



UPDATED MEETING POSTING

Original Posting Date 12/8/22
Original Posting Number T 10 91

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 DEC 08 PM 01:27
NANTUCKET TOWN CLERK
Posting Number: T 1092

Committee/Board/s | Real Estate Assessment Committee

Day, Date, and Time | **Monday**, December 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-sgxA1fdoxteLNzRAUHIxA>

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!

UPDATED AGENDA

For 12-12-2022

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

(Subject to change)

www.nantucket-ma.gov

Join Zoom Meeting:

Link: <https://us06web.zoom.us/j/88375033949?pwd=MVFtaGFHUmc0eWlFaFVLb2hmdEJjUT09>

Meeting ID: 883 7503 3949 **Password:** 280184

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
 - Minutes from 9.12.22 and 11.14.22
5. REAL ESTATE MATTERS

- Review proposed taking of portions of Masaquet Avenue and Atlantic Avenue shown as Lots A-D on Plan No. 2022-48, recorded at Nantucket County Registry of Deeds, as authorized by the affirmative vote of Warrant Article 98 of the 2011 Annual Town Meeting.
- Review proposed taking of portions Magnolia Avenue shown as P-1 through P-5 (inclusive) and easements shown as E-1 and E-2 on Plan No. 2022-51, recorded at Nantucket County Registry of Deeds, as authorized by the affirmative vote of Warrant Article 87 of the 2012 Annual Town Meeting.

6. Other business

7. Date and time of next meeting

- Monday, January 9, 2023 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, September 12, 2022

Remote Meeting *via* Zoom – 2:00pm

ATTENDING COMMITTEE MEMBERS: John Brescher; Lee Saperstein; Thomas Barada

ABSENT: Rhoda Weinman, Penny Dey

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 2:05pm & reads participation & open meeting guidelines.

2. Approval of the Agenda

The **MOTION** was made by Lee Saperstein 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. | Thomas Barada | Aye |
| 3. | John Brescher | Aye |

The MOTION is carried by a 3-0 Vote.

3. Public Comment

None

4. Approval of Minutes

Minutes from 8.8.22

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

ROLL CALL of those participating:

4. Lee Saperstein Aye
 5. Thomas Barada Aye
 6. John Brescher Aye
- The MOTION is carried by a 3-0 Vote.

5. REAL ESTATE MATTERS

John Brescher recuses himself. Lee Saperstein takes over the meeting, and a quorum remains according to the Rule of Necessity. The Rule of Necessity maintains that the vote falls on the balance of the members.

- 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.

The **MOTION** for REAC to recommend the Taking of portions of Folger Road to the Select Board was made by Lee Saperstein. It was seconded by Thomas Barada.

Lee Saperstein: We ought to have a discussion on the pricing.

Ken Beaugrand: At next month's meeting, we have arranged for Rob to come in and talk about pricing. This has to go through the process of Taking first, and then disposition will come after.

Lee Saperstein: It looks like 1 Folger Rd. and the property to the West are built as one, even though property records show different owners. We might want some discussion about access to Folger Rd. when it comes time to dispose. Also, access through Hamblin Rd.

Ken: We will have to look at that when we have the Survey for the Disposition. Good comments.

ROLL CALL of those participating:

1. Lee Saperstein Aye
2. Thomas Barada Aye

The MOTION carried by a 2-0 vote.

John Brescher abstains, as he had previously recused himself.

6. OTHER BUSINESS

John: My one suggestion for next month's agenda is to have Rob talk before the Disposition.

Ken: Yes, that is the plan. He will be first on the Agenda.

Thomas Barada suggested that the cost and benefits of the yard sale program over the years should be examined. Ken and John voiced agreeance.

Next Meeting:

- Tuesday, October 11, 2022 at 2pm.

7. Adjourn.

The **MOTION** was made by Lee Saperstein and seconded by John Brescher to adjourn the meeting.

ROLL CALL of those participating:

1. Lee Saperstein Aye
3. Thomas Barada Aye
4. John Brescher Aye

The **MOTION** carried by a 3-0 Vote.

Open Session Meeting ended at 2:17pm.

Submitted by: Hayley Cooke

REAL ESTATE ASSESSMENT COMMITTEE

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

MINUTES

Monday, November 14, 2022

Remote Meeting *via* Zoom – 2:00pm

ATTENDING COMMITTEE MEMBERS: John Brescher; Lee Saperstein, Rhoda Weinman

ABSENT: Penny Dey, Thomas Barada

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

ANTICIPATED SPEAKER: Rob Ranney

PUBLIC PRESENT: *None*

1. CALL TO ORDER

John Brescher calls the meeting to order at 2:02pm & reads participation & open meeting guidelines.

2. APPROVAL OF THE AGENDA

The **MOTION** was made by Rhoda Weinman and seconded by Lee Saperstein that REAC approve the agenda.

ROLL CALL of those participating:

- | | | |
|----|----------------|-----|
| 1. | Lee Saperstein | Aye |
| 2. | Rhoda Weinman | Aye |
| 3. | John Brescher | Aye |

The **MOTION** is carried by a 3-0 Vote.

3. PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

- Minutes from 9.12.22

Item moved to December Meeting.

5. REAL ESTATE MATTERS

John Brescher recuses himself.

- Review proposed taking of portions of Hollister Road (Tom Nevers) shown as Parcels 1-6 (inclusive) on Plan No. 2022-33, recorded at Nantucket County Registry of Deeds, as authorized by the affirmative vote of Warrant Article 96 of the 2014 Annual Town Meeting.

Lee Saperstein: I see there are 6 separate lots.

Ken: That is correct. I've made sure that each of them has access, which was a concern and that has been resolved.

The **MOTION** for REAC to recommend the Taking of portions of Hollister Road to the Select Board was made by Lee Saperstein. It was seconded by Rhoda Weinman.

ROLL CALL of those participating:

1. Lee Saperstein Aye
2. Rhoda Weinman Aye

The **MOTION** carried by a 2-0 vote.

John Brescher abstains, as he had previously recused himself.

6. DISCUSSION ON LAND PRICING – WITH ROB RANNEY

John Brescher: We've made this an annual event – to check in and make sure we are doing the right thing. Are the assessed values...are we on track in terms of the values of vacant land? In the dollars per sq. footage, are we still between in the ballpark and market value?

Rob Ranney: Sort of. Because of how our process, we are behind somewhat. This fiscal year our values are determined using sales that took places in calendar year 2021, which is the highest record year in real estate on Nantucket. We are still calculating what the new values will be for fiscal 2023, which should happen in the next month at the most. We do catch up eventually [in our pricing] it just doesn't happen as quickly as people think it should.

John Brescher: In the foreseeable future, do you anticipate the values to decrease in any way?

Rob Ranney: Possibly, but not for another year or two because of the fiscal year cycle that we are in. Next year is fiscal '24, which is a major revaluation year for us.

Lee Saperstein: In terms of inflation [in our economy], the GDP has been rising just below 8%. Is that a good number for Nantucket, is Nantucket real estate greater or less than?

Rob Ranney: Greater. Last year, we are looking at a 20-25% increase alone.

Lee Saperstein: Does that include the land value and the structure?

Rob Ranney: It applies for the whole thing. The structure value will be reexamined next year as part of our revaluation process.

Lee Saperstein: So John, with respect to your questions, should we elect to raise the value or price that we suggest we charge?

Rob Ranney: Let me back up a bit. Prior to 2021, we started with a base number of \$1/sq. foot for Yard Sales. During our revaluation in 2019, we doubled our excess value price so that REAC doubled from \$1 to \$2. So the base figure is fine, but the factors that we multiple that by, depending on the location of where it is, those tend to slide more with the market. So, if you wanted to go up from \$2 to \$2.50 or \$3.00, that is probably ok. That is up to you guys. Some of the beneficiaries who buy these things say it is too much, and some say it is too little.

John Brescher: What's also worth noting is that \$30,000 is our limit. Once a piece goes for more than \$30,000 we have to go through the RFP process. I think we've only seen one or two of those, but we want to be cognizant of that.

John Brescher: Rob, will you have new numbers by the end of 2022?

Rob Ranney: We will have new values. I think what we will see is that this is the peak, and I don't know that we will go much higher and the market will turn in the next year or so. So, I don't want you guys to come up and then things go back down and you're back to lowering it. My opinion: you keep it at \$2 or \$2.50, and not go much higher than that.

John Brescher: It is an interesting point that, for the most part, nobody's really griping that much who is buying. They're just grateful to get it.

Ken Beaugrand: They haven't walked away because of the \$2/sq. ft. price.

John Brescher: And the Town doesn't want these things on their tax bracket. It's a win-win. It's a good point about not wanting to go down in price.

Rhoda Weinman: We should wait.

Lee Saperstein: To summarize, we raised the price in 2019, we doubled it. Rob is talking about a .50 cent increase. Rhoda is saying to defer this decision until we get more information on values. And I asked the question about the separation between land and structure values. I agree, it's not critical in terms of the physical year. We are in the midst of negotiations. Let's defer to early 2023.

John Brescher: I tend to agree with that as well.

Ken Beaugrand: Let's defer [a decision] until at least the February meeting.

John Brescher: For what it's worth, too, I know Thomas isn't here but it's not up to this committee to try to recapture any more of the Town's legal fees. We shouldn't just add a surcharge for the sake of charging.

Ken Beaugrand: That [the fees charged] is the decision of KP Law with the respect to the amount they charge. It is not our role to challenge that.

John Brescher: I think it makes sense to have it on the same Agenda when we finalize pricing in January or February.

Ken Beaugrand and Lee Saperstein Agree.

7. **OTHER BUSINESS**

Next Meeting:

- Monday, December 12, 2022 at 2:00pm

8. **ADJOURN.**

The **MOTION** was made by John Brescher and seconded by Lee Saperstein to adjourn the meeting.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Lee Saperstein | Aye |
| 3. Rhoda Weinman | Aye |
| 4. John Brescher | Aye |

The **MOTION** carried by a 3-0 Vote.

Open Session Meeting ended at 2:25pm.

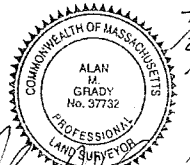


Bk: Pg: 0 Page: 0
Doc: PLAN 11/04/2022 02:28 PM

NANTUCKET REGISTRY
OF DEEDS
Date: November 4, 2022
Time: 2:28 PM
Plan No: 2022-48
Attest: *Scanned*
Register:
Sheet 1 of 1

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE
RULES AND REGULATIONS OF THE
REGISTRY OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.



ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

TOWN OF NANTUCKET
BOARD OF SELECTMEN

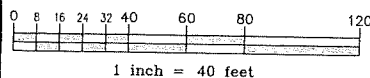
[Signature]
MFC
[Signature]

DATE APPROVED: _____

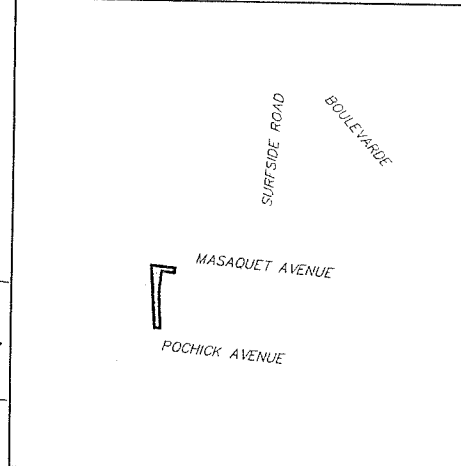
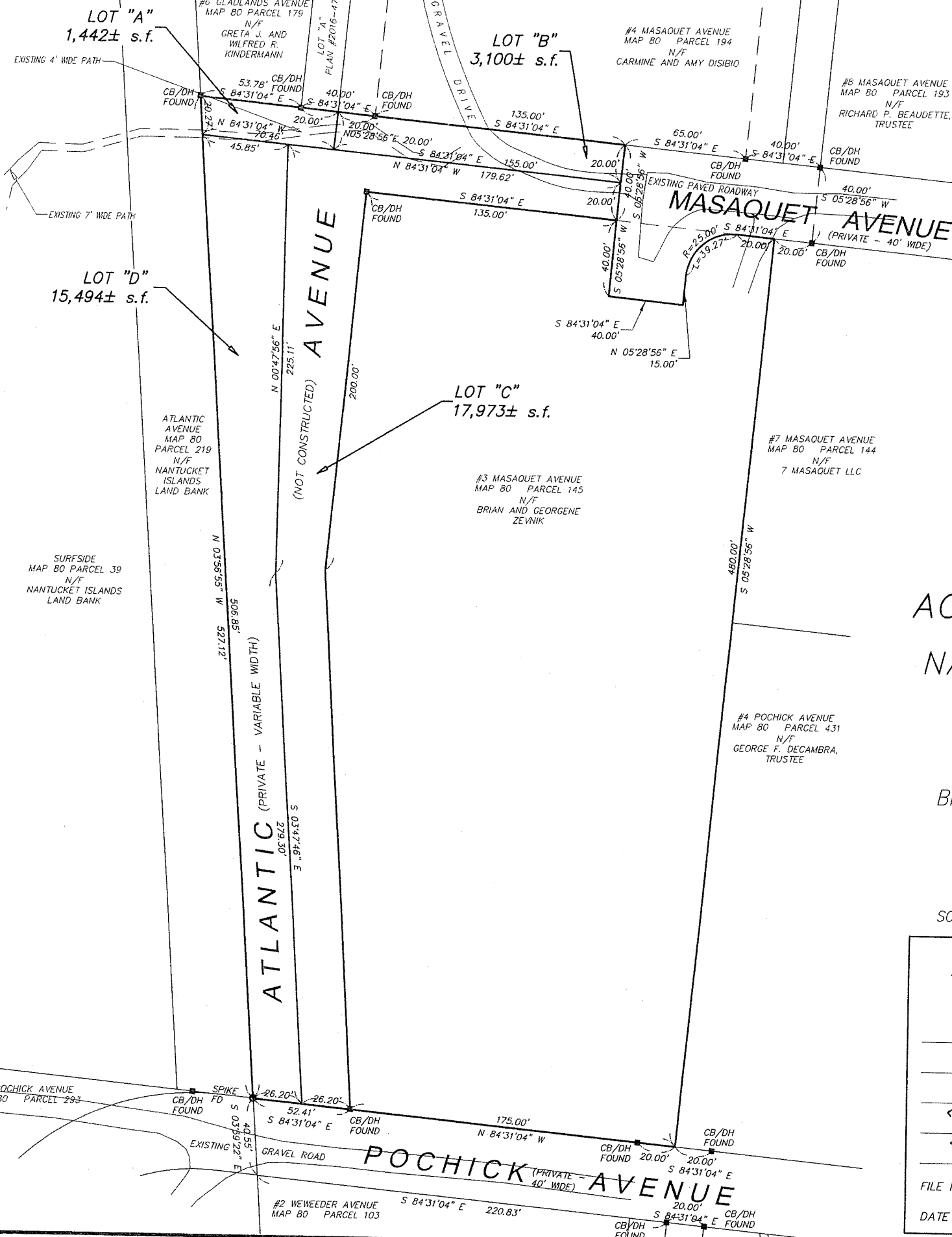
NOTES:

- LOCUS: ATLANTIC AVENUE
MASAQUET AVENUE
(ON ASSESSORS MAP 80)
- PLAN REFERENCES:
PLAN FILE # 3-D
PLAN FILE # 10-F
PLAN FILE # 11-Alan File:
PLAN NO. 2001-8
PLAN NO. 2003-21
PLAN NO. 2011-38
PLAN NO. 2016-47
PLAN NO. 2018-56
- TOWN MEETING REFERENCE:
ARTICLES 98 AND 99 OF
THE 2011 ANNUAL
TOWN MEETING.

PLAN SCALE



S:\Autocad Drawings\Nantucket\Map80\Map80 Plan\Map80 Plan.dwg



LOCUS MAP Scale: 1" = 1000'

ROADWAY
ACQUISITION PLAN
IN
NANTUCKET, MASS.

OF PORTIONS OF UNCONSTRUCTED

"MASAQUET AVENUE"

"ATLANTIC AVENUE"

PREPARED BY
BRACKEN ENGINEERING, INC.

19 OLD SOUTH ROAD
NANTUCKET, MA 02554

tel: (508) 325-0044

fax: (508) 833-2282

SCALE: 1" = 40' JUNE 13, 2022

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

[Signature]
[Signature]
[Signature]
[Signature]

FILE NUMBER: PLSUB-2022-09-00308

DATE APPROVED: 09-12-2022

**Property Information**

Property ID 80 190
Location 26 NAUSHON WY
Owner BIERLY BRENDA J 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 11/14/2022
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



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 98: "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 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

ATTEST: TRUE COPY

NANTUCKET TOWN & COUNTY CLERK

ARTICLE 98

(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 thirty-four (34) unconstructed rights of way in the Surfside area of Nantucket and identified below, together with any public and private rights of passage, for public ways and/or general municipal purposes:

- Plum, Poplar and Holly Streets between the northern sideline of Pochick Avenue and the southern sideline of Mequash Avenue (f.k.a. or a.k.a. Sechacha Avenue; excluding any portion of Masaquet Avenue (f.k.a. or a.k.a. Wauwinet Avenue));
- Laurel, School and Myrtle Streets between the northeastern sideline of Surfside Road and the southern sideline of Maclean Street;
- Miacomet, Monomoy and Massasoit Avenues between the centerline of Irving and Hawthorne Streets;
- Masquetuck and Dunham Streets between the northern sideline of Pochick Avenue and the southern sideline of Boulevarde;
- Dunham Street and Irving Street: between the northern sideline of Nobadeer Avenue and the southern sideline of Weweeder Avenue;
- Irving Street and Hawthorne Street: between the northern sideline of Massasoit Avenue and the southern sideline of Miacomet Avenue (excluding any portion of Monomoy Avenue);
- Holly Street between the northern sideline of Nonantum Avenue to the southern sideline of Pochick Avenue (excluding any portion of Weweeder and Nobadeer Avenues);
- Maclean Street between the eastern sideline of Fairgrounds Road and the eastern sideline of Myrtle Street;
- Mequash Avenue (f.k.a. Sechacha Avenue) between the western sideline of Pequot Street (formerly or also known as Orange Street) and the eastern sideline of Naushon Way (f.k.a. Cherry Street);
- Pochick Avenue between the eastern sideline of Naushon Way (f.k.a. Cherry Street) to the western sideline of Masquetuck Street (excluding any portion of Pequot and Woodbine Streets);
- Masaquet Avenue (f.k.a. Wauwinet Avenue) between the eastern sideline of Pequot Avenue (formerly or also known as Orange Street) and the western sideline of Masquetuck Street and the terminus of a turning tee and the eastern sideline of Atlantic Avenue;
- Woodbine Street between the northern sideline of Masaquet Avenue (f.k.a. or a.k.a. Wauwinet Avenue) and the southern sideline of Mequash Avenue (f.k.a. or a.k.a. Sechacha Avenue);
- Myles Standish Street (f.k.a. or a.k.a. Shimmo Street) between 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 (Assessor Map 80 Parcel 285) and the southern sideline of Boulevarde;
- Copeland Street between the southern sideline of Masaquet Avenue (f.k.a. or a.k.a. Wauwinet Avenue) and the eastern sideline of Atlantic Avenue;
- Atlantic Avenue between the southern lot line of a property at 6 Gladlands Avenue (Assessor Map 80 Parcel 179) and the northern sideline of Pochick Avenue, the southern sideline of Nobadeer Avenue and the western sideline of Surfside Road (f.k.a. Myrtle Street);

- Station Avenue between the western sideline of Atlantic Avenue and its terminus at an extension of the southern lot line of a property at 5 Station Street (Assessor Map 87 Parcel 114) then west to the western sideline of Station Avenue;
- Curve Street between the northeastern sideline of Station Avenue and the western sideline of Cononicus Street (f.k.a. or a.k.a. Laurel Street);
- Arrugia Street (f.k.a. School Street) between the southern sideline of Atlantic Avenue and the northern sideline of Curve Street;
- Nonantum Avenue: between the western sideline of Laurel Street and the eastern sideline of Atlantic Avenue;
- Lovers Lane between the northern sideline of Weweeder Avenue and the southern sideline of Pochick Avenue;
- Weweeder Avenue between the western sideline of Irving Street to the eastern sideline of Surfside Road (f.k.a. Myrtle Street); excluding any portion of Boulevard (f.k.a. Central Street), Clifford Street, Pequot Street and Cherry Street (a.k.a. Naushon Way) and between the western sideline of Everett Street to the western sideline of Russell Street;
- Western Avenue between the eastern sideline of Surfside Road and its eastern terminus;
- Poplar Street between the northern sideline of Western Avenue and the southern sideline of Atlantic Avenue;
- Unnamed ways between the western sideline of Surfside Road, the eastern sideline of Cononicus Street and the southern sideline of Atlantic Avenue;
- Everett Street between the southern sideline of Weweeder Avenue to the Atlantic Ocean, not including any portion of Boulevard;
- Boulevard from the western sideline of Everett Street to the western lot line of Assessor Map 88 Parcel 31; 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 98" dated January 2011 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

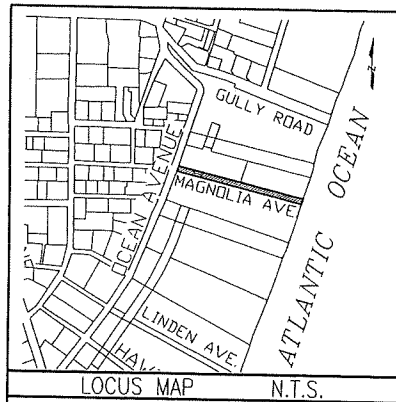
(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen be authorized to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portion of thirty-four (34) unconstructed rights of way in the Surfside area of Nantucket as identified in the Warrant under Article 98, together with any public and private rights of passage, for public ways and/or general municipal purposes, as amended below:

- Laurel, School and Myrtle Streets between the northeastern sideline of Surfside Road and the southern sideline of Maclean Street, and Laurel Street (n.k.a. Canoncus Street) between the northern sideline of an unnamed way and the southern sideline of Atlantic Avenue;
- Atlantic Avenue between the southern lot line of a property at 6 Gladlands Avenue (Assessor Map 80 Parcel 179) and the northern sideline of Pochick Avenue, the southern sideline of Nobadeer Avenue and the western-northern sideline of Western Avenue excluding any portion of Surfside Road (f.k.a. Myrtle Street);

- Station Avenue ~~Street~~ between the western sideline of Atlantic Avenue and its terminus at an extension of the southern lot line of a property at 5 Station Street (Assessor Map 87 Parcel 114) then west to the western sideline of Station Avenue ~~Street~~;
- Curve Street between the northeastern sideline of Station Avenue ~~Street~~ and the western sideline of Canonicus Street (f.k.a. or a.k.a. Laurel Street);
- Arrugia ~~Auriga~~ Street (f.k.a. School Street) between the southern sideline of Atlantic Avenue and the northern sideline of Curve Street;
- Unnamed ways between the western sideline of Surfside Road, the eastern sideline of Canonicus Street and the southern sideline of Atlantic Avenue.

All as shown on a map entitled "2011 Annual Town Meeting Warrant Article 98" dated January 2011.



Date: November 17, 2022

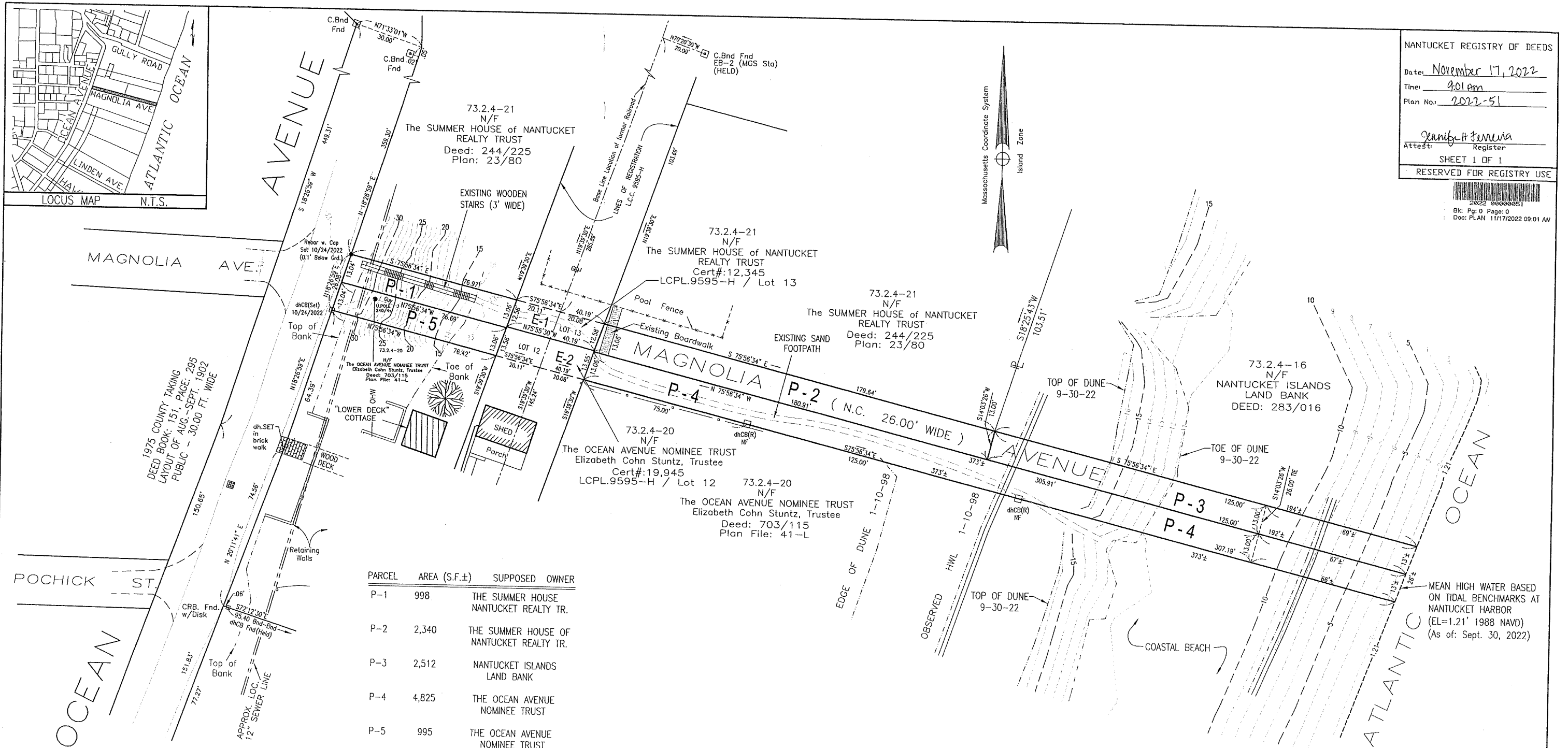
Time: 9:01 am

Plan No.: 2022-51

Attest: Jennifer H. Furvia
Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

Bk: Pg: 0 Page: 0
Doc: PLAN 11/17/2022 09:01 AM

PARCEL	AREA (S.F.±)	SUPPOSED OWNER
P-1	998	THE SUMMER HOUSE NANTUCKET REALTY TR.
P-2	2,340	THE SUMMER HOUSE OF NANTUCKET REALTY TR.
P-3	2,512	NANTUCKET ISLANDS LAND BANK
P-4	4,825	THE OCEAN AVENUE NOMINEE TRUST
P-5	995	THE OCEAN AVENUE NOMINEE TRUST
E-1	502	THE SUMMER HOUSE OF NANTUCKET REALTY TR.
E-2	542	THE OCEAN AVENUE NOMINEE TRUST

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

LOTS P-1, P-2, P-3, P-4, P-5 CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BY-LAW.

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

ACQUISITIONS OF MAGNOLIA AVENUE PARCELS and Easements per:
Articles 87 & 88 / ATM 2012Nantucket Select Board Nantucket Planning Board
being a majority

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

Jason Bridges, Chair
Dean E. Hill, Vice-Chair
Moll Fee
Brooke Mohr

Joseph Topham
PLS#B-2022-11-00520
FILE #

DATE SIGNED

\\LUCAS-51
V:\DRAWFILES\B9065\MAGNOLIA.dwg 10/26/2022 1:52:52 PM EDTREFERENCE IS MADE TO THE FOLLOWING PLANS:
MAGNOLIA AVE. AS SHOWN IN: BOOK OF PLANS No. 2, Page 42
As part of "Sunset Heights" Division of Lots, Dated: Sept. 12, 1885.
OCEAN AVENUE: 1975 County Taking; Deed Book: 151, Page 295
Layout of Aug.-Sept. 1902 / Public - 30.00 Feet WidePlan File: 41-L
Plan Book: 23, Page: 80
L.C.C. 9595-H / Lots 12 & 13CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%

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

Leo C. Asadourian 10/26/22
PROFESSIONAL LAND SURVEYOR DATEBLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.comTAKING & EASEMENT DISPOSITION PLAN
MAGNOLIA AVE. / EAST of OCEAN AVE.
Siasconset, Nantucket, Mass.
prepared for: Town of Nantucket1"=20 FT.
Design/Drawn by: LCA
Approved by: LCA

SHEET 1 OF 1 B-9065

OCTOBER 26, 2022



**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 11/14/2022
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Town of Nantucket

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OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
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Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

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♦♦♦♦♦

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 87: " "** 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 87 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

ATTEST: TRUE COPY
Nancy Z. Holmes
NANTUCKET TOWN & COUNTY CLERK

ARTICLE 87

(Real Estate Acquisition: "Paper" Streets for Coastal Access and Open Space)

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 seventeen (17) 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:

- Proprietors Road (Cisco) between the southern sideline of Hummock Pond Road and the Atlantic Ocean;
- Chicago Street (Madaket) between an extension of the southeastern sideline of Macy Road to the northern sideline of Minnesota Avenue, not including any portion of North Carolina Avenue;
- North Carolina Avenue (Madaket) between the southwestern property line of a parcel shown as Map 60, Parcel 40 and the Atlantic Ocean;
- Minnesota Avenue (Madaket) between the southwest property line of a parcel shown as Map 60, Parcel 35 and the Atlantic Ocean;
- Vermont and Maine Avenues (Madaket) between the western sideline of New Jersey Avenue and the Atlantic Ocean;
- California Avenue (Madaket) between the extension of the eastern sideline of New Jersey Avenue and the Atlantic Ocean;
- New Jersey Avenue (Madaket) between the southeastern sideline of Maine Avenue and the northwestern sideline of California Avenue;
- Magnolia, Linden and Hawthorne Avenues (Siasconset) between the southeastern sideline of Ocean Avenue to the Atlantic Ocean;
- Jefferson, Jackson and Beach Streets, North and South Gully Roads, and Fawcett Way (Siasconset) between the eastern sideline of Codfish Park Road and their eastern terminus or the Atlantic Ocean.

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 87" 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 seventeen (17) unconstructed rights of way identified below, together with any public and private rights of passage, for open space purposes:

- Proprietors Road (Cisco) between the southern sideline of Hummock Pond Road and the Atlantic Ocean;
- Chicago Street (Madaket) between an extension of the southeastern sideline of Macy Road to the northern sideline of Minnesota Avenue, not including any portion of North Carolina Avenue;

- North Carolina Avenue (Madaket) between the southwestern property line of a parcel shown as Map 60, Parcel 40 and the Atlantic Ocean;
- Minnesota Avenue (Madaket) between the southwest property line of a parcel shown as Map 60, Parcel 35 and the Atlantic Ocean;
- Vermont and Maine Avenues (Madaket) between the western sideline of New Jersey Avenue and the Atlantic Ocean;
- California Avenue (Madaket) between the extension of the eastern sideline of New Jersey Avenue and the Atlantic Ocean;
- New Jersey Avenue (Madaket) between the southeastern sideline of Maine Avenue and the northwestern sideline of California Avenue;
- Magnolia, Linden and Hawthorne Avenues (Siasconset) between the southeastern sideline of Ocean Avenue to the Atlantic Ocean;
- Jefferson, Jackson and Beach Streets, North and South Gully Roads, and Fawcett Way (Siasconset) between the eastern sideline of Codfish Park Road and their eastern terminus or the Atlantic Ocean.

All as shown on a map entitled "2012 Annual Town Meeting Warrant Article 87" dated January 2012 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 **Select Board** on December 21, 2022 at 5:30pm pursuant to the authority of MGL Chapter 79, or otherwise, to consider takings of the fee or lesser interests, together with any public or private rights of passage, in all or any portions of the following paper streets described below:

- Masaquet Avenue and Atlantic Avenue shown as Lots A-D on Plan No. 2022-48, recorded at Nantucket County Registry of Deeds, as authorized by the affirmative vote of **Warrant Article 98 of the 2011 Annual Town Meeting** for public ways and/or general municipal purposes;
- Magnolia Avenue shown as P-1 through P-5 (inclusive) and easements shown as E-1 and E-2 on Plan No. 2022-51, recorded at Nantucket County Registry of Deeds, as authorized by the affirmative vote of **Warrant Article 87 of the 2012 Annual Town Meeting** for open space purposes.

The hearing will be held in the Public Safety Facility Community Room at 4 Fairgrounds Road and by remote participation via Zoom Webinar. Please see meeting posting for remote participation and viewing links.