Real Estate Assessment Committee

Regular Meeting

PACKET

Wednesday

February 3, 2021

2pm

via Zoom[1]

---

[1] *ZOOM MEETING INFORMATION* –
Link: https://zoom.us/j/91037651665?pwd=RnVlU3NMSmltS1pHdWV4aktXRlROdz09
Meeting ID: 910 3765 1665 **Meeting Password:** 130306

RECEIVED
2021 JAN 29 PM 02:08
NANTUCKET TOWN CLERK
Posting Number:T 102

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)

Committee/Board/s	Real Estate Assessment Committee
Day, Date, and Time	Wednesday, February 3, 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-sgxA1fdoxteLNzRAUHIxA**
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 02-03-2021
(Subject to change)
www.nantucket-ma.gov

JOIN ZOOM MEETING:
Link: **https://zoom.us/j/91037651665?pwd=RnVlU3NMSmltS1pHdWV4aktXRlROdz09**
Meeting ID: 910 3765 1665 **Meeting Password:** 130306

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 January 13, 2021. Pages 8 - 11

5. CONVEYANCES

Pages 14 - 37

a. **VIETH** – 3 Gladlands Ave. – School St., Laurel St., & Shawaukema Ave. – Easement Areas E-1 (2,262 SF) & E-2 (20,900 SF) as shown on Exhibit Plan entitled "Roadway Acquisition Plan @ #3 Gladlands Ave., Nantucket, MA. – Prepared for Jill S. & Timothy P. VIETH", drawn by Earle & Sullivan, Inc. and dated September 10, 2020 (authorized by Art. 84 at 2012 ATM) **$0** Hanley

Pages 38 - 71

b. **GOLDSMITH** – 1 White St. – Easement Areas in portions of Maclean and Wannacomet St.s on as shown on Exhibit Plan entitled "Roadway Easement Acquisition Plan #1 White St., Nantucket, MA. – Prepared for J Spencer & Denise M. GOLDSMITH", drawn by Earle & Sullivan, Inc. and dated December 9, 2020 – Release of Easements (authorized by Art. 101 at 2011 ATM & Art. 84 at 2012 ATM) **$0** Brescher/Glidden

Pages 72 - END

c. **HENDERSON** – 7 Pocomo Rd. – Proprietors Rd – Parcel D on 2014-78 (12,520 SF) – authorized by Art. 99 at 2014 ATM) **$2/SF** Cohen

6. OTHER BUSINESS

7. DATE AND TIME OF NEXT MEETING

8. 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;

PRINTED ON RECYCLED PAPER

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 5:49 PM this 12th day of March, two thousand and twenty.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

REAC MEETING

2/3/2021

AGENDA ITEM 4.

DRAFT MINUTES for Meeting:

- *January 13, 2021*

REAL ESTATE ASSESSMENT COMMITTEE

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

MINUTES
Wednesday, January 13, 2021
Remote Meeting *via* Zoom – 2:00pm
Purpose: Regular Meeting:

ATTENDING COMMITTEE MEMBERS: John Brescher; Rhoda Weinman; Penny Dey; Lee Saperstein; Thomas Barada
STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)
PUBLIC PRESENT: Denise Goldsmith; Doug Carlson

---

1. **Call to Order**
   John Brescher called the meeting to order at 2:07 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 Rhoda Weinman and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE** the Agenda for January 13, 2021.

   ROLL CALL of those participating:
   1. Rhoda Weinman Aye
   2. Penny Dey Aye
   3. Lee Saperstein Aye
   4. Thomas Barada Aye
   5. John Brescher Aye

   Agenda adopted by **UNANIMOUS** consent.

3. **Public Comment**
   NONE

4. **Approval of Minutes of:**
   - December 2, 2020

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE the minutes, as amended,** for December 2, 2020.
ROLL CALL of those participating:

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

Rhoda Weinman **ABSTAIN** *not present 12/2/2020*
Lee Saperstein **ABSTAIN** *not present 12/2/2020*
Amended Minutes adopted by **UNANIMOUS vote.**

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)

Eleanor Antonietti explains the history and background of the taking. This is a typical 'Ghost Street' situation like those REAC has seen before.
John Brescher asks how many more of these need to be done.
Eleanor Antonietti not certain but we have made progress since the Town Meeting approvals. Believes we are well over ½ way through the authorized takings.
Denise Goldsmith thanks the Board.
NO CONCERNS.

The **MOTION** was made by Rhoda Weinman and seconded by Penny Dey that the REAC hereby votes to **APPROVE the taking of Easement Areas** in portions of Maclean and Wannacomet St.s located within the bounds of 1 White Street as presented by Staff.
ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. Thomas Barada Aye
5. John Brescher Aye

The MOTION carried UNANIMOUSLY.

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

Eleanor Antonietti explains the history and background of the 7 paper road parcels and the 2014 Town Meeting article that authorizes the disposition. The Taking was approved by REAC and the Select Board in December 2020.
NO CONCERNS

The **MOTION** was made by Penny Dey and seconded by Rhoda Weinman that the REAC hereby votes to **APPROVE** the **conveyance** of Parcels 1 & 4 (4,400 SF) portion of Quaril *s/k/a* Quail Ave. & Hancock St. on Plan No. 2020-57 to the owners of 24 South Shore Road for $2/SF ($8,800), authorized by Article 97 of the 2014 Town Meeting, as presented by Staff.
ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. Thomas Barada Aye
5. John Brescher Aye

The MOTION carried UNANIMOUSLY.

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

The **MOTION** was made by Rhoda Weinman and seconded by Lee Saperstein that the REAC hereby votes to **APPROVE** the conveyance of Parcels 2, 3, & 5 (4,400 SF) portion of Quaril *s/k/a* Quail Ave. & Hancock St. on Plan No. 2020-57 to the owners of 28 South Shore Road for $2/SF ($8,800), authorized by Article 97 of the 2014 Town Meeting, as presented by Staff.
ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. Thomas Barada Aye
5. John Brescher Aye

The MOTION carried UNANIMOUSLY.

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

John Brescher discloses that his office has represented Nat Lowell in the past. He recuses.
Penny Dey recuses.
Rhoda Weinman discloses that she has done some work for Mr. Lowell in the past, but he is not a regular client.
John Brescher appoints Rhoda Weinman to be Chair *pro tem* due to this conflict.

The **MOTION** was made by Lee Saperstein and seconded by Thomas Barada that the REAC hereby votes to **APPROVE** the conveyance of Parcels 6 & 7 (800 SF) portion of Hancock St. on Plan No. 2020-57 to the owners of 4 Blueberry Lane and 4R Blueberry Lane for $2/SF ($1,600), authorized by Article 97 of the 2014 Town Meeting, as presented by Staff.
ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Lee Saperstein Aye
3. Thomas Barada Aye

The MOTION carried UNANIMOUSLY.

DRAFT

7. **Other Business**
   Eleanor Antonietti is working on the Tracking Spread sheet which requires substantial research at the Registry of Deeds. There is limited time allowance as they require reservation of no more than 1 hour per day. She hopes to have the sheet fully populated from 2015 to present by the end of February.

8. **Date and time of next meeting**
   The next remote participation REAL ESTATE ASSESSMENT COMMITTEE meeting will be held on Wednesday, **February 3, 2021, at 2pm** via Zoom, contingent upon availability of Zoom room.

9. **Adjournment**
M/S/A Rhoda Weinman Thomas Barada
Meeting Adjourned at 2.26p.m.

Submitted by: Eleanor W. Antonietti

DRAFT

REAC Meeting

2/3/2021

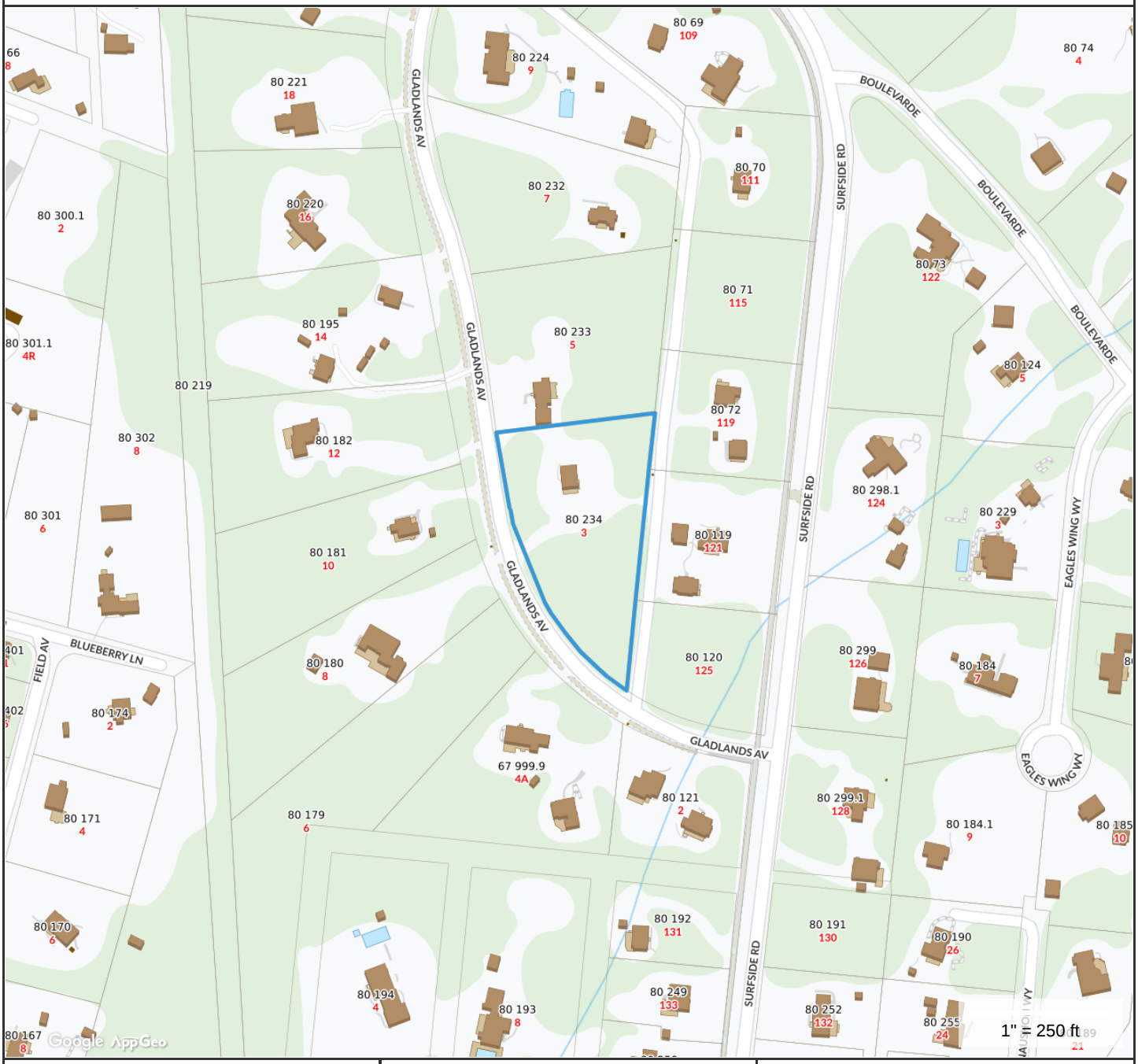
Agenda Item

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
VIETH *	3 Gladlands	80/234	80,047	E-1 E-2	School St. Laurel St. Shawaukema Av.	23,162*	LUG-2 80,000	4% 0 SF	Exhibit Plan	Bk / Pg 2011 ATM Article 101 2012 ATM Article 84	$ -	N/A*
GOLDSMITH *	1 White St.	79/29	80,024	Easement Area	Maclean Ave. Wannacomet St	18,669	LUG-2 80,000	4% 0 SF	Exhibit Plan	Bk / Pg 2011 ATM Article 101 2012 ATM Article 84	$ -	N/A*
Cassandra Henderson, Tr.	7 Pocomo Rd.	14/66	179,992	Parcel D	Hancock St.	12,520	LUG-3 120,000	3% 376 SF	2014-78	Doc 145759 2014 ATM Article 99	$ 2.00	$ 25,040.00
					TOTAL SF	**31,189**				**Total Revenue**		**$25,040.00**
					TOTAL Acres	**0.72 acres**						

***RELEASE of EASEMENT AREA w/in bounds of existing property which will not contribute to lot area or add available ground cover.**

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



Property Information

Property ID	80 234
Location	3 GLADLANDS AV
Owner	GARBACIK WALTER

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

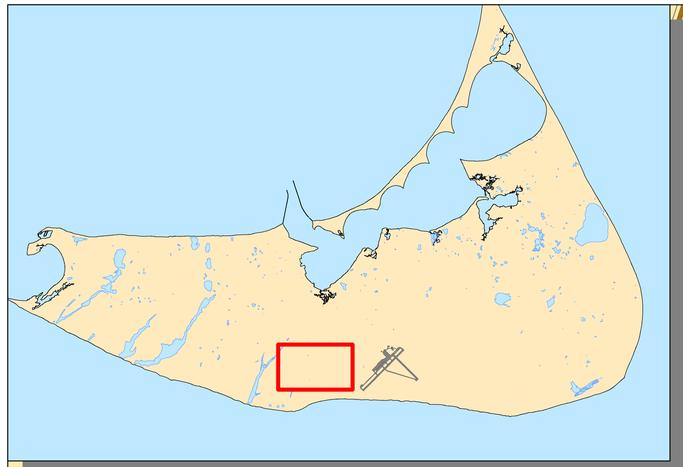
Property Information

Property ID	80 234
Location	3 GLADLANDS AV
Owner	VIETH JILL S & TIMOTHY P

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 Jan. 2021
Data updated Jan. 2021



Cotton St
Copeland St
School St
Laurel St
Poplar St
Cherry St
Plum St
Woodbine St
Holly St
Orange St
Masquetuck St
Maddequet St
Wannacomet St
Muskeget Ave
Tuckernuck Ave
Atlantic Avenue
Shawaukema Ave
Eagle's Wing Way
Mequash Ave (Sechacha Ave)
Naushon Way
Masaquet Ave
Pequot St
Uncatena St
Mylaes Standish St
Dunham St
Shimmo St
Madequecham St

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 I 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 soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

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

January, 2012

Please send identification of any errors and corresponding corrections to:

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

TOWN OF NANTUCKET
2012 Annual Town Meeting

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

TOWN OF NANTUCKET
2012 ANNUAL TOWN MEETING

TABLE OF CONTENTS

Article Number		Page Number
65	Bylaw Amendment: Coastal Properties Owned by Town, Management of/Stover	114
66	Bylaw Amendment: Parking/Sanders	115
67	Bylaw Amendment: Community Preservation Committee	116
68	Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes	118
69	Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes	121
70	Bylaw Amendment: Board of Sewer Commissioners	122
71	Home Rule Petition: Lease/License of Town-owned Land for Private Erosion Control Measures/Stover	122
72	Home Rule Petition: Amendment of Historic District Commission Act	123
73	Home Rule Petition: Land Bank Real Estate Conveyance	125
74	Home Rule Petition: Real Estate Conveyance to Land Bank	126
75	Home Rule Petition: Harbor and Shellfish Advisory Board	127
76	Home Rule Petition: Nantucket Mosquito Control Project	129
77	Home Rule Petition: Regulation of Fertilizer Use	131
78	Acceptance of Massachusetts General Law: Senior Citizen Tax Bill Work-off Program	133
79	Real Estate Conveyance: 149 Surfside Road/Glidden	134
80	Real Estate Disposition: 47 Boulevarde	134
81	Real Estate Conveyance: Pochick Avenue	135
82	Real Estate Acquisition: Albert F. Egan, Jr. and Dorothy H. Egan Foundation, Inc. and the Dorothy Harrison Egan Foundation Properties	135
83	Real Estate Acquisition: “Paper” Streets in Surfside	137
84	Real Estate Conveyance: “Paper” Streets in Surfside	140
85	Real Estate Acquisition: “Paper” Streets	143
86	Real Estate Conveyance: “Paper” Streets	146
87	Real Estate Acquisition: “Paper” Streets for Coastal Access and Open Space	149
88	Real Estate Conveyance: “Paper” Streets for Coastal Access and Open Space	150
89	Real Estate Acquisition: “Paper” Streets Adjacent to Land Bank Properties – Bartlett Road	151
90	Real Estate Acquisition: Miacomet Park "Paper" Streets	152
91	Real Estate Acquisition: Weweeder Valley "Paper" Streets	154
92	Real Estate Conveyance: Land Bank – Miscellaneous Land	155
93	Real Estate Conveyance: Miscellaneous	156
94	Real Estate Acceptance: Beach Parcel Formerly Part of Nonantum Avenue	158
95	Real Estate Conveyance: Industrial Land	159
96	Real Estate Disposition: Hawthorne Street	159

(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 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 Wannacomet 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 ands 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 Wannacomet 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 ands 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 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 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.

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 (Maddeqeucham) between the southern sideline of Weweeder Avenue and the Boulevarde;
- Stanford and Barker Streets (Maddeqeucham) 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 (Maddeqeucham) 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;

2021 00000352
Bk: 1799 Pg: 1 Page: 1 of 8
Doc: OOT 01/29/2021 11:29 AM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
SELECT BOARD

ORDER OF TAKING BY EMINENT DOMAIN OF PORTION OF LAUREL STREET, SHAWAUKEMA AVENUE AND SCHOOL 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 83 at its 2012 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 permanent easement over this certain parcel of land comprising a portion of Laurel Street, Shawaukema Avenue and School Street described below ("Parcels") is required for public ways, open space and/or general municipal purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owner 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 permanent easement over the Parcels as described below.

The land over which the permanent easement as taken is shown on a plan of land entitled "Roadway Acquisition Plan @ # 3 Gladlands Ave., Nantucket, MA, Reference: 2012 ATM-Article 83 & 84," dated September 10, 2020, prepared by Earle & Sullivan, Inc., a copy of which is attached hereto as Exhibit A and incorporated herein by referenced (the "Plan") and consisting of the following Parcels described on the Plan:

Parcels	Address/Location	Area ±
Easement Area E-1	School Street	2,262± s.f.
Easement Area E-2	Laurel Street and Shawaukema Avenue	20,900± s.f.
Assessor ID	**Supposed Owner(s)**	**Title Reference**
Map 80 Parcel 234	Jill S. Vieth and Timothy P. Vieth	Book 1763, Page 171

Parcel	Supposed Owner(s)
Easement Areas E-1 and E-2	William J. Braun, Robert F. Mooney, and John E. O' Brien, Trustees of Surfside Realty Trust u/d/t May 25, 1979, recorded with said Deeds in Book 172, Page 338.

This Taking excludes any utility easements of record in the Easement Areas E-1 and E-2.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the easement over the Parcel are valued and awarded in a resolution of even date adopted by the Select Board in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of the Parcel, over which an easement is taken hereby is not a true owner of the Parcel, then the award is made only to the true owner of said Parcel.

Adopted under seal this 28 day January 2021.

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 28 day of January, 2021, 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.

Erika D Mooney

Notary Public
My commission expires:

747718NANTYDSALE/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 6, 2012

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the March 31, 2012 ANNUAL TOWN MEETING adopted **Article 83: "Real Estate Acquisition: "Paper" Streets in Surfside "** at the March 31, 2012 *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..."

VOTE: The vote on the motion pursuant to Article 83 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Nancy L. Holmes

NANTUCKET TOWN CLERK

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

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 Wannacomet 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 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 (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 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;

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.

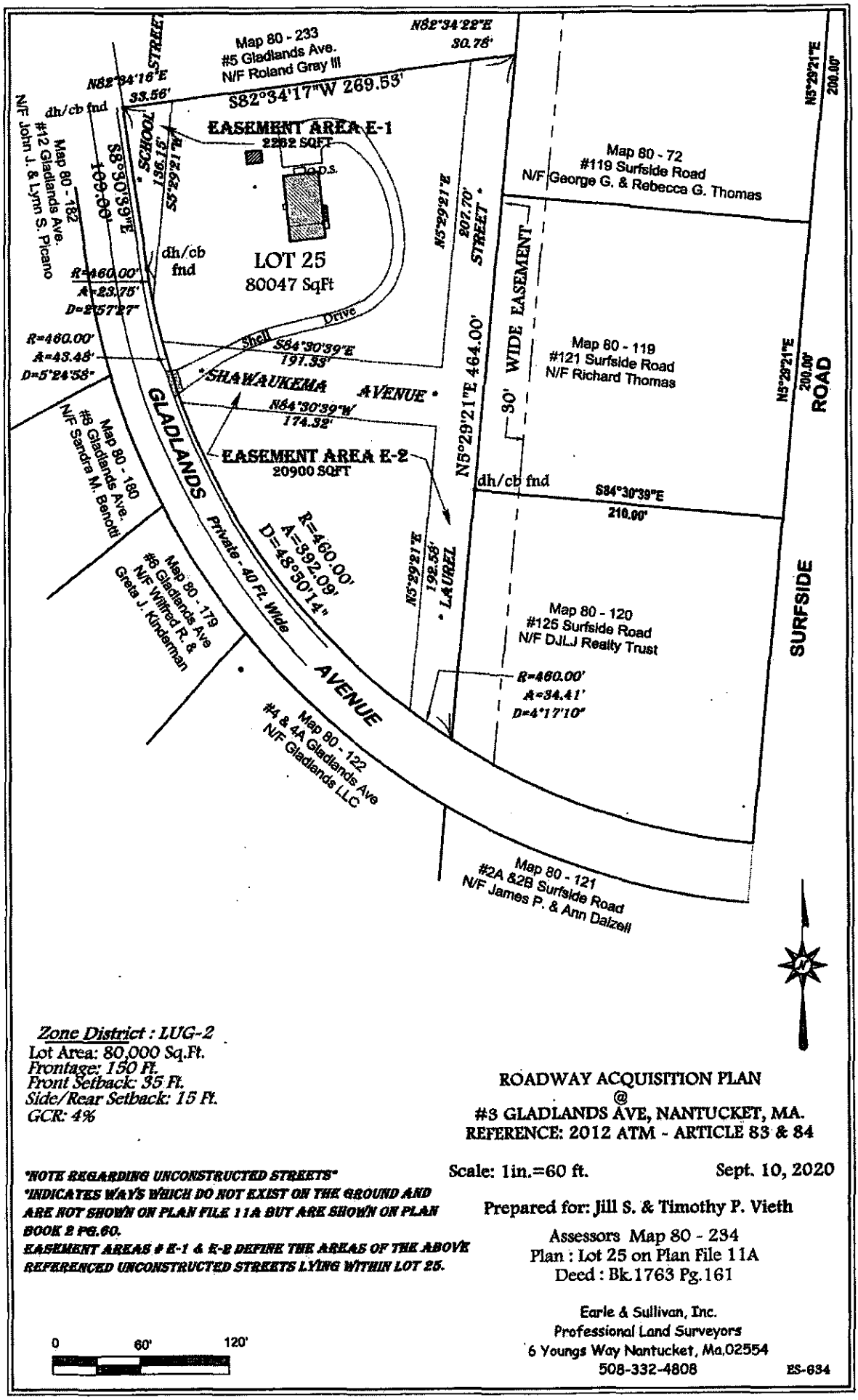
(Board of Selectmen)
FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is authorized to acquire by purchase, gift or eminent domain, the fee or lesser interests in all or any portion of twenty-two (22) unconstructed rights of way in the Surfside area of Nantucket, shown on a plan recorded with 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 Wannacomet 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 Boulevarde 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 Boulevarde 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 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 83" dated January 2012 and filed herewith at the Office of the Town Clerk.

EXHIBIT A



Zone District : LUG-2
Lot Area: 80,000 Sq.Ft.
Frontage: 150 Ft.
Front Setback: 35 Ft.
Side/Rear Setback: 15 Ft.
GCR: 4%

ROADWAY ACQUISITION PLAN
@
#3 GLADLANDS AVE, NANTUCKET, MA.
REFERENCE: 2012 ATM - ARTICLE 83 & 84

Scale: 1in.=60 ft. Sept. 10, 2020

Prepared for: Jill S. & Timothy P. Vieth

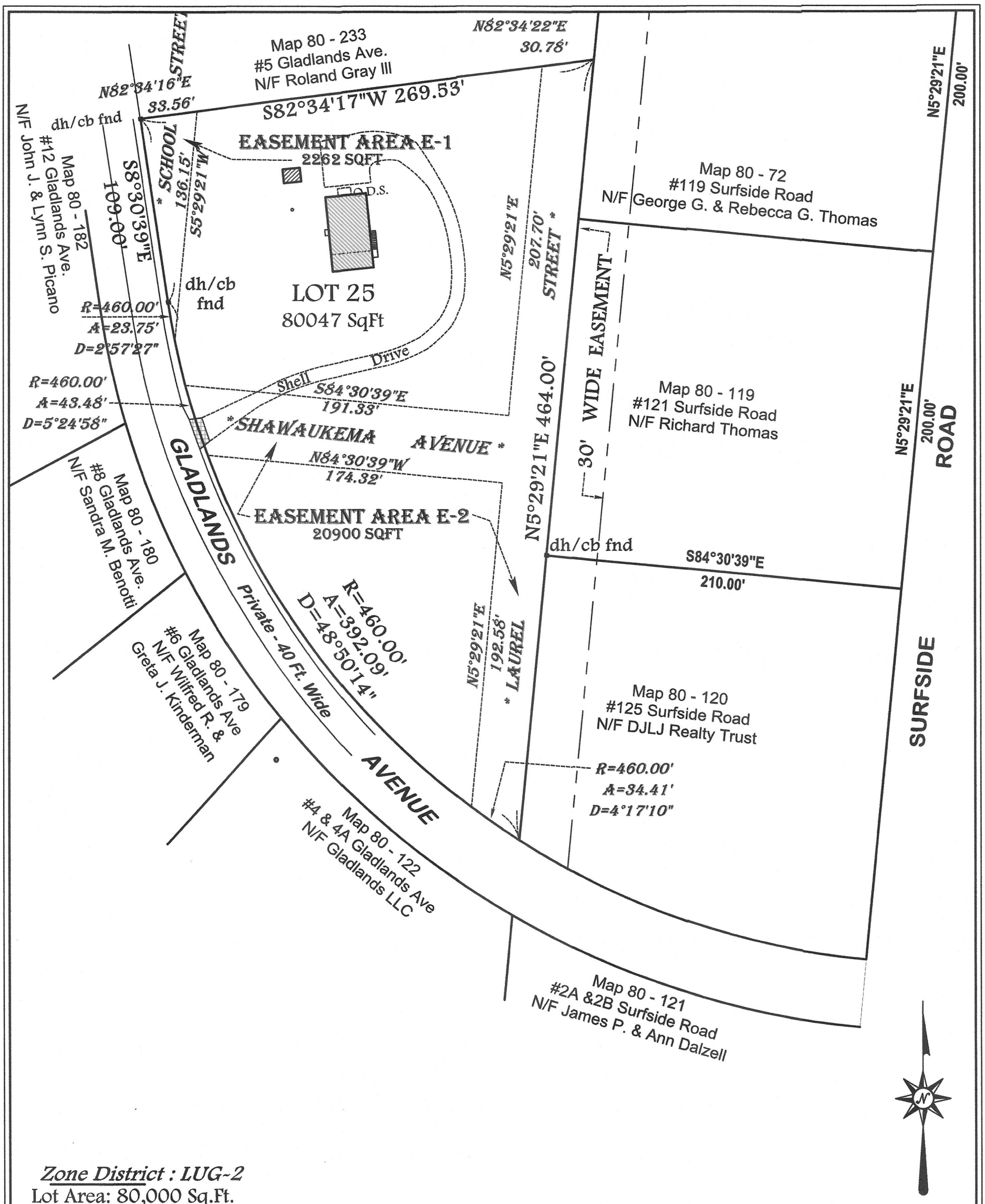
Assessors Map 80 - 234
Plan : Lot 25 on Plan File 11A
Deed : Bk.1763 Pg.161

Earle & Sullivan, Inc.
Professional Land Surveyors
6 Youngs Way Nantucket, Ma.02554
508-332-4808 ES-634

"NOTE REGARDING UNCONSTRUCTED STREETS"
"INDICATES WAYS WHICH DO NOT EXIST ON THE GROUND AND ARE NOT SHOWN ON PLAN FILE 11A BUT ARE SHOWN ON PLAN BOOK 2 PG.60.
EASEMENT AREAS # E-1 & E-2 DEFINE THE AREAS OF THE ABOVE REFERENCED UNCONSTRUCTED STREETS LYING WITHIN LOT 25.

Traverse PC

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



Zone District : LUG-2
Lot Area: 80,000 Sq.Ft.
Frontage: 150 Ft.
Front Setback: 35 Ft.
Side/Rear Setback: 15 Ft.
GCR: 4%

NOTE REGARDING UNCONSTRUCTED STREETS
INDICATES WAYS WHICH DO NOT EXIST ON THE GROUND AND ARE NOT SHOWN ON PLAN FILE 11A BUT ARE SHOWN ON PLAN BOOK 2 PG.60.
EASEMENT AREAS # E-1 & E-2 DEFINE THE AREAS OF THE ABOVE REFERENCED UNCONSTRUCTED STREETS LYING WITHIN LOT 25.

0 60' 120'

ROADWAY ACQUISITION PLAN
@
#3 GLADLANDS AVE, NANTUCKET, MA.
REFERENCE: 2012 ATM - ARTICLE 83 & 84

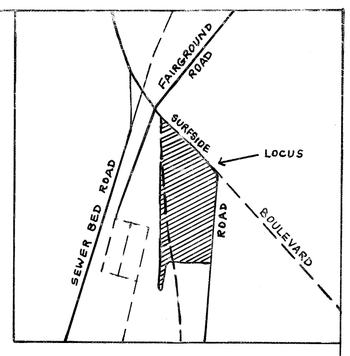
Scale: 1in.=60 ft. Sept. 10, 2020

Prepared for: Jill S. & Timothy P. Vieth

Assessors Map 80 - 234
Plan : Lot 25 on Plan File 11A
Deed : Bk.1763 Pg.161

Earle & Sullivan, Inc.
Professional Land Surveyors
6 Youngs Way Nantucket, Ma.02554
508-332-4808

ES-634



LOCUS MAP
SCALE 1" = 2000

N

SOUTH SHORE ROAD (PUBLIC -- 66' WIDE)

LOT 1
AREA = 80,016± S.F.
OR 1.84 ACRES

LOT 2
AREA = 91,432 ± S.F.
OR 2.10 ACRES

LOT 3
AREA = 80,035 ± S.F.
OR 1.84 ACRES

LOT 4
AREA = 80,054 ± S.F.
OR 1.84 ACRES

LOT 5
AREA = 80,077 ± S.F.
OR 1.84 ACRES

LOT 6
AREA = 42,534 ± S.F.
OR 0.98 ACRES

LOT 7
AREA = 42,000 ± S.F.
OR 0.96 ACRES

LOT 8
AREA = 42,000 ± S.F.
OR 0.96 ACRES

LOT 9
AREA = 42,000 ± S.F.
OR 0.96 ACRES

LOT 10
AREA = 42,731 ± S.F.
OR 0.98 ACRES

LOT 11
AREA = 40,974 ± S.F.
OR 0.94 ACRES

LOT 12
AREA = 80,033 ± S.F.
OR 1.84 ACRES

LOT 13
AREA = 119,822 ± S.F.
OR 2.75 ACRES

LOT 14
AREA = 80,062 ± S.F.
OR 1.84 ACRES

LOT 15
AREA = 86,335 ± S.F.
OR 1.98 ACRES

LOT 16
AREA = 84,184 ± S.F.
OR 1.93 ACRES

LOT 17
AREA = 84,281 ± S.F.
OR 1.93 ACRES

LOT 18
AREA = 80,034 ± S.F.
OR 1.84 ACRES

LOT 19
AREA = 80,008 ± S.F.
OR 1.84 ACRES

LOT 20
AREA = 80,007 ± S.F.
OR 1.84 ACRES

LOT 21
AREA = 80,082 ± S.F.
OR 1.84 ACRES

LOT 22
AREA = 80,132 ± S.F.
OR 1.84 ACRES

LOT 23
AREA = 80,533 ± S.F.
OR 1.85 ACRES

LOT 24
AREA = 80,912 ± S.F.
OR 1.86 ACRES

LOT 25
AREA = 80,047 ± S.F.
OR 1.84 ACRES

N 21° 06' 21" E 373.50
R = 50.00 L = 105.22
S 38° 09' 34" E 283.94
10' WIDE NO MOTOR VEHICLE ACCESS EASEMENT
S 42° 55' 19" E 200.00
S 46° 02' 39" E 170.00
S 66° 07' 59" W 338.45
792.24
N 02° 51' 38" W 1628.29
216.00
S 64° 37' 57" W 178.29
103.00
S 48° 14' 09" E 383.04
N 48° 14' 09" W 402.72
99.75
S 65° 55' 33" E 455.11
272.40
S 83° 07' 40" E 374.80
235.35
S 88° 06' 12" E 373.50
91.74
239.40
6.56' OFF LOCUS @ 90°
N 81° 20' 58" E 418.55
108.64
N 82° 52' 48" E 446.81
225.53
N 73° 08' 47" E 469.50
663.70
240.00
N 61° 17' 30" E 520.12
N 51° 10' 56" E 611.00
222.00
N 03° 58' 17" W 23.82
499.87
510.00
S 64° 37' 57" W 271.50
N 47° 04' 41" E 20.00
S 42° 55' 19" E 22.50
118.60
N 42° 08' 34" E 410.45
S 83° 19' 21" W 341.42
S 43° 57' 21" W 37.58
L = 230.00
N 43° 57' 21" E 37.58
273.41
R = 810.00 L = 292.00
R = 850.00 L = 30.00
L = 105.00
L = 134.90
L = 55.82
246.29
S 38° 23' 41" W 279.50
S 42° 55' 19" E 205.00
345.00
140.00
S 47° 04' 41" W 10.68
S 42° 58' 54" E 25.02
120.17
S 42° 54' 36" E
20 x 20 EASEMENT FOR NET & T
N 51° 36' 19" W 211.76
R = 550.00 L = 223.97
R = 590.00 L = 204.00
L = 160.00
N 75° 28' 04" W 440.66
R = 58.82 L = 58.61
N 84° 30' 39" W 202.48
S 12° 46' 14" E 24.00
155.12
55.00
202.95
135.00
180.16
N 84° 30' 39" W 210.00
39.82
200.00
271.22
N 84° 30' 39" W 210.00
N 05° 29' 21" E 200.00
30' EASEMENT
200.00
N 84° 30' 39" W 210.00
S 05° 29' 21" W 464.00
200.00
N 84° 30' 39" W 210.00
40.15
169.27
220.00
L = 218.08
L = 216.72
N 05° 29' 21" E 226.24
180.00
391.40
N 84° 30' 39" W 210.00
S 05° 29' 21" W 520.00
33.95
54.15
N 84° 30' 39" W
L = 49.06 R = 1175.78
L = 135.18
R = 1215.78
L = 122.35
L = 150.00
50.00
145.85
S 08° 30' 39" W 146.85
N 08° 30' 39" E 109.00
S 82° 34' 16" W 269.53
N 05° 29' 21" E 200.00
60.00
L = 69.00
L = 345.83
L = 103.30
L = 348.09
R = 500.00 L = 179.98
R = 460.00 L = 218.08
L = 216.72
L = 49.06
R = 1175.78
L = 135.18
L = 122.35
L = 150.00
50.00
145.85
S 08° 30' 39" W 146.85
N 08° 30' 39" E 109.00
S 82° 34' 16" W 269.53
N 05° 29' 21" E 200.00
60.00
L = 69.00
L = 345.83
L = 103.30
L = 348.09
R = 500.00 L = 179.98
R = 460.00 L = 218.08
L = 216.72

TRUSTEE OF NORWOOD FARM TRUST
JULIUS JENSEN, ET UX
SURFSIDE
BOULEVARD
ROAD
GLADLANDS
SECHACHA AVENUE (40' WIDE -- NOT CONSTRUCTED)
COPELAND STREET (40' WIDE -- NOT CONSTRUCTED)
WAUWINET AVENUE
WALTER P. SCHALK
RONALD J. & EVELYN SANTOS
BARBARA J. OSBORNE
10' WIDE NO MOTOR VEHICLE ACCESS EASEMENT
10' WIDE NO MOTOR VEHICLE ACCESS EASEMENT
(PUBLIC -- COUNTY LAYOUT OF DECEMBER, 1973)

LEGEND:

- ◘ COUNTY ROAD BOUND FOUND
- ■ dh IN CB FOUND
- □ dh IN CB TO BE SET

NOTES:

ZONING CLASSIFICATION
LUG 1 AND LUG 2

APPROVED:

NANTUCKET PLANNING BOARD

Walter S Barrett
Charles D. Hardon
Stephen Butler
Frank Brock
Frank D. Fallon Jr.

DATE APPROVED: June 25, 1984

DATE SIGNED: Aug. 13, 1984

FILE NO.: #2660

PLAN FOR
DEFINITIVE SUBDIVISION
SURFSIDE - "F"
IN
NANTUCKET, MASS.

SCALE: 1" = 100'
MAY 10, 1984
JOHN J. SHUGRUE, INC.
OLD SOUTH ROAD
NANTUCKET, MASS.
SUBDIVIDER: SURFSIDE REALTY TRUST
℅ ROBERT MOONEY
22 FEDERAL STREET
NANTUCKET, MASS.

0 50 100 200 300
SCALE IN FEET

John J. Shugrue

AUG 14 1984
2:07 PM
RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF PLANS File 11 PAGE 4
ATTEST: Margaret C. Pignato REGISTER

DATE: July 23, 1984

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 NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Madelyn G. Perry
TOWN CLERK

THIS PLAN IS SUBJECT TO A COVENANT WITH THE NANTUCKET PLANNING BOARD RECORDED NANTUCKET REGISTRY OF DEEDS BOOK 217 PAGE 276

ASSESSOR'S MAP 67 PARCELS 81, 338
ASSESSOR'S MAP 80 PARCELS 4, 68, 69, 70, 71, 72, 119, 120, 121, 122, 179, 180, 181, 182, 195, 220, 221, 222, 223, 224, 232, 233, 234

SHEET 1 OF 6 SHEETS

Covenant Book 217, Pg. 276

#801-F

2020 00002200
Bk: 1763 Pg: 171 Page: 1 of 3
Doc: DD 09/04/2020 02:43 PM

MASSACHUSETTS QUITCLAIM DEED

WALTER J. GARBACIK AND MAISA BADAWY, TRUSTEES OF 3 GLADLANDS REALTY TRUST U/D/T DATED SEPTEMBER 2, 2014, for which a Declaration of Trust is recorded with the Nantucket Registry of Deeds in Book 1449, Page 278, with an address of 3 Stonemeadow Drive, Westwood, MA 02090, hereinafter referred to as "Grantor",

For consideration paid, and in full consideration of, ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 ($1,750,000.00), the receipt and sufficiency of which is hereby acknowledged,

Grants to **JILL S. VIETH AND TIMOTHY P. VIETH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** with an address of PO Box 1409, Nantucket, MA 02554, hereinafter "Grantees",

With QUITCLAIM COVENANTS,

Those certain parcels of land together with the improvements thereon situated at 3 GLADLANDS AVENUE, Nantucket County, Massachusetts, bounded and described as follows:

NORTHERLY by Lot 24 as shown on plan hereinafier mentioned, two hundred sixty-nine and 53/100 (269.53) feet;

EASTERLY by Lots 8, 9 and 10 on said plan, four hundred sixty— four (464.00) feet; and

SOUTHWESTERLY by Gladlands Avenue, on two courses, the first course measuring one hundred nine (109.00) feet, and the second course on a curved line with a radius of four hundred sixty (460) feet and a length of three hundred ninety-two and 09 (392.09) feet.

Said land is shown as Lot 25 on plan recorded with Nantucket Deeds in Plan File 11-A.

For Grantor's title, see deed recorded in Book 1449, Page 276, at Nantucket Registry of Deeds.

We, Walter J. Garbacik and Maisa Badawy, hereby certify that, as of this date, we are the only Trustees of 3 Gladlands Realty Trust u/d/t dated September 2, and further certify (a) that said Trust has not been amended, terminated or revoked and is in full force and effect; (b) that the Trustees executing and delivering this deed have been duly authorized by the direction of all beneficiaries of said Trust to execute and deliver the same and that such instrument is valid, binding, effective and legally enforceable in accordance with said Trust instrument; (c) that no beneficiary, spouse or civil union partner of a beneficiary, former spouse or former civil union partner of a beneficiary resides in the property as their primary residence or is entitled to claim the benefit of an existing estate of homestead and (d) that no beneficiary of the Trust is a minor, incompetent to act, a corporation selling all or substantially all of its Massachusetts assets, a partnership, a trust, or a personal representative of an estate subject to estate tax liens.

{SIGNATURE PAGE TO FOLLOW}

WITNESS Grantor's hand this 28th day of August, 2020.

3 GLADLANDS REALTY TRUST U/D/T DATED SEPTEMBER 2, 2014

_____{Seal}
By: Walter J. Garbacik, Trustee

_____{Seal}
By: Maisa Badawy, Trustee of

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 09/04/2020 02:43 PM
Ctrl# 464576 00517 Doc# 00002200
Fee: $7,980.00 Cons: $1,750,000.00

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF NANTUCKET

On this 28th day of August, 2020, before me, the undersigned notary public, personally appeared the above-named, Walter J. Garbacik, Trustee of 3 Gladlands Realty Trust u/d/t dated September 2, 2014, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, by his free act and deed.

_____
Notary Public Signature
My Commission Expires:

RICHARD J. GLIDDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 15, 2026

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF NANTUCKET

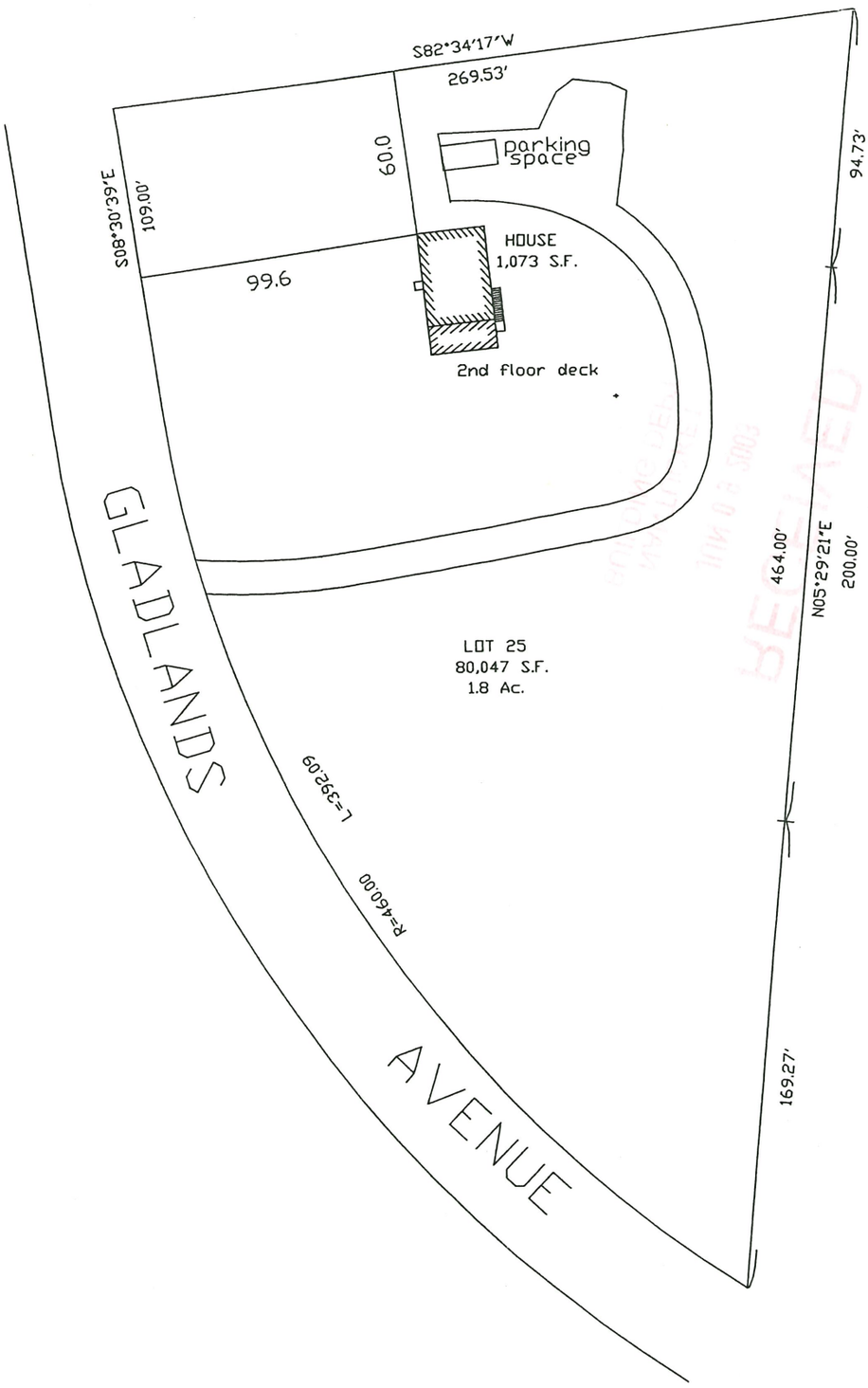
On this 28th day of August, 2020, before me, the undersigned notary public, personally appeared the above-named, Maisa Badawy, Trustees of 3 Gladlands Realty Trust u/d/t dated September 2, 2014, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that she signed it voluntarily for its stated purpose, by her free act and deed.

_____
Notary Public Signature
My Commission Expires:

RICHARD J. GLIDDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 15, 2026

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

NANTUCKET LAND BANK
CERTIFICATE
☒ Paid $ 35,000
☐ Exempt
☐ Non-applicable
No. 41984 Date 9/4/20
Authorization MW



ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150 FT
FRONT YARD SETBACK: 35 FT
REAR & SIDE SETBACK: 15 FT
GROUND COVER RATIO: 4%

PLOT PLAN OF LAND IN
NANTUCKET, MA

SCALE: 1"= 60'

DATE: JUNE 9, 2003

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

FOR: RICHARD D. FEODOROFF

THE STRUCTURES
ARE LOCATED AS SHOWN

JOHN J. SHUGRUE PLS
DATE: JUNE 9, 2003

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

ASSESSORS MAP 80 PARCEL NO. 234 #6668ABS

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

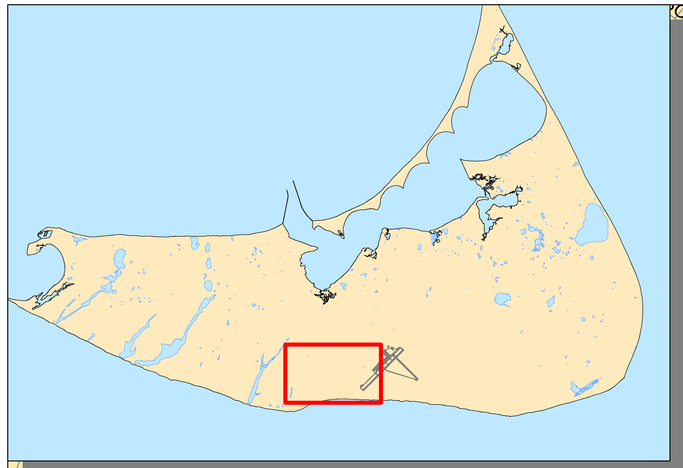
Property Information

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 I 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 applicaitons based soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

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

January, 2011

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

TABLE OF CONTENTS

Article Number		Page Number
95	Long-term Lease Authorization: Airport	119
96	Long-term Lease Authorization: Surfside WWTF	120
97	Long-term Lease Authorization: Wannacomet	121
98	Real Estate Acquisition: "Paper" Streets in Surfside	122
99	Real Estate Conveyance: "Paper" Streets, Surfside	124
100	Real Estate Acquisition: "Paper" Streets in Surfside	127
101	Real Estate Conveyance: "Paper" Streets in Surfside	130
102	Real Estate Acquisition: Land and "Paper" Streets in Surfside	133
103	Real Estate Conveyance: Land and "Paper" Streets in Surfside	134
104	Real Estate Conveyance: 144 Surfside Road/Webster	135
105	Real Estate Acquisition: "Paper" Street (Opposite Ann's Lane) in Siasconset	135
106	Real Estate Conveyance: Land and "Paper" Street (Opposite Ann's Lane) in Siasconset	136
107	Real Estate Acquisition: Various "Paper" Streets	136
108	Real Estate Conveyance: Various 'Paper" Streets	138
109	Real Estate Acquisition: Miscellaneous Land	140
110	Real Estate Conveyance: Miscellaneous Land	141
111	Real Estate Conveyance: Transfer of Miscellaneous Town Land to Airport	142
112	Real Estate Conveyance: Miscellaneous Land	143
113	Real Estate Conveyance: Industrial Land	144
114	Real Estate Conveyance: Easement - Madequecham Valley Road	144
115	Real Estate Conveyance: Grant of Easement - 143A Surfside Road	145
116	Appropriation: Stabilization Fund	145
117	Appropriation: Free Cash	145

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

- 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:

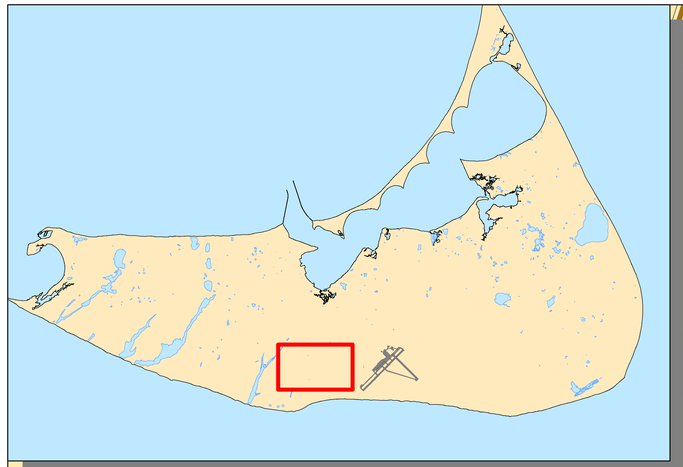
- Chappomis Avenue between the eastern sideline of ~~Hawthorne~~ Dearborn Street and (excluding any portion of Monohansett Road and Skyline Drive) the northwestern lot line of Assessor Map 79 Parcel 12 (Nantucket Memorial Airport);
- Oniska Avenue from the eastern property line of a parcel known as Assessor 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 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 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. Wannacomet 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;



Cotton St
Copeland St
School St
Laurel St
Poplar St
Cherry St
Plum St
Woodbine St
Holly St
Orange St
Masquetuck St
Maddequet St
Wannacomet St
Muskeget Ave
Tuckernuck Ave
Atlantic Avenue
Shawaukema Ave
Eagle's Wing Way
Mequash Ave (Sechacha Ave)
Naushon Way
Masaquet Ave
Pequot St
Uncatena St
Mylaes Standish St
Dunham St
Shimmo St
Madequecham St

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 I 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 soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

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

January, 2012

Please send identification of any errors and corresponding corrections to:

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

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

TABLE OF CONTENTS

Article Number		Page Number
65	Bylaw Amendment: Coastal Properties Owned by Town, Management of/Stover	114
66	Bylaw Amendment: Parking/Sanders	115
67	Bylaw Amendment: Community Preservation Committee	116
68	Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes	118
69	Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes	121
70	Bylaw Amendment: Board of Sewer Commissioners	122
71	Home Rule Petition: Lease/License of Town-owned Land for Private Erosion Control Measures/Stover	122
72	Home Rule Petition: Amendment of Historic District Commission Act	123
73	Home Rule Petition: Land Bank Real Estate Conveyance	125
74	Home Rule Petition: Real Estate Conveyance to Land Bank	126
75	Home Rule Petition: Harbor and Shellfish Advisory Board	127
76	Home Rule Petition: Nantucket Mosquito Control Project	129
77	Home Rule Petition: Regulation of Fertilizer Use	131
78	Acceptance of Massachusetts General Law: Senior Citizen Tax Bill Work-off Program	133
79	Real Estate Conveyance: 149 Surfside Road/Glidden	134
80	Real Estate Disposition: 47 Boulevarde	134
81	Real Estate Conveyance: Pochick Avenue	135
82	Real Estate Acquisition: Albert F. Egan, Jr. and Dorothy H. Egan Foundation, Inc. and the Dorothy Harrison Egan Foundation Properties	135
83	Real Estate Acquisition: “Paper” Streets in Surfside	137
84	Real Estate Conveyance: “Paper” Streets in Surfside	140
85	Real Estate Acquisition: “Paper” Streets	143
86	Real Estate Conveyance: “Paper” Streets	146
87	Real Estate Acquisition: “Paper” Streets for Coastal Access and Open Space	149
88	Real Estate Conveyance: “Paper” Streets for Coastal Access and Open Space	150
89	Real Estate Acquisition: “Paper” Streets Adjacent to Land Bank Properties – Bartlett Road	151
90	Real Estate Acquisition: Miacomet Park "Paper" Streets	152
91	Real Estate Acquisition: Weweeder Valley "Paper" Streets	154
92	Real Estate Conveyance: Land Bank – Miscellaneous Land	155
93	Real Estate Conveyance: Miscellaneous	156
94	Real Estate Acceptance: Beach Parcel Formerly Part of Nonantum Avenue	158
95	Real Estate Conveyance: Industrial Land	159
96	Real Estate Disposition: Hawthorne Street	159

(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 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 Wannacomet 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 ands 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 Wannacomet 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 ands 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 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 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.

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 (Maddeqeucham) between the southern sideline of Weweeder Avenue and the Boulevarde;
- Stanford and Barker Streets (Maddeqeucham) 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 (Maddeqeucham) 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;

2021 00000353
Bk: 1799 Pg: 9 Page: 1 of 12
Doc: OOT 01/29/2021 11:29 AM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
SELECT BOARD

ORDER OF TAKING BY EMINENT DOMAIN OF PORTION OF MACLEAN STREET AND WANNACOMET 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 100 at its 2011 Annual Town Meeting and Article 83 at its 2012 Annual Town Meeting, certified copies of which are 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 permanent easement over this certain parcel of land comprising a portion of Maclean Street and Wannacomet Street described below ("Parcel") is required for public ways, open space and/or general municipal purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owner of the Parcel, those who hold easements and other rights to the Parcel, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the permanent easement over the Parcel as described below.

The land over which the permanent easement as taken is shown on a plan of land entitled "Roadway Easement Acquisition Plan #1 White Street in Nantucket, Massachusetts," dated December 9, 2020, prepared by Earle & Sullivan, Inc., a copy of which is attached hereto as Exhibit A and incorporated herein by referenced (the "Plan") and consisting of the following Parcel described on the Plan:

Parcel	Address/Location	Area ±
Easement Area	Maclean Street and Wannacomet Street	18,669± s.f.

Assessor ID	Supposed Owner(s)	Title Reference
Map 79, Parcel 29	Denise M. Goldsmith and J. Spencer Goldsmith, Trustees of Denise M. Goldsmith Revocable Trust u/d/t dated January 28, 2003 as evidenced by a Trustee's Certificate Pursuant to M.G.L. c. 184, §35 is recorded with said Deeds in Book 1238, Page 226 and J. Spencer Goldsmith and Denise M. Goldsmith, Trustees of J. Spencer Goldsmith Revocable Trust	Book 1238, Page 224

u/d/t dated January 28, 2003, as evidenced by a Trustee's Certificate Pursuant to M.G.L. c. 184, §35 is recorded with Said Deeds in Book 1238, Page 229.

Parcel	Supposed Owner(s)
Easement Area	William J. Braun, Robert F. Mooney, and John E. O' Brien, Trustees of Surfside Realty Trust u/d/t May 25, 1979, recorded with said Deeds in Book 172, Page 338

The damages sustained by the supposed owner(s) listed above by reason of this taking of the easement over the Parcel are valued and awarded in a resolution of even date adopted by the Select Board in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of the Parcel, over which an easement is taken hereby is not a true owner of the Parcel, then the award is made only to the true owner of said Parcel.

Adopted under seal this 28 day January, 2021.

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

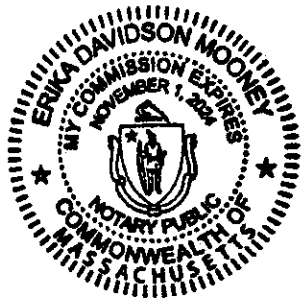
Nantucket County, ss

On this 28 day of January, 2021, 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.

Erika Dmooney

Notary Public
My commission expires:

747689/NANTYDSALE/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
townclerk@nantucket-ma.gov

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

April 19, 2011

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 4, 2011 ANNUAL TOWN MEETING adopted **Article 100: "Real Estate Acquisition: "Paper" Streets in Surfside"** at the April 4, 2011 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 and seconded.

VOTE: The vote on the motion pursuant to Article 100 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

NANCY L. HOLMES
NANTUCKET TOWN CLERK

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 Boulevarde 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~~ Aurigia 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.

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 6, 2012

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the March 31, 2012 ANNUAL TOWN MEETING adopted **Article 83: "Real Estate Acquisition: "Paper" Streets in Surfside "** at the March 31, 2012 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..."

VOTE: The vote on the motion pursuant to Article 83 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

Nancy L. Holmes
NANTUCKET TOWN CLERK

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 Wannacomet 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 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 (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 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;

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.

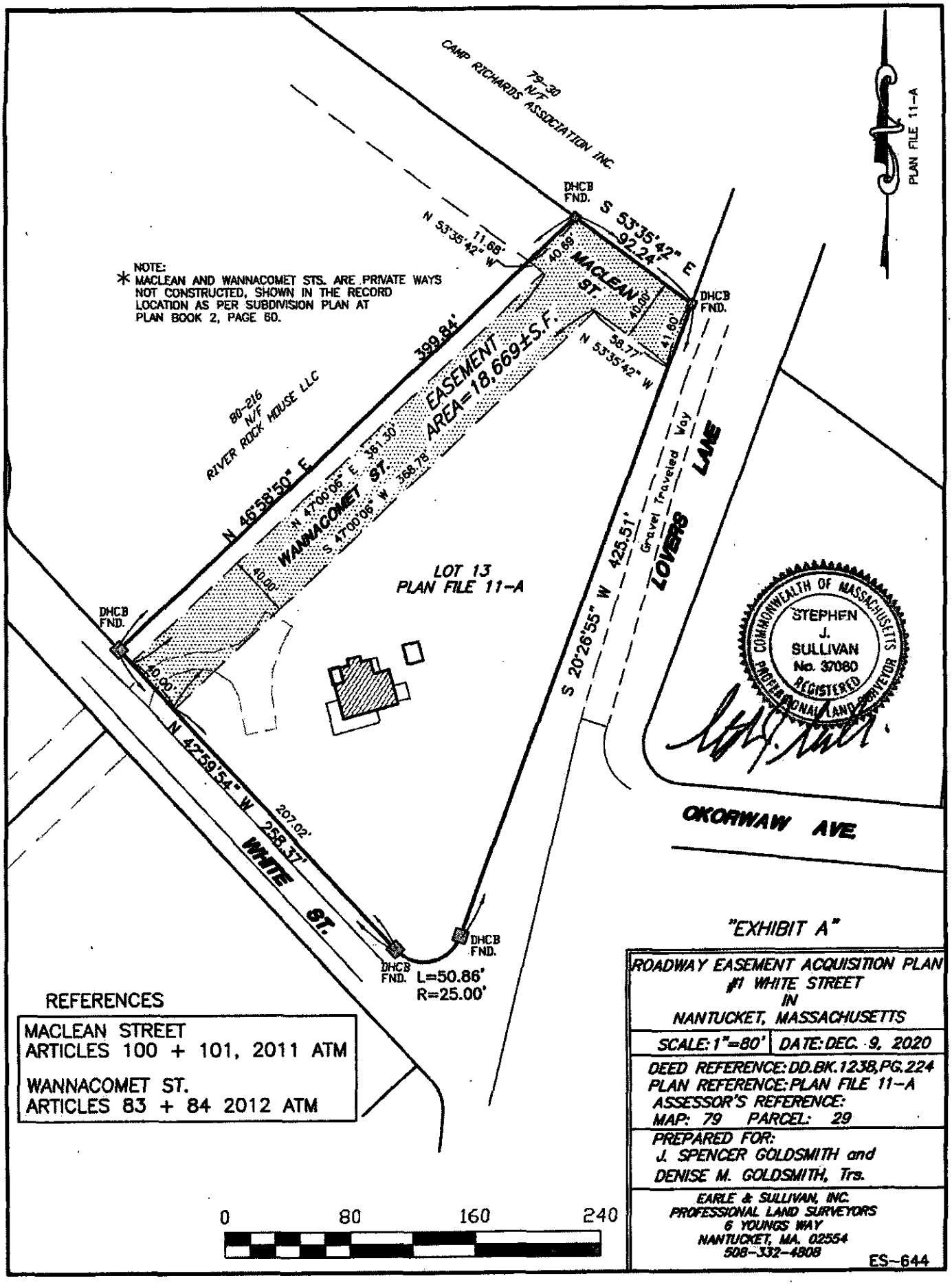
Or to take any other action related thereto.

(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 Wannacomet 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 Boulevarde 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 Boulevarde 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 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 83" dated January 2012 and filed herewith at the Office of the Town Clerk.



REFERENCES

MACLEAN STREET
ARTICLES 100 + 101, 2011 ATM

WANNACOMET ST.
ARTICLES 83 + 84 2012 ATM

"EXHIBIT A"

ROADWAY EASEMENT ACQUISITION PLAN
#1 WHITE STREET
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=80' | DATE: DEC. 9, 2020

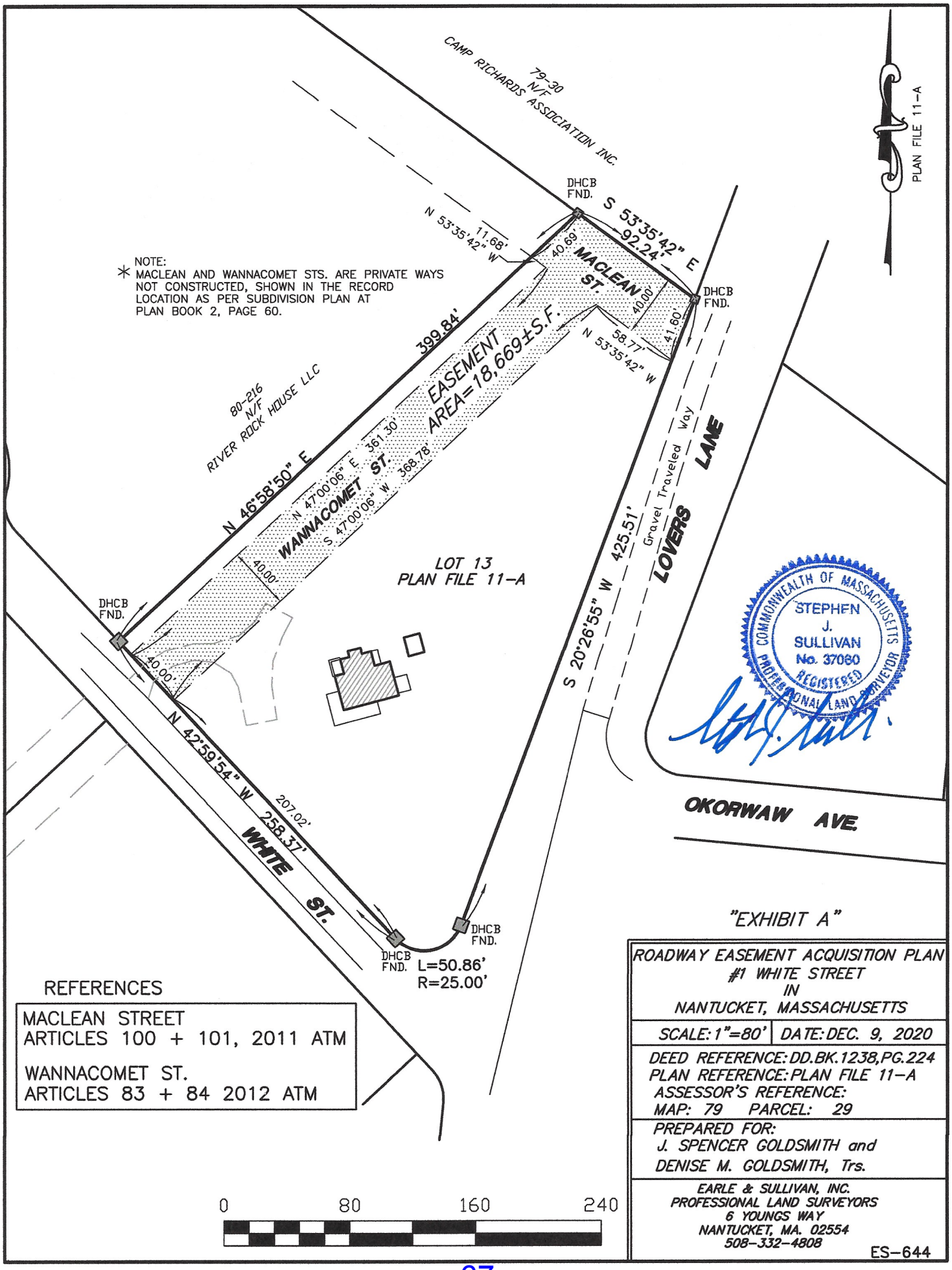
DEED REFERENCE: DD.BK.1238,PG.224
PLAN REFERENCE: PLAN FILE 11-A
ASSESSOR'S REFERENCE:
MAP: 79 PARCEL: 29

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

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



"EXHIBIT A"

REFERENCES

MACLEAN STREET
ARTICLES 100 + 101, 2011 ATM

WANNACOMET ST.
ARTICLES 83 + 84 2012 ATM

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

MACLEAN ST.

BRUCE R. AND TOBY ANN LANG

MYRTLE STREET

N 47° 00' 06" E 466.89

297.31

343.11

320.46

320.46

320.46

269.60

244.16

220.40

235.88

92.24

S 53° 35' 42" E

NANTUCKET DISTRICT COMMITTEE OF THE BOY SCOUTS OF AMERICA

LOCUS

LOCUS MAP 1" = 2000'

LOT 4
AREA = 144,435± S.F.
OR 3.32 ACRES

LOT 5
AREA = 186,543± S.F.
OR 4.28 ACRES

LOT 6
AREA = 193,450± S.F.
OR 4.44 ACRES

LOT 7
AREA = 212,013± S.F.
OR 4.87 ACRES

LOT 8
AREA = 230,576± S.F.
OR 5.29 ACRES

LOT 9
AREA = 208,354± S.F.
OR 4.78 ACRES

LOT 10
AREA = 200,035± S.F.
OR 4.59 ACRES

LOT 11
AREA = 81,466± S.F.
OR 1.87 ACRES

LOT 12
AREA = 80,160± S.F.
OR 1.84 ACRES

LOT 13
AREA = 80,024± S.F.
OR 1.84 ACRES

LOT 14
AREA = 122,601± S.F.
OR 2.81 ACRES

LOT 15
AREA = 145,000± S.F.
OR 3.33 ACRES

LOT 16
AREA = 116,905± S.F.
OR 2.68 ACRES

LOT 17
AREA = 124,179± S.F.
OR 2.85 ACRES

LOT 1
AREA = 100,461± S.F.
OR 2.31 ACRES

LOT 2
AREA = 96,486± S.F.
OR 2.22 ACRES

LOT 3
AREA = 40,068± S.F.
OR 0.92 ACRES

LOT 41
AREA = 114,843± S.F.
OR 2.64 ACRES

LOT 42
AREA = 105,312± S.F.
OR 2.42 ACRES

LOT 43
AREA = 60,910± S.F.
OR 1.40 ACRES

LOT 40
AREA = 114,843± S.F.
OR 2.64 ACRES

LOT 39
AREA = 142,358± S.F.
OR 3.27 ACRES

LOT 38
AREA = 81,462± S.F.
OR 1.87 ACRES

LOT 37
AREA = 40,068± S.F.
OR 0.92 ACRES

LOT 36

LOT 35

LOT 34

LOT 24

LOT 25

N 47° 00' 06" E 521.56

S 47° 00' 06" W 584.66

S 47° 00' 06" W 643.59

S 47° 00' 06" W 702.52

S 47° 00' 06" W 761.45

S 47° 00' 06" W 811.03

S 47° 00' 06" W 855.93

S 42° 58' 26" W 332.56

S 46° 58' 50" W 379.84

S 29° 26' 15" W 425.15

S 47° 00' 06" W 715.28

S 47° 00' 06" W 500.00

S 47° 00' 06" W 500.00

S 47° 00' 06" W 500.00

2010 00001898
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

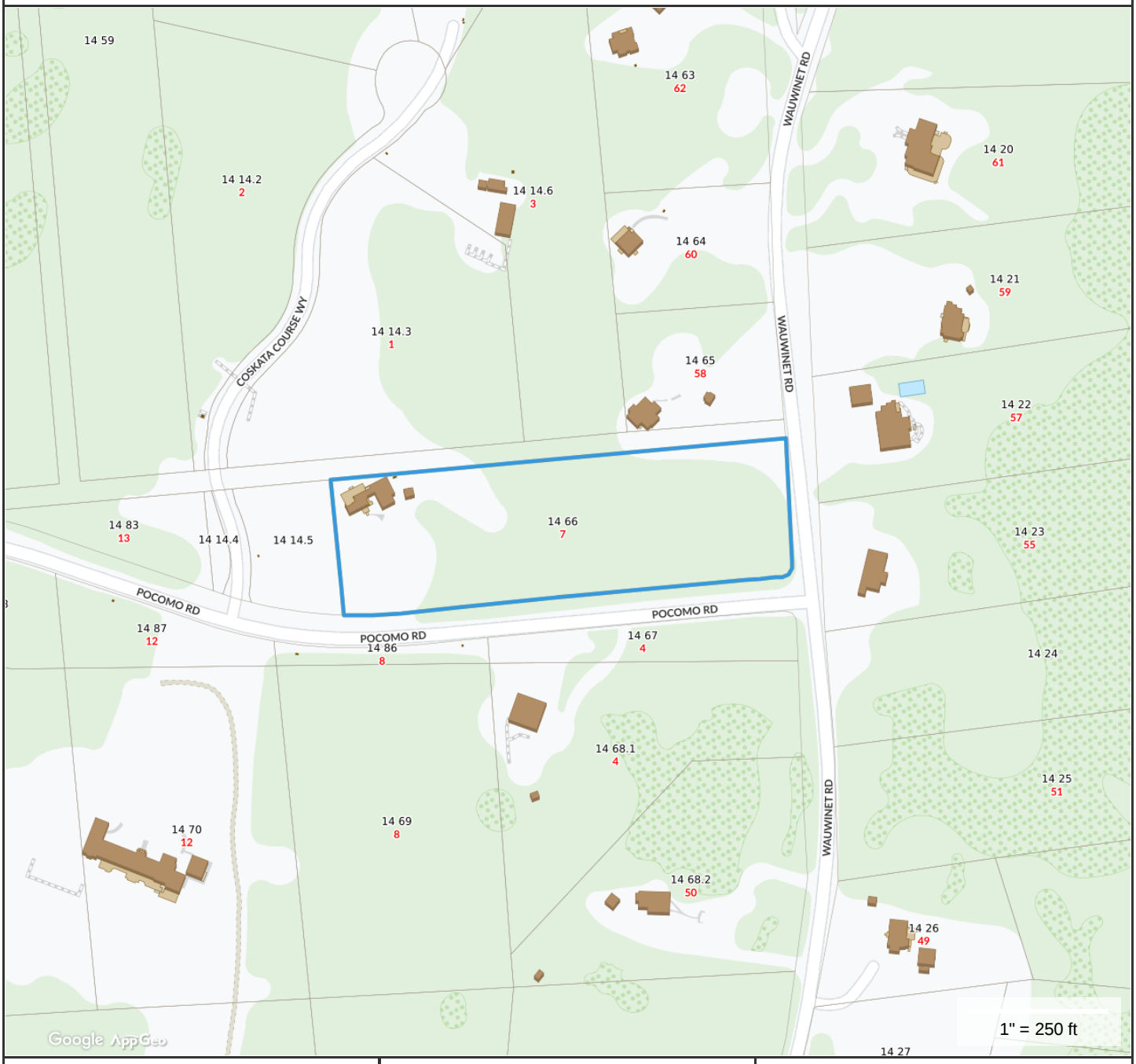
On this 22 day of JULY 2010, before me, the undersigned notary public, personally appeared J. SPENCER GOLDSMITH and DENISE M. GOLDSMITH (a) ✓ personally known to me, or (b) ____ proved to me through satisfactory evidence of identification, which was _____ (type of identification), to be the person whose 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:

RICHARD J. GLIDDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 18, 2012

NANTUCKET LAND BANK CERTIFICATE
☐ Paid $ _____
☑ Exempt D
☐ Non-applicable
No. 20885 Date 7/22/10
Authorization

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



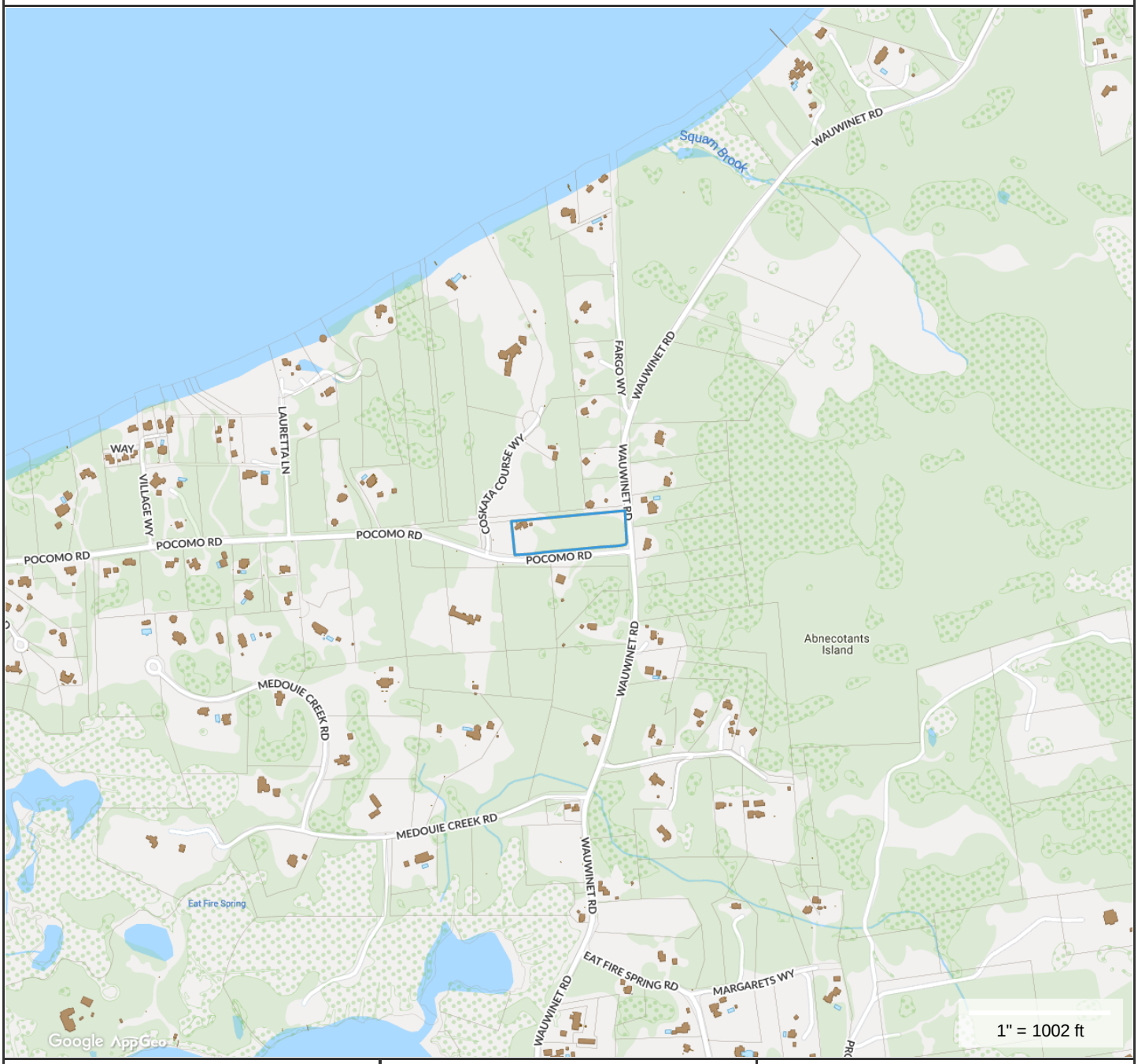
Property Information

Property ID	14 66
Location	7 POCOMO RD
Owner	POCOMO HILL REALTY TRUST

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 Jan. 2021
Data updated Jan. 2021



Property Information

Property ID	14 66
Location	7 POCOMO RD
Owner	POCOMO HILL REALTY TRUST

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 Jan. 2021
Data updated Jan. 2021

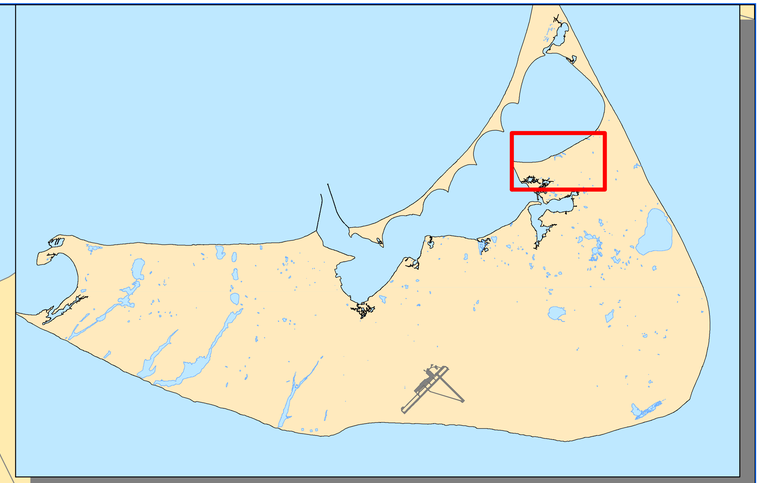
Property Information

Property ID	14 66
Location	7 POCOMO RD
Owner	POCOMO HILL REALTY TRUST

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 Jan. 2021
Data updated Jan. 2021



POCOMO RD
PROPRIETORS WY
PROPRIETORS WY
POCOMO RD
WEETAMO RD
VILLAGE WY
WAY
WAY
WAY
WAY
WAY
LAURETTA LN
LAURETTA LN
POCOMO RD
COSKATA COURSE WY
GO WY
MEDOUIE CREEK RD
MEDOUIE CREEK RD
MEDOUIE CREEK RD
WAUWINET RD
OL

2014 Annual Town Meeting Warrant Articles 98 + 99 Map 2

Real Estate Acquisition and Conveyance: "Paper" Proprietors Roads in Cisco, Dionis, Eel Point, Pocomo, and Warren's Landing/Madaket

Legend

- "Paper" Roads
- Buildings
- Parcel Lines

1 inch = 267 feet

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

The 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 soley on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements.

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

January, 2014

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

BOARD OF SELECTMEN
Rick Atherton, Chairman
Robert DeCosta, Vice Chairman
Bruce D. Miller
Matthew G. Fee
Tobias Glidden

FINANCE COMMITTEE
Matthew T. Mulcahy, Chairman
Timothy M. Soverino, Vice Chairman
Christopher J. Kickham
James R. Kelly
Stephen Maury
Craig Spery
John Tiffany
Clifford Williams
David Worth, Jr.

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

MODERATOR
Sarah F. Alger

TOWN OF NANTUCKET
2014 ANNUAL TOWN MEETING

TABLE OF CONTENTS

Article Number		Page Number
91	Home Rule Petition: Funeral Directors, Embalmers, Funeral Homes, and Crematories/Flanagan Stover	169
92	Home Rule Petition: Conveyance of Land from County to Town	170
93	Real Estate Conveyance: Portions of Baxter Road	171
94	Real Estate Acquisition: Unnamed Way Off Baxter Road	171
95	Real Estate Disposition: Unnamed Way Off Baxter Road	172
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	173
97	Real Estate Conveyance: "Paper" Streets in Brant Point, Cisco, Cliff, Dionis, Madaket, Squam, Surfside Tom Nevers and Town Areas	177
98	Real Estate Acquisition: "Paper" Proprietors Roads in Cisco, Dionis, Eel Point, Madaket, Pocomo and Warren's Landing/Madaket Areas	181
99	Real Estate Disposition: "Paper" Proprietors Roads in Cisco, Dionis, Eel Point, Madaket, Pocomo and Warren's Landing/Madaket Areas	183
100	Public Ways: Coffin, Fayette, Meader and Francis Streets	185
101	Real Estate Disposition: Ticcoma Way	185
102	Real Estate Conveyance: Miscellaneous Town Land to the Nantucket Islands Land Bank	186
103	Appropriation: Acquisition of Land in Madaket	187
104	Real Estate Acquisition: Lot 24, Okorwaw Avenue	188
105	Real Estate Conveyance: 142 Surfside Road/Webb	188
106	Appropriation: Stabilization Fund	188
107	Appropriation: Free Cash	189
Planning Board Report		190
Zoning Article Glossary		192

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.*

- 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);

- Between the road referenced above (extension of Richards Landing Road) and the southern sideline of Eel Point Road (Eel Point);
- Between the western sideline of Wauwinet Road to the northeastern property line of Assessor Map 15, Parcel 42 not including any portion of Pocomo Road (Pocomo: Assessor Maps 14 and 15);
- Between the northern sideline of the above referenced Proprietors Road and Nantucket Harbor (Pocomo: Assessor Map 14)
- Three (3) between the northern sideline of Pocomo Road to Nantucket Harbor (Pocomo: Assessor Map 15);
- Between the southwestern sideline of Weetamo Road and its southern terminus (Pocomo: Assessor Map 15);
- Between a line extending the southern sideline of a way and its southern terminus (Pocomo: Assessor Map 15);
- Between the eastern sideline of the cul de sac of Richards Landing Road and its eastern terminus (Warren's Landing/Madaket: Assessor Map 38); 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 98" 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 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);**

- Between the road referenced above (extension of Richards Landing Road) and the southern sideline of Eel Point Road (Eel Point);
- Between the western sideline of Wauwinet Road to the northeastern property line of Assessor Map 15, Parcel 42 not including any portion of Pocomo Road (Pocomo: Assessor Maps 14 and 15);
- Between the northern sideline of the above referenced Proprietors Road and Nantucket Harbor (Pocomo: Assessor Map 14)
- Three (3) between the northern sideline of Pocomo Road to Nantucket Harbor (Pocomo: Assessor Map 15);
- Between the southwestern sideline of Weetamo Road and its southern terminus (Pocomo: Assessor Map 15);
- Between a line extending the southern sideline of a way and its southern terminus (Pocomo: Assessor Map 15);
- Between the eastern sideline of the cul de sac of Richards Landing Road and its eastern terminus (Warren's Landing/Madaket: Assessor Map 38).

All as shown on a map entitled "2014 Annual Town Meeting Warrant Article 98" dated January 2014 and filed herewith at the Office of the Town Clerk.

TYPO - should be DISPOSITION

ARTICLE 99

(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 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:

- 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);
- Between the road referenced above (extension of Richards Landing Road) and the southern sideline of Eel Point Road (Eel Point);
- Between the northern sideline of Hummock Pond Road to its northern terminus at Assessor Map 65, Parcel 35 (Cisco);

- Between the western sideline of Wauwinet Road to the northeastern property line of Assessor Map 15, Parcel 42 not including any portion of Pocomo Road (Pocomo: Assessor Maps 14 and 15);
- Between the northern sideline of the above referenced Proprietors Road and Nantucket Harbor (Pocomo: Assessor Map 14)
- Three (3) between the northern sideline of Pocomo Road to Nantucket Harbor (Pocomo: Assessor Map 15);
- Between the southwestern sideline of Weetamo Road and its southern terminus (Pocomo: Assessor Map 15);
- Between a line extending the southern sideline of a way and its southern terminus (Pocomo: Assessor Map 15);
- Between the eastern sideline of the cul de sac of Richards Landing Road and its eastern terminus (Warren's Landing/Madaket: Assessor Map 38);

all as shown on a map entitled "2014 Annual Town Meeting Warrant Article 99" 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 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:

- 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);
- Between the road referenced above (extension of Richards Landing Road) and the southern sideline of Eel Point Road (Eel Point);
- Between the northern sideline of Hummock Pond Road to its northern terminus at Assessor Map 65, Parcel 35 (Cisco);
- Between the western sideline of Wauwinet Road to the northeastern property line of Assessor Map 15, Parcel 42 not including any portion of Pocomo Road (Pocomo: Assessor Maps 14 and 15);

- Between the northern sideline of the above referenced Proprietors Road and Nantucket Harbor (Pocomo: Assessor Map 14)
- Three (3) between the northern sideline of Pocomo Road to Nantucket Harbor (Pocomo: Assessor Map 15);
- Between the southwestern sideline of Weetamo Road and its southern terminus (Pocomo: Assessor Map 15);
- Between a line extending the southern sideline of a way and its southern terminus (Pocomo: Assessor Map 15);
- Between the eastern sideline of the cul de sac of Richards Landing Road and its eastern terminus (Warren's Landing/Madaket: Assessor Map 38);

all as shown on a map entitled "2014 Annual Town Meeting Warrant Article 99" dated January 2014 and filed herewith at the Office of the Town Clerk.

ARTICLE 100
(Public Ways: Coffin, Fayette, Meader and Francis Streets)

To see if the Town will vote to accept Coffin, Fayette, Meader and Francis Streets between Washington Street and Union Street as public ways, as laid out by the Board of Selectmen; and further to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise the fee or any lesser interest in said roadways; and, to raise and appropriate, borrow pursuant to applicable statute or transfer from available funds, a sum of money for such purposes; or to take any other action relative there.

(Board of Selectmen)
FINANCE COMMITTEE MOTION: Moved that the Town accepts Coffin, Fayette, Meader and Francis Streets between Washington Street and Union Street as public ways, as laid out by the Board of Selectmen; and further that the Board of Selectmen is hereby authorized to acquire by purchase, gift, eminent domain, or otherwise the fee or any lesser interest in said roadways.

ARTICLE 101
(Real Estate Disposition: Ticcoma Way)

To see if the Town will vote to:

(1) Transfer the property situated on Ticcoma Way, shown as Lots A, B and C shown on a plan entitled "Subdivision Concept Plan Prepared for the N.P. & E.D.C.," dated September 5, 2013, prepared by Blackwell & Associates, Inc. from the Board of Selectmen for general municipal purposes to the Board of Selectmen for purposes of conveyance or lease, and further to authorize the Board of Selectmen to use, sell convey or otherwise dispose of the fee or lesser interests of all or any portions of the property for affordable housing purposes or municipal sponsored housing of any kind including but not limited to housing for seasonal and/or permanent employees of the Town or County of Nantucket, and for roadway purposes to lay out Waitt Drive as shown on said Plan and

(2) Rescind the vote on Warrant Article 98 of the 2009 Annual Town Meeting as it applies to the authorization to transfer ten (10) of and a portion of one (1) parcels of land located northeasterly off Ticcoma Way (approximately addressed as 2 through 18 – even), shown on Nantucket County Registry District of the Land Court Plans 37902-B as Lots 2, 49,

Town of Nantucket

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

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216
FAX (508) 325-5313
Home: (508) 228-7841
Email: cstover@nantucket-ma.gov
townclerk@nantucket-ma.gov

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

2014 ANNUAL TOWN MEETING 2014

The following is a summary of the articles called and discussed, and the vote taken by the 2014 Annual Town Meeting held at the Nantucket High School, Mary P. Walker Auditorium, 10 Surfside Road, on April 5, 2014. Nantucket High School Senior James Roggeveen was the official Time Keeper. James has been a loyal and dedicated worker at all our Annual and Special Town Meetings throughout his entire high school career. We are inordinately proud of him, and we rejoice in his Early Acceptance to the Massachusetts Institute of Technology. In recognition, James was presented with two gift certificates. (THANK YOU, JAMES!)

Saturday, April 5, 2014 – Meeting called to order at 9:06 AM. Girl Scouts Jazzmin Butler (Senior), MyAsia Wiggins (Cadette), Carley Ray (Daisy), and Mackenzie Flanagan (Brownie) posted the colors. At the close of Voter Registration, there were 8494 voters. There were 349 registered voters when the meeting was called to order. There were 370 voters present at the first counted vote. Ultimately, 478 registered voters were in attendance.

The following "Pot of Uncalled Articles" was voted unanimously 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:

1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 76, 78, 82, 83, 84, 85, 86, 92, 93, 94, 95, 98, 99, 100, 102,104, 105, 106, and 107.

At 4:07 PM, Moderator Alger recognized Rick Atherton, Chair of the Board of Selectmen, who moved to dissolve the 2014 Annual Town Meeting. The motion was seconded, and adopted by Unanimous Voice Vote. Winners of the Glamorous Door Prizes were: Jeanne Miller and Laura McCloskey – Chocolate Cake Certificates, and Victoria Goss – Nantucket Organizing Tote.

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** (Called) **Adopted With Technical Amendment by Unanimous Voice Vote**

Article 97: **Real Estate Disposition: "Paper" Streets in Brant Point, Cisco, Cliff, Dionis, Madaket, Squam, Surfside, Tom Nevers and Town Areas** (Called) **Adopted with Technical Amendment by Unanimous Voice Vote**

Article 98: Real Estate Acquisition: "Paper" Proprietors Roads in Cisco, Dionis, Eel Point, Madaket, Pocomo and Warren's Landing/Madaket Areas (Not Called) **Adopted by Unanimous Voice Vote**

Article 99: Real Estate Disposition: "Paper" Proprietors Roads in Cisco, Dionis, Eel Point, Madaket, Pocomo and Warren's Landing/Madaket Areas (Not Called) **Adopted with Technical Amendment by Unanimous Voice Vote**

Article 100: **Public Ways: Coffin, Fayette, Meader and Francis Streets** (Not Called) **Adopted by Unanimous Voice Vote**

Article 101: **Real Estate Disposition: Ticcoma Way** (Called) **Adopted as Amended by Bennett-Witte by Unanimous Voice Vote**

Article 102: **Real Estate Conveyance: Miscellaneous Town Land to the Nantucket Islands Land Bank** (Not Called) **Adopted by Unanimous Voice Vote**

Article 103: **Appropriation: Acquisition of Land in Madaket** (Called) **Moved to Take No Action by Unanimous Voice Vote**

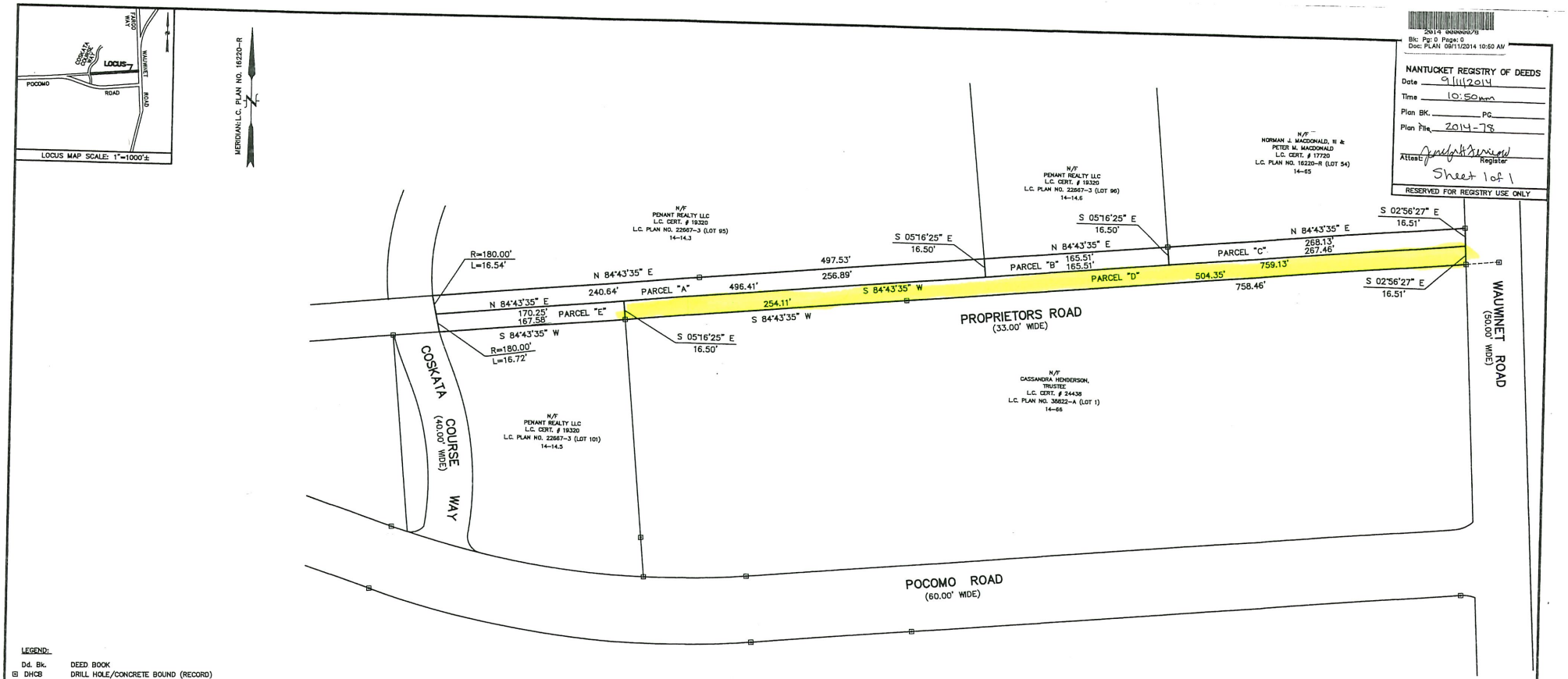
Article 104: **Real Estate Acquisition: Lot 24, Okorwaw Avenue** (Not Called) **Adopted by Unanimous Voice Vote**

Article 105: **Real Estate Conveyance: 142 Surfside Road** (Not Called) **Adopted by Unanimous Voice Vote**

Article 106: **Appropriation: Stabilization Fund** (Not Called) **Adopted with Technical Amendment by Unanimous Voice Vote**

Article 107: **Appropriation: Free Cash** (Not Called) **Moved to Take No Action by Unanimous Voice Vote**

At 4:07 PM, Moderator Alger recognized Rick Atherton, Chair of the Board of Selectmen, who moved to dissolve the 2014 Annual Town Meeting. The motion was seconded, and adopted by Unanimous Voice Vote. Jeanne Miller, Laura MacClusky, and Victoria Goss won the Glamorous Door Prizes.



LEGEND:

Dd. Bk.	DEED BOOK
⊡ DHCB	DRILL HOLE/CONCRETE BOUND (RECORD)
FND	FOUND
IP	IRON PIPE
L.C.	LAND COURT
MAG	MAGNETIC NAIL
N/F	NOW OR FORMERLY
PK	PK NAIL
Pg.	PAGE
SSM	STEEL SURVEYORS MARKER

PLAN OF LAND
ACQUISITION AND DISPOSITION PLAN

PROPRIETORS ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=40' DATE: JULY 7, 2014

PREPARED FOR:
CASSANDRA HENDERSON

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=40'
0 40 80 120 160

ACQUISITION AREA TABLE			
MAP-PARCEL	PARCEL	AREA	OWNER
14-14.3	PARCEL "A"	8,202± S.F.	N/F PENANT REALTY LLC
14-14.6	PARCEL "B"	2,731± S.F.	N/F PENANT REALTY LLC
14-65	PARCEL "C"	4,419± S.F.	N/F NORMAN J. MACDONALD, III & PETER M. MACDONALD
14-66	PARCEL "D"	12,520± S.F.	N/F CASSANDRA HENDERSON, TRUSTEE
14-14.5	PARCEL "E"	2,789± S.F.	N/F PENANT REALTY LLC

" 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."

PROFESSIONAL LAND SURVEYOR — 7/7/14 DATE

COMMONWEALTH OF MASSACHUSETTS PAUL J. DAVIES No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR

NANTUCKET BOARD OF SELECTMEN

APPROVED PURSUANT TO ARTICLES 98 & 99 ANNUAL TOWN MEETING, APRIL 5, 2014.

RICK ATHERTON, CHAIRMAN
BOB DELOSTA, VICE-CHAIRMAN
BRUCE MILLER
MATT FEE
TOBIAS GLIDDEN

9/10/2014 DATE

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

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY HECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRMAN
NATHANIEL LOWELL
JOHN MCLAUGHLIN
SYLVIA HOWARD

DATE APPROVED 7-14-14
DATE SIGNED 7-14-14
FILE NO. 3708

2014 00000078
Bk: Pg: 0 Page: 0
Doc: PLAN 09/11/2014 10:50 AM

NANTUCKET REGISTRY OF DEEDS
Date 9/11/2014
Time 10:50 am
Plan Bk. ____ PG ____
Plan File 2014-78
Attest: Dwight H. Swain Register
Sheet 1 of 1

RESERVED FOR REGISTRY USE ONLY

N-10444

2014 00145759
Cert: 19320 Doc: OOT
Registered: 09/26/2014 03:37 PM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN OF PORTIONS OF PROPRIETORS ROAD

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts ("Town"), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 98 at its 2014 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Proprietors Road described below ("Parcels") is required for public access, open space and/or general municipal purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled "Plan of Land, Acquisition and Disposition Plan, Proprietors Road in Nantucket, Massachusetts," dated July 7, 2014, Prepared by Nantucket Surveyors, LLC recorded with the Nantucket Registry of Deeds as Plan No. 2014-78 (the "Plan") and consisting of the following Parcels described on the Plan:

Parcel	Address/Location	Area ±
Parcel A	Proprietors Road	8,202 s.f.
Assessor ID	**Supposed Owner(s)**	**Title Reference**
Map 14 Parcel 14.3	Penant Realty LLC	Certificate of Title No. 19320

Parcel	Address/Location	Area ±
Parcel B	Proprietors Road	2,731 s.f.

Assessor ID	Supposed Owner(s)	Title Reference
Map 14, Parcel 14.6	Penant Realty LLC	Certificate of Title No. 19320

Parcel	Address/Location	Area ±
Parcel C	Proprietors Road	4,419 s.f.

Assessor ID	Supposed Owner(s)	Title Reference
Map 14, Parcel 65	Norman J. MacDonald III and Peter M. MacDonald	Certificate of Title No. 17720

Parcel	Address/Location	Area ±
Parcel D	Proprietors Road	12,520 s.f.

Assessor ID	Supposed Owner(s)	Title Reference
Map 14, Parcel 66	Cassandra Hendersen, Trustee of Pocomo Hill Realty Trust u/d/t dated October 5, 2012 field with Nantucket Registry District of the Land Court as Document No. 138553	Certificate of Title No. 24438

Parcel	Address/Location	Area ±
Parcel E	Proprietors Road	2,789 s.f.

Assessor ID	Supposed Owner(s)	Title Reference
Map 14, Parcel 14.5	Penant Realty LLC	Certificate of Title No. 19320

Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking, and excluding from this Taking any utility easements filed with Nantucket Registry District of Land Court.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

Adopted under seal this 10 day September, 2014

TOWN OF NANTUCKET
BY ITS BOARD OF SELECTMEN

Rick Atherton

Robert DeCosta

Bruce D. Miller

Matthew G. Fee

Tobias B. Glidden

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss

On this 10 day of September, 2014, before me, the undersigned notary public, personally appeared Rick Atherton, Robert DeCosta, Bruce D. Miller, Matthew G. Fee and Tobias B. Glidden as members of the Board of Selectmen of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Board of Selectmen of the Town of Nantucket.

Notary Public
My commission expires:

ERIKA DAVIDSON MOONEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2017

505593/NANTYDSALE/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 98:** Real Estate Acquisition: "Paper" Proprietors Roads in Cisco, Dionis, Eel Point, Madaket, Pocomo and Warren's Landing/Madaket Areas 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..."

VOTE: The vote on the motion pursuant to Article 98 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County 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);
- Between the road referenced above (extension of Richards Landing Road) and the southern sideline of Eel Point Road (Eel Point);
- Between the western sideline of Wauwinet Road to the northeastern property line of Assessor Map 15, Parcel 42 not including any portion of Pocomo Road (Pocomo: Assessor Maps 14 and 15);
- Between the northern sideline of the above referenced Proprietors Road and Nantucket Harbor (Pocomo: Assessor Map 14)
- Three (3) between the northern sideline of Pocomo Road to Nantucket Harbor (Pocomo: Assessor Map 15);
- Between the southwestern sideline of Weetamo Road and its southern terminus (Pocomo: Assessor Map 15);
- Between a line extending the southern sideline of a way and its southern terminus (Pocomo: Assessor Map 15);
- Between the eastern sideline of the cul de sac of Richards Landing Road and its eastern terminus (Warren's Landing/Madaket: Assessor Map 38); 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 98" dated January 2014 and filed herewith at the Office of the Town Clerk.

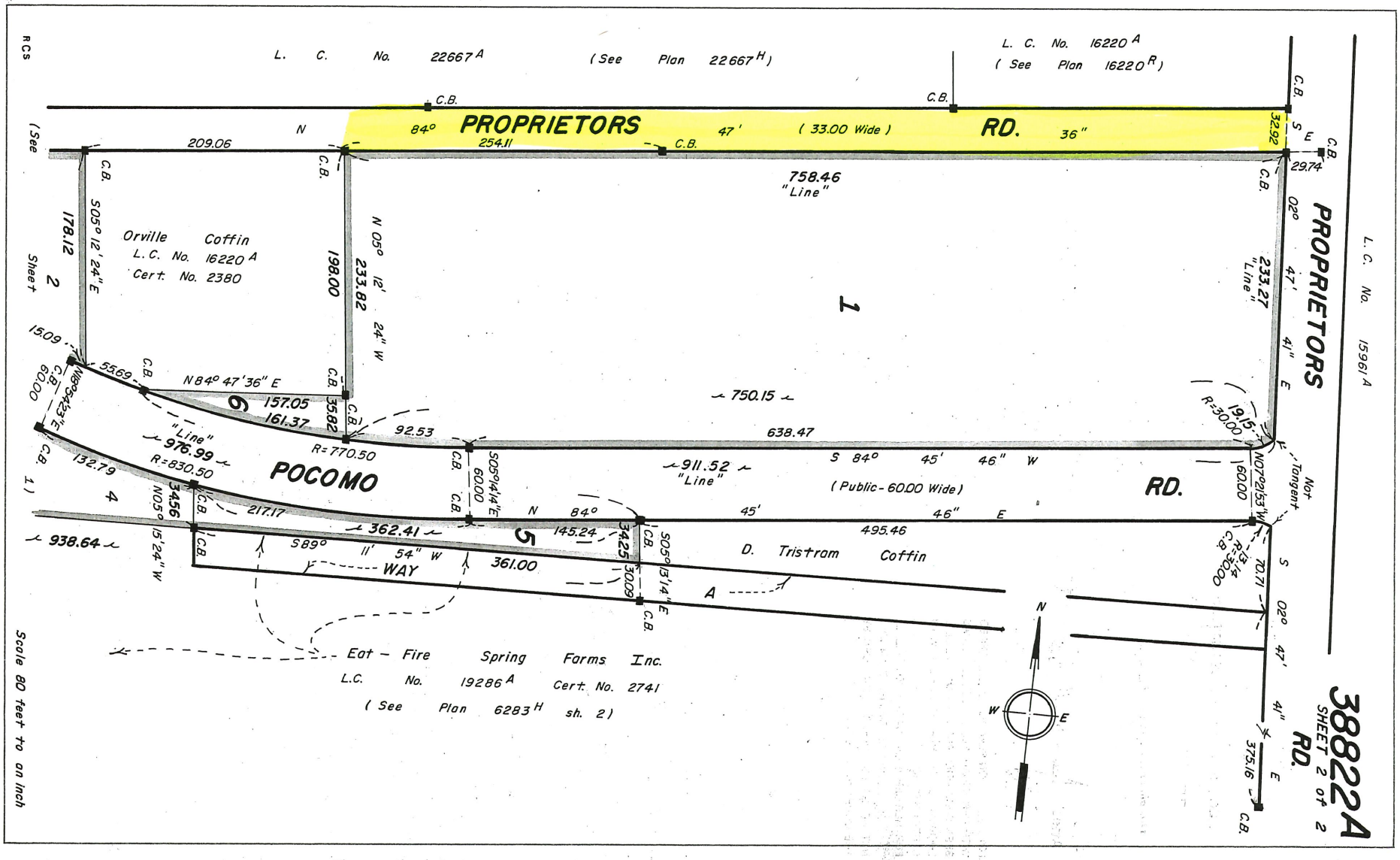
Or to take any other action related thereto.

(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 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);
- Between the road referenced above (extension of Richards Landing Road) and the southern sideline of Eel Point Road (Eel Point);
- Between the western sideline of Wauwinet Road to the northeastern property line of Assessor Map 15, Parcel 42 not including any portion of Pocomo Road (Pocomo: Assessor Maps 14 and 15);
- Between the northern sideline of the above referenced Proprietors Road and Nantucket Harbor (Pocomo: Assessor Map 14)
- Three (3) between the northern sideline of Pocomo Road to Nantucket Harbor (Pocomo: Assessor Map 15);
- Between the southwestern sideline of Weetamo Road and its southern terminus (Pocomo: Assessor Map 15);
- Between a line extending the southern sideline of a way and its southern terminus (Pocomo: Assessor Map 15);
- Between the eastern sideline of the cul de sac of Richards Landing Road and its eastern terminus (Warren's Landing/Madaket: Assessor Map 38).

All as shown on a map entitled "2014 Annual Town Meeting Warrant Article 98" dated January 2014 and filed herewith at the Office of the Town Clerk.



This plan filed with Certificate No. 7817

017673

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

In the Matter of the Petition of **Samuel C. Dunlap, III**

numbered **38822** after consideration, the Court doth adjudge and decree that said

Samuel C. Dunlap, III

of **San Antonio**, in the ~~County~~ **State** of **Texas** ~~and Commonwealth of Massachusetts~~

is the owner in fee simple

of ~~that~~ certain parcel of land situate in **Nantucket** in the County of **Nantucket** and Commonwealth of Massachusetts, bounded and described as follows:

FIRST PARCEL:

Northerly by the southerly line of Proprietors Road, seven hundred fifty-eight and 46/100 (758.46) feet;

Easterly by the westerly line of Proprietors Road, two hundred thirty-three and 27/100 (233.27) feet;

Southerly by the northerly line of Pocomo Road, nine hundred eleven and 52/100 (911.52) feet; and

Northerly one hundred fifty-seven and 05/100 (157.05) feet, and

Westerly one hundred ninety-eight (198) feet by land now or formerly of Orville Coffin.

Said land is shown as lots 1 and 6 on the plan hereinafter mentioned.

SECOND PARCEL:

Southwesterly	by the northeasterly line of Pocomo Road, four hundred eighty-six and 49/100 (486.49) feet;
Northerly	by the southerly line of Proprietors Road, four hundred fifty-one and 60/100 (451.60) feet; and
Easterly	by land now or formerly of Orville Coffin, one hundred seventy-eight and 12/100 (178.12) feet.

Said land is shown as lot 2 on said plan.

THIRD PARCEL:

Northeasterly	by the southwesterly line of Pocomo Road, nine hundred seventy-six and 99/100 (976.99) feet;
Easterly	by land now or formerly of D. Tristram Coffin, thirty-four and 25/100 (34.25) feet;
Southerly	by land now or formerly of Eat-Fire Spring Farms Inc., nine hundred thirty-eight and 64/100 (938.64) feet; and
Westerly	by land now or formerly of Fred B. Maglathlin et al, one hundred eighty-nine and 95/100 (189.95) feet.

Said land is shown as lots 3, 4 and 5 on said plan.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Josiah S. Barrett, Surveyor, dated March 24, 1975, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree.

Said lots 2, 3 and 4 are subject to provisions for reconveyance as set forth in a deed given by Raleigh Claiborne Company to Samuel C. Dunlap, III, dated May 16, 1975, duly recorded in Book 149, Page 233.

017673

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

Samuel C. Dunlap, III

to said land be confirmed and registered, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter which may be subsisting; and subject also **as aforesaid;**

and to a mortgage, covering said lots 2, 3 and 4 and other land, given by The Raleigh Claiborne Company and Kenneth A. Roe et ux to City Savings Bank of Pittsfield, dated May 14, 1975, and duly registered as Document No. 16110, and now registered as to the land hereinbefore described.

Witness, WILLIAM I. RANDALL, Esquire, Judge of the Land Court at Boston, in the County of Suffolk, the twenty-second day of November, in the year nineteen hundred and seventy-six, at ten o'clock and 30 minutes in the forenoon.

Attest with the Seal of said Court.

JEANNE M. MALONEY
~~MARGARET M. DALY~~
Deputy *Recorder*

[SEAL]

A TRUE COPY. Attest with the Seal of said Court.

Jeanne M. Maloney
Deputy *Recorder*

Transfer Certificate of Title

Cert No:24438
Doc No:138554

From Transfer
Certificate No. 23571 Originally Registered June 17, 2010 at the Registry District of Nantucket County

This is to Certify that

CASSANDRA HENDERSON, Trustee of the POCOMO HILL REALTY TRUST u/d/t dated October 5, 2012, and registered as Document No. 138553 at the Registry District of Nantucket County

of 2 Commonwealth Avenue, #9H, Boston in the County of Suffolk and the Commonwealth of Massachusetts, 02116 is the owner, in fee simple, of that land situated in Nantucket, in the County of Nantucket and said Commonwealth, bounded and described as follows:

Lot 1 on Plan 38822-A, drawn by Josiah S. Barrett, Surveyor, dated March 24, 1975, and filed with Certificate of Title No. 7817 at the Registry District of Nantucket County.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

CASSANDRA HENDERSON, Trustee of the POCOMO HILL REALTY TRUST

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting.

Witness **KARYN F. SCHEIER**, Esquire, Chief Justice of the Land Court, at Nantucket in said County of Nantucket the sixteenth day of October in the year two thousand and twelve at 3 o'clock and 2 minutes in the afternoon.

Jennifer H. Ferreira

Attest, with the Seal of said Court, ----------
Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 7 Pocomo Road

Land Court Case No. 38822

CERTIFICATE OF TITLE NO. **24438**

2012 00138554
Cert: 24438 Doc: DD
Registered: 10/16/2012 03:02 PM

MASSACHUSETTS QUITCLAIM DEED

We, LORRAINE E. PHILLIPS of 141 Goodman Road, Groton, NY 13073, and ROSALIND P. O'MALLEY of 311 Stagecoach Trail, Elizabeth, CO 80107, CO-PERSONAL REPRESENTATIVES of the ESTATE OF ARLENE M. BROOKS, Nantucket Probate Docket No. NA11P0013EA, pursuant to Power to Sell set forth in Article Eighth, Paragraph B of the Last Will and Testament of Arlene M. Brooks AND

LORRAINE E. PHILLIPS, of 141 Goodman Road, Groton, NY 13073, and ROSALIND P. O'MALLEY of 311 Stagecoach Trail, Elizabeth, CO 80107, CO-TRUSTEES U/W/O LORIMER P. BROOKS, Nantucket Probate Docket No. 09P0061EA pursuant to Power to Sell set forth in Article Ninth, Paragraph B of the Last Will and Testament of Lorimer P. Brooks

for consideration paid and in full consideration of ONE MILLION THREE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($1,337,500.00),

grant to CASSANDRA HENDERSON, Trustee of POCOMO HILL$ REALTY TRUST u/d/t dated Oct 5, 2012 and registered herewith as Document No. 138553, with a mailing address of 2 Commonwealth Avenue, #9H, Boston, MA 02116,

with QUITCLAIM COVENANTS,

all our right, title and interest in and to that certain parcel of land together with the improvements thereon situate at 7 POCOMO ROAD, Nantucket County, Massachusetts, bounded and described as follows:

Lot 1 on Plan 38822-A, drawn by Josiah S. Barrett, Surveyor, dated March 24, 1975, and filed with Certificate of Title No. 7817 at the Registry District of Nantucket County.

Subject to and with the benefit of rights, easements, restrictions, and agreements as set out in Certificate of Title No. 23571 at said Registry District insofar as the same are in force and applicable.

We, Lorraine E. Phillips and Rosalind P. O'Malley, Trustees u/w/o Lorimer P. Brooks ("the Trust") hereby certify that as of this date, we are the only Trustees of the Trust, and further certify (a) that said Trust has not been further amended, terminated or revoked and is in full force and effect; (b) that the Trustees executing and delivering this deed have full power and authority and are duly authorized, to execute and deliver the

same and that such instrument is valid, binding, effective and legally enforceable in accordance with the Trust; (c) that no beneficiary, spouse or civil union partner of a beneficiary, former spouse or former civil union partner of a beneficiary resides in the property as their primary residence or is entitled to claim the benefit of an existing estate of homestead and (d) that no beneficiary of the Trust is a minor, incompetent to act, a corporation selling all or substantially all of its Massachusetts assets, a partnership, a trust, or a personal representative of an estate subject to estate tax liens.

For Grantor's title, see Certificate of Title No. 23571 at said Registry District.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -

SIGNATURE PAGES TO FOLLOW

10.4.12

APPROVED FOR REGISTRATION

BY THE COURT

CHIEF TITLE EXAMINER

as to Executrix and Trustees power of sale

WITNESS my hand and seal as of this 21st day of Sept., 2012.

by Lorraine E. Phillips
LORRAINE E. PHILLIPS, Co-Personal Representative
of the Estate of Arlene M. Brooks (Docket No. NA11P0013EA)
and as Co-Trustee u/w/o Lorimer P. Brooks (Docket No. 09P0061EA)

STATE OF New York

County of Tompkins

On this 21st day of September, 2012, before me, the undersigned notary public, personally appeared LORRAINE E. PHILLIPS, Co-Personal Representative and Co-Trustee (a) X 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.

Debbie S. Crandall
Official Signature and Seal of Notary Public
My Commission expires:

DEBBIE S. CRANDALL
Notary Public, State of New York
No. 01CR5013233
Qualified in Tompkins County
Commission Expires July 15, 2015

NANTUCKET LAND BANK
CERTIFICATE
☑ Paid $ 26,750.00
☐ Exempt
☐ Non-applicable
No. 33140 Date 10/16/12
Authorization

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 10/16/2012 03:02 PM
Ctrl# 460236 28601 Doc# 00138554
Fee: $6,099.00 Cons: $1,337,500.00

WITNESS my hand and seal as of this 20 day of September, 2012.

by Rosalind P. O'Malley
ROSALIND P. O'MALLEY, Co-Personal Representative
of the Estate of Arlene M. Brooks (Docket No. NA11P0013EA)
and as Co-Trustee u/w/o Lorimer P. Brooks (Docket No. 09P0061EA)

STATE OF Colorado

County of Elbert

On this 20th day of Sept., 2012, before me, the undersigned notary public, personally appeared ROSALIND P. O'MALLEY, Co-Personal Representative and Co-Trustee (a) ____ personally known to me, or (b) X proved to me through satisfactory evidence of identification, which was Drivers License (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.

Valerie L. Happel
Official Signature and Seal of Notary Public
My Commission expires: 01-19-2015

VALERIE L. HAPPEL
NOTARY
PUBLIC
STATE OF COLORADO
My Commission Expires 01-19-2015

ZONING CLASSIFICATION: LUG–3

MINIMUM LOT SIZE = 120,000 SQ. FT.
MINIMUM FRONTAGE = 200 FT.
FRONT YARD SETBACK = 35 FT.
REAR YARD SETBACK = 20 FT.
SIDE YARD SETBACK = 20 FT.
GROUND COVER RATIO 3%

EXISTING GROUND COVER RATIO=1.2%

PROPRIETORS ROAD

N84°47'36"E
758.46'

CONCRETE BOUND FOUND

14.3
7.9
31.1
29.2
621.5

#7 1 STORY WOOD BLDG.
DECK
DECK
SHED
15.9
20.4

LOT 1
AREA = 179,992 SQ.FT.

L.C.C. 38822

WAUWINET ROAD

S02°47'41"E
233.27'

WITNESS STAKE FOUND

S05°12'24"E 233.82'

174.9

R=30.00
L=19.15

638.47'
S84°45'46"W

R=770.50
L=92.53

CONCRETE BOUND FOUND

POCOMO ROAD

I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN HEREON AND

JOSEPH MARCKLINGER L.S.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH E. MARCKLINGER
No. 30330
REGISTERED LAND SURVEYOR

"AS–BUILT" PLOT PLAN
NANTUCKET, MA.

7 POCOMO ROAD
(NANTUCKET COUNTY)
SCALE 1 IN.= 40 FT
SEPTEMBER 19, 2012
ASSESSORS MAP 14, PARCEL 66
CERTIFICATE OF TITLE: 7818
PREPARED FOR:

END OF PACKET

FEBRUARY 3, 2021