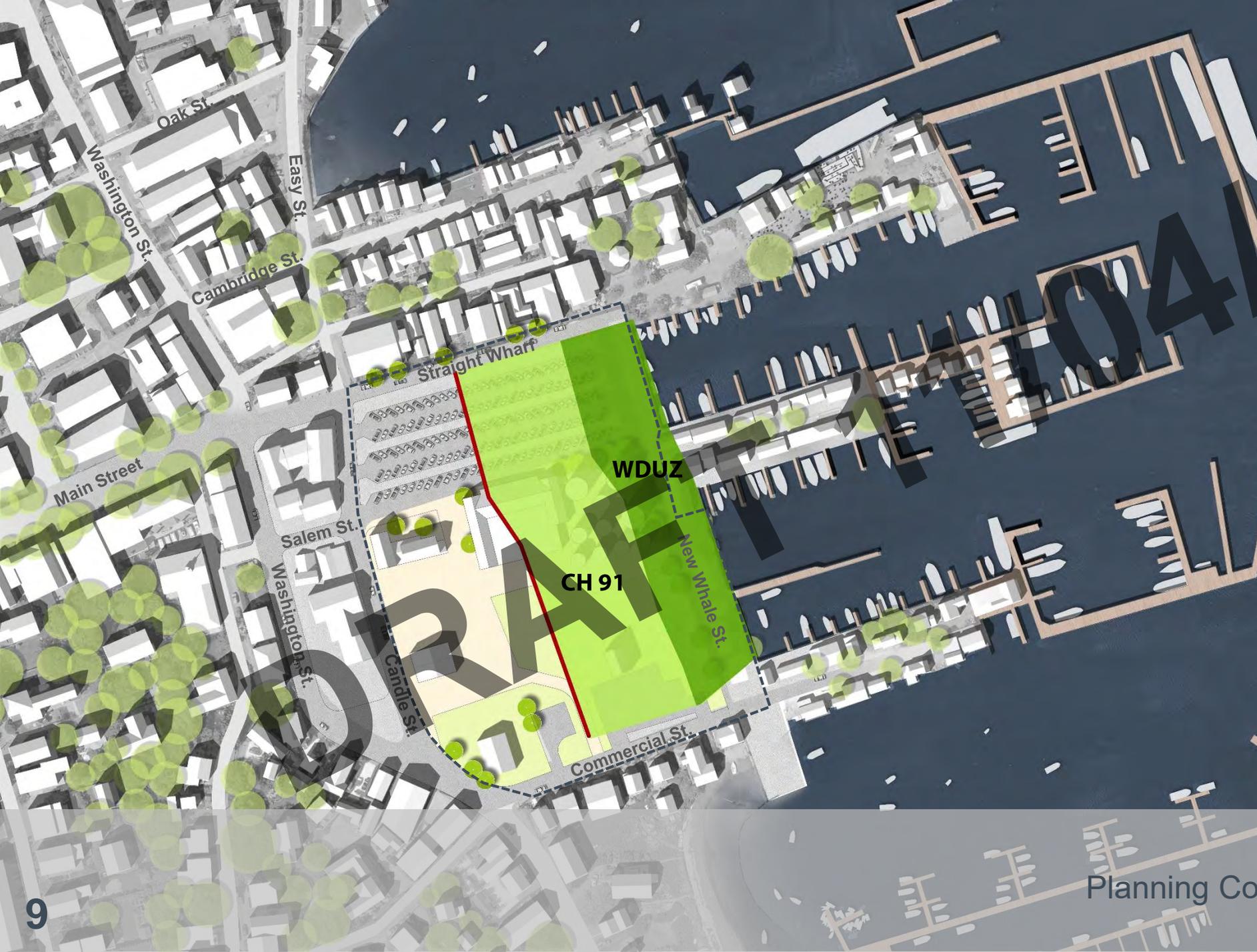
Elevation 10:
1st Floor @ 4' +/-
Above Existing Grade

Elevation 11:
1st Floor @ 5' +/-
Above Existing Grade

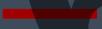
HARBOR PLACE

Planning Considerations: FEMA / Floodplain

November 09, 2016



LEGEND

-  Water Dependent Use Zone
-  Chapter 91 Regulated Area
-  250' Setback from Existing High Water

Regulates site uses within Chapter 91 areas. The public is benefited through access to the water, parkland, and interior facilities of public accommodation.

ENVIRONMENTAL

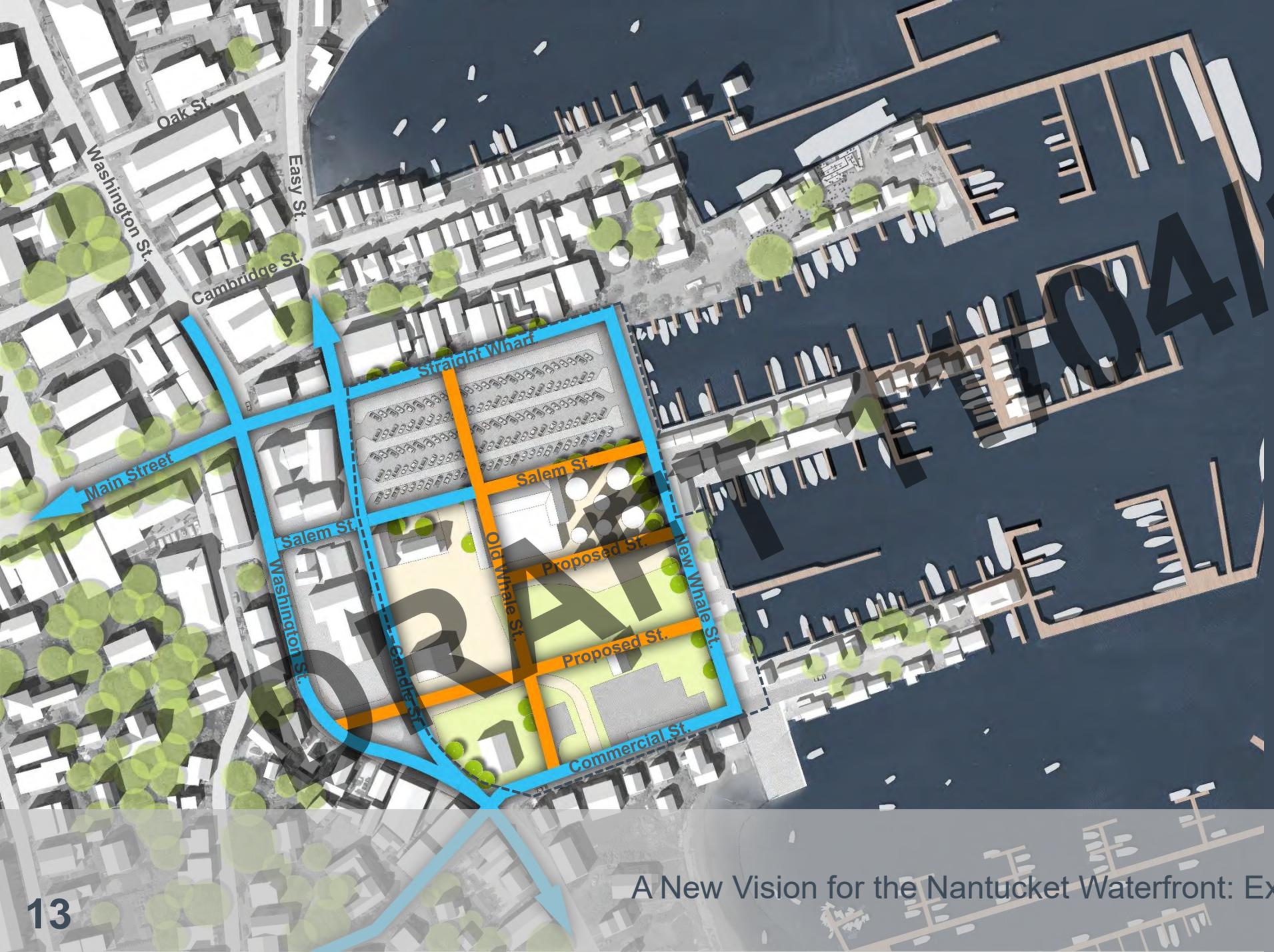
- AUL Permitted Activities (National Grid):
 - Commercial
 - Recreational
 - Residential
 - Construction - with professional oversight
- Long-Term Environmental Solutions:
 - Maintenance and inspection obligations
 - Tank removal protocols
 - Soil and groundwater management plan
 - Environmentally safe facility for fueling boat basin

“A NEW VISION”

DRAFT 11/10/16

AN INTEGRATED PUBLIC INTERMODAL SYSTEM As Recommended by Prior Town Studies

- Policy
 - Transit System Ownership
 - Parking & Ticket Revenue
- Government Structure
 - Larger Transportation Role
- Transportation Modes
 - Pedestrian Experience
 - Bicycle Paths
 - Shuttle Bus
 - Taxi
 - Personal Vehicles
- Parking
 - On-Street
 - Parking Garage
 - Residential Parking within Mixed-Use Blocks
- Planning Considerations
 - Parking Garage Alternatives
 - Street Design Guidelines
 - Bicycle Route Accommodation
 - Cost Premiums
 - Benefits for Year-Round Community



LEGEND

- █ Existing Street
- █ Proposed Street

STREET IMPROVEMENTS

- New Whale Street
- Straight Wharf
- Commercial Street
- Salem Street

NEW STREETS

- Old Whale (Re-Open)
- New E-W Streets to Water

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Expanded Street Network

November 09, 2016



Pedestrians Walk from Ferry to Parking Garage via Straight Wharf to Old Whale

Straight Wharf widened to provide vehicle queuing on both sides of street for van, taxi & personal vehicles

Taxi loop down Salem Street, with dedicated queuing along Straight Wharf

Ferry

LEGEND

- Pedestrian Routes from Ferry
- Taxi Pick-up / Drop-off Route
- Shuttle Bus Pick-Up / Drop-off Route
- Bicycle Route
- Personal Vehicle Pick-Up Locations
- Taxi Pick-Up Locations
- Shuttle Bus Pick-Up Locations

Extension of bicycle route along Candle Street, tying to larger island network

Parking garage, owned by the town, provides consolidated short-term and long-term parking (287 Spaces)

Transit Center – Provides:
-Shuttle Bus Ticketing / Queuing
-Bicycle Rental & Information
-Ferry Ticketing Location
-Offices

Select Shuttle Pick-Up at New Whale / Straight Wharf Intersection

Personal Pick-Up Along New Whale, Improved Vehicle Parking

Pedestrians Walk from Ferry to Transit Center via Waterfront and New Street

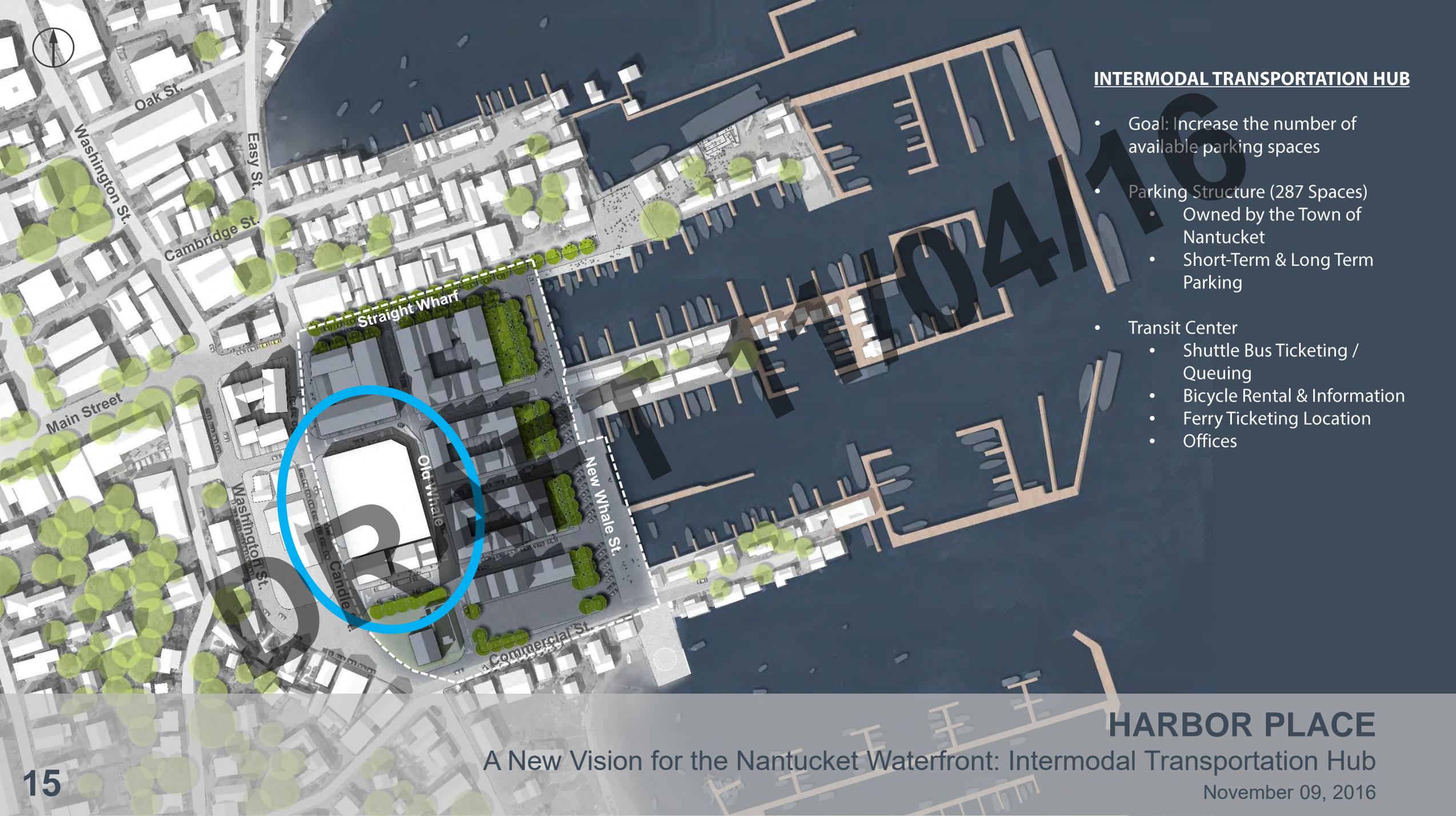
Improved Intersection at Commercial Street & New Whale Street

NRTA dedicated drive lane and bus pick-up & drop-off

HARBOR PLACE

A New Vision for the Nantucket Waterfront: : Transportation & Parking

November 09, 2016



INTERMODAL TRANSPORTATION HUB

- Goal: Increase the number of available parking spaces
- Parking Structure (287 Spaces)
 - Owned by the Town of Nantucket
 - Short-Term & Long Term Parking
- Transit Center
 - Shuttle Bus Ticketing / Queuing
 - Bicycle Rental & Information
 - Ferry Ticketing Location
 - Offices

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Intermodal Transportation Hub

November 09, 2016



WATERFRONT

- Open Space on the Waterfront
- Create Access for all Transit Circulation Options
 - Pedestrian
 - Bicycle
 - Vehicle
- Provide Seating Overlooks, Plaza Spaces with Views to the Harbor
- Programmable Space for Special Events
- Link Existing Waterfront Network of Open Spaces

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Waterfront

November 09, 2016



Mixed-Use
Blocks

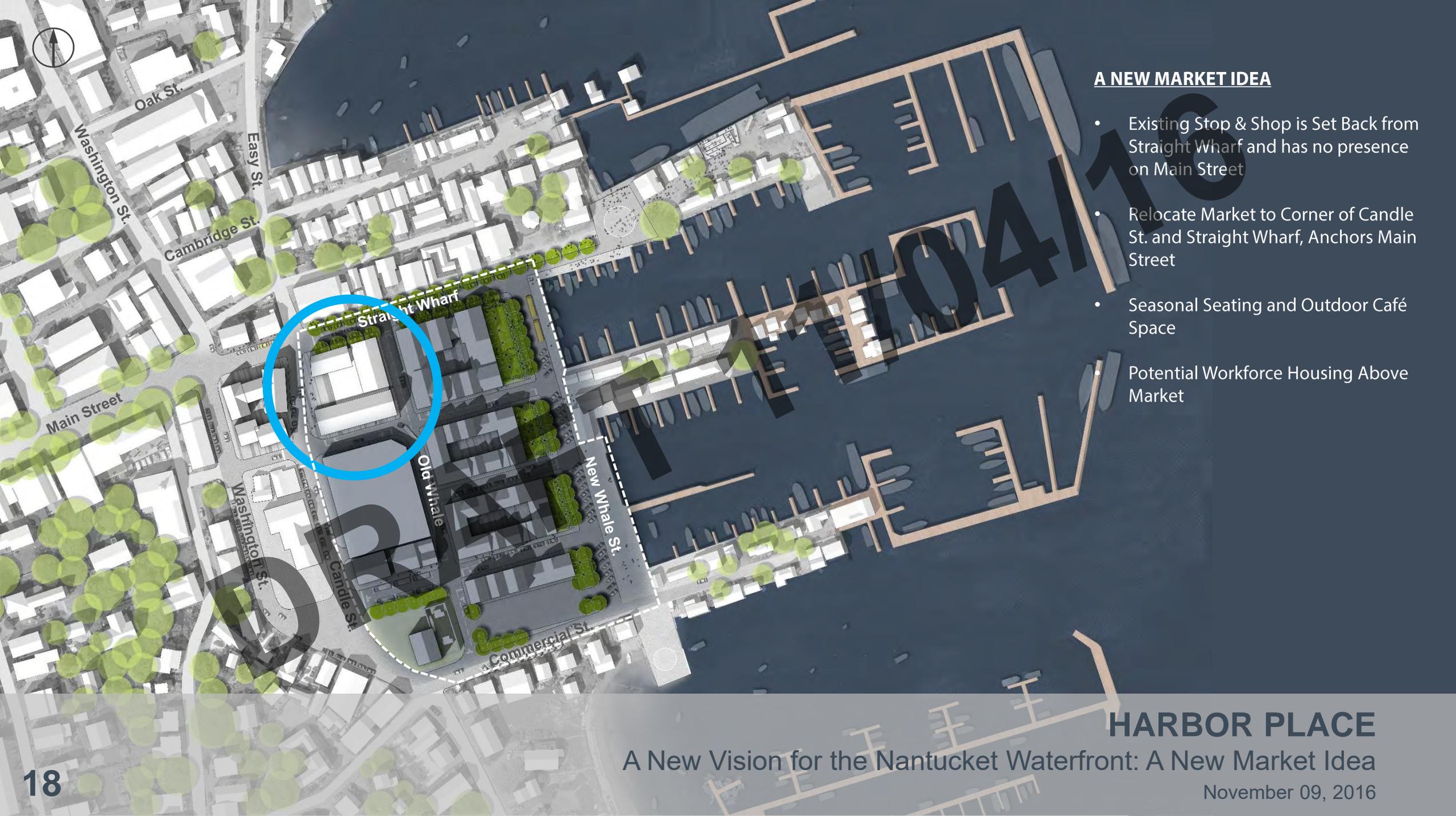
Upper Terrace / Café Seating /
Trees

Terrace Steps

New Whale Street & Public
Parking / Sidewalks

Public Green Space / Park /
Boardwalk / Existing Buildings





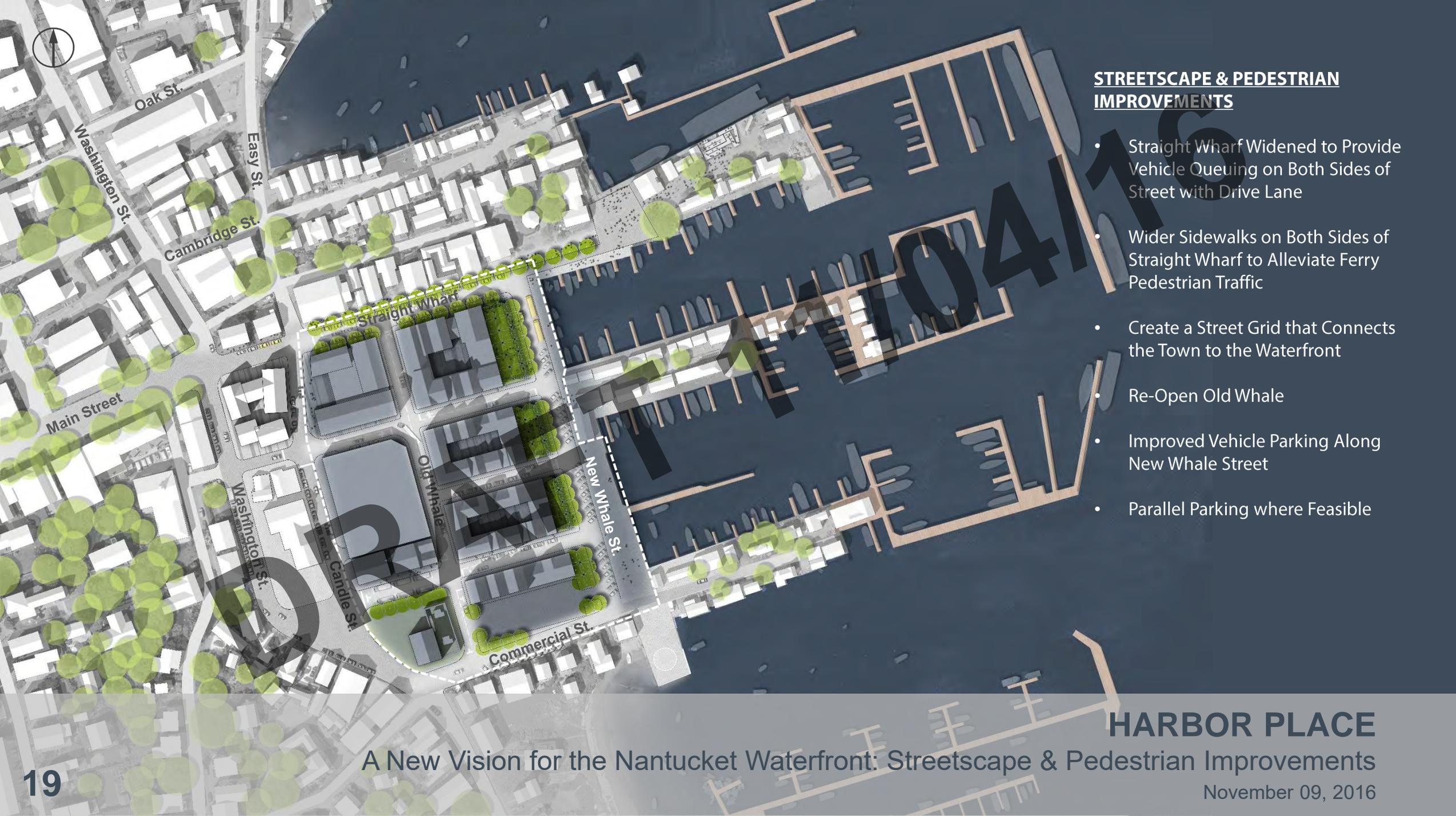
A NEW MARKET IDEA

- Existing Stop & Shop is Set Back from Straight Wharf and has no presence on Main Street
- Relocate Market to Corner of Candle St. and Straight Wharf, Anchors Main Street
- Seasonal Seating and Outdoor Café Space
- Potential Workforce Housing Above Market

HARBOR PLACE

A New Vision for the Nantucket Waterfront: A New Market Idea

November 09, 2016



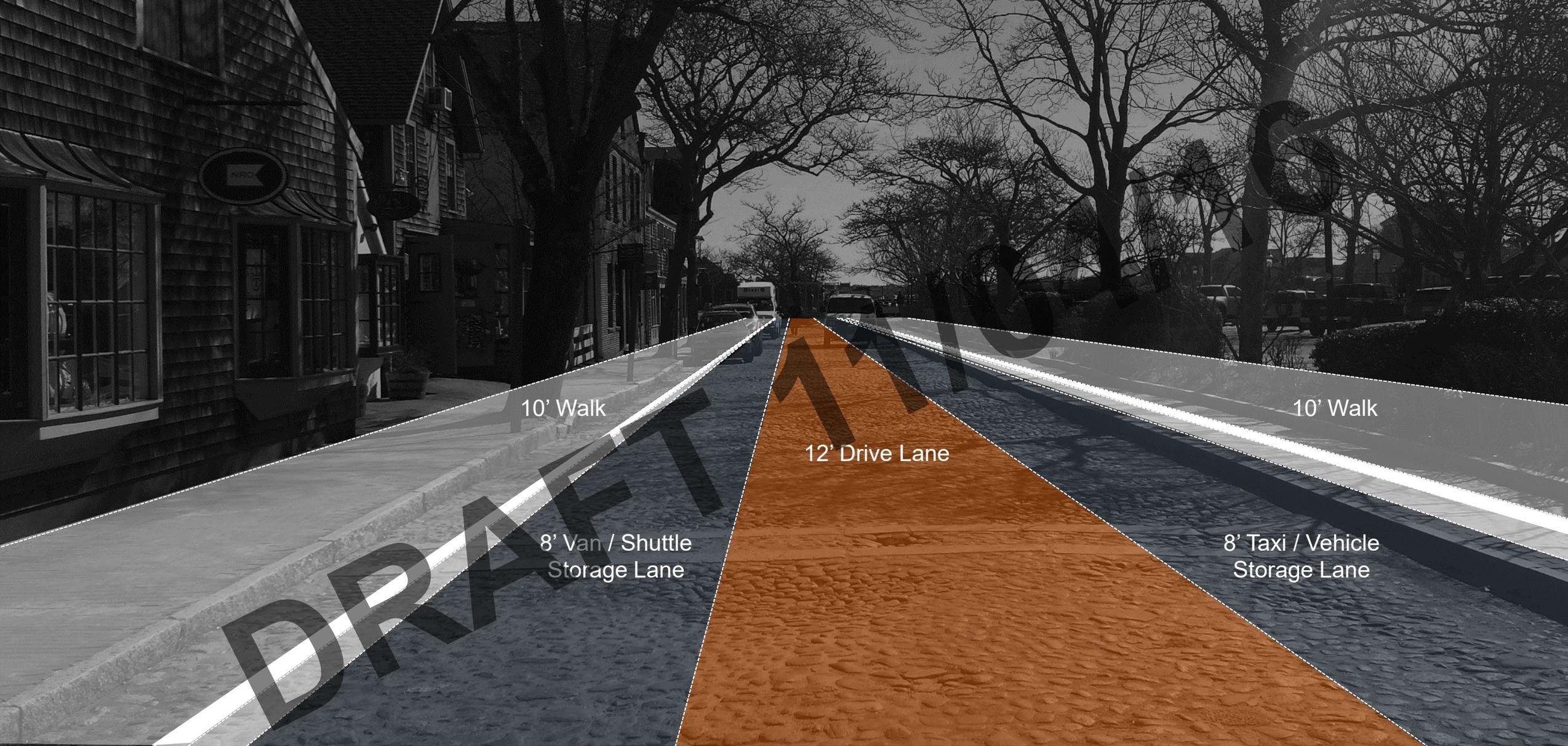
STREETSCAPE & PEDESTRIAN IMPROVEMENTS

- Straight Wharf Widened to Provide Vehicle Queuing on Both Sides of Street with Drive Lane
- Wider Sidewalks on Both Sides of Straight Wharf to Alleviate Ferry Pedestrian Traffic
- Create a Street Grid that Connects the Town to the Waterfront
- Re-Open Old Whale
- Improved Vehicle Parking Along New Whale Street
- Parallel Parking where Feasible

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Streetscape & Pedestrian Improvements

November 09, 2016



10' Walk

10' Walk

12' Drive Lane

8' Van / Shuttle
Storage Lane

8' Taxi / Vehicle
Storage Lane

DRAFT

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Streetscape & Pedestrian Improvements

November 09, 2016



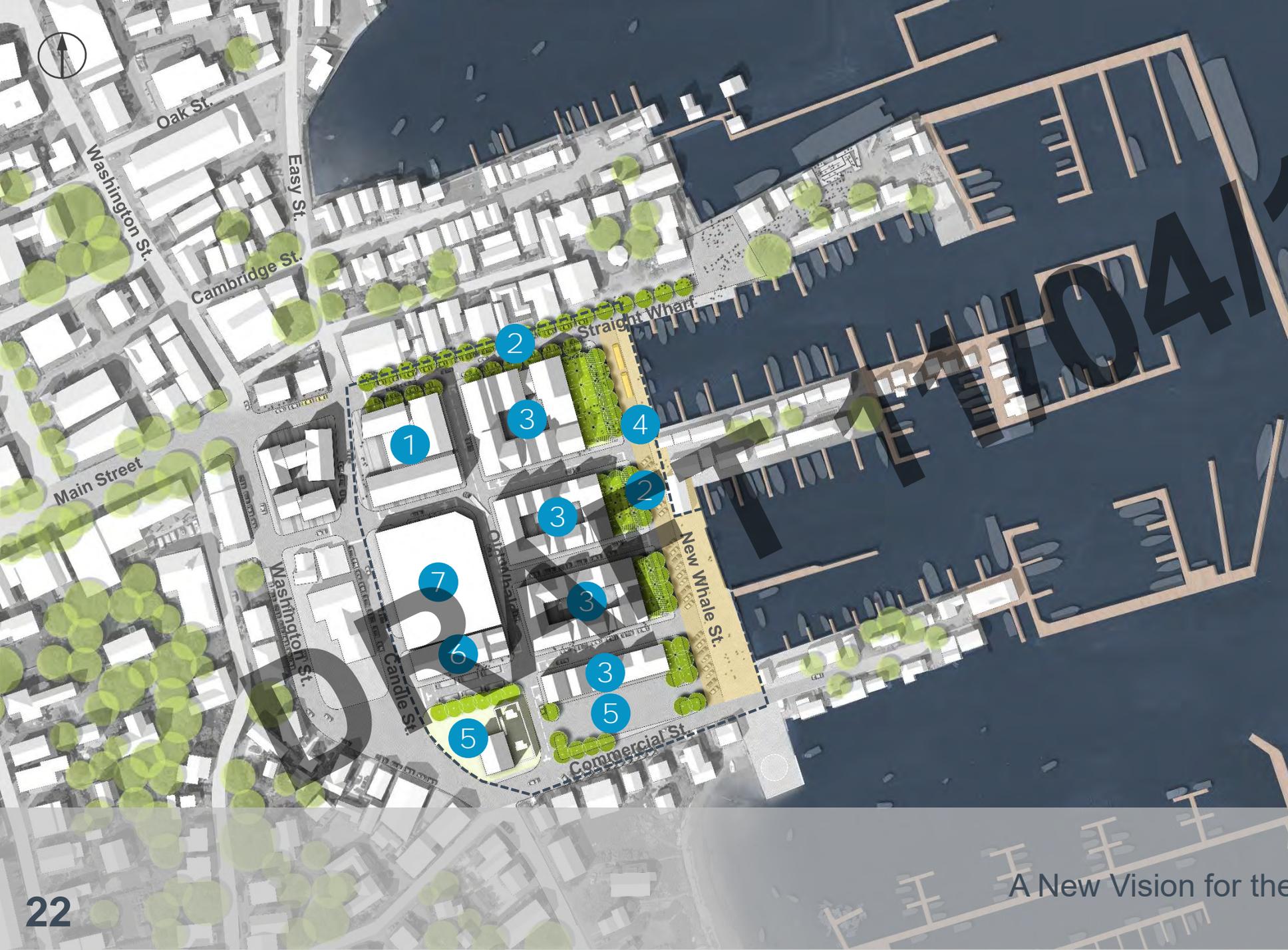
MIXED USE BLOCKS

- Design with Core District in Mind
- Design to Consider Parking within Block
- Residential, Retail, Community
- Phased Implementation Over Time

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Mixed Use Blocks

November 09, 2016



- 1 A new market & second floor housing
- 2 New street designs for Straight Wharf & New Whale, ferry pick-up and drop-off, improved flow
- 3 Mixed use blocks, a design that addresses site elevation, parking within the blocks
- 4 Waterfront zone featuring public open space, seating elements, boardwalk
- 5 National Grid substation & adjacent area for emergency operations
- 6 Transit center & transportation office
- 7 Parking structure, additional parking within streets

HARBOR PLACE

A New Vision for the Nantucket Waterfront

November 09, 2016

NEXT STEPS AND GOALS

- Project team to begin public discussion / outreach
- Support the Town as the project is considered
- Town review of transportation center characteristics, policies, and structure
- Town design and approval of Integrated Public Intermodal System
- Town review of zoning changes that allow the site development
- Town review of funding options for public infrastructure improvements and the Intermodal System, including grants, bonds, DIF, and TIF.

DRAFT 11/04/16

QUESTIONS?