



# MEETING POSTING

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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

**RECEIVED**

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NANTUCKET TOWN CLERK  
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<b>Committee/Board/s</b>	BOARD OF SELECTMEN
<b>Day, Date, and Time</b>	WEDNESDAY, FEBRUARY 22, 2017 AT 6:00 PM
<b>Location / Address</b>	PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
<b>Signature of Chair or Authorized Person</b>	FLORENCIA RULLO

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

## AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

- I. CALL TO ORDER***
- II. BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
  1. The Board of Selectmen Meeting is Being Video/Audio Recorded.
  2. Wannacomet Water Company: Prospect Street Area (Prospect Street, Atlantic Avenue, Milk Street, Vesper Lane, Joy Street, Mount Vernon Street) Water Main Construction Ongoing through May 15, 2017.
  3. No Board of Selectmen Meeting Wednesday, March 1, 2017.
- IV. PUBLIC COMMENT\****
- V. NEW BUSINESS\****
- VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***
  1. Approval of Minutes of February 8, 2017 at 6:00 PM.
  2. Approval of Payroll Warrants for Week of February 19, 2017.
  3. Approval of Treasury Warrants for February 22, 2017.
  4. Approval of Pending Contracts for February 22, 2017.

**VII. CONSENT ITEMS**

1. Request for Gift Acceptance: Nantucket Fire Department/Nantucket Firemen's Association; Natural Resources Department.
2. Planning Office: Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Parcel B, Woodbine Street as Shown on Plan of Land Entitled "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Woodbine Street," Dated June 6, 2016, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2016-61, Pursuant to Vote on Article 96 of 2016 Annual Town Meeting.
3. Planning Office:
  - a) Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Parcel A, Woodbine Street as Shown on Plan of Land Entitled "Roadway Acquisition Plan in Nantucket, Mass. of a Portion of Woodbine Street," Dated June 6, 2016, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2016-61; and Parcel 2B, Weweeder Avenue as Shown on Plan of Land Entitled "Plan of Land in Nantucket, Mass., Prepared for the Inhabitants of the Town of Nantucket," Dated January 13, 2016, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2016-20, Pursuant to Votes on Article 96 of 2016 Annual Town Meeting and Article 99 of 2011 Annual Town Meeting.
  - b) Request for Acceptance of Easement over Portion of Parcel 1, Weweeder Avenue as Shown on Plan No. 2016-61 and as Exhibit A on Plan of Land Entitled "Exhibit 'A' Easement Plan in Nantucket, Mass.," Dated November 30, 2016 and Prepared by Bracken Engineering, Inc.
4. Planning Office: Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcels Known as Parcel G, Cherry Street and Parcel I, Weweeder Avenue, Cherry Street and Plum Street as Shown on Plan of Land Entitled "Plan to Acquire Land for General Municipal Purposes in Nantucket, MA, Prepared for Town of Nantucket," Dated September 3, 2013, Prepared by Michael Connolly & Assoc., Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2013-52, Pursuant to Votes on Article 99 of 2011 Annual Town Meeting and Article 13 of 2012 Special Town Meeting.
5. Planning Office: Request for Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement for Town-owned Yard Sale Parcel Known as Parcel 4, Pochick Street as Shown on Plan of Land Entitled "Roadway Acquisition Plan in Nantucket, MA of Portions of Unconstructed Holly Street & Pochick Avenue," Dated September 30, 2016, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2016-93, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.
6. Planning Office: Request for Execution of Purchase and Sale Agreements, Quitclaim Deeds and Settlement Statements for Town-owned Yard Sale Parcels Known as Parcels D1 and D2, Dix Street as Shown on Plan of Land Entitled "Plan of Land, Taking and Disposition Plan, a Portion of Dix Street in Nantucket, Massachusetts," Dated October 3, 2016, Prepared by Nantucket Surveyors, LLC and Recorded with Nantucket County Registry of Deeds as Plan No. 2016-112, Pursuant to Vote on Article 97 of 2014 Annual Town Meeting.

7. Planning Office: Request for Execution of Release of Easement in Portion of Property Shown as Lot E-1 on Plan of Land Entitled "Poplar Street Easement Area Plan of Land in Nantucket, MA," Dated September 26, 2016, Prepared by Michael Connolly & Assoc., Inc. and Recorded with Nantucket County Registry of Deeds in Book 1570, Page 183, Pursuant to Vote on Article 101 of 2011 Annual Town Meeting.
8. Planning Office: Request for Execution of Release of Easement in Portion of Property Shown as Lot E-2 on Plan of Land Entitled "Poplar Street Easement Area Plan of Land in Nantucket, MA," Dated September 26, 2016, Prepared by Michael Connolly & Assoc., Inc. and Recorded with Nantucket County Registry of Deeds in Book 1570, Page 183, Pursuant to Vote on Article 101 of 2011 Annual Town Meeting.
9. Planning Office: Request for Execution of Release of Easement in Portion of Property Shown as Lot E-3 on Plan of Land Entitled "Poplar Street Easement Area Plan of Land in Nantucket, MA," Dated September 26, 2016, Prepared by Michael Connolly & Assoc., Inc. and Recorded with Nantucket County Registry of Deeds in Book 1570, Page 183, Pursuant to Vote on Article 101 of 2011 Annual Town Meeting.
10. Planning Office: Request for Execution of Release of Easement in Portion of Property Shown as Lot E-4 on Plan of Land Entitled "Poplar Street Easement Area Plan of Land in Nantucket, MA," Dated September 26, 2016, Prepared by Michael Connolly & Assoc., Inc. and Recorded with Nantucket County Registry of Deeds in Book 1570, Page 183, Pursuant to Vote on Article 101 of 2011 Annual Town Meeting.
11. Planning Office: Request for Execution of Release of Easement in Portion of Property Shown as Lot E-5 on Plan of Land Entitled "Poplar Street Easement Area Plan of Land in Nantucket, MA," Dated September 26, 2016, Prepared by Michael Connolly & Assoc., Inc. and Recorded with Nantucket County Registry of Deeds in Book 1570, Page 183, Pursuant to Vote on Article 101 of 2011 Annual Town Meeting.
12. Planning Office: Request for Execution of Release of Easement in Portion of Property Shown as "Easement Area" on Plan of Land Entitled "Easement Exhibit Plan, Taking and Disposition Articles 83 & 84, 2012 ATM in Nantucket, Massachusetts," Dated December 5, 2016, Prepared by Nantucket Surveyors, LLC and Recorded with Nantucket County Registry of Deeds in Book 1576, Page 36, Pursuant to Vote on Article 84 of 2012 Annual Town Meeting.
13. Planning Office: Request for Execution of Release of Easement in Portion of Property Shown as Easement E-1 and Easement E-2 on Plan of Land Entitled "Roadway Acquisition Plan of Land in Nantucket, MA, Prepared for Miriam Varian," Dated September 6, 2016, Prepared by Blackwell & Associates, Inc. and Recorded with Nantucket County Registry of Deeds in Book 1565, Page 127, Pursuant to Vote on Article 101 of 2011 Annual Town Meeting.

**VIII. CITIZEN/DEPARTMENTAL REQUESTS**

1. Request for Execution of Quitclaim Deed to Nantucket Islands Land Bank for Town-owned Parcels Known as: Consue Spring/Union Street, Shown as Lot 1 on Plan of Land Entitled "Plan of Land in Nantucket," Dated January 14, 1963, Prepared by Josiah S. Barrett Engineer and Recorded with Nantucket County Registry of Deeds as Land Court Plan No. 10452-A; 84 Union Street, Shown as Lot 2 on Plan of Land Entitled "Subdivision Plan of Land in Nantucket, Massachusetts, Prepared for Gwen W. Gaillard," Dated December 8, 1983, Prepared by Michael S. Bachman, R.L.S. and Recorded with said Deeds as Plan File 14-D; and 84R Union Street, Shown as Lot 3 on Plan of Land Entitled "Subdivision Plan of Land in Nantucket, Massachusetts,

Prepared for Gwen W. Gaillard,” Dated December 8, 1983, Prepared by Michael S. Bachman, R.L.S. and Recorded with said Deeds as Plan File 14-D, Pursuant to Chapter 2017 of the Acts of 2014, Votes on Articles 86 and 102 of 2014 Annual Town Meeting and Memorandum of Understanding between Town and Land Bank dated December 17, 2014.

2. Request for Execution of Quitclaim Deed to Nantucket Islands Land Bank for Town-owned Parcels Known as: 1 and 3 Miacomet Road, Shown as Lot 1 and Lot A on Plan of Land Entitled “Being a Subdivision of Lots A4, A5, A6 & A7 Shown on Plan No. 02-04, Plan of Land in Nantucket, MA., prepared for Town of Nantucket,” Dated August 20, 2009, Prepared by Blackwell & Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2010-35; and 9 Miacomet Road, Shown on Plan of Land Entitled “Plan of Land in Nantucket, Mass.,” Dated December 21, 1976, Prepared by John J. Shugrue and Recorded with said Deeds in Plan Book 19, Page 147, Pursuant to Vote on Article 101 of 2015 Annual Town Meeting and Memorandum of Understanding between Town and Land Bank dated December 17, 2014.
3. Request for Execution of Quitclaim Deed to Nantucket Islands Land Bank for Town-owned Parcels Known as: 55 Warren’s Landing Road, Shown as Lot C on Plan of Land Entitled “Subdivision Plan of Land in Nantucket,” Dated July 1950, Prepared by Josiah S. Barrett Engineer and Recorded with Nantucket County Registry of Deeds as Land Court Plan No. 12127-B; “Smooth Hummocks” on Heller Way, Shown as Lot 11B on Plan of Land Entitled “Plan of Land in Nantucket,” Dated February 1940, Prepared by W.T. Fairclough, Engineer and Recorded with said Deeds as Land Court Plan No. 17368-A, Sheet 2; and Lot 6, Mioxes Pond Road, Shown as Lot 6 on Plan of Land Entitled “Subdivision Plan of Land in Nantucket,” Dated January 31, 1970, Prepared by Schofield Brothers, Inc., Surveyors and Recorded with said Deeds as Land Court Plan No. 17368-C, Pursuant to Chapter 125 of the Acts of 2013, Chapter 263 of the Acts of 2014, Chapter 217 of the Acts of 2014, Votes on Articles 85 and 102 of 2013 Annual Town Meeting and Articles 86 and 102 of 2014 Annual Town Meeting, and Memorandum of Understanding between Town and Land Bank dated December 17, 2014.

**IX. PUBLIC HEARINGS**

1. Public Hearing to Consider the Taking of Portions of Paper Streets for Public Access, Open Space and/or General Municipal Purposes as Authorized by MGL Chapter 79 and Town Meeting Votes as Noted:
  - b) Portions of Elm Street, Central Street and Unnamed Way (Siasconset) Shown as Parcel 33 on Plan No. 2016-113, Recorded at Said Deeds, as Authorized by Article 94 of 2009 Annual Town Meeting (Continued from January 25, 2017).

**X. TOWN MANAGER’S REPORT**

1. FY 2018 Budget Review: Solid Waste Enterprise Fund; Our Island Home Enterprise Fund.
2. Review of CMS (Centers for Medicare and Medicaid Services) Quality Measures for Our Island Home.
3. Update on Our Island Home Public Outreach.
4. Review Draft Policy for Building Permit Fee Waiver Requests.

***XI. SELECTMEN'S REPORTS/COMMENT***

1. Continued Review of Article 76 of 2017 Annual Town Meeting Warrant (District Improvement Financing).
2. Review of Finance Committee Motions to Date for 2017 Annual Town Meeting Warrant Articles.
3. Action to Designate Roads and Right of Way Committee as Special Municipal Employees.
4. Committee Reports.

***XI. ADJOURNMENT***

*\*Identified on Agenda Protocol Sheet*

**EXHIBIT 1**  
**AGREEMENTS TO BE EXECUTED BY TOWN MANAGER**  
**UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN**  
**February 22, 2017**

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding
Amendment to Professional Services Agreement	Our Island Home	SMRT	TBD	Additional review of current Our Island Home site for proposed new facility	Art. 4/2015 STM
Professional Services Agreement	DPW	People GIS	\$25,000	Provide SimpliCity Services for the DPW to include: update work order system, stormwater manage water tools, quick asset field tool, new reports, public vs. private streets, work order scheduling/forecasting, training	DPW Budget