

BOARD OF SELECTMEN

Minutes of the Meeting of June 22, 2016. The meeting took place in the Public Safety Facility Community Room, 4 Fairgrounds Road, Nantucket, MA 02554. Members of the Board present were Rick Atherton, Robert DeCosta, Matt Fee, Dawn E. Hill Holdgate and James R. Kelly.

I. CALL TO ORDER

Chairman Kelly called the meeting to order at 7:02 PM following meetings of the NRTA Advisory Board and County Commissioners.

II. BOARD ACCEPTANCE OF AGENDA

The agenda was unanimously accepted as presented.

III. ANNOUNCEMENTS

1. Town Manager C. Elizabeth Gibson announced that the Board of Selectmen meeting is being video/audio recorded, in accordance with the requirements of the Open Meeting Law.
2. Ms. Gibson announced that the Nantucket Lifeguard Program has been certified by the United States Lifesaving Association (USLA) as a Certified Open Water Lifesaving Operation. Harbor Master Sheila Lucey reviewed the certification process and thanked her lifeguards, who were present. Ms. Lucey was congratulated on this achievement.
3. There will be no Board of Selectmen meeting on Wednesday, June 29, 2016 as it is the fifth Wednesday. The Board's summer meeting schedule begins July 6, 2016.
4. Town offices will be closed Monday, July 4, 2016 in observation of Independence Day.

IV. PUBLIC COMMENT

None.

V. NEW BUSINESS

None.

VI. APPROVAL OF MINUTES, WARRANTS, PENDING CONTRACTS

1. Approval of Minutes of October 22, 2014 at 6:00 PM. The minutes of October 22, 2014 at 6:00 PM were approved by the unanimous consent of the Board.
2. Approval of Payroll Warrants for Week Ending June 19, 2016. The payroll warrants for week ending June 19, 2016 were approved by the unanimous consent of the Board.
3. Approval of Treasury Warrants for June 22, 2016. The treasury warrants for June 22, 2016 were approved by the unanimous consent of the Board.
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. Ms. Gibson reviewed the various pending contracts. Mr. DeCosta noted he is concerned about the grant from ReMain which he feels "creates" a housing consultant position and if the grant money goes away how it will be funded in the future. Mr. Atherton said he hopes housing at 6 Fairgrounds Road is "moving along". Ms. Gibson said the project is very active and

moving forward. She stated that Town Administration has anticipated the housing consultant position to become a full-time position and funding is budgeted as part-time in FY 2017 with the intent to fully fund it in the future. Mr. Fee said the Board may have to consider putting off other matters if it wants to make housing a priority. Chairman Kelly said he will put housing on as a near future agenda item. The pending contracts for June 22, 2016 were approved by the unanimous consent of the Board.

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 was approved by the unanimous consent of the Board.

VIII. CITIZEN/DEPARTMENT REQUESTS

1. Town Manager: Recommendation Regarding Committee Appointments. Ms. Gibson reviewed a recommendation that she, as Town Manager appoint members of the Parks and Recreation Commission and the Visitor Services Advisory Committee in accordance with provisions of the Town Charter. Mr. DeCosta moved to designate the Town Manager as the appointing authority for the Parks and Recreation Commission and the Visitor Services Advisory Committee; Ms. Hill Holdgate seconded. Mr. Atherton asked why the Town Manager made this request. Ms. Gibson noted that the two committees are not policy making boards, are advisory in nature and make no direct reports to the Board. On the motion, all in favor, so voted.

2. 2016 Annual Committee/Board/Commission Appointments. Chairman Kelly reviewed the committee appointment process. He stated there are three categories of appointments: those with the same number of applicants as openings; those that have more seats available than applicants; and those with more applicants than seats available. Chairman Kelly noted which committees come under which category. Mr. DeCosta moved to appoint all applicants for the committees with the same number of applicants as openings; Mr. Atherton seconded. All in favor, so voted. These were as follows:

Airport Commission – one seat available and one applicant. Jeanette Topham was reappointed to a three-year term, said term to expire June 30, 2019.

Board of Health - one seat available and one applicant. Malcolm MacNab was reappointed to a three-year term, said term to expire June 30, 2019.

Capital Program Committee - one seat available and one applicant. Stephen Welch was appointed to a three-year term, said term to expire June 30, 2019.

Cemetery Commission - one seat available and one applicant. Barbara White was reappointed to a three-year term, said term to expire June 30, 2019.

Contract Review Committee, Human Services - one seat available and one applicant. Dorothy Hertz was reappointed to a three-year term, said term to expire June 30, 2019.

Mosquito Control Commission - one seat available and one applicant. Ashley Erisman was reappointed to a five-year term, said term to expire June 30, 2021.

Nantucket Affordable Housing Trust - three seats available and three applicants. Reema Sherry and Isaiah Stover were reappointed as at-large members for two-year terms, said terms to expire June 30, 2018. Brian Sullivan was reappointed as the real estate member for a two-year term, said term to expire June 30, 2018.

Nantucket Historical Commission - two seats available and two applicants. Diane Holdgate was appointed to a three-year term, said term to expire June 30, 2019. Deborah Timmermann was reappointed to a three-year term, said term to expire June 30, 2019.

Real Estate Assessment Committee – five seats available and five applicants. Lee Saperstein, Thomas Barada, Rhoda Weinman, John Brescher and Neil Marttila were reappointed. Terms to be decided by Town Administration staff.

Scholarship Committee - two seats available and two applicants. Jeanne Miller and Mark Voigt were reappointed to three-year terms, said terms to expire June 30, 2019.

Zoning Board of Appeals - one seat available and one applicant. Kerim Koseatac was reappointed to a five-year term, said term to expire June 30, 2021.

Zoning Board of Appeals Alternate - one seat available and one applicant. James Mondani was reappointed to a three-year term, said term to expire June 30, 2019.

Mr. Atherton spoke in favor of appointing applicants to committees where there are more seats available than applicants. Mr. DeCosta moved to make the following appointments; Mr. Atherton seconded. All in favor, so voted.

Agricultural Commission – four seats available and two applicants. Abby Wullschleger was appointed to a one-year term, said term to expire June 30, 2017. Joseph Bauer was appointed to a three-year term, said term to expire June 30, 2019.

Council for Human Services – five seats available and two applicants. John Belash and Augusto Ramos were reappointed to three-year terms, said terms to expire June 30, 2019.

Council on Aging - three seats available and two applicants. Glenora Kelly Smith and Ella Finn were reappointed to three-year terms, said terms to expire June 30, 2019.

Cultural Council - four seats available and two applicants. Justin Cerne and Jordana Fleischut were reappointed to three-year terms, said terms to expire June 30, 2019.

Finance Committee - four seats available and three applicants. Stephen Maury and Clifford Williams were reappointed to three-year terms, said terms to expire June 30, 2019. Henry Sanford was appointed to a three-year term, said term to expire June 30, 2019.

Roads and Right of Way Committee - four seats available and three applicants. David Fredericks and Allen Reinhard were reappointed to three-year terms, said terms to expire June 30, 2019. Stephen Welch was appointed to a three-year term, said term to expire June 30, 2019.

Chairman Kelly noted there are two committees where there are more applicants than seats available and they will be voted by paper ballot.

Conservation Commission - three seats available and four applicants. By paper ballot, Benjamin Champoux, David LaFleur and Andrew Bennett were unanimously reappointed to three-year terms, said terms to expire June 30, 2019.

Planning Board Alternate - one seat available and two applicants. By paper ballot, David Callahan was appointed to a three-year term, said term to expire June 30, 2019. Mr. Callahan received votes from Mr. DeCosta, Mr. Fee, and Ms. Hill Holdgate. Chairman Kelly and Mr. Atherton cast their votes for incumbent Diane Coombs.

It was the consensus of the Board to advertise the remaining committee vacancies.

3. Assessor: Request for Endorsement of Abatement Advisory Committee Appointments. Mr. Fee moved to endorse the Assessor's appointments of Judith A. Moran, Joseph J. McLaughlin and David Callahan for one-year terms; Mr. DeCosta seconded. All in favor, so voted.

4. Town Manager Appointments: Advisory Committee of Non-Voting Taxpayers; Commission on Disability. Ms. Gibson recommended the following appointments: Advisory Committee of Non-Voting Taxpayers for

terms to expire June 30, 2019 – Louis Bassano, Donald Green and Gary Beller; and Commission on Disability for terms to expire June 30, 2019 – Penny Snow and John Malloy. Mr. Atherton moved to endorse the appointments by the Town Manager, as presented; Ms. Hill Holdgate seconded. All in favor, so voted. Ms. Gibson stated she will bring forth names for appointments to the Parks and Recreation Commission and Visitor Services Advisory Committee at the July 6 Board meeting.

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. Mr. DeCosta moved to approve the change of manager application for the VFW to Dora Lee Nolan, as presented; Mr. Atherton seconded. All in favor, so voted.

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. Director of Planning Andrew Vorce reviewed the Stop and Shop sewer easement matter and associated survey plan. Mr. Fee moved to accept the sewer easement from Stop and Shop, as presented; Ms. Hill Holdgate seconded. All in favor, so voted.

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. Mr. Vorce reviewed the utility and pedestrian easement matter and associated survey plan, noting this is a “springing” easement if 10 Rugged Road is ever developed. Ms. Hill Holdgate moved to accept the utility and pedestrian easement, as presented; Mr. Atherton seconded. All in favor, so voted. Mr. Vorce answered questions from Board members. Mr. Fee spoke in favor of connecting Cachalot Lane to 10 Rugged Road to alleviate traffic. Mr. Vorce said there is no opportunity for that right now as there are no development plans for 10 Rugged Road.

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. Mr. Vorce reviewed this matter and associated survey plan, noting the Town has reserved a sewer easement underneath. Ms. Hill Holdgate moved to execute the quitclaim deed to the Nantucket Commons Condominium Association for Parcel A, Dave Street, as presented; Mr. Atherton seconded. All in favor, so voted.

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): Chairman Kelly reopened the public hearing.

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. Mr. Vorce noted this matter is at the acquisition stage only per Annual Town Meeting vote. He reviewed the matter, the associated survey plan and answered questions from Board

members. There was no public comment. Chairman Kelly closed the public hearing for "a". Mr. Fee moved to approve the order of taking by eminent domain of portions of Sesachacha Road, as presented; Mr. Atherton seconded. All in favor, so voted.

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. Mr. Vorce reviewed this matter and associated survey plan. Gary Beck spoke in favor of the taking. Attorney Whit Gifford submitted survey plans the Board (attached). Carrie Thornewill spoke in favor of the taking and read a letter from her sister into the record (attached). Attorney Sarah Alger, representing the owners of 30R Quidnet Road and 35 Quidnet Path (Meyers) said she is present for Attorney Dan Bailey who represents these clients. Attorney Alger handed out a letter to the Board (attached), saying the Meyers feel their rights to use the road are being taken; she added that there have been objections in writing to Mr. Vorce on this matter since 2013. Attorney Alger said the road was opened by the Mellon's whose access was restricted and asked the Board not to move forward with the taking and to leave the Meyers' rights as they are. She added the taking will result in a 16-1/2 foot wide road. Mr. Vorce stated he doesn't agree with Attorney Alger's characterization of the situation, adding it is speculative to think things will or won't happen. He said he wouldn't have moved this forward if he didn't think all parties were satisfied. Attorney Gifford, representing Mr. Beck and Ms. Thornewill and her family, noted that Meyers benefitted from a previous yard sale purchase so he doesn't feel that they should now claim this is unconstitutional. Attorney Alger stated that the previous yard sale for Meyers had no objections and the rights went out to Squam Road. Chairman Kelly closed the public hearing for "b". Mr. Atherton said regarding the road width and the village character, he feels a 16 foot road is "more than adequate" and most neighbors have worked with the Planning Board on rural road patterns and "it works". He added he doesn't feel the taking will impede future utilization of Chase Lane for other access. Mr. DeCosta said he feels a road width of 16-1/2 feet is "plenty" and he doesn't feel it will cost anyone development or subdivision rights. Mr. Atherton moved to approve the order of taking by eminent domain of portions of Proprietors Road, as presented; Mr. Fee seconded. All in favor, so voted.

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:

Chairman Kelly opened the public hearing.

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. Mr. Vorce reviewed this matter and an associated GIS map. There was no public comment. Mr. Fee asked what will happen with the disposition. Mr. Vorce said town meeting vote requires access to the harbor and a "One Big Beach" easement. Mr. Fee said he is still concerned regarding the disposition.

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. Mr. Vorce reviewed this matter and associated GIS and survey plans, and answered questions from Board members. There was no public comment.

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. Mr. Vorce reviewed this matter and associated GIS and survey plans. There was no public comment.

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. Mr. Vorce reviewed this matter and associated survey plan, and answered questions from Board members. There was no public comment. Mr. Vorce noted there is an easement on private land to the east for the Eel Point Road roadway.

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. Mr. Vorce reviewed this matter and associated survey plan, noting that the taking will allow the Town to establish a public way in that location. There was no public comment.

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. Mr. Vorce reviewed this matter and associated GIS and survey plans, and answered questions from Board members. There was no public comment.

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. Mr. Vorce reviewed this matter and associated survey plan. Ms. Hill Holdgate recused from this matter. There was no public comment.

Chairman Kelly closed the public hearing. Mr. Fee moved to approve item "g" as presented; Mr. DeCosta seconded. So voted 4-0. Mr. Atherton moved to approve items "a" through "f", as presented; Mr. DeCosta seconded. All in favor, so voted.

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.

Chairman Kelly opened the public hearing. Business License Inspector Amy Baxter spoke in favor of the matter, noting an entertainment license for Theatre Workshop will bring the organization into compliance with General Laws pertaining to entertainment. Theatre Workshop Artistic Director Justin Cerne spoke in favor, noting the Board's approval allows them to continue a 60-year tradition. Abutter Ann Balas asked that the times of the license be confirmed. Ms. Baxter said the license is until 10:00 PM. Ms. Balas said she would like all noise, including set breakdown and construction, to end at 10:00 PM. Chairman Kelly closed the public hearing. Mr. Fee moved to approve an entertainment license for Theatre Workshop on the condition that there is no noise construction after 10:00 PM; Mr. Atherton seconded. Mr. Cerne said they will close their doors but set breakdown might still happen after 10:00 PM. Police Chief William Pittman said construction is not part of the scope of an entertainment license, adding that construction after 10:00 PM falls under the Town Noise Bylaw. Mr. Fee said he is concerned about noise after 10:00 PM. Mr. DeCosta said he cannot vote for the current motion. Mr. Fee withdrew his motion. Ms. Hill Holdgate moved to approve an entertainment license for Theatre Workshop, as presented; Mr. DeCosta seconded. So voted 4-1. Mr. Fee was opposed, noting he is worried about noise downtown.

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.

Chairman Kelly opened the public hearing. Ms. Baxter explained that she requested that the NHA apply for an entertainment license vs. the many temporary permits they have been applying for, noting the roof deck is included in the license application. Ms. Baxter reviewed some departmental concerns regarding the roof deck, noting there are weekly events on the deck every Monday in the summer. She also reviewed occupancy. Proposed manager Marjan Shirzad spoke in favor of the application, saying the NHA wants to

be in compliance. Chairman Kelly closed the public hearing. Mr. DeCosta said he has no problem with an entertainment license for the main halls but noted the Fire Department concerns regarding the roof deck. Ms. Baxter said there was an inspection today and the following occupancy numbers are allowed for the roof deck: 120 persons standing; 120 persons standing with dancing and amplified music; and 80 persons for a seated meal. Mr. DeCosta moved to approve the entertainment license for the Nantucket Historical Association with occupancy on the roof deck limited to 120 persons standing or 120 persons standing with dancing and amplified music or 80 persons for a seated meal, and no entertainment on the roof deck after 10:00 PM; Mr. Fee seconded. All in favor, so voted.

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. Chairman Kelly opened the public hearing. Ms. Baxter noted this is a new building so there are no concerns at this time. Proposed manager Michael Kopko spoke in favor of the application and asked for latitude regarding the operation hours, noting there could be special events in the early morning and late at night but there will be no standard programming for those hours. He added that the building is built to contain sound and has heat and air conditioning so the doors and windows will all be closed. Chairman Kelly closed the public hearing. Mr. DeCosta moved to approve the entertainment license for White Heron Theatre, as presented. Ms. Hill Holdgate suggested a condition that the doors be closed after 10:00 PM. Mr. Kopko said he was agreeable to that. Mr. DeCosta amended his motion to approve the entertainment license for White Heron Theatre on the condition that the doors are closed after 10:00 PM; Ms. Hill Holdgate seconded. All in favor, so voted.

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. Chairman Kelly opened the public hearing. Mr. Fee recused himself from this matter. Ms. Baxter reviewed the application, noting letters of opposition have been received. She reviewed liquor license quotas. Ms. Baxter noted departmental concerns and said 167Raw received a cease and desist order from the Zoning Board of Appeals today for having a food truck. She also said it is unclear to Police where the alcoholic beverages will be displayed for sale and stored. Manager Jesse Sandole spoke in favor of the application, saying he is trying to establish a "one stop shop", adding he has no intention of selling 30-packs of beer, just a small selection of highly curated products. He noted that he working with zoning to rectify any issues. Chief Pittman said Mr. Sandole needs to identify where the alcoholic beverages will be displayed for sale and stored including square footage. Mr. Sandole said there is no room to store alcohol so he will only have what sits on the shelves. Mr. DeCosta moved to continue the public hearing to July 6, 2016 to get updated plans; Ms. Hill Holdgate seconded. So voted 4-0.

7. Public Hearing to Consider Adopting Fees Associated with General On Premises Liquor and Business Licenses. Chairman Kelly opened the public hearing. Ms. Baxter reviewed the proposed fees (attached) and answered questions from Board members. There was no public comment. Chairman Kelly closed the public hearing. Ms. Baxter answered further questions from Board members. Ms. Gibson noted that per the Town Code the Board can establish fees for business licenses. Mr. DeCosta and Chairman Kelly questioned the need for a business license fee. Chief Pittman explained that a business license fee can be used to manage unlicensed activities. Laura McCloskey spoke in favor of a business license fee. Ms. Hill Holdgate said regarding the liquor fees, annual license holders should get more of a break for being open year-round. Ms. Hill Holdgate moved to approve the General on Premises license fees as follows:

Annual General on Premises All Alcohol License	\$2,750
Annual General on Premises Wine/Malt License	\$1,500
Seasonal General on Premises All Alcohol License	\$2,900

Seasonal General on Premises Wine/Malt License \$1,600

Mr. Fee seconded. All in favor, so voted. Mr. Atherton moved to approve a Business License Fee of \$200; Mr. Fee seconded. So voted 3-2. Chairman Kelly and Mr. DeCosta were opposed.

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. Chairman Kelly opened the public hearing. Live-a-board resident Carl Keller noted there is a small amount of live-a-board residents (12-17) with around 12 vehicles. He read a letter from live-a-board resident Chuck Colley (attached) who was unable to attend the meeting. Mr. Keller said Mr. Colley's letter covers the opinion of those live-a-boards present this evening. Mr. DeCosta said he worked with former Selectmen Bruce Miller and Chief Pittman on the current live-a-board parking language but realizes it "doesn't really work". He spoke in favor of going back to the former way of giving out permits to live-a-boards. Chief Pittman said the live-a-boards do a very good job being the eyes and ears at night but he would like to see a permit and regulations established. He said 15 parking permits have been purchased by live-a-boards for the current \$75 fee, and noted that many live-a-boards have multiple vehicles including one person who has a box truck. He asked Board members if they wish to consider any limits on the number of vehicles per mooring, as well as whether this will apply to Town moorings or rental moorings as well. Chief Pittman reviewed options for the Board. Some discussion followed regarding the number of vehicles that should be allowed. Mr. DeCosta spoke in favor of the "old system" and letting the live-a-boards park overnight in the municipal parking lot at 37 Washington Street. Some discussion followed on going back to the "old system" and having the Harbor Master certify who are live-a-boards. Ms. Hill Holdgate suggested limiting parking permits to those who live-a-board for a minimum of 10 weeks. Mr. Atherton suggested delegating this to the Town Manager and Police Chief to work out. Mr. Fee said he feels the intent is good but he worries about unintended consequences. Ms. Hill Holdgate moved to approve changes to the Traffic Rules and Regulations, which will be written and ratified at a future Board meeting, to allow live-a-boards to park overnight in the municipal parking lot at 37 Washington Street, on the condition that: live-a-boards' boats are to be certified by the Harbor Master before permits are issued; live-a-boards have to occupy a boat for a minimum of 10 weeks; if live-a-boards have vehicles, the vehicles can be issued parking permits to park in the municipal parking lot at 37 Washington Street and charged as follows: \$50 for first vehicle; \$100 for second vehicle; \$200 for third vehicle, with the number of vehicles allowed to be capped at three; and if a live-a-board has already purchased a residential parking permit, per the current Traffic Rules and Regulations, that permit needs to be returned to the Police Department and a new permit issued; if there is only one permit returned and one new permit needed, then the Town will issue a credit to the vehicle owner per Finance Department guidelines; Mr. Fee seconded. Chairman Kelly closed the public hearing. On the motion, all in favor, so voted.

X. TOWN MANAGER'S REPORT

1. Fourth of July Preparation Plans (Public Safety). Chief Pittman reviewed the Police Department's plans for the Fourth of July. He reviewed various GIS maps for various Town-owned beaches, noting beach access, road closure, parking restrictions, bathroom facilities, trash, taxis, crowd control and medical attention. Chief Pittman said the Police are taking a "no nonsense" approach to the violations they observe. Director of Culture and Tourism Melissa Murphy reviewed various Town-sponsored activities for Fourth of July including the fireworks on Sunday, July 3 and downtown activities on Monday, July 4. She noted the public outreach campaign emphasis on being responsible over the holiday.

2. Traffic Safety Work Group Recommendation: Curb Cut at 7 North Water Street Resulting in Elimination of One On-Street Parking Space. Project Administrator Erika Mooney reviewed the request for a curb cut at

7 North Water Street which would result in the elimination of one on-street parking space across from the new driveway, noting the request is recommended by the Traffic Safety Work Group. Surveyor Paul Santos, representing the 7 North Water Street homeowner, reviewed survey plans for the request. Mr. DeCosta moved to approve the curb cut and the elimination of one on-street parking space, as presented. Mr. Fee expressed his dismay over another "parking yard". Ms. Hill Holdgate seconded Mr. DeCosta's motion. So voted 4-0. Mr. Fee was opposed.

3. Town Administration: Request for Approval of FY 2016 Year End Budget Transfers. Ms. Gibson reviewed FY 2016 end of year budget transfers, noting they were approved by the Finance Committee yesterday. Ms. Hill Holdgate moved to approve the year end budget transfers, as presented; Mr. Atherton seconded. All in favor, so voted.

XI. SELECTMEN'S REPORTS/COMMENT

1. Committee Reports. None.

XII. ADJOURNMENT

The meeting was unanimously adjourned at 10:03 PM.

Approved the 20th day of July, 2016.

MR. MEYERS
20' WIDE
ACCESS

APPROVED (12')
COMMON ACCESS DR.

MAP 21 PARCEL 36
N/F
DUVALL & BUNKER
(VACANT)

10' WIDE COMMON DRIVEWAY
WITH 2" GRASSED SHOULDERS
(SEE CROSS-SECTION)

TEMPORARY STONE TRACKING
PAD AT ENTRANCE (12'x50' MIN.)

EXISTING 20' WIDE PRIVATE ACCESS EASEMENT

TURN 10' OFF

PROPOSED LEACHING CATCH
BASIN (TYP.) (SEE DETAIL)

BASIN RIM=50.4±
STA: 4+97 (8'RL)

PROPOSED ACCESS and
UTILITY EASEMENT

PROPOSED SILT FENCE

2" WIDE GRASS LINED SWALE

PROPOSED COMMON DRIVEWAY
TO SERVICE LOTS A, B, C and D.
(DRIVEWAY APRON SURFACE SHALL BE BLOCK, BRICK OR
PAVED FOR A MIN. OF 28')

STONE RIP-RAP REQUIRED ALONG
FIRST 50 LF. OF SWALE and AROUND BASIN

BASIN RIM=40.2±
STA: 0+27 (14'RL)

LOT A
120,000± S.F.

STAKED HAYBALE
CHECK DAM (TYP.)

BASIN RIM=50.7±
STA: 7+87 (8'RL)

SITE BENCHMARK
TOP CONCRETE BOUND
EL. = 52.76 (HTL)

SURFACE COURSE

THE SURFACE COURSE
INCHES OF WHICH 35
BE 1/2 INCH TO 3/8 INCH
65 PERCENT CRUSHED
THE STABILIZED GRAV
MEET THE FOLLOWING

PI	SIEVE SIZE
1	1 INCH
1	3/8 INCH
No. 4	
No. 10	
No. 40	
No. 100	

MAP 21 PARCEL 27.2
N/F
MCGOLDRICK
(VACANT)

MAP 21 PARCEL 27.3
N/F
ANDERSEN



16'
WIDE
PAVEMENT

MAP 21
PARCEL 5.3
(LOTS A, B, C & D)

LOT B
42,362± S.F.

PROPOSED 10' WIDE DRIVEWAY
FOR FUTURE SECONDARY DWELLING
(DRIVEWAY APRON SURFACE SHALL BE
BLOCK, BRICK OR PAVED FOR A MIN. OF 10')

LOT C
38,676± S.F.

OBJECTIVE

IS TO KEEP THIS 12'
APPROVED RD IN NORTH
16' STRIP OF CHASE LN
IF EXTENDED.

LOT D
35,658± S.F.

PROPOSED ACCESS
EASEMENT

R=15'

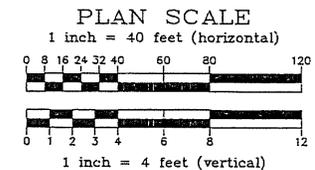
PROPOSED 10' WIDE SHARED DRIVEWAY
FOR FUTURE SECONDARY DWELLINGS
ON LOTS C and D.
(DRIVEWAY APRON SURFACE SHALL BE
BLOCK, BRICK OR PAVED FOR A MIN. OF 10')

" " " "
LOT A
OF SUBJECT
LOTS
A, B, C
↓

MAP 21 PARCEL 52
N/F
STEWARTSON FAMILY LLC

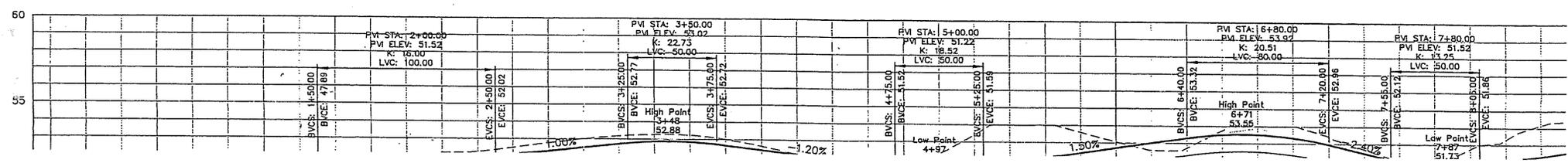
MAP 21 PARCEL 26.3
N/F
FOUR NAAUMA LANE NOMINEE TRUST

NAAUMA LANE
(VARIABLE WIDTH)



MAP 21 PARCEL 26.2
N/F
ZISSU
(VACANT)

COMMON DRIVEWAY PROFILE



3. The distance between the proposed driveways off of Quidnet Road far exceeds what would exist if each lot were to have a single driveway off of Quidnet Road, thereby enhancing safety;
4. The topography of the lots provides a barrier to a single vehicular access to the northerly and southerly portions of each lot; and
5. That the width of the common driveway along with the proposed "turnouts" will provide adequate vehicular access to the lots subject to this application, as well as other lots that may use this driveway in the future.

Decision

On October 17, 2013 a motion was made and duly seconded to **APPROVE** the Driveway Access Special Permit subject to the following conditions:

1. That an apron shall be installed at each driveway intersection with Quidnet Road. The apron shall be a minimum depth of ten (10) feet behind edge of pavement and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet;
2. That each driveway shall be a minimum width of ten (10) feet in width cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
3. That any future landscaping at the driveway(s) entrance shall be a maximum of three (3) feet in height to allow for adequate sight distance;
4. That construction of the driveway shall be in substantial conformance with the plan referenced in the "Basis of the Findings" section of this decision. The traveled surface of the roadway, as shown on the plan, shall be constructed to a minimum width of twelve (12) feet with passable two (2) foot shoulders on each side (for a total of sixteen (16) feet);
5. That a maintenance plan for the common driveway providing access to all lots shall be submitted within six (6) months from the date of the decision; and
6. That upon completion of all related site improvements Planning staff shall perform a final site inspection.

→
COMMON
ACCESS ROAD

SIGNATURE PAGE TO FOLLOW

From: Liza Connolly <lizasconnolly@gmail.com>
Subject: June 22 Chase lane
Date: June 3, 2016 7:36:28 AM EDT
To: Carrie and Luke Thornewill <thornewilldesign@comcast.net>
Cc: Mary Jo Beck <mjbeck651@gmail.com>

To whom it may concern,

As a 50 year summer resident of 36 Quidnet road we would really appreciate the opportunity to purchase the southern half of Chase Lane that runs along our property line.

Our summer cottage was built in the 1950s in the far left hand corner of the lot... Within 5 feet actually of the property line, *BEFORE ZONING about SET BACKS WERE ENFORCED*

Historically we have never used the paper road as an access road, though Our neighbor Isabel Seeman uses it *up* to her house. *to get*

We've used that piece of land to park, hang laundry, play frisbee or kick a soccer ball and let our dog out to "sunbathe".

The 16 1/2 foot wide lane that *WOULD REMAIN ON THE* ~~was cut on the~~

^{HALF}
North~~side~~ of this proprietor road, "Chase Lane", is of
adequate width ~~between between our parcels and~~
~~the other side.~~

AND THE REMAINING 16 1/2 FEET WOULD
GIVE US THE BUFFER WE NEED.

Furthermore, Acquiring this narrow stretch of our
"back yard" would enable us to achieve zoning
compliance. It is of great interest to us that
inhabitants of our cottage are safe from service
vehicles and automobiles passing so close to our
door.

^{PARENTS} We are sincerely concerned about the safety for ^{ELDERLY}
~~our~~ children and dogs when stepping out of house
or car. _{the}

We are not trying to restrict use of this lane, we
would just like consideration for our safety as well
as for that of the rural nature of the Quidnet village.
Our hope would be that the Quidnet road would
continue to be the main access into the village and
all other dirt roads are one lane roads that promote,
rather than restrict a rural life style, so kids can
safely and independently walk to and from the
beaches.

Thank you so much!

Daniel J. Bailey, III

100 Summer Street
Boston, MA 02110

617.488.8165 voice
617.824.2020 fax
dbailey@pierceatwood.com
www.pierceatwood.com

Admitted in: MA

June 22, 2016

BY ELECTRONIC MAIL AND OVERNIGHT MAIL

James R. Kelly, Chairman
Board of Selectmen
Town of Nantucket
16 Broad Street #2
Nantucket, MA 02554

Re: 30R Quidnet Road, Nantucket, Massachusetts

Dear Chairman Kelly and Members of the Board:

I am writing on behalf of our clients Glenn and Susan Meyers (“Meyers”), owners of the property at 30R Quidnet Road (the “Property”) to object to the proposed taking of a small portion of a proprietor’s road known as Chase Lane. A copy of the proposed Order of Taking (“Taking”) is attached as Exhibit A. Terms not defined herein shall have the meanings ascribed to them as set forth in the Taking.

This Taking is part of the Town’s so-called “yard sale” program, where the Town takes all rights in unbuilt proprietor’s ways and paper streets and then sells the ownership interest to the abutting property owners. As a general rule this is an effective program for cleaning up title issues on paper streets and proprietor’s ways. In this case, however, the proposed Taking will cause severe economic damage to my clients, because it will eliminate their ability to subdivide their property.

Pursuant to the Taking, the Town of Nantucket (the “Town”) seeks to take three small parcels (“Parcels”) of land from (i) the Stewardson Family, LLC, (ii) Isabelle Pettit Seeman and (iii) Gary W. Beck, as Trustee of the Quidnet Nominee Trust u/d/t dated July 29, 2003 (collectively, the “Owners”). As is typical of the yard sale program, following the Taking these three parcels would be sold for minimal consideration to Stewardson, Seeman and Beck, thereby increasing the size of their three parcels.

The Parcels are a part of Chase Lane, a largely unbuilt proprietor's road that runs parallel to Quidnet Road for a distance of roughly 2500' from Squam Road to a constructed portion of Chase Lane. This section of Chase Lane is shown on a plan entitled "Acquisition Plan, Phase 2, for Portions of Squidnet Way and Chase Lane, Squam/Pocomo Set-Off, Nantucket, MA," dated June 3, 2013, a copy of which is attached as Exhibit B ("Acquisition Plan"). The Meyers' property is the parcel identified as "GM Quidnet Residence Trust and SM Quidnet Residence Trust," 30R Quidnet Road. The Property has 1,286 feet of frontage on Chase Lane. As an abutter to Chase Lane, the Meyers hold an interest in the same, including but not limited to the right of passage, and pursuant to Massachusetts General Laws, Chapter 79 (the "Act") are eligible for compensation for any damage to the Property resulting from the Taking.

The Meyers also own another parcel of land on Chase Lane (the "Cottage Parcel"). That property is shown on the Acquisition Plan as Map 21 Parcel 54 n/f FW ACK, LLC. The Taking would also interfere with access to and development of the Cottage Parcel.

Pursuant to Sections 6 and 12 of the Act, the Selectmen are required to make an award for the damages sustained by every person in his/her property by reason of such taking, and any taking causing special and peculiar injury to a parcel of land not the subject of the taking will also lead to an award for damages.

As a result of the Taking, the Meyers will be unable to subdivide the Property. Currently, the Meyers are eligible for a simple "approval not required" endorsement from the Planning Board that would create three to four lots out of their single 18 acre lot. The planning board could not deny this endorsement – the only condition of approval that the Board could impose is that Chase Lane be constructed to an acceptable standard to provide access to the new lots. The Taking, however, will reduce the width of Chase Lane from 33 feet to 16.5 feet, and thereby severely limit the Meyers' ability to subdivide their property.

There is an existing dirt path from Squam Road that can be used to access properties on or off Chase Lane. This dirt path is barely improved. In addition, the dirt path strays outside of the limits of Chase Lane onto abutting property to the north, directly adjacent to the Stewardson property. This occurs because the Stewardson's have constructed a retaining wall that occupies all but 5 to 6 feet of Chase Lane. If the abutting property owner to the north, whose land is registered, were to construct a fence on his property line the existing access would be cut off and all property owners to the west of Stewardson who rely on Chase Lane for access would not be able to access their properties.

Meyers is entitled to reasonable compensation for his loss of access to and use of the Property, which is determined by the fair market value of the property taken. *Correia v. New Bedford Redevelopment Auth.*, 375 Mass. 360, 361 (1978). That value is determined by reference to the "highest and best use to which [the] property could reasonably be put," *Douglas Env'tl. Assocs., Inc. v. Dep't of Env'tl. Prot.*, 429 Mass. 71, 75 (1999). Given that Meyers' ability to subdivide the Property will be prohibited or restricted by the Taking, they will be eligible to

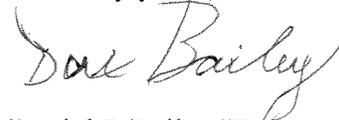
receive a potential damages award of up to the value of the Property as it may be further subdivided and developed into multiple lots.

Additionally, the Taking is unconstitutional. There is no proper public purpose for this Taking – it is being done solely to convey property to three individual property owners. It is a fundamental principle of law that government may only exercise the right of eminent domain for a proper public purpose. *City of Springfield v. Dreison Investments, Inc.*, 11 Mass. L. Rptr. 379 (Mass. Super. Feb. 25, 2000). The Taking does not promote a public purpose because the Town intends to sell the Parcels back to the Owners. The primary reason for the Taking is to benefit a private interest (the sale of the Parcels back to the Owners), and any incidental public purpose is insufficient so as to override this private interest and validate the Taking. In fact, when lawyers have sought to file deeds from other yard sale conveyances with the Land Court, Court officials have called into question whether those deeds were valid because in their view there was no public purpose behind the takings.

For the foregoing reasons, we ask that you reconsider the Taking to avoid the significant amount of damages that Meyers would be eligible for award as a result of the same, and so as to avoid any challenges to the validity of the Taking. Be assured that if you go forward with the Taking, the Meyers will challenge the constitutionality of the Taking and, if found to be constitutional, will seek the maximum damages available under law.

Please note that the sole purpose of this letter is to serve as notice of the Meyers' objection to the Taking, and the Meyers do not seek to contest any other taking involving Chase Lane at this time.

Sincerely yours,



Daniel J. Bailey III

DJB/smg

cc: Glenn Meyers
Sarah Alger, Esq.
Arthur Reade, Esq.
C. Elizabeth Gibson, Town Manager
Andrew Vorce

Exhibit A

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.

Adopted under seal this day , 2016.

TOWN OF NANTUCKET
BY ITS BOARD OF SELECTMEN

James R. Kelly

Dawn E. Hill Holdgate

Rick Atherton

Robert DeCosta

Matthew G. Fee

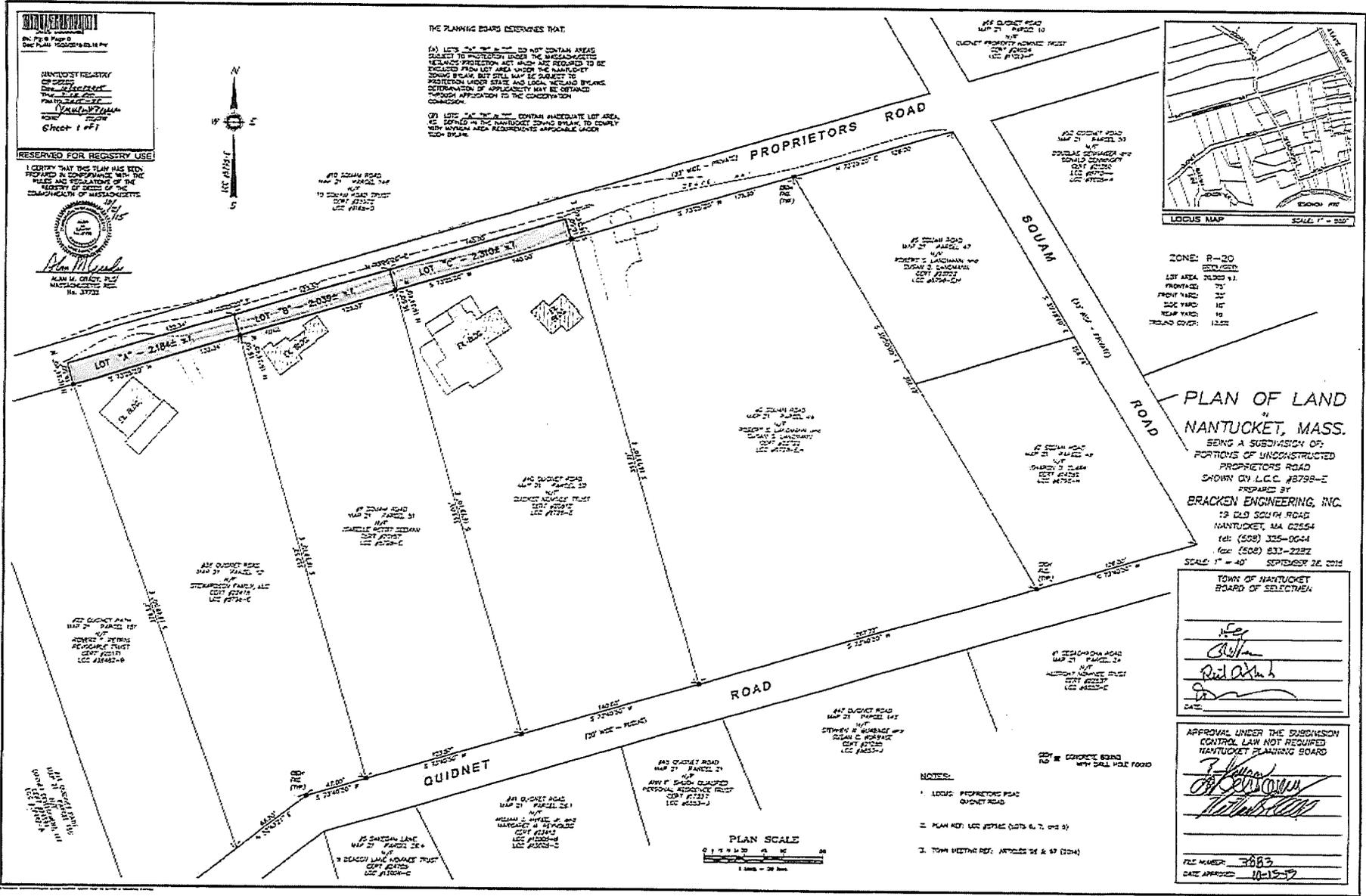
COMMONWEALTH OF MASSACHUSETTS

Nantucket County, 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:

1820



NOTICE OF RECORDATION
 PUBLIC RECORDS
 DEPT. OF REVENUE
 100 STATE STREET, 1ST FLOOR
 NANTUCKET, MASSACHUSETTS 02542
 TEL: (508) 339-2222
 FAX: (508) 339-2223

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.



THE PLANNING BOARD ESTIMATES THAT:

(A) LOTS "A", "B" AND "C" DO NOT CONTAIN AREAS SUITED TO PROTECTION UNDER THE MASSACHUSETTS WELFARE 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 WELFARE BY-LAW. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(B) LOTS "A", "B" AND "C" CONTAIN ADEQUATE LOT AREA, AS DETERMINED BY THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BY-LAW.



ZONES: R-20
 R-20C
 LOT AREA: 11,000 sq. ft.
 FRONTAGE: 75'
 FRONT YARD: 20'
 SIDE YARD: 10'
 REAR YARD: 10'
 ROAD 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) 335-0644
 FAX: (508) 333-2223
 SCALE: 1" = 40' SEPTEMBER 26, 2012

TOWN OF NANTUCKET
 BOARD OF SELECTMEN

[Signature]
[Signature]
 DATE: _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 NANTUCKET PLANNING BOARD

[Signature]
[Signature]

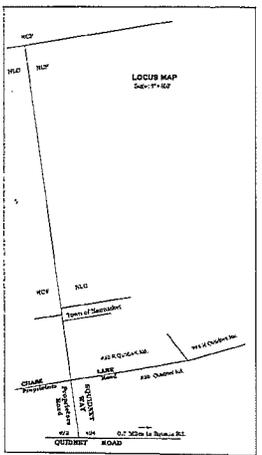
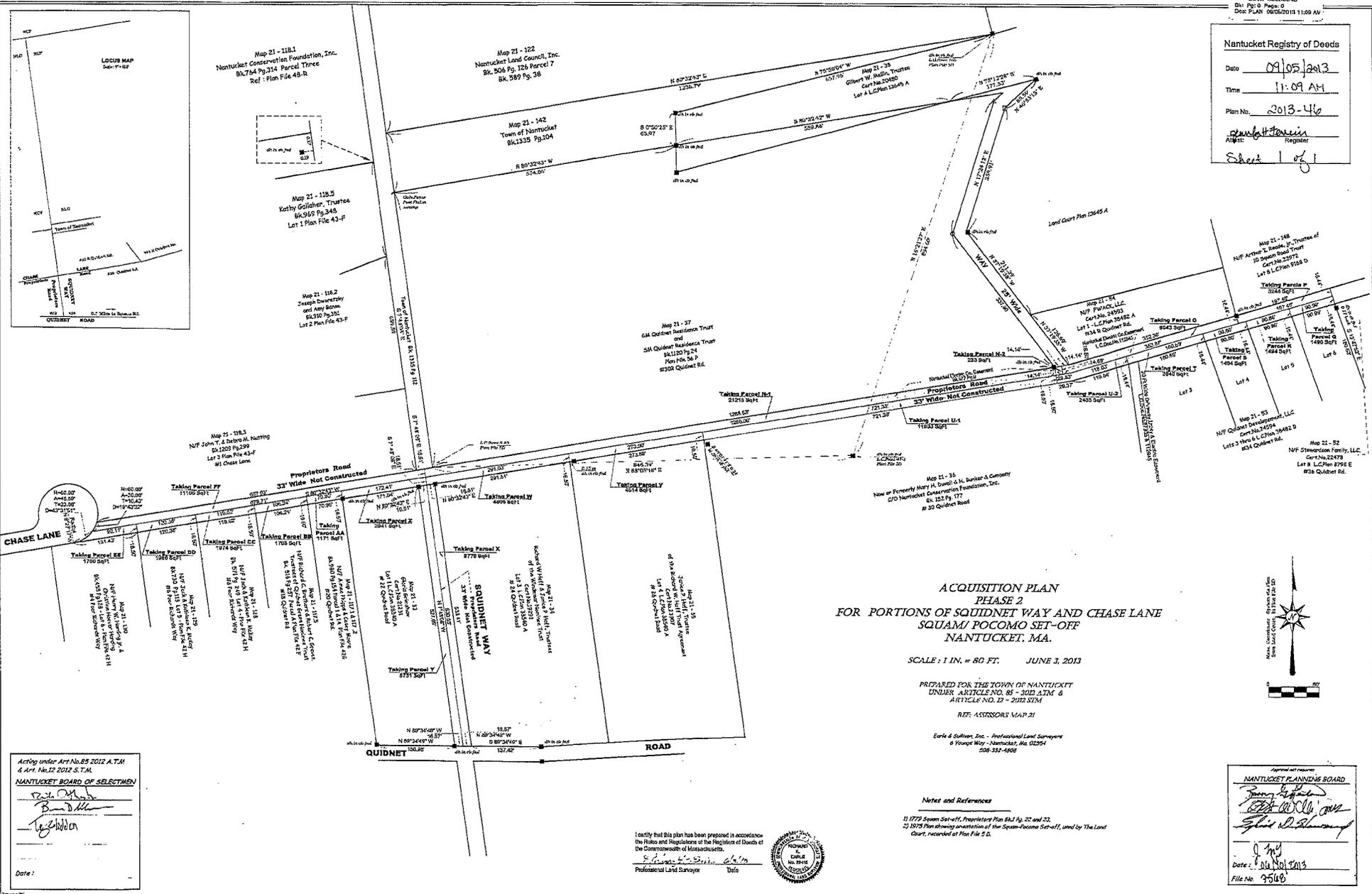
FILE NUMBER: 3883
 DATE APPROVED: 10-15-12

PLAN SCALE
 1" = 40'

- NOTES:
1. LOCUS: PROPRIETORS ROAD QUIDNET ROAD
 2. PLAN REF: LOC 8798 (LOTS A, B, C, D)
 3. TOWN MEETING REF: ARTICLES 26 & 27 (2014)

Exhibit B

Nantucket Registry of Deeds
 Date: 09/05/2013
 Time: 11:09 AM
 Plan No.: 2013-46
 Register: George H. Hennessey
 Sheet 1 of 1



Map 21 - 118.1
 Nantucket Conservation Foundation, Inc.
 BK 764 Pg. 314 Parcel Three
 Ref: Plan File 48-R

Map 21 - 122
 Nantucket Land Council, Inc.
 BK. 306 Pg. 126 Parcel 7
 BK. 589 Pg. 38

Map 21 - 118.5
 Kathy Golaner, Trustee
 BK. 565 Pg. 348
 Lot 1 Plan File 43-F

Map 21 - 118.2
 Susan D'Amico
 and Amy Boman
 BK. 760 Pg. 281
 Lot 2 Plan File 43-F

Map 21 - 118.3
 N/F John Y. & Deborah
 BK. 1000 Pg. 258
 Lot 3 Plan File 43-F
 31 Chase Lane

Map 21 - 37
 GM Quinnet Residence Trust
 and
 SAH Quinnet Residence Trust
 BK. 1100 Pg. 24
 Plan File 30-P
 6700 Quinnet Rd.

Map 21 - 35
 Now or Formerly Harry A. Davis & H. Barker & Company
 C/O Nantucket Conservation Foundation, Inc.
 BK. 152 Pg. 177
 # 30 Quinnet Road

Map 21 - 148
 N/F Arthur T. Sweeney, Trustee of
 10 Ocean Road Trust
 Cert. No. 22375
 Lot 6 L.C. Plan 1048-A

Map 21 - 53
 N/F Quinnet Development, LLC
 Cert. No. 24824
 Lots 3 thru 4 L.C. Plan 1048-B
 and Quinnet Rd.

Map 21 - 52
 N/F Stonehouse Family, LLC
 Cert. No. 22478
 Lot 8 L.C. Plan 8794-E
 # 23 Quinnet Rd.

**ACQUISITION PLAN
 PHASE 2
 FOR PORTIONS OF SQUIDNET WAY AND CHASE LANE
 SQUAM/POCOMO SET-OFF
 NANTUCKET, MA.**

SCALE: 1 IN. = 80 FT. JUNE 3, 2013

PREPARED FOR THE TOWN OF NANTUCKET
 UNDER ARTICLE NO. 85 - 2012 A.T.M. &
 ARTICLE NO. 12 - 2013 S.T.M.

REF. ASSISTORS MAP 21

Earle G. Sullivan, Inc. - Professional Land Surveyors
 4 Young Way - Nantucket, MA 02554
 508-331-4866

Notes and References

- 1) 1779 Squam Set-off, Proprietors Plan BK. Pg. 22 and 23.
- 2) 1978 Plan showing annexation of the Squam-Pocomo Set-off, used by the Land Court, recorded at Plan File 5-D.

I certify that this plan has been prepared in accordance
 with the Rules and Regulations of the Registrars of Deeds of
 the Commonwealth of Massachusetts.

Professional Land Surveyor Date:



Acting under Art. No. 85 2012 A.T.M.
 & Art. No. 12 2012 S.T.M.
NANTUCKET BOARD OF SELECTMEN

 Date: _____

Approved on behalf of:
NANTUCKET PLANNING BOARD

 Date: 09/05/2013
 File No. 9518

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

Chuck Colley / Melissa Kniskern
Mooring K - 10
Nantucket Harbor
Nantucket, ma 02554
508-360-5656

To:

Nantucket Board of Selectmen Tuesday June 22, 2016

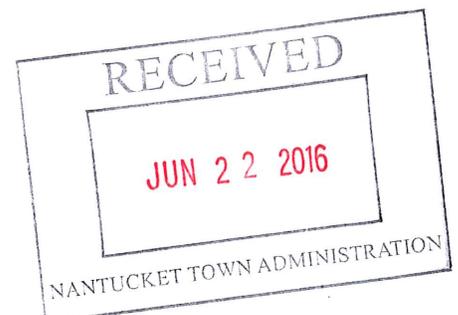
Our attendance this evening is not possible as Melissa is at Fusaro's and Timbukblues is playing at Jetties.

The "why" and "when" our overnight parking became an issue, was changed, and went into effect seems relatively unimportant now but for the record, as I understand it, the timeline and facts are as follows.

- For as long as memory serves, live-aboards were given permits to park in the rear area of Town Pier Parking Lot as issued by the Nantucket Harbormaster, when their mooring permit fee was paid. Before that, live-aboards could park anywhere in town pier parking lot and before that they could park anywhere in the downtown area.
- October 2014: The parking rules for liveaboards was changed.
- May 2015: The "same as always" rules apply but we were told there was a \$100.00 per/vehicle fee, as well as our mooring permit fees.
- May 2016: Melissa and I went to the police station and paid our mooring permit fee and inquired about our parking permit and were informed of the changes from 2014.

And here we are. Since last month's BOS meeting, when the issue was raised, Melissa and I have paid our \$75.00 per/vehicle and received our permits which allows us to park "around town" in the allowed 2 hour spots and have tried to comply with the new rules. This really is impractical for us. K-10, our mooring is almost a half/mile from the dingy dock at town pier. To find a parking spot, during late night hours, as when Melissa closes Fusaro's or when I finish a musical gig at one of our establishments or anytime in the evening for that matter, and then to have to carry groceries / laundry / guitars or anything else to Town Pier and then get in the skiff and make our way to mooring K-10, when Town Pier Parking Lot is empty seems ludicrous. Please look at this with a common sense attitude and allow us to park where we always have.

sincerely, chuck colley / melissa kniskern



BOARD OF SELECTMEN
JUNE 22, 2016 – 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

- VI. 1. Draft minutes of October 22, 2014 at 6:00 PM
- VI. 4. Pending contracts spreadsheet for June 22, 2016; ReMain funding letter
- VII. 1. Real estate summary from Director of Planning; Land court plan for Lot 7, Woodbine Street & Nobadeer Avenue; purchase and sale agreement; quitclaim deed; settlement statement
- VIII. 1. Town Manager recommendation, re: Parks & Recreation Commission, Visitor Services Advisory Committee; section of Town Charter
- VIII. 2. Appointment considerations for Board of Selectmen; list of committee openings, membership and applicants; committee applications
- VIII. 3. Memo from Assessor, re: appointments to Abatement Advisory Committee
- VIII. 4. List of Town Manager appointed committee openings, membership and applicants
- VIII. 5. Cover letter for VFW change of manager; ABCC application; copy of VFW existing liquor license
- VIII. 6 - 8. Real estate summary from Director of Planning; survey plans
- VIII. 6. Grant of Sewer Easement from Stop & Shop
- VIII. 7. Utility & Pedestrian Easement from Cachalot Lane to Rugged Road
- VIII. 8. Quitclaim deed for Parcel A, Dave Street to Nantucket Commons Condominium Association
- IX. 1 – 8. Public Hearing checklist
- IX. 1 – 2. Real estate summary from Director of Planning; survey plans & GIS maps
- IX. 1a. Order of Taking by Eminent Domain of Portions of Sesachacha Road
- IX. 1b. Order of Taking by Eminent Domain of Portions of Proprietors Road (aka Chase Lane); support letter from Gary Beck; survey plan from Director of Planning; submission from Attorney Whit Gifford; letter from Liza Connolly; Pierce Atwood LLP objection submission on behalf of Meyers; Attorney Sarah Alger objection submission on behalf of Meyers
- IX. 2a. Order of Taking by Eminent Domain of Portions of Henry Street
- IX. 2b. Order of Taking by Eminent Domain of Portions of Washington Avenue; Sylvie O'Donnell objection letter; Larry Spaulding objection letter
- IX. 2c. Order of Taking by Eminent Domain of Portions of Mequash Avenue, Laurel Street, School Street & Copeland Street
- IX. 2d. Order of Taking by Eminent Domain of Portion of Eel Point Road
- IX. 2e. Order of Taking by Eminent Domain of Portions of Unnamed Ways between Eel Point Road & Madaket Harbor
- IX. 2f. Order of Taking by Eminent Domain of Portion of Unnamed Way off Sherburne Turnpike; Attorney Richard Glidden objection submission on behalf of Wald
- IX. 2g. Order of Taking by Eminent Domain of Portions of Unnamed Ways off South Prospect Street & Vesper Lane
- IX. 3 – 5. MGL, re: entertainment licenses
- IX. 3. Memo from Business License Inspector, re: Theatre Workshop of Nantucket entertainment license; departmental comments; entertainment license application

- IX. 4. Memo from Business License Inspector, re: Nantucket Historical Association entertainment license; departmental comments; entertainment license application
- IX. 5. Memo from Business License Inspector, re: White Heron Theatre entertainment license; departmental comments; entertainment license application
- IX. 6. Liquor License Public Hearing Process; memo from Business License Inspector, re: 167Raw liquor license; departmental comments; ABCC application; Mary Walsh objection letter
- IX. 7. General on Premises liquor license and Business License fees public hearing notice
- IX. 8. Traffic Rules & Regulations, re: parking permits re: live-a-boards; Parking Districts map
- X. 1. Police Dept GIS maps for Fourth of July patrol/enforcement areas
- X. 2. Memo from Traffic Safety Work Group, re: curb cut for 7 N Water St; section of 5/17/16 Traffic Safety minutes; curb cut application
- X. 3. 2016 year end budget transfers