



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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

RECEIVED

2022 SEP 08 AM 11:24
NANTUCKET TOWN CLERK
Posting Number:T 801

Committee/Board/s | Real Estate Assessment Committee

Day, Date, and Time | Monday, September 12, 2022 - 2:00PM

Location / Address | **REMOTE PARTICIPATION VIA ZOOM (See Below)**
THE MEETING WILL BE AIRED AT A LATER TIME ON THE
TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUH1xA>

Signature of Chair or Authorized Person | Hayley Cooke, Housing & Real Estate Office Manager

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 9-12-2022

(Subject to change)

www.nantucket-ma.gov

JOIN ZOOM MEETING:

Link: <https://us06web.zoom.us/j/86878976178?pwd=cDFwSm96UnNpY01NR1R2T05oOHlXQT09>

Meeting ID: 868 7897 6178 Password: 499317

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
5. REAL ESTATE MATTERS

- Review proposed Taking of portions of Folger Road (paper road), Parcels A-F, Recorded with the Nantucket Registry of Deeds, Plan Number 2021-68. Pursuant of Warrant Article 102 of ATM 2015.

6. OTHER BUSINESS

7. DATE AND TIME OF NEXT MEETING

- Tuesday, October, 11, 2022 at 2:00pm

8. ADJOURNMENT

REAL ESTATE ASSESSMENT COMMITTEE

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

MINUTES

Monday, August 8, 2022

Remote Meeting *via* Zoom – 2:00pm

ATTENDING COMMITTEE MEMBERS: John Brescher; Penny Dey; Lee Saperstein; Thomas Barada (arrived late)

ABSENT: Rhoda Weinman

STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist), Hayley Cooke (Housing & Real Estate Office Manager)

PUBLIC PRESENT: NONE.

1. Call to Order

John Brescher calls the meeting to order at 2:04pm & reads participation & open meeting guidelines.

Thomas Barada arrives late.

2. Approval of the Agenda

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

ROLL CALL of those participating:

- | | | |
|----|----------------|-----|
| 1. | Lee Saperstein | Aye |
| 2. | Penny Dey | Aye |
| 3. | Thomas Barada | Aye |
| 4. | John Brescher | Aye |

The MOTION is carried by a 4-0 Vote.

3. Public Comment

None

4. Approval of Minutes

No minutes to approve

5. REAL ESTATE MATTERS

Penny Dey and John Brescher recuse themselves.

Lee Saperstein takes overs. The Rule of Necessity maintains that the vote falls on the balance of the members.

- Review & approval of Land Court Registered Order, RE: Parcel S, Vernon Street and Parcel V, Waverly St.

Lee Saperstein: We are talking about 51 Weweeder Avenue. It is my understanding that the Town plans to sell the paper roads abutting 51 Weweeder to the owner of 51 Weeweeder Ave., which is listed as an LLC. In each case, the parcel extends from the property line to the mid-point of the paper road. The strip is 370 ft. long by 20 ft wide. This relates to both sides. The paper roads have names Waverly St. and Vernon St. Each parcel is 7,400 sq. feet. A sale would require consent from the owner for the proposed price. The owner has consented to \$3/sq. foot. This is greater than the beginning square footage price, because there is a benefit to an easement that gives the property more value. That works out to \$22,200 per parcel.

Thomas Barada: Have these paper streets gone through costal resiliency committee in regard to the rising tides?

Ken Beaugrand: I talked to Vince Murphy, and when I bring the AIS to the Select Board I will include his report in there, saying that he did not see a problem.

The **MOTION** was made by Lee Saperstein and seconded by Thomas Barada that the REAC does hereby vote to recommend to the Select Board to sell each of these lots to the homeowners at \$22,200 each.

ROLL CALL of those participating:

1. Lee Saperstein Aye
2. Thomas Barada Aye

The MOTION carried by a 2-0 vote.

Penny Dey and John Brescher abstain, as they had previously recused themselves.

6. OTHER BUSINESS

John Brescher: I think we should revisit pricing in our next meeting.

Ken Beaugrand: Would you like me to send an email to Rob with this subject?

John Brescher: Yes, I think you should invite Rob. I think our discussion will go beyond Rob. Rob will give us the nuts and bolts of how it is calculated. What should be before us is more of a discussion of – do we take that? Or do we add .50 cents?

Even if we don't change anything, it is worthwhile to have this conversation annually.

Ken Beaugrand: I agree. Because that becomes a policy of REAC, that becomes the base against which other criteria need to be matched.

Thomas Barada: I'd also like to revisit the true cost of the time and effort to do this – the lawyer fees, office staff, etc.

Ken Beaugrand: I'll talk to Vicki about it (lawyer fees) and between John and me we can get it sorted out.

Next Meeting:

Monday, September 12, 2022 at 2pm.

Penny Dey: Are we going to meet in person again anytime soon?

Ken Beaugrand: There are a limited number of Town location to meet, but once we move to our new office, we have a conference room there. We have to coordinate that with Erika.

Lee Saperstein: In my other committees we've done hybrid (in-person and Zoom).

7. Adjourn.

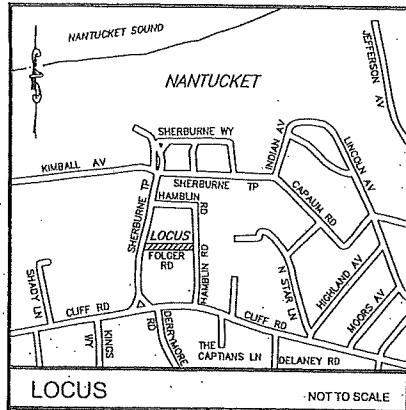
The **MOTION** was made by Thomas Barada and seconded by Penny Dey to adjourn the meeting.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Lee Saperstein | Aye |
| 2. Penny Dey | Aye |
| 3. Thomas Barada | Aye |
| 4. John Brescher | Aye |

The **MOTION** carried by a 4-0 Vote.

Open Session Meeting ended at 2:26pm.



NOTES

1. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G (EFFECTIVE DATE JUNE 9, 2014).
2. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

LEGEND

- CB CONCRETE BOUND
- CB/DH CONCRETE BOUND W/DRILL HOLE
- IP IRON PIPE
- SSM STEEL SURVEY MARKER

2021 0000000000
Bk: Pg: 0 Page: 0
Doc: PLAN 11/19/2021 03:30 PIA

NANTUCKET REGISTRY
OF DEEDS
Date: 11/19/2021 11:40:21
Time: 3:30 PM
Plan No: 2021-09-00206
County: Nantucket
Sheet: 1 of 1

**SITE DESIGN
ENGINEERING, LLC.**
11 CUSHMAN STREET
MIDDLEBORO, MA 02345
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LLC.COM

FOR REGISTRY USE ONLY

RESIDENTIAL 1 (R-1) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	5,000 SQ. FT.
LOT FRONTAGE	50'
FRONT SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	5'
GROUND COVER RATIO	30%

NANTUCKET BOARD OF SELECTMEN
APPROVED PURSUANT TO ARTICLES 102 & 103
OF ANNUAL TOWN MEETING APRIL 6, 2015

DATE: _____

PLAN REVISIONS
DATE: SEPTEMBER 22, 2021
DRAWN BY: RLM COMPS BY: RLM CHECK BY: RLM/DCM
PROJECT NO. 20085
ISSUED FOR:
ANR ENDORSEMENT.



PLAN TO ACQUIRE LAND FOR
GENERAL MUNICIPAL PURPOSES
FOLGER ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 30
PREPARED FOR
TOWN OF NANTUCKET

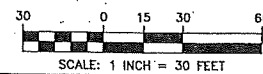
NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE ENDORSED: 10-25-2021
PLANNING BOARD FILE No. 2021-09-00206

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

DRAWING TITLE:
LOTING PLAN

SCALE: 1" = 30'
SHEET NO. 1 OF 1



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

PROFESSIONAL LAND SURVEYOR
9-22-2021



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 22, 2015

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 6, 2015 ANNUAL TOWN MEETING adopted **Article 102: "Real Estate Acquisition: "Paper" Streets at the Airport; Cliff, Eel Point, Madaket, Monomoy, Siasconset, Surfside and Town Areas; Parcels at 24 Berkley Street in Tom Nevers; Beach at Surfside"** at the April 6, 2015 adjourned session when "...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board, was duly motioned, seconded, and voted in accordance with the motions recommended by the Finance Committee or, in the absence of a Finance Committee motion, then in accordance with the motions as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting..."

TECHNICAL CORRECTION VIA THE MODERATOR:

Correct the description of properties in the Motion as shown:

Page 203

- Warwick Avenue between the southwestern sideline of Clinton Avenue and the northeastern sideline of Monomoy Creek Road, not including any portions of Berkeley Avenue and Monomoy Road; and Clinton Avenues as shown on Land Court Plan 14029-C (Monomoy);

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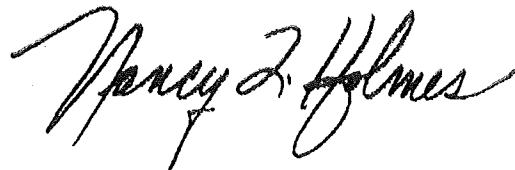
- Atlantic Avenue between the eastern sideline of Masquetuck Street and the western sideline of Holly Pequot Street (Surfside);
- Owners unknown parcel bounded westerly by Masquetuck Street, northerly by Atlantic Avenue, easterly by Holly Pequot Street, and southerly by the Atlantic Ocean for open space purposes (Surfside);

- Unnamed Way (on the east side of Assessor Map 55, Parcels 2 and 320) between the southern sideline of an unnamed way and the northern sideline of Vesper Lane (Town);

VOTE: The vote on the motion pursuant to Article 102 recommended by the Finance Committee with a Technical Correction brought forward through the Moderator, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

ATTEST: TRUE COPY

A handwritten signature in black ink, reading "Nancy Z. Holmes". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

NANTUCKET TOWN & COUNTY CLERK

ARTICLE 102

(Real Estate Acquisition: "Paper" Streets at the Airport; Cliff, Eel Point, Madaket, Monomoy, Siasconset, Surfside and Town Areas; Parcels at 24 Berkley Street in Tom Nevers; Beach at 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 the following unconstructed rights of way and two (2) parcels identified below, together with any public and private rights of passage, for public ways, open space, airport purposes, conveyance and/or general municipal purposes:

- Old South Road between a line extending across said way at the intersection of the easterly property line of Assessors Map 69, Parcel 66 (132 Old South Road) to a line extending across said way extending the western sideline of Bunker Road (Airport);
- Hinsdale Road between a line extending across said way at the intersection of the easterly property line of Assessors Map 69, Parcel 30.3 (114 Hinsdale Road) to the western sideline of Bunker Road (Airport);
- Atlantic Avenue between the northern sideline of Kimball Avenue and its northern termini (Cliff);
- Folger Road between the eastern sideline of Sherburne Turnpike (f.k.a. Sherburne Avenue) and the western sideline Hamblin Road (Cliff);
- Unnamed Ways between Eel Point Road and Madaket Harbor, in the vicinity of the Eel Point Road and East Eel Point Road intersection (Eel Point);
- Eel Point Road between a line extending the southern property line of Assessor Map 38, Parcel 32 through said way to a line extending the northern property line of Assessor Map 38, Parcel 1 through said way (Eel Pt);
- Mississippi and Utah Avenues between the western sideline of Oakland Street and their western termini (Madaket);
- Oakland Street between the southern sideline of Madaket Road and the northern sideline of Arkansas Avenue (Madaket);
- Washington Avenue between the eastern sideline of North Cambridge Street and the western sideline of Oakland Street not including any portion of K or M Streets (Madaket);
- L Street between the southern sideline of Tennessee Avenue and the northern sideline of Washington Avenue (Madaket);
- Warwick and Clinton Avenues as shown on Land Court Plan 14029-C (Monomoy);
- Unnamed Way between the southern sideline of Ann's Lane and the northern property line of Assessors Map 49.2.3, Parcel 53 (3 Emily Street) (Siasconset);
- Two (2) Unnamed Ways between the eastern sideline of Unnamed Way and the western sideline of Baxter Road (Siasconset);
- Adeline Street between the southern sideline of Emily Street and the northern property line of Assessors Map 73.1.4, Parcel 32 (1 Rosaly Lane) (Siasconset);
- Morgan Lane between the western sideline of Baxter Road and the eastern sideline of Adeline Street (Siasconset);
- Five (5) Unnamed Ways between the eastern sideline of Baxter Road and the western property line of Assessors Map 48, Parcel 8 (owned by the Town) between numbers 111-113 Baxter Road, 105-107 Baxter Road, 99-101 Baxter Road, 93-97 Baxter Road and 85-87 Baxter Road (Siasconset);
- Atlantic Avenue between the eastern sideline of Masquetuck Street and the western sideline of Holly Street (Surfside);

- Owners unknown parcel bounded westerly by Masquetuck Street, northerly by Atlantic Avenue, easterly by Holly Street, and southerly by the Atlantic Ocean for open space purposes (Surfside);
- Lovers Lane as shown on Plan No. 2012-49, filed at the Registry of Deeds (Surfside);
- Plover Lane from the eastern sideline of South Shore Road to the western property line of Assessors Map 80, Parcel 219 (owned by the Nantucket Islands Land Bank)(Surfside);
- 24 Berkely Street, Assessors Map 76.1.3, Parcel 209 (Tom Nevers);
- Black Horse Court within Assessors Map 42.4.2, Parcel 30 (16 Broad Street) (Town);
- Unnamed Way between the northeastern sideline of Washington Street and the western sideline of Candle Street (Town);
- West Chester Street (portion of) extending through Assessors Map 41, Parcel 486 (5 Wannacommet Road) and triangular portion at northwest corner of Assessor Map 41, Parcel 480 (21 Crooked Lane) (Town);
- Unnamed way between a line extending across said way at its intersections with West Chester and Franklin Streets abutting 3,3R, and 5 Franklin Street and 42, 44 and 44R West Chester Street (Town);
- Unnamed Way or Road within or adjacent to Tax Assessor Map 56, Parcels 210, 210.1, 211, and 212 (Town);
- North Mill Street between the southern sideline of Prospect Street and the northern sideline of Vesper Lane (Town);
- Unnamed Way (on the east side of Assessor Map 55, Parcel 20) between the southern sideline of an unnamed way and the northern sideline of Vesper Lane (Town);
- Unnamed Way between the eastern sideline of N Mill Street and the western sideline of Prospect Street (Town);
- Triangular portion of Prospect Street in vicinity of Unnamed Way and Prospect Street intersection (Town);
- Mill Hill Lane between the northwestern boundary of Assessor Map 55, Parcel 319 and the eastern sideline of N Mill Street (Town).

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

All as shown on a map entitled "2015 Annual Town Meeting Warrant Article 102" dated January 2015 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 the following unconstructed rights of way and two (2) parcels identified below, together with any public and private rights of passage, for public ways, open space, airport purposes, conveyance and/or general municipal purposes:

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- Atlantic Avenue between the eastern sideline of Masquetuck Street and the western sideline of Holly Street (Surfside);
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- Lovers Lane as shown on Plan No. 2014-107, filed at the Registry of Deeds (Surfside);
- Plover Lane from the eastern sideline of South Shore Road to the western property line of Assessors Map 80, Parcel 219 (owned by the Nantucket Islands Land Bank)(Surfside);
- 24 Berkely Street, Assessors Map 76.1.3, Parcel 209 (Tom Nevers);
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- Unnamed Way between the eastern sideline of N Mill Street and the western sideline of Prospect Street (Town);
- Triangular portion of Prospect Street in vicinity of Unnamed Way and Prospect Street intersection (Town);
- Mill Hill Lane between the northwestern boundary of Assessor Map 55, Parcel 319 and the eastern sideline of N Mill Street (Town).

All as shown on a map entitled "2015 Annual Town Meeting Warrant Article 102" dated January 2015 and filed herewith at the Office of the Town Clerk.

NOTICE OF PUBLIC HEARING FOR THE TAKING OF PORTIONS OF A PAPER STREET AS AUTHORIZED BY THE ANNUAL TOWN MEETING NOTED BELOW:

Please be advised that a public hearing will be held by the **Nantucket Select Board** on September 21, 2022 at 5:30pm pursuant to the authority of Chapter 79 of Massachusetts General Law, or otherwise, to consider taking all or any portions of the following paper street described below for public ways and/or general municipal purposes and for the purpose of conveyance of the fee title or lesser interests, together with any public or private rights of passage.

- Folger Rd. shown as Parcels A, B, C, D, E and F on Plan No. 2021-68, recorded at Nantucket County Registry of Deed, as authorized by the affirmative vote of **Warrant Article 102 of the 2015 Annual Town Meeting.**

The public hearing will be held in-person in the Community Room at 4 Fairgrounds Rd., as well as via Zoom Webinar and broadcast on the Town Government YouTube Channel and NCTV Channel 18. Please see meeting posting for remote participation and viewing links:

<https://www.nantucketma.gov/192/Select-Board>

Nantucket Select Board