

REAL ESTATE ASSESSMENT
COMMITTEE
REGULAR MEETING
PACKET

WEDNESDAY

JANUARY 13, 2021

2pm

*via Zoom*¹

¹ ZOOM MEETING INFORMATION –

Link: <https://zoom.us/j/94453178949?pwd=MEZTbVk2VXNNYU1Eb1Rwbk9zdnRldz09>

Meeting ID: 944 5317 8949

Meeting Password: 319593



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

2021 JAN 07 PM 01:16
NANTUCKET TOWN CLERK
Posting Number:T 020

Committee/Board/s | Real Estate Assessment Committee

Day, Date, and Time | Wednesday, January 13, 2021; 2 PM

Location / Address | **☐ REMOTE PARTICIPATION VIA ZOOM (See Below)**
Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached).
THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YouTube CHANNEL AT
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

Signature of Chair or Authorized Person | Eleanor Weller Antonietti, Land Use Specialist

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 for 01-13-2021

(Subject to change)

www.nantucket-ma.gov

JOIN ZOOM MEETING:

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

1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES of December 2, 2020.

5. ORDERS OF TAKING – Town

- a. GOLDSMITH – 1 White St. – Easement Areas in portions of Maclean and Wannacomet St.s on Exhibit Plan – Order of Taking of Easements (authorized by Art. 100 at 2011 ATM & Art. 83 at 2012 ATM)

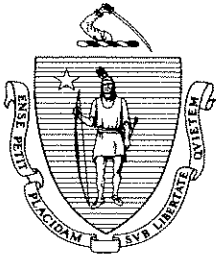
6. CONVEYANCES

- a. RAMOS FAMILY REALTY TRUST – 24 South Shore Road – Quaril s/k/a Quail Ave. & Hancock St. – Parcels 1 & 4 on 2020-57 (4,400 SF)– (authorized by Art. 97 at 2014 ATM) **\$2/SF** Gullicksen
- b. NANTUCKET HOMES FOR PEOPLE, INC. –28 South Shore Rd. – Quaril s/k/a Quail Ave. & Hancock St.– Parcels 2, 3, & 5 on Plan No. 2020-57 (4,400 SF)– (authorized by Art. 97 at 2014 ATM) **\$2/SF** Megna
- c. LOWELL & RYDER – 4 Blueberry Lane & 4R Blueberry Lane –Hancock St.– Parcels 6-7 on Plan No. 2020-57 (800 SF)– (authorized by Art. 97 at 2014 ATM) **\$2/SF** Brescher

7. OTHER BUSINESS

8. DATE AND TIME OF NEXT MEETING

9. ADJOURNMENT



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

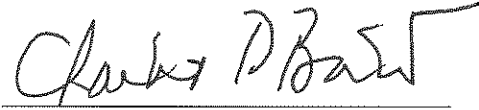
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker". The signature is written in a cursive, flowing style. The first name "Charles" is written in a larger, more prominent script, followed by "D." and "Baker". The signature is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

REAC MEETING

1/13/2021

AGENDA ITEM 4.

DRAFT MINUTES for Meeting:

- *December 2, 2020*

REAL ESTATE ASSESSMENT COMMITTEE

COMMITTEE MEMBERS: John Brescher (Chair), Rhoda Weinman (Vice Chair), Penny Dey (Secretary), Thomas Barada, Lee Saperstein

MINUTES

Wednesday, December 2, 2020

Remote Meeting *via* Zoom – 2:00pm

Purpose: Regular Meeting:

ATTENDING COMMITTEE MEMBERS: John Brescher; Rhoda Weinman; Penny Dey; Lee Saperstein; Thomas Barada

ABSENT MEMBERS: Rhoda Weinman; Lee Saperstein

STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

PUBLIC PRESENT: Rookie Ramos; Doug Carlson

1. Call to Order

John Brescher called the meeting to order at 2:02 pm

John Brescher announced that this Open Meeting of the Real Estate Assessment Committee (“REAC”) is being conducted remotely via Zoom, consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the “COVID-19 Virus.”

John Brescher declared a quorum was present.

2. Approval of the Agenda

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE** the Agenda for December 2, 2020.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Thomas Barada Aye
3. John Brescher Aye

Agenda adopted by **UNANIMOUS** consent.

3. Public Comment NONE

4. Approval of Minutes of:

- March 10, 2020
- October 13, 2020

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE the minutes** for March 10, 2020.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Thomas Barada Aye
3. John Brescher Aye

Minutes adopted by **UNANIMOUS** consent.

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE the minutes** for October 13, 2020.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Thomas Barada Aye
3. John Brescher Aye

Minutes adopted by **UNANIMOUS** consent.

5. **ORDERS OF TAKING – Town**

- a) Nantucket Homes For People, Inc. *et al* – 24 South Shore Rd, 28 South Shore Rd., 4 Blueberry Lane, & 4R Blueberry Lane – Quaril *s/k/a* Quail Ave. & Hancock St.– Parcels 1-7 on Plan No. 2020-57 (9,600 SF)– (authorized by Art. 96 at 2014 ATM)

John Brescher discloses that his office has represented Nat Lowell in the past.

Eleanor Antonietti explains the history and background of the 7 paper road parcels and the 2014 Town Meeting article that authorizes the taking.

NO CONCERNS.

The MOTION was made by Penny Dey and seconded by Thomas Barada that the REAC hereby votes to APPROVE the taking as presented.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Thomas Barada Aye
3. John Brescher Aye

The VOTE was **UNANIMOUS**.

6. **CONVEYANCES**

- a. CARPENTER – 14 Pequot – Weweeder Ave. – Parcel A on 2020-15 (4,050 SF)– (authorized by 2011 ATM Art. 98) **\$2/SF** Dale

Eleanor Antonietti explains the history and background of the paper road parcel and the 2011 Town Meeting article that authorizes the disposition. The subject portion of Weweeder is unimproved and provides no public access to the area although there has been customary use of walking paths in the vicinity. As a result, the conveyance is made subject to the creation of a 2,160 SF pedestrian easement which will connect to another existing similar easement area as shown on Exhibit Plan.

NO CONCERNS

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC hereby votes to **APPROVE** the conveyance of Parcel A (4,050 SF portion of Weweeder Avenue) on Plan No. 2020-15 for \$2/SF (\$8,100) subject to the pedestrian easement as shown on the Exhibit Plan.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Thomas Barada Aye
3. John Brescher Aye

The VOTE was **UNANIMOUS**.

7. APPROVAL of updated pricing and neighborhood factors per Assessor presentation on October 13, 2020

Eleanor Antonietti points out that this needs to be done retroactively given that REAC applied the updated price factor for a disposition approved by REAC in October 2020.

Thomas Barada continues to have concerns about how the Town recovers closing costs and attorney fees and staff time. The sale price only accounts for the parcels' square footage.

Eleanor Antonietti explains that this agenda item is simply about the Assessor's base price factor. REAC may round up or augment that price at their discretion.

Penny Dey in a conventional real estate transaction, the buyer is not paying the seller's expenses. The Town gets this property onto the tax rolls.

John Brescher It is not within our purview with respect to what the Town's legal fees are or whether or not the Town is willing to charge for Staff time. These are all Citizens' Articles these days so the citizens are incurring the fees associated with the Town Meeting authorizations. Given history of this program and evolution, tough to apply a blanket fee.

Penny Dey that is a policy decision to be made by the Select Board. This is not within our purview.

John Brescher Agrees this is not within our purview to address Town Counsel fees.

Thomas Barada doesn't think the SB has any idea what the cost is for selling these properties. This needs to be explained to them.

John Brescher we cannot dictate what Town Counsel charges.

Thomas Barada do we feel that \$2 is an appropriate price? Worried that this program is not breaking even.

John Brescher agrees that the true cost of transactions might not be covered, but that is not something we can factor into our pricing. The fees associated are beyond our control.

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC hereby votes to **adopt** the recommendation that the base price be increased to \$2/SF, in conformance with Assessor's most recently approved price schedule policy, to take effect retroactively at the beginning of FY 2021 (7/1/2020), as presented.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Thomas Barada Aye
3. John Brescher Aye

The VOTE was **UNANIMOUS**.

8. Continued Discussion re. Memo to Select Board explaining pricing structure and review

Ken Beaugrand wants REAC to review and authorize to discuss with Libby in terms of role of REAC and all our activities. Feels comfortable with this having incorporated edits by Libby and Eleanor.

Penny Dey it is good to have it encapsulated in one place showing the history. Had a question about 'current climate change issues including run off'.

Eleanor Antonietti points out that that particular edit came from Libby.

Penny Dey wants to be sure we know where we are sourcing our information on that.

Eleanor Antonietti thinks the idea is to involve Coastal Resiliency Advisory Committee when appropriate or one they would like to be involved.

Thomas Barada asks about the following sentence on Page 67 of the Packet:

The highest and best use based upon current zoning do, however, factor into the price determination in cases where a gain in ground cover is substantial enough to allow significant construction improvements.

Thinks we are not calculating our price with this in mind.

Eleanor Antonietti explains that, as before stated, this body has the ability to recommend an increase in price factor if there is a justifiable reason to do so, such as considerable room for construction improvements. However, there are reasons to have concerns about that type of policy. In the case of One Big Beach Easements, we convey for \$0 consideration in exchange for a municipal benefit.

Ken Beaugrand you create an additional value based on location – waterfront or on the cliff. That is built into the Assessor's base price.

Thomas Barada if we determine that someone is able to gain a lot of additional ground cover, theoretically we could charge more. But the buyers assume they are going to pay the standard base price because we have never used a potential build-out factor.

Ken Beaugrand We address the ability to provide additional ground cover in our Staff Report. This is an issue that is examined and taken into consideration by the Select Board.

Eleanor Antonietti clarifies that she added this sentence to allow this Committee to consider whether or not they want that included in the Report.

CONSENSUS - Committee recommends that Ken Beaugrand take this to Libby Gibson as basis to use for her report about the status of REAC to the Select Board.

9. Other Business

NONE

10. Date and time of next meeting

The next remote participation REAL ESTATE ASSESSMENT COMMITTEE meeting will be held on Monday, **January 11, 2021, at 2pm** via Zoom, contingent upon availability of Zoom room.

11. Adjournment

M/S/A Penny Dey John Brescher

Meeting Adjourned at 2:48p.m.

Submitted by: Eleanor W. Antonietti

REAC MEETING

1/13/2021

AGENDA ITEM 5

ORDER OF TAKING

GRANTOR / Owner	ADDRESS	Map / Parcel	Zoning	Minimum Lot Size	Existing Lot Area	Yard Sale Plan Reference	Yard Sale Parcel	Paper St	Lot Area / SF	ATM Approval
GOLDSMITH	1 White St.	79/29	LUG-2	80,000	80,024	Exhibit Easement Plan	Easement Parcel	Maclean Wannacommet	18669 *	2011 ATM Article 100 2012 ATM Article 83
								<u>TOTAL AREA =</u>	<u>18,669</u>	<u>(0.43 acres)</u>

* Easement Area of ghost streets does not add to lot area.

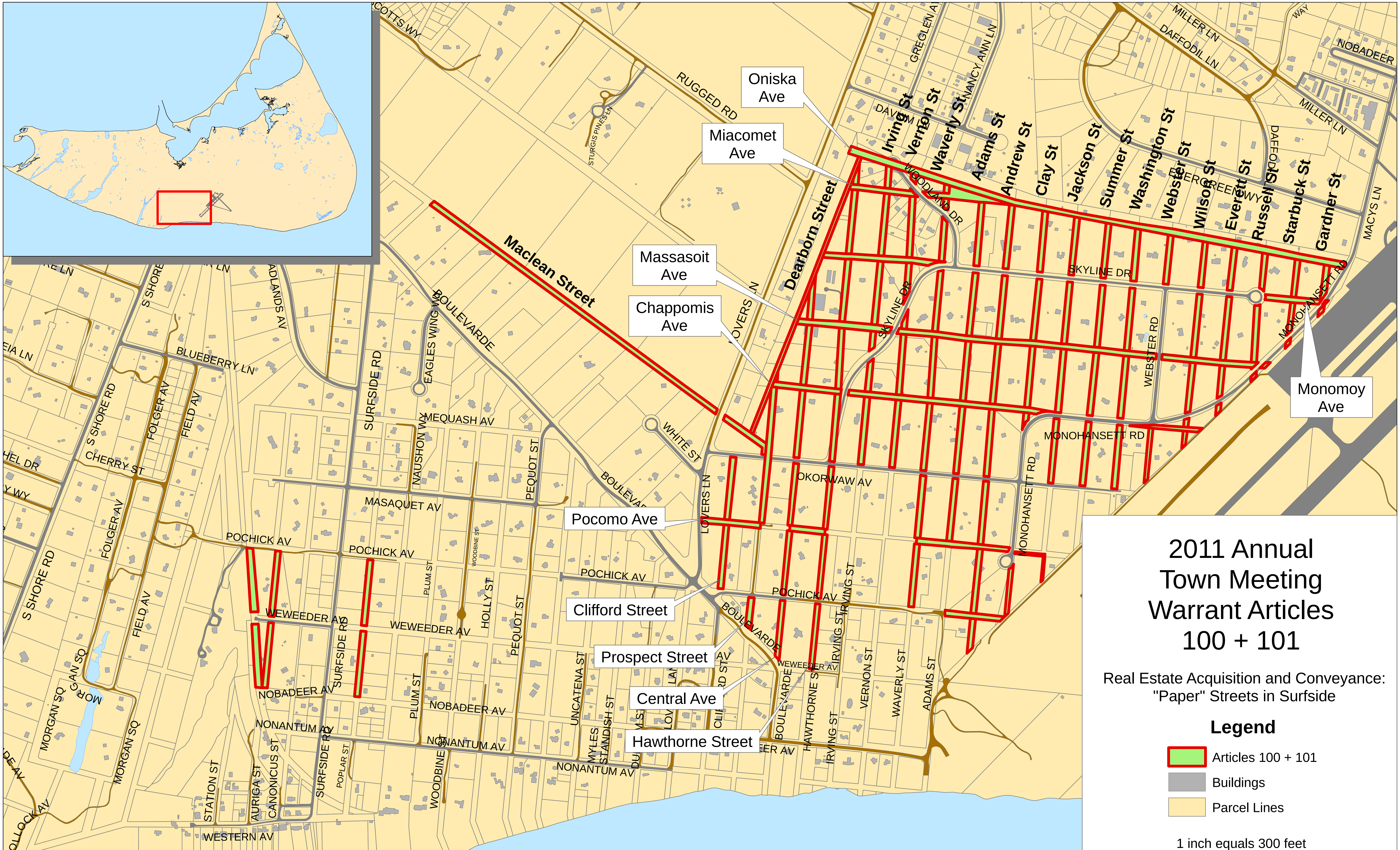
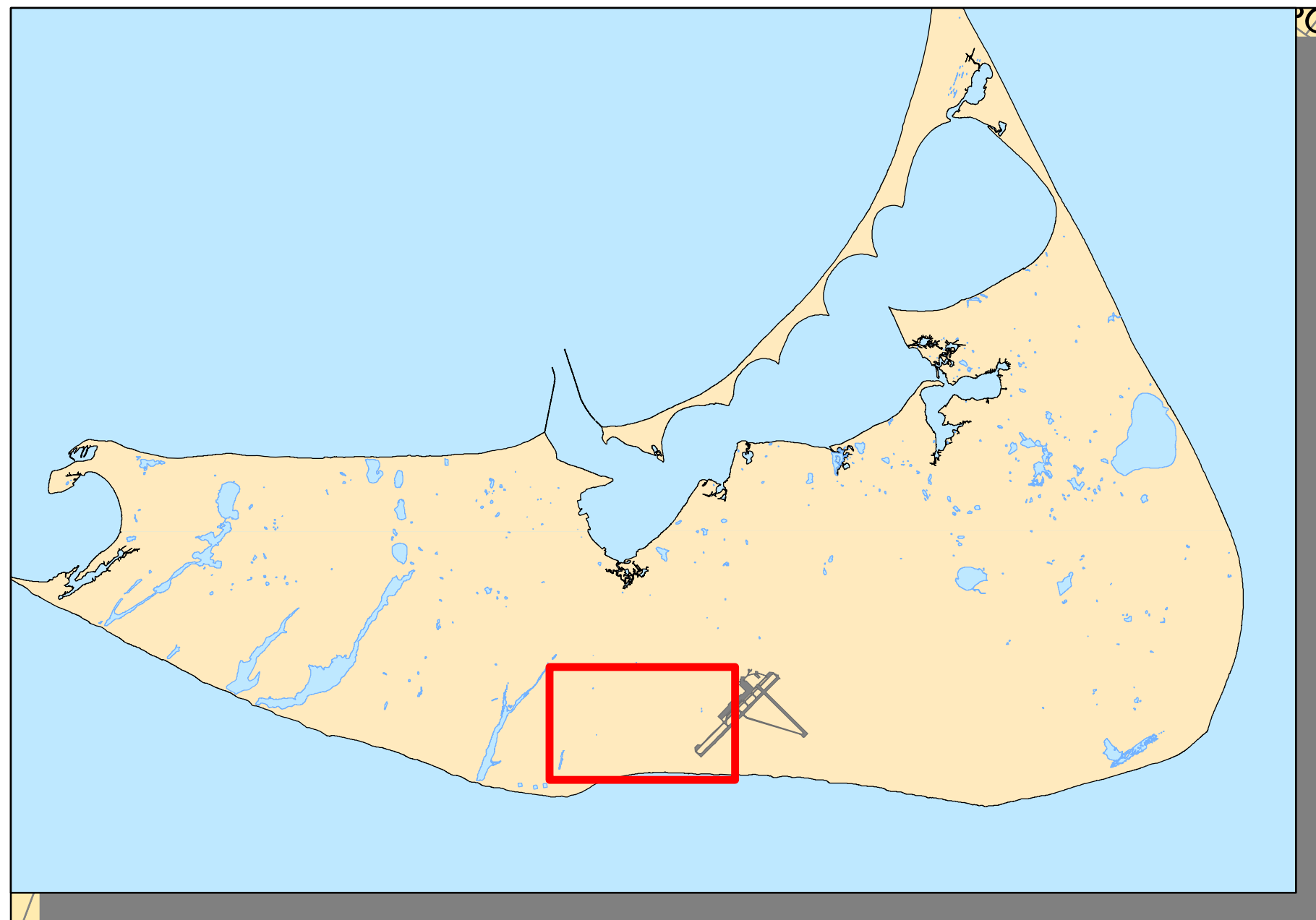
**Property Information**

Property ID 79 29
Location 1 WHITE ST
Owner GOLDSMITH J SPENCER ETAL

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 11/13/2018
Data updated 11/19/2018



2011 Annual Town Meeting Warrant Articles 100 + 101

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

Legend

- Articles 100 + 101
- Buildings
- Parcel Lines

1 inch equals 300 feet

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

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

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 - 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.

Please send identification of any errors and corresponding corrections to:

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

TOWN OF NANTUCKET 2011 Annual Town Meeting



Monday, April 4, 2011
6:00 pm
Nantucket High School

**Town of Nantucket
16 Broad Street
Nantucket, MA 02554
(508) 228-7255
www.nantucket-ma.gov**

BOARD OF SELECTMEN

**Patricia Roggeveen, Chairman
Whitey Willauer, Vice-Chairman
Rick Atherton
Brian Chadwick
Michael Kopko**

FINANCE COMMITTEE

**James R. Kelly, Chairman
Matthew T. Mulcahy, Vice-Chairman
Christopher J. Kickham
Stephen McCluskey
Peter Morrison
Timothy M. Soverino
John Tiffany
Clifford Williams
Doug Unruh**

PLANNING BOARD

**Barry G. Rector, Chairman
Sylvia Howard
Nathaniel Lowell
John McLaughlin
Linda Williams**

MODERATOR

Sarah F. Alger

Cover photo courtesy of Christopher Kickham

**TOWN OF NANTUCKET
2011 ANNUAL TOWN MEETING**

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***NOTE: PETITION ARTICLES HAVE BEEN PRINTED AS
SUBMITTED BY THE PETITIONERS AND MAY
CONTAIN TYPOGRAPHICAL AND OTHER ERRORS***

- Arrugia Auriga Street (f.k.a. School Street) between the southern sideline of Atlantic Avenue and the northern sideline of Curve Street;
- Unnamed ways between the western sideline of Surfside Road, the eastern sideline of Canonicus Street and the southern sideline of Atlantic Avenue.

All as shown on a map entitled “2011 Annual Town Meeting Warrant Article 99” dated January 2011.

ARTICLE 100

(Real Estate Acquisition: “Paper” Streets in Surfside)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the lesser interests than fee in all or any portion of thirty (30) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded at the Nantucket Registry of Deeds on May 17, 1889 at Plan Book 2, Page 60, but subsequently removed or eliminated in later subdivisions, and identified below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- Dearborn Street between the northern sideline of Maclean Street and the southern sideline of Oniska Avenue;
- Central Avenue (Street) between the northern sideline of the Boulevard and the eastern sideline of Dearborn Street (excluding any portion of Pochick, Pocomo, Okorwaw, Chappomis, and Massasoit Avenues);
- Hawthorne Street between the northern sideline of Weweeder Avenue and the eastern sideline of Dearborn Street (excluding any portion of Pochick, Pocomo, Okorwaw, Chappomis, Massasoit, Monomoy and Miacomet Avenues);
- Irving Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Chappomis, Massasoit, Monomoy and Miacomet Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- (Mount) Vernon Street between the northern sideline of Okorwaw Street and (excluding any portion of Chappomis, Massasoit, Monomoy and Miacomet Avenues and Skyline and Woodland Drives) the southern sideline of Oniska Avenue and between the northern sideline of Pochick and the southern sideline of Pocomo Avenues;
- Waverly Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Chappomis, Massasoit, Monomoy and Miacomet Avenues and Skyline and Woodland Drives) the southern sideline of Oniska Avenue and between the northern sideline of Pochick and the southern sideline of Okorwaw Avenue (excluding any portion of Pocomo Avenue);
- Adams Street between the northern sideline of Pocomo Avenue and (excluding any portion of Okorwaw, Chappomis, Massasoit, and Monomoy Avenues and Skyline Drive) the southern sideline of Miacomet Avenue;
- Andrew Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Pochick, Pocomo, Okorwaw, Chappomis, Massasoit and Monomoy Avenues, and Skyline Drive) the southern sideline of Oniska Avenue;

- Clay Street between the northwestern sideline of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Jackson Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue and between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and the southern sideline of Pocomo Avenue;
- Sumner Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Washington Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Webster Street between the northern sideline of Skyline Drive and the southern sideline of Oniska Avenue and between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and the southern sideline of Chappomis Avenue;
- Wilson Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Everett Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Russell Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Starbuck Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road and Monomoy Avenue) the southern sideline of Oniska Avenue;
- Gardner Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road and Monomoy Avenue) the southern sideline of Oniska Avenue;
- Pochick Avenue between the eastern sideline of Adams Street to the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
- Pocomo Avenue between the eastern sideline of Lovers Lane to the centerline of Prospect Street (aka Harriet Street), between the centerline of Central Avenue (Street) and the centerline of Hawthorne Street, and between the centerline of (Mount) Vernon Street and (excluding any portion of Monohansett Road) the centerline of Jackson Street;
- Chappomis Avenue between the eastern sideline of Hawthorne Street and (excluding any portion of Monohansett Road and Skyline Drive) the northwestern

- lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
- Massasoit Avenue between the eastern sideline of Dearborn Street and (excluding any portion of Skyline Drive, Webster Street and Monohansett Road) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
- Maclean Street between the eastern sideline of Lover's Lane and the northern sideline of Okorwaw Avenue and between the eastern sideline of Myrtle Street and the western sideline of Lover's Lane;
- Monomoy Avenue between the eastern sideline of Dearborn Street and (excluding any portion of Monohansett Road and Skyline Drive) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
- Prospect Street (aka Harriet Street) between the northern sideline of Boulevarde and the southern sideline of Pochick Avenue and between the northern sideline of Pocomo Avenue and (excluding any portion of Okorwaw Avenue) the eastern sideline of Dearborn Street;
- Miacomet Avenue between the eastern sideline of Dearborn Street and (excluding any portion of Woodland Drive) to the southern sideline of Oniska Avenue; and
- Oniska Avenue from the eastern property line of a parcel known as Assessor Map 68 parcel 68 and (excluding any portion of Monohansett Road) the western sideline of Macy's Lane;
- Poplar Street between the northern sideline of Nobadeer Avenue and the southern sideline of Pochick Avenue and between the northern sideline of Mequash Avenue and the southern sideline of the Boulevarde;
- School Street (s.k.a. Aurgia Street) between the eastern sideline of Atlantic Avenue and (excluding any portion of Weweeder Avenue) the southern sideline of Pochick Avenue;
- Atlantic Avenue between the northern sideline of Nobadeer Avenue and (excluding any portion of Weweeder Avenue) the southern sideline of Pochick Avenue; and

To see if the Town will vote to appropriate, borrow pursuant to applicable statute or transfer from available funds, a sum of money for such purposes.

All as shown on a map entitled "2011 Annual Town Meeting Warrant Article 100" dated January 2011 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen be authorized to acquire by purchase, gift or eminent domain the lesser interests than fee in all or any portion of thirty (30) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded at the Nantucket Registry of Deeds on May 17, 1889 at Plan Book 2, Page 60, but subsequently removed or eliminated in later subdivisions, and identified in the Warrant under Article 100, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes, and as amended below:

- Chappomis Avenue between the eastern sideline of Hawthorne Dearborn Street and (excluding any portion of Monohansett Road and Skyline Drive) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
- Oniska Avenue from the eastern property line of a parcel known as Assessor Map 68 parcel 68 and (excluding any portion of Monohansett Road and Woodland Drive) the western sideline of Macy's Lane;
- Poplar Street between the northern sideline of Nobadeer Avenue and the southern sideline of Pochick Avenue and (excluding any portion of Weweeder Avenue) between the northern sideline of Mequash Avenue and the southern sideline of the Boulevarde;
- School Street (s.k.a. Aurgia Auriga Street) between the eastern sideline of Atlantic Avenue and (excluding any portion of Weweeder Avenue) the southern sideline of Pochick Avenue.

All as shown on a map entitled "2011 Annual Town Meeting Warrant Article 100" dated January 2011.

ARTICLE 101

(Real Estate Conveyance: "Paper" Streets in Surfside)

To see if the Town will vote to authorize the Board of Selectmen to sell, convey, release or otherwise dispose of any interests in all or any portion of thirty (30) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded at the Nantucket Registry of Deeds on May 17, 1889 at Plan Book 2, Page 60, but subsequently removed or eliminated in later subdivisions, such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include, the reservation of easements and restrictions, as identified below:

- Dearborn Street between the northern sideline of Maclean Street and the southern sideline of Oniska Avenue;
- Central Avenue (Street) between the northern sideline of the Boulevarde Avenue and the eastern sideline of Dearborn Street (excluding any portion of Pochick, Pocomo, Okorwaw, Chappomis, and Massasoit Avenues);
- Hawthorne Street between the northern sideline of Weweeder Avenue and the eastern sideline of Dearborn Street (excluding any portion of Pochick, Pocomo, Okorwaw, Chappomis, Massasoit, Monomoy and Miacomet Avenues);
- Irving Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Chappomis, Massasoit, Monomoy and Miacomet Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- (Mount) Vernon Street between the northern sideline of Okorwaw Street and (excluding any portion of Chappomis, Massasoit, Monomoy and Miacomet Avenues and Skyline and Woodland Drives) the southern sideline of Oniska Avenue and between the northern sideline of Pochick and the southern sideline of Pocomo Avenues;
- Waverly Street between the northern sideline of Okorwaw Avenue and (excluding

any portion of Chappomis, Massasoit, Monomoy and Miacomet Avenues and Skyline and Woodland Drives) the southern sideline of Oniska Avenue and between the northern sideline of Pochick and the southern sideline of Okorwaw Avenue (excluding any portion of Pocomo Avenue);

- Adams Street between the northern sideline of Pocomo Avenue and (excluding any portion of Okorwaw, Chappomis, Massasoit, and Monomoy Avenues and Skyline Drive) the southern sideline of Miacomet Avenue;
- Andrew Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Pochick, Pocomo, Okorwaw, Chappomis, Massasoit and Monomoy Avenues, and Skyline Drive) the southern sideline of Oniska Avenue;
- Clay Street between the northwestern sideline of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Jackson Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue and between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and the southern sideline of Pocomo Avenue;
- Sumner Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Washington Street between the northern sideline of Okorwaw Avenue and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Webster Street between the northern sideline of Skyline Drive and the southern sideline of Oniska Avenue and between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and the southern sideline of Chappomis Avenue;
- Wilson Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Chappomis, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Everett Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Russell Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road, Massasoit and Monomoy Avenues and Skyline Drive) the southern sideline of Oniska Avenue;
- Starbuck Street between the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road and Monomoy Avenue) the southern sideline of Oniska Avenue;
- Gardner Street between the northwestern lot line of Assessor Map 79 Parcel 12

- (Nantucket Memorial Airport) and (excluding any portion of Monohansett Road and Monomoy Avenue) the southern sideline of Oniska Avenue;
- Pochick Avenue between the eastern sideline of Adams Street to the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
 - Pocomo Avenue between the eastern sideline of Lovers Lane to the centerline of Prospect Street (aka Harriet Street), between the centerline of Central Avenue (Street) and the centerline of Hawthorne Street, and between the centerline of (Mount) Vernon Street and (excluding any portion of Monohansett Road) the centerline of Jackson Street;
 - Chappomis Avenue between the eastern sideline of Hawthorne Street and (excluding any portion of Monohansett Road and Skyline Drive) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
 - Massasoit Avenue between the eastern sideline of Dearborn Street and (excluding any portion of Skyline Drive, Webster Street and Monohansett Road) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
 - Maclean Street between the eastern sideline of Lover's Lane and the northern sideline of Okorwaw Avenue and between the eastern sideline of Myrtle Street and the western sideline of Lover's Lane;
 - Monomoy Avenue between the eastern sideline of Dearborn Street and (excluding any portion of Monohansett Road and Skyline Drive) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
 - Prospect Street (aka Harriet Street) between the northern sideline of Boulevarde and the southern sideline of Pochick Avenue and between the northern sideline of Pocomo Avenue and (excluding any portion of Okorwaw Avenue) the eastern sideline of Dearborn Street;
 - Miacomet Avenue between the eastern sideline of Dearborn Street and (excluding any portion of Woodland Drive) to the southern sideline of Oniska Avenue; and
 - Oniska Avenue from the eastern property line of a parcel known as Assessor Map 68 parcel 68 and (excluding any portion of Monohansett Road) the western sideline of Macy's Lane;
 - Poplar Street between the northern sideline of Nobadeer Avenue and the southern sideline of Pochick Avenue and between the northern sideline of Mequash Avenue and the southern sideline of the Boulevarde;
 - School Street (s.k.a. Auriga Street) between the eastern sideline of Atlantic Avenue and (excluding any portion of Weweeder Avenue) the southern sideline of Pochick Avenue;
 - Atlantic Avenue between the northern sideline of Nobadeer Avenue and (excluding any portion of Weweeder Avenue) the southern sideline of Pochick Avenue; and

Subject to Chapter 30B of the Massachusetts General Laws and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office.

All as shown on a map entitled "2011 Annual Town Meeting Warrant Article 101" dated January 2011 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen be authorized to sell, convey, release or otherwise dispose of any interests in all or any portion of thirty (30) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded at the Nantucket Registry of Deeds on May 17, 1889 at Plan Book 2, Page 60, but subsequently removed or eliminated in later subdivisions, such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include, the reservation of easements and restrictions, as identified in the Warrant under Article 101, subject to Chapter 30B of the Massachusetts General Laws and guidelines established under the “Nantucket Yard Sales” program on file at the Board of Selectmen’s office, and as amended below:

- Chappomis Avenue between the eastern sideline of Hawthorne Dearborn Street and (excluding any portion of Monohansett Road and Skyline Drive) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
- Oniska Avenue from the eastern property line of a parcel known as Assessor Map 68 parcel 68 and (excluding any portion of Monohansett Road and Woodland Drive) the western sideline of Macy’s Lane;
- Poplar Street between the northern sideline of Nobadeer Avenue and the southern sideline of Pochick Avenue and (excluding any portion of Weweeder Avenue) between the northern sideline of Mequash Avenue and the southern sideline of the Boulevard;
- School Street (s.k.a. Aurgia Auriga Street) between the eastern sideline of Atlantic Avenue and (excluding any portion of Weweeder Avenue) the southern sideline of Pochick Avenue.

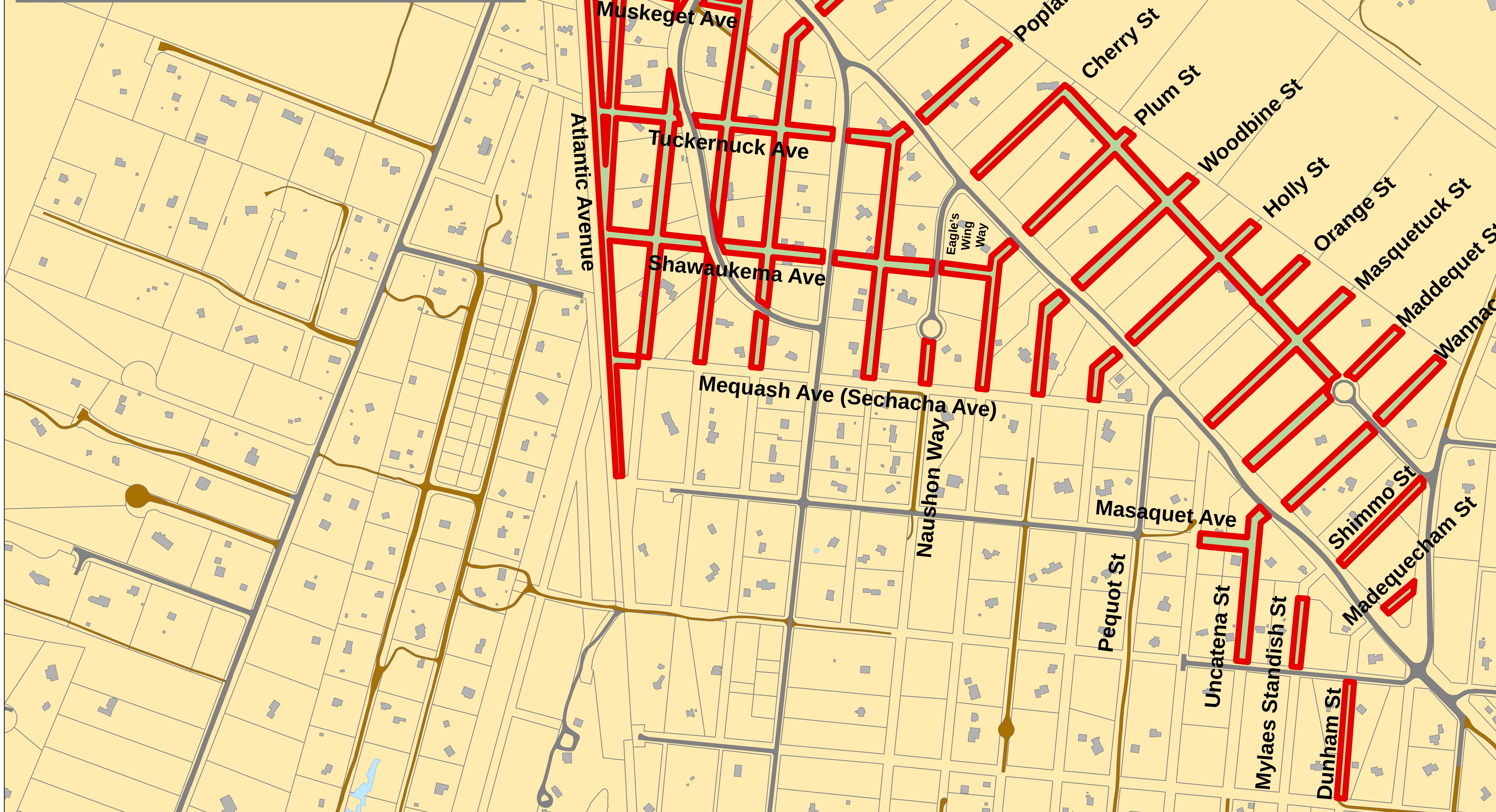
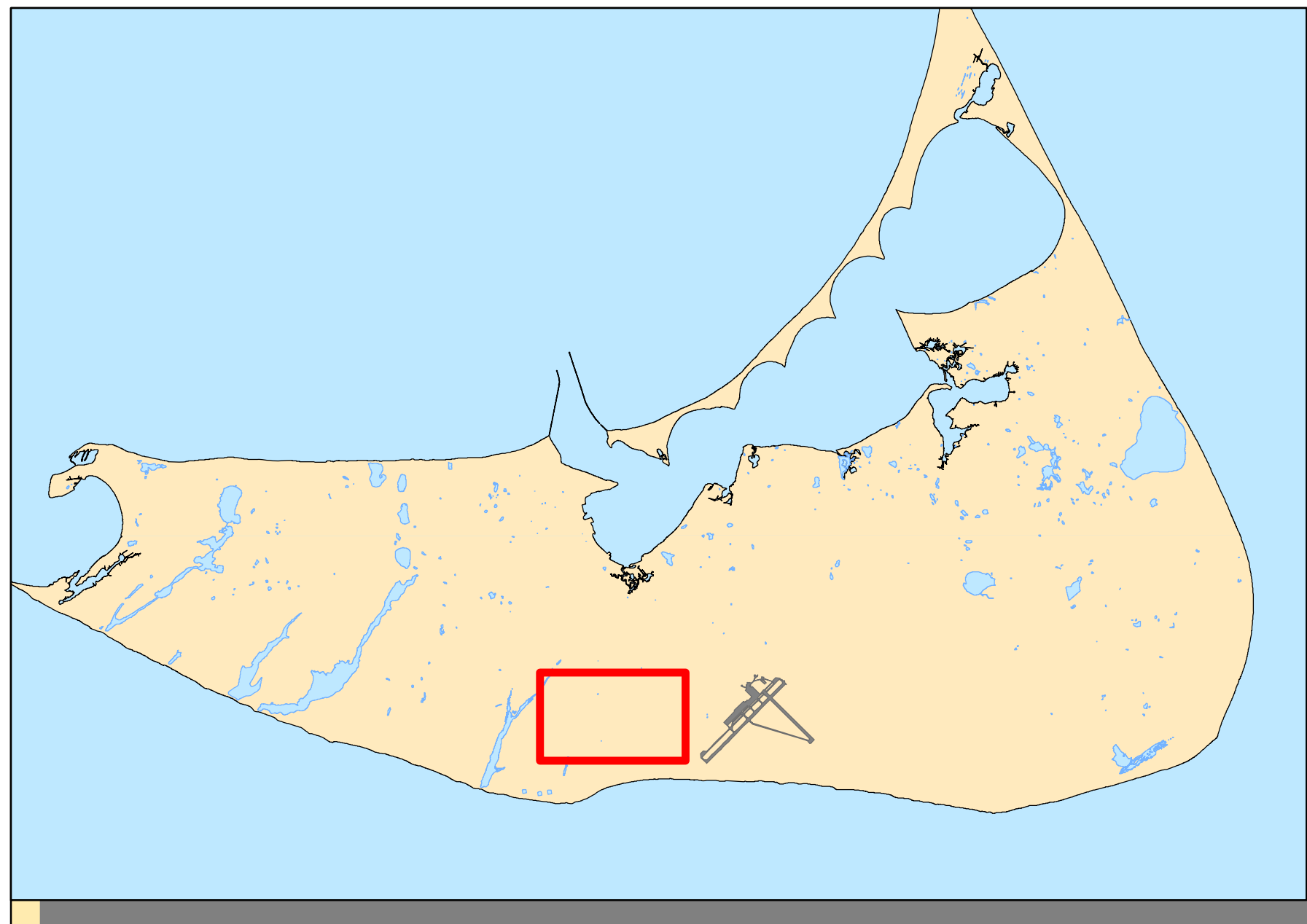
All as shown on a map entitled “2011 Annual Town Meeting Warrant Article 101” dated January 2011.

ARTICLE 102

(Real Estate Acquisition: Land and “Paper” Streets in Surfside)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee title or lesser interests in all or any portion of the following lands or unconstructed right of ways together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- The easterly half of Shimmo Street a.k.a. Myles Standish Street between the southern sideline of Nonantum Avenue to the Atlantic Ocean;
- Atlantic Avenue from the eastern sideline of Uncatena Street, f.k.a. Wannacommet Street to the western lot line of a parcel of land shown on Assessor Map 87 as Parcel 43;
- A parcel of land shown on Assessor Map 87 as Parcel 42;
- A parcel of land shown on Assessor Map 87 as Parcel 44;



2012 Annual Town Meeting Warrant Articles 83 + 84

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

Legend

- Surfside Paper Roads
- Buildings
- Parcel Lines

1 inch equals 233 feet

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

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

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 - 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.

Please send identification of any errors and corresponding corrections to:

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

January, 2012

TOWN OF NANTUCKET 2012 Annual Town Meeting



Saturday, March 31, 2012
8:30 AM
Nantucket High School

Town of Nantucket
16 Broad Street
Nantucket, MA 02554
(508) 228-7255
www.nantucket-ma.gov

BOARD OF SELECTMEN

Rick Atherton, Chairman
Whitey Willauer, Vice Chairman
Robert DeCosta
Michael Kopko
Patricia Roggeveen

FINANCE COMMITTEE

Matthew T. Mulcahy, Chairman
Timothy M. Soverino, Vice Chairman
Matthew Fee
Christopher J. Kickham
James R. Kelly
Stephen McCluskey
Peter Morrison
John Tiffany
Clifford Williams

PLANNING BOARD

Barry G. Rector, Chairman
Sylvia Howard
Nathaniel Lowell
John McLaughlin
Linda Williams

MODERATOR

Sarah F. Alger

**TOWN OF NANTUCKET
2012 ANNUAL TOWN MEETING**

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Registry District of Nantucket County, known as 19 Mill Hill Lane and owned by the Dorothy Harrison Egan Foundation at Certificate of Title No. 18725;

- Unnamed ways as follows:
 - Between the eastern sideline of Cato Lane to the western property line of Assessors Map 55 Parcel 319, owned by the Town of Nantucket, south of 11 Mill Hill Lane;
 - Between the eastern sideline of Hummock Pond Road to the southwestern sideline of Mill Hill Lane;
 - Between the southern sideline of an unnamed way to the eastern sideline of Cato Lane;
 - Between the western sideline of Cato Lane to the northern sideline of an unnamed way.

FINANCE COMMITTEE COMMENT: The motion permits the Board to enter into negotiations with the two Foundations, but does not appropriate any funding for acquisition. It is expected that if there is mutual interest in a financing proposal that it will be developed for a future town meeting.

ARTICLE 83

(Real Estate Acquisition: "Paper" Streets in Surfside)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, the fee or lesser interests in all or any portion of twenty-two (22) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded with the Nantucket County Registry of Deeds on May 17, 1889 in Plan Book 2, Page 60, as identified below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- Muskeget Avenue between the eastern sideline of Atlantic Avenue and the western sideline of School Street;
- Tuckernuck Avenue between the eastern sideline of Cotton Street and the western sideline of Poplar Street not including any portion of Gladlands Avenue and Surfside Road;
- Shawaukema Avenue between the eastern sideline of Atlantic Avenue and the western sideline of Plum Street not including any portion of Gladlands Avenue, Surfside Road and Eagles Wing Way (f.k.a. Cherry Street);
- Mequash Avenue (f.k.a. Shechacha Avenue) between the eastern sideline of Atlantic Avenue and a line extending the western sideline of Copeland Street through Mequash Avenue;
- Masaquet Avenue (f.k.a. Wauwinet Avenue) between the eastern and between the eastern sideline of Masquetuck Street and the western sideline of Wannacommet Street (a.k.a. Uncatena Street);
- Atlantic Avenue from the northern sideline of Masaquet Avenue (f.k.a. Wauwinet Avenue) to the eastern sideline of South Shore Road;
- Cotton Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Surfside Road;

- Copeland Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;
- School and Laurel Streets between the northern sideline of Mequash Avenue and the southern sideline Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;
- Poplar Street between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street not including any portion of Tuckernuck and Shawaukema Avenues;
- Cherry Street between the northern sideline of Mequash Avenue and the southern sideline of Eagle's Wing Way and between the northern sideline of the Boulevard and the southern sideline Maclean Street;
- Plum, Woodbine and Holly Streets between the northern sideline of Mequash Avenue and the southern sideline Maclean Street, not including any portion of the Boulevard and White Street;
- Orange Street (a.k.a. Pequot Street) between the terminus of Rainbow's End and the southern sideline Maclean Street;
- Masquetuck and Maddequet Streets between the northern sideline of the Boulevard and the southern sideline of Maclean Street not including any portion of White Street;
- Wannacommet Street (a.k.a Uncatena Street) between the northern sideline of Pochick Avenue and the southern sideline of Maclean Street not including any portion of Masaquet Avenue, the Boulevard and White Street;
- Shimmo Street (a.k.a. Myles Standish Street) between the northern sideline of Pochick Avenue and the northern lot line of property at 38 Pochick Avenue (Assessor Map 80 Parcel 11) and a northern and eastern sideline of a property at 36 Pochick Avenue (Assessors Map 80 Parcel 285) and between the northern sideline of the Boulevard and the southern sideline of White Street/western sideline of Lovers Lane;
- Madequecham Street (a.k.a Dunham Street) between the northern sideline of Weweeder Avenue and the southern sideline of Pochick Avenue and between the northern sideline of the Boulevard and the western sideline of Lovers Lane;
- White Street between the southern sideline of Maclean Street and the northwest sideline of the cul de sac of White Street;

To see if the Town will vote to appropriate, borrow pursuant to applicable statute or transfer from available funds, a sum of money for such purposes.

All as shown on a map entitled "2012 Annual Town Meeting Warrant Article 83" dated January 2012 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is authorized to acquire by purchase, gift or eminent domain, the fee or lesser interests in all or any portion of twenty-two (22) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded with the Nantucket County Registry of Deeds on May 17, 1889 in Plan Book 2, Page

60, as identified below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- Muskeget Avenue between the eastern sideline of Atlantic Avenue and the western sideline of School Street;
- Tuckernuck Avenue between the eastern sideline of Cotton Street and the western sideline of Poplar Street not including any portion of Gladlands Avenue and Surfside Road;
- Shawaukema Avenue between the eastern sideline of Atlantic Avenue and the western sideline of Plum Street not including any portion of Gladlands Avenue, Surfside Road and Eagles Wing Way (f.k.a. Cherry Street);
- Mequash Avenue (f.k.a. Shechacha Avenue) between the eastern sideline of Atlantic Avenue and a line extending the western sideline of Copeland Street through Mequash Avenue;
- Masaquet Avenue (f.k.a. Wauwinet Avenue) between the eastern sideline of Masquetuck Street and the western sideline of Wannacommet Street (a.k.a. Uncatena Street);
- Atlantic Avenue from the northern sideline of Masaquet Avenue (f.k.a. Wauwinet Avenue) to the eastern sideline of South Shore Road;
- Cotton Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Surfside Road;
- Copeland Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;
- School and Laurel Streets between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;
- Poplar Street between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street not including any portion of Tuckernuck and Shawaukema Avenues;
- Cherry Street between the northern sideline of Mequash Avenue and the southern sideline of Eagle's Wing Way and between the northern sideline of the Boulevard and the southern sideline of Maclean Street;
- Plum, Woodbine and Holly Streets between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street, not including any portion of the Boulevard and White Street;
- Orange Street (a.k.a. Pequot Street) between the terminus of Rainbow's End and the southern sideline of Maclean Street;
- Masquetuck and Maddequet Streets between the northern sideline of the Boulevard and the southern sideline of Maclean Street not including any portion of White Street;
- Wannacommet Street (a.k.a. Uncatena Street) between the northern sideline of Pochick Avenue and the southern sideline of Maclean Street not including any portion of Masaquet Avenue, the Boulevard and White Street;
- Shimmo Street (a.k.a. Myles Standish Street) between the northern sideline of Pochick Avenue and the northern lot line of property at 38 Pochick Avenue (Assessors Map 80 Parcel 11) and a northern and eastern sideline of a property at 36 Pochick Avenue

(Assessors Map 80 Parcel 285) and between the northern sideline of the Boulevard and the southern sideline of White Street/western sideline of Lovers Lane;

- Madequecham Street (a.k.a Dunham Street) between the northern sideline of Weweeder Avenue and the southern sideline of Pochick Avenue and between the northern sideline of the Boulevard and the western sideline of Lovers Lane;
- White Street between the southern sideline of Maclean Street and the northwest sideline of the cul de sac of White Street;

All as shown on a map entitled “2012 Annual Town Meeting Warrant Article 83” dated January 2012 and filed herewith at the Office of the Town Clerk.

ARTICLE 84

(Real Estate Conveyance: “Paper” Streets in Surfside)

To see if the Town will vote to authorize the Board of Selectmen to sell, convey, or otherwise dispose of the fee or any lesser interests in all or any portion of twenty-two (22) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded with the Nantucket County Registry of Deeds on May 17, 1889 in Plan Book 2, Page 60, as identified below, subject to Chapter 30B of the Massachusetts General Laws and guidelines established under the “Nantucket Yard Sales” program on file at the Board of Selectmen’s office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include, the reservation of easements and restrictions:

- Muskeget Avenue between the eastern sideline of Atlantic Avenue and the western sideline of School Street;
- Tuckernuck Avenue between the eastern sideline of Cotton Street and the western sideline of Poplar Street not including any portion of Gladlands Avenue and Surfside Road;
- Shawaukema Avenue between the eastern sideline of Atlantic Avenue and the western sideline of Plum Street not including any portion of Gladlands Avenue, Surfside Road and Eagles Wing Way (f.k.a. Cherry Street);
- Mequash Avenue (f.k.a. Shechacha Avenue) between the eastern sideline of Atlantic Avenue and a line extending the western sideline of Copeland Street through Mequash Avenue;
- Masaquet Avenue (f.k.a. Wauwinet Avenue) between the eastern and between the eastern sideline of Masquetuck Street and the western sideline of Wannacommet Street (a.k.a Uncatena Street);
- Atlantic Avenue from the northern sideline of Masaquet Avenue (f.k.a. Wauwinet Avenue) to the eastern sideline of South Shore Road;
- Cotton Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Surfside Road;
- Copeland Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;

- School and Laurel Streets between the northern sideline of Mequash Avenue and the southern sideline Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;
- Poplar Street between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street not including any portion of Tuckernuck and Shawaukema Avenues and the Boulevarde;
- Cherry Street between the northern sideline of Mequash Avenue and the southern sideline of Eagle's Wing Way and between the northern sideline of the Boulevarde and the southern sideline Maclean Street;
- Plum, Woodbine and Holly Streets between the northern sideline of Mequash Avenue and the southern sideline Maclean Street, not including any portion of the Boulevarde and White Street;
- Orange Street (a.k.a. Pequot Street) between the terminus of Rainbow's End and the southern sideline Maclean Street;
- Masquetuck and Maddequet Streets between the northern sideline of the Boulevarde and the southern sideline of Maclean Street not including any portion of White Street;
- Wannacomet Street (a.k.a. Uncatena Street) between the northern sideline of Pochick Avenue and the southern sideline of Maclean Street not including any portion of Masaquet Avenue, the Boulevarde and White Street;
- Shimmo Street (a.k.a. Myles Standish Street) between the northern sideline of Pochick Avenue and the northern lot line of property at 38 Pochick Avenue (Assessors Map 80 Parcel 11) and a northern and eastern sideline of a property at 36 Pochick Avenue (Assessors Map 80 Parcel 285) and between the northern sideline of the Boulevarde and the southern sideline of White Street/western sideline of Lovers Lane;
- Madequecham Street (a.k.a. Dunham Street) between the northern sideline of Weweeder Avenue and the southern sideline of Pochick Avenue and between the northern sideline of the Boulevarde and the western sideline of Lovers Lane;
- White Street between the southern sideline of Maclean Street and the northwest sideline of the cul-de-sac of White Street;

All as shown on a map entitled "2012 Annual Town Meeting Warrant Article 84" dated January 2012 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is authorized to sell, convey, or otherwise dispose of the fee or any lesser interests in all or any portion of twenty-two (22) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded with the Nantucket County Registry of Deeds on May 17, 1889 in Plan Book 2, Page 60, as identified below, subject to Chapter 30B of the Massachusetts General Laws and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include, the reservation of easements and restrictions:

- Muskeget Avenue between the eastern sideline of Atlantic Avenue and the western sideline of School Street;
- Tuckernuck Avenue between the eastern sideline of Cotton Street and the western sideline of Poplar Street not including any portion of Gladlands Avenue and Surfside Road;
- Shawaukema Avenue between the eastern sideline of Atlantic Avenue and the western sideline of Plum Street not including any portion of Gladlands Avenue, Surfside Road and Eagles Wing Way (f.k.a. Cherry Street);
- Mequash Avenue (f.k.a. Shechacha Avenue) between the eastern sideline of Atlantic Avenue and a line extending the western sideline of Copeland Street through Mequash Avenue;
- Masaquet Avenue (f.k.a. Wauwinet Avenue) between the eastern sideline of Masquetuck Street and the western sideline of Wannacommet Street (a.k.a. Uncatena Street);
- Atlantic Avenue from the northern sideline of Masaquet Avenue (f.k.a. Wauwinet Avenue) to the eastern sideline of South Shore Road;
- Cotton Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Surfside Road;
- Copeland Street between the eastern sideline of Atlantic Avenue and the southern sideline of Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;
- School and Laurel Streets between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street, not including any portion of Gladlands Avenue and Surfside Road;
- Poplar Street between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street not including any portion of Tuckernuck and Shawaukema Avenues and the Boulevard;
- Cherry Street between the northern sideline of Mequash Avenue and the southern sideline of Eagle's Wing Way and between the northern sideline of the Boulevard and the southern sideline of Maclean Street;
- Plum, Woodbine and Holly Streets between the northern sideline of Mequash Avenue and the southern sideline of Maclean Street, not including any portion of the Boulevard and White Street;
- Orange Street (a.k.a. Pequot Street) between the terminus of Rainbow's End and the southern sideline Maclean Street;
- Masquetuck and Maddequet Streets between the northern sideline of the Boulevard and the southern sideline of Maclean Street not including any portion of White Street;
- Wannacommet Street (a.k.a. Uncatena Street) between the northern sideline of Pochick Avenue and the southern sideline of Maclean Street not including any portion of Masaquet Avenue, the Boulevard and White Street;
- Shimmo Street (a.k.a. Myles Standish Street) between the northern sideline of Pochick Avenue and the northern lot line of property at 38 Pochick Avenue (Assessors Map 80 Parcel 11) and a northern and eastern sideline of a property at 36 Pochick Avenue (Assessors Map 80 Parcel 285) and between the northern sideline of the Boulevard and the southern sideline of White Street/western sideline of Lovers Lane;

- Madequecham Street (a.k.a Dunham Street) between the northern sideline of Weweeder Avenue and the southern sideline of Pochick Avenue and between the northern sideline of the Boulevarde and the western sideline of Lovers Lane;
- White Street between the southern sideline of Maclean Street and the northwest sideline of the cul-de-sac of White Street;

All as shown on a map entitled “2012 Annual Town Meeting Warrant Article 84” dated January 2012 and filed herewith at the Office of the Town Clerk.

ARTICLE 85 (Real Estate Acquisition: “Paper” Streets)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain, the fee or lesser interests in all or any portion of thirty-two (32) unconstructed rights of way identified below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- Squidnet Way between the northern sideline of Quidnet Road and the southern property line of Assessors Map 14, Parcel 19;
- Chase Lane (Quidnet/Squam) between the eastern sideline of a cul-de-sac at the intersection of Horn Beam Road and the extension of the western edge of the westernmost way located on a property identified as Assessors Map 21, Parcel 37 across Chase Lane;
- Proprietors Road between the southern sideline of Quidnet Road and the northern sideline of Polpis Road;
- Proprietors Road between the southern sideline of Quidnet Road and the southernmost terminus at Plainfield/Squam division line;
- Sandwich Road (Monomoy) between the northern sideline of Chatham Road and an extension of the northeastern property line of Assessors Map 54, Parcel 198 across Sandwich Road;
- Gardner and Mitchell Streets (Maddequeucham) between the southern sideline of Weweeder Avenue and the Boulevarde;
- Stanford and Barker Streets (Maddequeucham) between the southern sideline of Weweeder Avenue and the Atlantic Ocean not including the Boulevarde;
- Everett Street between the southern sideline of the Boulevarde and the Atlantic Ocean;
- Maywood, Union, Chittick, Broad, Bacon, Carlisle and Dorchester Streets (Maddequeucham) between land of the Nantucket Memorial Airport and the northern sideline of Weweeder Avenue;
- New Hampshire Avenue (Madaket) between the northwestern sideline of Maine Avenue and the eastern sideline of New Jersey Avenue;
- Front Street (Siasconset) between the northeastern sideline of Beach Street and the northwestern sideline of Low Beach Road;
- Beach Street (Siasconset) between the northwestern sideline of Low Beach Road and the northwestern sideline of Front Street;
- Sachem Road between the eastern sideline of Gosnold Road and a line extending through Sachem Road extending the western sideline of West Hallowell Lane;



LOCUS MAP 1" = 2000'

APPROVED NANTUCKET PLANNING BOARD
[Signature]
DATE APPROVED: 7-23-81
DATE SIGNED: 2-8-82
FILE NO: 2212

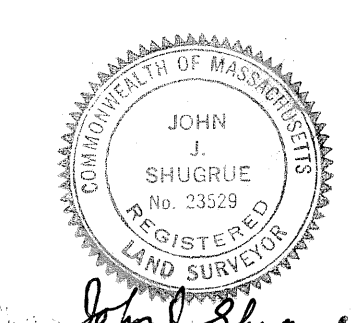
DEFINITE SUBDIVISION
PLAN A
NANTUCKET, MA.
SCALE 1" = 100'
MAY 11, 1981
JOHN J. SHUGRUE INC.
14 SOUTH WATER ST
NANTUCKET, MA.
SUBDIVIDER:
SHIRTSIDE REALTY TRUST
90 MR. ROBERT MOONEY ESQ
22 FEDERAL STREET
NANTUCKET, MA.

SCALE IN FEET
0 50 100 200
SHEET 1 OF 14

LEGEND
■ DIM. IN CB. TO BE SET UNLESS OTHERWISE NOTED

I, MADELYN G. PERRY, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND A NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE. THE NOTICE OF APPEAL WAS DISMISSED IN NANTUCKET SUPERIOR COURT # 1886 + # 1908

[Signature]
TOWN CLERK
DATE: FEB 9 1982





2010 00001896

Bk: 1238 Pg: 224 Page: 1 of 2
Doc: DD 07/22/2010 11:23 AM

MASSACHUSETTS QUITCLAIM DEED

We, J. SPENCER GOLDSMITH and DENISE M. GOLDSMITH, with a mailing address of 15 SMITH STREET, NEEDHAM, MASSACHUSETTS 02492,

for consideration paid and in full consideration of ONE AND NO/100 DOLLARS (\$1.00),

grant to DENISE M. GOLDSMITH and J. SPENCER GOLDSMITH, Trustees of DENISE M. GOLDSMITH REVOCABLE TRUST, u/d/t dated 28 JANUARY 2003, for which a Trust Instrument pursuant to M.G.L. Ch. 184 §35 is recorded herewith at BOOK 1238 PAGE 226, with a mailing address of 15 SMITH STREET, NEEDHAM, MASSACHUSETTS 02492, an undivided fifty percent (50%) interest;

and to J. SPENCER GOLDSMITH and DENISE M. GOLDSMITH, Trustees of J. SPENCER GOLDSMITH REVOCABLE TRUST, u/d/t dated 28 JANUARY 2003, for which a Trust Instrument pursuant to M.G.L. Ch. 184 §35 is recorded herewith at BOOK 1238 PAGE 229 with a mailing address of 15 SMITH STREET, NEEDHAM, MASSACHUSETTS 02492, an undivided fifty percent (50%) interest, said parties to hold their respective interests as tenants in common;

with QUITCLAIM COVENANTS,

that certain parcel of land situate at ONE WHITE STREET, Nantucket, Nantucket County, Massachusetts, bounded and described as follows:

SOUTHEASTERLY	by	Lovers Lane, as shown on plan hereinafter mentioned, 425.51 feet;
SOUTHERLY	by	a curved line along the intersection of the sidelines of said Lovers Lane and White Street, as shown on said plan, 50.86 feet;
SOUTHWESTERLY	by	said White Street, 258.37 feet;
NORTHWESTERLY	by	Lot 12 as shown on said plan 399.84 feet; and
NORTHEASTERLY	by	land shown on said plan of the Nantucket District Committee of the Boy Scouts of America, 92.24 feet.

Said land is shown on plan recorded in Plan File 11-A at the Nantucket Registry of Deeds.

Subject to rights of others in the streets and ways herein referred to, and such rights of others as may be extant, if any, in and with respect to ways along side and/or rear lines of said Lot which have not been constructed and are not intended to be constructed, as shown on earlier plans of record, including plans recorded with Nantucket Registry of Deeds in Plan File 3-D and Plan Book 17 Page 41.

Subject to provisions of a covenant with respect to the aforementioned ways, dated 15 January 1982 and recorded at Book 189 Page 289 at the Nantucket Registry of Deeds.

Said premises are hereby conveyed together with the right and easement, in common with others entitled thereto, including the Grantor (Surfside Realty Trust), to whom like right and easement is reserved in gross and as appurtenant to all land at Surfside now or hereafter owned by the Grantor, to use for all purposes for which streets and ways are now or may hereafter customarily be used in said Nantucket, the following streets, roads and ways, and no others, to wit;

1. All streets and ways which are now or may hereafter be duly laid out and established as public ways of the town or County of Nantucket by instruments recorded with said Registry of Deeds; and
2. The Boulevard and Lovers Lane.

For Grantors' title see Deeds recorded at Book 553 Page 164, and at Book 1238 Page 222 at said Registry.

WITNESS our hands and seals this 22nd day of JULY, 2010.

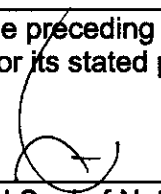

J. SPENCER GOLDSMITH


DENISE M. GOLDSMITH

STATE OF MASS

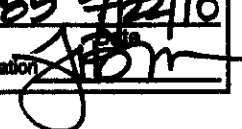
County of NANTUCKET

On this 22 day of JULY 2010, before me, the undersigned notary public, personally appeared J. SPENCER GOLDSMITH and DENISE M. GOLDSMITH (a) ☒ personally known to me, or (b) ☐ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



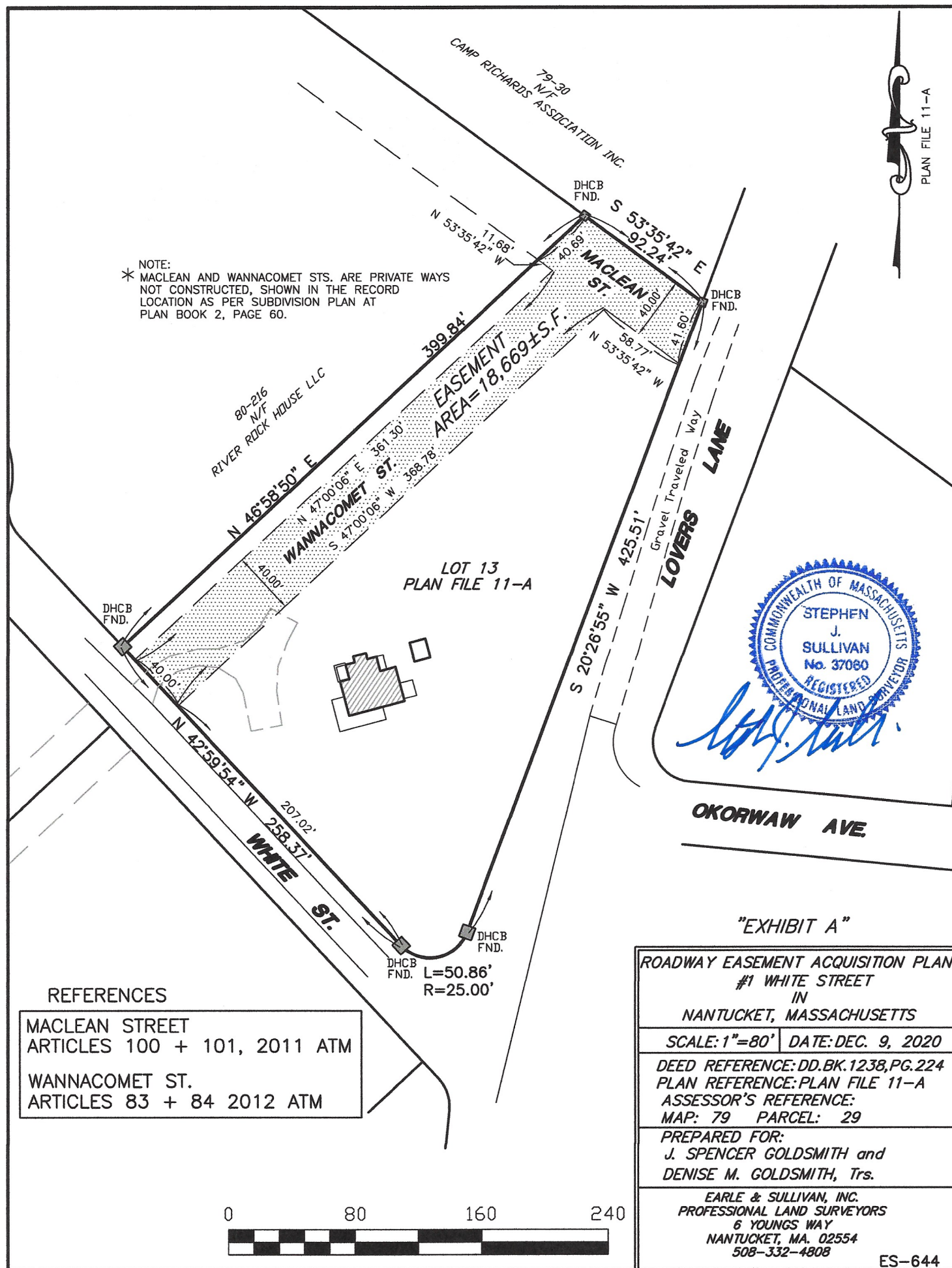
Official Signature and Seal of Notary Public
My Commission expires:



NANTUCKET LAND BANK CERTIFICATE	
☐ Paid \$	
☒ Exempt	<u>D</u>
☐ Non-applicable	
No.	<u>30885 7/22/10</u>
Authorization	

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Registrar of Deeds

NOTE:
* MACLEAN AND WANNACOMET STS. ARE PRIVATE WAYS
NOT CONSTRUCTED, SHOWN IN THE RECORD
LOCATION AS PER SUBDIVISION PLAN AT
PLAN BOOK 2, PAGE 60.



"EXHIBIT A"

ROADWAY EASEMENT ACQUISITION PLAN #1 WHITE STREET IN NANTUCKET, MASSACHUSETTS	
SCALE: 1"=80'	DATE: DEC. 9, 2020
DEED REFERENCE: DD.BK.1238, PG.224 PLAN REFERENCE: PLAN FILE 11-A ASSESSOR'S REFERENCE: MAP: 79 PARCEL: 29	
PREPARED FOR: J. SPENCER GOLDSMITH and DENISE M. GOLDSMITH, Trs.	
EARLE & SULLIVAN, INC. PROFESSIONAL LAND SURVEYORS 6 YOUNGS WAY NANTUCKET, MA. 02554 508-332-4808	

ES-644

REAC MEETING

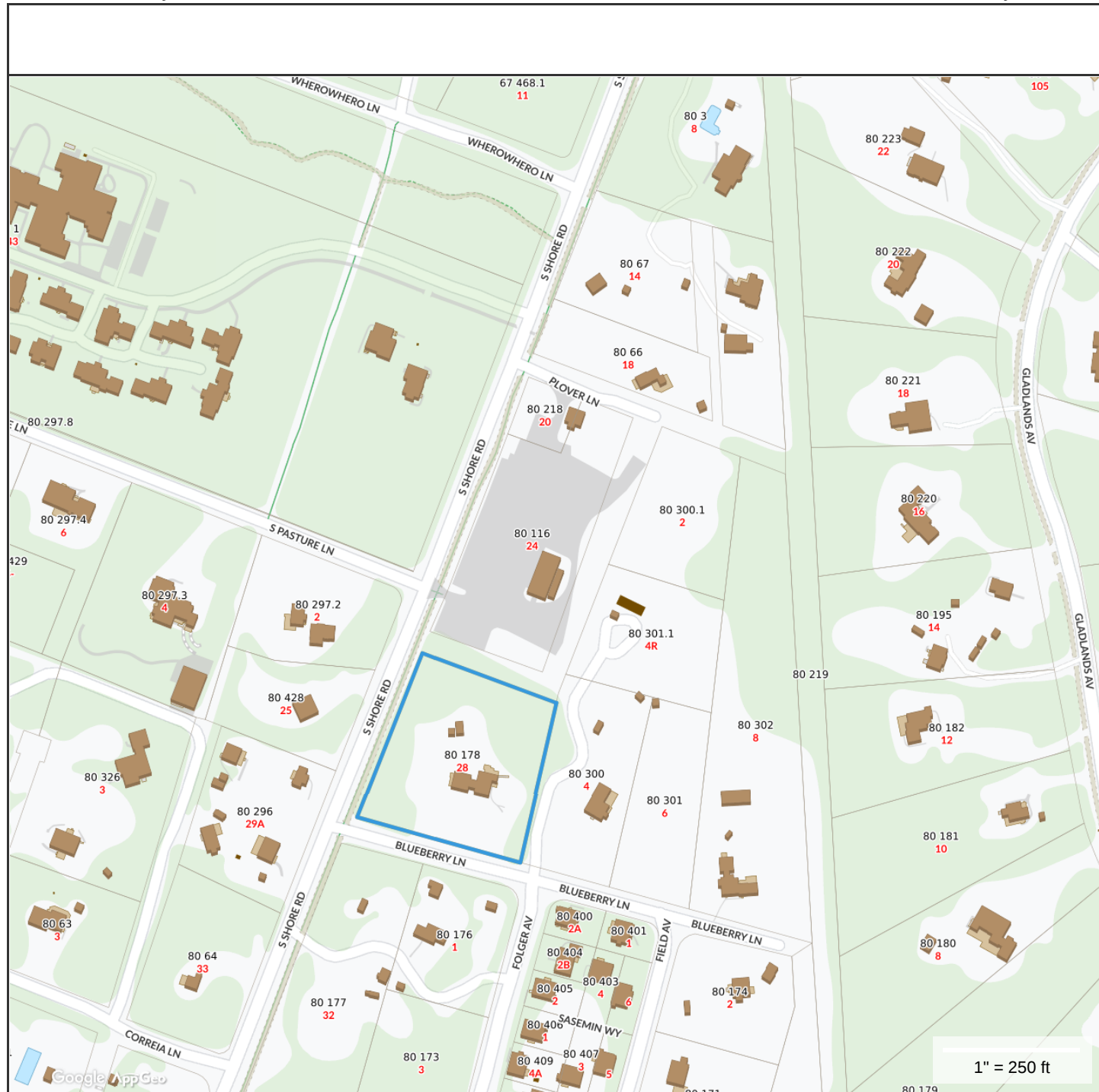
1/13/2021

AGENDA ITEM 6

DISPOSITIONS/CONVEYANCES

Grantee	Grantee's ADDRESS	Map / Parcel	Existing Lot Area	Yard Sale Parcel	Paper St	Lot Area / SF	Zoning District Min. Lot Size	Allowed GCR Potential Added SF	Plan Ref.	Order of Taking / ATM Article	Assessor Price Factor	Purchase Price	
Ramos Family Realty Trust	24 So. Shore Rd.	80/116	79,930	Parcel 1 Parcel 4	Quaril Ave. Hancock St.	4,400	LUG-1 40,000	<u>7%</u> 308 SF	2020-57	<u>1789/198</u> 2014 ATM Article 97	\$ 2.00	\$ 8,800.00	
Nantucket Homes for People, Inc.	28 So. Shore Rd.	80/178	80,000	Parcel 2 Parcel 3 Parcel 5	Quaril Ave. Hancock St.	4,400	LUG-1 40,000	<u>7%</u> 308 SF	2020-57	<u>1789/198</u> 2014 ATM Article 97	\$ 2.00	\$ 8,800.00	
Nat LOWELL & Andrea RYDER	4 Blueberry Ln.	80/300	51,706	Parcel 6 Parcel 7	Hancock St.	800	LUG-1 40,000	<u>7%</u> 56 SF	2020-57	<u>1789/198</u> 2014 ATM Article 97	\$ 2.00	\$ 1,600.00	
						TOTAL SF	9,600				Total Revenue	\$19,200.00	
						TOTAL Acres	0.2 acres						

=



Property ID	80 178
Location	28 S SHORE RD
Owner	NANTUCKET HOMES FOR PEOPLE INC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/13/2018
Data updated 11/19/2018

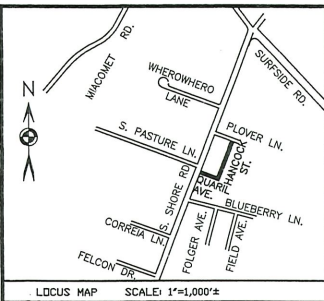
**Property Information**

Property ID 80 178
Location 28 S SHORE RD
Owner NANTUCKET HOMES FOR PEOPLE INC

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 11/13/2018
Data updated 11/19/2018



SOUTH SHORE ROAD
PUBLIC - 66 FT. WIDE
LAYOUT / ROAD PLAN DRAWING #1
DD.BK.127, PG.172

PLOVER LN.

QUARIL AVE.
(NOT CONSTRUCTED)

HANCOCK STREET
(NOT CONSTRUCTED)

80/116
RAMOS FAMILY REALTY TRUST
DD.BK.127, PG.111

PARCEL 1
AREA=4,000±S.F.

PARCEL 2
AREA=2,400±S.F.

PARCEL 3
AREA=1,600±S.F.

PARCEL 4
AREA=400±S.F.

PARCEL 5
AREA=400±S.F.

PARCEL 6
AREA=200±S.F.

PARCEL 7
AREA=200±S.F.

80/178
NANTUCKET HOMES FOR PEOPLE, INC.
DD.BK.1085, PG.178

80/200
NANTUCKET E. LOWELL and
DAVID L. PIERCE
LOT 1/PL.BRD. NO. 2017-57

80/201
NANTUCKET E. LOWELL and
DAVID L. PIERCE
LOT 2/PL.BRD. NO. 2017-57

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

Stephen J. Sullivan
PROFESSIONAL LAND SURVEYOR
DATE 10/19/2020



NANTUCKET REGISTRY OF DEEDS
Date November 20, 2020
Time 1:05 pm
Plan No. 2020-57
Attest: *Jennifer Ferreira*
Register
Sheet 1 of 1
RESERVED FOR REGISTRY USE ONLY

2020 00000057
Bk: Pg: 0 Page: 0
Doc: PLAN 11/20/2020 01:05 PM

BEING A PLAN FOR REAL ESTATE ACQUISITION AND CONVEYANCE OF PAPER STREETS AS REFERRED TO IN ARTICLES 96 & 97, AT THE 2014 ATM

PLAN OF TAKING FOR THE TOWN OF NANTUCKET IN NANTUCKET, MASS.

SCALE: 1"= 20' DATE: OCT. 13, 2020

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808



SELECTBOARD

[Signature]

DATE SIGNED

NANTUCKET PLANNING BOARD

[Signature]
[Signature]

DATE SIGNED 10-26-2020
FILE NO. PL SUB-2020-10-00100

ES-636



2020 00003888

Bk: 1789 Pg: 198 Page: 1 of 12
Doc: OOT 12/17/2020 03:07 PM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
SELECT BOARD

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF QUARIL AVENUE AND HANCOCK STREET

The undersigned being the majority of the duly elected and serving members of the Select Board 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 Quaril Avenue and Hancock Street described below ("Parcels") is required for public access, open space, recreational use purposes and/or general municipal purposes and for the purpose of conveyance, 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 Taking for the Town of Nantucket in Nantucket, Mass.," dated October 13, 2020, prepared by Earle & Sullivan, Inc. recorded with Nantucket County Registry of Deeds as Plan No. 2020-57 (the "Plan") and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 1	Quaril Avenue	4,000± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 80, Parcel 116	Leigh M. Topham, Trustee of the Ramos Family Realty Trust u/d/t dated June 8, 2000 recorded with said Deeds in Book 663, Page 6	Book 663, Page 11
<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 2	Quaril Avenue	2,400± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>

Map 80, Parcel 178	Nantucket Homes for People, Inc.	Book 1095, Page 179
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<u>Parcel</u>	<u>Address/ Location</u>	<u>Area ±</u>
Parcel 3	Quaril Avenue	1,600± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>

Map 80, Parcel 178	Nantucket Homes for People, Inc.	Book 1095, Page 179
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<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 4	Hancock Street	400± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>

Map 80, Parcel 116	Leigh M. Topham, Trustee of the Ramos Family Realty Trust u/d/t Dated June 8, 2000, recorded with said Deeds in Book 663, Page 6	Book 663, Page 11
-----------------------	---	-------------------

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 5	Hancock Street	400 ±s .f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>

Map 80, Parcel 178	Nantucket Homes for People, Inc.	Book 1095, Page 179
-----------------------	----------------------------------	---------------------

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 6	Hancock Street	200± s. f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>

Map 80, Parcel 301.1	Nathaniel E. Lowell and Andrea J. Ryder	Book 1593, Page 16
-------------------------	--	--------------------

<u>Parcel</u>	<u>Address Location</u>	<u>Area ±</u>
Parcel 7	Hancock Street	200±s.f.
<u>Assessor ID</u>	<u>Supposed Owner (s)</u>	<u>Title Reference</u>

Map 80,
Parcel 300

Nathaniel E. Lowell and Andrea J.
Ryder

Book 1593, Page 16

Parcel

Supposed Owner(s)

Parcels 1, 2, 3,
4, 5, 6 and 7

Surfside Land Company, Henry Coffin,
Charles Coffin, Henry C. Everett and
their heirs, successors and assigns

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.

Remainder of Page Intentionally Blank

Adopted under seal this 16 day December, 2020.

TOWN OF NANTUCKET
BY ITS SELECT BOARD



Dawn E. Hill Holdgate

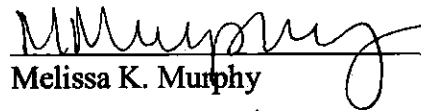
Jason Bridges



Matthew G. Fee



Kristie L. Ferrantella



Melissa K. Murphy

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss

On this 17 day of December, 2020 before me, the undersigned notary public, personally appeared Dawn E. Hill Holdgate, ~~Jason Bridges~~, Matthew G. Fee, Kristie L. Ferrantella and Melissa K. Murphy as members of the Select Board 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 Select Board of the Town of Nantucket.



Notary Public

My commission expires:

742838/NANT19712/0001





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
flanaganstover@yahoo.com
townclerk@nantucket-ma.gov

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

♦♦♦♦♦

April 7, 2014

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 5, 2014 ANNUAL TOWN MEETING adopted **Article 96: Real Estate Acquisition: "Paper" Streets in Brant Point, Cisco, Cliff, Dionis, Madaket, Quidnet, Surfside, Tom Nevers and Town Areas and Owner Unknown parcel in Surfside** at the April 5, 2014 adjourned session when "...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board, was duly motioned, seconded, and voted in accordance with the motions recommended by the Finance Committee or, in the absence of a Finance Committee motion, then in accordance with the motions as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting..."

TECHNICAL CORRECTION VIA THE MODERATOR:

CHANGE the Finance Committee Motion as follows:

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is hereby authorized to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portion of ~~thirty seven (37) thirty two (32) thirty one (31)~~ unconstructed rights of way identified below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- Dix and James Streets (stubs) between the southern sideline of Walsh Street and their termini (Brant Point);
- Cudweed Road between a line extending the northern property line of Assessor Map 82, Parcel 145 across said way to its southern terminus (Cisco)
- Heller Way and Reedy Pond Lane between the western sideline Cudweed Road and Walbang Avenue (Cisco);
- ~~Priscilla Lane between the eastern sideline of Priscilla Lane (constructed) and the western sideline of Pilgrim Road (Cliff);~~
- Dartmouth Lane between the eastern sideline of Derrymore Lane and the western sideline of Delaney Road (Cliff);
- Unnamed way between the western Sherburne Turnpike and its western terminus (see Assessor Map 30: parallel and south of Kimball Avenue) (Cliff);
- ~~Folger Road between the eastern sideline of Sherburne Turnpike (f.k.a. Sherburne Avenue) and the western sideline Hamblin Road (Cliff);~~

- ~~Hamblin Road (portion of) between a line extending the southern sideline and northern property line of Assessor Map 30, Parcel 198 across said way and a line extending the southern property line of Assessor Map 30, Parcel 202/203 across said way (Cliff);~~
- Douglas Way between a line extending the eastern sideline of Bishop's Rise and western sideline of Swift Rock Road (Dionis);
- Huckleberry Lane between a line running across the way at the northern end of the travelled way to the southern property line of former East Tristram Avenue owned by the Town of Nantucket (Dionis);
- Arkansas Avenue between the southwestern sideline of Starbuck Road and its terminus (Madaket);
- Columbus Street between the southern sideline of Arkansas and the northern sideline of Starbuck Road (Madaket);
- North Carolina Avenue between Starbuck Road and the eastern sideline of Columbus Street (Madaket);
- Chase Lane between a line extending the western property line of Assessor Map 21, Parcel 52 across said way and the Atlantic Ocean, not including any portion of Squam Road (Quidnet);
- Ocean Road between the northern sideline of Beach Road and its northern terminus (Quidnet);
- Sesachacha Road between the northern sideline of Beach Road and the southern sideline of Chase Lane (Quidnet);
- ~~Atlantic Avenue between the eastern sideline of Macquettuck Street and the western sideline of Holly Street (Surfside);~~
- ~~Owners unknown parcel bounded westerly by Macquettuck Street, northerly by Atlantic Avenue, easterly by Holly Street, and southerly by the Atlantic Ocean for open space purposes;~~
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- ~~Plover Lane from the eastern sideline of South Shore Road to the western property line of Assessor Map 80, Parcel 240 (owned by the Nantucket Islands Land Bank) (Surfside);~~
- Quail Avenue between the eastern sideline of South Shore Road to the western sideline of Hancock Street (Surfside);
- Hancock Street between the southern sideline of Plover Lane and the southern sideline of Quail Avenue (Surfside);
- Unnamed Way between the southwestern sideline of the former Miller Lane to its southern terminus (along eastern property line of Assessor Map 68, Parcel 129)(Surfside);
- Sandsbury and Lyford Roads between northern sideline of Tom Nevers Road to their northern termini (Tom Nevers);
- Lyford Road between a line extending the northerly property line of Assessor Map 92.4, Parcel 93 across said way and the northwestern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
- Sandsbury Road bounded by "Tom Nevers Square" to the south, Tom Nevers Road to the west, and Old Tom Nevers Road to the northeast;
- "Tom Nevers Square", Assessor Map 75, Parcel 128;
- Hollister Road between a line extending the northwestern property line of Assessor Map 92.4, Parcel 263 across said way to northwest sideline of Wanoma Way (f.k.a. Atlantic Boulevard)(Tom Nevers);
- Surrey Avenue (f.k.a. Central Road) between the northeast sideline of Nichols Road and southwest sideline of Old Tom Nevers Road and between the southern sideline of Tom Nevers Road and the western sideline of Bosworth Road not including any portion of Lyford Road (Tom Nevers);
- Hampshire Road (f.k.a. Macy Road) between the southwestern sideline of Old Tom Nevers Road and the northwestern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
- Mayhew Road between the southwestern sideline of Old Tom Nevers Road and the northern sideline of Wanoma Way (f.k.a. Atlantic Boulevard)(Tom Nevers);
- Bosworth Road between a line extending the northern property line of Assessor Map 92.4, Parcel 114 to the northern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
- Dorset Road between the northern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) and the Atlantic Ocean (Tom Nevers);
- Wanoma Way (f.k.a. Atlantic Boulevard) between the western sideline of Dorset Road (f.k.a. Easton Road) to the eastern sideline of Joy Road (Tom Nevers);

- Joy Road between the southern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) to the Atlantic Ocean (Tom Nevers);
- Unnamed way (a.k.a. Roberts Lane) between a line extending across said way at the southern sideline of a jog in said way to the northern sideline of Hiawasse Lane (Town).

All as shown on a map entitled "2014 Annual Town Meeting Warrant Article 96" dated January 2014 and filed herewith at the Office of the Town Clerk.

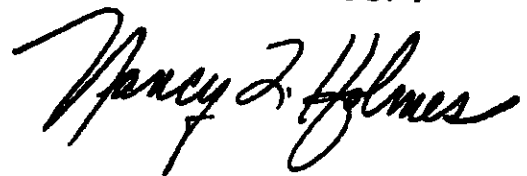
VOTE: The vote on the motion pursuant to Article 96 as recommended by the Finance Committee with a Technical Correction brought forward through the Moderator, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk



NANTUCKET TOWN CLERK

ATTEST: TRUE COPY



NANTUCKET TOWN & COUNTY CLERK

ARTICLE 96

(Real Estate Acquisition: "Paper" Streets in Brant Point, Cisco, Cliff, Dionis, Madaket, Quidnet, Surfside, Tom Nevers and Town Areas and Owner Unknown parcel in Surfside)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portion of thirty-seven (37) unconstructed rights of way identified below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- Dix and James Streets (stubs) between the southern sideline of Walsh Street and their termini (Brant Point);
- Cudweed Road between a line extending the northern property line of Assessor Map 82, Parcel 145 across said way to its southern terminus (Cisco)
- Heller Way and Reedy Pond Lane between the western sideline Cudweed Road and Walbang Avenue (Cisco);
- Priscilla Lane between the eastern sideline of Priscilla Lane (constructed) and the western sideline of Pilgrim Road (Cliff);
- Dartmouth Lane between the eastern sideline of Derrymore Lane and the western sideline of Delaney Road (Cliff);
- Unnamed way between the western Sherburne Turnpike and its western terminus (see Assessor Map 30: parallel and south of Kimball Avenue) (Cliff);
- Folger Road between the eastern sideline of Sherburne Turnpike (f.k.a. Sherburne Avenue) and the western sideline Hamblin Road (Cliff);
- Hamblin Road (portion of) between a line extending the southern sideline and northern property line of Assessor Map 30, Parcel 198 across said way and a line extending the southern property line of Assessor Map 30, Parcel 202/203 across said way (Cliff);
- Douglas Way between a line extending the eastern sideline of Bishop's Rise and western sideline of Swift Rock Road (Dionis);
- Huckleberry Lane between a line running across the way at the northern end of the travelled way to the southern property line of former East Tristram Avenue owned by the Town of Nantucket (Dionis);
- Arkansas Avenue between the southwestern sideline of Starbuck Road and its terminus (Madaket);
- Columbus Street between the southern sideline of Arkansas and the northern sideline of Starbuck Road (Madaket);
- North Carolina Avenue between Starbuck Road and the eastern sideline of Columbus Street (Madaket);
- Chase Lane between a line extending the western property line of Assessor Map 21, Parcel 52 across said way and the Atlantic Ocean, not including any portion of Squam Road (Quidnet);
- Ocean Road between the northern sideline of Beach Road and its northern terminus (Quidnet);
- Sesachacha Road between the northern sideline of Beach Road and the southern sideline of Chase Lane (Quidnet);
- Atlantic Avenue between the eastern sideline of Masquetuck Street and the western sideline of Holly Street (Surfside);

- Owners unknown parcel bounded westerly by Masquetuck Street, northerly by Atlantic Avenue, easterly by Holly Street, and southerly by the Atlantic Ocean for open space purposes;
- Beach Plum Avenue between the eastern sideline of South Shore Road and the southern sideline of Plover Lane (Surfside);
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- Sandsbury and Lyford Roads between northern sideline of Tom Nevers Road to their northern termini (Tom Nevers);
- Lyford Road between a line extending the northerly property line of Assessor Map 92.4, Parcel 93 across said way and the northwestern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
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- Surrey Avenue (f.k.a. Central Road) between the northeast sideline of Nichols Road and southwest sideline of Old Tom Nevers Road and between the southern sideline of Tom Nevers Road and the western sideline of Bosworth Road not including any portion of Lyford Road (Tom Nevers);
- Hampshire Road (f.k.a. Macy Road) between the southwestern sideline of Old Tom Nevers Road and the northwestern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
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- Bosworth Road between a line extending the northern property line of Assessor Map 92.4, Parcel 114 to the northern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
- Dorset Road between the northern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) and the Atlantic Ocean (Tom Nevers);
- Wanoma Way (f.k.a. Atlantic Boulevard) between the western sideline of Dorset Road (f.k.a. Easton Road) to the eastern sideline of Joy Road (Tom Nevers);
- Joy Road between the southern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) to the Atlantic Ocean (Tom Nevers);
- Unnamed way (a.k.a. Roberts Lane) between a line extending across said way at the southern sideline of a jog in said way to the northern sideline of Hiawasse Lane (Town); and

to see if the Town will vote to appropriate, borrow pursuant to applicable statute or transfer from available funds, a sum of money for such purposes.

All as shown on a map entitled "2014 Annual Town Meeting Warrant Article 96" dated January 2014 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is hereby authorized to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portion of thirty-seven (37) unconstructed rights of way identified below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

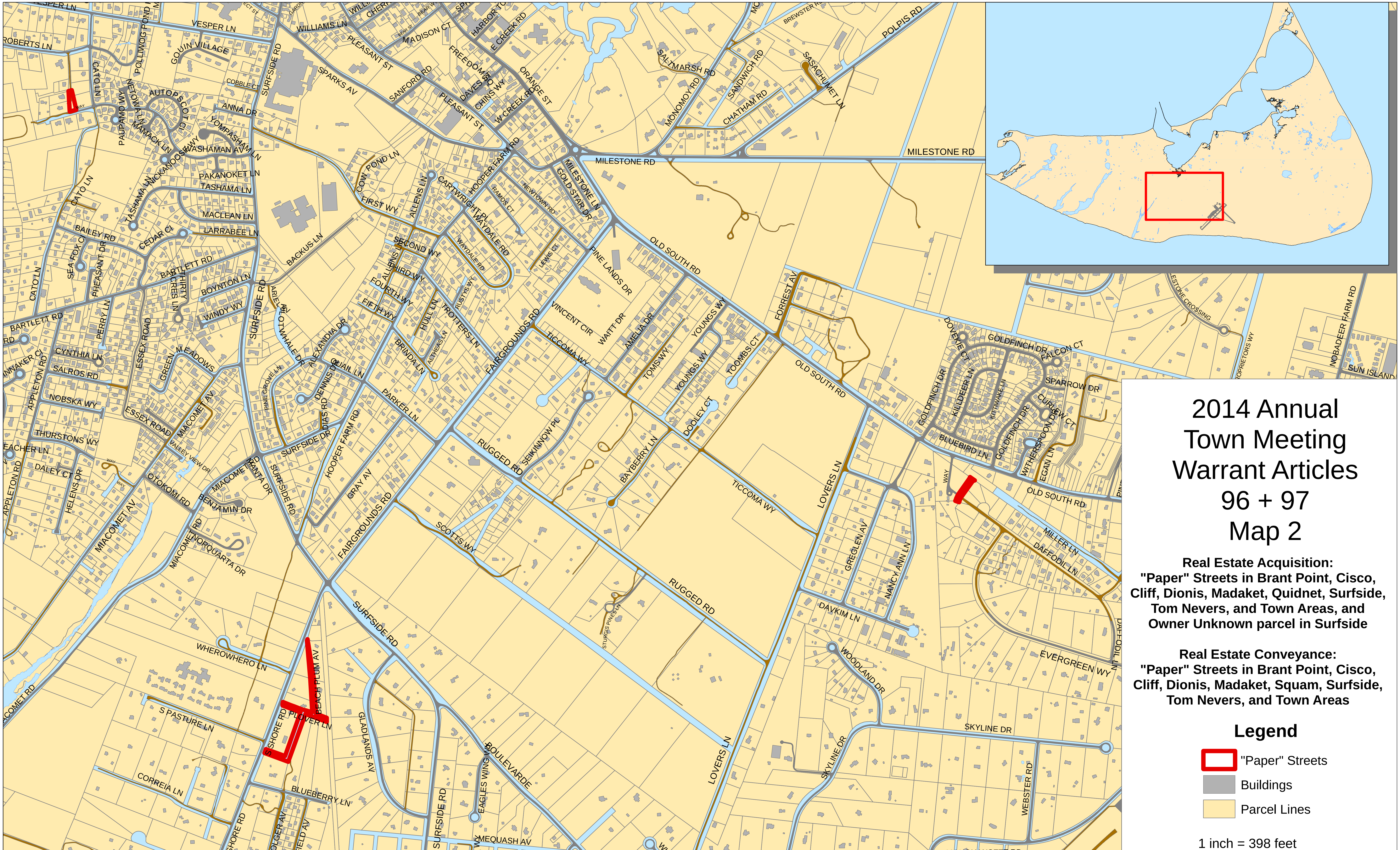
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- Priscilla Lane between the eastern sideline of Priscilla Lane (constructed) and the western sideline of Pilgrim Road (Cliff);
- Dartmouth Lane between the eastern sideline of Derrymore Lane and the western sideline of Delaney Road (Cliff);
- Unnamed way between the western Sherburne Turnpike and its western terminus (see Assessor Map 30: parallel and south of Kimball Avenue) (Cliff);
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- Douglas Way between a line extending the eastern sideline of Bishop's Rise and western sideline of Swift Rock Road (Dionis);
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- Arkansas Avenue between the southwestern sideline of Starbuck Road and its terminus (Madaket);
- Columbus Street between the southern sideline of Arkansas and the northern sideline of Starbuck Road (Madaket);
- North Carolina Avenue between Starbuck Road and the eastern sideline of Columbus Street (Madaket);
- Chase Lane between a line extending the western property line of Assessor Map 21, Parcel 52 across said way and the Atlantic Ocean, not including any portion of Squam Road (Quidnet);
- Ocean Road between the northern sideline of Beach Road and its northern terminus (Quidnet);

- Sesachacha Road between the northern sideline of Beach Road and the southern sideline of Chase Lane (Quidnet);
- Atlantic Avenue between the eastern sideline of Masquetuck Street and the western sideline of Holly Street (Surfside);
- Owners unknown parcel bounded westerly by Masquetuck Street, northerly by Atlantic Avenue, easterly by Holly Street, and southerly by the Atlantic Ocean for open space purposes;
- Beach Plum Avenue between the eastern sideline of South Shore Road and the southern sideline of Plover Lane (Surfside);
- Plover Lane from the eastern sideline of South Shore Road to the western property line of Assessor Map 80, Parcel 219 (owned by the Nantucket Islands Land Bank)(Surfside);
- Quail Avenue between the eastern sideline of South Shore Road to the western sideline of Hancock Street (Surfside);
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- Hampshire Road (f.k.a. Macy Road) between the southwestern sideline of Old Tom Nevers Road and the northwestern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
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- Joy Road between the southern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) to the Atlantic Ocean (Tom Nevers);

- Unnamed way (a.k.a. Roberts Lane) between a line extending across said way at the southern sideline of a jog in said way to the northern sideline of Hiawasse Lane (Town).

All as shown on a map entitled "2014 Annual Town Meeting Warrant Article 96" dated January 2014 and filed herewith at the Office of the Town Clerk.

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira Register of Deeds



2014 Annual Town Meeting Warrant Articles 96 + 97 Map 2

Real Estate Acquisition:
"Paper" Streets in Brant Point, Cisco, Cliff, Dionis, Madaket, Quidnet, Surfside, Tom Nevers, and Town Areas, and Owner Unknown parcel in Surfside

Real Estate Conveyance:
"Paper" Streets in Brant Point, Cisco, Cliff, Dionis, Madaket, Squam, Surfside, Tom Nevers, and Town Areas

Legend

-  "Paper" Streets
-  Buildings
-  Parcel Lines

1 inch = 398 feet

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

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2011.

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 - GIS Mapsheet



Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must require of the relevant agency for applicable requirements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

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

TOWN OF NANTUCKET 2014 Annual Town Meeting



**Saturday, April 5, 2014
9:00 AM
Nantucket High School
Mary P. Walker Auditorium**

**TOWN OF NANTUCKET
2014 ANNUAL TOWN MEETING**

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NOTES:

1. ***PETITION ARTICLES HAVE BEEN PRINTED AS SUBMITTED BY THE PETITIONERS AND MAY CONTAIN TYPOGRAPHICAL AND OTHER ERRORS***

2. ***UNLESS OTHERWISE NOTED UNDER THE FINANCE COMMITTEE MOTION, ALL VOTES NEEDED FOR PASSAGE OF ARTICLES IS A SIMPLE MAJORITY.***

- Mayhew Road between the southwestern sideline of Old Tom Nevers Road and the northern sideline of Wanoma Way (f.k.a Atlantic Boulevard)(Tom Nevers);
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ARTICLE 97

(Real Estate Conveyance: “Paper” Streets in Brant Point, Cisco, Cliff, Dionis, Madaket, Squam, Surfside Tom Nevers and Town Areas)

To see if the Town will vote to authorize the Board of Selectmen to sell, convey, or otherwise dispose of the fee or any lesser interests in all or any portion of land identified below, subject to Chapter 30B of the Massachusetts General Laws and guidelines established under the “Nantucket Yard Sales” program on file at the Board of Selectmen’s office, such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include, the reservation of easements and restrictions:

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- Lyford Road between a line extending the northerly property line of Assessor Map 92.4, Parcel 93 across said way and the northwestern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
- Sandsbury Road bounded by "Tom Nevers Square" to the south, Tom Nevers Road to the west, and Old Tom Nevers Road to the northeast;
- "Tom Nevers Square", Assessor Map 75, Parcel 128;
- Hollister Road between a line extending the northwestern property line of Assessor Map 92.4, Parcel 263 across said way to northwest sideline of Wanoma Way (f.k.a. Atlantic Boulevard)(Tom Nevers);

- Surrey Avenue (f.k.a. Central Road) between the northeast sideline of Nichols Road and southwest sideline of Old Tom Nevers Road and between the southern sideline of Tom Nevers Road and the western sideline of Bosworth Road not including any portion of Lyford Road (Tom Nevers);
- Hampshire Road (f.k.a. Macy Road) between the southwestern sideline of Old Tom Nevers Road and the northwestern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
- Mayhew Road between the southwestern sideline of Old Tom Nevers Road and the northern sideline of Wanoma Way (f.k.a Atlantic Boulevard)(Tom Nevers);
- Bosworth Road between a line extending the northern property line of Assessor Map 92.4, Parcel 114 to the northern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) (Tom Nevers);
- Dorset Road between the northern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) and the Atlantic Ocean (Tom Nevers);
- Wanoma Way (f.k.a Atlantic Boulevard) between the western sideline of Dorset Road (f.k.a. Easton Road) to the eastern sideline of Joy Road (Tom Nevers);
- Joy Road between the southern sideline of Wanoma Way (f.k.a. Atlantic Boulevard) to the Atlantic Ocean (Tom Nevers);
- Unnamed way (a.k.a. Roberts Lane) between a line extending across said way at the southern sideline of a jog in said way to the northern sideline of Hiawasse Lane (Town);

all as shown on a map entitled “2014 Annual Town Meeting Warrant Article 97” dated January 2014 and filed herewith at the Office of the Town Clerk.

ARTICLE 98

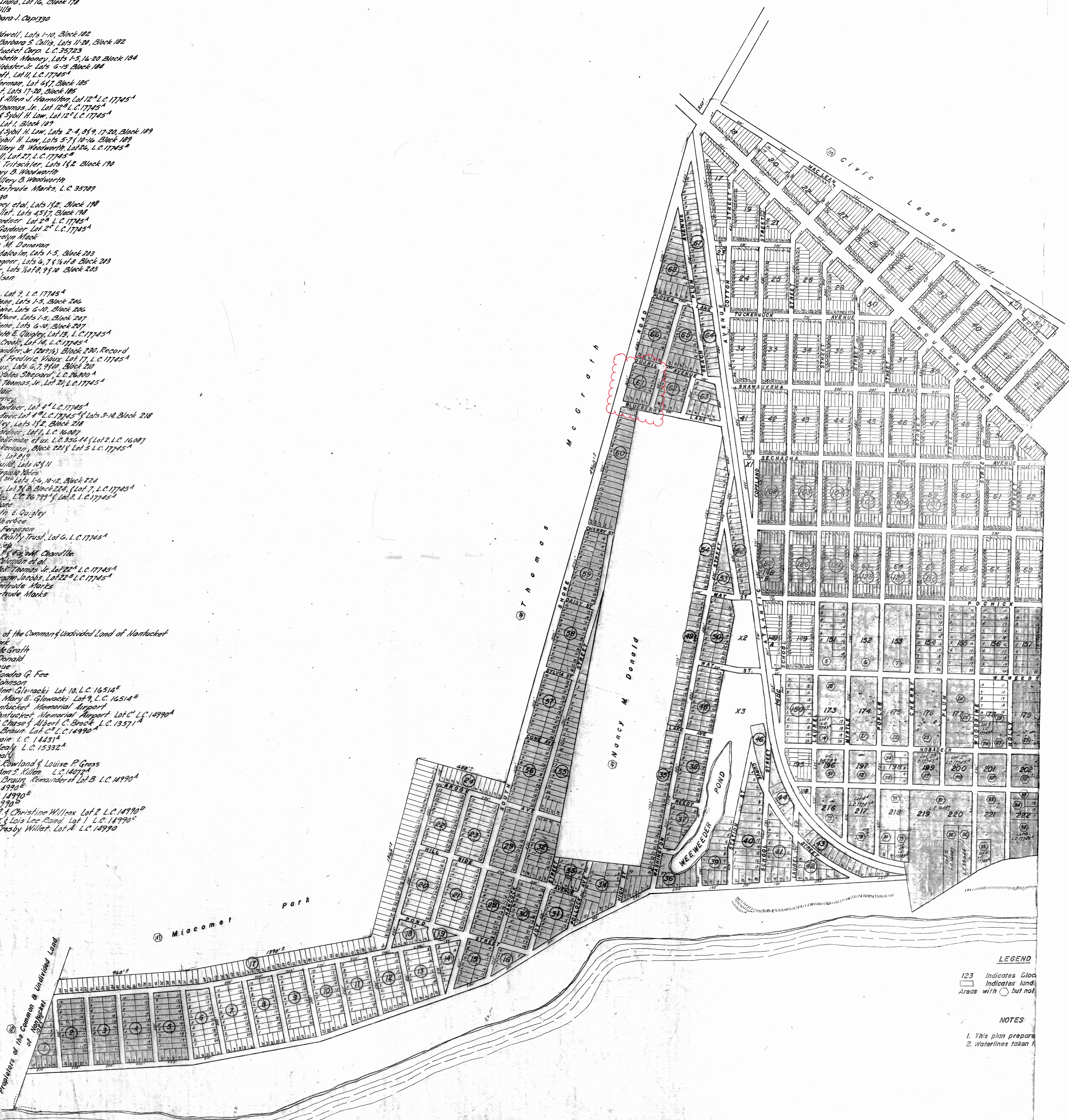
(Real Estate Acquisition: “Paper” Proprietors Roads in Cisco, Dionis, Eel Point, Madaket, Pocomo and Warren’s Landing/Madaket Areas)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portion of sixteen (16) unconstructed rights of way identified as Proprietors Roads below, together with any public and private rights of passage, for public ways, open space and/or general municipal purposes:

- Between the northern sideline of Hummock Pond Road to its northern terminus at Assessor Map 65, Parcel 35 (Cisco);
- Between the northern sideline of Madaket Road to the southern sideline of Douglas Way, a.k.a. Worth Road (Dionis: Assessor Map 39);
- Between the northern sideline of Madaket Road to a line extending the southern sideline of Fintry Way across said way (Dionis: Assessor Map 39);
- Between the northern sideline of Madaket Road to its northern terminus at the eastern property line of Assessor Map 39, Parcel 1 (Dionis: Assessor Map 39);
- Between the southern sideline of Eel Point Road and its southern terminus at Assessor Map 39, Parcel 1 (Dionis);
- Between the southern sideline of Eel Point Road and its southern terminus at Assessor Map 39, Parcel 2 (Dionis);
- Between the road referenced above (extension of Richards Landing Road) and its northern terminus (Eel Point);

List of Owners

David Rice, L.C. 17745^A, Lot 10 Tax Title
 William Toner, L.C. 34745^A
 Raymond Vickers et al.
 Whitman Pearson, Lots 1-25, Block 177
 Joseph B. Dougherty Jr., Lots 1-4, 17720
 Henry B. & Margaret K. Terry
 Henry B. & Margaret K. Terry
 Charles P. & Joseph
 Gertrude E. Whiston, Lots 15-34, Block 159
 Paula A. Klingelhaus, Lots 1-11, 30-36, Block 163
 Thomas Quigley Jr., Lots 12-29, Block 163
 Constance India, Lots 9-12, Block 167
 Robert Geste, Lots 13-16, Block 167
 Bernard Herman, Lots 21-28, Block 167
 Carol P. Woodworth
 Carol P. Woodworth, Lots 21-40, Block 170
 Walter J. Urban, Lot 23, L.C. 17745^A
 Edward Ray, Lots 1-10, Block 171
 Albert Stockdale et ux, Lot 1, L.C. 17745^A
 Henry B. & Margaret K. Terry, Lots 5-16, Block 173
 Henry B. & Margaret K. Terry
 Henry B. & Margaret K. Terry
 Elizabeth King
 Thomas Jr. & Colleen V. McGrath, Lots 1-15, 17-20, Block 177
 Thomas McGrath, Lot 16, Block 177
 Alfred E. Bernard, Lots 1-4, Block 178
 Paul B. Schellhamm, Lots 17-20, Block 178
 Constance India, Lot 16, Block 178
 Edward C. Allen
 Vito J. Barbara J. Capizzo
 Ruth Ley
 Robert Caldwell, Lots 1-10, Block 182
 Everett F. & Barbara S. Cullis, Lots 11-20, Block 182
 First Nantucket Corp., L.C. 35723
 Robert & Elizabeth Mooney, Lots 1-5, 16-20, Block 184
 Franklin Webster Jr., Lots 6-15, Block 184
 Shelley E. Craft, Lot 11, L.C. 17745^A
 Bernard Herman, Lot 617, Block 185
 Hurd C. Willet, Lots 17-20, Block 185
 Dorothy B. & Allen J. Hamilton, Lot 12^A, L.C. 17745^A
 Robert Mack Thomas, Jr., Lot 12^B, L.C. 17745^A
 William G. & Sybil H. Low, Lot 12^C, L.C. 17745^A
 Gilman Low, Lot 1, Block 189
 William G. & Sybil H. Low, Lots 2-4, 35-9, 17-20, Block 189
 William G. & Sybil H. Low, Lots 5-7, 10-16, Block 189
 Carl P. & Elery B. Woodworth, Lot 26, L.C. 17745^A
 Susan Jarrell, Lot 27, L.C. 17745^A
 Charles B. Trischler, Lots 15-2, Block 190
 Carl P. & Elery B. Woodworth
 Carl P. & Elery B. Woodworth
 Robert J. & Gertrude Marks, L.C. 35789
 Vito Capizzo
 William Barney et al., Lots 15-2, Block 198
 Hurd C. Willet, Lots 45-13, Block 198
 Frank C. Gardner, Lot 2^A, L.C. 17745^A
 Frank C. Gardner, Lot 2^B, L.C. 17745^A
 Richard & Evelyn Mack
 Elizabeth M. Danvers
 Barbara H. Malcolm, Lots 1-5, Block 203
 William Wagner, Lots 6, 7, 14 & 8, Block 203
 Janet Wagner, Lots 16-18, 9 & 10, Block 203
 Bruce Nelson
 Ruth Ley
 Ruth Ley, Lot 9, L.C. 17745^A
 Eugene C. Stone, Lots 1-5, Block 206
 Eric F. Stone, Lots 6-10, Block 206
 Stephen G. Stone, Lots 1-5, Block 207
 John S. Stone, Lots 6-10, Block 207
 Thomas & Ruth E. Quigley, Lot 13, L.C. 17745^A
 Edward E. Crooks, Lot 14, L.C. 17745^A
 Alfred D. Chandler, Jr. (20714), Block 230, Record
 Margaret & Fredric Vaux, Lot 17, L.C. 17745^A
 Fredric Vaux, Lots 6, 7, 9 & 10, Block 210
 Elizabeth Yates Shepard, L.C. 26300^A
 Robert Mack Thomas, Jr., Lot 21, L.C. 17745^A
 Benton Blair
 William Barney
 Frank C. Gardner, Lot 4^A, L.C. 17745^A
 Frank C. Gardner, Lot 4^B, L.C. 17745^A, Lots 3-14, Block 218
 James Kelley, Lots 15-2, Block 218
 George E. Gardner, Lot 1, L.C. 16007
 John M. Falcenda et ux, L.C. 33244, Lot 2, L.C. 16007
 Lucia M. Dickerson, Block 211, Lot 5, L.C. 17745^A
 Henry Clay, Lot 8, 9
 Edward M. Quill, Lots 15-11
 Eugene & Virginia Yates
 John Jacob & Sons, Lots 1-6, 10-12, Block 224
 Ethyl Lynn, Lot 7 & Block 224, Lot 7, L.C. 17745^A
 Margaret Yates, L.C. 26799^A, Lot 8, L.C. 17745^A
 Edith S. Stone
 Thomas & Ruth E. Quigley
 Jim M. Withers
 Bernice K. Ferguson
 Sunrise Realty Trust, Lot 6, L.C. 17745^A
 Margaret O'Leary
 Alfred D. & Fay Ann Chandler
 May Anna Chapman et al.
 Robert Mack Thomas Jr., Lot 22^A, L.C. 17745^A
 Richard Morgan Jacobs, Lot 22^B, L.C. 17745^A
 Robert & Gertrude Marks
 Robert & Gertrude Marks
 Proprietors of the Common & Undivided Land of Nantucket
 Miacomet Park
 Thomas McGrath
 Nancy M. Donald
 Civic League
 Henry W. & Sandra G. Fee
 Albert S. Johnson
 Walter J. & Anna Glowacki, Lot 10, L.C. 16514^E
 Walter F. & Mary E. Glowacki, Lot 9, L.C. 16514^E
 Town of Nantucket Memorial Airport
 Town of Nantucket Memorial Airport, Lot C, L.C. 14990^A
 Elizabeth C. Chase & Albert C. Brock, L.C. 13571^A
 William J. Braun, Lot C², L.C. 14990^A
 David W. Swain, L.C. 14431^A
 James J. Healy, L.C. 15332^A
 James J. Healy
 Helen P. Rowland & Louise P. Gross
 Stanley H. & Ann S. Kilen, L.C. 14072^A
 William J. Braun, Remainder of Lot B, L.C. 14990^A
 Lot 5, L.C. 14990^E
 Lot 4, L.C. 14990^E
 Lot 3, L.C. 14990^E
 Arnold J. & Christine Willcox, Lot 2, L.C. 14990^E
 Charles F. & Lois Lee Rand, Lot 1, L.C. 14990^E
 Maribel Crosby Willet, Lot A, L.C. 14990

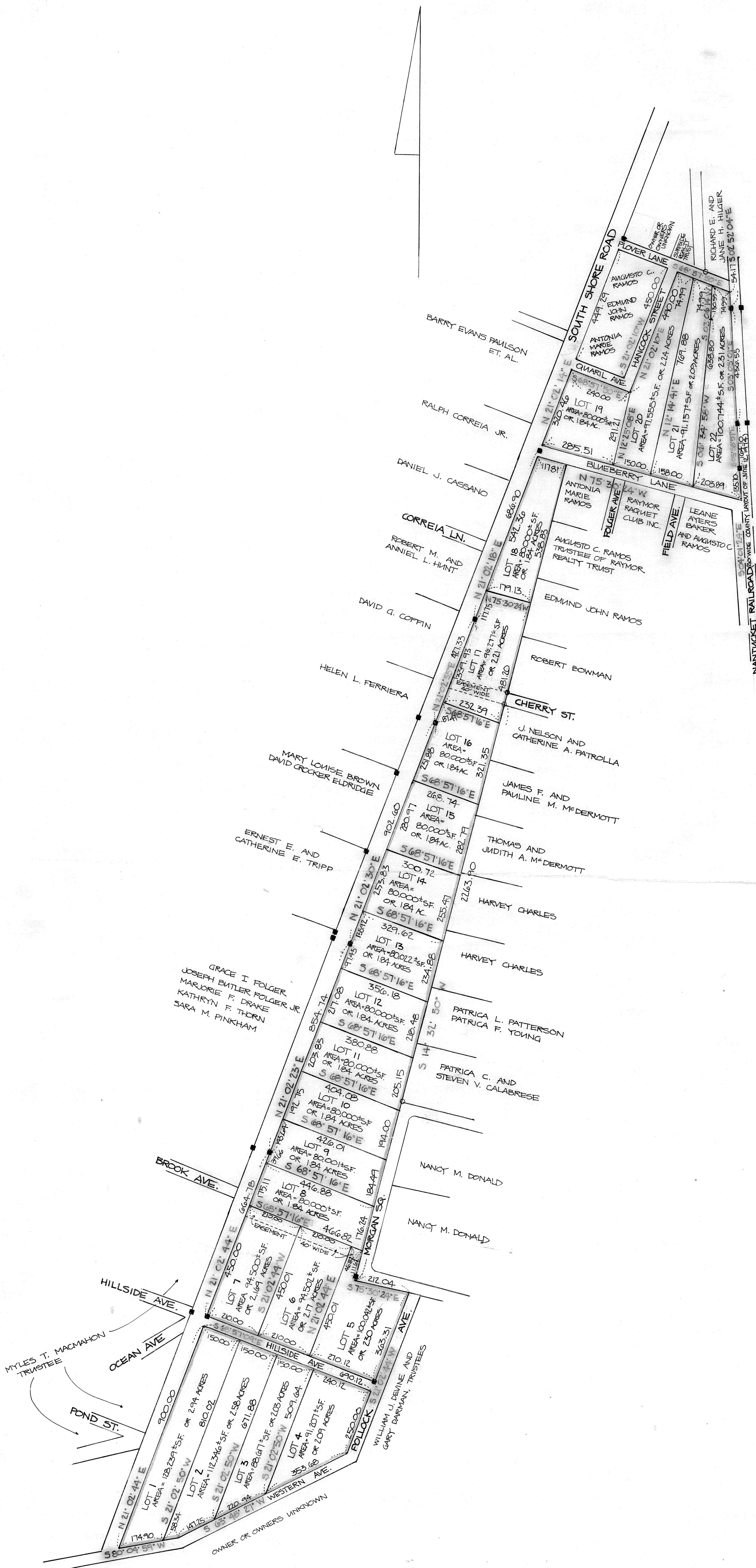
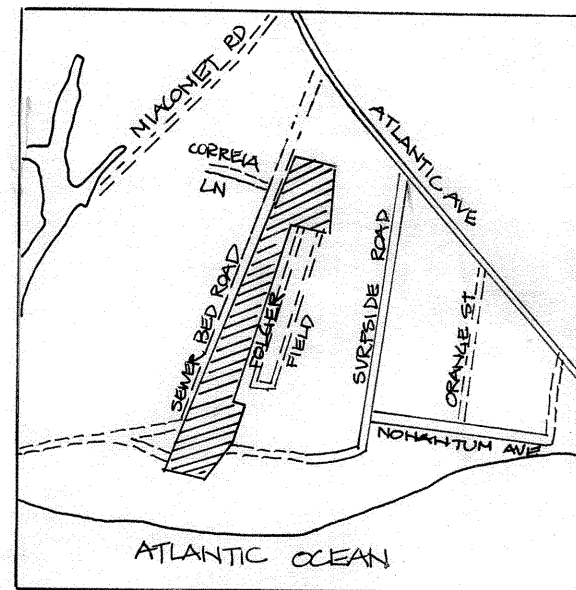


LEGEND

123 Indicates Block
 Indicates land
 Areas with but not

NOTES

1. This plan prepared
 2. Waterlines taken



I, MADELYN PERRY, CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

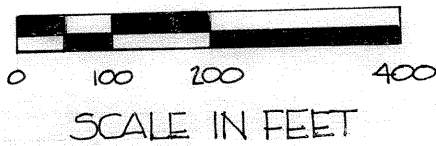
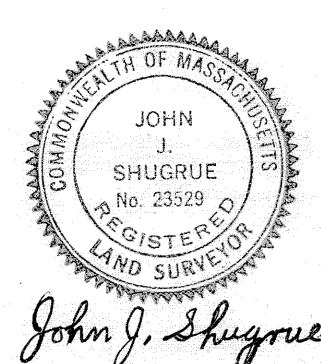
Madelyn Perry
TOWN CLERK
October 13, 1981
DATE

APPROVED
NANTUCKET PLANNING BOARD
Charles J. Young
Charles J. Young

John J. Shugrue
DATE APPROVED 8/24/81
DATE SIGNED 10/13/81
FILE NO. 2220

JAN 13 1982
9:16 AM
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLANS FILE NO. 10
ATTEST *John J. Shugrue* REGISTER

DEFINITIVE PLAN OF
PLYMPTON ESTATES
IN NANTUCKET, MA.
SCALE 1"=200'
JUNE 17, 1981
JOHN J. SHUGRUE INC.
14 SOUTH WATER ST.
NANTUCKET, MA.
SUBDIVIDER:
STEPHEN W. PLYMPTON
899 BOYLSTON ST.
BOSTON, MA.



DEED

We, AUGUSTO C. RAMOS, EDMUND J. RAMOS, and ANTONIA M. RAMOS, of Nantucket, Massachusetts, for consideration paid, grant to AUGUSTO C. RAMOS, as Trustee of RAMOS FAMILY REALTY TRUST, under Declaration of Trust dated June 8, 2000, recorded with Nantucket Deeds in Book 663, Page 16, of Post Office Box 341, Nantucket, Massachusetts 02554, with QUITCLAIM COVENANTS,

That certain parcel of land, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 24 South Shore Road, bounded and described as follows:

NORTHWESTERLY by South Shore Road, three hundred fifty (350) feet;
 NORTHEASTERLY by Lots 1 through 4, inclusive, on plan hereinafter mentioned, one hundred (100) feet;
 NORTHWESTERLY by said Lot 4, one hundred (100) feet;
 NORTHEASTERLY by Plover Lane, one hundred (100) feet;
 SOUTHEASTERLY by Hancock Street, four hundred fifty (450) feet; and
 SOUTHWESTERLY by Quail Avenue, two hundred (200) feet.

Said land is shown as Lots 5 through 36, inclusive, in Block 66 on plan entitled "Lands at Surfside, Nantucket, Section No. 1, Plan 2", recorded with Nantucket Deeds in Plan Book 2, Page 1.

For title, see deed recorded with Nantucket Deeds in Book 121, Page 547, and Nantucket Probate No. 4022.

This conveyance is made without monetary consideration to the trustee of a trust in exchange for a beneficial interest in said trust.

Executed and sealed on June 8, 2000.

* and Alan H. Gaskin

Augusto C. Ramos
 Augusto C. Ramos

Edmund J. Ramos
 Edmund J. Ramos

Antonia M. Ramos
 Antonia M. Ramos

X D
 19738 6/8/00
 Hunker

Return to: Sarah Alger

BOOK 0663 PAGE 012

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

June 8, 2000

Then personally appeared the above-named Augusto C. Ramos, Edmund J. Ramos, and Antonia M. Ramos and acknowledged the foregoing instrument to be their free act and deed, before me,



Notary Public

Printed name: Joseph Vrabel

My commission expires: Jan 1, 2003

Nantucket County Received & Entered

Date: JUN 08 2000 Time: 2:50 PM

Attest: Joanne T. Kelley Register of Deeds

End of
Instrument



2019 00000634

Bk: 1685 Pg: 297 Page: 1 of 1
 Doc: TACC 03/13/2019 10:58 AM

ACCEPTANCE OF APPOINTMENT AS TRUSTEE OF
RAMOS FAMILY REALTY TRUST

I, Leigh M. Topham, pursuant to the Certificate of Appointment of Trustee of Ramos Family Realty Trust under Declaration of Trust dated June 8, 2000 recorded with recorded with Nantucket Deeds in Book 663, Page 6, said Certificate of Appointment being dated May 20, 2011, recorded with Nantucket Deeds in Book 1280, Page 308, hereby accept appointment as Trustee of Ramos Family Realty Trust, upon the death of Augusto C. Ramos on February 23, 2019.

Executed and sealed as of February 25, 2019.


 Leigh M. Topham

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

February 25, 2019

Then personally appeared the above-named Leigh M. Topham, and acknowledged the foregoing instrument to be her free act and deed, before me,

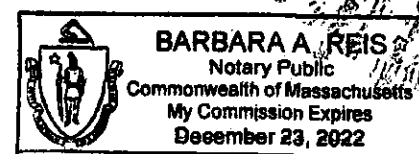


Notary Public

Printed name:

My commission expires:

F:\WpR\RAMOS\Augie\trustee acceptance.docx



NANTUCKET COUNTY Received & Entered
 Attest: Jennifer H. Ferreira Registrar of Deeds



Commonwealth of Massachusetts
Department of Revenue
Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L0710959168
Notice Date: December 5, 2019
Case ID: 0-000-696-790



CERTIFICATE RELEASING MASSACHUSETTS ESTATE LIEN



LEIGH TOPHAM
ESTATE OF AUGUSTO C RAMOS
20 HUMMOCK POND RD
NANTUCKET MA 02554-2614



2019 00003511

Bk: 1725 Pg: 331 Page: 1 of 1
Doc: M792 12/13/2019 03:42 PM

In response to your request, the Department of Revenue is issuing this certificate releasing the Massachusetts Estate lien for the Estate of AUGUSTO C RAMOS. Review the information below and call us at (617) 887-6930 if you have any questions.

Taxpayer Information

Name of Decedent	AUGUSTO C RAMOS
Social Security Number	***-**-4750
Date of Death	02/23/2019

Lien Information

Address of Property	24 SOUTH SHORE ROAD NANTUCKET, MA 02554-0000
Lien Released Date	11/25/2019
Probate Court	NANTUCKET
Docket Number	NA19P0025EA
Registry where deed was recorded	Nantucket
Date of Deed	06/08/2000
Book Number	663
Page Number	11

Commissioner of Revenue

By his duly authorized agent,

Sharen Brown
Bureau Chief, Business Income

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Registrar of Deeds



2007 00002700

Bk: 1095 Pg: 179 Page: 1 of 2
Doc: DD 08/06/2007 02:11 PM**MASSACHUSETTS QUITCLAIM DEED**

I, Robert G. Scheide, 28 South Shore Road, Nantucket, MA 02554 for consideration paid in the amount of One million six hundred and fifty thousand dollars **(\$1,650,000.00) Dollars,**

GRANT to

Nantucket Homes for People, Inc, 10 Turnpike Road, Southborough, MA 01772

with QUITCLAIM COVENANTS,

That certain parcel of land together with all improvements situated thereon in the Town and County of Nantucket, Commonwealth of Massachusetts, known and numbered as **28 South Shore Road** bounded and described as follows:

Northwesterly	by Quaril Avenue, so called, two hundred forty feet (240.00), more or less;
Easterly	by Lot 20 as shown on plan hereinafter referred to, two hundred ninety-one and 21/100 feet (291.21), more or less;
Southerly	by Blueberry Lane, two hundred eighty-five and 55/100 feet (285.55), more or less;
Westerly	by South Shore Road, three hundred twenty and 46/100 feet (320.46), more or less;

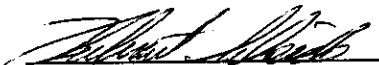
Said premises are shown as Lot 19 and containing 80,000.00 square, on a plan drawn by John J. Shugrue, Inc., and recorded at the Nantucket Registry of Deeds in Plan File 10-A.

Together with the rights to pass and repass over South Shore Road, so called, for purposes of ingress and egress and for such other use as ways may be used in the Town and County of Nantucket.

Together with the rights to pass and repass over Blueberry Lane, so-called, for purposes of ingress and egress and for such other use as ways may be used in the Town and County of Nantucket.

For title, see Deed recorded in Book 389, Page 213.

WITNESS MY HAND AND SEAL, this 31 day of July, 2007.


Robert G. Scheide

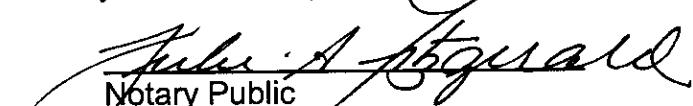
COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On this 31 day of July, 2007, before me, the undersigned notary public, personally appeared Robert G. Scheide, proved to me through satisfactory evidence of identification, which were _____, or personally known to me to be the person whose name is on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

MASSACHUSETTS EXCISE TAX *KAC*
Nantucket County ROD #16 001
Date: 08/06/2007 02:11 PM
Ctrl# 458152 12374 Doc# 00002700
Fee: \$7,524.00 Cons: \$1,650,000.00

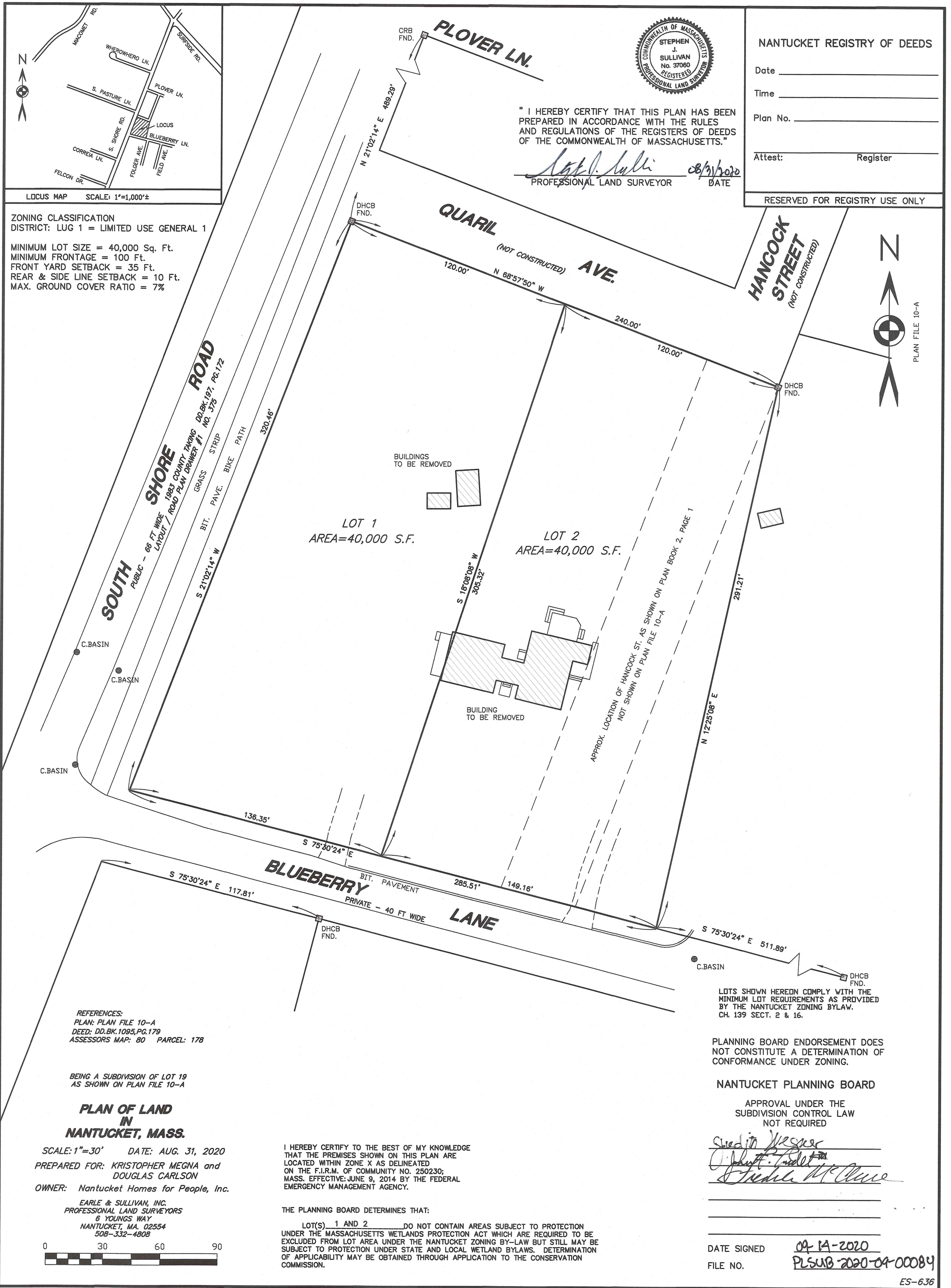
NANTUCKET COUNTY BANK	
CERTIFICATE	
☐ Paid \$	
☒ Exempt	<u>G.</u>
☐ Non-applicable	
No. <u>28271</u>	Date <u>8/6/07</u>
Auth. <u>W</u>	


Notary Public
My Commission Expires:



JULIE A. FITZGERALD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 27, 2008

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferrer Registrar of Deeds



NANTUCKET REGISTRY OF DEEDS

Date _____
Time _____
Plan No. _____
Attest: _____ Register _____

RESERVED FOR REGISTRY USE ONLY

ZONING CLASSIFICATION
DISTRICT: LUG 1 = LIMITED USE GENERAL 1

MINIMUM LOT SIZE = 40,000 Sq. Ft.
MINIMUM FRONTAGE = 100 Ft.
FRONT YARD SETBACK = 35 Ft.
REAR & SIDE LINE SETBACK = 10 Ft.
MAX. GROUND COVER RATIO = 7%

REFERENCES:
PLAN: PLAN FILE 10-A
DEED: DD.BK.1095, PG.179
ASSESSORS MAP: 80 PARCEL: 178

BEING A SUBDIVISION OF LOT 19
AS SHOWN ON PLAN FILE 10-A

PLAN OF LAND
IN
NANTUCKET, MASS.

SCALE: 1"=30' DATE: AUG. 31, 2020

PREPARED FOR: KRISTOPHER MEGNA and
DOUGLAS CARLSON

OWNER: Nantucket Homes for People, Inc.

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE
THAT THE PREMISES SHOWN ON THIS PLAN ARE
LOCATED WITHIN ZONE X AS DELINEATED
ON THE F.I.R.M. OF COMMUNITY NO. 250230;
MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.

THE PLANNING BOARD DETERMINES THAT:

LOT(S) 1 AND 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE
EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE
SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION
OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION
COMMISSION.

LOTS SHOWN HEREON COMPLY WITH THE
MINIMUM LOT REQUIREMENTS AS PROVIDED
BY THE NANTUCKET ZONING BYLAW,
CH. 139 SECT. 2 & 16.

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

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

Stephen J. Sullivan
John P. Finkel
Frederick M. Oliver

DATE SIGNED 08-14-2020
FILE NO. PLSUB 2020-09-00084



OVERLAY DISTRICT APPLICABILITY	
TOWN SEWER	YES
WELLHEAD PROTECTION	YES

ZONING REQUIREMENTS	
ZONING DISTRICT: LIMITED USE 1 (LUG-1)	
REQUIRED	
LOT AREA	40,000 S.F.
LOT FRONTAGE	100 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	7 %

CURRENT OWNERS & APPLICANTS

NATHANIEL E. LOWELL
P.O. BOX 2353
NANTUCKET, MA 02584

TITLE REFERENCE:
DEED BK.1495/PG.338

PLAN REFERENCE:
"DEFINITIVE PLAN OF PLUMPTON
ESTATES IN NANTUCKET, MA"
(LOT 20) PLAN FILE 10-A

SITE LOCATION:
4 BLUEBERRY LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80, PARCEL 300

TITLE REFERENCE:
DEED BK.782/PG.168

PLAN REFERENCE:
"DEFINITIVE PLAN OF PLUMPTON
ESTATES IN NANTUCKET, MA"
(LOT 21) PLAN FILE 10-A

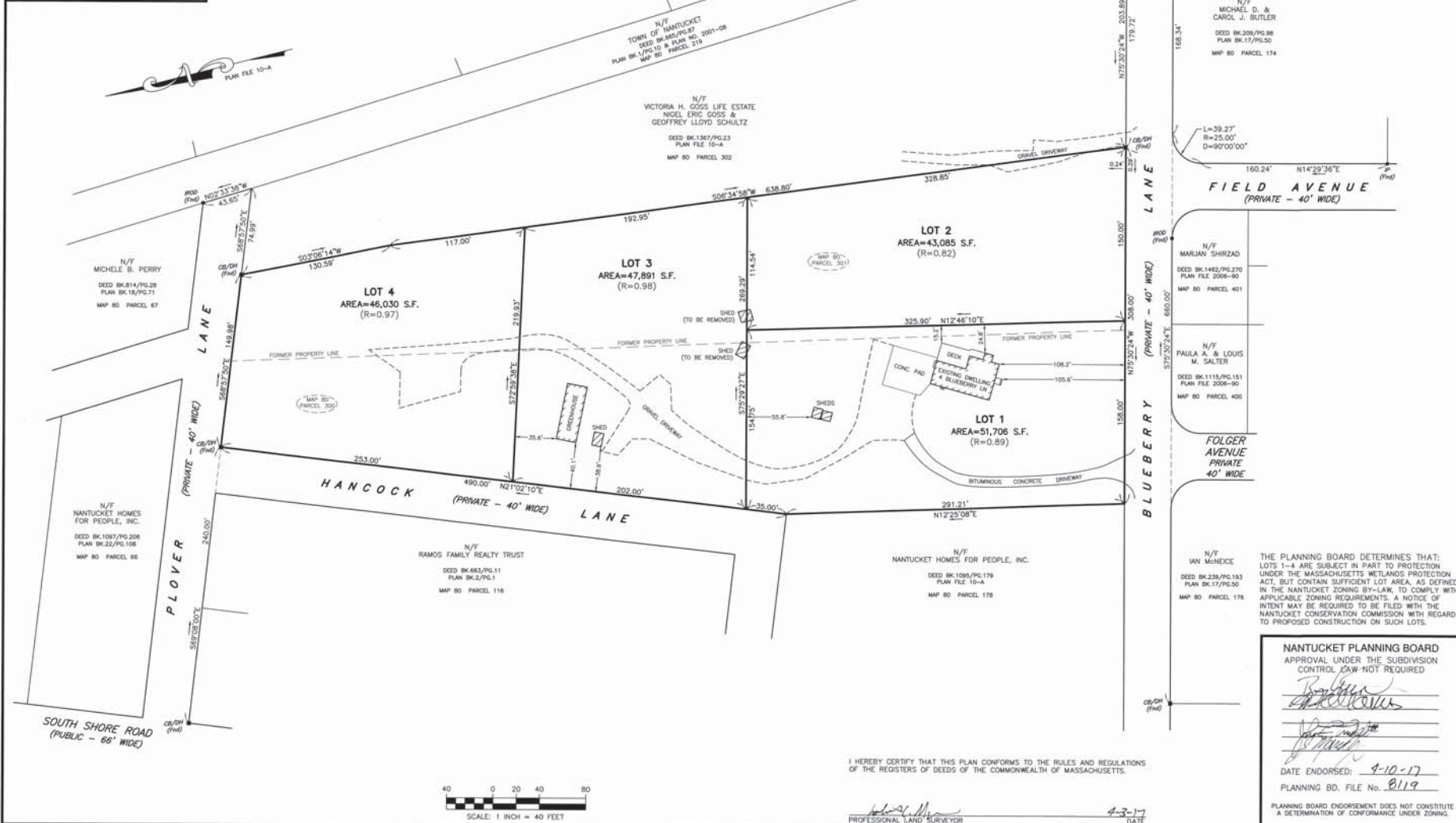
SITE LOCATION:
6 BLUEBERRY LANE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80, PARCEL 301

LEGEND

CB/DH CONCRETE BOUND/DRILL HOLE
IRON ROD
IRON PIPE

LOCUS NOT TO SCALE



2017 RECORD
BK. Pg. 0 Page 0
Date: PLAN 06/10/2017 02:19 PM
NANTUCKET REGISTRY
OF DEEDS
Date: May 10, 2017
Time: 2:13 PM
Page No: 2017-1-1
Sheet 1 of 1

**SITE DESIGN
ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 01548
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

FOR REGISTRY USE ONLY

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS			
DATE:	APRIL 3, 2017		
DRAWN BY:	RLM/SKD	COMPS BY:	RLM
CHECK BY:	RLM		
PROJECT NO:	15012		
ISSUED FOR:	ANR ENDORSEMENT		



**PLAN OF LAND
4 & 6 BLUEBERRY LANE
NANTUCKET, MASSACHUSETTS**
ASSESSOR'S MAP 80, PARCELS 300 & 301

PREPARED FOR
NATHANIEL E. LOWELL

THE PLANNING BOARD DETERMINES THAT:
LOTS 1-4 ARE SUBJECT IN PART TO PROTECTION
UNDER THE MASSACHUSETTS WETLANDS PROTECTION
ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED
IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH
APPLICABLE ZONING REQUIREMENTS. A NOTICE OF
INTENT MAY BE REQUIRED TO BE FILED WITH THE
NANTUCKET CONSERVATION COMMISSION WITH REGARD
TO PROPOSED CONSTRUCTION ON SUCH LOTS.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE ENDORSED: 4-10-17
PLANNING BO. FILE NO. 8119

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

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR
DATE 4-3-17

DRAWING TITLE:
SUBDIVISION PLAN

SCALE: 1"=40'
SHEET NO:
1 OF 1



2017 00001537

Bk: 1593 Pg: 16 Page: 1 of 2
Doc: DD 05/26/2017 10:24 AM**MASSACHUSETTS QUITCLAIM DEED**

I, NATHANIEL E. LOWELL, with a mailing address of PO Box 2353, Nantucket, Massachusetts 02584

For consideration of one and no/100 (\$1.00) Dollar (intra-family transfer),

Grant to NATHANIEL E. LOWELL and ANDREA J. RYDER, husband and wife, joint tenants with rights of survivorship,

with QUITCLAIM COVENANTS, all my right, title and interest to that certain parcel of land and all improvements thereon, being a portion of the property known as 4 Blueberry Lane, Nantucket, Massachusetts, bounded and described as follows:

Being shown as Lots 1, 2 and 3 on Plan File 2017-57.

The above-described premises is conveyed subject to and with the benefit of a grant of utility easement as more particularly set forth in an instrument recorded with said Deeds in Book 195, Page 292; also conveyed with the benefit of an easement for the maintenance of a well on Lot 21 on said plan for the benefit of Lot 20, as shown on the aforesaid plan, as more particularly set forth in an instrument recorded with said Deeds in Book 197, Page 147; also conveyed together with the right to pass and repass over South Shore Road, Blueberry Lane, Quaril Avenue, Hancock Street and Plover Lane, so-called as the same may be in existence, and for such purposes of ingress and egress and for such other use as may be used in the Town and County of Nantucket.

For Grantor's title, see deed at Book 1495, Page 338, recorded on August 11, 2015 at the Nantucket Registry of Deeds.

SIGNATURE PAGE TO FOLLOW

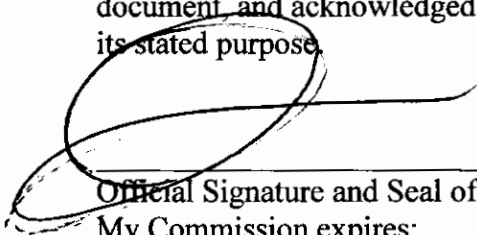
WITNESS my hand and seal as of this 23rd day of May, 2017

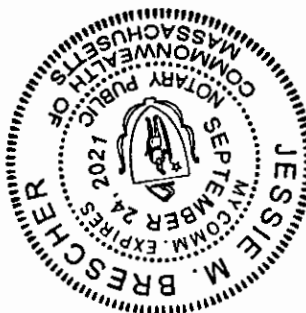
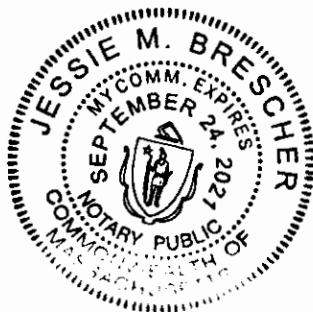

NATHANIEL E. LOWELL

COMMONWEALTH OF MASSACHUSETTS

County of NANTUCKET,

On this 23rd day of May, 2017, before me, the undersigned notary public, personally appeared NATHANIEL E. LOWELL, (a) 8 personally known to me, or (b) _____ proved to me through satisfactory evidence of identification, which was _____, (type of identification) to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily and of his free act and deed for its stated purpose.


Official Signature and Seal of Notary Public
My Commission expires:



NANTUCKET LAND BANK CERTIFICATE	
☐ Paid \$	
☒ Exempt	<u>C</u>
☐ Non-applicable	
No. <u>38515</u>	Date <u>5/26/17</u>
Authorization	<u>SL</u>

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Registrar of Deeds

**END OF
PACKET**